

SITE DATA

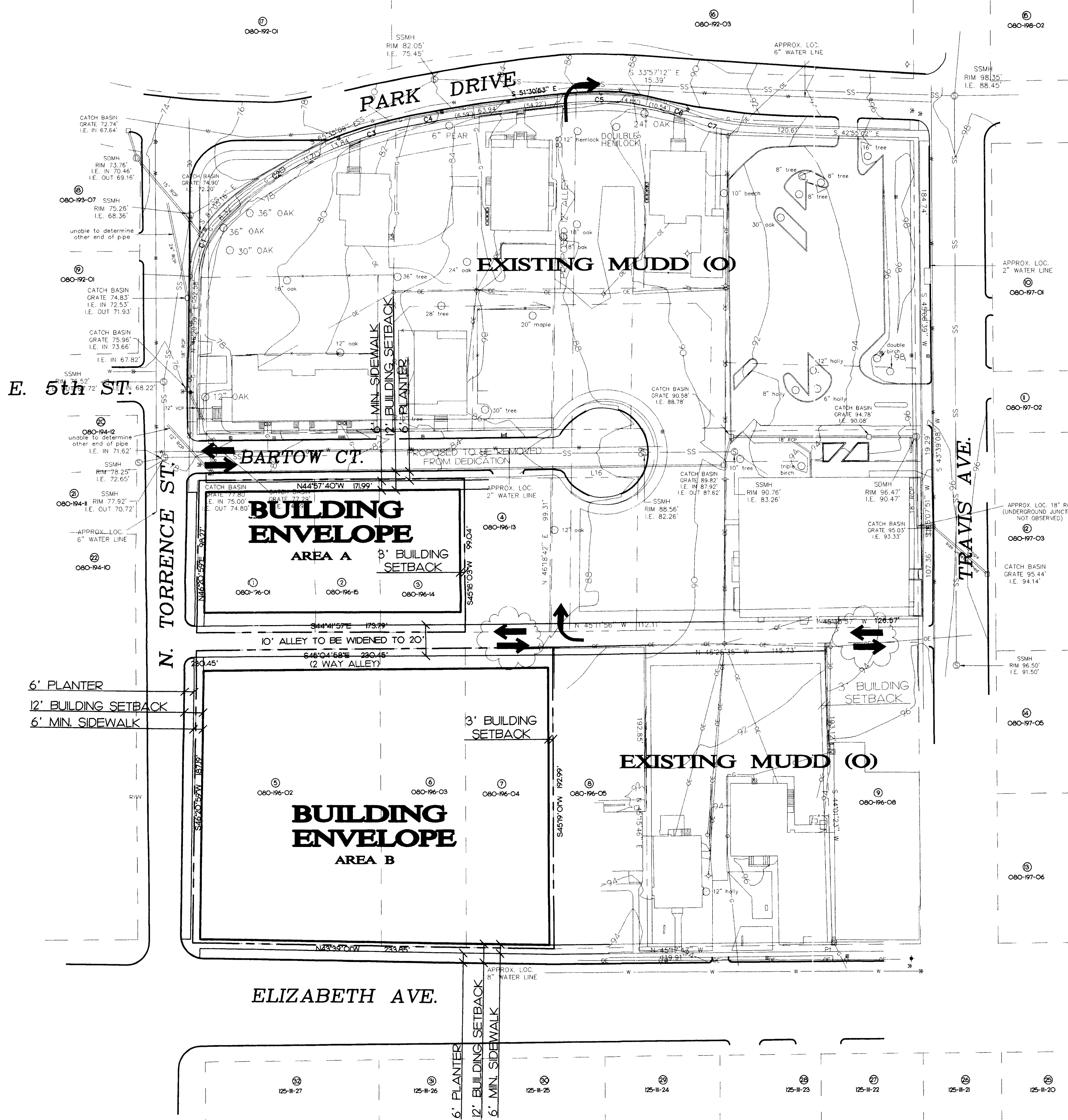
SITE AREA: 1.41 ACRES +/-
 EXISTING ZONING: B-1, B-2, O-2
 PROPOSED ZONING: MUDD (CD)

