

DEVELOPMENT DATA TABLE

- a. SITE AREA: 1.1 ACRES
b. TAX PARCEL ID NUMBERS: 12105604, 12105605, 12105606,
12105607, 12105608, 12105609
c. EXISTING ZONING: UR-2 (CD) AND HD-O (Dilworth)
d. PROPOSED ZONING: UR-2 (CD) AND SPA HD-O (Dilworth)
e. EXISTING USE = MULTI AND SINGLE FAMILY - PROPOSED USE =
MULTIFAMILY (RESIDENTIAL ONLY)
f. (54) MULTIFAMILY DWELLING UNITS
g. PROPOSED RESIDENTIAL DENSITY = 49.1
h. NON-RESIDENTIAL SQUARE FOOTAGE - "NON-APPLICABLE"
i. PROPOSED F.A.R.: 0.395
j. MAXIMUM HEIGHT OF 50' - NOT TO EXCEED THREE STORIES
k. PARKING REQUIRED: 1 CAR PER UNIT (PER UR-2) = 54 CARS
2 CAR PER UNIT MAXIMUM
l. OPEN SPACE = APPROX. 20% OF SITE EXCLUDING PARKING

GENERAL PROVISIONS

- a. THE CONFIGURATION, PLACEMENT, SIZE, AND NUMBER OF
INDIVIDUAL BUILDINGS/DWELLING UNITS AND/OR SITE ELEMENTS
MAY BE ALTERED OR MODIFIED WITHIN THE LIMITS PRESCRIBED BY
THE ZONING ORDINANCE AS SPECIFIED IN SECTION 6.207.
b. ALTERATIONS TO THE CONDITIONAL PLAN ARE SUBJECT TO
SECTION 6.207 - ALTERATIONS TO APPROVAL.

OPTIONAL PROVISIONS (N/A)

PERMITTED USES

- a. ALLOWED USES = MULTIFAMILY RESIDENTIAL
b. PROHIBITED USES = NON-RESIDENTIAL
c. OTHER RESTRICTIONS (N/A)

TRANSPORTATION

- a. DEDICATED AND RESERVATION OF STREET R/W TO CITY
b. TRANSPORTATION IMPROVEMENTS (N/A)
c. PUBLIC/PRIVATE STREETS - PRIVATE DRIVE ADDED WITHIN
DEVELOPMENT TO CONNECT TO TREMONT AND EUCLID AVENUES -
DRIVE TO BE DESIGNED/CONSTRUCTED AS A CMID STANDARD
TYPE TWO DRIVEWAY.
d. PARKING TO BE ALL SURFACE - BEHIND NEW STRUCTURE
e. TRANSIT FACILITIES (N/A)
f. RIGHT-OF-WAY ABANDONMENT (N/A)
g. SIDEWALKS AND PLANTING STRIPS ALONG THE SITE'S PUBLIC
STREET FRONTAGE SHALL BE ESTABLISHED AS INDICATED ON SITE
PLAN
h. SEE SITE PLAN FOR EXISTING THOROUGHFARES AND PROPOSED
DRIVEWAY

ARCHITECTURAL STANDARDS

- a. SEE BUILDING MATERIALS KEY NEXT TO BUILDING ELEVATION
FOR NOTES.
b. ONE NEW THREE-STORY BUILDING WILL BE ON THE SITE
c. URBAN DESIGN AND ARCHITECTURAL ELEMENTS INCLUDE:
GROUND LEVEL, MASONRY PATIO WALLS WITH CONNECTIVITY TO
PUBLIC WALKS/STREETS. A CENTRAL COMMON ENTRY WITH
GATHERING SPACE IS LOCATED IN THE MIDDLE OF THE TREMONT
AVE. ELEVATION - PROVING VISIBILITY AND ACCESS TO CENTRAL,
INTERNAL COURTYARD. ALL UNITS HAVE EXTERIOR BALCONIES
AND THEY MAY ENCROACH 2 FEET INTO THE SETBACK PROVIDED
THEY ARE 10 FEET MIN. ABOVE GRADE PER SECTION 9.406 OF THE
CHARLOTTE ZONING ORDINANCE. OTHER ELEMENTS INCLUDE
LARGE WINDOWS AND ENHANCED TRIM AND DETAILING AT CASINGS
AND CORNERBOARDS.
d. A DUMPSTER/COMPACTOR WILL BE LOCATED INTERNALLY (REAR
CORNER OF SITE) WITH OFFSTREET TRUCK ACCESS.
e. 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 REQUIRE BUFFERS, REGULATE STREETS, SIDEWALKS,
STORMWATER, TREES, 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 AND SUBMISSION, THE STRICTER CONDITION OR
EXISTING REQUIREMENTS SHALL APPLY.

STREETSCAPE AND LANDSCAPING

- a. SEE PLANS FOR STREETSCAPE (SIDEWALK/PLANTING STRIP)
DIMENSIONS PER CITY OF CHARLOTTE ORDINANCES
b. SEE PLANS FOR NOTES ON SPECIAL BUFFER/FENCE SCREENING

ENVIRONMENTAL FEATURES

- a. TREE SAVE - PER ORDINANCE
b. PCCO TREATMENT - PER ORDINANCE
c. ENVIRONMENTAL PROVISIONS (N/A)

PARKS GREENWAYS AND OPEN SPACE

- a. RESERVATION/DEDICATION OF PARK OR GREENWAY (N/A)
b. PARK AND/OR GREENWAY IMPROVEMENTS (N/A)
c. CONNECTIONS TO PARK AND/OR GREENWAYS (N/A)
d. PRIVATELY CONSTRUCTED OPEN SPACE (N/A)

FIRE PROTECTION

- a. FIRE PROTECTION: PRIVATE DRIVE TO BE CONFORM TO ALL
NECESSARY DRIVE, SURFACE AND TURN RADIUS STANDARDS.

