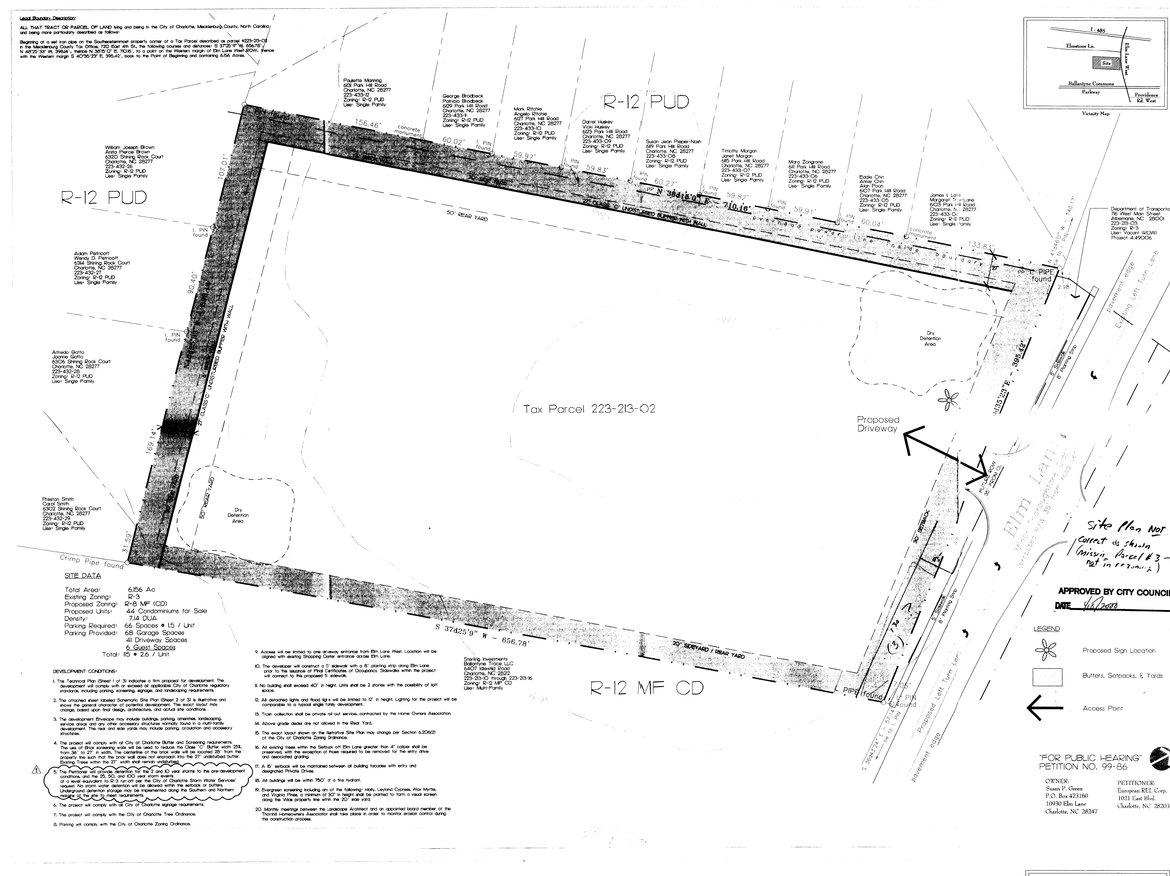
Legal Boundary Description:

ALL THAT TRACT OR PARCEL OF LAND lying and being in the City of Charlotte, Mecklenburg County, North Carolina and being more particularly described as follows:

Beginning at a set iron pipe on the Southeasterlyerail property corner of a Tax Parcel described as parcel #223-25-02 in the Mecklenburg County Tax Office, said point being located S 37°25'7"W, 656.78' (S 37°25'9"W, 656.78') from the intersection of the Southerly R/W of Elm Lane (50' R/W) and the Southerly R/W of Elm Lane (50' R/W); Thence with the Westerly margin S 37°25'7"W, 656.78' (S 37°25'9"W, 656.78') to the Point of Beginning and containing 6.56 Acres.



SITE DATA

Total Area:	6.56 Ac
Existing Zoning:	R-3
Proposed Zoning:	R-8 MF (CD)
Proposed Units:	44 Condominiums for Sale
Density:	7.14 DUA
Parking Required:	66 Spaces ● 1.5 / Unit
Parking Provided:	68 Garage Spaces 41 Driveway Spaces 6 Guest Spaces Total: 115 ● 2.6 / Unit

DEVELOPMENT CONDITIONS:

1. The Technical Plan (Sheet 1 of 3) indicates a firm proposal for development. The development will comply with or exceed all applicable City of Charlotte regulatory standards, including parking, screening, signage, and landscaping requirements.
2. The unlisted sheet (labeled Schematic Site Plan Sheet 2 of 3) is illustrative and shows the general character of potential development. The sketch layout may change based upon final design, architecture, and actual site conditions.
3. The development Envelope may include buildings, parking, amenities, landscaping, and other site improvements, and may be adjusted to accommodate the final design of the development. The new and also some may include parking, circulation and accessory structures.
4. The project will comply with all City of Charlotte Buffer and Screening requirements. The use of Brick screening walls will be used to reduce the Class "C" Buffer width 25% (from 50' to 37.5'). The Class "C" Buffer will be reduced to 37.5' on the Eastern side of the property, the such that the brick wall does not encroach into the 27' undisturbed buffer. Planting Trees within the 37' width shall remain undisturbed.
5. The Technical Plan (Sheet 1 of 3) and (2) and stamp to the pre-development conditions, and the 25, 50, and 100 year storm events.
6. The project will comply with the City of Charlotte Post Construction Storm Water Services' request for storm water detention will be detained within the setback or buffers. Underground detention storage may be implemented along the Southern and Northern property lines within the 20' side yard.
7. The project will comply with the City of Charlotte signage requirements.
8. The project will comply with the City of Charlotte Tree Ordinance.
9. Parking will comply with the City of Charlotte Zoning Ordinance.
9. Access will be limited to one driveway entrance from Elm Lane West. Location will be aligned with existing Shopping Center entrance across Elm Lane.
10. The developer will construct a 5' sidewalk with a 8' planting strip along Elm Lane prior to the issuance of Final Certificate of Occupancy. Sidewalks within the project will connect to the proposed 5' sidewalk.
11. No building shall exceed 40' in height. Units shall be 2 stories with the possibility of loft spaces.
12. All demolished lights and flood lig's will be limited to 12' in height. Lighting for the project will be comparable to a typical single family development.
13. Trash collection shall be private all out services, contracted by the Home Owners Association.
14. Above grade decks are not allowed in the Rear Yard.
15. The exact layout shown on the Illustrative Site Plan may change per Section 6.206(2) of the City of Charlotte Zoning Ordinance.
16. All existing trees within the Setback off Elm Lane greater than 4" caliper shall be preserved. Any proposed encroachment of trees required to be removed for the entry drive shall be approved grading.
17. A 50' setback will be maintained between all building footprint with entry and designated Private Drives.
18. All buildings will be within 750' of a fire hydrant.
19. Evergreen screening including an of the following: Holly, Leylandi Cypress, Wax Myrtle, Pine, Cedar, Hemlock, Arborvitae, Red Tip Photinia, Pyracantha shall be planted to form a visual screen along the Villa property line with the 20' side yard.
20. Monthly meetings between the Landscape Architect and an appointed board member of the Tourmit Homeowners Association shall take place in order to monitor erosion control during the construction process.

LandDesign, Inc.

Elm West Site
Charlotte, NC
REL Corp.

Technical Data Sheet

REVISIONS
06-9-99 Staff + Neighborhood Comments
09-21-99 Neighborhood Meeting
11-08-99 Neighborhood Comments
1-10-99 Neighborhood Comments
1-3-00 Rev. per Zoning Comments
1-12-00 Revised Rear Yard shown up 50'

DATE: 04/22/99
DES. CCH DFN. CCH
SCALE 1" = 30'
PROJECT/FILE NO. 19006
SHEET NO. Sheet 1 of 3

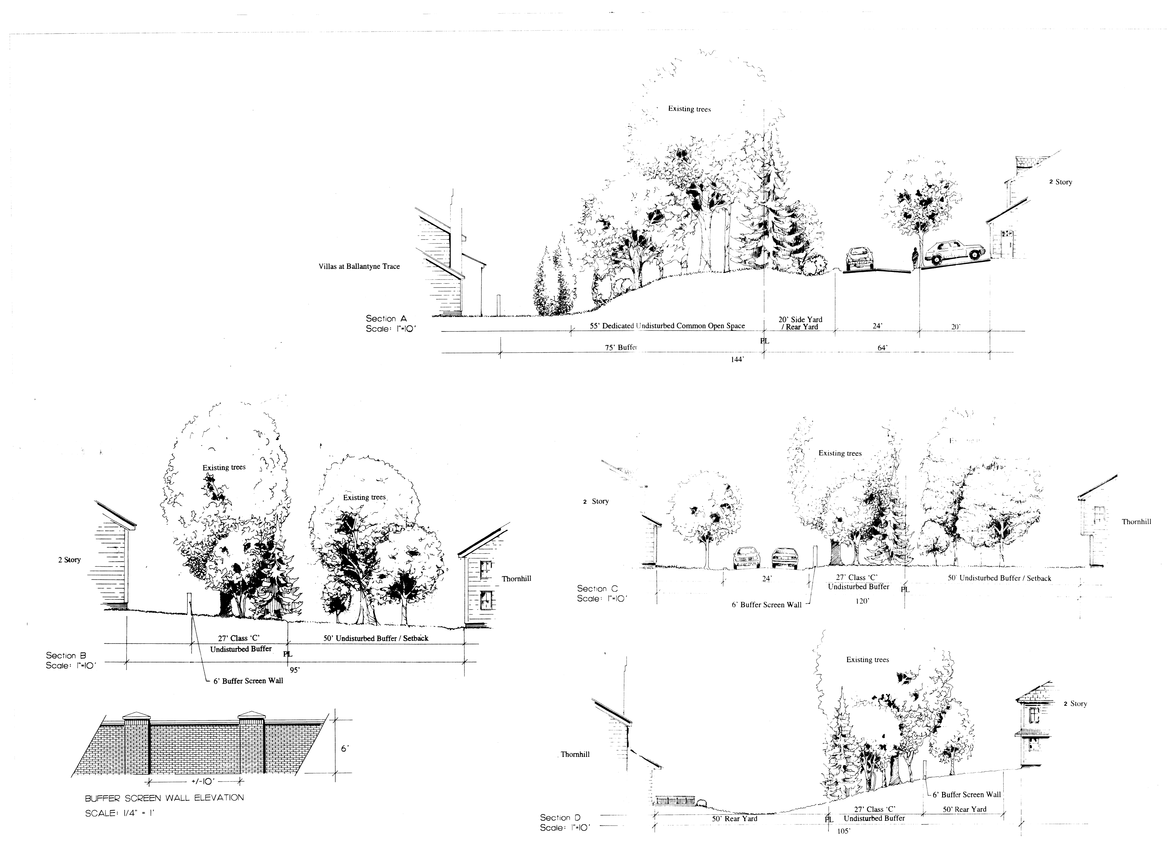
LandDesign, Inc.

Elm West Site
Charlotte, NC
REL Corp.

Schematic Site Plan

REVISIONS
06-9-99
09-21-99
11-08-99
1-3-00 Rev. per Zoning Comments
1-12-00 Revised Rear Yard shown up 50'

DATE: 04/22/99
DES. CCH DFN. CCH
SCALE 1" = 30'
PROJECT/FILE NO. 19006
SHEET NO. Sheet 2 of 3



LandDesign, Inc.

Elm West Site
Charlotte, NC
REL Corp.

Site Sections And Details

REVISIONS
06-9-99
11-08-99
1-3-00 Rev. per Zoning Comments

DATE: 04/22/99
DES. CCH DFN. CCH
SCALE As Shown
PROJECT/FILE NO. 19006
SHEET NO. Sheet 3 of 3