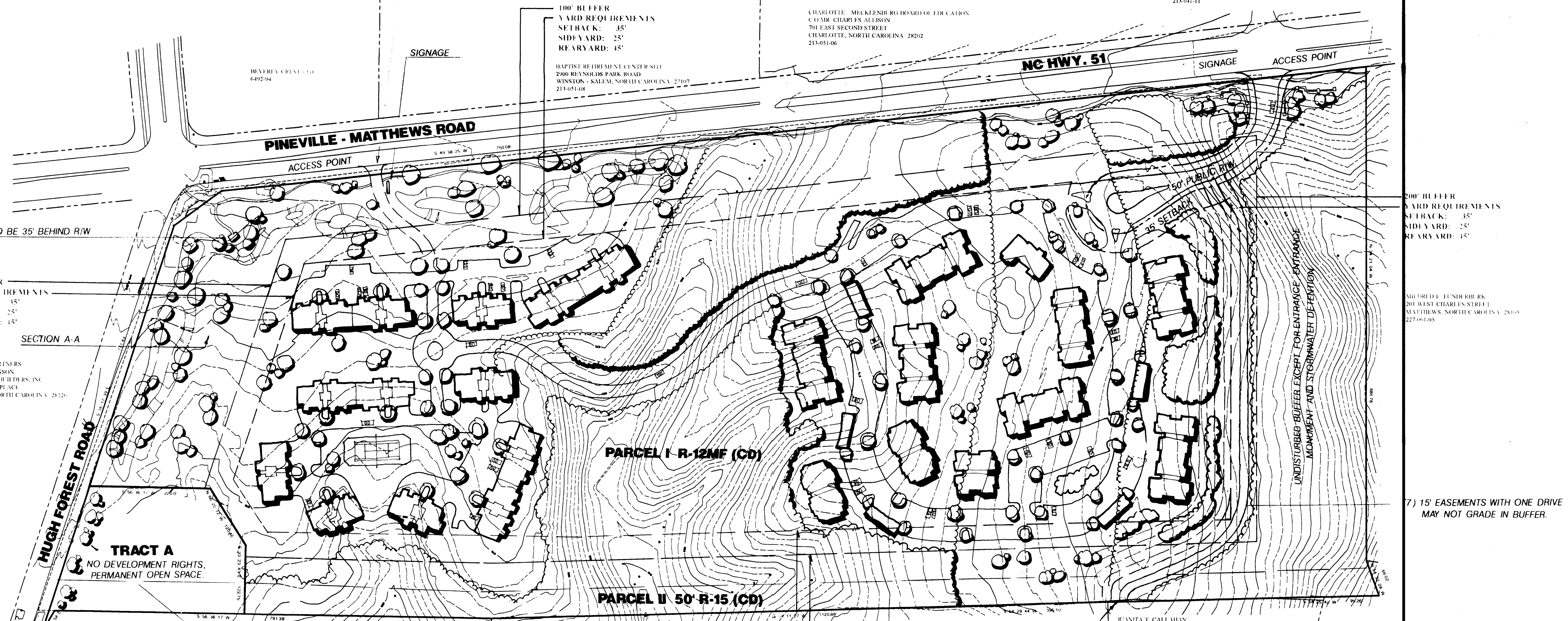
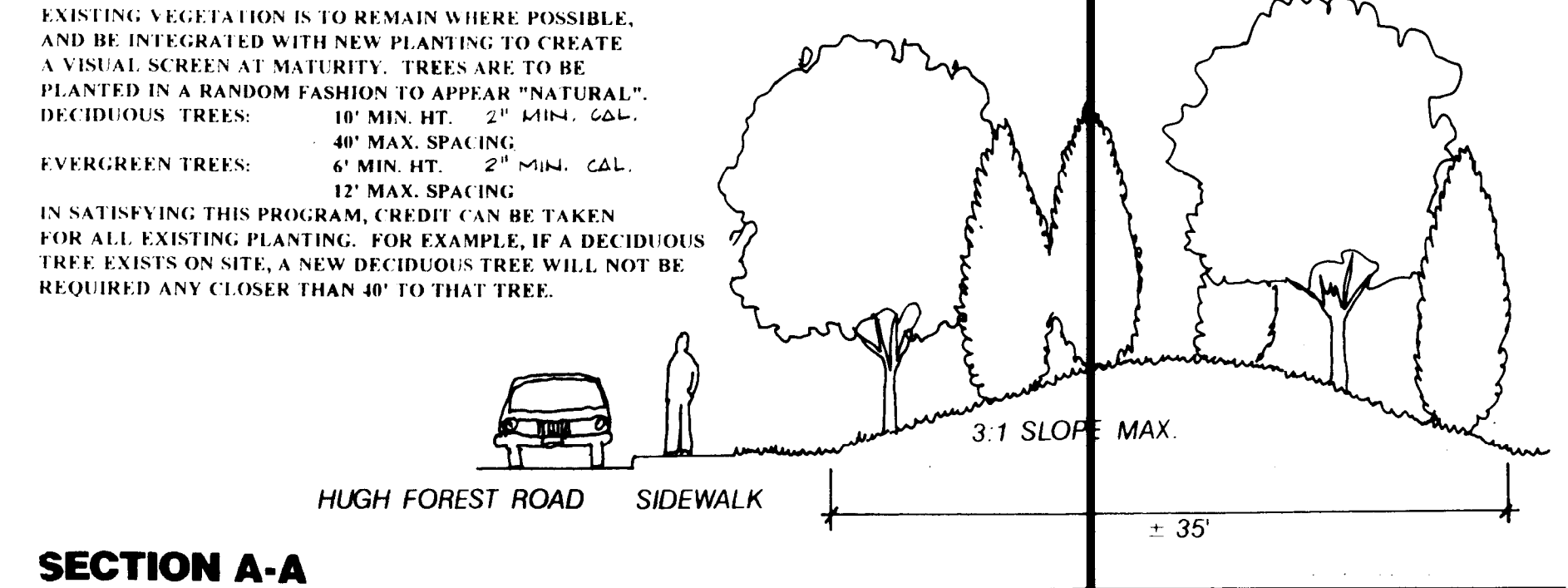
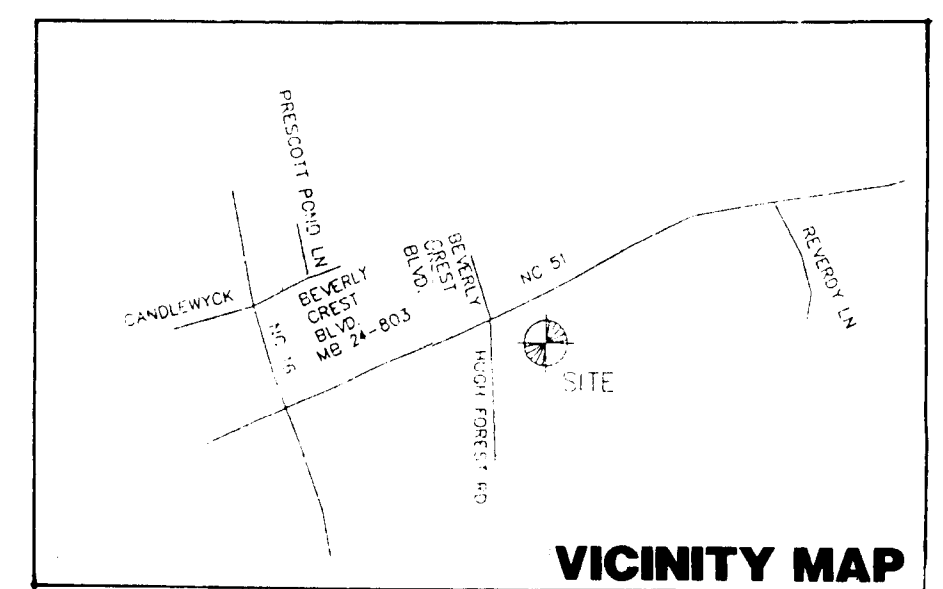


NOTES

- THE IMPLIED SITE PLAN IS FOR ILLUSTRATIVE PURPOSES AND MAY VARY WITH THE DEVELOPMENT OF FINAL CONSTRUCTION DOCUMENTS, BUT ALL BUILDINGS WILL BE LOCATED WITHIN THE BUILDING ENVELOPE AS DEPICTED ON THIS PLAN.
- THIS PLAN DEPICTS A COMBINATION OF EXISTING AND PROPOSED VEGETATION DEPENDING ON ULTIMATE CONDITIONS AT THE TIME OF CONSTRUCTION.
- A MINIMUM 100 FOOT BUFFER SHALL BE MAINTAINED ALONG THE SOUTHERN MARGIN OF THE PROPERTY. A MINIMUM 200 FOOT BUFFER SHALL BE MAINTAINED ALONG THE EASTERN AND WESTERN MARGINS OF THE PROPERTY, AND A 100 FOOT BUFFER SHALL BE MAINTAINED ALONG PINEVILLE MATTHEWS ROAD.
- THE EXISTING TREE COVER AND NATURAL VEGETATION WITHIN THE BUFFER AREAS EXTENDING AROUND THE PERIMETER OF THE SITE WILL BE PRESERVED, EXCEPT WHERE CLEARING IS NECESSARY TO ACCOMMODATE PEDESTRIAN PATHWAYS, DESIGNATED ACCESS POINTS, WALLS, BERMS, FENCES, GRADING, STORMWATER DETENTION PONDS, SIGNS AND GRAPHICS (WITHIN THE AREAS PERMITTED UNDER THIS ZONING PLAN), DRAINAGE OR THE INSTALLATION OF UTILITY LINES.
- LOW ACCENT WALLS AND A GAZEBO MAY BE INCORPORATED INTO THE BUFFER ALONG HWY 51 WITH THE PROPOSED SIDEWALK. FINAL LAYOUT OF THESE ELEMENTS WILL AVOID LARGE TREES AND BE SUBJECT TO APPROVAL OF THE PLANNING COMMISSION DURING PRELIMINARY SITE PLAN APPROVAL.
- ANY UTILITY LINES OR STORM DRAINAGE REQUIRED MUST BE INSTALLED THROUGH THE BUFFERS AT PERPENDICULAR ANGLES TO PROPERTY LINES.
- NO BUILDINGS OR PARKING AREAS MAY BE CONSTRUCTED WITHIN ANY OF THE DESIGNATED BUFFER AREAS EXCEPT FOR THE POSSIBILITY OF A GAZEBO AS NOTED ABOVE.
- THE PETITIONER RESERVES THE RIGHT TO REMOVE VINES, UNDER-BRUSH AND SMALL UNDERSTORY TREES IN BUFFER AREAS FOR THE PURPOSE OF IMPROVING THE OVERALL APPEARANCE OF NATURALLY VEGETATED AREAS.
- IN BUFFER AREAS WHERE EXISTING TREES AND NATURAL VEGETATION HAVE BEEN CLEARED FOR ANY PURPOSE DESCRIBED ABOVE, ALL SUCH CLEARED, UNIMPROVED AREAS WILL BE LANDSCAPED IN ORDER TO MAINTAIN THE DESIRED SCREENING RELATIONSHIP BETWEEN THE SITE AND ADJOINING PROPERTIES, EXCEPT IN AREAS WHERE THE APPLICABLE ORDINANCES OR CONSTRAINTS IMPOSED BY UTILITIES WOULD PROHIBIT SUCH LANDSCAPING.
- THE PETITIONER AGREES TO INSTALL A 5 FOOT HIGH EARTHEN BERM (AS MEASURED FROM HUGH FOREST ROAD AT EXISTING GRADE ELEVATION) ALONG THE ENTIRE HUGH FOREST ROAD FRONTAGE, AND TO PLANT AND MAINTAIN DECIDUOUS AND EVERGREEN TREES THEREON SO AS TO CREATE, AT MATURITY, A VISUAL SCREEN BETWEEN HUGH FOREST ROAD AND DEVELOPMENT TAKING PLACE ON THE SITE.
- ALL DESIGNATED BUFFER AREAS SHALL BE STAKED FOR REVIEW PRIOR TO CONSTRUCTION.
- ALL LIGHTING INSTALLED WITHIN THE SITE WILL BE DIRECTED INWARDLY SO AS TO MINIMIZE GLARE TOWARD ADJACENT STREETS AND PROPERTIES.
- NO MORE THAN TWO PERMANENT PROJECT IDENTIFICATION SIGNS MAY BE ERECTED IN THE GENERAL VICINITIES INDICATED ON THIS REZONING PLAN. EACH SIGN MUST BE FIXED AND MAY NOT MOVE, ROTATE OR FLASH. EACH SIGN WILL BE OF MONUMENT-TYPE DESIGN. ALL SIGNAGE SHALL CONFORM TO THE MECKLENBURG COUNTY ZONING ORDINANCE. THE FINAL DESIGN OF THE MONUMENTS WILL BE APPROVED BY THE PLANNING COMMISSION BEFORE CONSTRUCTION.
- ALL PARKING SHALL CONFORM TO THE MECKLENBURG COUNTY ZONING ORDINANCE.
- PERMANENT VEHICULAR ACCESS TO THE PROJECT SHALL BE LIMITED TO TWO INGRESS AND EGRESS POINTS AS INDICATED.
- NO PART OF THE REGULATORY FLOOD PLAIN IS WITHIN THE PROPERTY. STORM DRAINAGE SHALL CONFORM TO THE MECKLENBURG COUNTY ZONING ORDINANCE.
- SIDEWALKS WILL BE CONSTRUCTED ALONG N C 51 AND HUGH FOREST ROAD.

