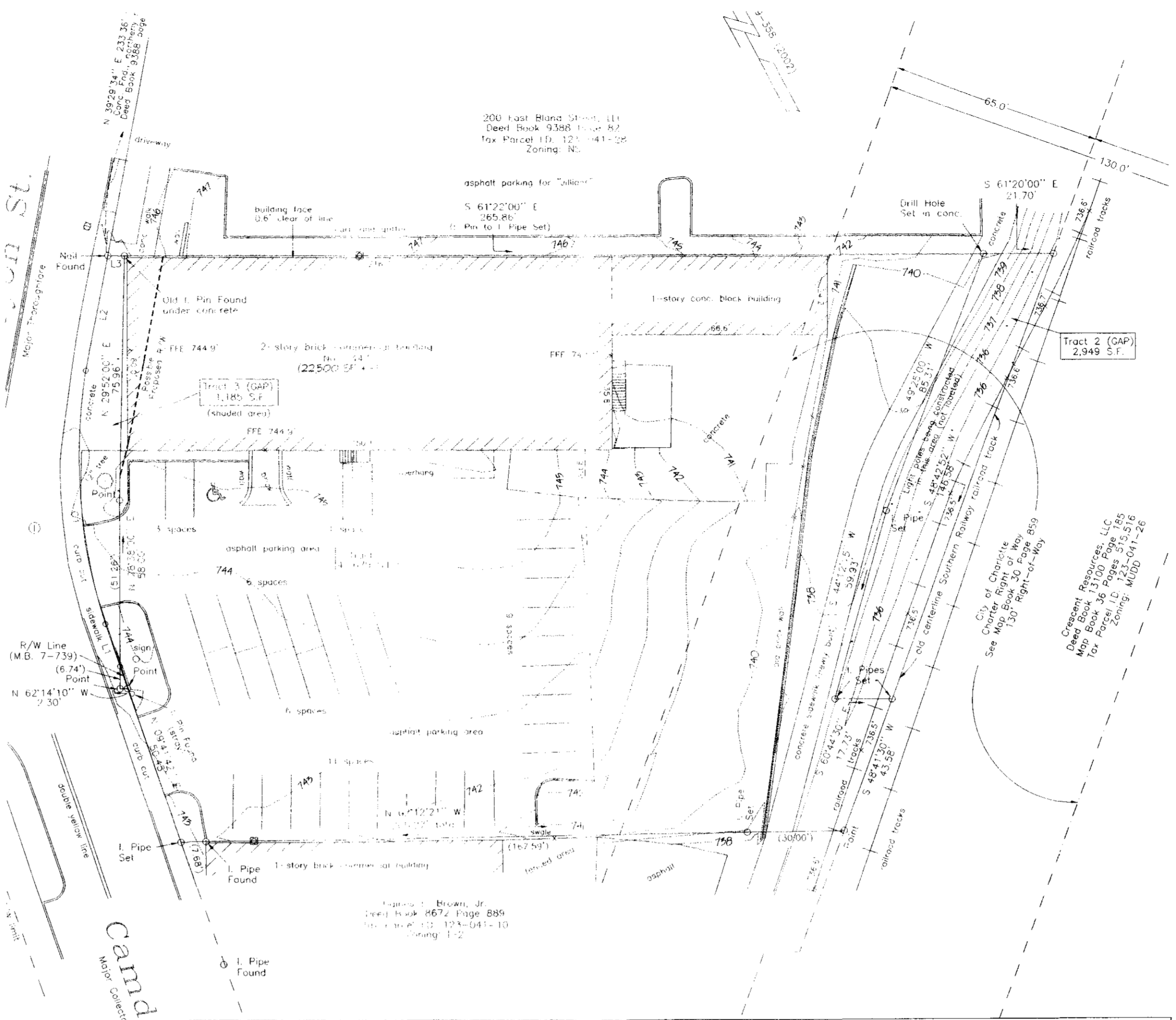
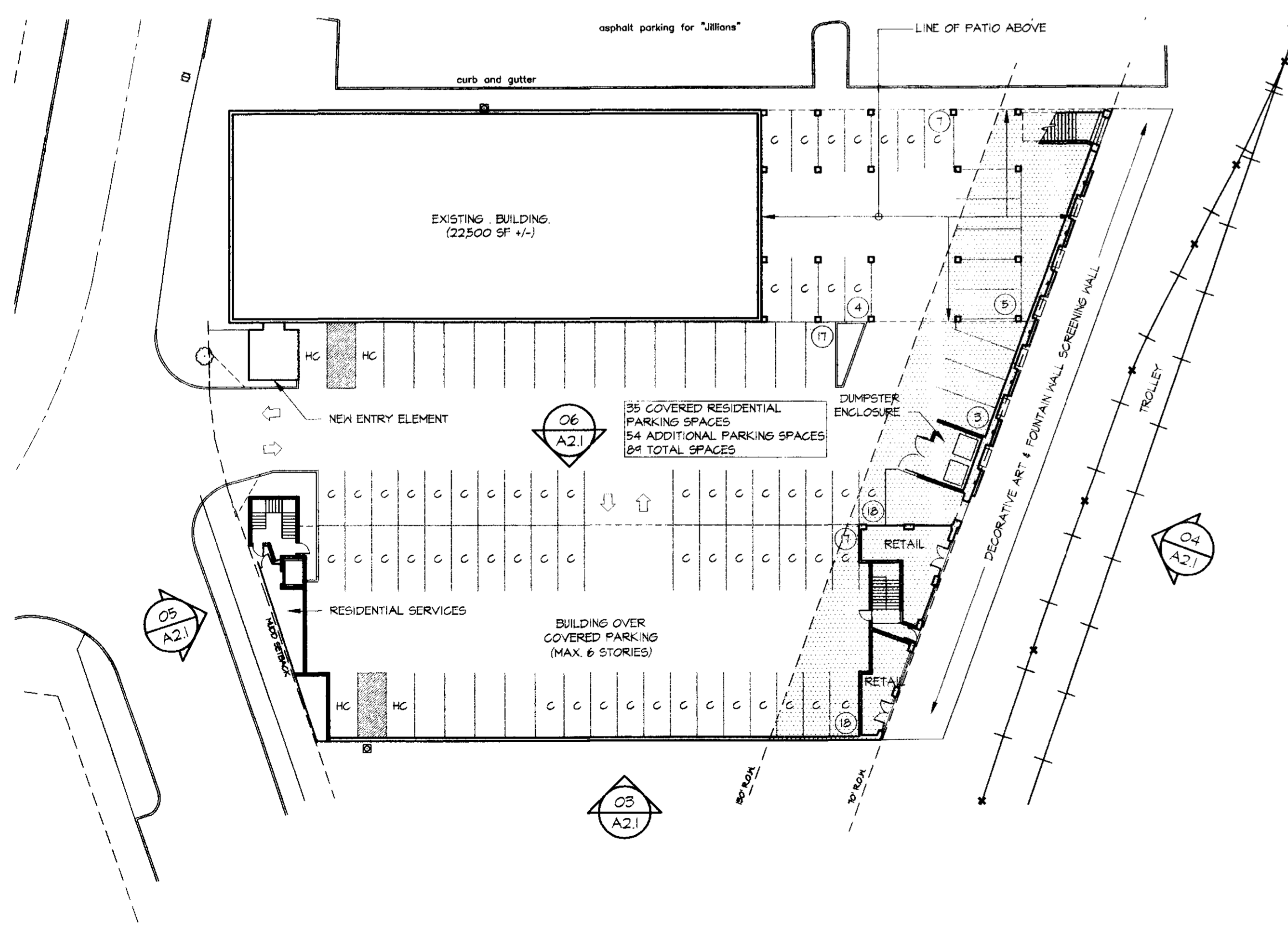


