

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.

TECHNICAL DATA SHEET
GALLERIA
CHARLOTTE, NORTH CAROLINA
FOR
GALLERIA PARTNERS

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

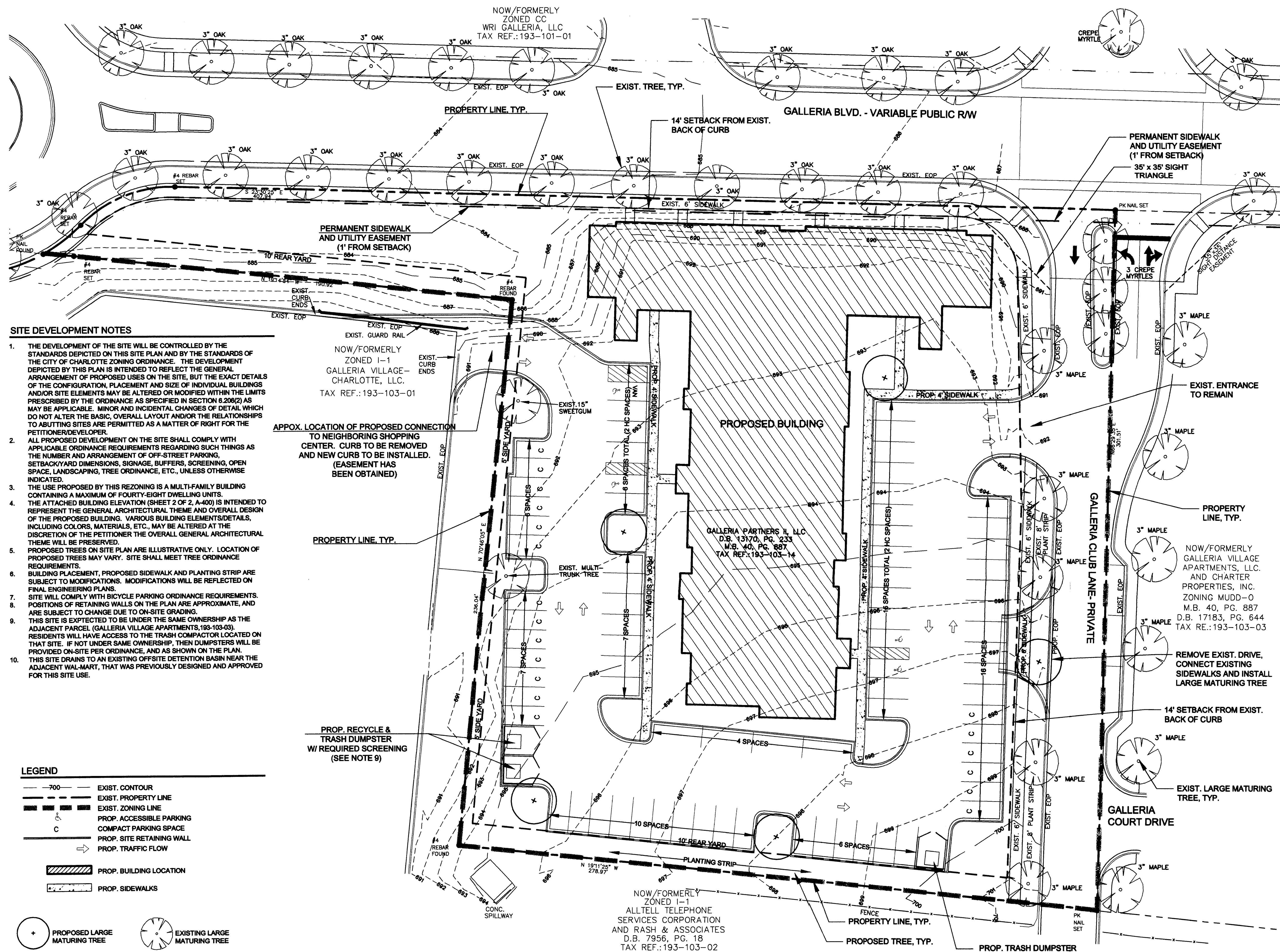
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Sheet Number

RZ-1

Sheet 1 of 2

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- 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 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.
 - THE USE PROPOSED BY THIS REZONING IS A MULTI-FAMILY BUILDING CONTAINING A MAXIMUM OF FOURTY-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. 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.
 - THIS SITE DRAINS TO AN EXISTING OFFSITE DETENTION BASIN NEAR THE ADJACENT WAL-MART, THAT WAS PREVIOUSLY DESIGNED AND APPROVED FOR THIS SITE USE.

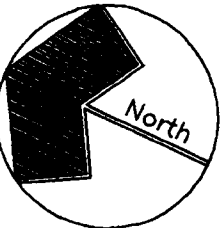
- LEGEND**
- 700 --- EXIST. CONTOUR
 - EXIST. PROPERTY LINE
 - EXIST. ZONING LINE
 - C PROP. ACCESSIBLE PARKING
 - C COMPACT PARKING SPACE
 - PROP. SITE RETAINING WALL
 - => PROP. TRAFFIC FLOW
 - PROP. BUILDING LOCATION
 - PROP. SIDEWALKS
 - PROPOSED LARGE MATURING TREE
 - EXISTING LARGE MATURING TREE

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

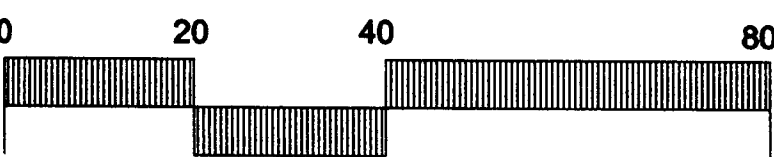


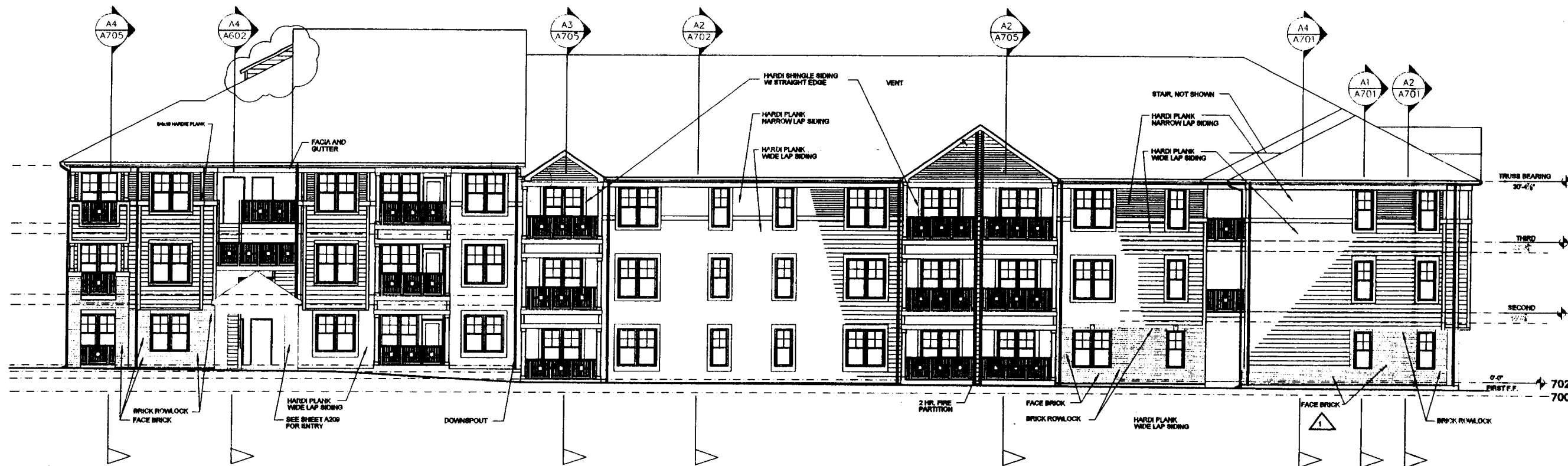
DPR ASSOCIATES
Landscape Architects
Planners & Engineers
420 Hawthorne Lane
Charlotte, NC 28204
704/332-1204

NOW/FORMERLY
ZONED I-1
ALLTELL TELEPHONE
SERVICES CORPORATION
AND RASH & ASSOCIATES
D.B. 7956, PG. 18
TAX REF.: 193-103-02

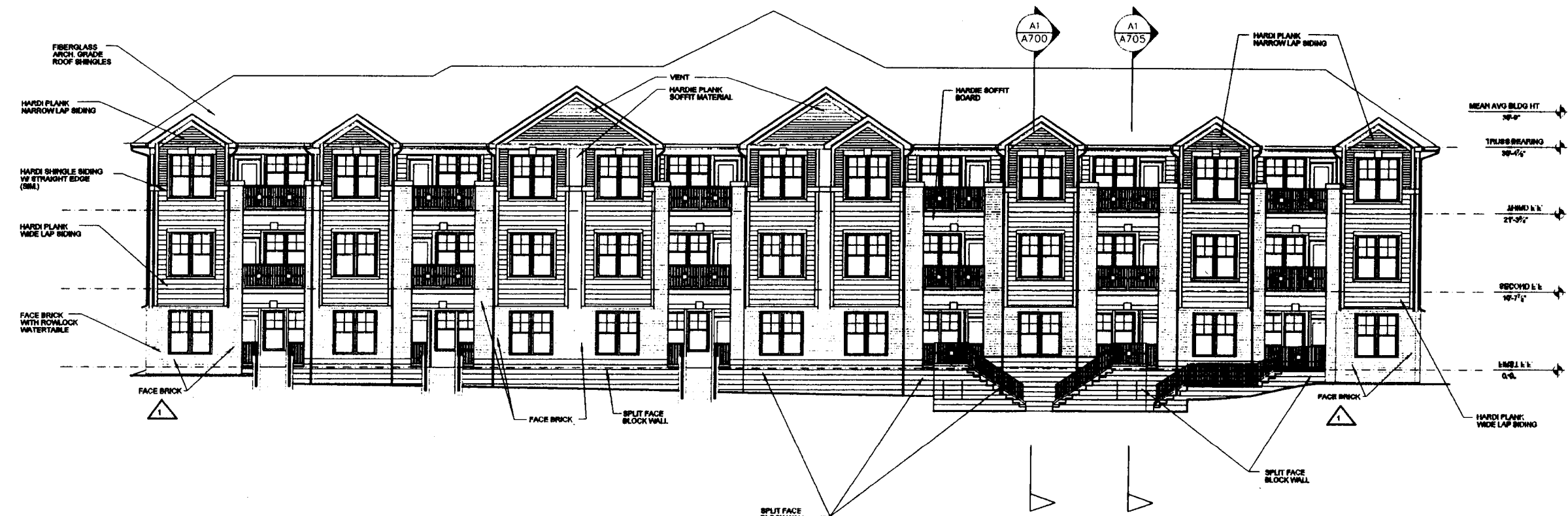


Scale:
1" = 20'





C1 LEFT (FACING BLDG 2) SIDE ELEVATION
SCALE: 1/4" = 1'-0"
BUILDING #1



A1 STREET SIDE ELEVATION
SCALE: 1/4" = 1'-0"
BUILDING #1



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Charter Properties Inc.
Galleria Village
Multi-Family
CHARLOTTE, NORTH CAROLINA

Rev	Date	Description
1	8-18-04	REVISION OWNER SET
2	8-18-04	REVISION OWNER SET
3	11-10-03	REVISION SET
4	10-31-03	ELEVATION REVIEW
5	7-21-03	SITE REVISION
6	7-18-03	D.D. COMPLETION
7	6-1-03	S.D. PHASE SET
8	6-1-03	S.D. OWNER REVIEW

Project No. 0228
Civil/Arch. File: AT / MM / SM
Drawn by: [Signature]
Checked by: [Signature]

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STREET & LEFT SIDE ELEVATIONS
BUILDING TYPE II
BUILDING #1

A-400