SIGNAGE

- a. SIGN LIMITATIONS (N/A)

LIGHTING

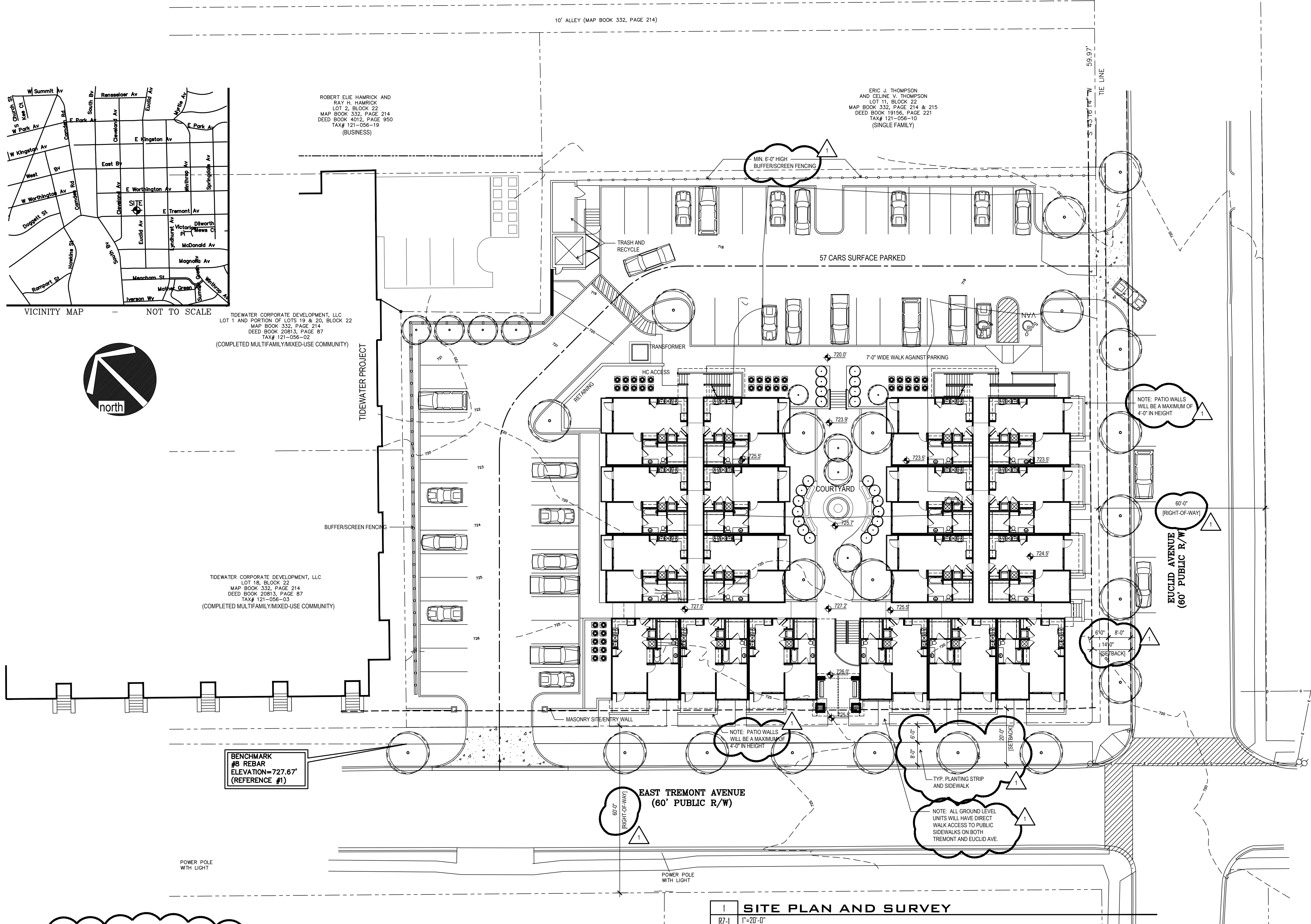
- a. ALL FREESTANDING AND ATTACHED LIGHTING WILL HAVE FULL
CUT-OFF TYPE LIGHTING FIXTURES. FREESTANDING LIGHTING WILL
BE LIMITED TO 20 FEET IN HEIGHT. PEDESTRIAN SCALE LIGHTING
WILL BE INSTALLED THROUGHOUT THE SITE.
b. PEDESTRIAN SCALE LIGHTING WILL BE INSTALLED WITHIN SITE

PHASING

- a. DEVELOPMENT PHASING (N/A)

OTHER

- a. IMPROVEMENTS WITHIN THE SETBACKS WILL COMPLY WITH THE
SOUTHEND TRANSIT STATION AREA PLAN.



EXTERIOR BUILDING MATERIALS

1. MASONRY BASE AND PATIO WALLS - STANDARD, MODULAR, QUEEN OR EQUIVALENT SIZE
2. PREFINISHED/COLORED ALUMINUM RAILINGS AND WINDOWS
3. FIBER-CEMENT (HARDIE OR EQ.) SIDING, PANELING AND TRIM
4. PREFINISHED ALUMINUM OR STEEL CANOPY/TRELLIS FEATURE ELEMENTS
5. WOOD AND FIBER-CEMENT BRACKETS AND ACCENT TRIM
6. 30 YEAR ARCHITECTURAL ASPHALT ROOF SHINGLES
7. PRECAST CONCRETE DECORATIVE ELEMENTS