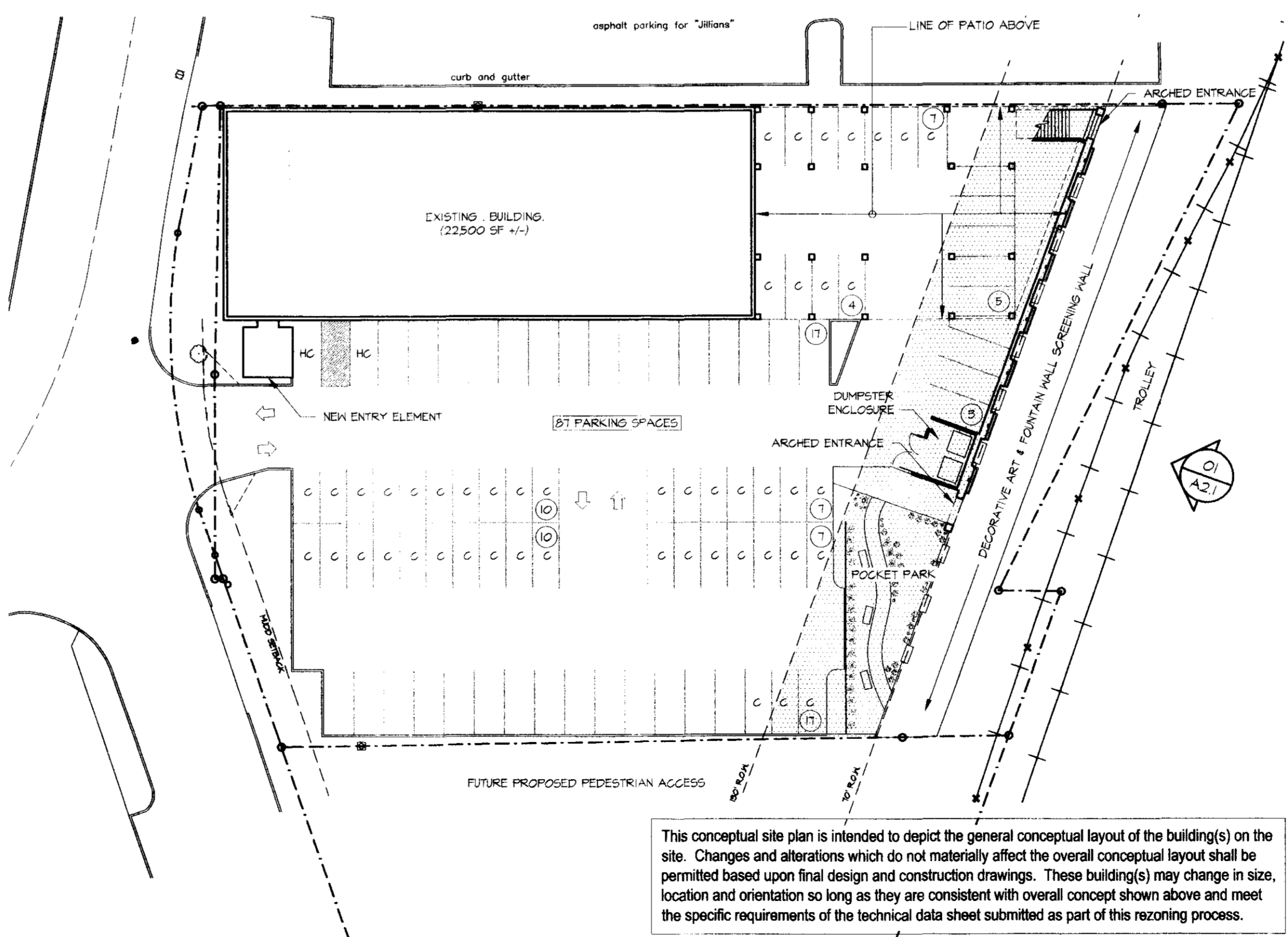
04 Technical Site Plan 1" = 30'-0"



03 Existing Use Site Plan 1" = 30'-0"



02 Schematic Site Plan: Phase II 1" = 30'-0"



01 Schematic Site Plan: Phase I 1" = 30'-0"

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.

Site Data:  
 Acreage: 1.0747 Acres  
 Existing Zoning: I-2  
 Proposed Zoning: MUDD (CD)  
 Proposed Use: See Technical Conditions

Technical Data Sheet & Development Conditions

- A) Conditions Regarding Use**
- The site will be developed as a mixed-use development and may include residential, retail and office uses.
  - The project will be phased as follows:  
 a. Existing Building Structures and Parking Configuration: The petitioner may use the existing property with no improvements (as is) OR the petitioner may use the existing property but demolish the 1-story concrete block building to the rear of the site and replace it with no more than 5 parking spaces with no other improvements.  
 b. Development of Property Phase I - The petitioner will build the decorative art and fountain wall, pocket park, patio attached to existing building and reconfigure the parking lot as shown and designated as Phase I. In addition, prior to receiving a certificate of occupancy for the above improvements, the petitioner will provide \$10,000 towards the cost of a traffic signal to the Charlotte Department of Transportation.  
 c. Development of Property Phase II - The petitioner will build new building as shown on the plan and designated in Phase II.

