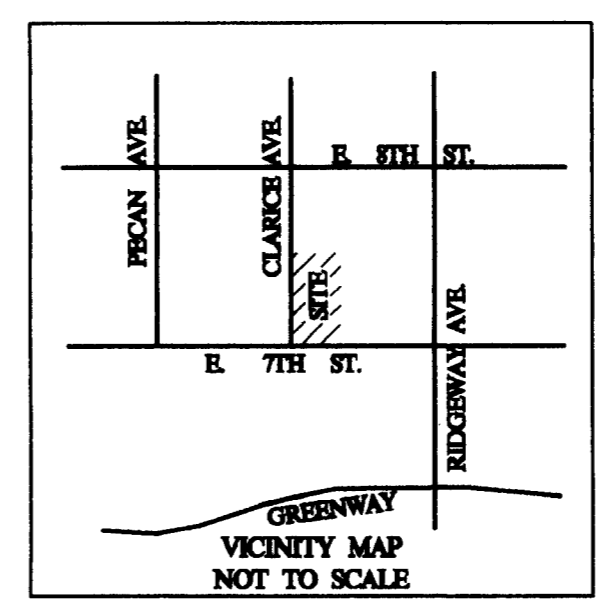
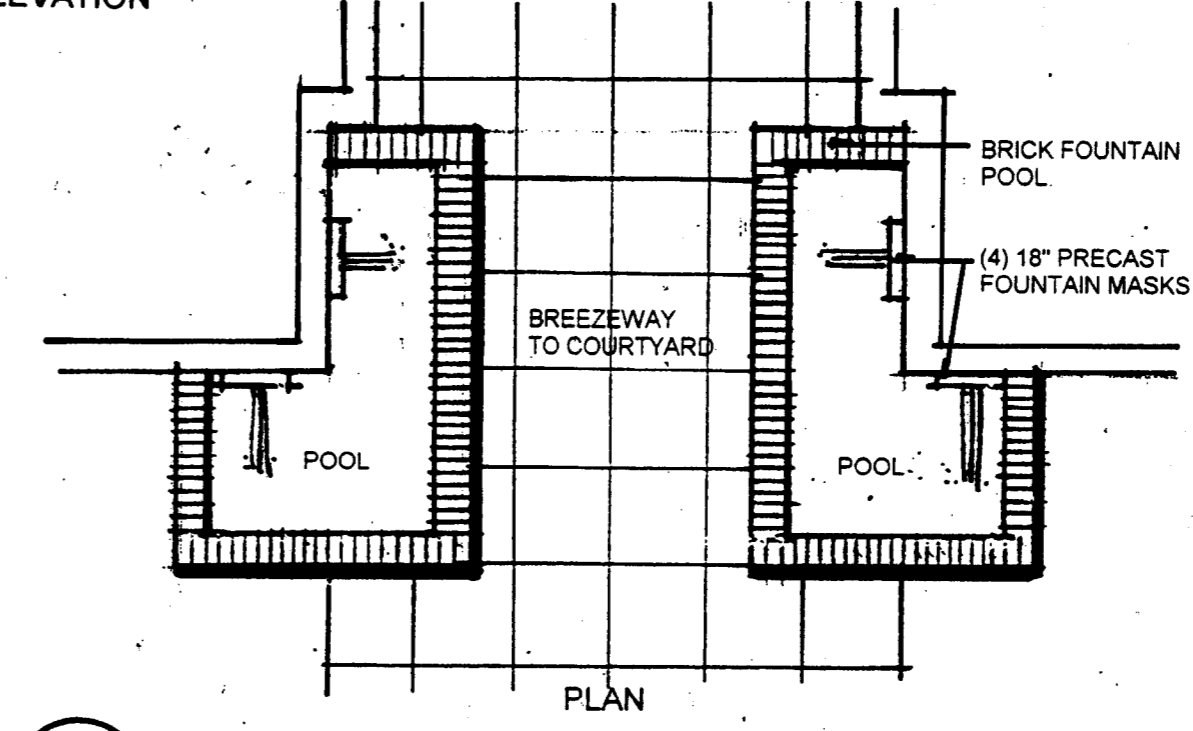
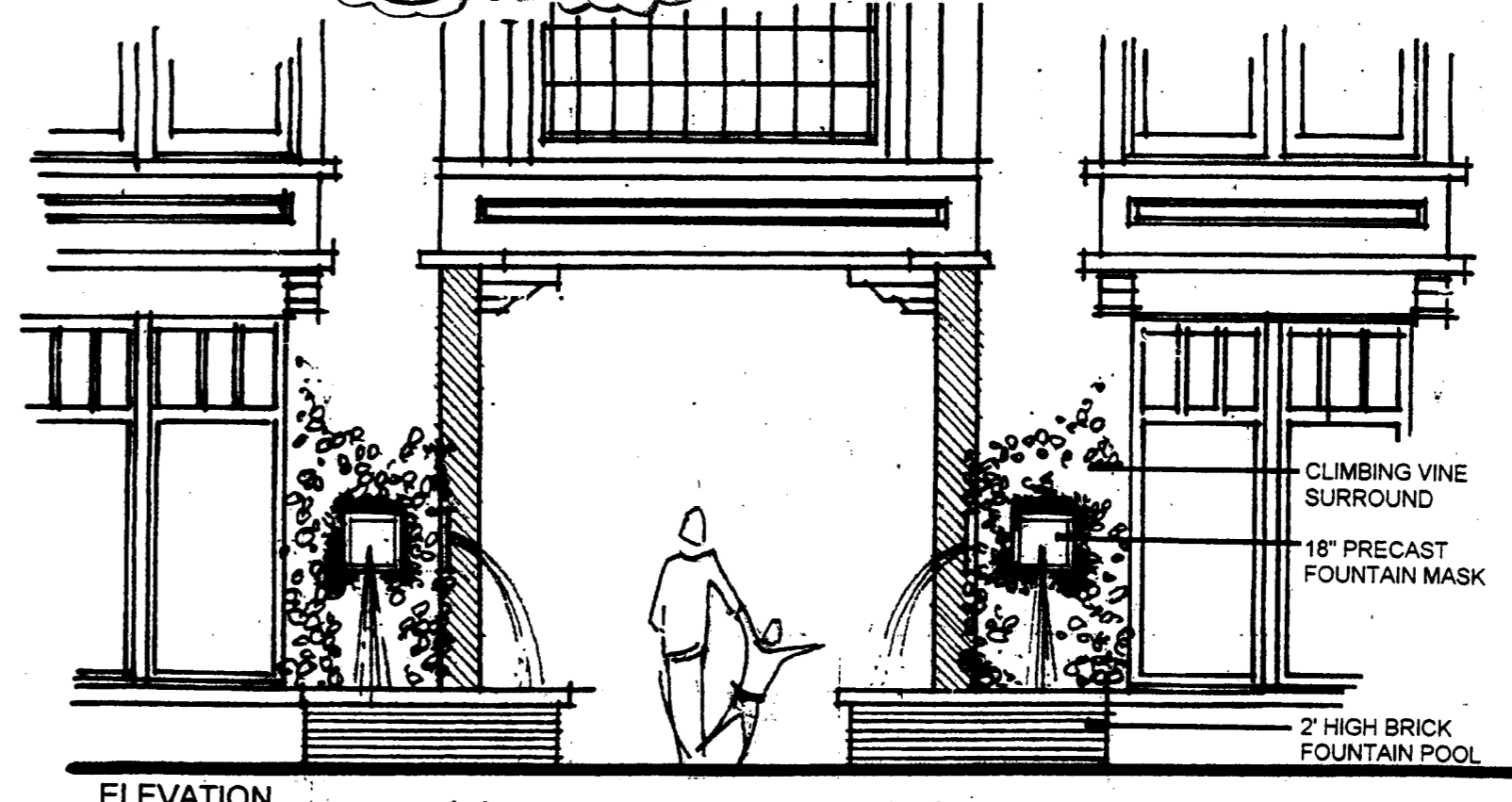
