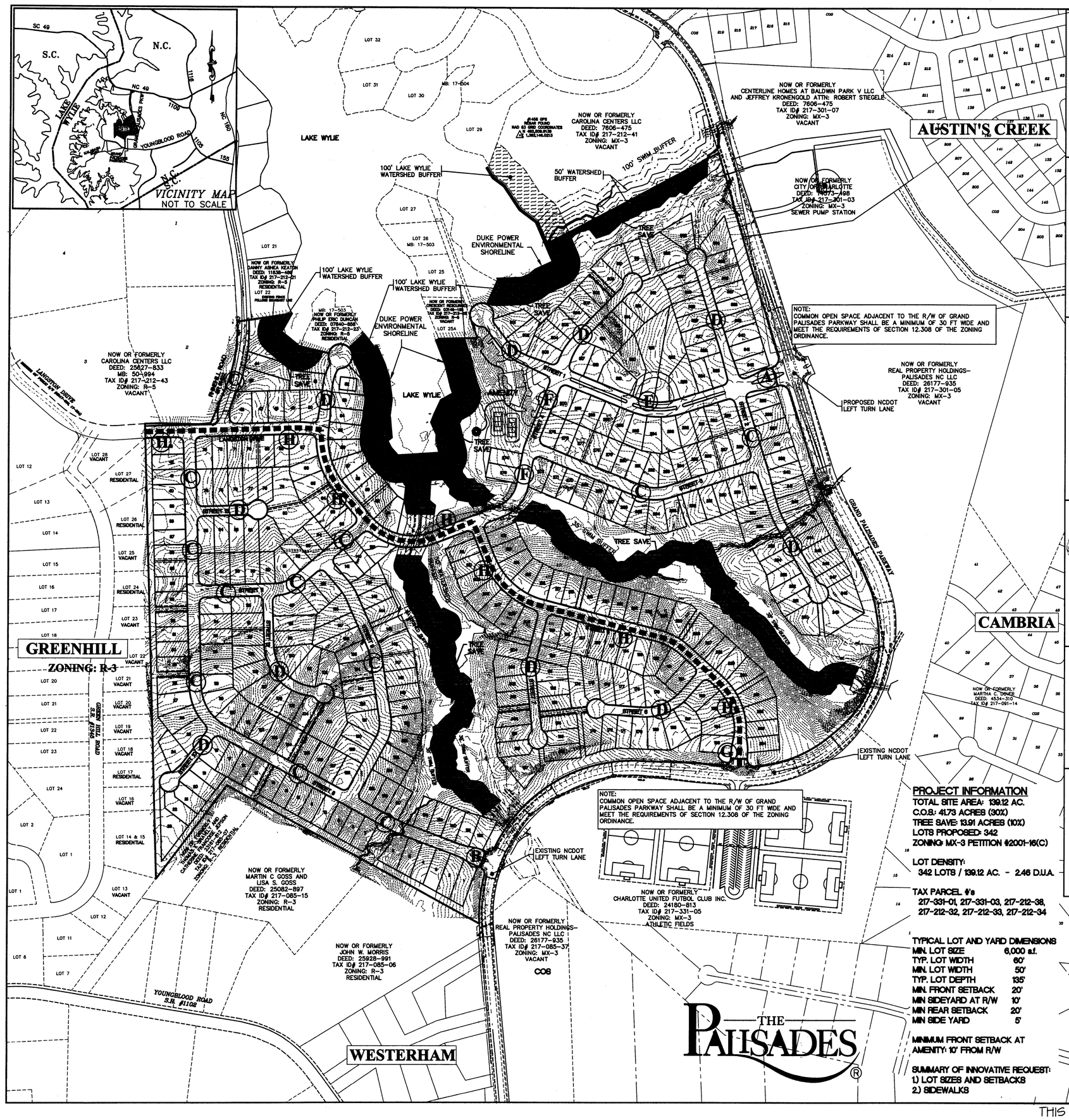


PROJECT INFORMATION

TOTAL SITE AREA: 139.12 AC.
C.O.S.: 41.73 ACRES (30%)
TREE SAVE: 13.91 ACRES (10%)
LOTS PROPOSED: 342
ZONING: MX-3 PETITION #2001-16(C)

LOT DENSITY:
342 LOTS / 139.12 AC. - 2.46 D.U.A.

