

SITE DATA

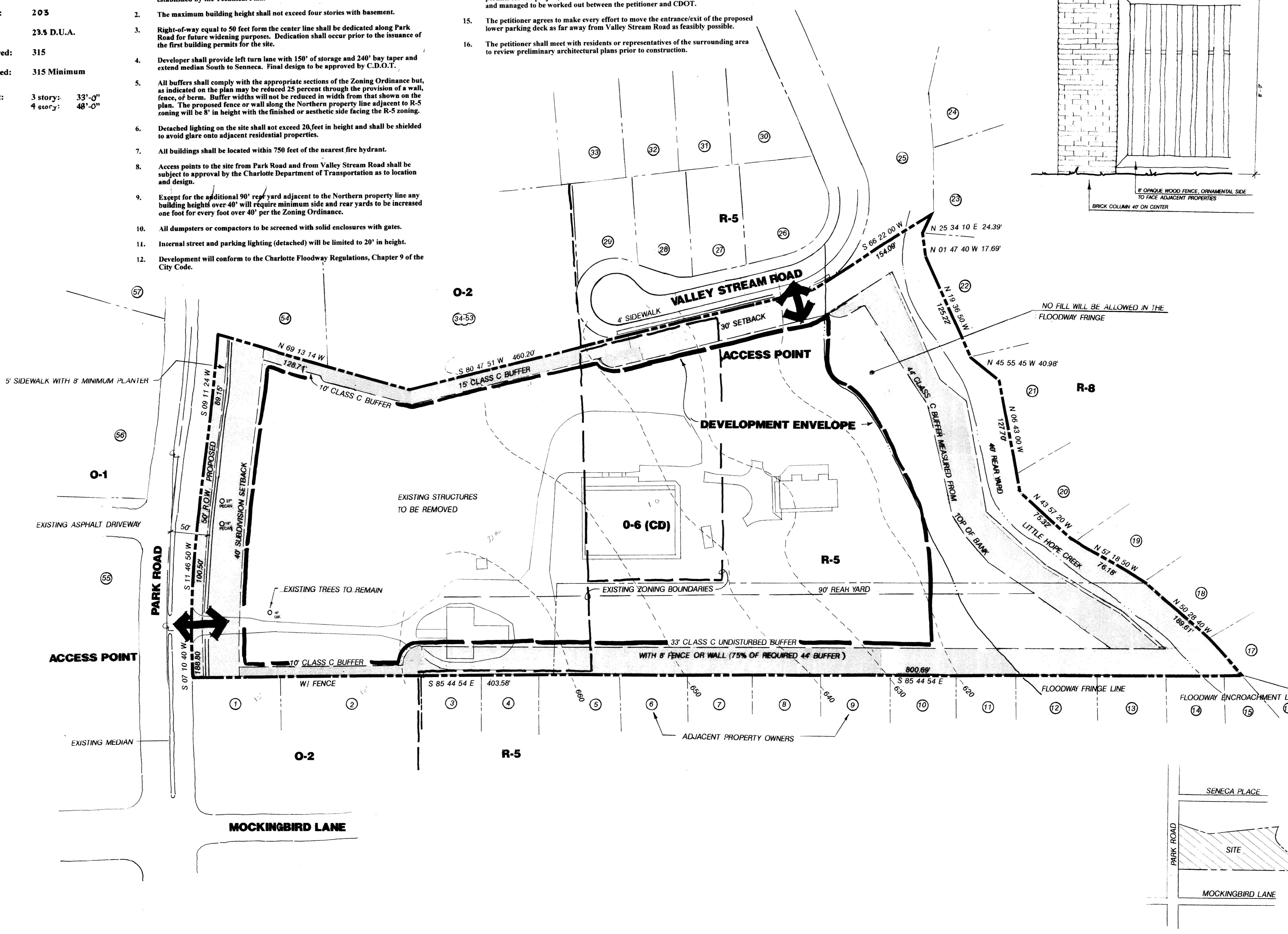
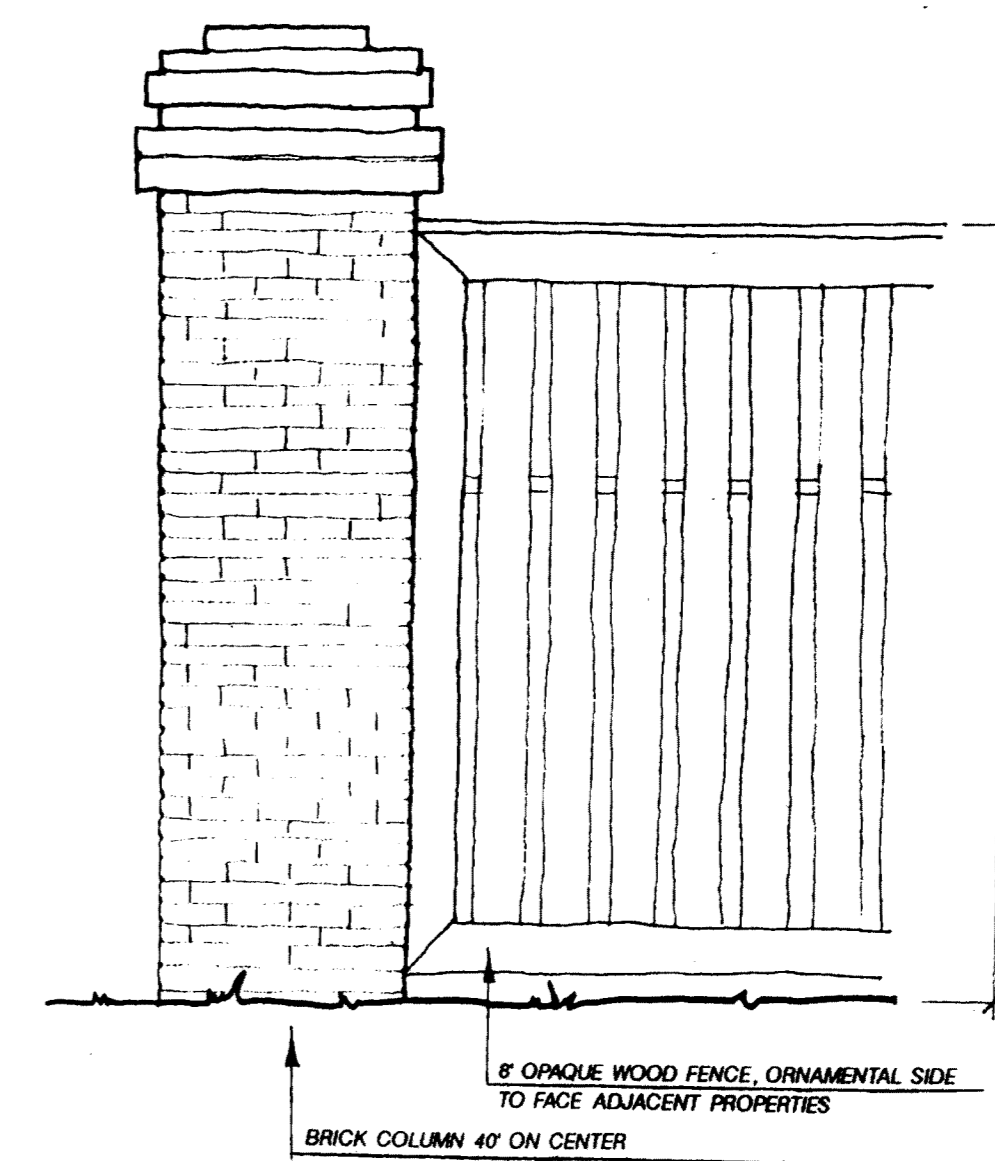
Total Area: 8.65 Acres
 Existing Zoning: R-5, O-2 & O-6(CD)
 Proposed Zoning: R-43 MF(CD)
 Proposed Units: 203
 Density: 23.5 D.U.A.
 Parking Required: 315
 Parking Provided: 315 Minimum
 Building Height:
 3 story: 33'-0"
 4 story: 48'-0"

