

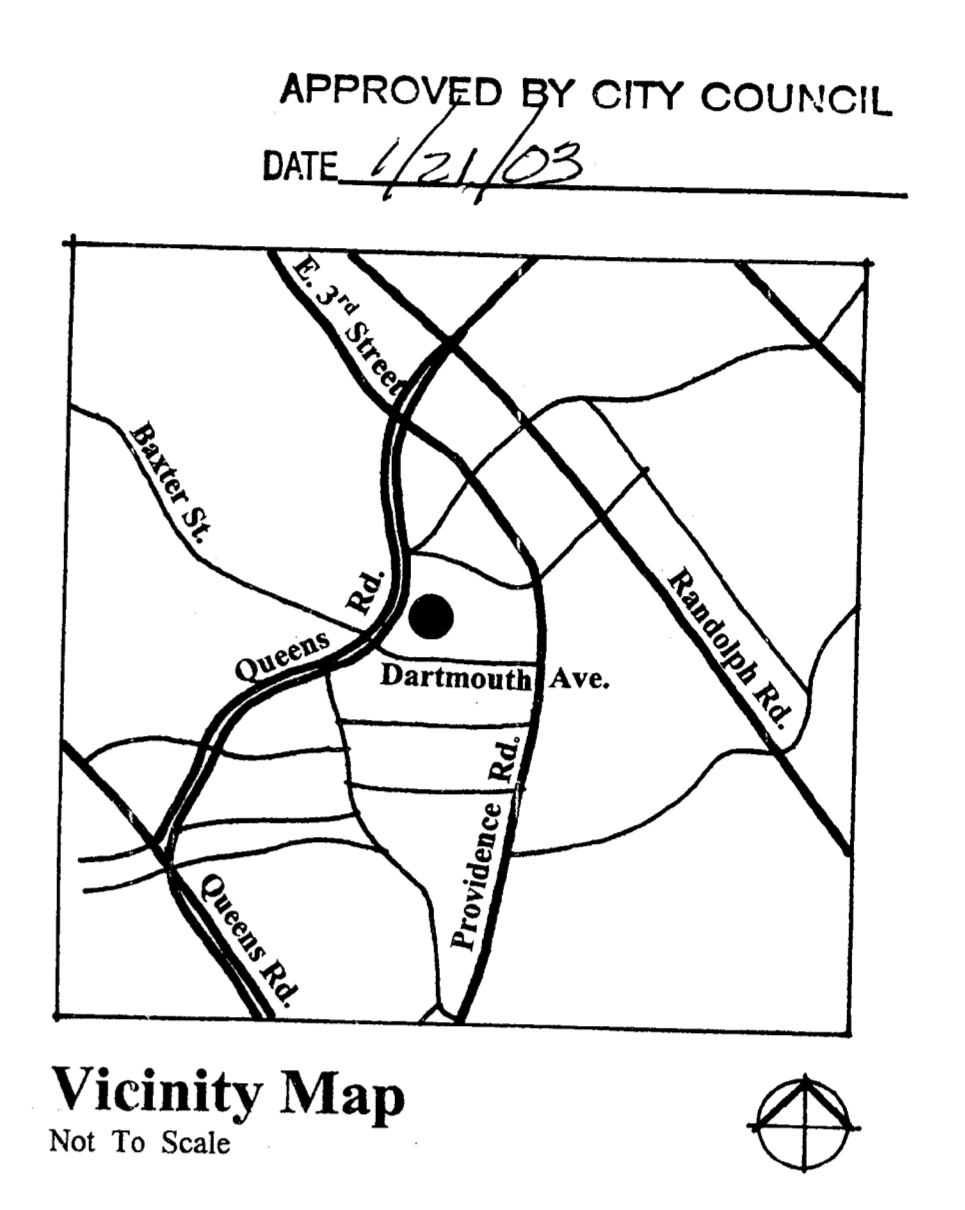
Technical Site Plan
 Scale: 1" = 40'

Parking Plan
 Scale: 1" = 40'

Conceptual Site Plan
 Scale: 1" = 40'

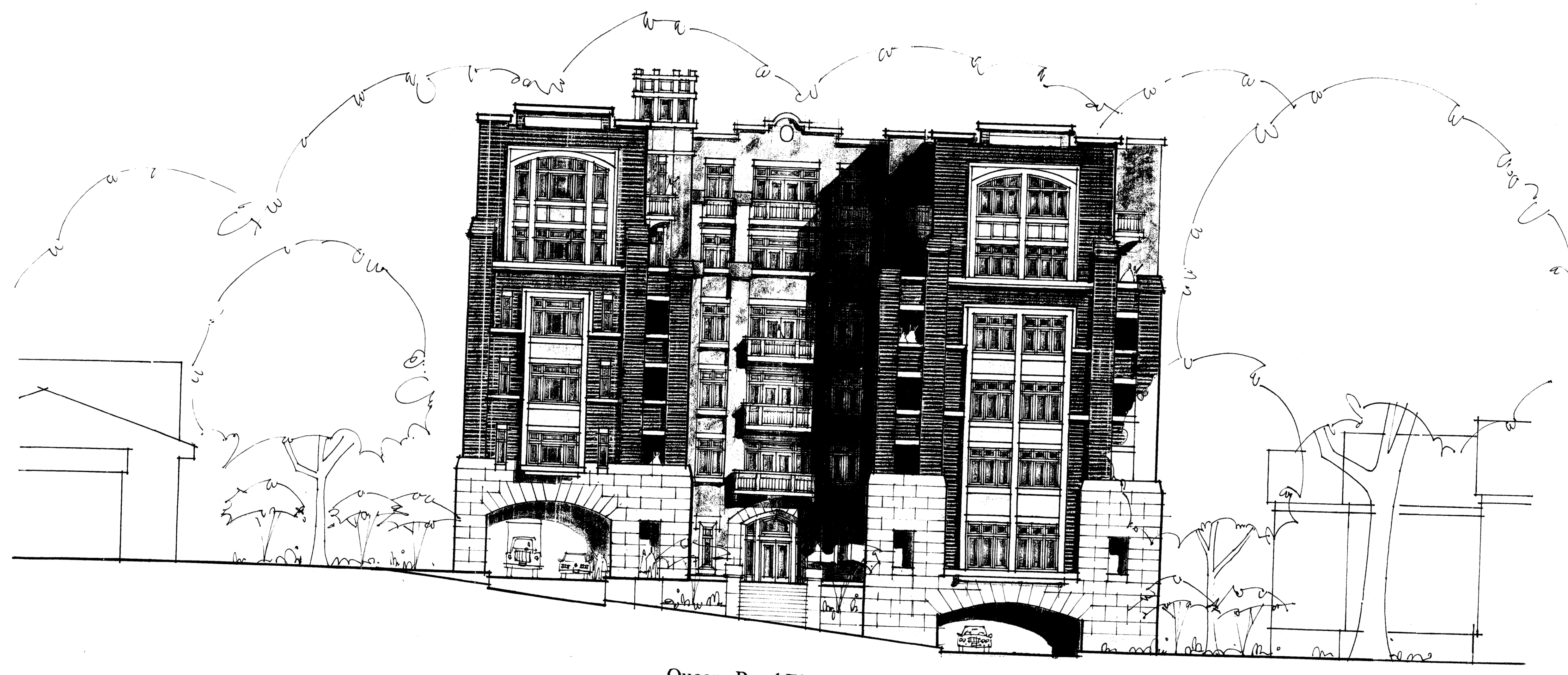
Technical Data Sheet - Development Conditions

- A) Conditions Regarding Use
 - 01. The site will be developed as a multi-family residential development.
- B) Conditions Regarding Building Design
 - 02. Building development shall not exceed a FAR of 2.0 per 100,000 sq. ft. of site area. The maximum height of the building shall be limited to 10 stories, or 100 feet, whichever is less. The building shall be set back from the street by a minimum of 10 feet. The building shall be set back from the rear and side property lines by a minimum of 5 feet. The building shall be set back from the rear and side property lines by a minimum of 5 feet. The building shall be set back from the rear and side property lines by a minimum of 5 feet.
- C) Conditions Regarding Screening, Walls and Dumpsters
 - 09. Screening shall conform to the standards and treatments specified in Chapter 12, part 1, of the Ordinance, except as specified in items A, B, and C of this sheet.
 - 10. Walls screening parking areas will be designed to be 6 feet high with a maximum of 3 feet of solid masonry. Walls screening parking areas will be solid and block view to the parking area from public view except at access points.
 - 11. Any fence or wall constructed along or adjacent to any sidewalk or street right-of-way requires a certificate issued by CDOT.
 - 12. A dumpster located on the site for the new carriage house shall be screened from view by a solid enclosure with a gate. Additional trash collection shall occur in the enclosed parking deck to service the 8-story building.
 - 13. Roofing mechanical equipment shall be screened from public view at street level.
- D) Conditions Regarding Parking
 - 14. Off street parking spaces will satisfy the minimum 60 spaces and a maximum of 120 spaces as established under the Ordinance. The maximum height of the parking structure shall be limited to 10 stories, or 100 feet, whichever is less. The maximum height of the parking structure shall be limited to 10 stories, or 100 feet, whichever is less.
 - 15. The maximum height of the parking structure shall be limited to 10 stories, or 100 feet, whichever is less. The maximum height of the parking structure shall be limited to 10 stories, or 100 feet, whichever is less.
- E) Conditions Regarding Buffers, Landscaping, Lighting and Signage
 - 16. Trees shall be installed along Queens Road in accordance with the City of Charlotte Tree Ordinance.
 - 17. All existing lighting fixtures will be replaced in design and shall not exceed 20' in height.
 - 18. All back lighting will be allowed.
 - 19. Signage will be allowed in accordance with the Ordinance.
 - 20. Retention wall work with a certified abutment to one tree in the setback along Queens Road. The retention wall work with a certified abutment to one tree in the setback along Queens Road. The retention wall work with a certified abutment to one tree in the setback along Queens Road.
 - 21. Proposed planting trees is conceptual only and will be subject to change and review of actual conditions and Urban Forestry staff approval. The Planter shall work with Urban Forestry staff to determine the number and type of trees they will require for the site during Landscaping Plan Review.
 - 22. The Planter shall file an arborist or arborist-in-charge plan to site existing trees along Queens Road.
 - 23. The existing retaining wall shall be removed from the site.
- F) Conditions Regarding City Services and Regulations
 - 24. All proposed work shall be provided in accordance with the City of Charlotte specifications.
 - 25. Storm water runoff from the site will be managed through proven techniques, which satisfy standards set forth by the City of Charlotte Engineering Department.
 - 26. Storm water runoff from the site will be managed through proven techniques, which satisfy standards set forth by the City of Charlotte Engineering Department.
 - 27. All proposed work shall be provided in accordance with the City of Charlotte specifications.
 - 28. The Planter shall file an arborist or arborist-in-charge plan to site existing trees along Queens Road.
- G) Conditions Regarding Setbacks, Sidewalks & Arms
 - 29. The setback (between open space) shall have direct access via sidewalks to the street.
 - 30. The building setback is 14 feet.
 - 31. The maximum building height proposed for the structure facing Queens Road, measured to the peak, shall be 90 feet and 4 inches. To support this height all side and rear yards must be increased 1 foot for each 10 feet or 40 feet in height. The maximum building height for the new structure measured to the peak, shall be 90 feet and 4 inches. To support this height all side and rear yards must be increased 1 foot for each 10 feet or 40 feet in height.
 - 32. Queens Road is designated as a major thoroughfare under the City of Charlotte Ordinance. The maximum building height for the new structure measured to the peak, shall be 90 feet and 4 inches. To support this height all side and rear yards must be increased 1 foot for each 10 feet or 40 feet in height.
 - 33. All proposed set-backs, setbacks, walls, fences, and/or identification signs must not interfere with sight triangles at the entrance.
 - 34. The proposed building footprint on Queens Road will require a driveway permit to be submitted to CDOT during the driveway permit process. The location of the driveway shown on the site plan are subject to change in order to align with driveway on the opposite side of the street and comply with City Ordinance Regulations and the City Tree Ordinance.
 - 35. A Right-of-Way Encroachment Agreement is required for the installation of any new standard street lighting fixture, decorative concrete pavement, brick pavers, etc., within a proposed Right-of-Way Encroachment Agreement. An encroachment agreement must be approved by CDOT prior to the construction of the proposed work.
 - 36. The applicant shall maintain a sidewalk with a minimum 8' planting strip along Queens Road. The sidewalk may include a planting strip that may be used as a tree strip, such as a tree strip and a tree strip.
 - 37. Tree removal shall be limited to 10' in diameter and 20' in height.
 - 38. Driveway access along Queens Road shall be a 20' wide by 10' deep driveway and a 20' wide by 10' deep driveway. The driveway shall be set back from the curb by a minimum of 10 feet.
 - 39. The driveway shall be set back from the curb by a minimum of 10 feet. The driveway shall be set back from the curb by a minimum of 10 feet.
 - 40. The driveway shall be set back from the curb by a minimum of 10 feet. The driveway shall be set back from the curb by a minimum of 10 feet.
- H) Conditions Regarding Openly and Use
 - 41. The building may be sold in condominiums or townhomes but may also be rental apartments.

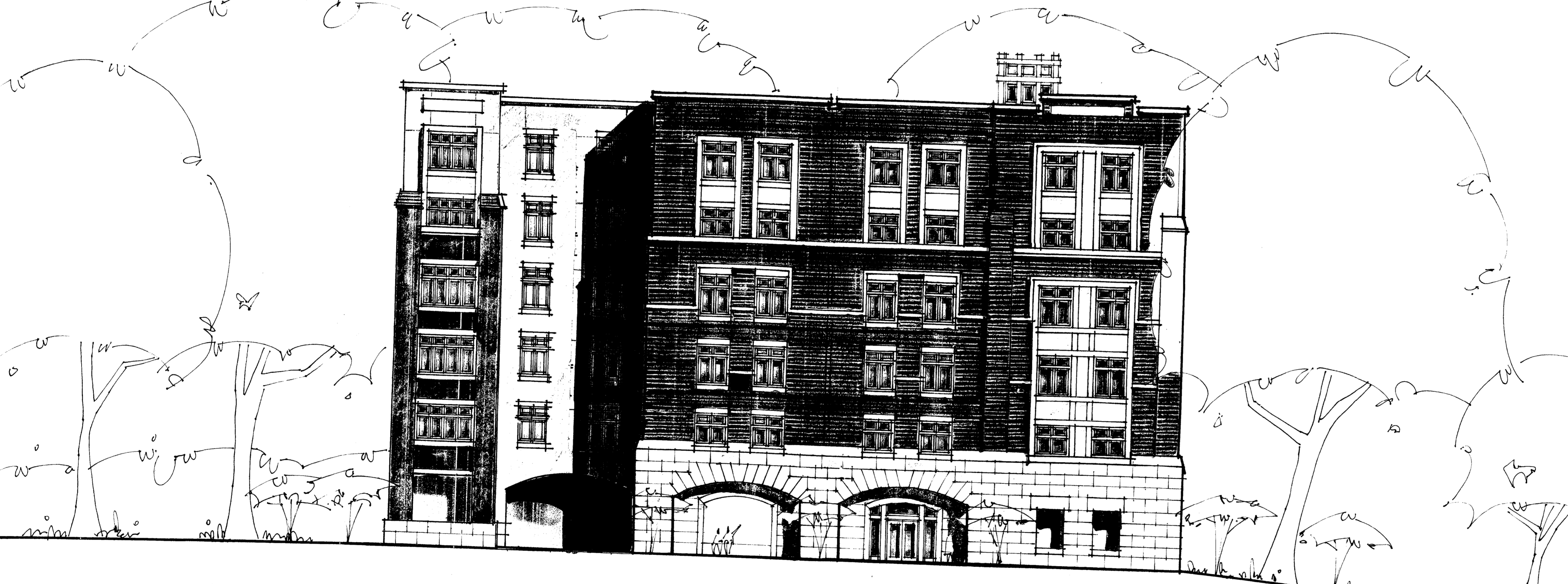


15 January 2003
 Rezoning Petition
 For Public Hearing
 # 02-144

Technical Site Plan
 Parking Plan
 Conceptual Site Plan



Queens Road Elevation



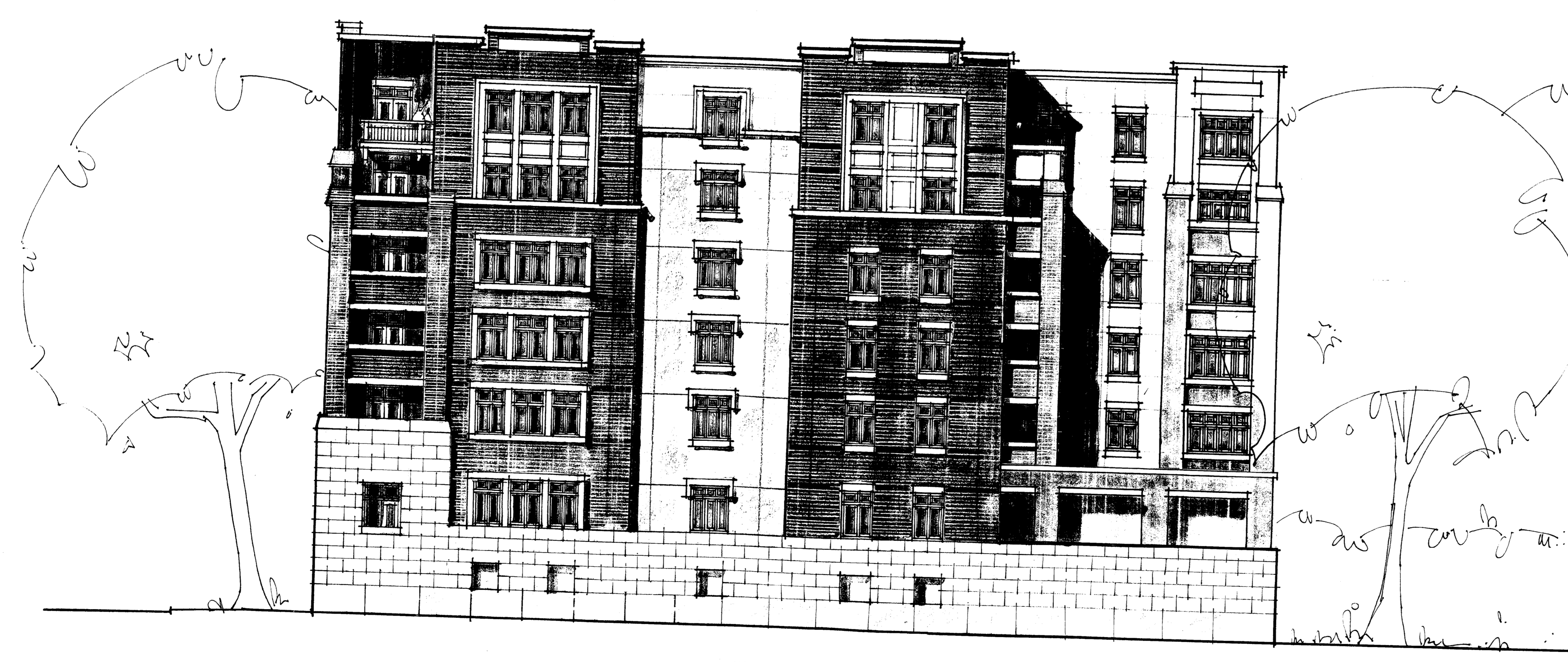
Side Elevation

"These conceptual elevations are intended to depict the general conceptual architectural style of