

AB-122
147 095 32

CONDOMINIUMS ON
PARK ROAD
PARK ROAD AND PARK WEST DRIVE
CHARLOTTE, NC

SEPTEMBER 24, 1998
REVISIONS:
DECEMBER 23, 1998
JANUARY 8, 1999
JANUARY 19, 1999
FEBRUARY 23, 1999

DRAWN BY: D.A.G.
Project No.

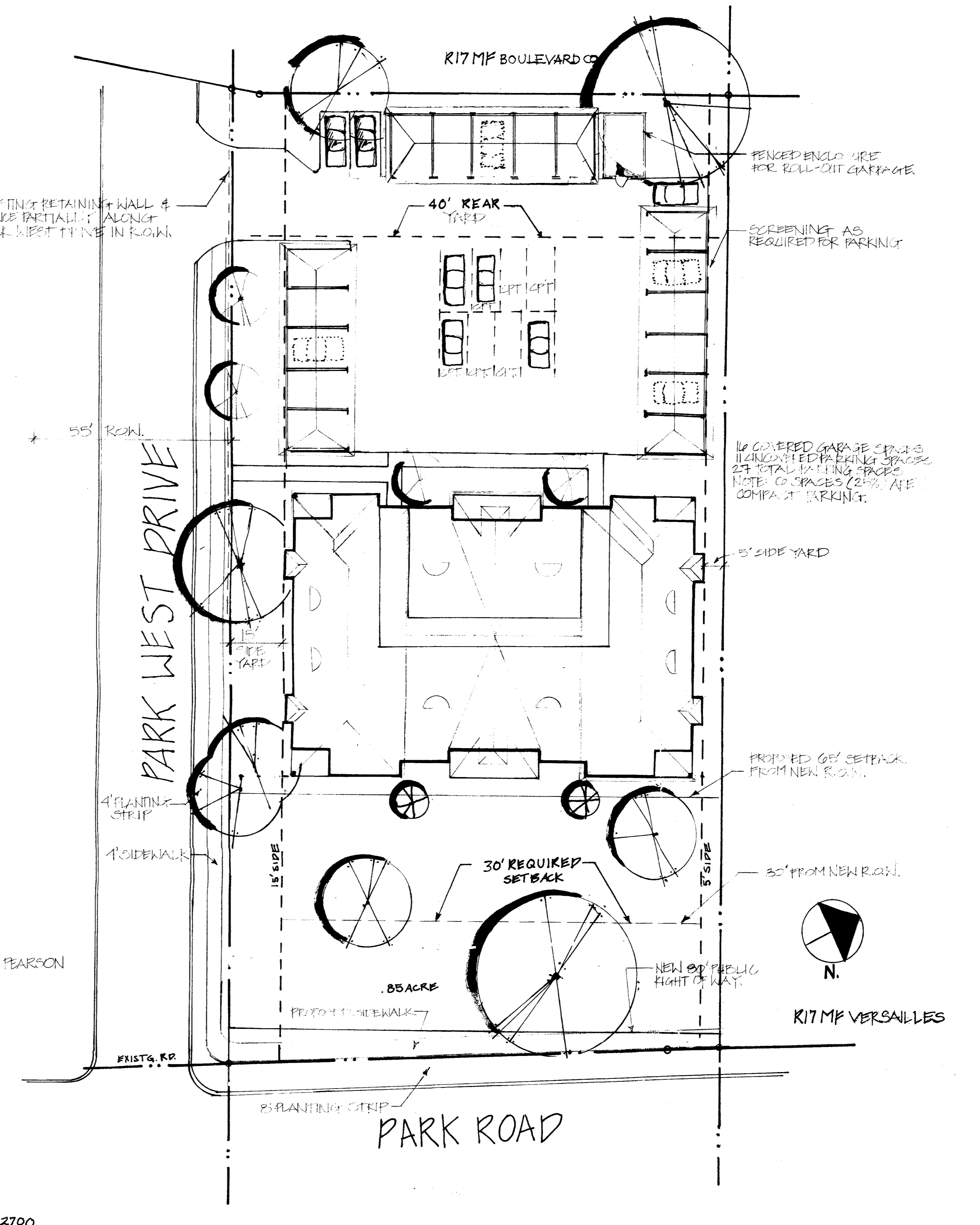
APPROVED BY CITY COMMISSIONER
TE: March 15, 1999

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PARK ROAD
PARK ROAD AND PARK WEST DRIVE
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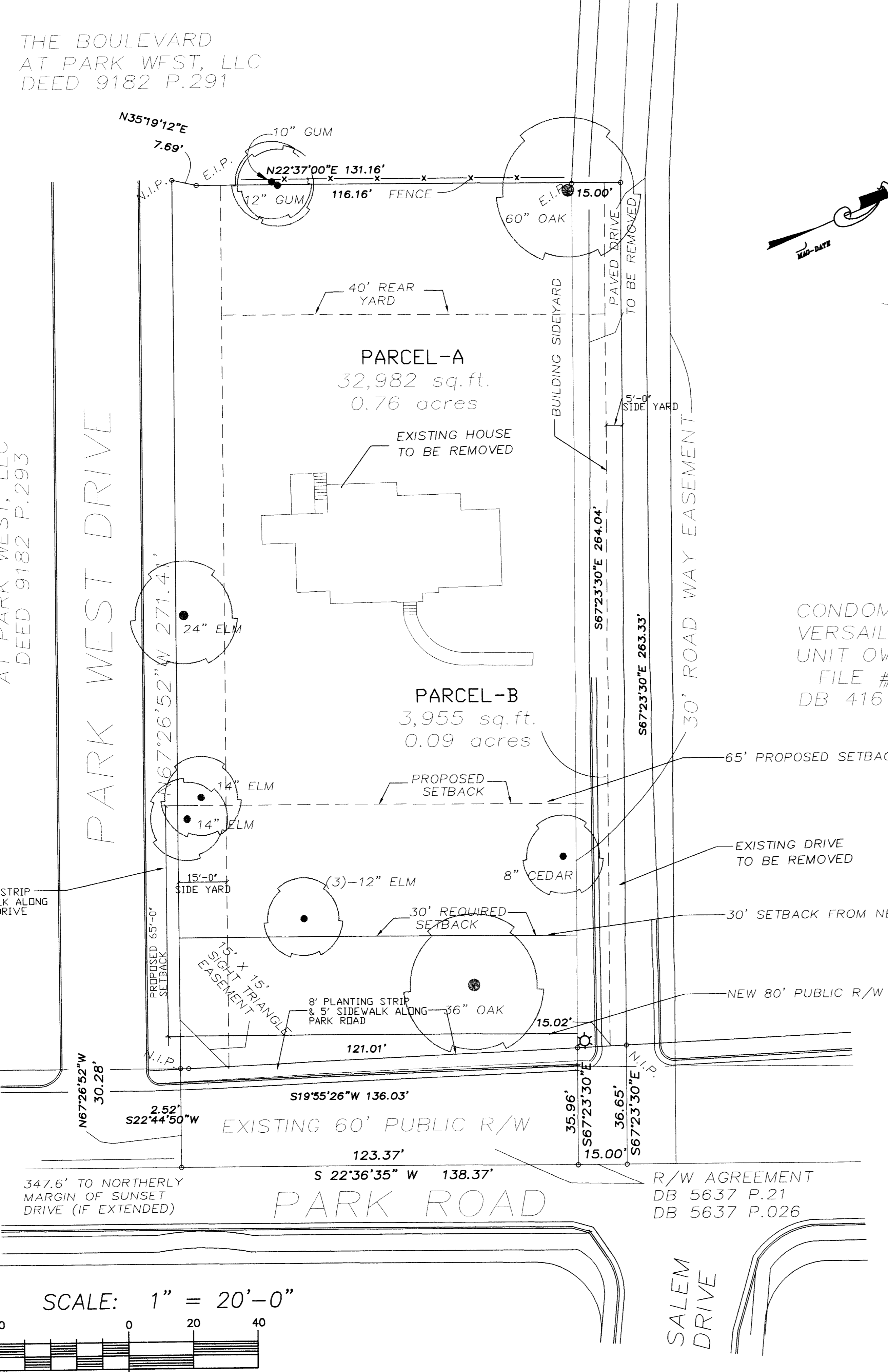
SEPTEMBER 24, 1998
REVISIONS:
DECEMBER 23, 1998
JANUARY 8, 1999
FEBRUARY 26, 1999

