

**TECHNICAL  
DATA SHEET**

**PETITION  
NO. 99-17  
FOR PUBLIC  
HEARING**

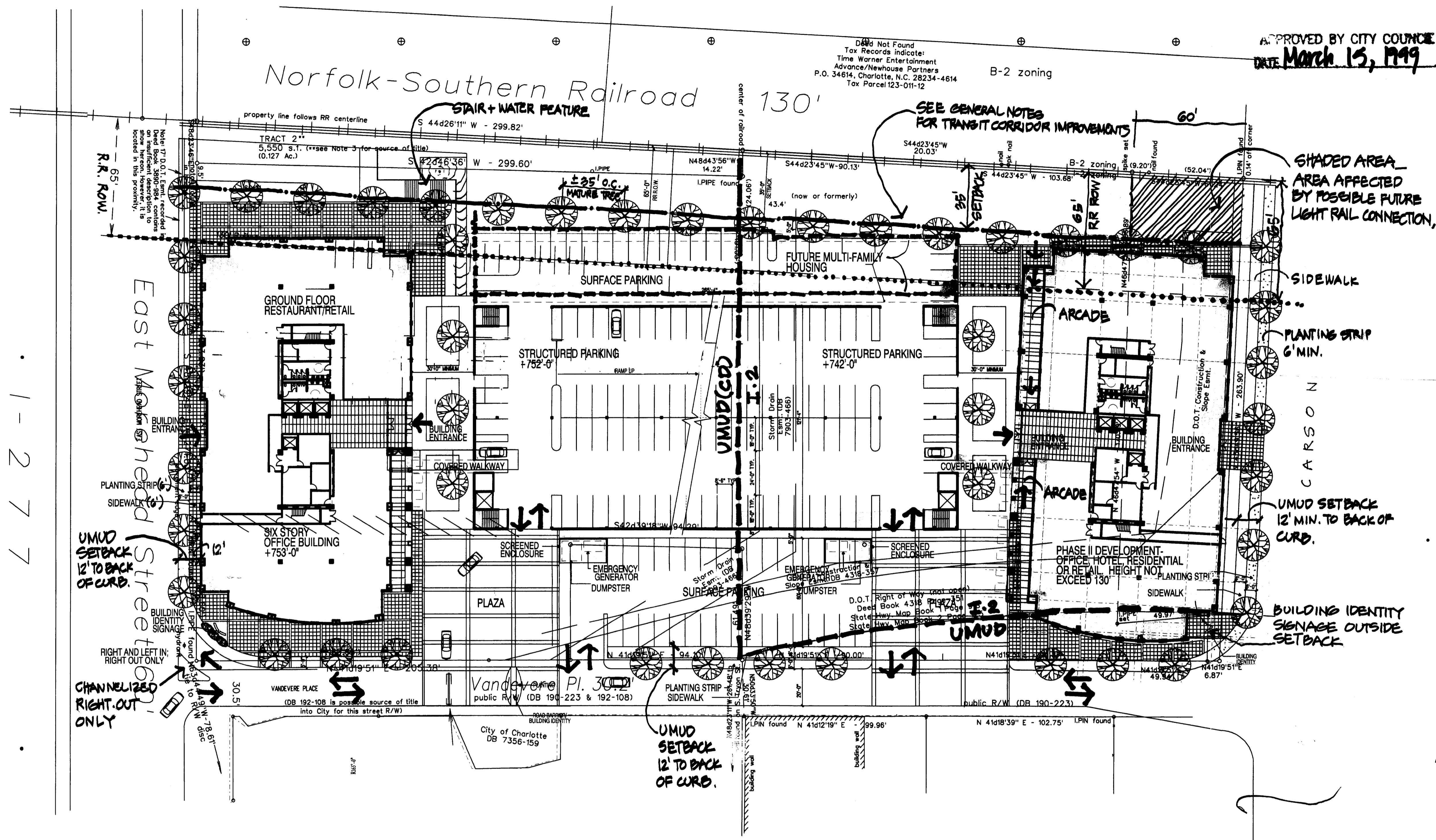
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No.	Date	Issues and Revisions	By	Check
10	JAN 99	REVISIONS		
21	JAN 99	REVISIONS		