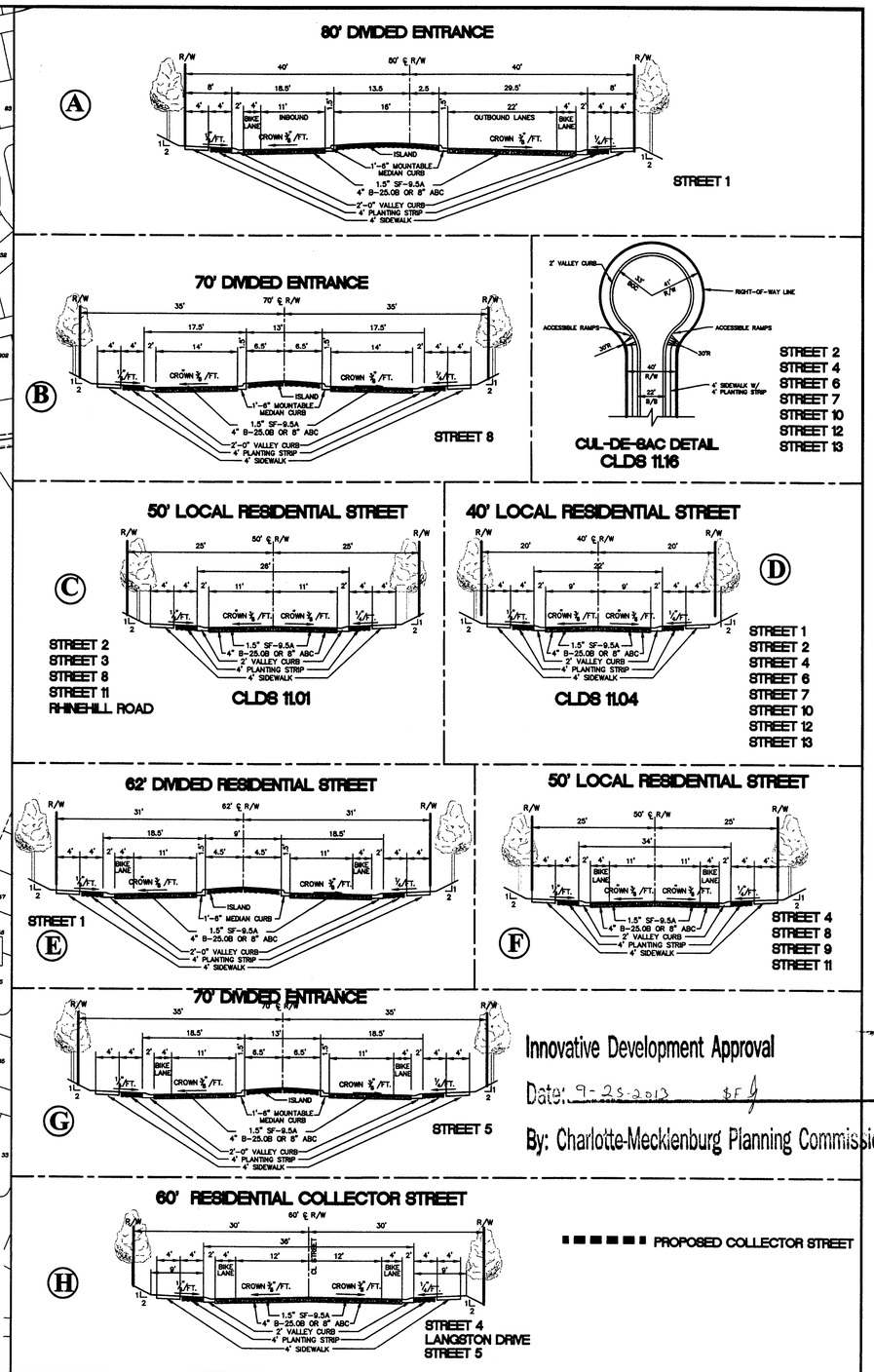
TAX PARCEL #'s
217-331-01, 217-331-03, 217-212-38, 217-212-32, 217-212-33, 217-212-34

TYPICAL LOT AND YARD DIMENSIONS

MIN. LOT SIZE	6,000 s.f.
TYP. LOT WIDTH	60'
MIN. LOT WIDTH	50'
TYP. LOT DEPTH	135'
MIN. FRONT SETBACK	20'
MIN SIDEYARD AT R/W	10'
MIN REAR SETBACK	20'
MIN SIDE YARD	5'

MINIMUM FRONT SETBACK AT AMENITY: 10' FROM R/W

SUMMARY OF INNOVATIVE REQUEST:
1) LOT SIZES AND SETBACKS
2) SIDEWALKS



Innovative Development Approval
Date: 9-25-2013 SF
By: Charlotte-Mecklenburg Planning Commission

NO.	DATE	REVISION	BY
1	9/23/13	REVISED REDYARD TO 5'	MAH

SHEET TITLE
INNOVATIVE SITE PLAN

PROJECT
PALISADES TRACT 2(CHARLOTTE, E.T.J.)
STEELE CREEK TOWNSHIP, MECKLENBURG COUNTY, NC
FOR: TOLL BROTHERS, INC.

YARBROUGH-WILLIAMS & HOULE, INC.
Planning ○ Surveying ○ Engineering
730 Windsor Oak Court, (28273) P.O. Box 7007 (28241)
Charlotte, North Carolina
704.556.1990 704.556.0505(fax)

PROJECT NO.
SCALE 1"=200'
DATE 01/12/12
DRAWN BY SFW
CHECKED BY MAH
DRAWING NO. 222-07
SHT 1 OF 1 SHTS

THIS PRELIMINARY PLAN MAY NOT CONTAIN FINAL STAKE OUT INFORMATION

CHARLOTTE – MECKLENBURG

Planning Department

INTER - OFFICE COMMUNICATION

DATE: September 27, 2013

TO: Shannon Frye
Subdivision Administrator

FROM: Solomon Fortune
Land Development Planner
SF

INNOVATIVE REQUEST APPROVAL---The Palisades (2001-016C)

On September 25, 2013 the Zoning Committee of the Charlotte-Mecklenburg Planning Commission approved an Innovative Request by Marc Houle for a portion of the Palisades development, Rezoning Petition 2001-016C. Listed below are the approved innovative provisions:

- Allow single family lots to front on private streets in tracts 3, 5, and 6.
- Minimum lot area for single family lots to be 6,000 square feet.
- The minimum front setback for single family homes will be 20 feet from the curb on public or private streets.
- The minimum lot width will be 50 feet.
- Rear yard for internal single family lots will be 20 feet instead of 30 feet.
- A ten foot side yard for the amenity area for tract 3, 5, & 6.

Please let me know if you need any additional information or have any questions.