

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:
 PARKING REQUIRED: 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

- THE OWNER 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 REQUIRE BUFFERS, REGULATE STREETS, SIDEWALKS, TREES, STORMWATER, AND SITE DEVELOPMENT, ETC.) WILL APPLY TO THE DEVELOPMENT SITE. THIS INCLUDES CHAPTERS 6, 9, 12, 17, 18, 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. WHERE CONDITIONS ON THIS PLAN DIFFER FROM ORDINANCES, STANDARDS, POLICIES, AND APPROACHES IN EXISTENCE AT THE TIME OF FORMAL ENGINEERING PLAN REVIEW SUBMISSION, THE STRICTER CONDITION OR EXISTING REQUIREMENTS SHALL APPLY.
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- THE OWNER SHALL TIE-IN TO THE EXISTING STORM WATER SYSTEMS. THE OWNER SHALL HAVE THE RECEIVING DRAINAGE SYSTEMS ANALYZED TO ENSURE THAT IT WILL NOT BE TAKEN OUT OF STANDARD DUE TO THE DEVELOPMENT. IF IT IS FOUND THAT DEVELOPMENT WILL CAUSE THE STORM DRAINAGE SYSTEMS TO BE TAKEN OUT OF STANDARD, THE OWNER SHALL PROVIDE ALTERNATE METHODS TO PREVENT THIS FROM OCCURRING. REFER TO BK: 18006 PG: 896-913 (EXHIBIT A) & BK: 40 PG: 57 & 59 PRODUCED BY R.S. PHARR DATED 4-15-03 (EXHIBIT B) FOR DETENTION MAINTENANCE AGREEMENT.
- 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: NCEM/ENR - RALPH B. 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 6.206(2) AS MAY BE APPLICABLE. MINOR AND INCIDENTAL CHANGES OF DETAIL WHICH DO NOT ALTER THE BASIC OVERALL LAYOUT AND/OR THE RELATIONSHIPS TO 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, SETBACK/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

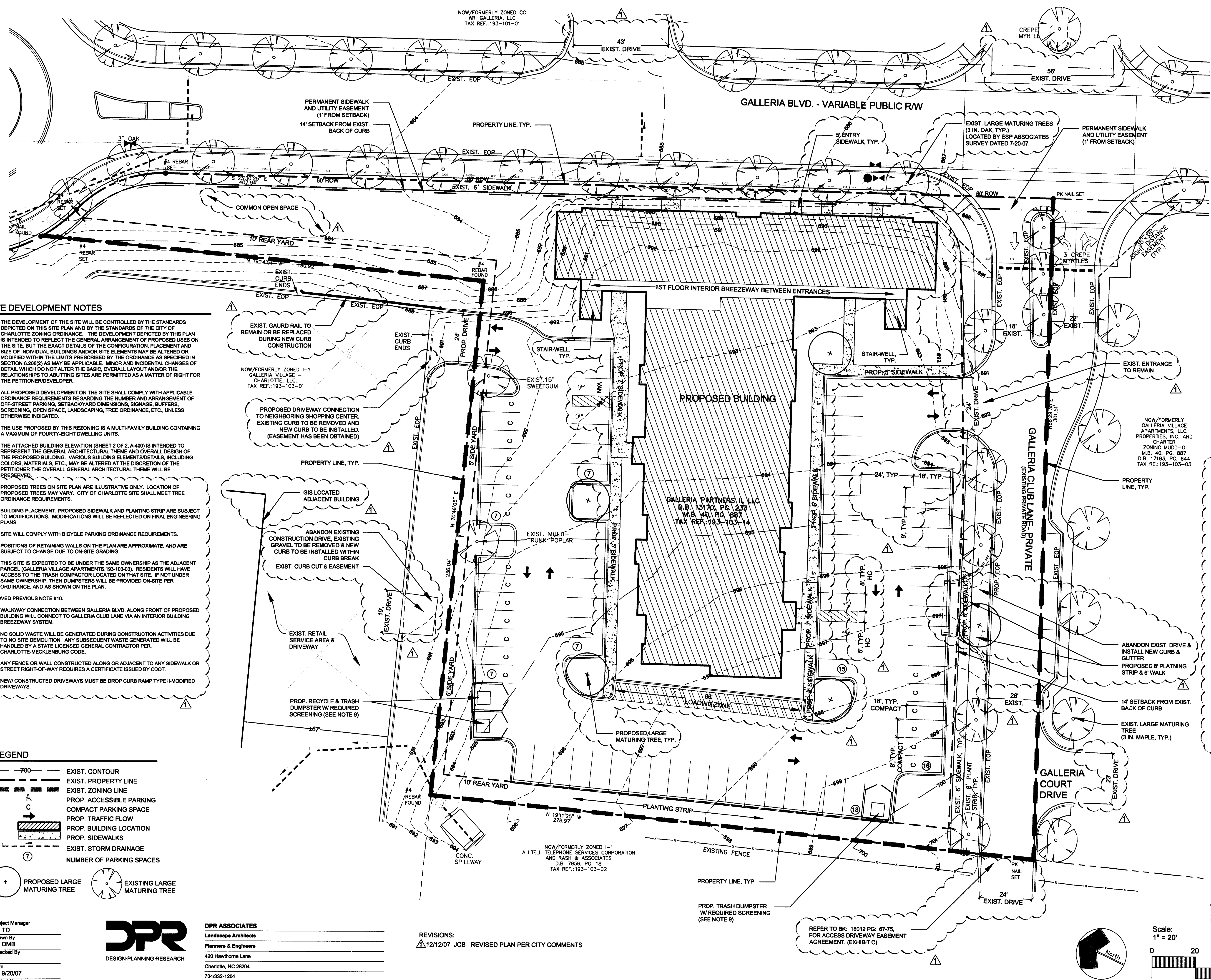
- 700 — EXIST. CONTOUR
 — — — EXIST. PROPERTY LINE
 — — — EXIST. ZONING LINE
 PROP. ACCESSIBLE PARKING
 PROP. COMPACT PARKING SPACE
 PROP. TRAFFIC FLOW
 PROP. BUILDING LOCATION
 PROP. SIDEWALKS
 EXIST. STORM DRAINAGE
 NUMBER OF PARKING SPACES
 PROPOSED LARGE MATURING TREE
 EXISTING LARGE MATURING TREE

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



Scale:
 1" = 20'