the project from Queens Road. Changes and alterations which do not materially affect the overall architectural style shall be permitted based upon final design and construction drawings. These drawings may change in size and style as well as require complementary drawings in color and detail to be consistent with overall concepts shown above and meet the specific requirements of the technical data sheet submitted as part of this rezoning process."

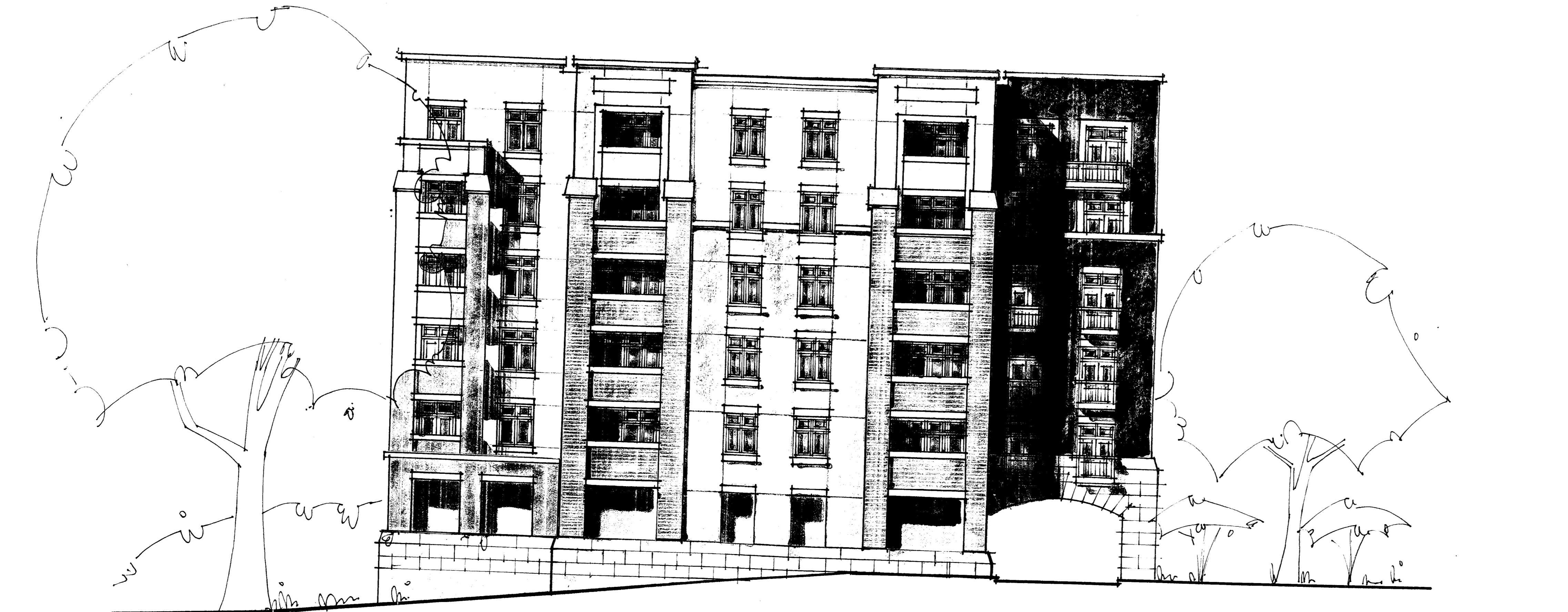
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Conceptual Elevations

APPROVED BY CITY COUNCIL
 DATE 1/21/03



Side Elevation



Rear Elevation

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