

NOTE:

Site plan indicates a concept of building, parking and circulation arrangement. Exact details including building shapes, location, unit mix, circulation may be subject to minor changes due to site conditions or final design refinements.

All existing trees will be saved where possible.

Screening from Park Road and Park Crossing Drive by use of existing pine tree planting and proposed berming.

Proposed signage to be located and designed as per Mecklenburg County conformance.

Entrance Road. Subject to final design but will comply with Mecklenburg County Traffic Engineer.

Request that the following developmental standards be modified:

1. The individual lot will have a minimum area of 5000 sq. ft.
2. Entrance to the subdivision will be a public street (50' right-of-way) with adjoining private streets (20' right-of-way). (With 20' paving including rolled curb and gutter).
3. Detached houses shall have a minimum 5' front yard setback, 15' rear yard setback, and 0' setback on one sideyard and 5' on the other sideyard.
4. Attached units shall have a minimum 5' front yard setback, 15' rear yard setback, 0' setback on one sideyard and 5' on the other sideyard.
5. Buildings shall have a minimum 14' separation.
6. Fences and walls for rear and side yard shall be a maximum height of 6'. Entrance walls shall be a maximum height of 5'. Rearyard fencing will be continuous where property abuts existing off-site single family residences.
7. Each house shall have a two-car garage or carport. Some houses will have additional driveway parking.
8. The site has a total acreage of 12.45 acres. Of that there are 1.95 acres of building coverage, including houses and garages; the remaining open space is 10.5 acres.

David Myers
10139 Foxhall Dr.
Charlotte, N.C. 28210 207-233-04

James Lutz, Jr.
10131 Foxhall Dr.
Charlotte, N.C. 28210 207-233-03

John Poore
10123 Foxhall Dr.
Charlotte, N.C. 28210 207-233-02

Roland Miller
9833 Chatham Oak Tr.
Charlotte, N.C. 28210 207-173-27

Steven Carl Ness
10115 Foxhall Dr.
Charlotte, N.C. 28210 207-233-01

William F. Crumley
9825 Chatham Oak Tr.
Charlotte, N.C. 28210 207-173-25

First Carolina Investors
of Mecklenburg, Inc.
Post Office 33607
Charlotte, N.C. 28233 221-191-01
Deed Ref.

William Miller
9817 Chatham Oak Tr.
Charlotte, N.C. 28210 207-173-25

Femia P. Treadway
9809 Chatham Oak Tr.
Charlotte, N.C. 28210 207-173-24

First Carolina Investors
of Mecklenburg, Inc.
Post Office 33607
Charlotte, N.C. 28233 221-191-01
Deed Ref.

Walk Park Amenities

Retain Existing Pine Screen
Proposed Berm Screening
(typ.)

Windridge Oxford Assoc.
4801 E. Independence Blvd.
Charlotte, N.C. 28212

SITE TABULATION
CURRENT ZONING R-12 MF(CD)
PROPOSED ZONING R-20 MF
Innovative Development
TOTAL AREA 12.45 ac.
TOTAL UNITS 54
DENSITY 4.34 du/a
PARKING PROVIDED minimum required by
Charlotte/Mecklenburg
Standards
PARKING REQUIRED 2.25 per unit

Cluster Housing at
PARK CROSSING
Mecklenburg Co.

MARTIN DEVELOPMENT
GROUP INC.