DRAWN BY: K.M.
Project No.

2



SCHEMATIC SITE PLAN
CONDOMINIUMS FOR PARK RD
DEVELOPMENT BY: BRIAN SPEARS
CHARLOTTE, NC
SCALE: 1"=20'



FOR PUBLIC HEARING
PETITION # 98-122

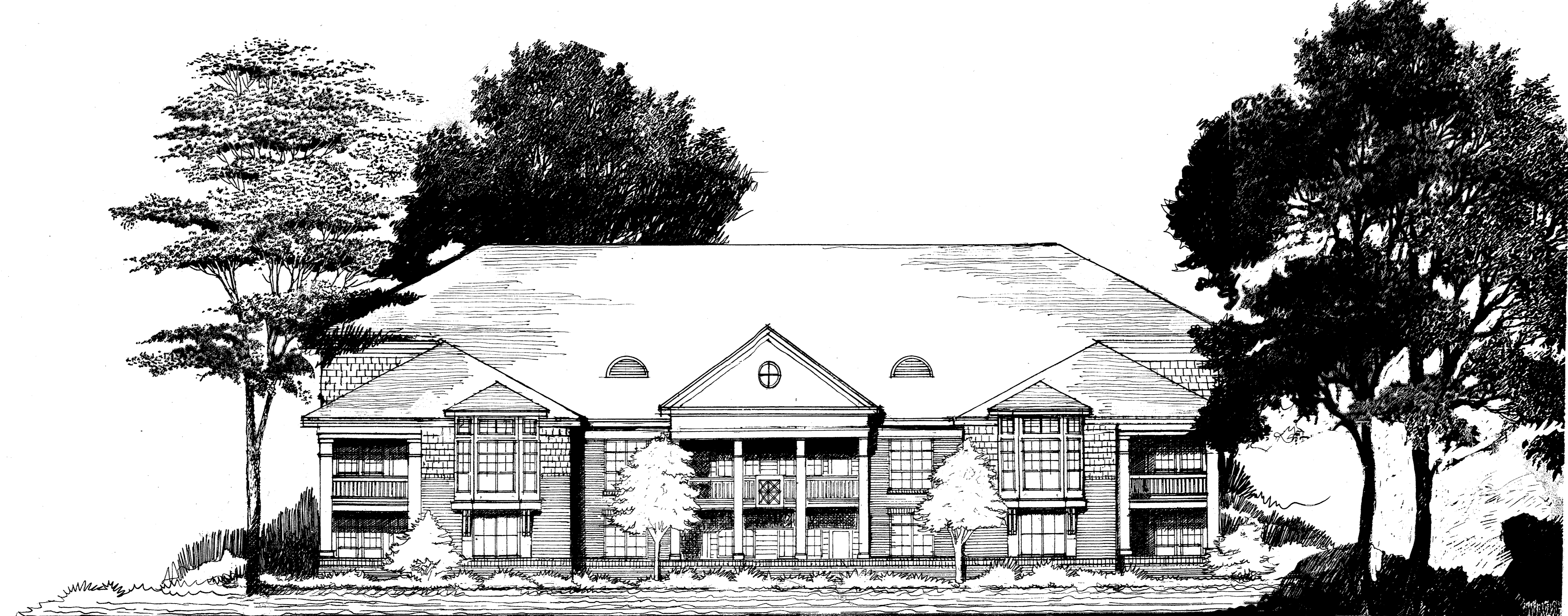
DEVELOPMENTAL DATA SUMMARY

TOTAL SITE AREA:	85 ACRES NET OF RIGHT-OF-WAY (PARCEL A @ 76+ PARCEL B @ 09)
EXISTING ZONING:	R-17 MF(CD)
PROPOSED ZONING:	INDIVIDUAL C.U.
PROPOSED USE:	14 CONDOMINIUM UNITS
REQUIRED OPEN SPACE:	40%
PROPOSED PARKING:	21 CARS
REQUIRED PARKING:	27 CARS

