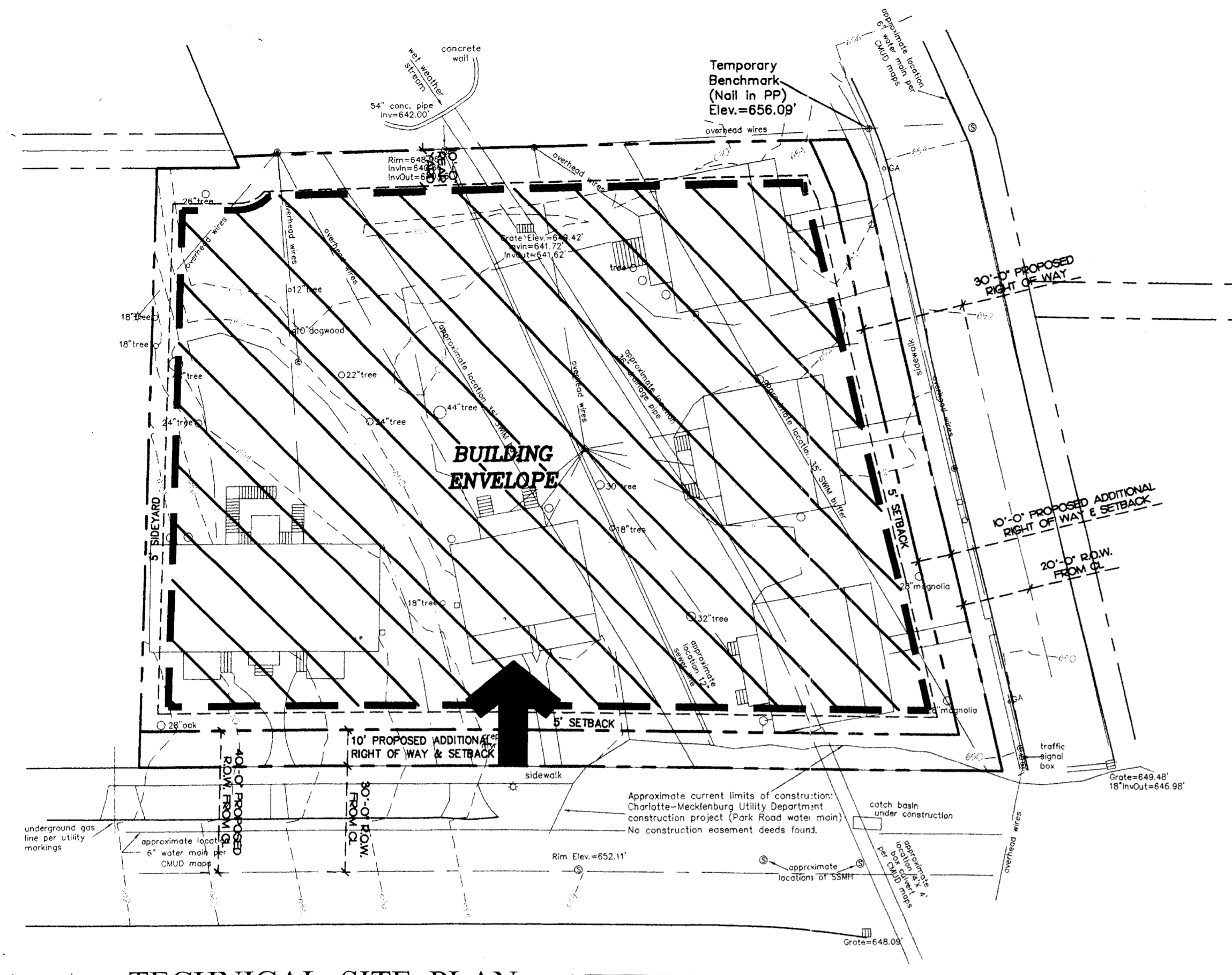




220 North Tryon Street
Charlotte, NC 28202
P 704.375.9950
F 704.375.3555



TECHNICAL SITE PLAN
Scale: 1" = 30'

Site Data:

Acreage: .94 Acres
Existing Zoning: R-22-MF
Proposed Zoning: UR-2 (CD)
Proposed Use: 30 Residential Units

Technical Data Sheet - Development Conditions
(Revised 11/05/02)

A) Conditions Regarding Use

01. The Site will be developed as a residential development, with no more than Thirty (30) Units total.

B) Conditions Regarding Building Design

- 02. The Buildings will not exceed three stories with no habitable space above the 3rd level. The building will not exceed 40 feet in height from either the average grade surrounding the building to the top of the parapet wall if the building has a flat roof or the average grade surrounding the building to the height of any sloped roof as measured halfway between the eave and the peak of the roof.
- 03. Any accessory use allowed by the Ordinance shall be permitted on the Site.
- 04. The buildings will have at least 40% brick veneer on the elevations facing Kenilworth, Romany and the Latta Park. The brick shall be in the red / brown range of color. No large blank walls without windows, doors, balconies or other scale devices may face Kenilworth, Romany, Latta Park or the interior parking lot.
- 05. The material that is not masonry will be wood or cementitious siding. No Vinyl siding will be used. Plastic or metal material may be used for incidental architectural details including windows, doors and trim details. Windows will have visible mullion bars.
- 06. The roofs of the buildings that face Kenilworth will be flat. The roofs of the buildings that face Latta Park will be sloped. The townhouse will be able to have balconies facing the interior of the sites and the flats will be able to have balconies facing Latta Park as shown on the illustrative elevations.
- 07. No Unit will be smaller than 700 square feet. The town homes will be a minimum of 1100 square feet.

C) Conditions Regarding Screening, Walls and Dumpsters

- 08. Screening shall conform to the standards and treatments specified in the Ordinance, except as stipulated in Notes # 9, 10 and #11.
- 09. Walls screening parking areas will be comprised of brick that complements the buildings as described in note #5. Walls screening parking areas will be 5 foot high solid and block views to the parking area from public streets except at access points.
- 10. Any dumpsters located on the Site shall be screened from view by a solid brick wall 12 inches higher than the dumpster utilized with a gate enclosure facing the interior parking lot.
- 11. Roof top mechanical equipment shall be screened from public view at street level. Garage doors and air conditioning units directly visible from the Kenilworth, Romany or Latta Park shall be screened from public view.

D) Conditions Regarding Parking

- 12. The minimum number of off street parking spaces will be 40 including tandem spaces. The maximum number of off street parking spaces will meet the standards established under the Ordinance. Stand alone garages will be allowed provided they must be used for cars (not storage), they must have their doors remain closed and no living or storage space above shall be allowed. The garage design will complement the design of the building and will be part of the illustrative elevations.
- 13. Parking will be paved with asphalt.
- 14. On Street parking will be provided as allowed for by CDOT.
- 15. The petitioner shall provide a bicycle rack on site for use by the residents, not visible from any street.

E) Conditions Regarding Buffers, Landscaping, Lighting and Signage

16. Trees shall be installed along Kenilworth Avenue and Romany Road in accordance with the City of Charlotte Tree Ordinance. There will be 5 large maturing trees placed on the rear of the property to soften facades facing Latta Park.

- 17. All freestanding lighting fixtures will be uniform in design and shall not exceed 14 feet in height, except as may be required in the public right of way. Lights shall be directed internally away from adjoining properties. Streetlights along Romany will be installed per code.
- 18. Wall pack lighting will not be allowed.
- 19. Signage will be in accordance with the Ordinance.
- 20. Petitioner will work with a certified arborist to save the two Magnolia trees located on the corner of Kenilworth and Romany and a large tree at the east corner of the site near Waverly. The petitioner agrees to implement all prescribed measures dictated by the certified arborist, but does not warrant that the trees will live and does not agree to any additional mitigation, if the trees do not live.
- 21. Proposed planting shown is conceptual only and will be subject to change and review of actual site conditions and Urban Forestry staff approval.
- 22. The Petitioner shall work with Urban Forestry to determine the number and type of trees they will require for the site during Landscape Plan Review.

F) Conditions Regarding City Services and Regulations

- 23. Adequate fire protection will be provided in accordance with the Fire Marshal's specifications.
- 24. Petitioner will relocate existing storm water pipe from inlet at park to box culvert in Kenilworth. The new storm water pipe shall satisfy standards, if any, imposed by the City of Charlotte Engineering Department. This pipe shall be located underground.
- 25. All other utilities on the site, but not those located in the public right of way, shall also be located underground.
- 26. Storm water runoff from the Site will be managed through proven techniques, which satisfy standards, if any, imposed by the City of Charlotte Engineering Department.
- 27. All development within the Site will conform to the Charlotte Subdivision Regulations and the Charlotte City Code.
- 28. The Petitioner shall convey additional right of way as noted on the plan at Kenilworth Avenue.
- 29. The Petitioner shall reserve additional right of way as noted on the plan at Romany Road for future conveyance and shall convey it if required by the Charlotte Department of Transportation.

G) Conditions Regarding Setbacks, Sidewalks & Access

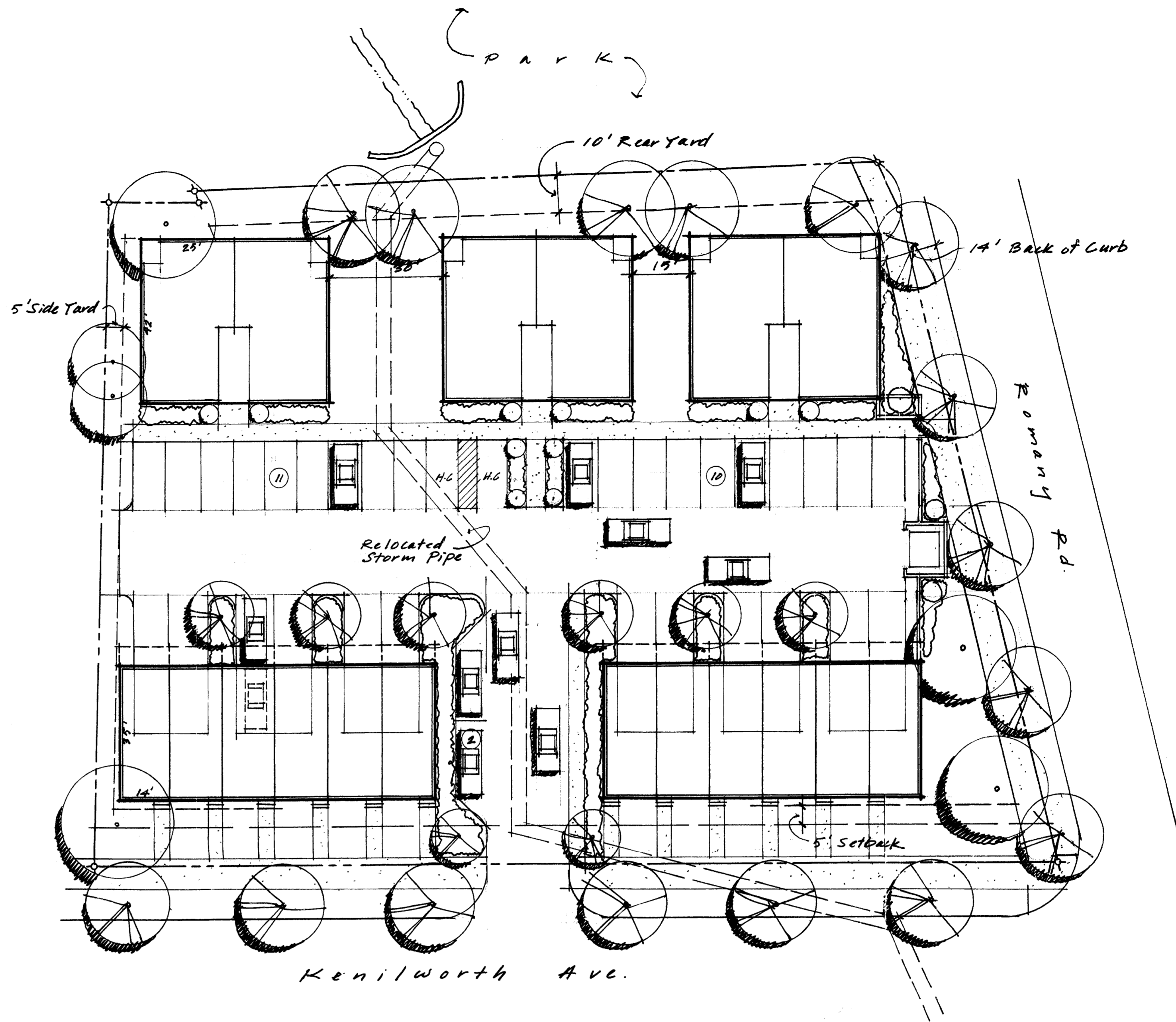
- 30. Vehicular access to the site, both permanent and during construction, shall be from Kenilworth.
- 31. The units facing Kenilworth shall have direct access via sidewalks to the street through a combination of individual stoops and sidewalks or coordinated access points where grade is prohibitive.
- 32. The building will maintain a minimum setback of 14' from existing or proposed back of curb (or shall be back of the right away) whichever distance is greater.
- 33. The petitioner shall maintain an 8' sidewalk with a minimum 8' planting strip along Kenilworth Avenue.
- 34. The petitioner shall maintain a 6' sidewalk with a minimum 8' planting strip along Romany Road.

H) Conditions Regarding Ownership and Use

35. The buildings may be sold as condominiums or townhomes but may also be rental apartments.

I) Off-Site Improvements

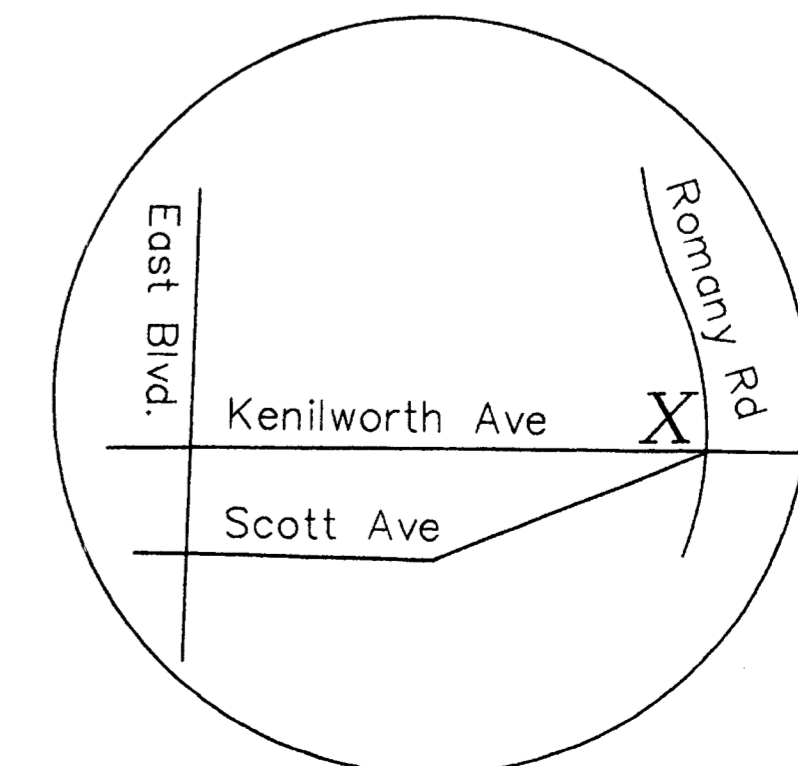
36. The Boulevard Company will contribute \$5,000 to the Charlotte Department of Transportation to be used for the improvement of pedestrian cross-walks over Kenilworth and Scott avenues. This contribution will be made prior to The Boulevard Company receiving its first certificate of occupancy for the improvements noted in this rezoning.



ILLUSTRATIVE SITE PLAN
Scale: 1" = 20'

"This conceptual site plan is intended to depict the general conceptual layout of the building(s) on the site. Changes and alterations which do not materially affect the overall conceptual layout shall be permitted based upon final design and construction drawings. These building(s) may change in size, location and orientation so long as they are consistent with overall concept shown above and meet the specific requirements of the technical data sheet submitted as part of this rezoning process."

APPROVED BY CITY COUNCIL
DATE 11/18/02



VICINITY MAP
NOT TO SCALE

Parkview
Kenilworth & Romany



Revised Concept Design
10 October 2002
Rezoning Petition
#02-84
For Public Hearing

11/05/02
Revised Technical Data Sheet

CRAFT SOLUTIONS