- B) Conditions Regarding Building Design**
- The Existing Building will remain with the exception of the 1-story concrete block building to the rear of the site which will be demolished. Additions to the existing building such as a new entranceway, roof top terrace, outdoor patio as well as other improvements will be allowed per the Building Code and Zoning Ordinance.
  - The Building will not exceed four stories above at grade parking with left allowed above 4th story. The building will not exceed 80 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.
  - Any accessory use allowed by the Ordinance shall be permitted on the Site.
  - The buildings will have at least 50% brick or masonry veneer.
  - The material that is not masonry, either brick or CMU block, will be EIFS 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.
  - The roof of the buildings will be flat.
  - Alternate elevation & site plan - Petitioner agrees to construct the new building in accordance with the alternate elevation and site plan if CATS purchases land along the southern edge of the property to develop a pedestrian connection for Trolley and Light Rail access between Camden Road and Rensselaer Ave. If CATS purchases/develops the property and signs an agreement satisfactory to City of Charlotte Zoning officials preventing any structure from being built on that property, the petitioner will proceed in constructing the new building in accordance with the alternate elevation and site plan so that openings may be placed in the elevation of the proposed structure that is on the property line. The aforementioned easement will also allow for encroachment of structures including stoops and planters as shown on the plan designated alternate elevation and site plan. This encroachment agreement will specify that maintenance of encroaching structures will be the petitioner's responsibility.

- C) Conditions Regarding Screening, Walls and Dumpsters**
- Screening shall conform to the standards and treatments specified in the Ordinance, except as stipulated in Notes # 9 # 10 and #11.
  - The parking will be screened as shown on the plan.
  - Any dumpsters located on the Site shall be screened from view by a solid enclosure with a gate.
  - Roof top mechanical equipment shall be screened from public view at street level.
  - The petitioner will provide for recycling within the dumpster enclosure per section 12.03(c).

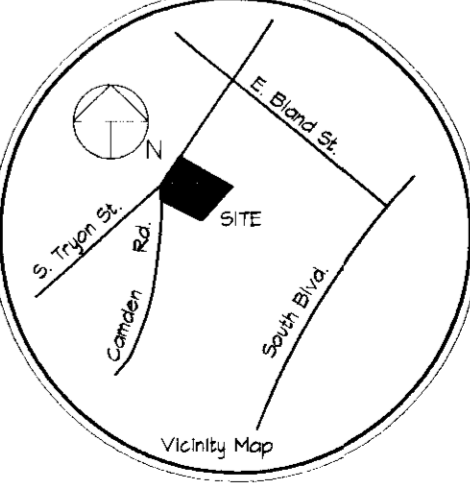
- D) Conditions Regarding Parking**
- Off street parking spaces will satisfy the minimum and maximum standards established under the Ordinance.
  - The petitioner shall provide a bicycle rack located along the rail corridor for use by the residents.

- E) Conditions Regarding Buffers, Landscaping, Lighting and Signage**
- Trees shall be installed along South Tryon and Camden Streets in accordance with the City of Charlotte Tree Ordinance. Trees shall be installed in the new park to the south of the building as shown on the plan.
  - All freestanding lighting fixtures will be uniform in design and shall not exceed 20 feet in height, except as may be required in the public right of way.
  - Wall pack lighting will not be allowed.
  - Signage will be allowed in accordance with the Ordinance.
  - 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**
- Adequate fire protection will be provided in accordance with the Fire Marshal's specifications.
  - 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.
  - All development within the Site will conform to the Charlotte Subdivision Regulations and the Charlotte City Code.
  - The Petitioner shall reserve additional right of way as noted on the plan at South Tryon and Camden Streets for future conveyance and shall convey if required by the Charlotte Department of Transportation.
  - Prior to receiving a certificate of occupancy for the Phase I improvements, the Petitioner shall provide \$10,000 to the Charlotte Department of Transportation towards construction of a traffic signal, possibly using a video detection system, at the Type III driveway entrance.

- G) Conditions Regarding Setbacks, Sidewalks & Access**
- The 130 foot city right of way, 65 feet each direction from the centerline of the railroad tracks, shall be reduced to 70 feet, 35 feet each direction from the centerline of the railroad tracks. The City agrees to work with petitioner to acquire ROW through direct purchase or exchange for value of improvements in ROW.
  - The existing building will be permitted to remain in its current location. The new building will maintain a minimum setback of 14' from existing curb (or shall be back of the right away) whichever distance is greater.
  - Both the existing and new buildings will have direct pedestrian access to South Tryon Street.
  - The proposed park to the south of the project will be permitted to be calculated as urban open space for the site as required by the Zoning Ordinance.

- H) Conditions Regarding Ownership and Use**
- The commercial and residential units in the buildings may be sold as condominiums but may also be leased as commercial space or rented as residential apartments.



Vicinity Map N.T.S.



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1447 South Tryon  
 Street Rezoning  
 (Petition #2003-001)

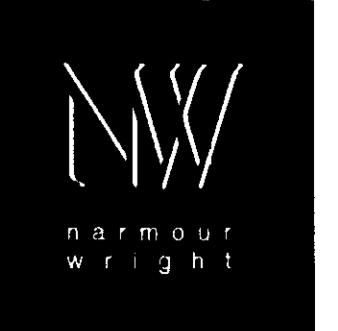
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 REVISIONS:

PROJECT NUMBER  
 02-088  
 DRAWN BY:  
 NWA  
 CHECKED BY:  
 NWA

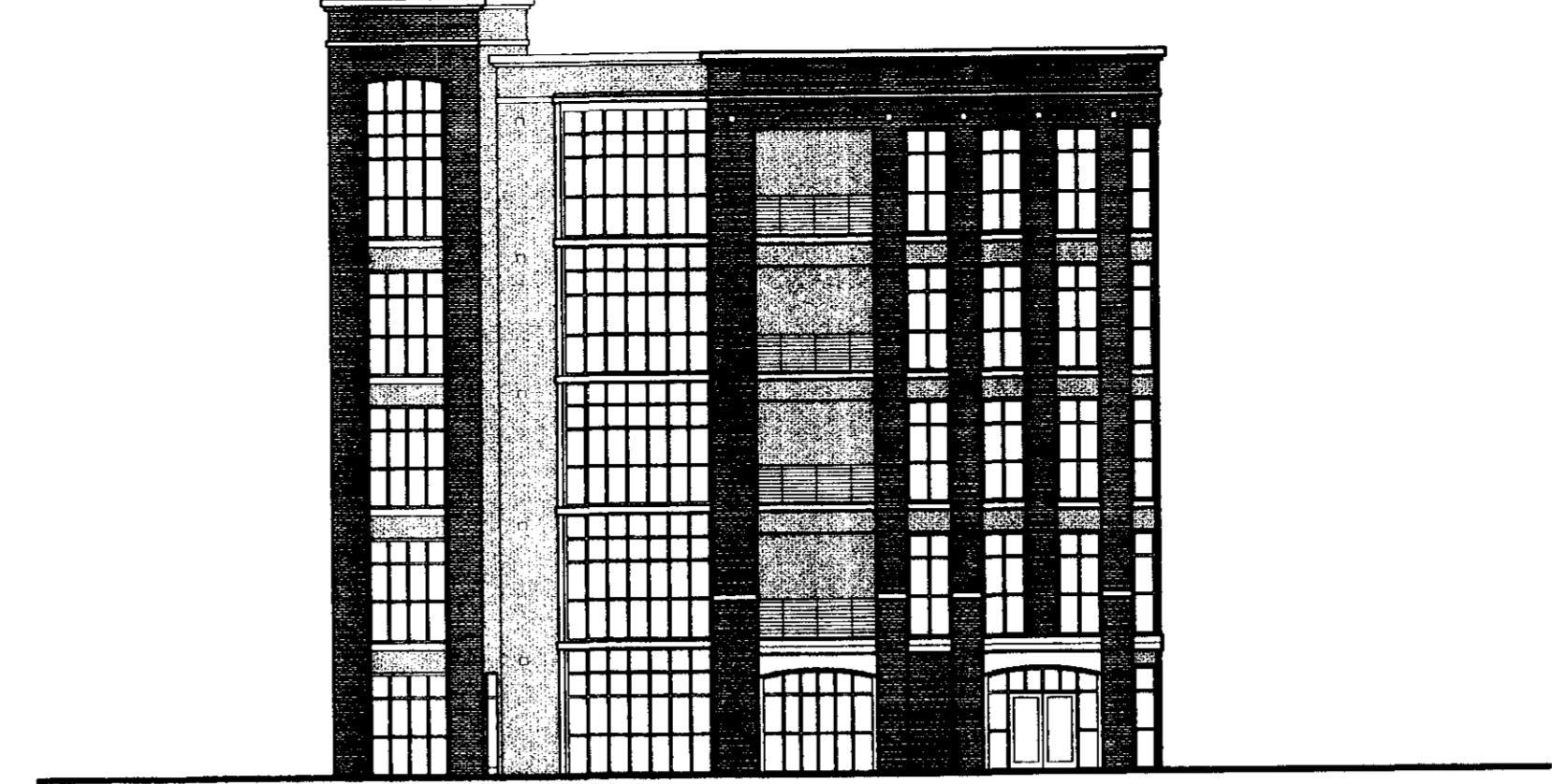
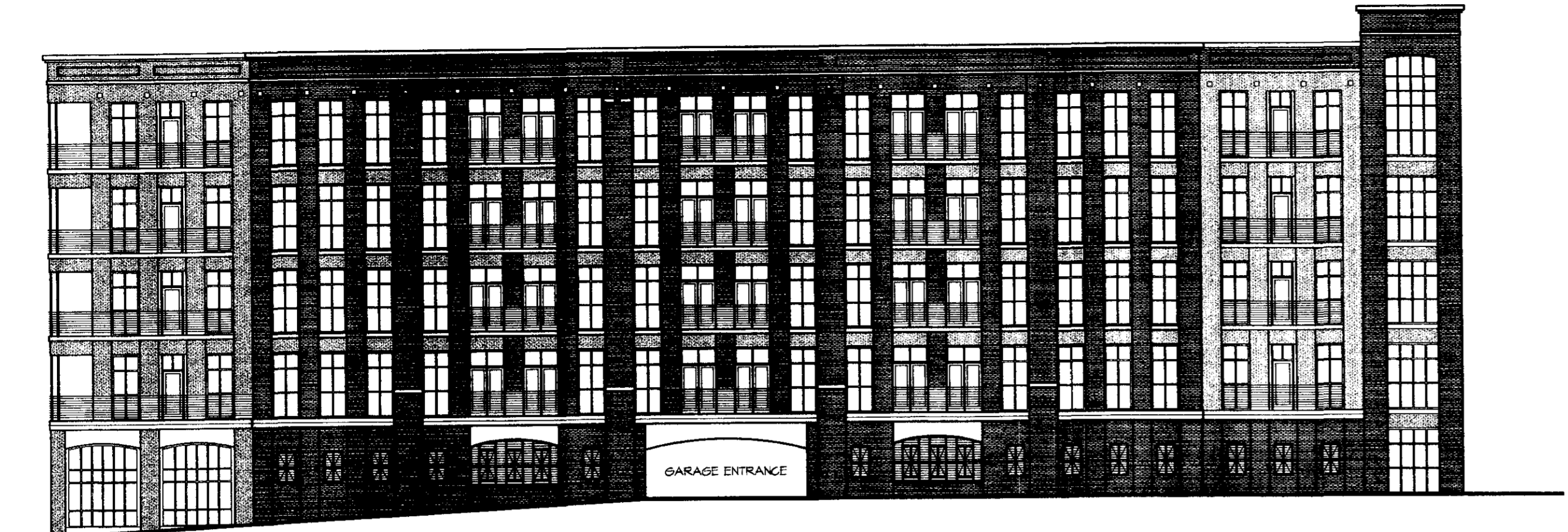
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 DATE 6/16/03

Technical  
 Data Plan

TD-1  
 (Sheet 1 of 3)

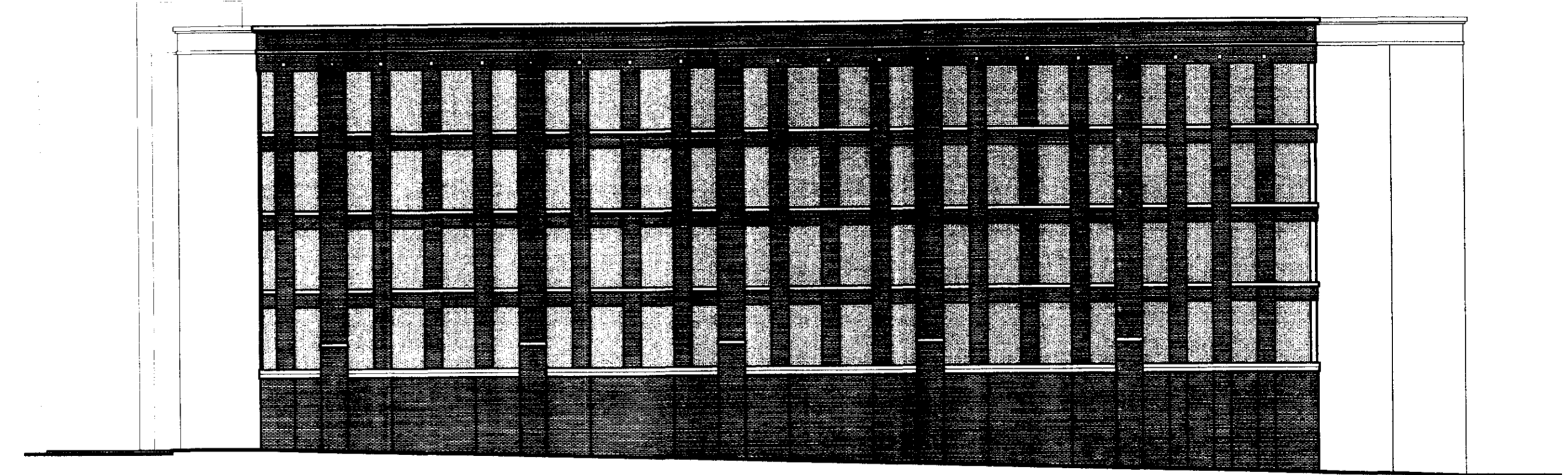
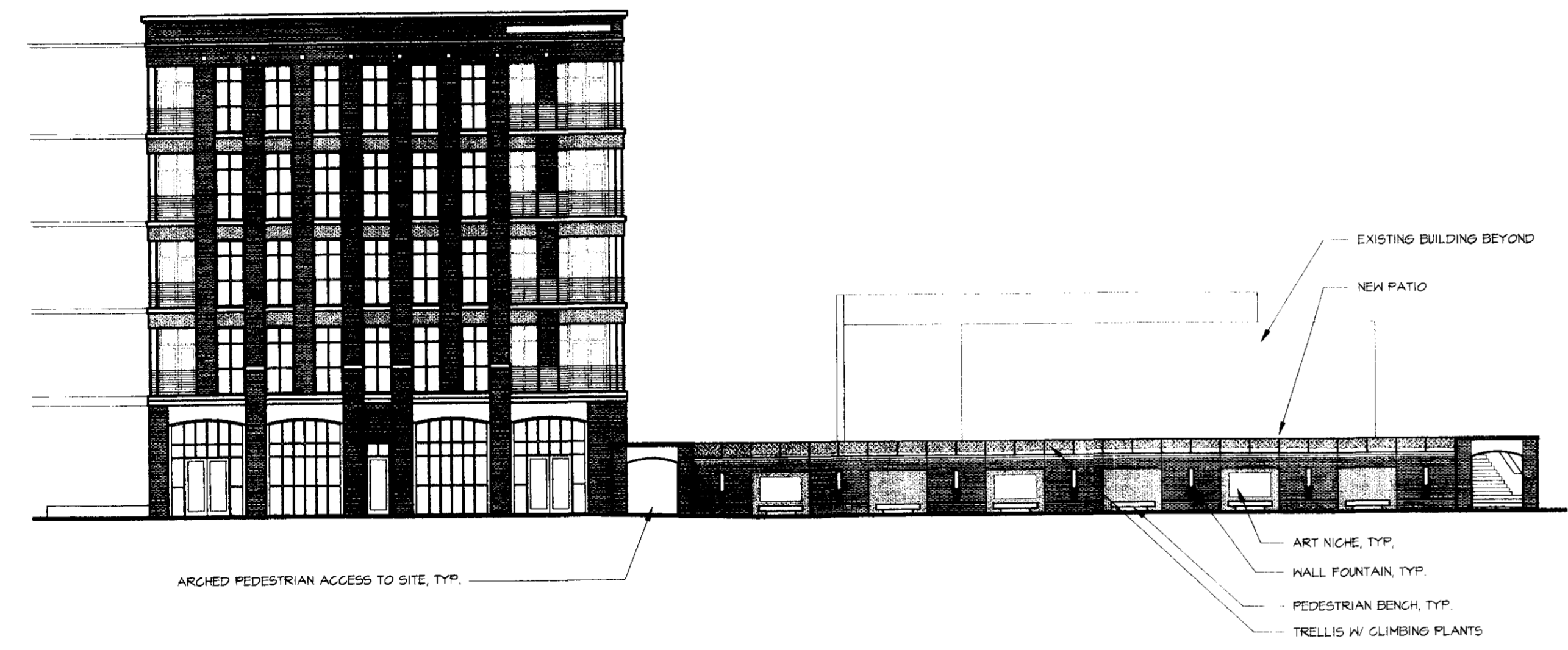


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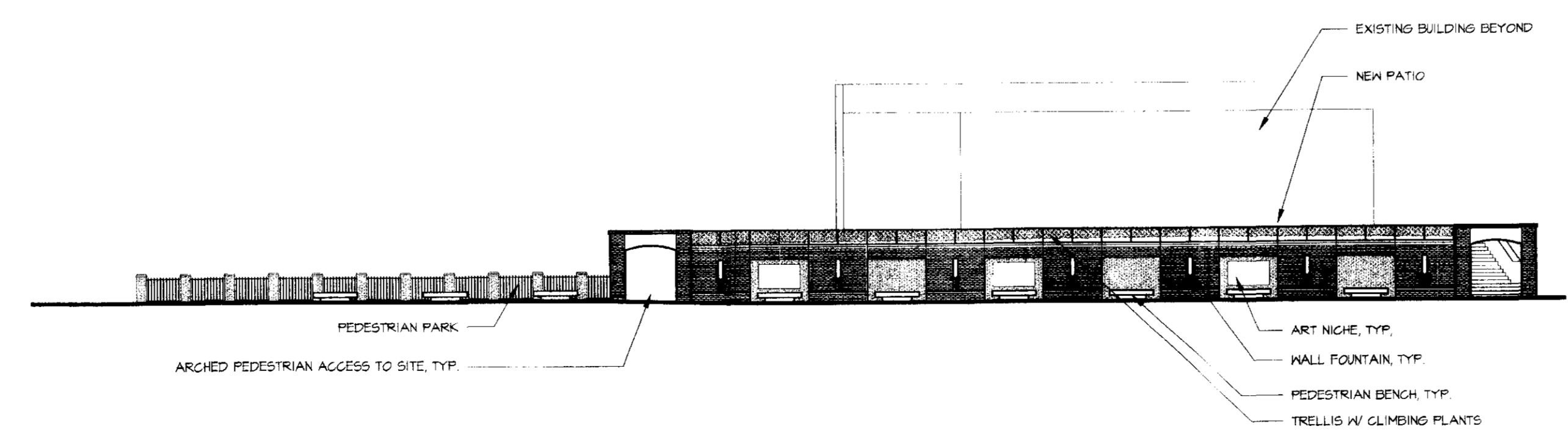
06 Phase II Elevation Facing Parking Lot 1/16" = 1'-0"

05 Phase II Elevation Facing Camden Road 1/16" = 1'-0"



04 Phase II Elevation Facing Trolley 1/16" = 1'-0"

03 Phase II Elevation Facing Pedestrian Trolley Access 1/16" = 1'-0"



These conceptual elevations are intended to depict the general conceptual architectural style of the project from all sides. Changes and alterations which do not materially affect the overall conceptual architectural style shall be permitted based upon final design and construction drawings. These building(s) may change in size and style as well as employ complimentary differences in color and material 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.

01 Phase 1 Elevation Facing Trolley 1/16" = 1'-0"

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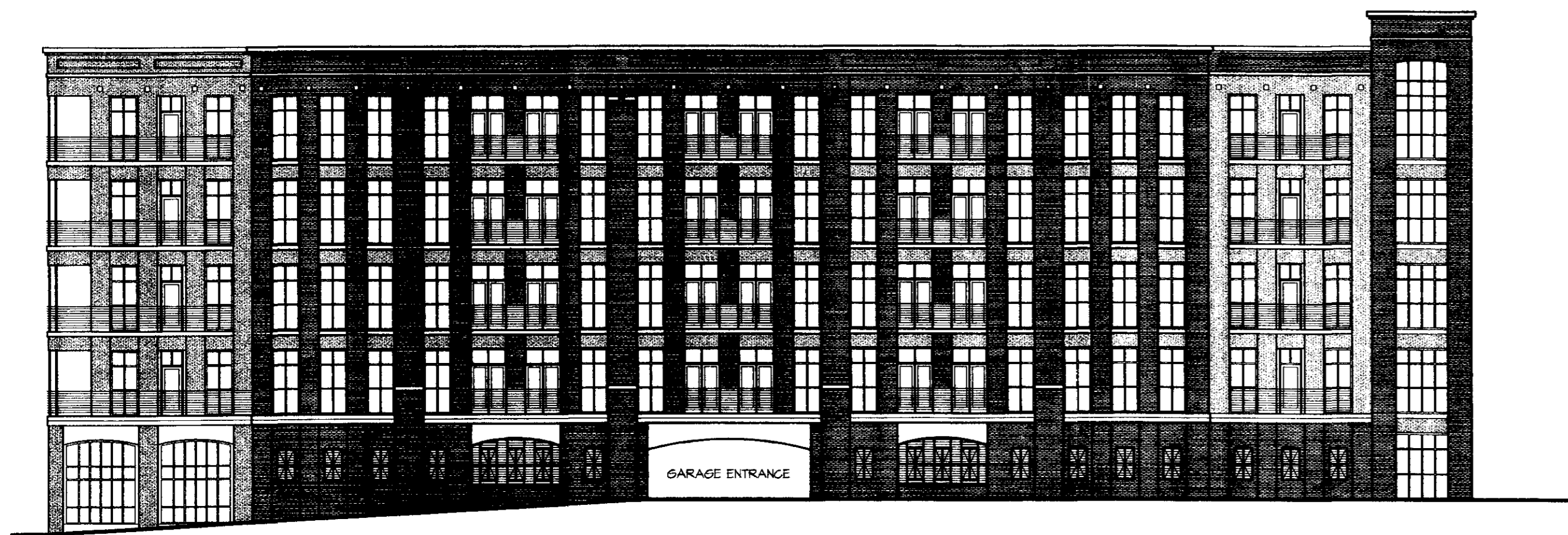
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 DATE 6/16/03

Conceptual  
 Elevations

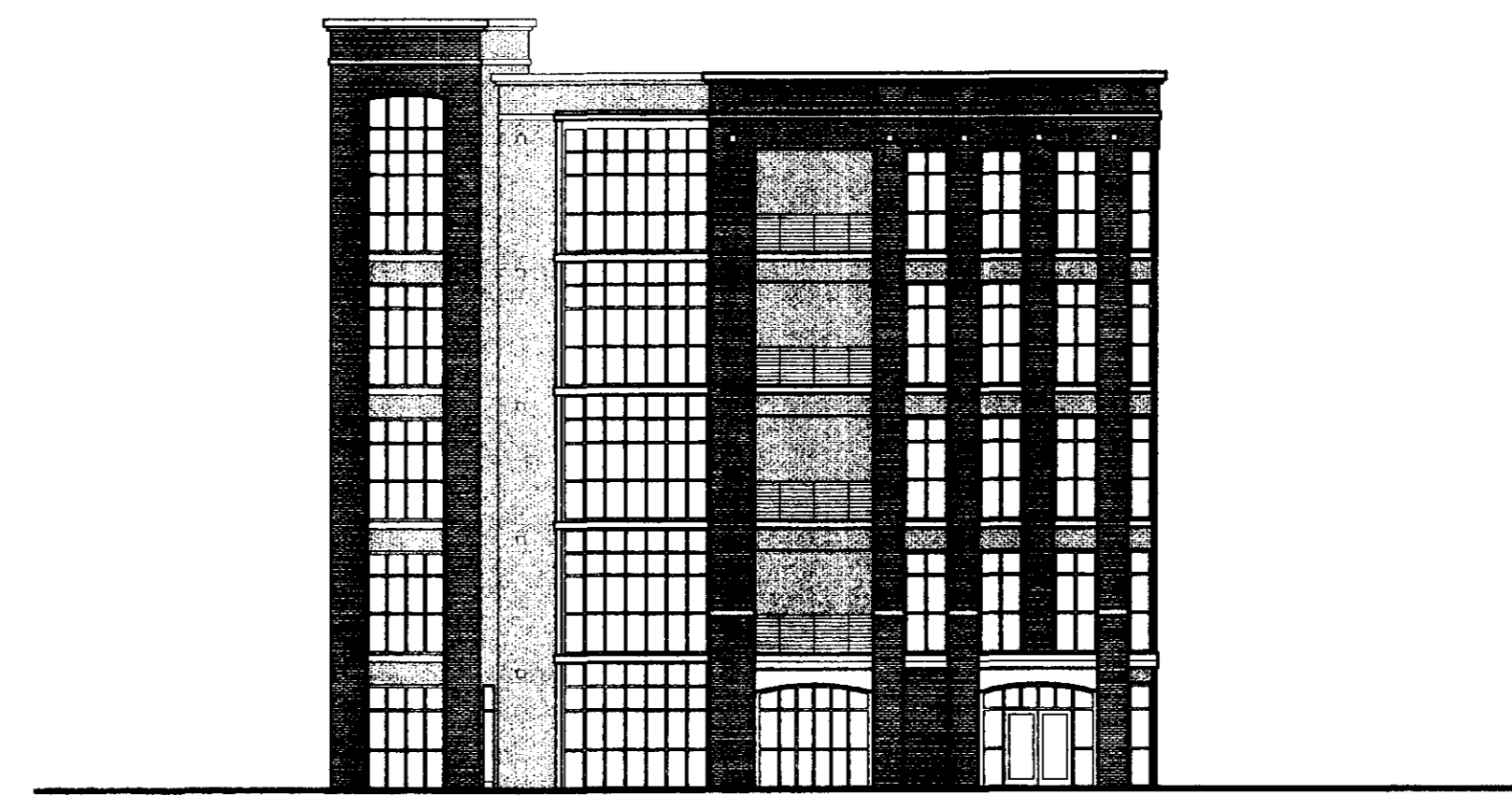
A2.1  
 (Sheet 2 of 3)