AREA A: PROPOSED USE: 100 RESIDENTIAL UNITS
 PARKING: REQUIRED - 100, PROPOSED - 100 MINIMUM
 BUILDING AREA: 100,000 SF IN DWELLING UNITS
 OPEN SPACE: REQUIRED 1 SF PER 100 SF BUILDING AREA
 100,000 SF / 100 SF = 1,000 SF
 PROPOSED: 1,000 SF
 BUILDING HEIGHT: NOT TO EXCEED 120'
 STREETScape: ONE LARGE-MATURING TREE PER 35 LF OR ONE
 (INCLUDING ALLEY) SMALL MATURING TREE PER 24 LF

AREA B: PROPOSED USE: 180,000 SF - OFFICE OR RESIDENTIAL
 35,000 SF - COMMERCIAL (ON 1ST LEVEL)
 PARKING: REQUIRED - 215, PROPOSED - 215 MINIMUM
 BUILDING AREA: 215,000 SF
 10,000 SF IN GARAGE
 OPEN SPACE: REQUIRED: 1 SF / 100 SF BUILDING AREA
 215,000 SF / 100 SF = 2,150 SF
 PROPOSED: 2,150 SF
 BUILDING HEIGHT: NOT TO EXCEED 120'
 STREETScape: ONE LARGE-MATURING TREE PER 35 LF OR ONE
 (INCLUDING ALLEY) SMALL MATURING TREE PER 24 LF

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 THE BUILDINGS 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 IN AREA A MAY INCLUDE RESIDENTIAL UNITS, LOFTS, LIVE / WORK UNITS, SALES AND LEASING OFFICES, OFFICES ON THE FIRST LEVEL ADDRESSING THE STREET. ALL WITH THE INTENT OF CREATING A UNIQUE URBAN RESIDENTIAL COMPLEX. USES IN AREA B MAY INCLUDE RETAIL ON THE FIRST LEVEL ADDRESSING THE STREET, OFFICES, INSTITUTIONAL, HOTEL, INN, OR BED & BREAKFASTS, RESIDENTIAL UNITS, LOFTS, LIVE / WORK UNITS, SALES AND LEASING OFFICES, AND OTHER USES SIMILAR IN SCALE TO THE USES LISTED ABOVE, ALL WITH THE INTENT OF CREATING A UNIQUE URBAN MIXED-USE COMPLEX.
- 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.
- THE PETITIONER / PLAN WILL COMPLY WITH THE UPTOWN STREETScape GUIDELINES FOR THE STREETS UPON WHICH IT FRONTS, IF APPLICABLE. THE REQUIRED STREETScape IMPROVEMENTS WILL BE DETERMINED AT THE TIME OF BUILDING PERMIT APPLICATION BY THE MUDD REVIEW TEAM.
- ALL NEW AND EXISTING UTILITIES ON THE SITE TO BE LOCATED OR RELOCATED UNDERGROUND.
- THE PETITIONER RESERVES THE RIGHT TO ABANDON BARTOW COURT AS A PUBLIC STREET IF ADDITIONAL PARCELS ARE ACQUIRED, AND TO RECONFIGURE THE DEVELOPMENT TO BE COMPATIBLE. IF BARTOW COURT REMAINS PUBLIC, PETITIONER WILL WORK WITH CDOT TO DESIGN ACCEPTABLE ALTERNATIVE CUL-DE-SAC.
- THE PETITIONER RESERVES THE RIGHT TO SEEK ABANDONMENT OF EXISTING EASEMENTS, ALLEYWAYS, ETC., WHOLLY CONTAINED WITHIN THE SITE, AS REQUIRED IN ORDER TO CREATE A COMPATIBLE AND INTEGRATED URBAN DEVELOPMENT.
- PETITIONER RESERVES THE RIGHT TO REVERSE OR VARY SIDEWALK AND PLANTING STRIP LOCATIONS FOR PRESERVATION OF EXISTING TREES.
- IF ADDITIONAL PARCELS ARE ACQUIRED, PETITIONER RESERVES THE RIGHT TO RECONFIGURE THE DEVELOPMENT TO CREATE A COMPATIBLE AND INTEGRATED MIXED-USE URBAN COMPLEX.
- DETACHED POLE LIGHTING WILL BE LIMITED TO 20' HEIGHT AND NO WALL "PAK" TYPE LIGHTING WILL BE PERMITTED.
- THE PETITIONER WILL MEET ALL REQUIREMENTS OF THE STORMWATER ORDINANCE AS REQUIRED BY CITY ENGINEERING.
- THE PETITIONER WILL MAINTAIN 35' x 35' SIGHT TRIANGLE AT ALL ENTRANCES ON THE PLAN, PER CDOT REQUIREMENTS.
- ALL NEW DRIVEWAYS / ALLEYS WILL USE A MODIFIED TYPE II DRIVEWAY APRON AT THE R/W.
- PARKING SPACE SIZES AND QUANTITIES WILL MEET OR EXCEED CITY OF CHARLOTTE REQUIREMENTS.
- ANY PROPOSAL FOR A STRUCTURE OVER 90 FEET IN HEIGHT MUST BE REVIEWED BY THE ZONING COMMITTEE. THE ELEVATIONS FOR THE BUILDING WILL BE REVIEWED BY THE ZONING COMMITTEE PRIOR TO THE MUDD PRELIMINARY PLAN PROCESS AND THAT CONSIDERATION SHALL BE GIVEN TO MASSING, SCALE, AND FENESTRATION / ARTICULATION.
- THE PETITIONER / DEVELOPER SHALL PRESENT DESIGNS TO THE ELIZABETH COMMUNITY ASSOCIATION AND OTHER INTERESTED MEMBERS OF THE COMMUNITY DURING THE DESIGN PHASE FOR THEIR REVIEW AND COMMENTS.
- OUTDOOR AMUSEMENT, ARMORIES, AUCTION SALES, AUTOMOTIVE SERVICE AND / OR REPAIR STATIONS, AND BUS PASSENGER STATIONS WILL BE PROHIBITED ON THE SITE.
- THE PETITIONER WILL WORK WITH CDOT TO DETERMINE PROPOSED CURB LINE ON NORTH TORRENCE STREET AND ELIZABETH AVENUE, AND ANY PROPOSED WIDENING ON NORTH TORRENCE STREET TO FACILITATE SCHOOL PICKUP AND DROP-OFF FUNCTIONS.
- PETITIONER AGREES TO RESOLVE ANY OUTSTANDING TRANSPORTATION ISSUES WITH CHARLOTTE DEPARTMENT OF TRANSPORTATION PRIOR TO CITY COUNCIL VOTE.



APPROVED BY CITY COUNCIL
 DATE: 1/18/2000

PROPOSED REZONING
 CHARLOTTE, NORTH CAROLINA

FOR

EAST END DEVELOPEMENT, LLC
 437 SOUTH TRYON ST.
 CHARLOTTE, NORTH CAROLINA, 28202
 (704) 332 - 6677

DESIGN RESOURCE GROUP, PA

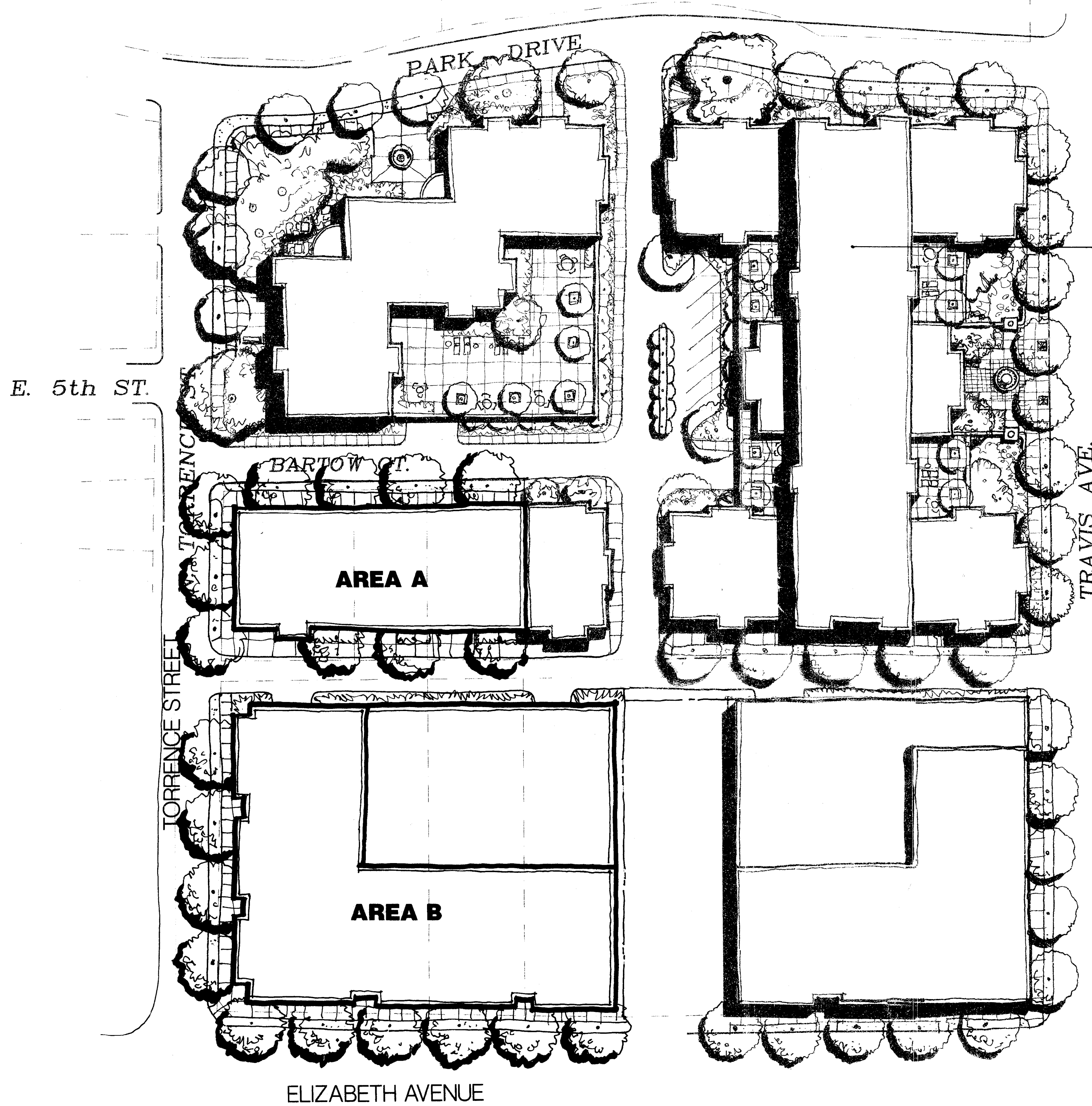
Landscape Architecture • Civil Engineering
 Land Planning
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 E-Mail: drgroup@undial.com

TECHNICAL DATA PLAN
 FOR PUBLIC HEARING
 PET. #99-130

Revised plan.
 1/16/2000

 NORTH

Scale: 1" = 40'
 Date: 23 JULY 1999
 Revisions: 12 NOV 1999
 6 JANUARY 2000



PREVIOUSLY APPROVED SCHEMATIC PLAN
FOR PETITION #99-30

PROPOSED REZONING
CHARLOTTE, NORTH CAROLINA

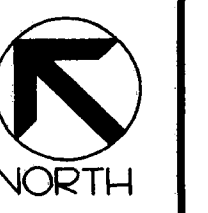
FOR

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(704) 332 - 6677

**DESIGN
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**SCHEMATIC
SITE
PLAN**



Scale: 1" = 40'
Date: 23 JULY 1999

Revisions: