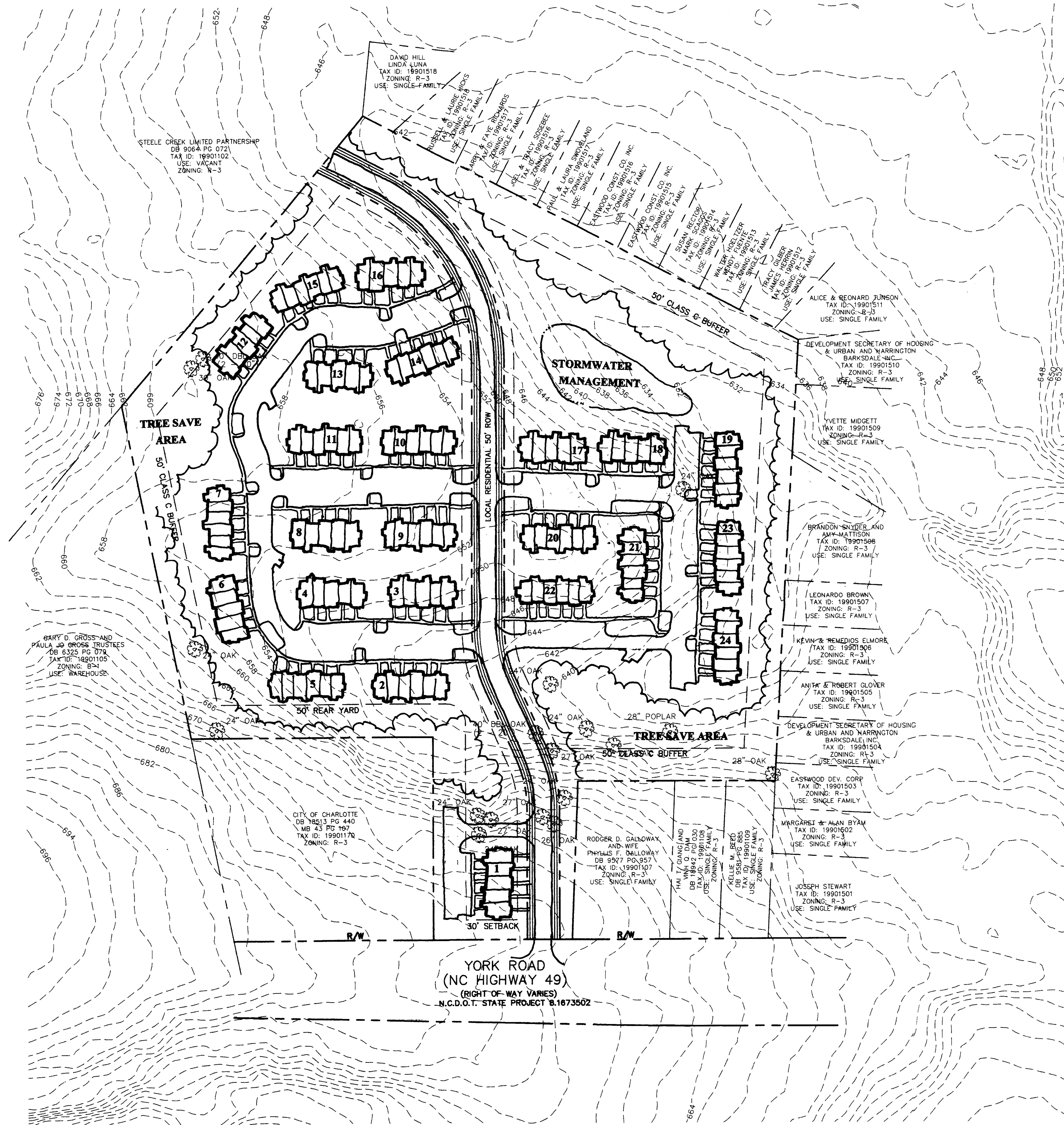


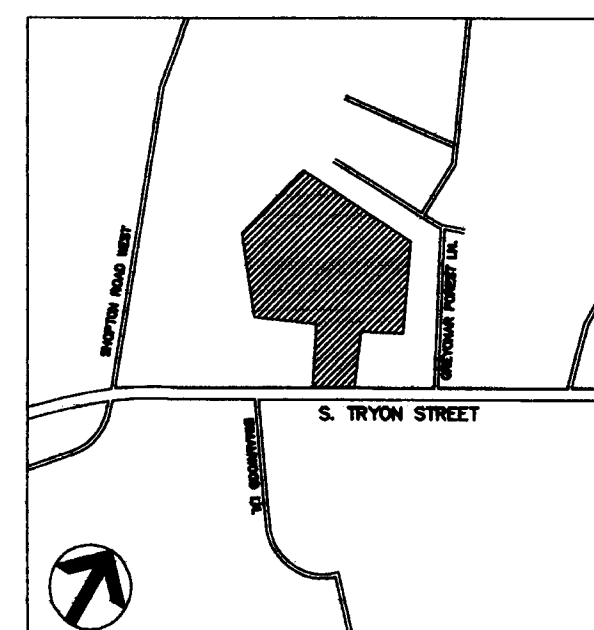


SITE DATA

TAX PARCEL ID	19901106
SITE AREA	19.36 ACRES
EXISTING ZONING	R-3
PROPOSED ZONING	R-8 MF (CD)
PROPOSED UNITS	134 FOR SALE TOWNHOMES
PROPOSED DENSITY:	7.0 D.U.A. MAX.
REQUIRED PARKING:	1.5 x 134 = 201
PROPOSED PARKING:	+ 201
REQ. BICYCLE PARKING:	7 (1 PER 20 UNITS)
PRO. BICYCLE PARKING:	7
PROPOSED OPEN SPACE:	9.68 ACRES OR 50% MINIMUM
PROPOSED BLDG. HT.:	40' MAXIMUM
SETBACK:	30'
SIDE YARD:	20'
REAR YARD:	50'
REQUIRED TRASH:	134/30 = (5) CY DUMPSTERS
REQUIRED RECYCLE:	(2) 144 SF RECYCLE AREAS
PROPOSED TREE SAVE AREA:	1.93 ACRES OR 10% OF SITE MINIMUM, LOCATION MAY VARY SLIGHTLY FROM PLAN LOCATION WITH DEVELOPMENT OF FINAL GRADING PLANS

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 per Section 6.2 of the Zoning Ordinance.
- Any detached lighting on the site will be limited to 20 feet in height and will be fully shielded. "Wall pak" lighting will not be utilized but architectural lighting on the structures will be permitted. Additional lighting for pedestrian areas will be provided in those locations where parking lot lighting and architectural lighting on the buildings is inadequate for pedestrian safety.
- 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.
- The use of the site will be for a multifamily housing development along with related accessory uses.
- All multifamily buildings will be within 750 feet of a fire hydrant as prescribed by the Charlotte Fire Dept. Access will be provided within 150' of all exterior walls for fire apparatus.
- The Petitioner will install an internal sidewalk system that will connect the units on the site with sidewalks on the adjacent public street as required by Section 12.529. Internal sidewalks will be constructed to meet 'ADA' standards.
- 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. Internal landscaping shown on the plan is illustrative and the exact design will be determined during the design and development process.
- Throughout this Rezoning Petition, the terms "Owner", "Owners", "Petitioner" or "Petitioners," shall, with respect to the Site, be deemed to include the heirs, devisees, personal representatives, successors in interest and assignees of the owner or owners of the Site who may be involved in its development from time to time.



VICINITY MAP
NOT TO SCALE

CHARLOTTE PINES
CHARLOTTE, NC

TRYON COASTAL VENTURES, LLC
100 WEST LONG LAKE ROAD
BLOOMFIELD HILLS, MICHIGAN 48304

06-61

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- Landscape Architecture
- Urban Design
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DRG

SCHEMATIC SITE PLAN

REZONING PETITION # _____

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Scale: 1" = 100'
Date: 24 FEB. 2006
Project No.: 239-001
Revisions: