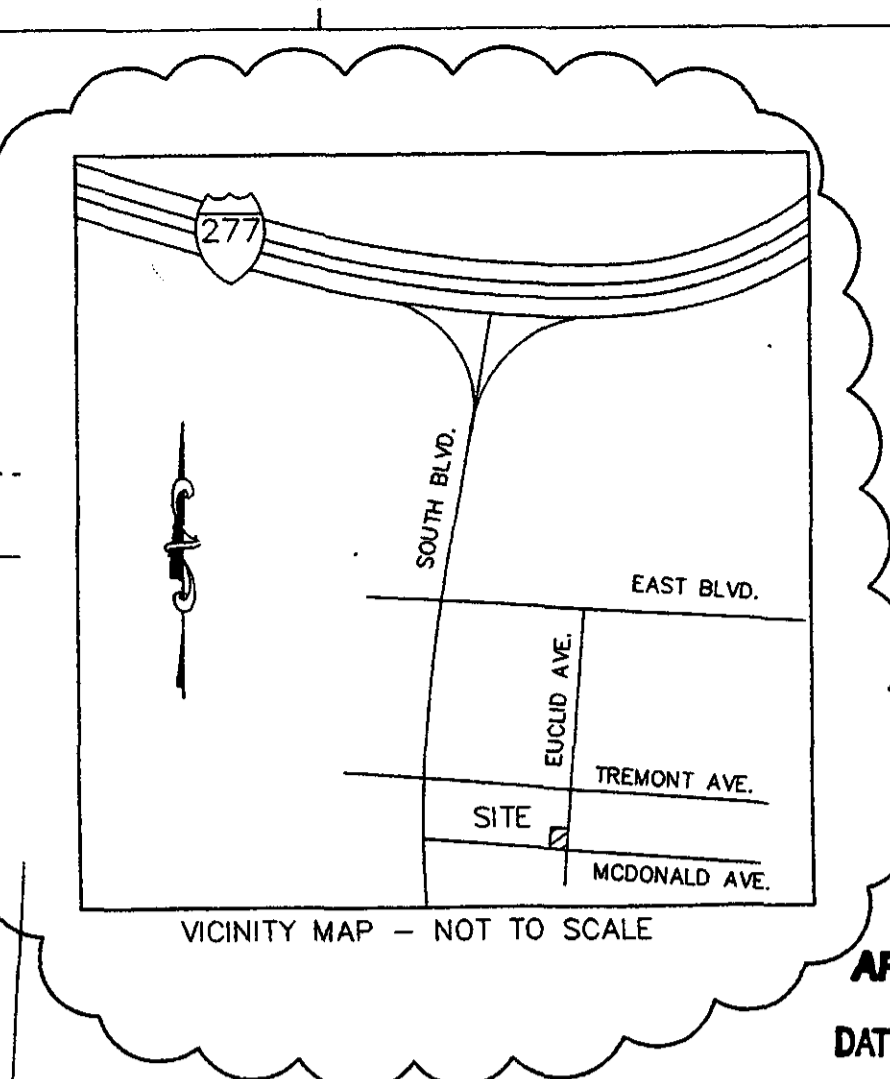