CONDITIONAL DEVELOPMENT NOTES

- This rezoning proposes to create an upscale urban density development. The Technical Plan creates the absolute requirements for development of the site, including buffers, setbacks, and access points. The Schematic Site Plan, while it presents a firm development proposal, may be adjusted to reflect more detailed site design factors and site conditions. In no event, however, shall any part of the building and parking elements extend beyond the development boundary established by the Technical Plan.
- The maximum building height shall not exceed four stories with basement.
- Right-of-way equal to 50 feet from the center line shall be dedicated along Park Road for future widening purposes. Dedication shall occur prior to the issuance of the first building permits for the site.
- Developer shall provide left turn lane with 150' of storage and 240' bay taper and extend median South to Seneca. Final design to be approved by C.D.O.T.
- All buffers shall comply with the appropriate sections of the Zoning Ordinance but, as indicated on the plan may be reduced 25 percent through the provision of a wall, fence, or berm. Buffer widths will not be reduced in width from that shown on the plan. The proposed fence or wall along the Northern property line adjacent to R-5 zoning will be 8' in height with the finished or aesthetic side facing the R-5 zoning.
- Detached lighting on the site shall not exceed 20 feet in height and shall be shielded to avoid glare onto adjacent residential properties.
- All buildings shall be located within 750 feet of the nearest fire hydrant.
- Access points to the site from Park Road and from Valley Stream Road shall be subject to approval by the Charlotte Department of Transportation as to location and design.
- Except for the additional 90' rear yard adjacent to the Northern property line any building heights over 40' will require minimum side and rear yards to be increased one foot for every foot over 40' per the Zoning Ordinance.
- All dumpsters or compactors to be screened with solid enclosures with gates.
- Internal street and parking lighting (detached) will be limited to 20' in height.
- Development will conform to the Charlotte Floodway Regulations, Chapter 9 of the City Code.

- The driveway access at Valley Stream Road will be restricted to "exit only" use and will be enforced through the installation of a security gate near the project's edge.
- The petitioner will donate up to \$20,000 to provide funding of "traffic-calming devices" within the Madison Park neighborhood as recommended and approved by the Charlotte Department of Transportation. This money will be available to be used at CDOT's discretion for projects which are not otherwise funded. The petitioner shall provide the money prior to the issuance of the first building permits for the project, with the exact details of how the fund will be established and managed to be worked out between the petitioner and CDOT.
- The petitioner agrees to make every effort to move the entrance/exit of the proposed lower parking deck as far away from Valley Stream Road as feasibly possible.
- The petitioner shall meet with residents or representatives of the surrounding area to review preliminary architectural plans prior to construction.

FENCE FOR REDUCED BUFFER ALONG NORTHERN PROPERTY



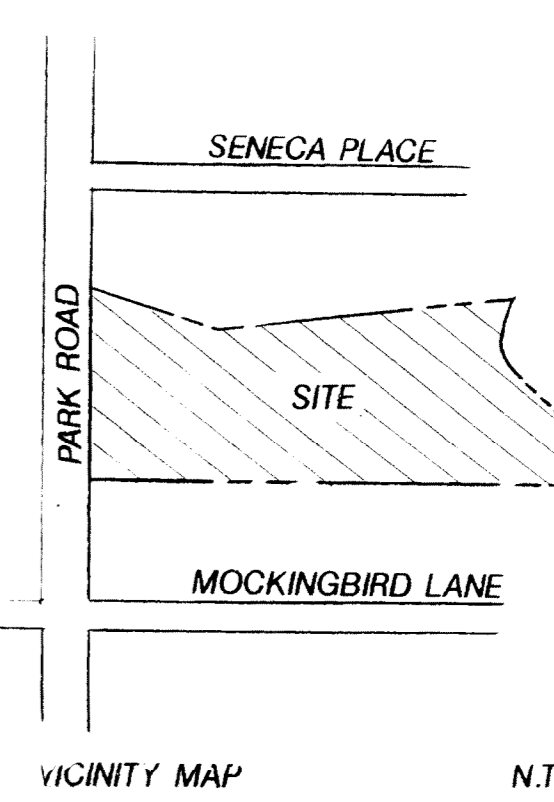
ESTATES ON PARK ROAD
 A MULTI-FAMILY COMMUNITY BY:
ESTATES, INC.
 1401 MAIN STREET
 SUITE 650
 COLUMBIA, SC 29250