AREA: 44.45 ACRES
PARCEL I: 41.69 ACRES R-12 MF (CD)
PARCEL II: 2.76 ACRES R-15 (CD)
TRACT A: 1.57 ACRES TO BE SUBDIVIDED WITH A NON-DEVELOPABLE CONDITION



BEVERLY CRONIN LTD
649294

200' BUFFER YARD REQUIREMENTS
SETBACK: 35'
SIDEYARD: 25'
REARYARD: 45'

ST. GEORGE PARTNERS
MR. STEVEN HINSON
STEELE HINSON BUILDERS, INC.
901 BACKMORRE PLACE
CHARLOTTE, NORTH CAROLINA 28226
227-443-40
227-443-41
227-443-42
227-443-43
227-443-44
227-443-45

GEORGE AND ISABEL MCMAHON
1525 HUGH FOREST ROAD
CHARLOTTE, NORTH CAROLINA 28226
227-961-08

50' WIDTH OF FRONTAGE ALONG HUGH FOREST RD. AND TRACT A TO BE CLEANED AND GRUBBED AND PLANTED AS NOTED IN SECTION A-A OR OWNER MAY ELECT TO PLACE ADDITIONAL FILL MATERIAL IN TRACT A AND CONTINUE BERMING AND PLANTING AS NOTED IN SECTION A-A.

100' BUFFER YARD REQUIREMENTS
SETBACK: 35'
SIDEYARD: 25'
REARYARD: 45'

HARVEST RETIREMENT CENTER SLL
2900 REYNOLDS PARK ROAD
WINSTON-SALEM, NORTH CAROLINA 27107
213-051-08

CHARLOTTE - MECKLENBURG BOARD OF EDUCATION
C/O MR. CHARLES ALLISON
701 EAST SECOND STREET
CHARLOTTE, NORTH CAROLINA 28202
213-051-06

HALL AND AUDREY T. HELMS
1614 PINEVILLE - MATTHEWS ROAD
MATTHEWS, NORTH CAROLINA 28105
213-041-11

200' BUFFER YARD REQUIREMENTS
SETBACK: 35'
SIDEYARD: 25'
REARYARD: 45'

MILDRED FENDERBERG
201 WEST CHARLES STREET E
MATTHEWS, NORTH CAROLINA 28105
227-961-045

JUANITA E. CASH ALEX
1714 PINEVILLE - MATTHEWS ROAD
MATTHEWS, NORTH CAROLINA 28105
227-061-06

FRANCIS BOOKS BOWL
900 REVERDY LANE
MATTHEWS, NORTH CAROLINA 28105
227-961-04

MARGARET J. STEVENS
711 PINEVILLE - MATTHEWS ROAD
MATTHEWS, NORTH CAROLINA 28105
227-061-01

100' BUFFER YARD REQUIREMENTS
SETBACK: 35'
SIDEYARD: 25'
REARYARD: 45'

7) 15' EASEMENTS WITH ONE DRIVE MAY NOT GRADE IN BUFFER.

ATTACHED TO ADMINISTRATIVE APPROVAL
 DATED: 06/20/94
 BY: MARTIN R. CRAMTON, JR.

ALTA FOREST
 A 266 UNIT MULTI-FAMILY COMMUNITY DEVELOPED BY:
TRAMMELL CROW RESIDENTIAL
 1308 EAST FOURTH STREET, SUITE 200, CHARLOTTE, NC 28204

DESIGN RESOURCE GROUP, PA
 Landscape Architecture • Land Planning
 500 East Boulevard
 Suite 102
 Charlotte, NC 28203
 PH 704 343-0608
 FAX 704 343-9380

SITE PLAN AMENDMENT FOR ZONING PETITION 90- 8 (C)

NORTH

Scale: 1" = 100'
 Date: APRIL 26, 1994

Revisions:
 2 JUNE 94 PER CMPC COMMENTS AND EASEMENTS

Sheet 1 of 1