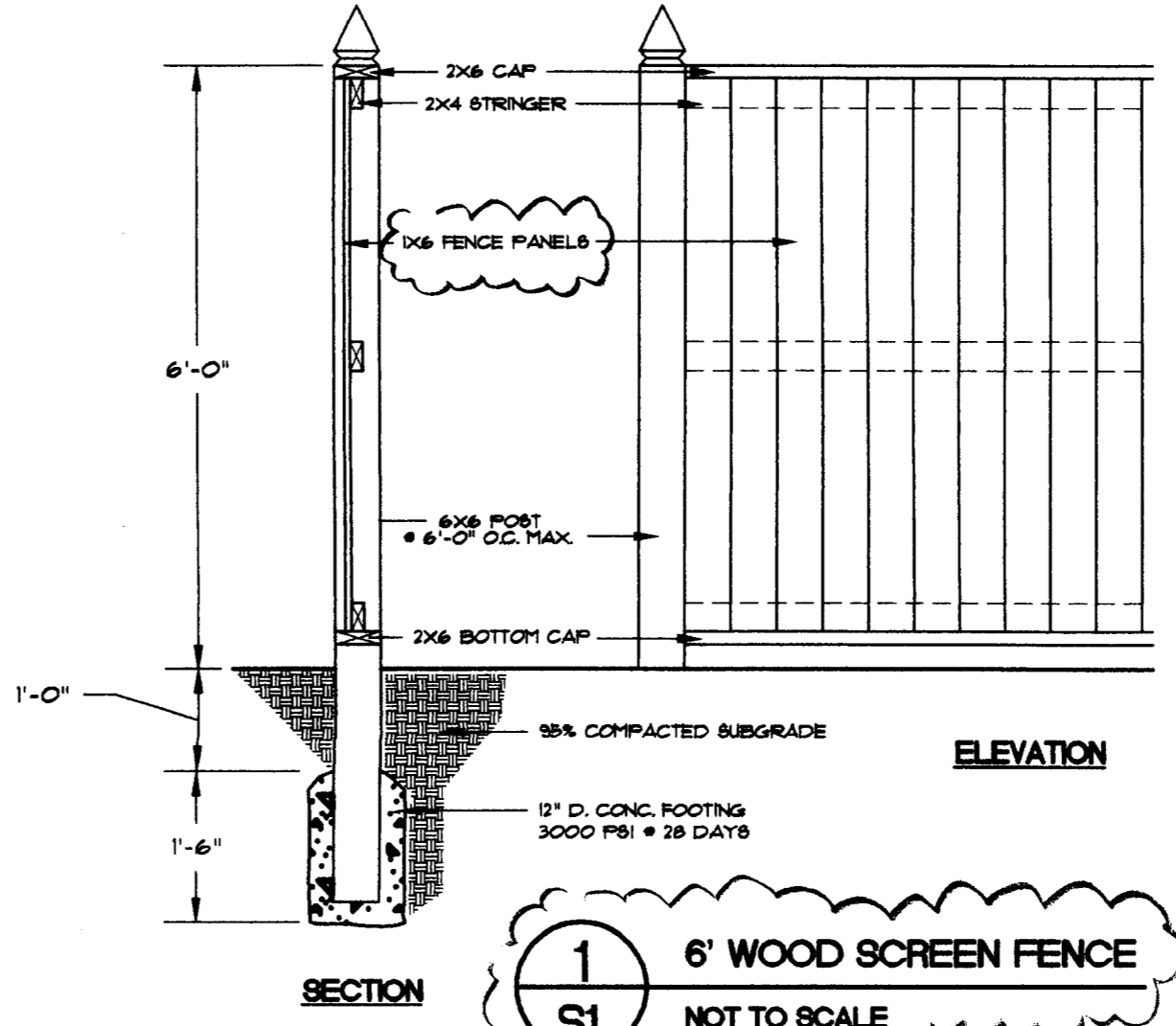
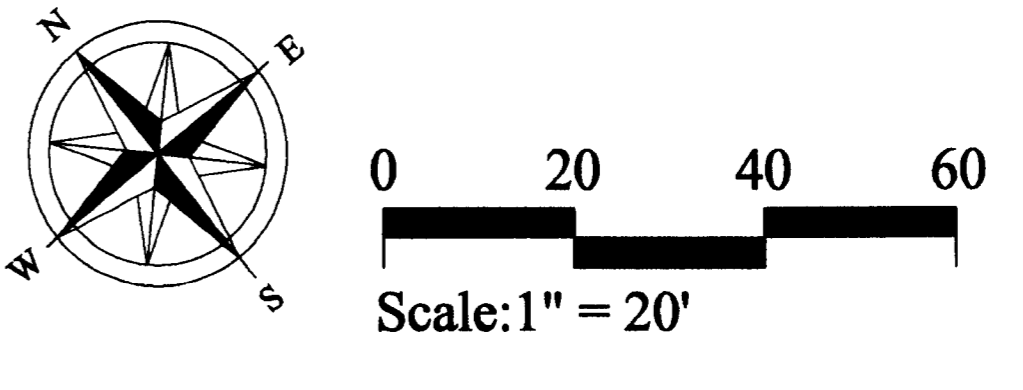


