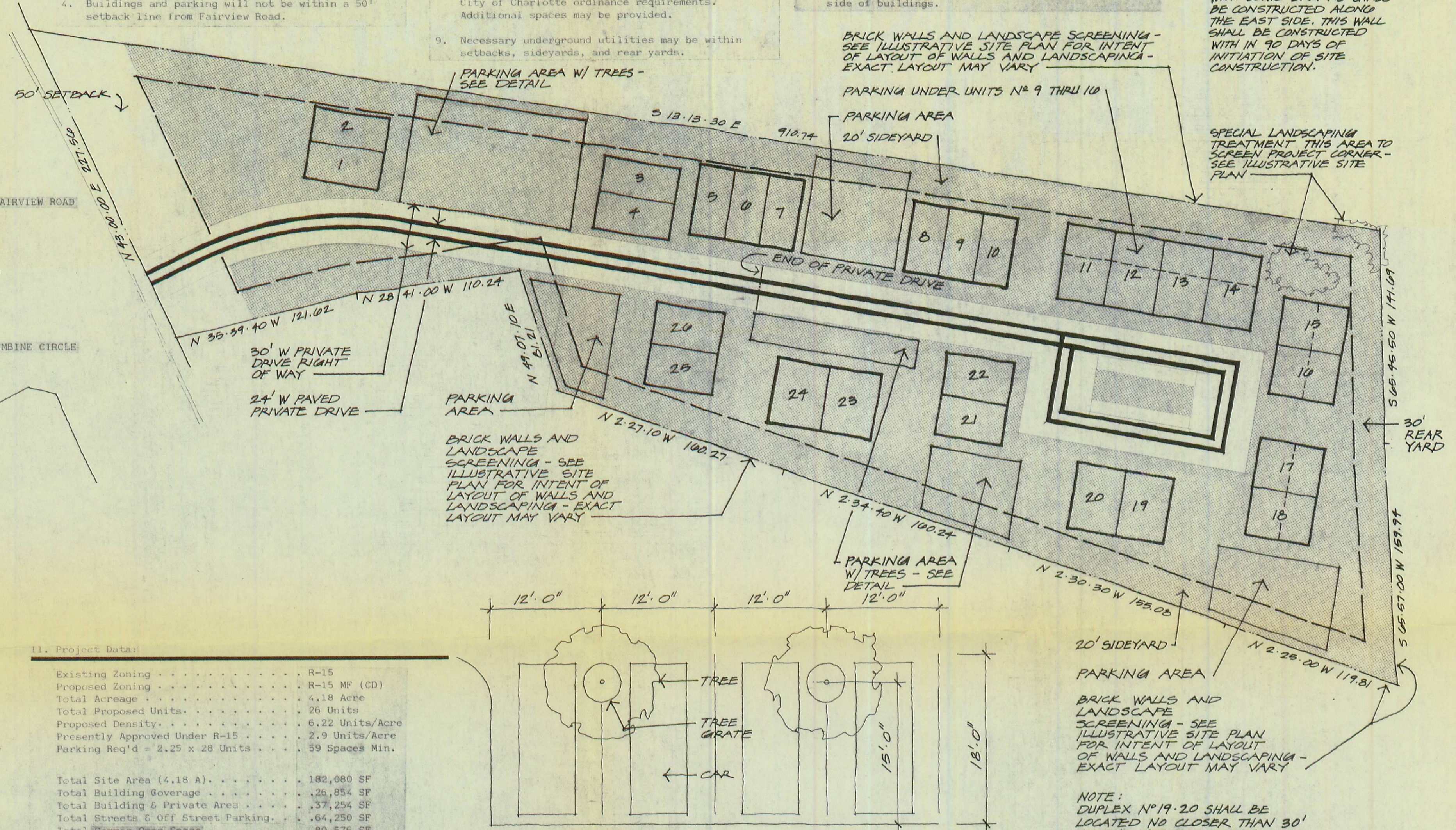


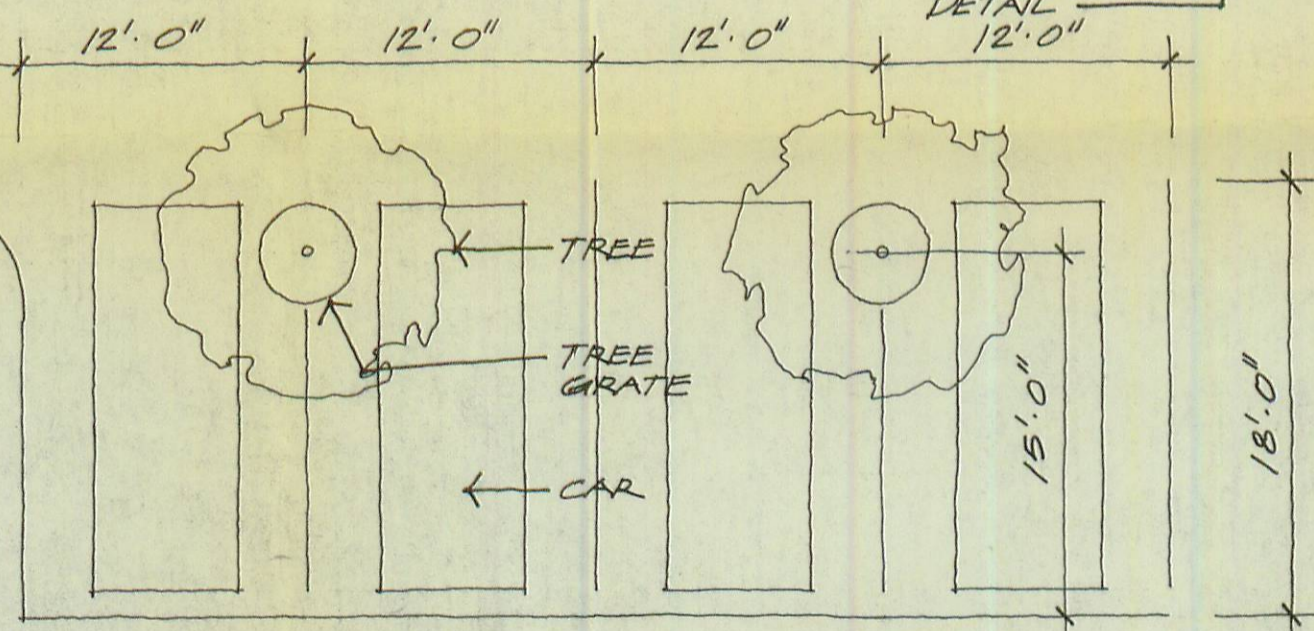
1. Notes:

1. The property is requested to be rezoned from R-15 to R-15 MF CD.
2. Structures shown (see Illustrative Plan) will be townhouses for sale.
3. Access to the development shall be by way of a private street from Fairview Road by providing a 30' right of way aligned with Columbine Circle and perpendicular to Fairview Road.
4. Buildings and parking will not be within a 50' setback line from Fairview Road.
5. See Conditional Site Plan for minimum setback, side yard and rear yard.
6. Entry and identification signs shall be provided in accordance with City of Charlotte ordinance requirements.
7. Development shall meet the requirements of the Charlotte storm water detention ordinance.
8. Minimum parking will be as required to meet the City of Charlotte ordinance requirements. Additional spaces may be provided.
9. Necessary underground utilities may be within setbacks, and rear yards.
10. All parking areas will be screened with brick walls or adequate landscaping to prevent eye level visual contact between adjacent properties and subject project.
11. Setback from private street (Columbine Court) will be a minimum of 20'-0" on front side of buildings and a minimum of 5'-0" from side of buildings.
12. Setback from parking shall be a minimum of 15'-0" on front side of buildings and a minimum of 5'-0" from side of buildings.
13. All street lighting fixtures shall be of a type similar to a Herwig Octagonal Lantern No. 3211 or equal.
14. A CONTINUOUS SOLID BRICK WALL, BETWEEN 6'-0" HIGH AND 8'-0" HIGH SHALL BE CONSTRUCTED ALONG THE WEST AND SOUTH SIDES OF THE SITE. A SIMILAR WALL WITH SOME BREAKS SHALL BE CONSTRUCTED ALONG THE EAST SIDE. THIS WALL SHALL BE CONSTRUCTED WITH IN 90 DAYS OF INITIATION OF SITE CONSTRUCTION.



II. Project Data:

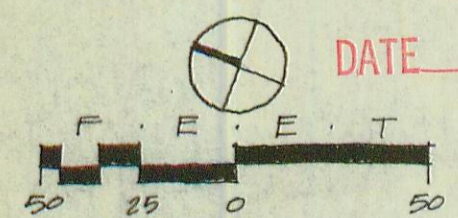
| | |
|---------------------------------------|-----------------|
| Existing Zoning | R-15 |
| Proposed Zoning | R-15 MF (CD) |
| Total Acreage | 4.18 Acre |
| Total Proposed Units | 26 Units |
| Proposed Density | 6.22 Units/Acre |
| Presently Approved Under R-15 | 2.9 Units/Acre |
| Parking Req'd = 2.25 x 28 Units | 59 Spaces Min. |
| | |
| Total Site Area (4.18 A) | 182,080 SF |
| Total Building Coverage | 26,854 SF |
| Total Building & Private Area | 37,254 SF |
| Total Streets & Off Street Parking | 64,250 SF |
| Total Common Open Space | 80,576 SF |
| Total Common Open Space as Percentage | .44% |



TREE DETAIL IN PARKING

APPROVED BY CITY COUNCIL

DATE 11/19/84



Conditional Site Plan
REVISED 22 OCT '84

I. NOTES CONTINUED:

15. A PHYSICAL SURVEY WILL BE CONDUCTED TO IDENTIFY ALL TREES WITH IN 5'-0" OF ADJACENT PROPERTIES TO GUIDE THE ARCHITECTS IN THE PLACEMENT OF PERIMETER BRICK WALLS.
16. NO EAVE SPOT LIGHTS WILL BE ALLOWED ON THE PERIMETER OF THE PROJECT FACING ADJACENT PROPERTY OWNERS.

I. NOTES CONTINUED:

17. THERE WILL BE (6) SIX SEDIMENTATION CONTROL BASINS ON SITE DURING CONSTRUCTION. THESE WILL BE DESIGNED TO MEET CITY ENGINEERING STANDARDS.
18. OFF SITE UNDERGROUND AND OVERLAND STORM DRAINAGE WILL BE CONSTRUCTED TO CITY STORM WATER STANDARDS.

Columbine Court

Fairview Road Charlotte, North Carolina