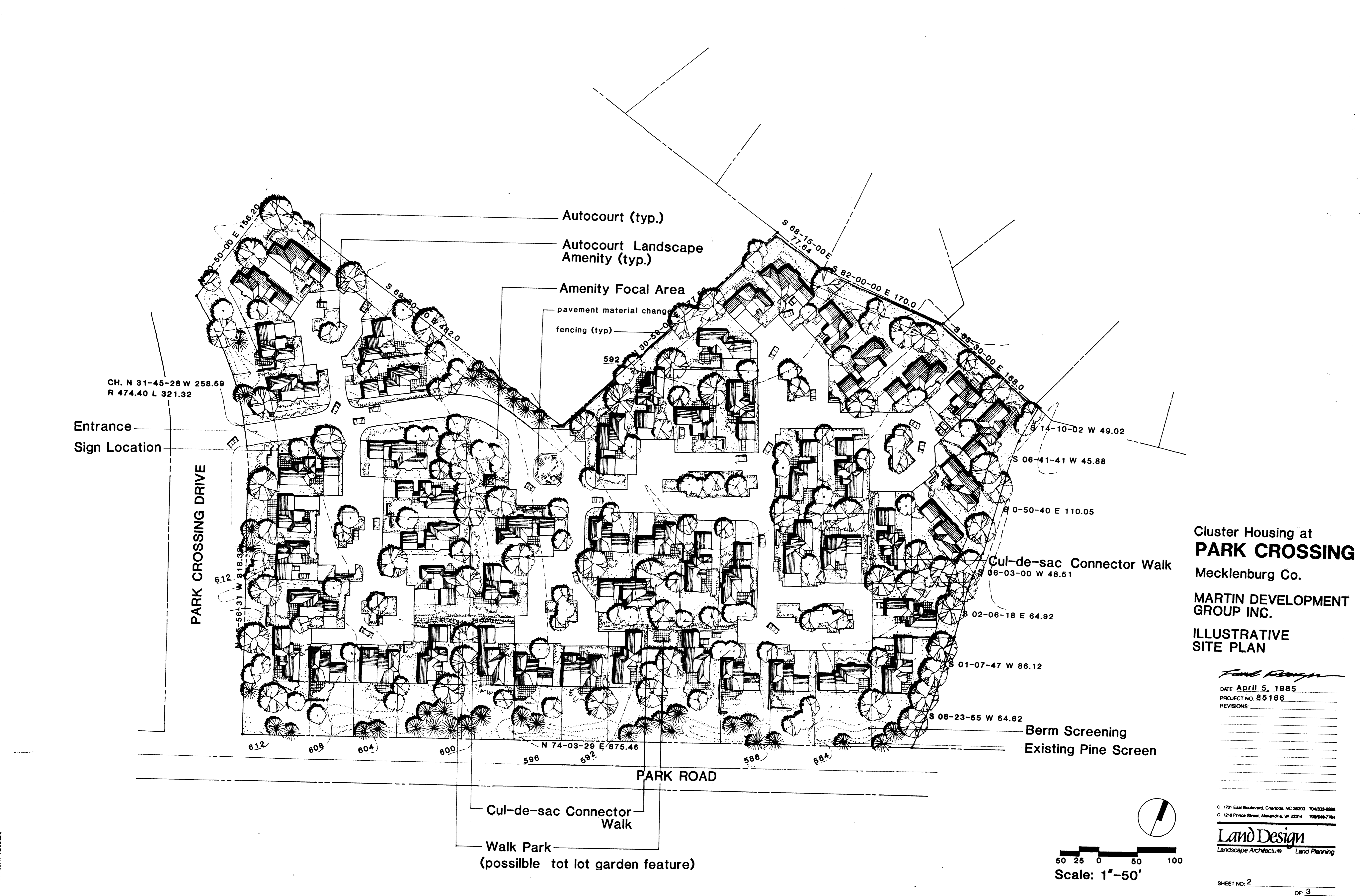
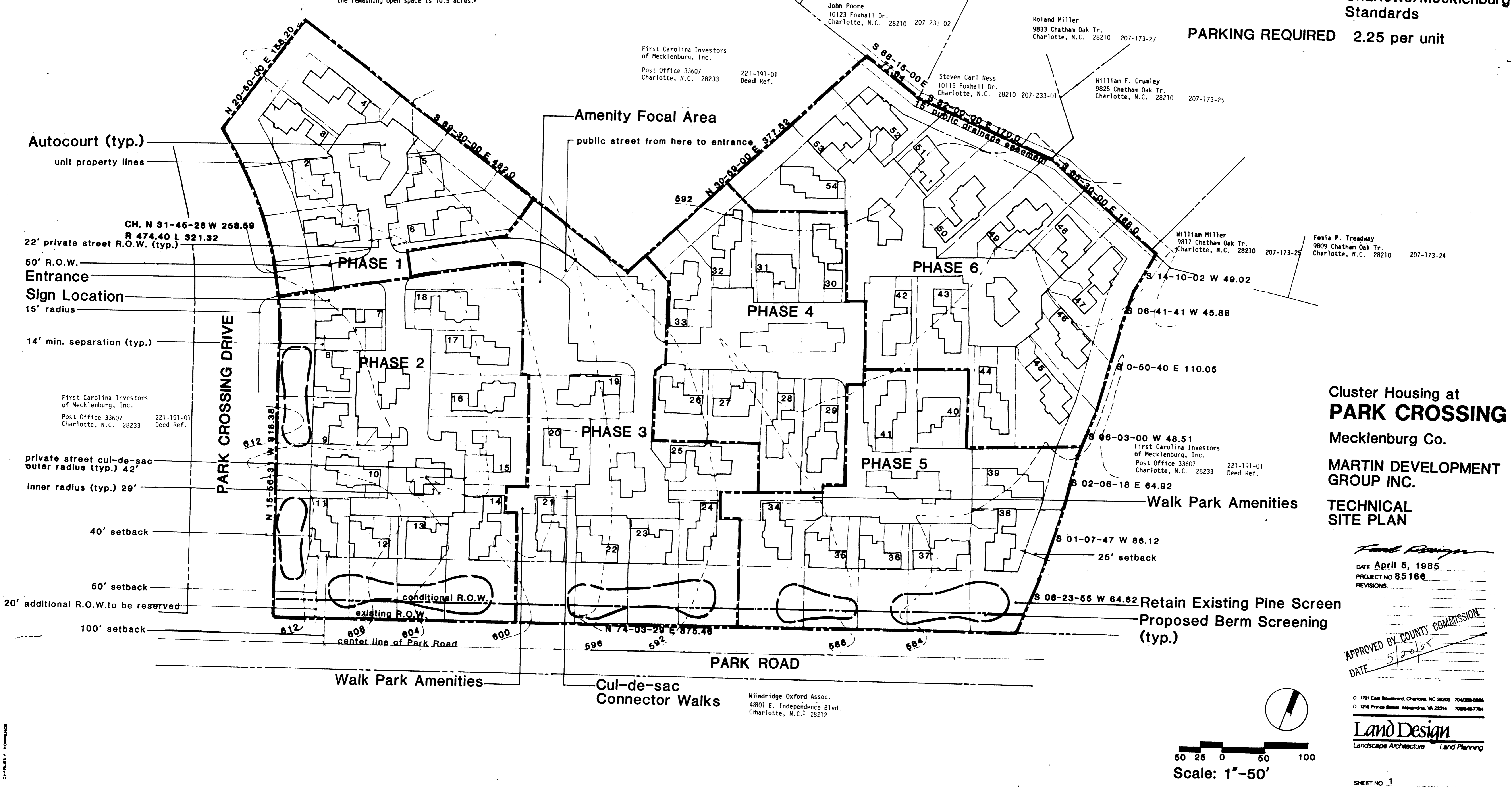
TECHNICAL
SITE PLAN

Ford Design
DATE April 5, 1985
PROJECT NO 85168
REVISIONS

APPROVED BY COUNTY COMMISSION
DATE 5/20/85

1701 East Boulevard, Charlotte, NC 28203 704-233-0888
1216 Prince Street, Alexandria, VA 22314 703-648-7764
Land Design
Landscape Architecture Land Planning

SHEET NO 1 of 3



Cluster Housing at
PARK CROSSING
Mecklenburg Co.

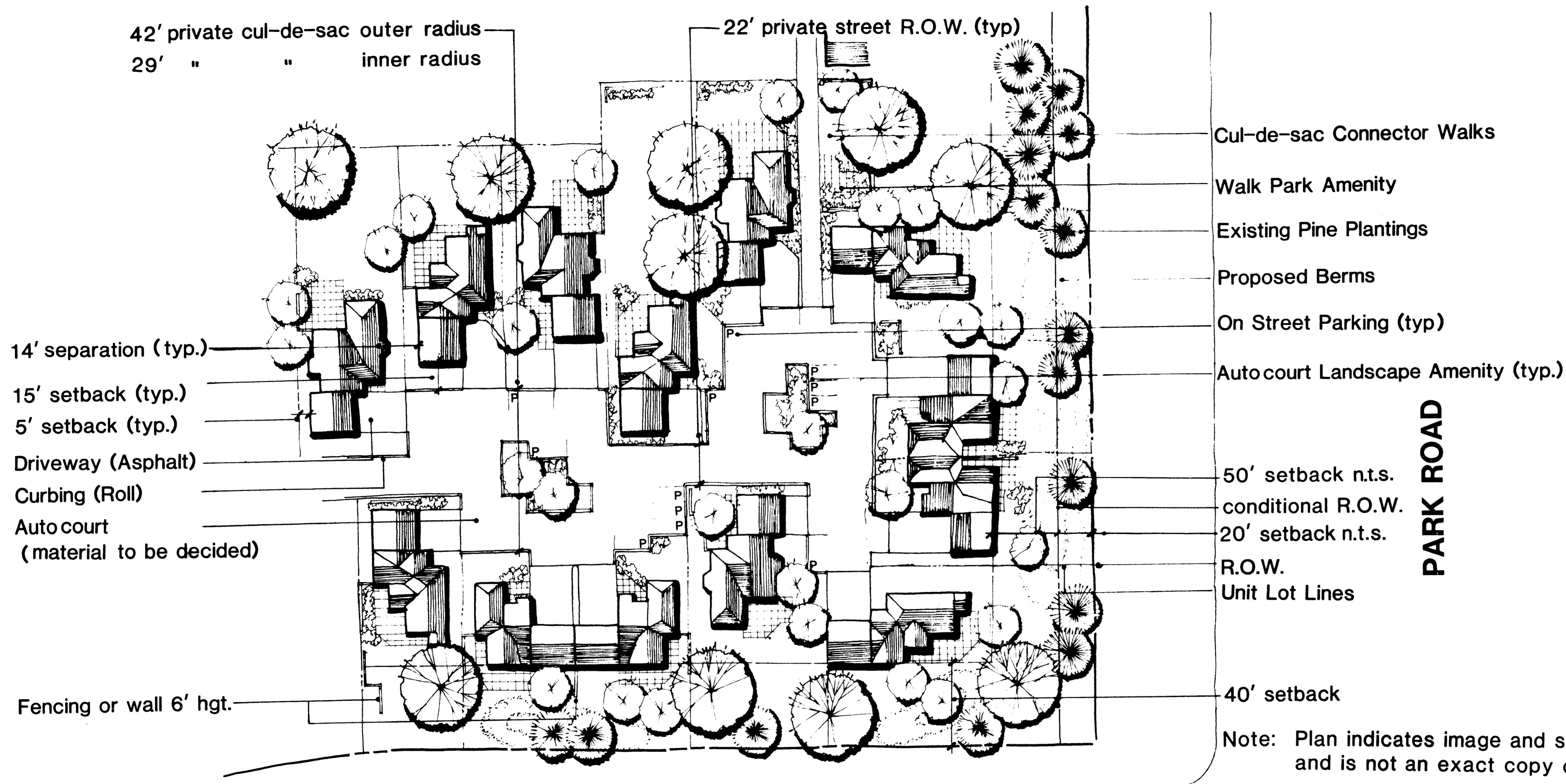
MARTIN DEVELOPMENT
GROUP INC.

ILLUSTRATIVE
SITE PLAN

Ford Design
DATE April 5, 1985
PROJECT NO 85168
REVISIONS

1701 East Boulevard, Charlotte, NC 28203 704-233-0888
1216 Prince Street, Alexandria, VA 22314 703-648-7764
Land Design
Landscape Architecture Land Planning

SHEET NO 2 of 3



42' private cul-de-sac outer radius
29' " " inner radius

22' private street R.O.W. (typ)

14' separation (typ.)
15' setback (typ.)
5' setback (typ.)
Driveway (Asphalt)
Curbing (Roll)
Auto court
(material to be decided)

Cul-de-sac Connector Walks
Walk Park Amenity
Existing Pine Plantings
Proposed Berms
On Street Parking (typ.)
Auto court Landscape Amenity (typ.)
50' setback n.t.s.
conditional R.O.W.
20' setback n.t.s.
R.O.W.
Unit Lot Lines
40' setback

PARK ROAD

PARK CROSSING DRIVE

Scale 1" : 30'

Note: Plan indicates image and scale of development and is not an exact copy of 1"-50' site plan.



TYPICAL ELEVATIONS

Cluster Housing at
PARK CROSSING
Mecklenburg Co.
MARTIN DEVELOPMENT
GROUP INC.
COURTYARD
/ELEVATIONS

Ford Design
DATE April 5, 1985
PROJECT NO 85166
REVISIONS
1. 4' BY 20' UNIT ON R.O.W.
ATTACHED TO ELEV.

1701 East Boulevard, Charlotte, NC 28203 704/333-0325
1216 Prince Street, Alexandria, VA 22314 703/549-7784
Land Design
Landscape Architecture Land Planning