

VICINITY MAP - NTS

EXISTING SITE DATA

TAX PARCEL NO.:	193-103-14
TOTAL SITE AREA:	1.954 AC.
EXIST. ZONING:	CC

DEVELOPMENT DATA

PROPOSED ZONING:	UR-2 (CD)
BUILDING USE:	MULTI-FAMILY
RESIDENTIAL	48 UNITS
BUILDING HEIGHT	40'
BUILDING GROSS FLOOR AREA:	+/- 51,783 SQ. FT.
IMPERVIOUS AREA:	+/- 1.39 AC.
OPEN SPACE:	+/- 0.56 AC.

OFF-STREET PARKING:	1 SP PER D.U. = 48 SPACES
PARKING PROVIDED:	77 SPACES (4 ACCESSIBLE)

DEVELOPMENT STANDARDS

UR-2 STANDARDS	
MIN. LOT SIZE:	3,000 S.F.
MIN. SIDE YARD:	5'
MIN. SETBACK:	14' MIN. FROM EXIST. BACK OF CURB
MIN. REAR YARD:	10'
MAX. FLOOR AREA RATIO:	1.0
MAX. HEIGHT:	40 FT.
MIN. LOT WIDTH:	20 FT.

SITE DEVELOPMENT NOTES

- REMOVED PREVIOUS NOTE #1
- REMOVED PREVIOUS NOTE #2
- THE PETITIONER ACKNOWLEDGES THAT OTHER STANDARD DEVELOPMENT REQUIREMENTS IMPOSED BY OTHER CITY ORDINANCES, STANDARDS, POLICIES, AND APPROPRIATE DESIGN MANUALS WILL EXIST. THOSE CRITERIA, (FOR EXAMPLE THOSE THAT REGULATE STREETS, SIDEWALKS, TREES, POST CONSTRUCTION CONTROLS, AND SITE DEVELOPMENT, ETC.) WILL APPLY TO THE DEVELOPMENT SITE, WITH THE EXCEPTION OF STORM WATER DETENTION. THIS INCLUDES CHAPTERS 6, 9, 12, 19, 20, AND 21, OF THE CITY CODE. CONDITIONS SET FORTH IN THIS PETITION ARE SUPPLEMENTAL REQUIREMENTS IMPOSED ON THE DEVELOPMENT IN ADDITION TO OTHER STANDARDS, WITH THE EXCEPTION OF STORMWATER DETENTION. ALL STORMWATER DETENTION FOR THE SITE HAS BEEN PREVIOUSLY APPROVED AND ACCOUNTED FOR AS PART OF A MASTER DETENTION PLAN, AS REFERENCED ON APPROVED REZONING PETITION 2002-58. REFER TO BK: 18006 PG: 986-915 (EXHIBIT A) & BK: 40 PG: 67 & 68 PRODUCED BY R.B. PHARR DATED 4-15-03 (EXHIBIT B) FOR DETENTION MAINTENANCE AGREEMENT. PETITIONER WILL SUPPLY DATA AND RECORDED DOCUMENTS TO ENGINEERING TO PROVE THIS SITE'S WATER RUNOFF IS INCLUDED IN THE MASTER DETENTION BASIN'S CAPACITY CALCULATIONS.
  - ALL DETACHED LIGHTING WILL BE "FULL CUT-OFF" FIXTURES AND NO WALL "PAK" LIGHTING WILL BE ALLOWED.
  - GALLERIA CLUB LANE AT THE INTERSECTION OF GALLERIA BLVD. WILL NOT BE GATED.
  - THE FOLLOWING AGENCIES MUST BE CONTACTED PRIOR TO CONSTRUCTION REGARDING WETLAND AND WATER QUALITY PERMITS:  
SECTION 401 PERMIT: NCDENR - RALEIGH OFFICE (919) 733-1786  
SECTION 404 PERMIT: US ARMY CORPS OF ENGINEERS (704) 271-4854
  - A RIGHT-OF-WAY ENCROACHMENT AGREEMENT IS REQUIRED FOR THE INSTALLATION OF ANY NON-STANDARD ITEMS WITHIN THE PROPOSED EXISTING CITY MAINTAINED STREET RIGHT-OF-WAY BY A PRIVATE INDIVIDUAL, GROUP, BUSINESS, OR HOMEOWNERS' BUSINESS ASSOCIATION. AN ENCROACHMENT AGREEMENT MUST BE APPROVED BY CDOT PRIOR TO THE CONSTRUCTION/INSTALLATION OF THE NON-STANDARD ITEMS. CONTACT CDOT FOR ADDITIONAL INFORMATION CONCERNING COST, SUBMITTAL, AND LIABILITY INSURANCE COVERAGE REQUIREMENTS.

TECHNICAL DATA SHEET

FOR PUBLIC HEARING  
PETITION NUMBER: 08-006

**GALLERIA**  
CHARLOTTE, NORTH CAROLINA

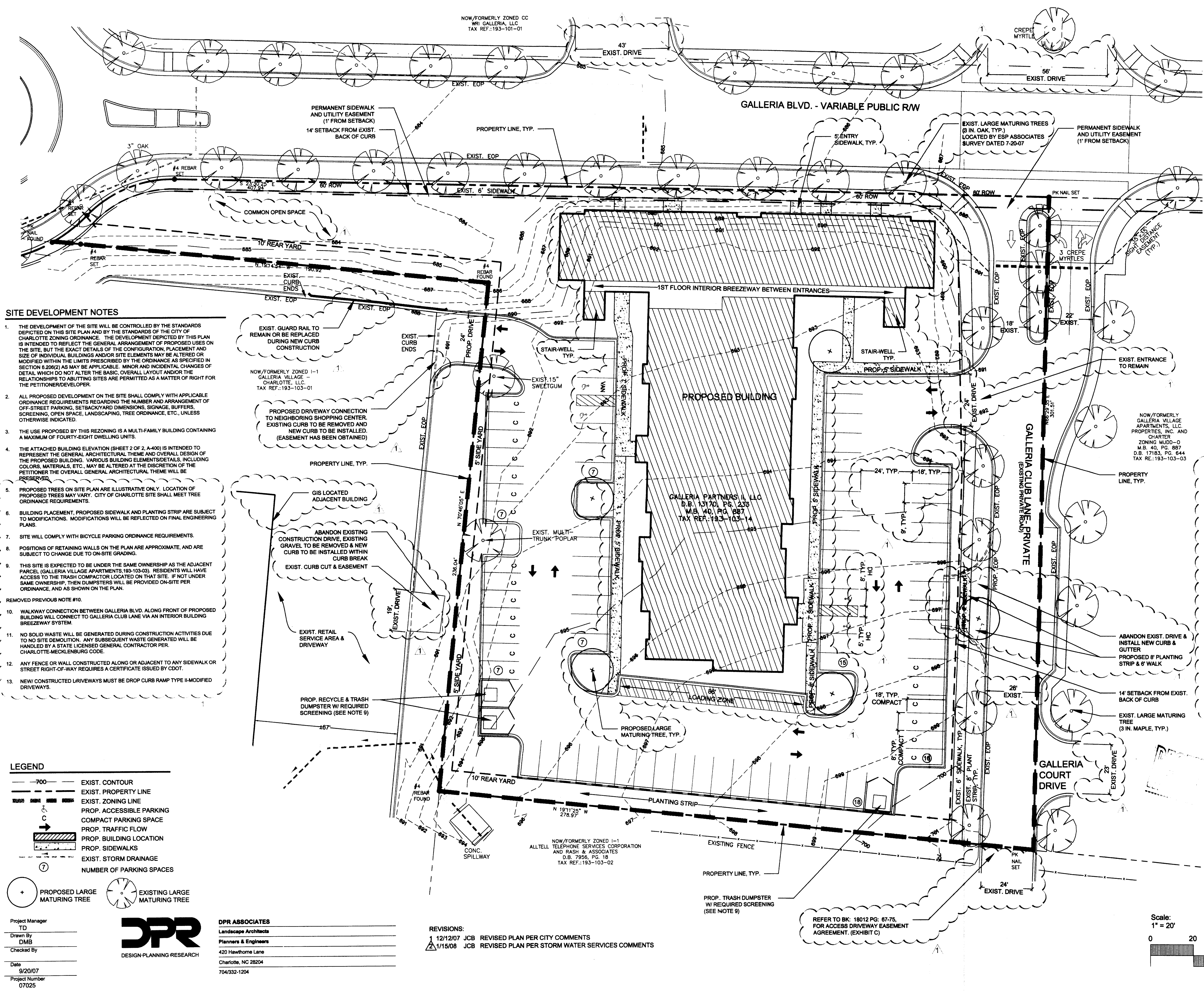
FOR  
**GALLERIA PARTNERS**

OWNERS:  
19310314 - GALLERIA PARTNERS II, LLC.  
MAILING ADDRESS: 8514 MCALPINE PARK DR #190, CHARLOTTE, NC 28211

Sheet Number

**RZ-1**

Sheet 1 of 2



SITE DEVELOPMENT 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 OF INDIVIDUAL BUILDINGS AND/OR SITE ELEMENTS MAY BE ALTERED OR MODIFIED WITHIN THE LIMITS PRESCRIBED BY THE ORDINANCE AS SPECIFIED IN SECTION 6.200(2) AS MAY BE APPLICABLE. MINOR AND INCIDENTAL CHANGES OF DETAIL WHICH DO NOT ALTER THE BASIC, OVERALL LAYOUT AND/OR THE RELATIONSHIPS TO ADJUTING 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 THE NUMBER AND ARRANGEMENT OF OFF-STREET PARKING, SETBACKS, YARD DIMENSIONS, SIGNAGE, BUFFERS, SCREENING, OPEN SPACE, LANDSCAPING, TREE ORDINANCE, ETC., UNLESS OTHERWISE INDICATED.
  - THE USE PROPOSED BY THIS REZONING IS A MULTI-FAMILY BUILDING CONTAINING A MAXIMUM OF FORTY-EIGHT DWELLING UNITS.
  - THE ATTACHED BUILDING ELEVATION (SHEET 2 OF 2, A-400) IS INTENDED TO REPRESENT THE GENERAL ARCHITECTURAL THEME AND OVERALL DESIGN OF THE PROPOSED BUILDING. VARIOUS BUILDING ELEMENTS/DETAILS, INCLUDING COLORS, MATERIALS, ETC., MAY BE ALTERED AT THE DISCRETION OF THE PETITIONER. THE OVERALL GENERAL ARCHITECTURAL THEME WILL BE PRESERVED.
  - PROPOSED TREES ON SITE PLAN ARE ILLUSTRATIVE ONLY. LOCATION OF PROPOSED TREES MAY VARY. CITY OF CHARLOTTE SITE SHALL MEET TREE ORDINANCE REQUIREMENTS.
  - BUILDING PLACEMENT, PROPOSED SIDEWALK AND PLANTING STRIP ARE SUBJECT TO MODIFICATIONS. MODIFICATIONS WILL BE REFLECTED ON FINAL ENGINEERING PLANS.
  - SITE WILL COMPLY WITH BICYCLE PARKING ORDINANCE REQUIREMENTS.
  - POSITIONS OF RETAINING WALLS ON THE PLAN ARE APPROXIMATE, AND ARE SUBJECT TO CHANGE DUE TO ON-SITE GRADING.
  - THIS SITE IS EXPECTED TO BE UNDER THE SAME OWNERSHIP AS THE ADJACENT PARCEL (GALLERIA VILLAGE APARTMENTS, 193-103-03). RESIDENTS WILL HAVE ACCESS TO THE TRASH COMPACTOR LOCATED ON THAT SITE. IF NOT UNDER SAME OWNERSHIP, THEN DUMPSTERS WILL BE PROVIDED ON-SITE PER ORDINANCE, AND AS SHOWN ON THE PLAN.
- REMOVED PREVIOUS NOTE #10.
- WALKWAY CONNECTION BETWEEN GALLERIA BLVD. ALONG FRONT OF PROPOSED BUILDING WILL CONNECT TO GALLERIA CLUB LANE VIA AN INTERIOR BUILDING BREEZEWAY SYSTEM.
  - NO SOLID WASTE WILL BE GENERATED DURING CONSTRUCTION ACTIVITIES DUE TO NO SITE DEMOLITION. ANY SUBSEQUENT WASTE GENERATED WILL BE HANDLED BY A STATE LICENSED GENERAL CONTRACTOR PER CHARLOTTE-MECKLENBURG CODE.
  - ANY FENCE OR WALL CONSTRUCTED ALONG OR ADJACENT TO ANY SIDEWALK OR STREET RIGHT-OF-WAY REQUIRES A CERTIFICATE ISSUED BY CDOT.
  - NEW/CONSTRUCTED DRIVEWAYS MUST BE DROP CURB RAMP TYPE II-MODIFIED DRIVEWAYS.

LEGEND

- EXIST. CONTOUR
- EXIST. PROPERTY LINE
- EXIST. ZONING LINE
- PROP. ACCESSIBLE PARKING
- COMPACT PARKING SPACE
- PROP. TRAFFIC FLOW
- PROP. BUILDING LOCATION
- PROP. SIDEWALKS
- EXIST. STORM DRAINAGE
- NUMBER OF PARKING SPACES



Project Manager  
TD  
Drawn By  
DMB  
Checked By  
Date  
9/20/07  
Project Number  
07025



**DPR ASSOCIATES**  
Landscape Architects  
Planners & Engineers  
420 Hawthorne Lane  
Charlotte, NC 28204  
704/332-1204

- REVISIONS:
- 12/12/07 JCB REVISED PLAN PER CITY COMMENTS
  - 1/15/08 JCB REVISED PLAN PER STORM WATER SERVICES COMMENTS

