

SITE DATA:

PROPOSED UNITS: 32 FOR SALE CONDOMINIUMS
 AREA: 2.02 ACRES
 TAX PARCEL NO. 149-131-08
 EXISTING ZONING: R4
 PROPOSED ZONING: R-17MF(CD)
 PROPOSED DENSITY: 15.8 D.U.A.
 REQUIRED OPEN SPACE: 45% OR 0.9 AC.
 OPEN SPACE PROVIDED: +0.9 AC.
 REQUIRED PARKING: (48) 1.5 PER UNIT
 PROPOSED PARKING: 29 SPACES
 32 GARAGES
 61 TOTAL

BUILDING HEIGHT: 40' MAXIMUM
 SIDE YARD: 10'
 REAR YARD: 50'

- Park Road Site Development Standards**
- Development of the site will be controlled by the standards depicted on this site plan and by the standards of the Charlotte Zoning Ordinance. The development depicted on this plan is intended to reflect the arrangement of proposed uses on the site, but the exact configuration, placement, and size of individual site elements may be altered or modified within the limits prescribed by the ordinance during the design development and construction phases within the building envelope line as shown on the plan.
 - Any detached lighting on the site will be limited to 20 feet in height.
 - Signage will be permitted in accordance with applicable Zoning standards.
 - Parking will be provided which will meet the standards of the Zoning ordinance.
 - The use of the site will be for a small multifamily, "for sale" housing development.
 - All buildings will be within 750 feet of a fire hydrant as prescribed by the Charlotte Fire Dept.
 - Access will be provided by one driveway connection to Park Rd. The exact location of the access to Park Rd. will be subject to approval by the appropriate transportation authority.
 - The Petitioner will install an internal sidewalk system that will connect the units on the site with sidewalks on the adjacent public street.
 - No storm water detention will be placed in any setbacks or buffers.
 - The site will comply with Chapter 21 of the City Code. Proposed planting shown is conceptual only and will be subject to change on actual site conditions and Urban Forestry Staff approval.
 - Trash handling on the site will be by way of individual 'roll out' type containers that will be stored in screened corals or garages on the site for either public or private collection.
 - The setback area along Park Rd. will be landscaped with a combination of lawns, existing shrubs and trees, planted shrubs and trees, and other landscape elements. Additional right-of-way along the Park Rd. frontage of the site up to 35' from the centerline will be conveyed to the City prior to the issuance of a Certificate of Occupancy for the structures on the site.
 - The Petitioner will install a 5' sidewalk along Park Rd. that may vary in its distance from the street depending on slopes, trees, or other features. A minimum planting strip of 5' will be maintained between the curb and the sidewalk.
 - The trees shown in the parking area will be installed in porous pavement and the trees along the perimeter of the site will be preserved as shown on the site plan. The Petitioner may install additional landscaping along the perimeter of the site even if not shown on the site plan.
 - Building elevations submitted with this Petition represent the style, shape, and mass of the buildings to be located on the site. The materials will include combinations of brick, stone, or other masonry products, shake siding, and either metal or architectural shingle roof material. The buildings will be designed to appear as shown, but the Petitioner reserves the right to make minor adjustments to detail elements not inconsistent with the illustrations and the style represented in the illustrations.
 - The Petitioner acknowledges that CDOT may require that the specific design of the driveway to the site may involve meeting standards for site distance and other CDOT standards that may result in grading or tree removal beyond that shown on the site plan. These changes will only occur if required by CDOT.

THE FOREST CONDOMINIUMS

FOREST PLACE DEVELOPMENT, LLC
 4020 BARCLAY DOWNS DRIVE
 CHARLOTTE, NORTH CAROLINA, 28209

Design Resource Group

1230 West Morehead Street, Suite 214
 Charlotte, NC 28208
 704.343.0608 fax 704.358.3093
 www.drgrp.com

- Landscape Architecture
- Urban Design
- Civil Engineering
- Land Planning

DRG

REZONING PLAN

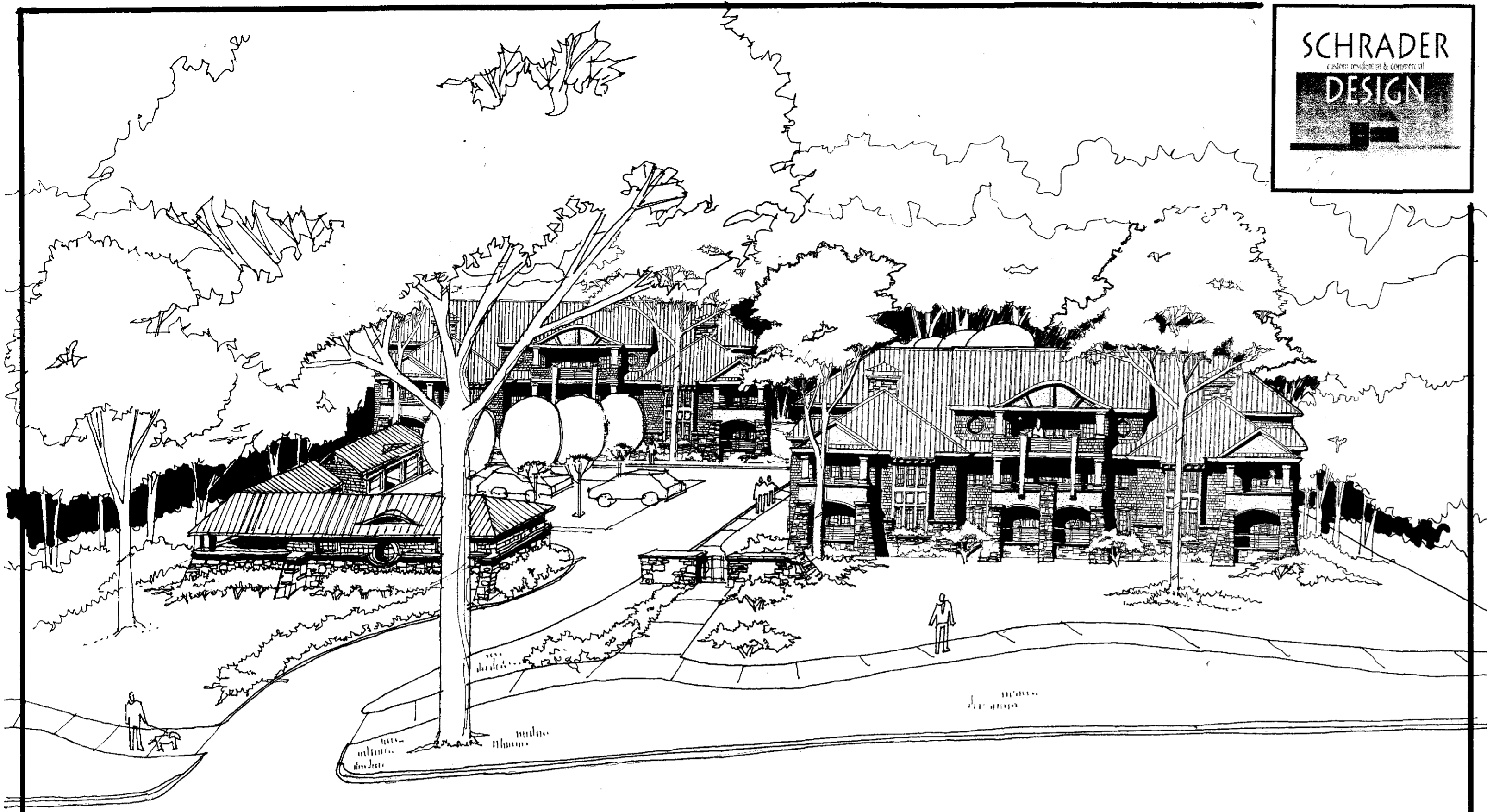
PETITION # 2002-14
 FOR PUBLIC HEARING

NORTH

Scale: 1" = 20'
 Date: 14 NOV. 2001
 Project No.: O37-002
 Revisions:
 1) 18 JAN. 2002 PER CITY STAFF REVIEW

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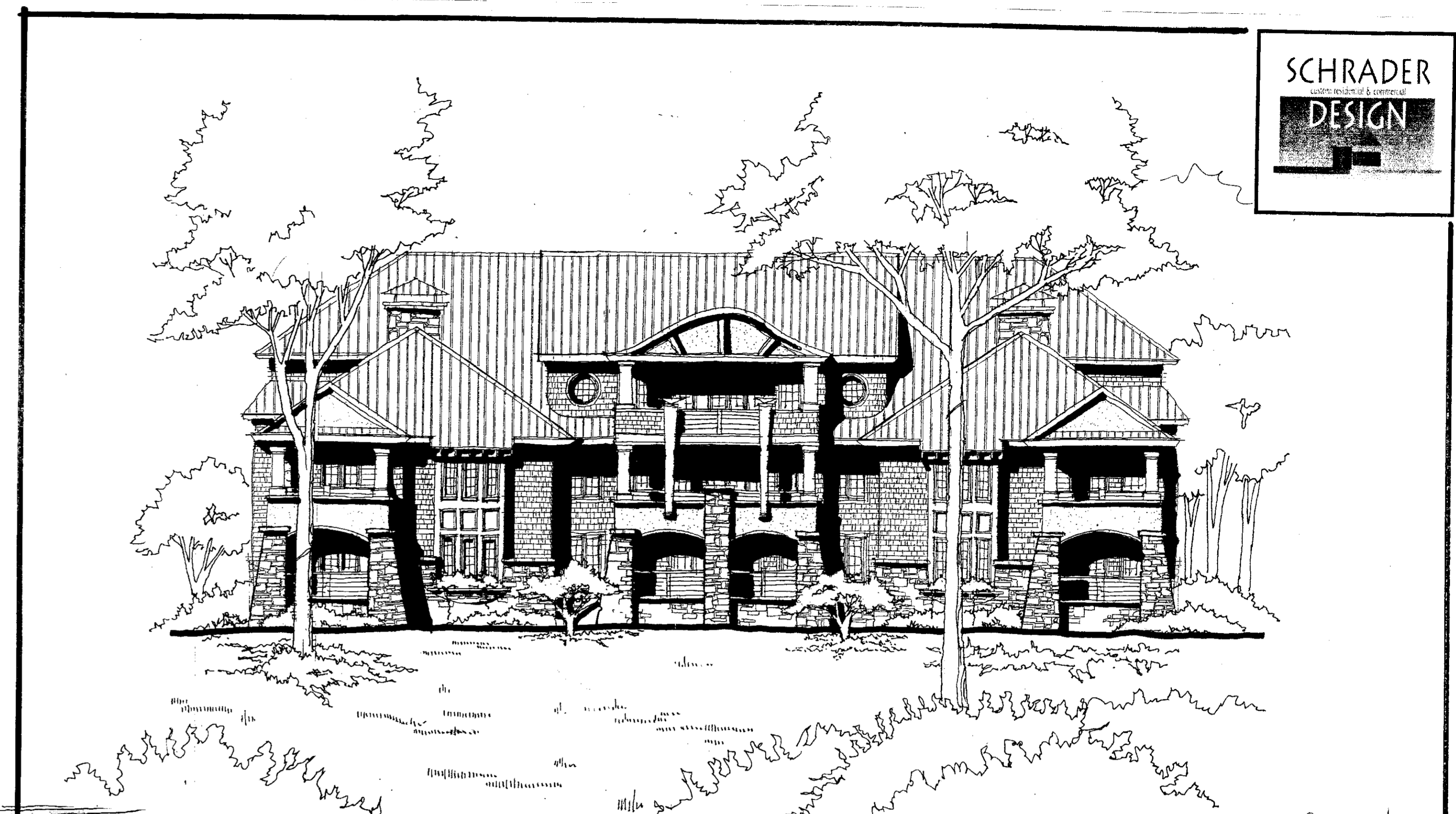
SCHRADER
DESIGN



THE FOREST CONDOMINIUMS

NOVEMBER 5 2001

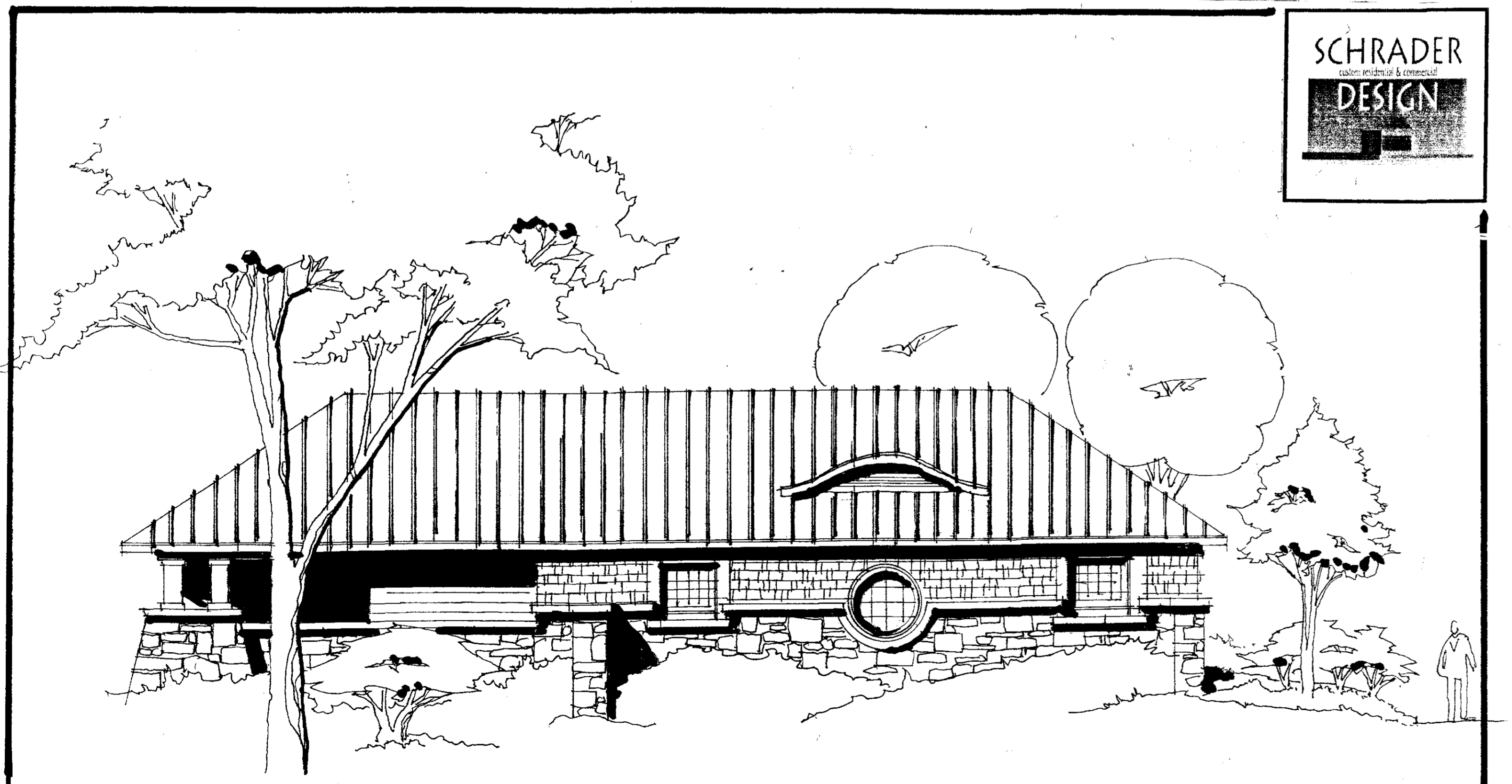
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