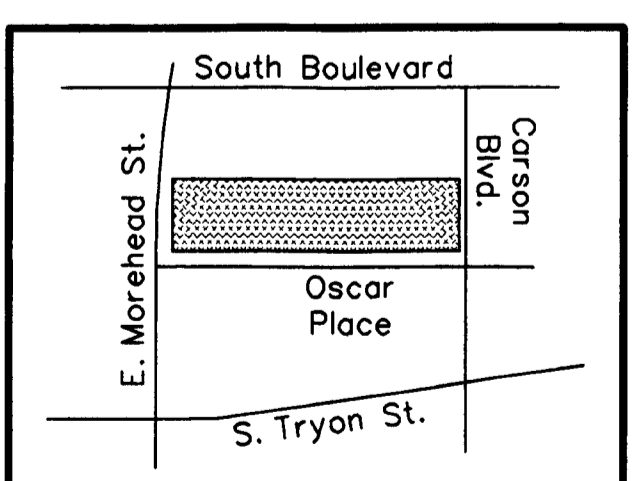
Registration and Signature

Project Name	200 E. MOREHEAD
Project Number	02.8221.000
Description	TECHNICAL DATA SHEET
Computer File	PETITION NO. FOR PUBLIC HEARING

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1-2777



**General Provisions:**  
Unless more stringent standards are established by the Technical Data Sheet or these Development Standards, all development standards established under the City of Charlotte Zoning Ordinance (the "Ordinance") for the Uptown Mixed-Use District (UMUD) zoning district classification shall be followed.

The Conditional Site Plan shall consist of the Technical Data Sheet. The Technical Data Sheet indicates conditions governing the developmental rights of this proposed plan such as the total amount of building square footage, points of access, and setbacks.

**Setback, Side Yards, Rear Yards, Trolley Right-of-Way, and Building Heights:**

- All buildings constructed within the development shall satisfy or exceed the setback, rear yard, sideyard, and building height requirements established under the Ordinance for the Uptown Mixed-Use District.
- No proposed structure shall encroach into the 35' railroad / trolley right-of-way.

**Screening, Landscape, and Open Space Areas**

- The Petitioner will, as a minimum, commit to the following:
  - Comply with the City Zoning Ordinance with regard to screening, landscaping, and open space requirements.
  - The periphery of any parking lot adjacent to public road and trolley right-of-way shall be planted with a combination of evergreen and deciduous shrubs and trees so as to form a continuous shrub bed.
  - Dumpster areas will be enclosed on all four sides by a precast concrete wall with one side containing a hinged gate. If one or more sides of a dumpster area is adjoining a rear wall of a building, the rear wall may be substituted for a side.
  - All trash, storage, loading, outdoor equipment and utility structures outside of the 130 foot charter easement shall be screened to UMUD standards.

**General Notes:**

- The Developer is working with the City of Charlotte to develop the 35' setback within the City standards. The developer, in exchange for the right to develop the 30' zone immediately outside the 35' setback, has agreed to fund the following improvements within the setback: A stair and water feature connecting the project to the transitway, Landscaping within the setback to include city-approved street trees, shrubs and groundcovers. The developer also agrees to work with the City on the maintenance of the land within the 35' setback.
- When building is built between parking garage and transit corridor, then surface parking will be removed.
- DEVELOPER WILL COORDINATE W. CITY ENGINEERS FOR SIDEWALK CONSTRUCTION. CONSTRUCTION TO BEGIN AFTER TRANSIT WORK IS COMPLETE.

**SITE TABULATION**

ACREAGE TO BE REZONED	1.94
TOTAL SITE ACREAGE:	3.5231
ACREAGE IN RAIL R/W:	.3003
EXISTING ZONING:	1-2, UMUD(CD), UMUD
PROPOSED ZONING:	UMUD(CD) AND UMUD(CD) SPA
TAX ID NUMBERS:	(Refer to Site Plan)
BUILDING HEIGHT:	130' Maximum
TOTAL PROPOSED COMMERCIAL SF:	139,000SF Phase I Office MAY INCLUDE RETAIL, RESIDENTIAL, RESTAURANTS, HOTEL
COMPLETION DATE:	PHASE I - SPRING 2000 PHASE II - UNDETERMINED

\* (SF DOES NOT INCLUDE PARKING STRUCTURE)