DESIGN RESOURCE GROUP, PA
 Landscape Architecture • Land Planning
 500 East Boulevard
 Suite 102
 Charlotte, NC 28203
 PH 704 343-0608
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PETITION NO. 97-36
TECHNICAL PLAN

ATTACHED TO ADMINISTRATIVE APPROVAL
 DATED: Feb 19, 1998
 BY: MARTIN R. CANNON, JR.

| | |
|------------|--|
| Scale: | 1" = 50' |
| Date: | 27 JANUARY 1997 |
| Revisions: | |
| | 20 MARCH 1997 |
| | AS FOR PUBLIC HEARING |
| | 30 APRIL 97 BUILDING HEIGHT AND FENCE DETAIL |
| | 6 MAY 97 FILL RESTRICTION |
| | 28 JULY 97 ADDITIONAL NOTES AND UNIT COUNT PER APPROVED PETITION |
| Sheet | 1 of |



| CROSS-SECTION IDENTIFICATION NUMBER | FLOOD-PROTECTION ELEVATION, IN FEET ABOVE MEAN SEA LEVEL | FLOODWAY DISTRICT DISTANCE FROM CENTER OF STREAM TO FLOODWAY ENCRoACHMENT LINES, IN FEET LOOKING DOWNSTREAM | | FLOODWAY FRINGE DISTRICT DISTANCE FROM CENTER OF STREAM TO OUTSIDE BOUNDARY OF FLOODWAY FRINGE DISTRICT, IN FEET LOOKING DOWNSTREAM | |
|-------------------------------------|--|---|------------|---|------------|
| | | LEFT BANK | RIGHT BANK | LEFT BANK | RIGHT BANK |
| 13 | 613.4 | 36 | 37 | 110 | 45 |

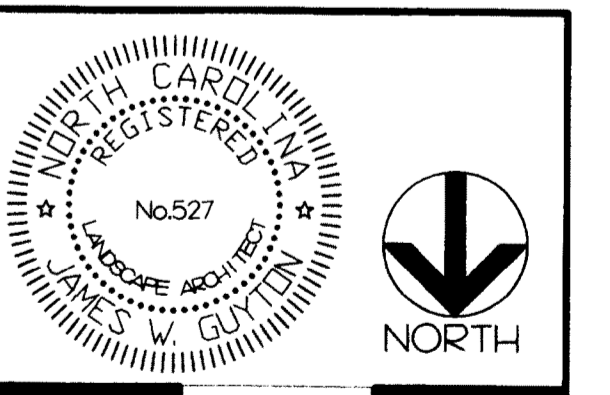
GENERAL NOTES:

- SURVEY PROVIDED BY BP BARBER & ASSOCIATES JOB NO. 97409 DATED 12/2/97.
- ALL SITE CONSTRUCTION TO BE IN ACCORDANCE WITH CHARLOTTE-MECKLENBURG LAND DEVELOPMENT STANDARDS (CMLD STDS).
- ALL "STD." NUMBERS REFER TO THE CHARLOTTE/MECKLENBURG LAND DEVELOPMENT STANDARDS MANUAL.
- SITE ENGINEERING DRAWINGS SHOWING COMPLIANCE WITH SITE ENGINEERING REQUIREMENTS OF THE SUBDIVISION ORDINANCE SHALL BE APPROVED BY THE CITY ENGINEERING STAFF AS PART OF THE BUILDING PERMIT PROCESS.
- FINAL DETAILED LANDSCAPE PLANS SHOWING COMPLIANCE WITH THE ZONING ORDINANCE SHALL BE SUBMITTED FOR APPROVAL AS PART OF THE BUILDING PERMIT PROCESS.
- ALL PARKING AREAS TO BE SCREENED PER SECTION 12.303 OF THE ZONING ORDINANCE.
- BUFFER REQUIREMENTS:**
 - 33' CLASS C UNDISTURBED BUFFER ALONG NORTHERN PROPERTY (ADJACENT TO R-5) 865' ± 8 TREES PER 100 LF ± 70 TREES SHRUB REQUIREMENT MET WITH 8' FENCE PROPOSED / NEW PLANT MATERIAL TO BE INSTALLED TO MINIMIZE DISTURBANCE TO EXISTING VEGETATION.
 - CLASS C BUFFER ALONG EASTERN NORTHERN PROPERTY LINE (ADJACENT TO O-2) 260' ± 3 TREES PER 100 LF ± 8 TREES SHRUB REQUIREMENTS MET WITH 8' FENCE
 - CLASS C BUFFER ALONG EASTERN SOUTHERN PROPERTY LINE (ADJACENT TO FRANCHISE) 164' ± 3 TREES PER 100 LF ± 5 TREES 20 SHRUBS PER 100 LF ± 33 SHRUBS
 - CLASS C BUFFER ALONG SOUTHERN PROPERTY LINE (ADJACENT TO O-2) 252' ± 3 TREES PER 100 LF ± 8 TREES 20 SHRUBS PER 100 LF ± 51 SHRUBS
 - CLASS C BUFFER ALONG WESTERN PROPERTY LINE (ADJACENT TO R-8) 631' ± 8 TREES PER 100 LF ± 51 TREES 20 SHRUBS PER 100 LF ± 127 SHRUBS
- TREES TO BE 40% 2" CAL. LARGE MATURING 25% EVERGREEN SHRUBS TO BE 30" TALL EVERGREEN
- EXISTING VEGETATION TO BE USED TO MEET TREE BUFFER REQUIREMENT ALONG WESTERN PROPERTY LINE. SHRUB REQUIREMENT TO BE PLANTED.
- IN THE EVENT THAT EXISTING VEGETATION IN REQUIRED BUFFERS DOES NOT MEET THE REQUIREMENTS OF THE ZONING ORDINANCE OR CONDITIONAL PLAN AS DETERMINED BY THE ZONING INSPECTOR, SUPPLEMENTAL PLANTING MAY BE REQUIRED BY THE ZONING INSPECTOR. FINAL LANDSCAPE PLANS SHOWING COMPLIANCE WITH THE ZONING ORDINANCE SHALL BE SUBMITTED FOR APPROVAL DURING THE BUILDING PERMIT PROCESS.

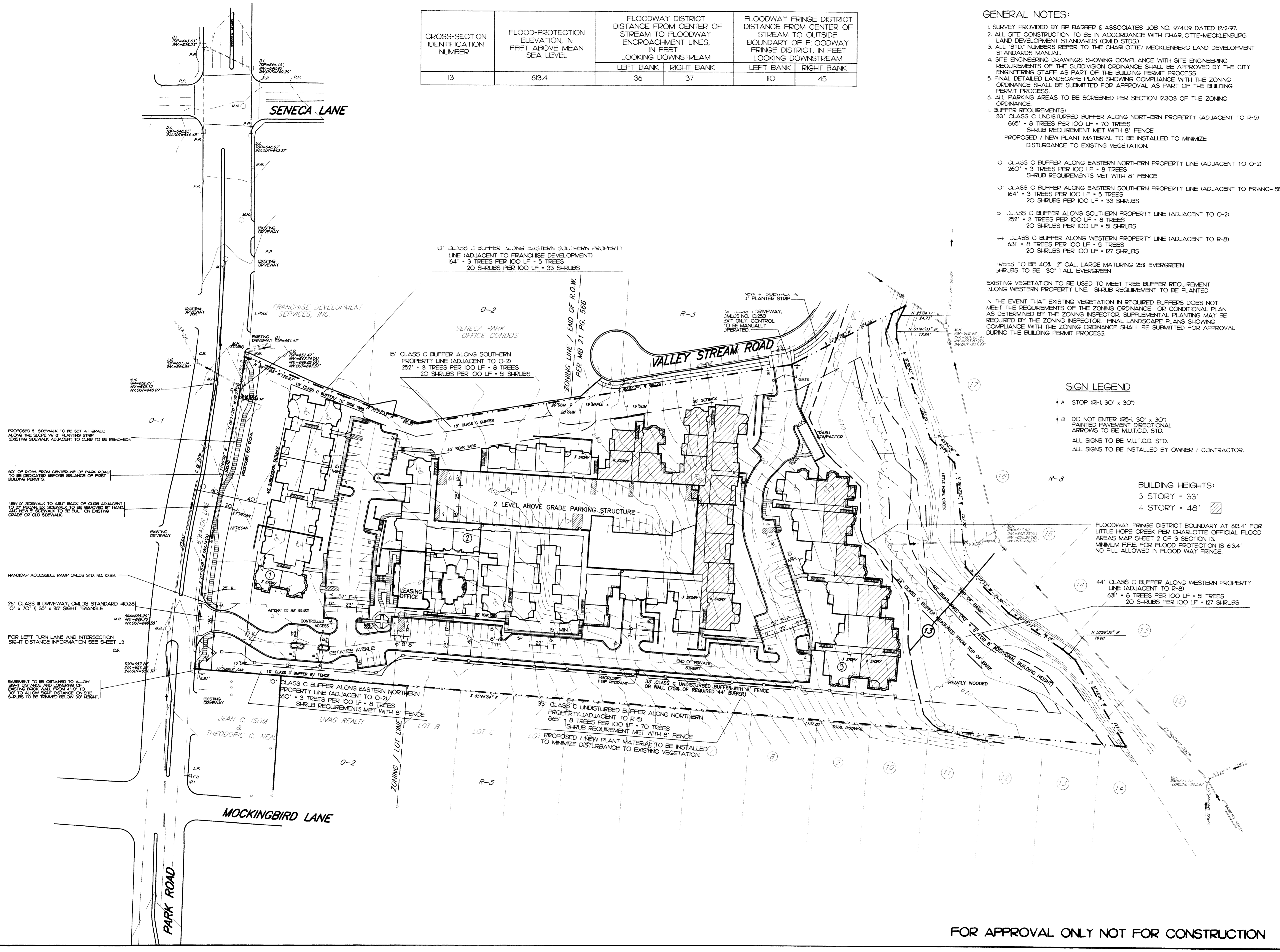
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SCHEMATIC SITE PLAN
 PETITION #97-36



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| Date: | 27 JANUARY 1997 |
| Revisions: | 1) 20 MARCH 1997 AS FOR PUBLIC HEARING |
| | 2) 30 APRIL 1997 BUILDING AND FENCE HEIGHT |
| | 3) 6 MAY 1997 FILL RESTRICTION |
| | 4) 28 JULY 1997 ADDITIONAL NOTES AND UNIT COUNT PER APPROVED PETITION |
| | 5) 16 FEBRUARY 1998 REVISED PER ADMINISTRATIVE APPROVAL |
| Sheet | 2 of |



FOR APPROVAL ONLY NOT FOR CONSTRUCTION