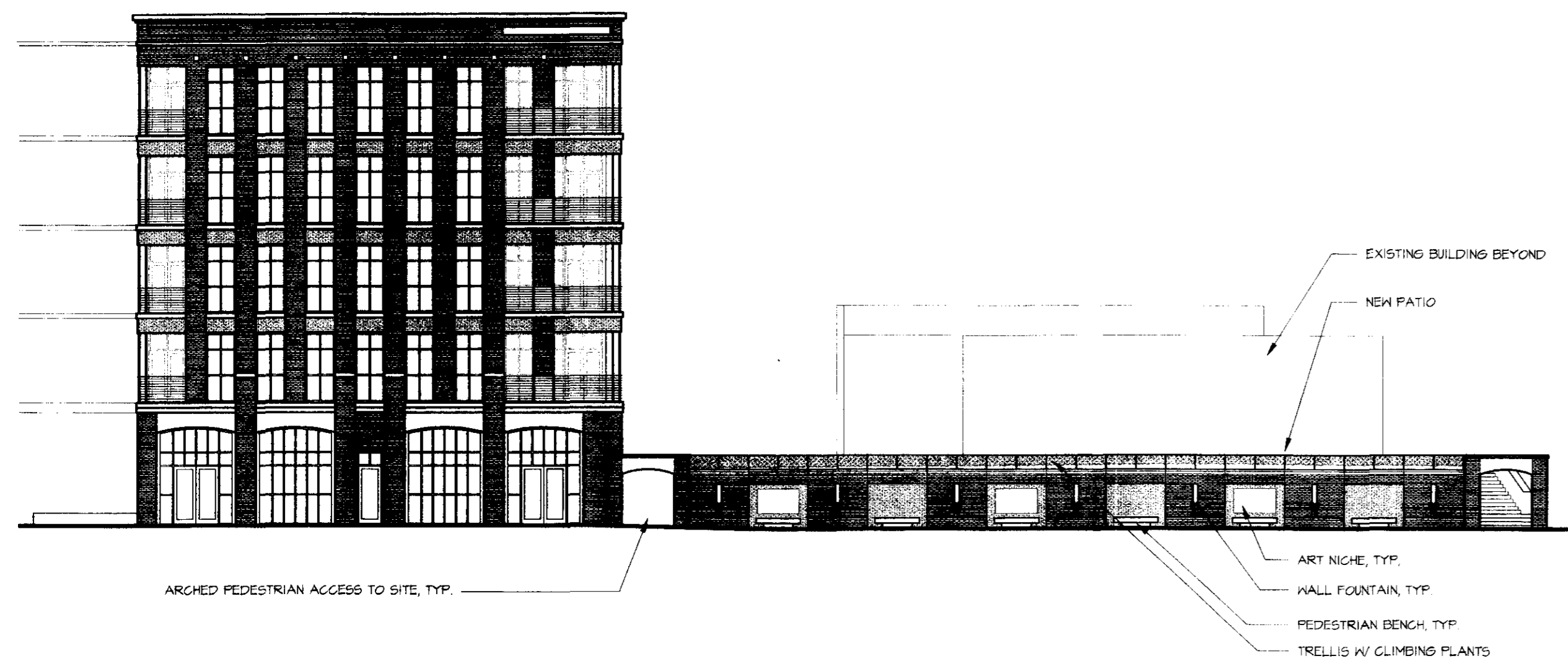
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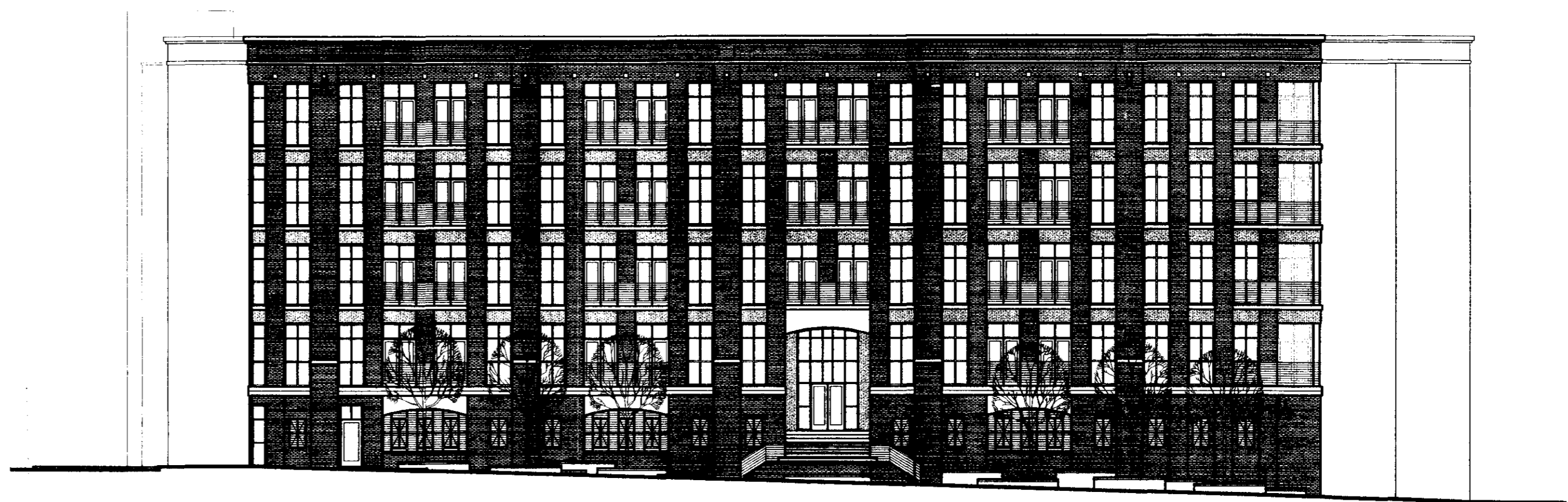
06 Alternate Phase II Elevation Facing Parking Lot 1/16" = 1'-0"



