

SITE DATA

SITE AREA: 252 ACRES
 EXISTING ZONING: UR-3
 PROPOSED ZONING: MUDD(CD)
 PROPOSED UNITS, INCLUDING RESIDENTIAL AND NON-RESIDENTIAL SPACES = 315
 PARKING: REQUIRED 315 (1 PER UNIT)
 PROPOSED: 315 MINIMUM
 BUILDING AREA: 335,500 SF IN DWELLING UNITS
 109,000 SF IN GARAGE
 OPEN SPACE: REQUIRED: 1 SF/ 100 SF BUILDING AREA
 374,980 SF/ 100 SF = 3,750 SF
 PROPOSED: 5,000 SF
 BUILDING HEIGHT: NOT TO EXCEED 120'
 STEETScape: ONE LARGE MATURING TREE PER 35 L.F.
 OR ONE SMALL MATURING TREE PER 24 L.F.
 SHALL BE PROVIDED IN COMPLIANCE WITH STREET TREE PLANTING PROGRAM

078 005
 01-05

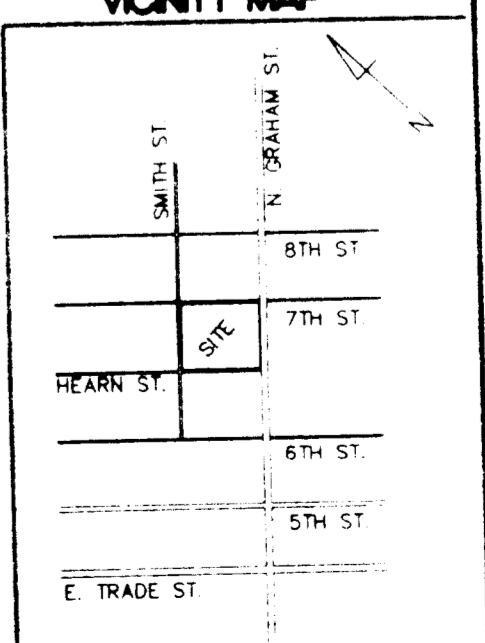
APPROVED BY CITY COUNCIL
 DATE 7-23-98

98-66
 77-14

DEVELOPMENT NOTES

- DEVELOPMENT OF THE SITE WILL BE CONTROLLED BY THE STANDARDS DEPICTED ON THIS SITE PLAN AND BY THE STANDARDS OF THE MIXED USE DEVELOPMENT DISTRICT. THE DEVELOPMENT DEPICTED ON THIS PLAN IS INTENDED TO REFLECT THE ARRANGEMENT OF PROPOSED USES ON THE SITE, BUT THE EXACT CONFIGURATION, PLACEMENT, AND SIZE OF INDIVIDUAL SITE ELEMENTS MAY BE ALTERED OR MODIFIED WITHIN THE LIMITS PRESCRIBED BY THE ORDINANCE DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASES.
- STORMWATER DETENTION FACILITIES, IF REQUIRED WILL BE DESIGNED TO MEET THE APPLICABLE STANDARDS OF CHARLOTTE/ MECKLENBURG STORMWATER SERVICES. NO ABOVE GROUND DETENTION WILL BE LOCATED BETWEEN DRIVEWAYS AND THE STREET.
- SIGNAGE WILL BE PERMITTED IN ACCORDANCE WITH APPLICABLE ZONING STANDARDS.
- PARKING WILL BE PROVIDED WHICH WILL MEET OR EXCEED THE STANDARDS OF THE ZONING ORDINANCE.
- SCREENING WILL CONFORM TO THE APPLICABLE STANDARDS OF SECTION 12.303 OF THE ZONING ORDINANCE.
- THE USE OF THE SITE WILL BE FOR THE CONSTRUCTION OF A MIXED USE RESIDENTIAL DEVELOPMENT. USES MAY INCLUDE RESIDENTIAL UNITS, LOFTS, LIVES/ WORK UNITS, SALES AND LEASING OFFICES, OFFICES ON THE FIRST LEVEL ADDRESSING THE STREET, SMALL RETAIL USES ON THE FIRST LEVEL ADDRESSING THE STREET, AND OTHER USES SIMILAR IN SCALE TO THE USES LISTED ABOVE, ALL WITH THE INTENT OF CREATING A UNIQUE URBAN RESIDENTIAL COMPLEX.
- NON-RESIDENTIAL USES WITHIN THE DEVELOPMENT WILL BE LIMITED TO THE STREET LEVEL SPACES EXCEPT THAT THE CORNER SPACES MAY UTILIZE THE STREET LEVEL AND THE LEVEL IMMEDIATELY ABOVE THE STREET LEVEL.
- THE PETITIONER ACKNOWLEDGES THAT THE PROPERTY IS LOCATED WITHIN THE FOURTH WARD HISTORIC DISTRICT AND REQUIRES HISTORIC DISTRICT COMMISSION APPROVAL.
- THE PROJECT WILL COMPLY WITH THE ADOPTED STEETScape PLAN FOR THE STREETS THAT SURROUND THE SITE.
- THE PETITIONER WILL DEDICATE ADDITIONAL STREET RIGHT-OF-WAY FOR THOSE AREAS WHERE NEW ON- STREET PARKING IS TO BE CONSTRUCTED. SUCH DEDICATION WILL BE ACCOMPLISHED PRIOR TO THE ISSUANCE OF CERTIFICATES OF OCCUPANCY FOR THE PORTIONS OF THE PROJECT THAT ADJOIN THE STREET WHERE THE PARKING IS LOCATED.
- THE PETITIONER WILL DEDICATE ADDITIONAL STREET RIGHT-OF-WAY FOR NORTH GRAHAM STREET, SUFFICIENT TO RESULT IN A DIMENSION OF 22 FEET FROM THE CENTERLINE OF THE EXISTING STREET TO THE FACE OF CURB ALONG THE PETITIONER'S SITE. SUCH DEDICATION WILL BE ACCOMPLISHED PRIOR TO THE ISSUANCE OF CERTIFICATES OF OCCUPANCY FOR THE PORTIONS OF THE PROJECT THAT ADJOIN NORTH GRAHAM STREET.
- ALL DUMPSTERS, IF NOT LOCATED WITHIN THE STRUCTURE, WILL BE SCREENED WITH A SOLID ENCLOSURE WITH GATES.
- PETITIONER WILL GRANT PUBLIC EASEMENTS FOR THE SIDEWALKS CONSTRUCTED ON THE SITE.

ALL TEXT SHOWN UNDERLINED HAS BEEN REVISED PER STAFF COMMENT



NORTH GRAHAM
 CHARLOTTE, NORTH CAROLINA
POST PROPERTIES, INC.
 5925 CARNEGIE BOULEVARD
 SUITE 500
 CHARLOTTE, NORTH CAROLINA 28209

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SITE PLAN
REZONING
PETITION
NO. 98-66

Scale: 1" = 20'
 Date: 29 MAY 1998
 Revisions:
 18 JUNE 1998 PER STAFF COMMENTS
 20 JULY 1998
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