

SITE DEVELOPMENT DATA

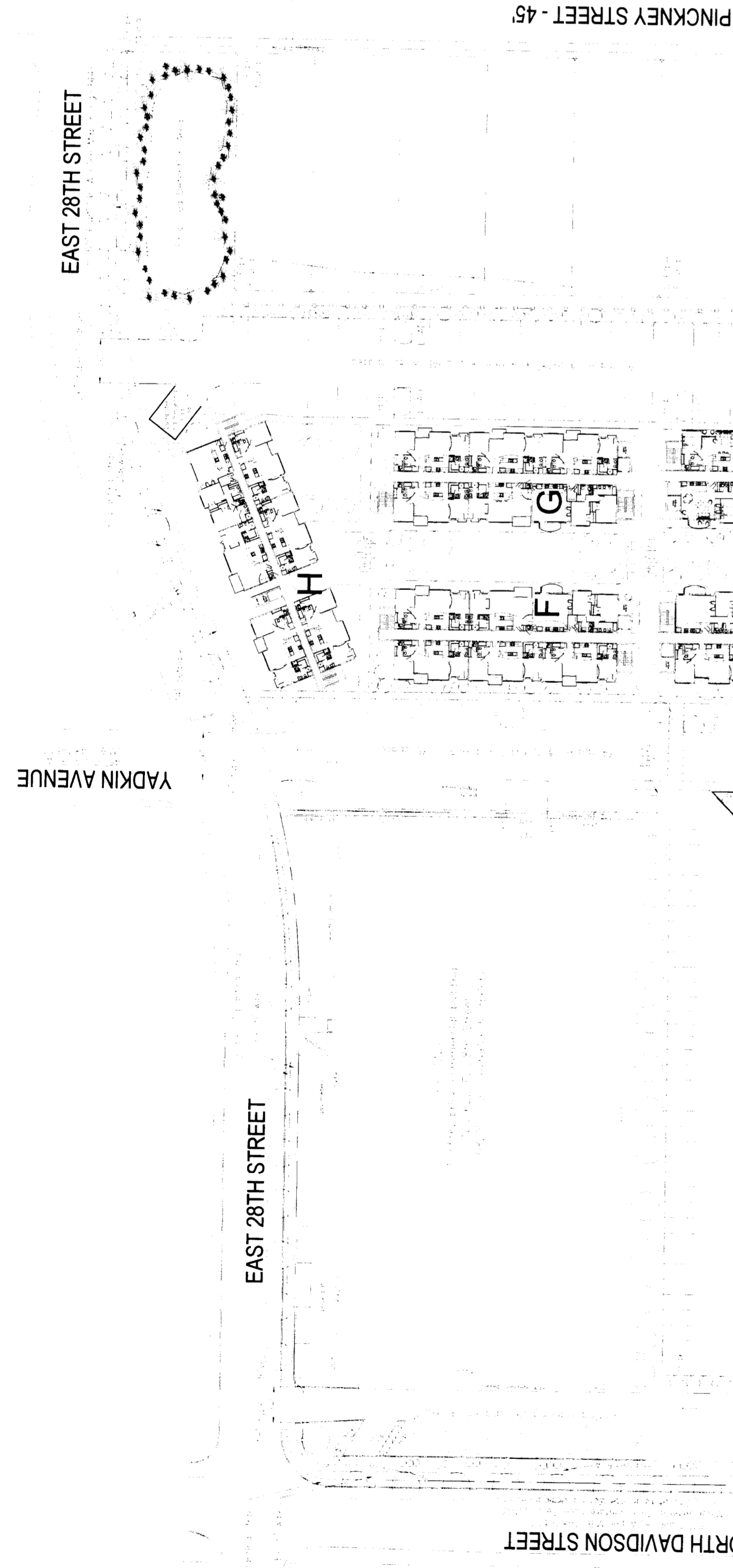
- SITE ACREAGE 7.16 ACRES
- EXISTING ZONING I-1, O-2
- PROPOSED ZONING MIDD-O
- SETBACKS
 - MIN. SETBACK 14'
 - MIN. SIDEWALK NONE
 - MAXIMUM OF 72' (6 STOREYS MAXIMUM)
- HEIGHT
 - EXISTING BUILDING - 48,700 SQ. FT.
 - 1 SPACE PER 600 SQ. FT. = 98 SPACES
 - 3,000 SQ. FT. RESTAURANT / COMMERCIAL
 - 1 SPACE PER 125 SQ. FT. = 24 SPACES
 - 1 SPACE PER OFFICE / BUSINESS
 - 1 SPACE PER 100 SQ. FT. = 31 SPACES
 - 108 RESIDENTIAL UNITS = 185 SPACES
 - SPACE PER UNIT = 185 SPACES
 - TOTAL PARKING REQ. - 338 SPACES
 - TOTAL PARKING PROVIDED - 281 SPACES

PROPOSED DEVELOPMENT

- A. RESTAURANT / COMMERCIAL - 5,000 SQ. FT.
- B. OFFICE / BUSINESS - 6,388 SQ. FT. (3 UNITS)
- A. RESIDENTIAL - 6,388 SQ. FT. (22 UNITS)
- B. OFFICE / BUSINESS - 25,276 SQ. FT. (22 UNITS)
- C. RESIDENTIAL - 38,219 SQ. FT. (30 UNITS)
- D. RESIDENTIAL - 25,160 SQ. FT. (20 UNITS)
- E. RESIDENTIAL - 38,095 SQ. FT. (30 UNITS)
- F. RESIDENTIAL - 38,095 SQ. FT. (30 UNITS)
- G. RESIDENTIAL - 38,095 SQ. FT. (30 UNITS)
- H. RESIDENTIAL - 38,095 SQ. FT. (30 UNITS)

OPTIONAL PROVISIONS

1. THE PETITIONER REQUESTS WAIVER OF REMOVAL OF EXISTING PARKING BETWEEN NORTH DAVIDSON STREET AND EXISTING BUILDING.
2. THE PETITIONER REQUESTS WAIVER OF 59 SPACES FROM THE TOTAL OF EXISTING BUILDING'S PARKING PROVIDED - 281 SPACES DUE TO
3. THE PETITIONER REQUESTS WAIVER OF MIDD STREET SCAPE REQUIREMENT DUE TO EXISTING CONDITIONS. E. 28TH STREET EXISTING 2' PLANTING STRIP AND 5' SIDEWALK. DAVIDSON STREET EXISTING 4' PLANTING STRIP AND 5' SIDEWALK.



SITE PLAN
1" = 60'-0"

28th Street Elevation

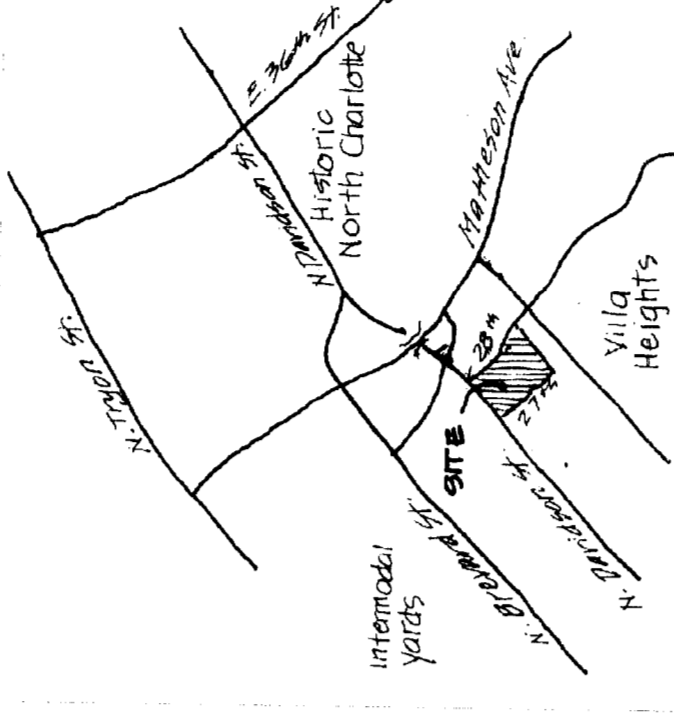
North Davidson Elevation

27th Street Elevation

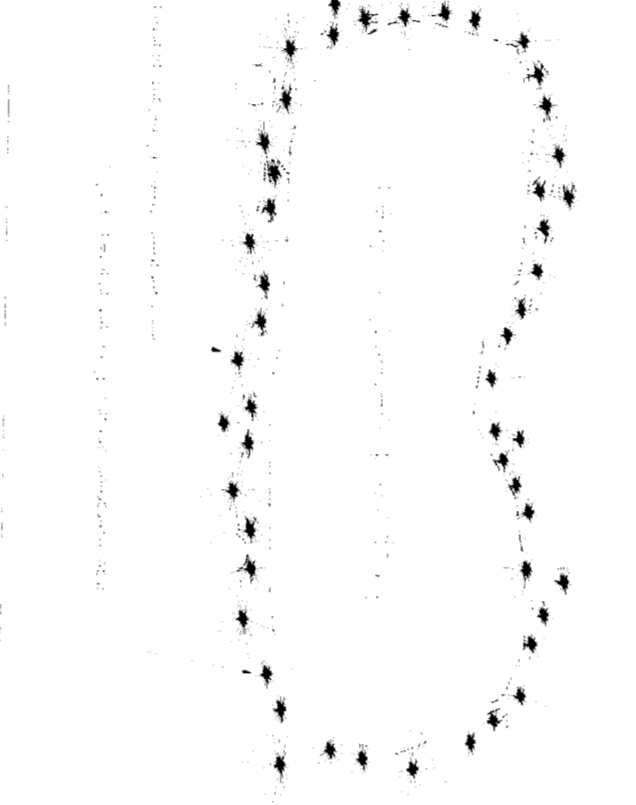
ELEVATIONS 1" = 60'-0"