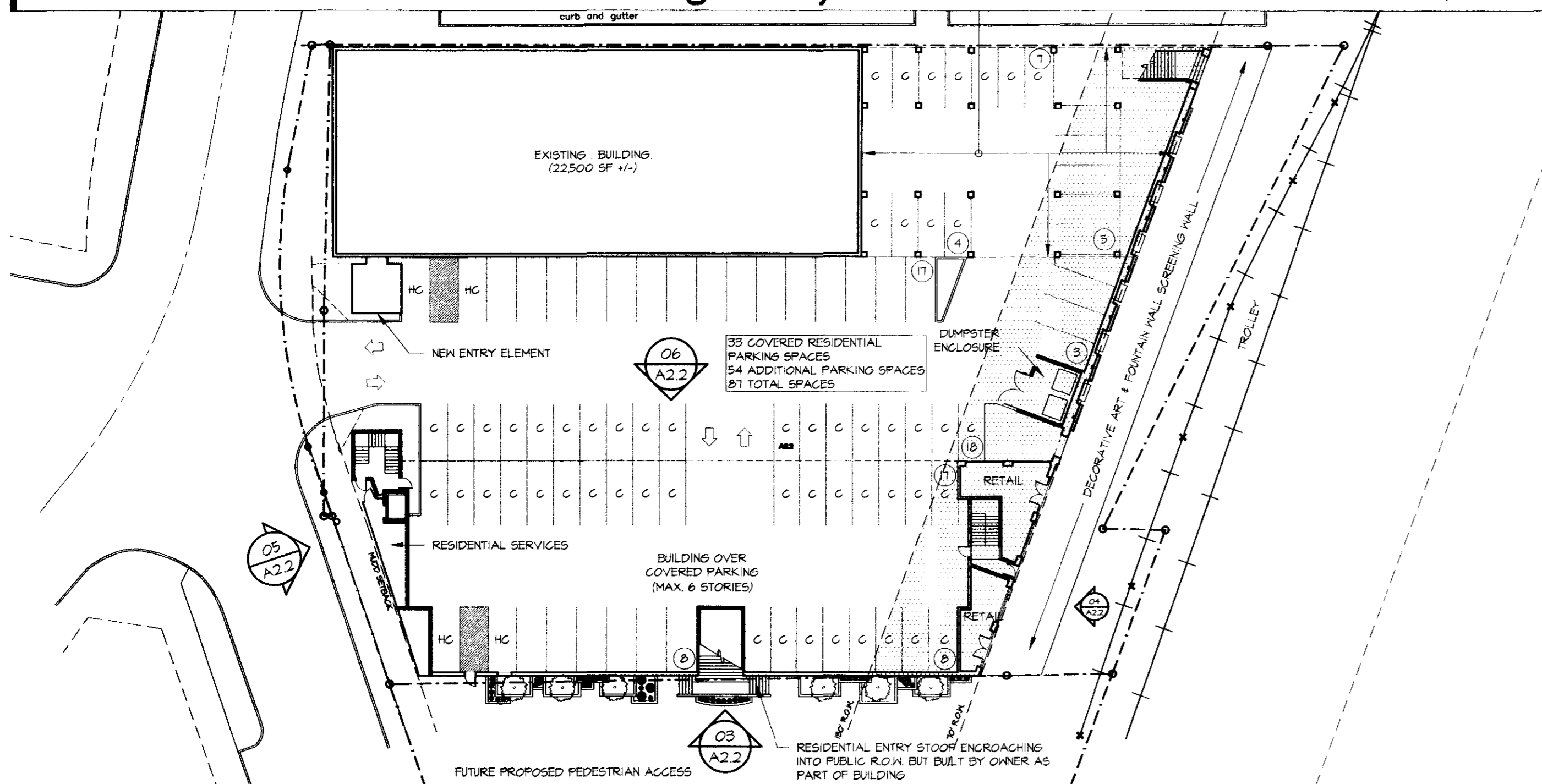
05 Alternate Phase II Elevation Facing Camden Road 1/16" = 1'-0"



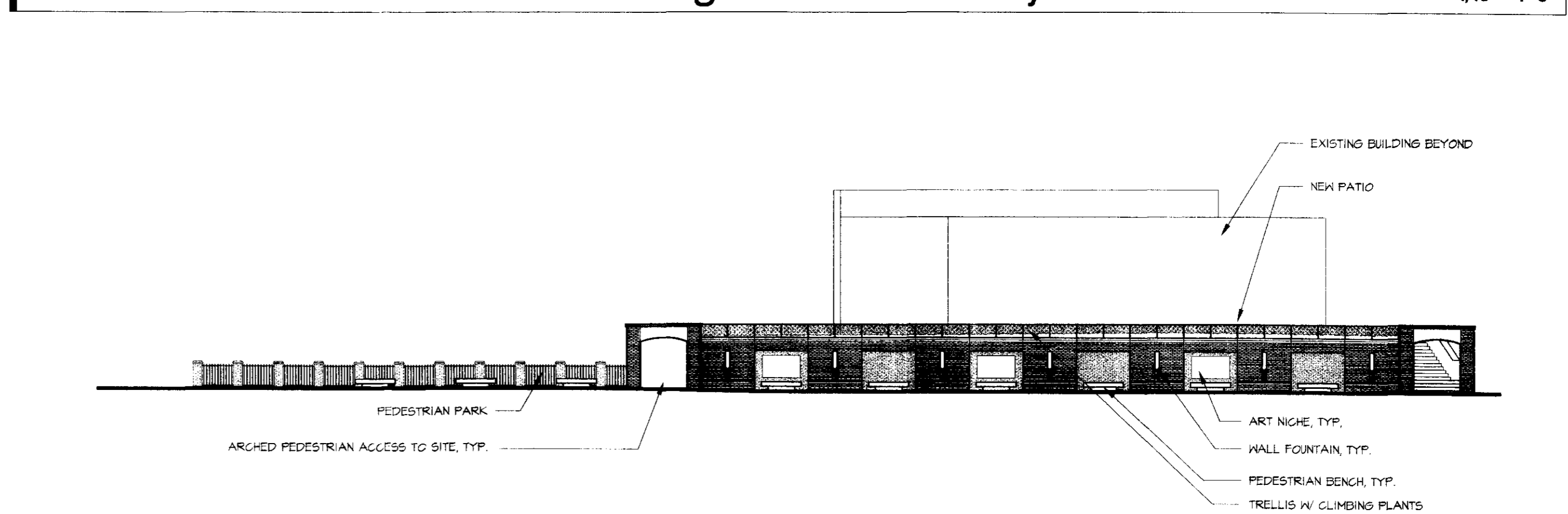
04 Alternate Phase II Elevation Facing Trolley 1/16" = 1'-0"



03 Alternate Phase II Elevation Facing Pedestrian Trolley Access 1/16" = 1'-0"



02 Alternate Site Plan 1/16" = 1'-0"



01 Alternate Phase 1 Elevation Facing Trolley 1/16" = 1'-0"

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APPROVED BY CITY COUNCIL  
 DATE 4/14/03

Alt. Conceptual  
 Elevations

A2.2  
 (Sheet 3 of 3)