- Development of the site will be controlled by the standards depicted on this site plan, the accompanying zoning ordinance, 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 minor modifications of the exact configuration, placement and size of individual site elements may be approved within the limits prescribed by the ordinance during the design development and construction phases within the building envelope line as shown on the plan.
- Stormwater detention facilities will be designed to meet the applicable standards of Charlotte/Mecklenburg Stormwater Services. No storm water detention will occur within any required setback area and will be placed underground.
- Any detached lighting on the site will be limited to 20 feet in height in the interior of the site and 10 feet in height on the exterior of the site and will be shielded to prevent glare adjacent residential properties. No "full cut" type light fixtures will be used on the site.
- Signage will be permitted in accordance with applicable zoning standards.
- Parking will be provided which will meet or exceed the standards of the Zoning Ordinance.
- Screening will conform to the applicable standards of Section 10.303 of the Zoning Ordinance. All permanent garbage/trash disposal facilities (ie. dumpsters or compactors) if provided will be screened with a solid enclosure with gates. It is the Petitioner's intent that trash collection will be provided through the use of roll out containers.
- The use of the site will be for the construction of a 14-unit condominium development. If not used for a condominium development, the site may be used for any use allowed in the R-4 district in accordance with the standards of that district.
- All buildings will be within 750 feet of a fire hydrant as prescribed by the Charlotte Fire Dept.
- Petitioner will dedicate additional right-of-way sufficient to provide 40 feet from the centerline of Park Road.
- Petitioner agrees to install a 5' sidewalk with an 8' subject to adjustment to relate to topography and to protect existing trees on the site) planting strip on Park Road and a 4' sidewalk with a 3' planting strip on Park West Drive. In addition, the Petitioner will construct a portion of sidewalk along Park Rd. along a narrow portion of adjoining property if sufficient right-of-way is available and the necessary approvals can be obtained from the adjoining owner and appropriate City agencies.
- All utilities serving the site will be located underground. Above ground back flow preventers will not be located within the Park Road setback.
- Access to the site will be provided by one driveway connecting to Park West Drive.
- The Petitioner will provide a variety of unit floor area choices ranging from approximately 1000 to 2,300 square feet. The intent of this provision is to create the opportunity for the greatest flexibility in choices of unit sizes during the pre-sale phase of the project development, which could result in the reduction of the total number of dwelling units to as few as 10 if a number of larger units are sold. That said, the Petitioner will specifically emphasize the availability of larger units, the availability of handicap accessible units, the density of garage parking, proximity to services, availability of transit, and convenient location relative to the uptown area in their marketing of the site.
- In addition to the site depicted on this conditional plan, the Petitioner will landscape an area on the north side of the site as part of the development of the site through a lease agreement with the adjoining owner, even though that area is not contained within the boundary of this Petition. The intent of this additional landscaping is to create a more complete edge to the site, to allow the Petitioner to remove portions of an unused paved driveway which lies within this area, to eliminate an existing curb cut on to Park Rd., and to provide for the maintenance of the area which is presently not well landscaped or maintained.



NO SCALE
SCHEMATIC STREETSCAPE
for
2700 PARK ROAD
Condominiums
(PARK WEST DRIVE ELEVATION)



SCALE: 1"=10'
SCHEMATIC STREETSCAPE
for
2700 PARK ROAD
Condominiums
(PARK ROAD ELEVATION)

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DRAWN BY: D.A.G.
Project No.

3