- CONDITIONAL SITE PLAN NOTES**
- The proposed Site Plan represents the general schematic arrangement of buildings and parking / circulation areas. However, modifications pertaining to the size, shape and arrangement of buildings, as well as the parking and circulation layout, are permitted as a matter of right subject to design considerations outlined in the Seventh Street sub-area portion of the Midtown Land Use and Urban Design Plan.
 - The proposed development shall comply with all applicable City of Charlotte regulations pertaining to off-street parking, signage, landscaping, screening, erosion control, etc. All requirements pertaining to the Urban Residential 2 (UR-2) district shall be complied with.
 - Vehicle circulation and access associated with the proposed development shall be arranged as conceptually depicted by the Site Plan. This arrangement is based upon providing convenient and safe ingress and egress to the site. The precise location of curb cuts may be altered to fit specific development / construction plans.
 - The buildings will not be configured with more than (3) floors and the height will not exceed 40'. The proposed development will be built out in one phase.
 - Building square footage for the entire site shall be limited to a maximum of 27,954 SF.
 - All dumpster areas will be screened in accordance with zoning ordinance requirements. The dumpster shall be located within an enclosed structure with a gate.
 - Masonry will be used on the Seventh and Clarice elevations. Trim may be in wood or a granite / limestone substitute.
 - The office will be separated through design from the residential.
 - Monotony in the elevations on Clarice and Seventh will be avoided through the use of stepped facades, stepping of bays, varying of materials and application, etc.
 - A water feature will be provided for the enjoyment of the public.
 - Any detached lights specified shall be a maximum of 10' high. No wall pack lights shall be specified.
 - No on-site storm water detention pond is required.
 - The existing structure on lot A2 shall be razed or relocated prior to construction.
 - The petitioner agrees to plant (7) street trees within the planting strip along Clarice Avenue. The trees shall be large deciduous street trees (i.e. Red Maple, Willow Oak) that are consistent with the neighborhood. The trees shall be installed at 2'-2 1/2' caliper. The petitioner shall obtain a permit from the City Arborist to do so.
 - Bonus calculations are taken from sections 9.407 (1)(c)(iv) and 9.407 (1)(b)(ii) of the City of Charlotte Zoning Ordinance.
 - The developer agrees to install a new 5' wide concrete sidewalk along Clarice Avenue for the extent of the property.
 - The developer commits to the Clarice and Seventh Street elevations as rendered in the drawings submitted with the conditional site plan. The developer reserves the right to make slight dimensional modifications.



TECHNICAL DATA / SCHEMATIC SITE PLAN



Clarice Commons
 THE CONFORMITY CORPORATION
 CHARLOTTE, NC

PETITIONER:
 THE CONFORMITY CORPORATION
 P.O. BOX 216
 ELIZABETH CONTRACT STATION
 CHARLOTTE, NC 28204

FOR PUBLIC HEARING
 PETITION NO.: 98-35



DATE: JANUARY 7, 1998
 PROJECT: 29
 SCALE: 1" = 20'

JANUARY 25, 1998 - REVISED PER SUBMITTAL
 MARCH 9, 1998 - PER CITY REVIEW
 APRIL 30, 1998 - PER ZONING COMMITTEE AND ELIZABETH COMMUNITY REVIEW
 MAY 18, 1998 PER ZONING APPROVAL

4 12704625	5 12704624	6 12704629
SITE DEVELOPMENT DATA		PARKING DATA
EXISTING ZONING PARCEL A1 & A2: O-2	EXISTING ZONING PARCEL B: R-5	REQUIRED RESIDENTIAL (MIN.): 20
PROPOSED ZONING: UR-2 (CD)	MIXED USE COMMERCIAL / RESIDENTIAL	REQUIRED OFFICE (MIN.): 0
PROPOSED LAND USE:		REQUIRED TOTAL (MIN.): 20
TOTAL SITE SF / (ACREAGE): 25,413.0 SF (0.58 AC)		REQUIRED RESIDENTIAL (MAX.): 40
UR-2 FAR: 1.0		REQUIRED OFFICE (MAX.): 10
SUB-TOTAL FLOOR AREA ALLOWED: 25,413.0 SF		REQUIRED TOTAL (MAX.): 50
DENSITY BONUS: 10 PERCENT (2,541 SF / 2 UNITS) (INCLUDED IN 18 UNITS PROPOSED) (SEE CONDITIONAL SITE PLAN NOTE 15)		PROVIDED RESIDENTIAL: 21
TOTAL PROPOSED BUILDING AREA: 27,954.0 SF (MAXIMUM)		PROVIDED OFFICE: 9
PROPOSED RESIDENTIAL SF / (UNITS): 22,954 + SF (18 UNITS MAX.)		PROVIDED TOTAL: 30
PROPOSED OFFICE SF: 5,000 SF MAXIMUM		HANDICAP SPACES: 2
PROPOSED IMPERVIOUS SURFACE: +/- 15,600 SF		
		NOTES:
		1. BOUNDARY, UTILITY AND TOPOGRAPHIC SURVEY PROVIDED BY R.B. PHARR AND ASSOC., CHARLOTTE, NC 704-376-2886 DATED: DECEMBER 9, 1997.
		2. THE PROPOSED SITE PLAN REPRESENTS THE GENERAL SCHEMATIC ARRANGEMENT OF BUILDINGS AND PARKING / CIRCULATION AREAS. HOWEVER, MODIFICATIONS PERTAINING TO THE SIZE, SHAPE AND ARRANGEMENT OF BUILDINGS, AS WELL AS THE PARKING AND CIRCULATION LAYOUT, ARE PERMITTED BY RIGHT SUBJECT TO THE ZONING ORDINANCE FOR THE UR-2 DISTRICT.



EAST SEVENTH STREET



CLARICE AVENUE

PETITIONER:
 THE CONFORMITY CORPORATION
 P.O. BOX 216
 ELIZABETH CONTRACT STATION
 CHARLOTTE, NC 28204
 FOR PUBLIC HEARING
 PETITION NO.: 98-35
 SUBMITTED: 3-20-98

Conditional Notes to Clarice Commons Elevations

1. Petitioner has voluntarily submitted these Clarice Avenue and East Seventh Street elevations.
2. These elevations are schematic in nature. The petitioner reserves the right to make changes to the materials and their application, the fenestration and the rhythm of the facades as well as the shape and footprint of the building. This note does not withstand note 3.
3. The developer commits to the Clarice and Seventh Street Elevations as rendered in this drawing. The developer reserves the right to make slight dimensional modifications.
4. Not reflected in the elevations, but reflected in the site plan and a detail provided for review with case # 98-35 is a water feature to be provided on the East Seventh Street elevation near the breezeway entrance.

FISHERO
 MCGUIRE
 KRUEGER
 ARCHITECTS

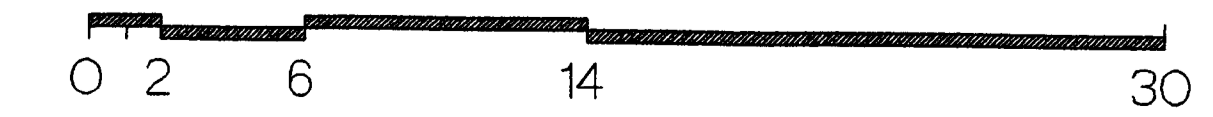
505 South Cedar Street Suite C
 Charlotte, North Carolina 28202
 704-375-9950 fax 704-375-3555

Case #98-35
 3/17/98
 5/18/98 Modified per agreement with neighborhood and City

Clarice Commons

PRELIMINARY ELEVATIONS

10 FEB 98



S2