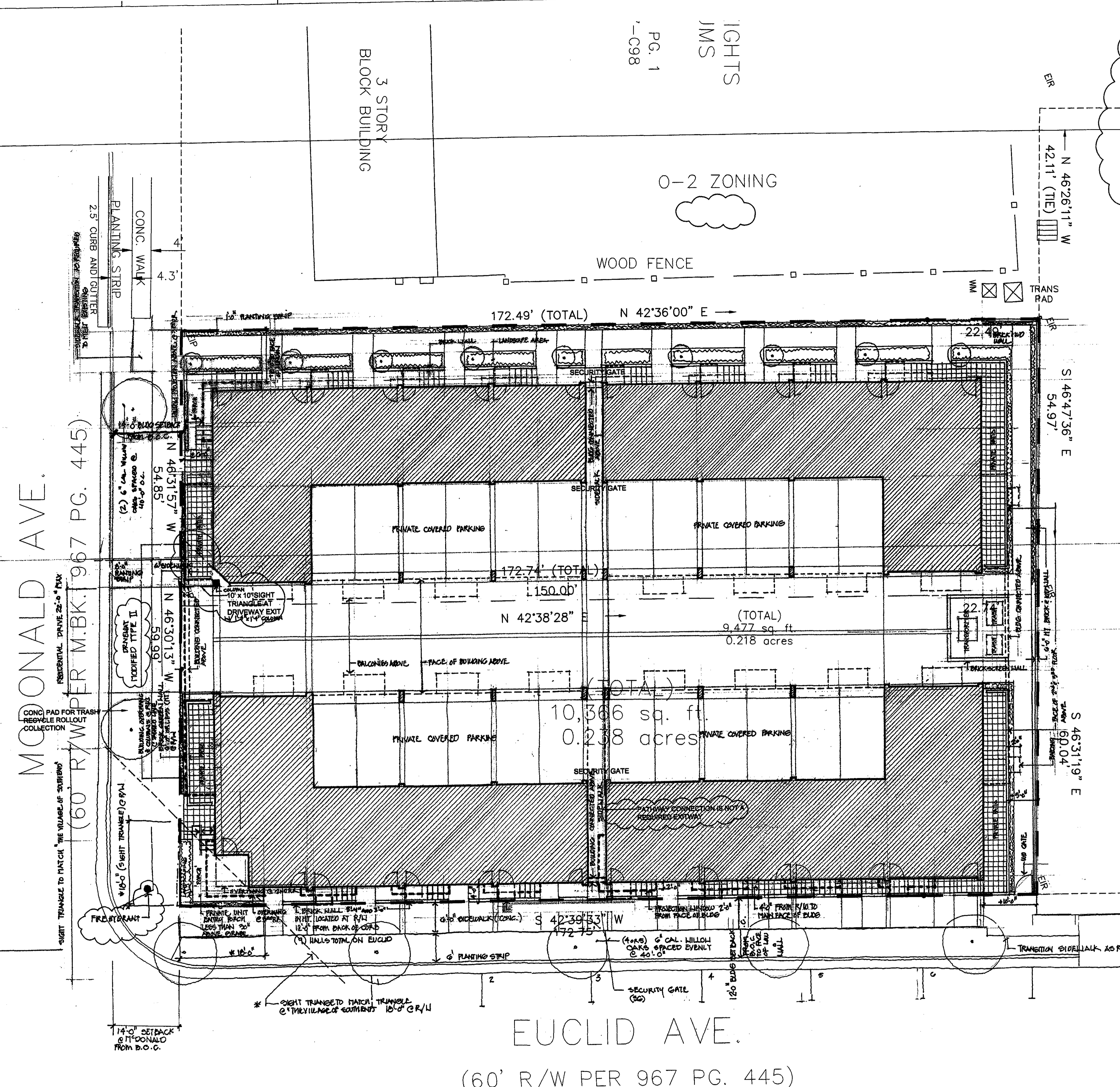
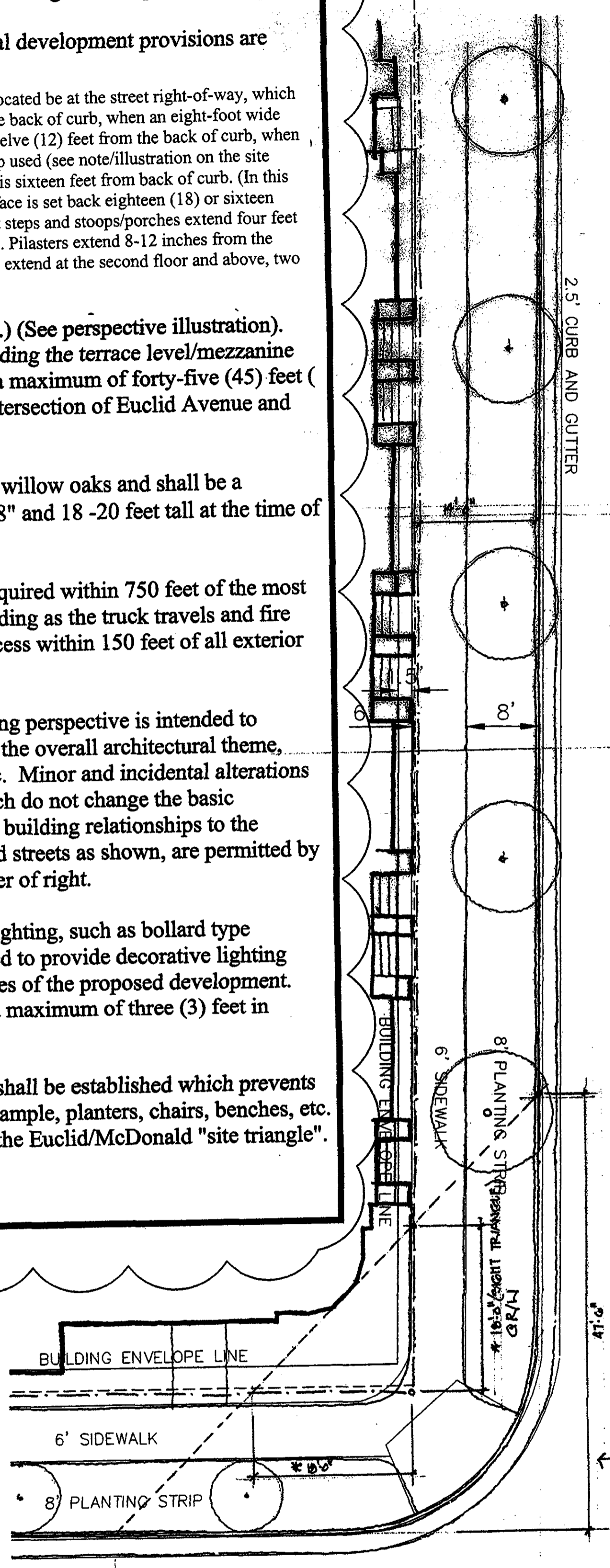


