

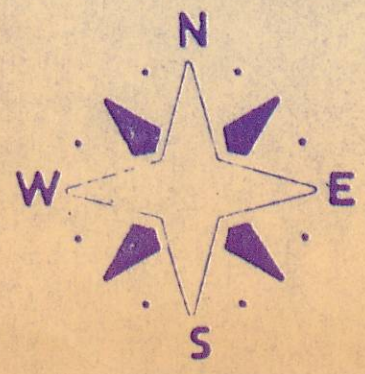
VICINITY MAP

FOREST RIDGE DEVELOPMENT CO  
4758-589

EXISTING R-9 MF (CD)  
ZONING AREA - APPROX. 24 AC.

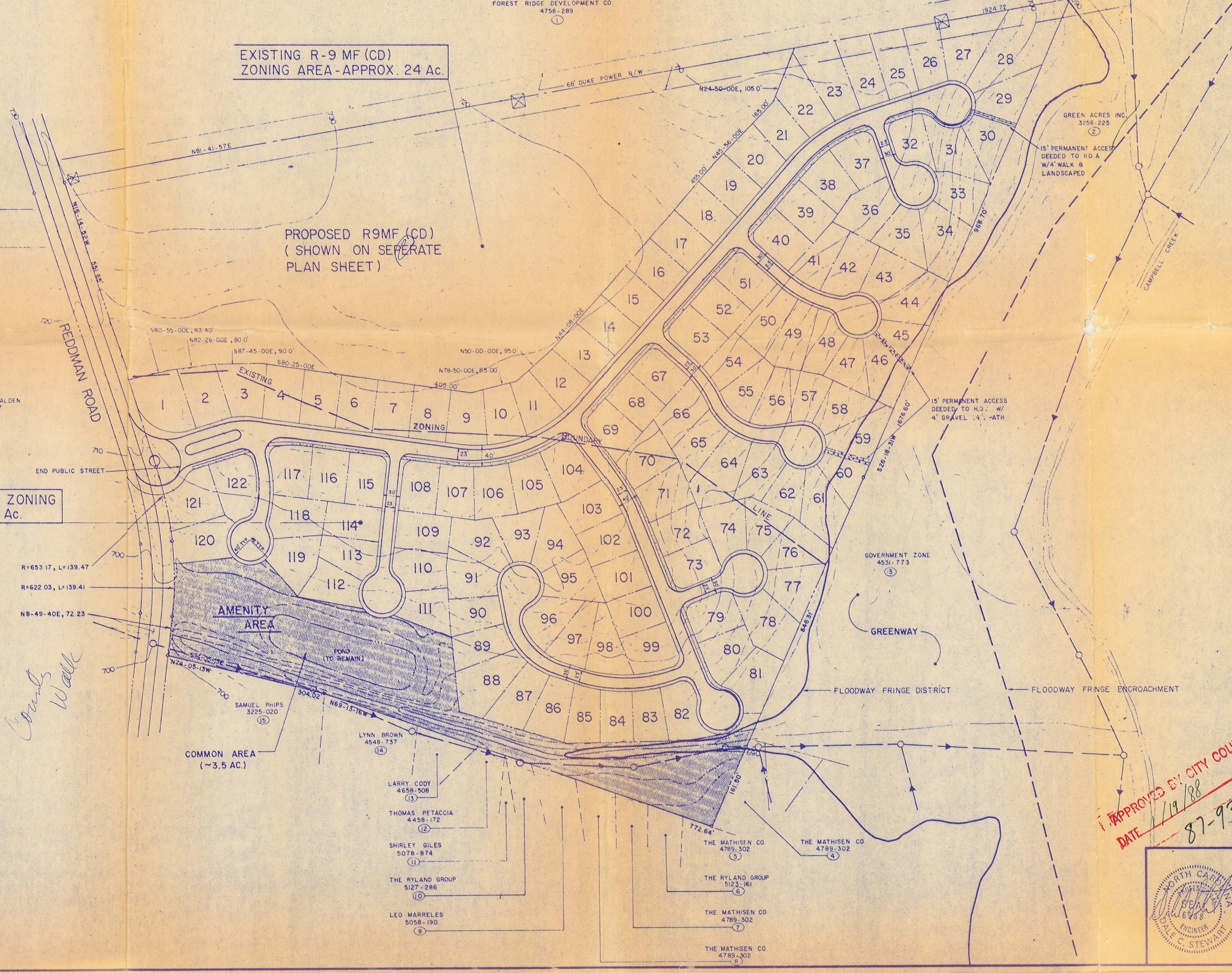
PROPOSED R9MF (CD)  
(SHOWN ON SEPARATE  
PLAN SHEET)

EXISTING B-1 (CD) ZONING  
AREA - APPROX. 16 AC.



LEGEND

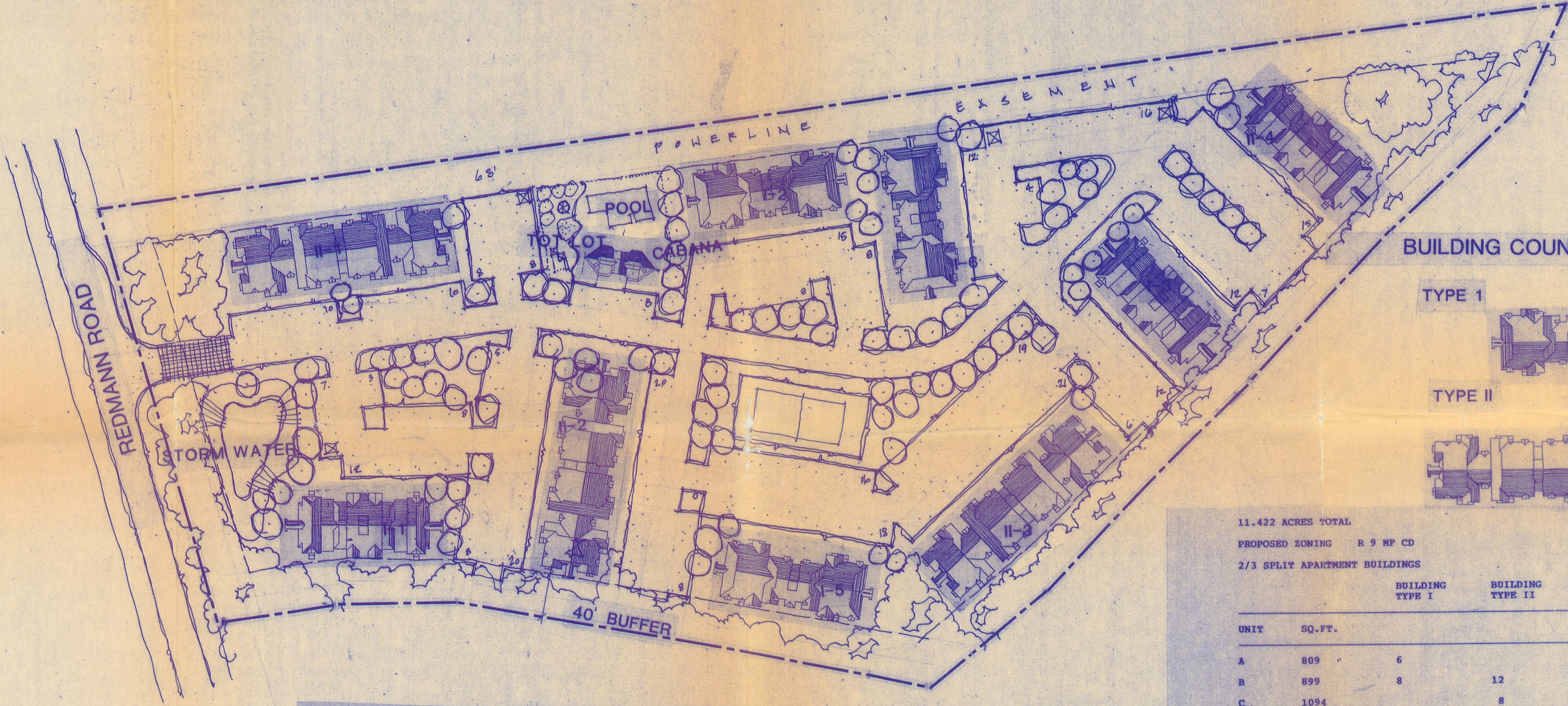
- AMENITY & COMMON AREA (DEDICATED TO HOMEOWNERS ASSN.)
- 15' DEDICATED EASEMENT TO GREENWAY



- GENERAL NOTES:
1. THE INDIVIDUAL LOT WILL HAVE A MINIMUM AREA OF 10,000 SQ. FT.
  2. ENTRANCE TO THE UNDEVELOPED SHALL BE NEAR MAIN ROAD, A PUBLIC STREET, OR RAMP. ALL ENTRANCE STRAITS PRICED SHALL BE BROADENED TO MEET CITY STANDARDS.
  3. ALL HOUSES SHALL BE SINGLE FAMILY DETACHED.
  4. HOUSES SHALL HAVE A MINIMUM 20' FRONT AND REAR YARD SETBACK AND MINIMUM 5' SIDE YARD SETBACK WITH OPTION OF SOME ZERO LOT LINE TREATMENT.
  5. BUILDINGS SHALL HAVE A MINIMUM 5' SEPARATION.
  6. FENCES AND WALLS FOR 10' HIGH AND OVER SHALL BE A MINIMUM 10' SETBACK AT ENTRANCE OF LOT AREA SHALL BE A MINIMUM 20' SETBACK.
- GENERAL NOTES:
1. JURISDICTION OF THE PLAN SHALL BE LIMITED TO THE CITY OF CHARLOTTE, NORTH CAROLINA.
  2. THE CITY ENGINEER SHALL REVIEW AND APPROVE THE PLAN.
  3. THE CITY ENGINEER SHALL REVIEW AND APPROVE THE PLAN.
  4. THE CITY ENGINEER SHALL REVIEW AND APPROVE THE PLAN.
  5. THE CITY ENGINEER SHALL REVIEW AND APPROVE THE PLAN.
  6. THE CITY ENGINEER SHALL REVIEW AND APPROVE THE PLAN.
  7. THE CITY ENGINEER SHALL REVIEW AND APPROVE THE PLAN.
  8. THE CITY ENGINEER SHALL REVIEW AND APPROVE THE PLAN.
  9. THE CITY ENGINEER SHALL REVIEW AND APPROVE THE PLAN.
  10. THE CITY ENGINEER SHALL REVIEW AND APPROVE THE PLAN.
  11. THE CITY ENGINEER SHALL REVIEW AND APPROVE THE PLAN.
  12. THE CITY ENGINEER SHALL REVIEW AND APPROVE THE PLAN.

APPROVED BY CITY COUNCIL  
DATE 11/19/88  
87-93

PROPOSED REZONING  
REDDMAN ROAD PROPERTY  
BUTTERFLY SEVEN LTD. CHARLOTTE, N.C.  
D.C. STEWART ENGINEERING SERVICES  
4750 SOUTH BLVD. CHARLOTTE, N.C. 28210  
704-522-7177



GENERAL NOTES: STORM WATER RETENTION REQUIREMENTS AS PRESCRIBED BY CHARLOTTE ORDINANCE SHALL BE ADHERED TO.

EITHER MASONRY FIRE WALLS OR SPRINKLER SYSTEMS SHALL BE INSTALLED TO MEET FIRE PROTECTION STANDARDS.

WHILE THIS PLAN DEPICTS FIRM CONCEPT OF DESIGN, MINOR ADJUSTMENTS MAY BE MADE IN BUILDING LOCATIONS, SHAPE, PARKING AND CIRCULATION TO MEET FINAL SITE REQUIREMENTS.

SIGNAGE WILL BE PERMITTED AS ALLOWED BY CHARLOTTE SIGNAGE REGULATIONS.

PARKING SHOWN - 324 PARKING SPACES.

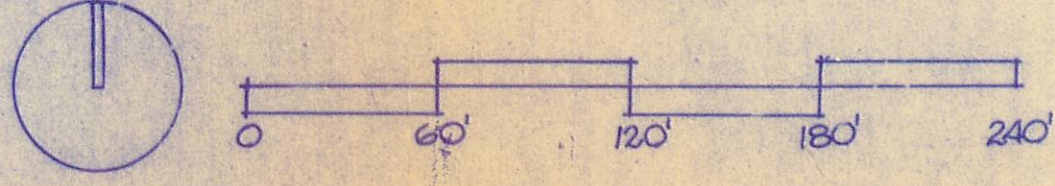
11.422 ACRES TOTAL  
PROPOSED ZONING R 9 MF CD  
2/3 SPLIT APARTMENT BUILDINGS

UNIT	SQ. FT.	BUILDING COUNT		TOTAL
		TYPE I	TYPE II	
A	809	6	6	6
B	899	8	12	20
C	1094	8	8	8
		14	20	
BUILDING TYPE I (14 UNITS X 6 BUILDINGS = 84)				84
BUILDING TYPE II (20 UNITS X 3 BUILDINGS = 60)				60
TOTAL NUMBER OF UNITS				144

NUMBER OF UNITS ALLOWED  
11.422 ACRES X 43,560 = 497,542 - 9,000 : 2,500 = 195

UNIT	NO. OF UNITS	P.S./UNIT	TOTAL P.S.
A UNIT @ 809 SF (36 X 1.75 P.S./UNIT = 63)	63	63	63
B UNIT @ 899 SF (84 X 2.0 P.S./UNIT = 164)	164	164	164
C UNIT 2 1094 SF (24 X 2.0 P.S./UNIT = 48)	48	48	48
PARKING REQUIRED		275	

SITE CONCEPT PLAN



HARKER MARTIN-BARR  
THE MARTIN ORGANIZATION  
ARCHITECTS AND LAND PLANNERS  
8600 ROSWELL ROAD SUITE 154 WESTLANTANA GEORGIA 30345  
(404) 833-5656

NO.	REVISION	DATE	BY

REDDMAN RD. APARTMENTS  
BUTTERFLY SEVEN LTD.