GENERAL NOTES

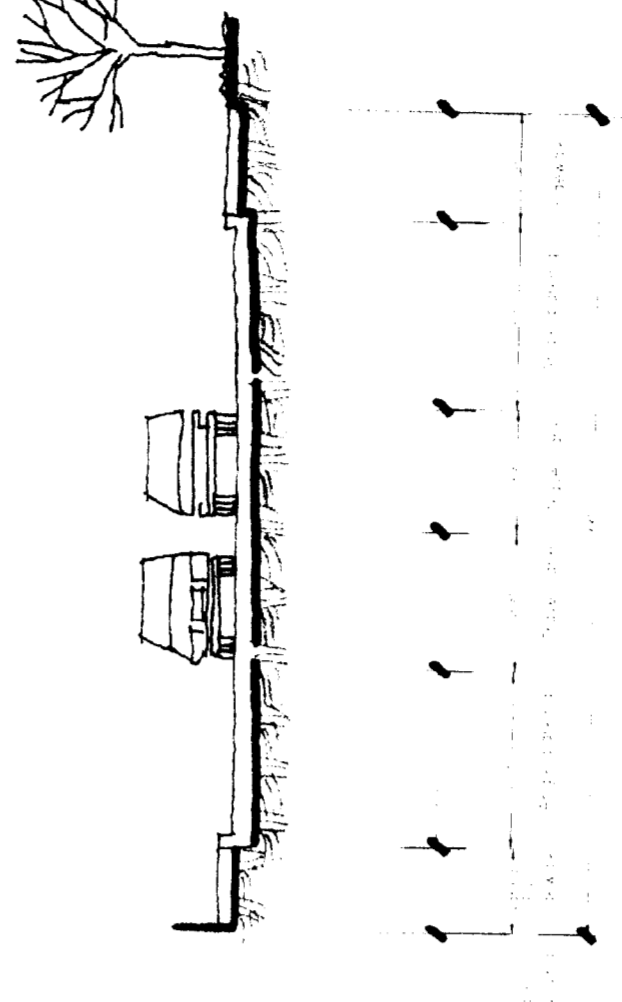
- 185 TOTAL RESIDENTIAL UNITS - 239,339 TOTAL SQ. FT.
- TOTAL COMMERCIAL/OFFICE BUSINESS AREA - 34,000 TOTAL SQ. FT.
1. PARKING AND LOADING AREAS WILL BE SCREENED PER SECTION 12.203
2. STORMWATER DETENTION FACILITIES WILL BE DESIGNED TO MEET THE APPLICABLE STANDARDS OF STORMWATER SERVICES. NO DETENTION WILL BE PERMITTED IN SETBACK.
3. SPACES UNLIMITED IN ACCORDANCE WITH APPLICABLE ZONING STANDARDS. THE EXACT LOCATION OF SPACES WILL BE DETERMINED AS PART OF THE DETAILED CONSTRUCTION AND LANDSCAPING PLANS FOR THE SITE.
4. SCREENING WILL CONFORM TO THE APPLICABLE STANDARDS OF SECT. 12.203 OF THE ZONING ORDINANCE.
5. THE SITE WILL BE SCREENED WITH A SOLID ENCLOSURE WITH GATES, MULTIFAMILY CONPLEXES, AND OTHER DEVELOPMENTS AS STATED IN SECTION 12.403 AND CHAPTER 12 OF THE CHARLOTTE ORDINANCES REGARDING SOLID WASTE DUMPSTER, COMPACTOR AND RECYCLING AREAS.
6. SITE LIGHTING/PEDESTRIAN LEVEL LIGHTING WILL BE PROVIDED. EXACT LOCATION OF PEDESTRIAN LIGHTS, OVERHEAD LIGHTS, ETC. WILL BE DETERMINED AS PART OF THE DETAILED CONSTRUCTION PLAN FOR THE SITE.
7. THE PETITIONER SHALL TIE IN TO THE EXISTING SIDEWALK, SIDEWALK LIGHTING IS PROMOTE THE DETAIL CONSTRUCTION PLAN FOR THE SITE.
8. THE PETITIONER SHALL TIE IN TO THE EXISTING SIDEWALK, SIDEWALK LIGHTING IS PROMOTE THE DETAIL CONSTRUCTION PLAN FOR THE SITE.
9. ANALYZED TO ENSURE THAT IT WILL NOT BE TAKEN OUT OF STANDARD DUE TO THE DEVELOPMENT. IF IT IS FOUND THAT DEVELOPMENT WILL CAUSE THE STORM DRAINAGE SYSTEMS) TO BE TAKEN OUT OF STANDARD, THE PETITIONER SHALL PROVIDE ALTERNATE METHODS TO PREVENT THIS FROM OCCURRING.
10. THE PETITIONER ACKNOWLEDGES THAT OTHER STANDARD DEVELOPMENT REQUIREMENTS IMPOSED BY OTHER CITY ORDINANCES, SUCH AS THOSE THAT REGULATE STREETS, SIDEWALKS, TREES, AND SITE DEVELOPMENT, MAY APPLY TO THE DEVELOPMENT OF THIS SITE. THESE ARE NOT ZONING REGULATIONS, AND ARE NOT ADMINISTERED BY THE ZONING ADMINISTRATOR, AND ARE NOT SEPARATELY ENFORCED BY THE CITY OF CHARLOTTE.
11. EXISTING BUS STOPS ON NORTH DAVIDSON STREET AND EAST 28TH STREET WILL BE MAINTAINED AS REQUESTED BY CATS.
12. STREETScape REQUIREMENTS OF 6' SIDEWALK AND 8' PLANTING STRIP SHALL BE PROVIDED ALONG ALL STREET FRONTAGE EXCEPT IN LOCATIONS FRONTING EXISTING BUILDING WHERE THERE IS EXISTING SIDEWALK AND PLANTING STRIP. THE PETITIONER SHALL PROVIDE THE FOLLOWING PROVISIONS:
 10. BICYCLE PARKING SPACES SHALL BE PROVIDED PER SECTION 12.202 SEE SITE PLAN.
 11. ALL UNITS WITH PUBLIC STREET FRONTAGE SHALL HAVE DOORS FACING STREET EXCLUDING UNITS ALONG EAST 28TH STREET.
 12. LANDSCAPE WALL BUFFER SHALL BE INSTALLED BETWEEN PROPOSED PLANTING STRIP AND EXISTING SIDEWALK.
 13. EXTENSION OF EAST 27TH STREET TO PINCKNEY STREET. BUFFER TO BE CONSTRUCTED AS PART OF DEVELOPMENT OF BUILDING D.



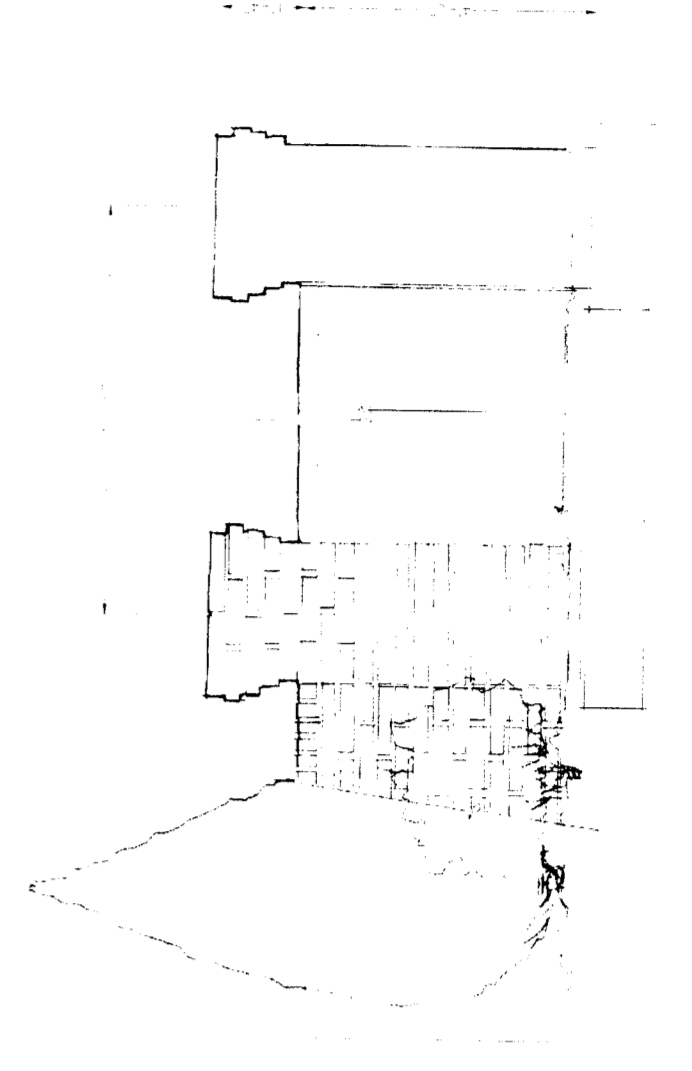
VICINITY MAP (NTS)



STORMWATER DETENTION DETAIL (NTS)



YADKIN AVENUE EXTENSION SECTION (NTS)



WALL BUFFER DETAIL (NTS)