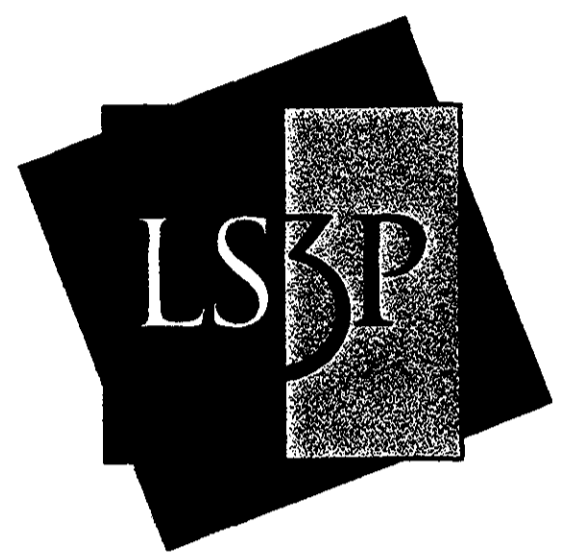
**GENERAL NOTES**

- The driveway connection to McDonald Avenue shall be designed and constructed as a Type Two modified driveway. The driveway width shall be twenty-two (22) feet.
- A combination of on site (24 spaces) and on street parking adjacent to the building shall be provided.
- The following optional development provisions are established:
  - The building setback shall be located at the street right-of-way, which is fourteen (14) feet from the back of curb, when an eight-foot wide planting strip is used and twelve (12) feet from the back of curb, when a six-foot wide planting strip is used (see note/illustration on the site plan). The required setback is sixteen feet from back of curb. (In this instance the main building face is set back eighteen (18) or sixteen (16) feet and individual unit steps and stoops/porches extend four feet from the main building face. Pilasters extend 8-12 inches from the main face and bay windows extend at the second floor and above, two feet beyond the main face.
  - required setback is 16 ft.) (See perspective illustration).
  - Building height, including the terrace level/mezzanine bay windows, shall be a maximum of forty-five (45) feet (as measured from the intersection of Euclid Avenue and McDonald Avenue).
- Street trees shall be willow oaks and shall be a minimum caliper of 6"-8" and 18 -20 feet tall at the time of planting.
- Fire hydrants are required within 750 feet of the most remote point of the building as the truck travels and fire apparatus shall have access within 150 feet of all exterior walls of the building.
- The attached building perspective is intended to schematically illustrate the overall architectural theme, building scale/mass, etc. Minor and incidental alterations and modifications, which do not change the basic architectural theme and building relationships to the adjoining properties and streets as shown, are permitted by the developer as a matter of right.
- Pedestrian scaled lighting, such as bollard type fixtures, shall be utilized to provide decorative lighting along the street frontages of the proposed development. Such lighting shall be a maximum of three (3) feet in height.
- A deed restriction shall be established which prevents various objects ( for example, planters, chairs, benches, etc. ) from locating within the Euclid/McDonald "site triangle".



APPROVED BY CITY COUNCIL  
DATE: 3/21/05

**LOFTS DILWORTH**  
CORNER OF EUCLID AVE. AND McDONALD AVE. CHARLOTTE, NC



CHARLESTON • CHARLOTTE  
LS3P ASSOCIATES LT  
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CHARLOTTE, NORTH CAROLINA 28202  
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**FOR PUBLIC HEARING**  
PETITION NO. 2005-17

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REVISIONS:  
December 20, 2004  
REVIEW COMMENTS  
FEB. 14, 2005  
COMMUNITY/CITY COMMENTS

Project North True North  
PROJECT: 9105-046950  
DATE: October 25, 2004  
DRAWN BY:  
CHECKED BY:  
ISSUE DATE:

SCHEMATIC SITE PLAN  
**RZ-1**

SOLUTIONS THROUGH LISTENING  
SERVICE BY DESIGN

**GENERAL NOTES**

- The development of the site will be controlled by the standards depicted on this site plan and by the standards of the City of Charlotte Zoning Ordinance. The development depicted by this plan is intended to reflect the general arrangement of proposed uses on the site, but the exact details of the configuration, placement and size/number of individual buildings/dwelling units and/or site elements may be altered or modified within the limits prescribed by the ordinance as specified in Section 6.206(2) as may be applicable. Minor and incidental changes of detail which do not alter the basic, overall layout and/or the relationships to abutting sites are permitted as a matter of right for the petitioner/developer.

- All proposed development on the site shall comply with applicable ordinance requirements regarding such things as the number and arrangement of off-street parking, setback/yard dimensions, signage, buffers, screening, open space, landscaping, Tree Ordinance, etc., unless otherwise indicated.
- Vehicular points of access shall be limited to those shown on the plan. The exact location may vary from that depicted, but shall comply with all applicable design/location requirements of the Charlotte Dept. of Transportation and/or the North Carolina Dept. of Transportation.

- Maximum building heights shall be limited to 40 feet. Except as noted under 9C.
- Sidewalks and planting strips along the site's public street frontages shall be established as indicated on the site plan.
- As illustrated on the site plan, the "site distance triangle" will match that of the condominium building across the street.

**Existing Zoning: R-5**  
**Proposed Zoning: TOD-R (Optional)**  
**Proposed Use: Multi-Family (Condominiums)**  
**Proposed Number of Dwelling Units: 30**  
**Site Acreage: .45 acres, more or less**

EUCLID AVE.  
(60' R/W PER 967 PG. 445)

1 SITE PLAN  
1" = 10'-0"

SOLUTIONS THROUGH LISTENING  
SERVICE BY DESIGN