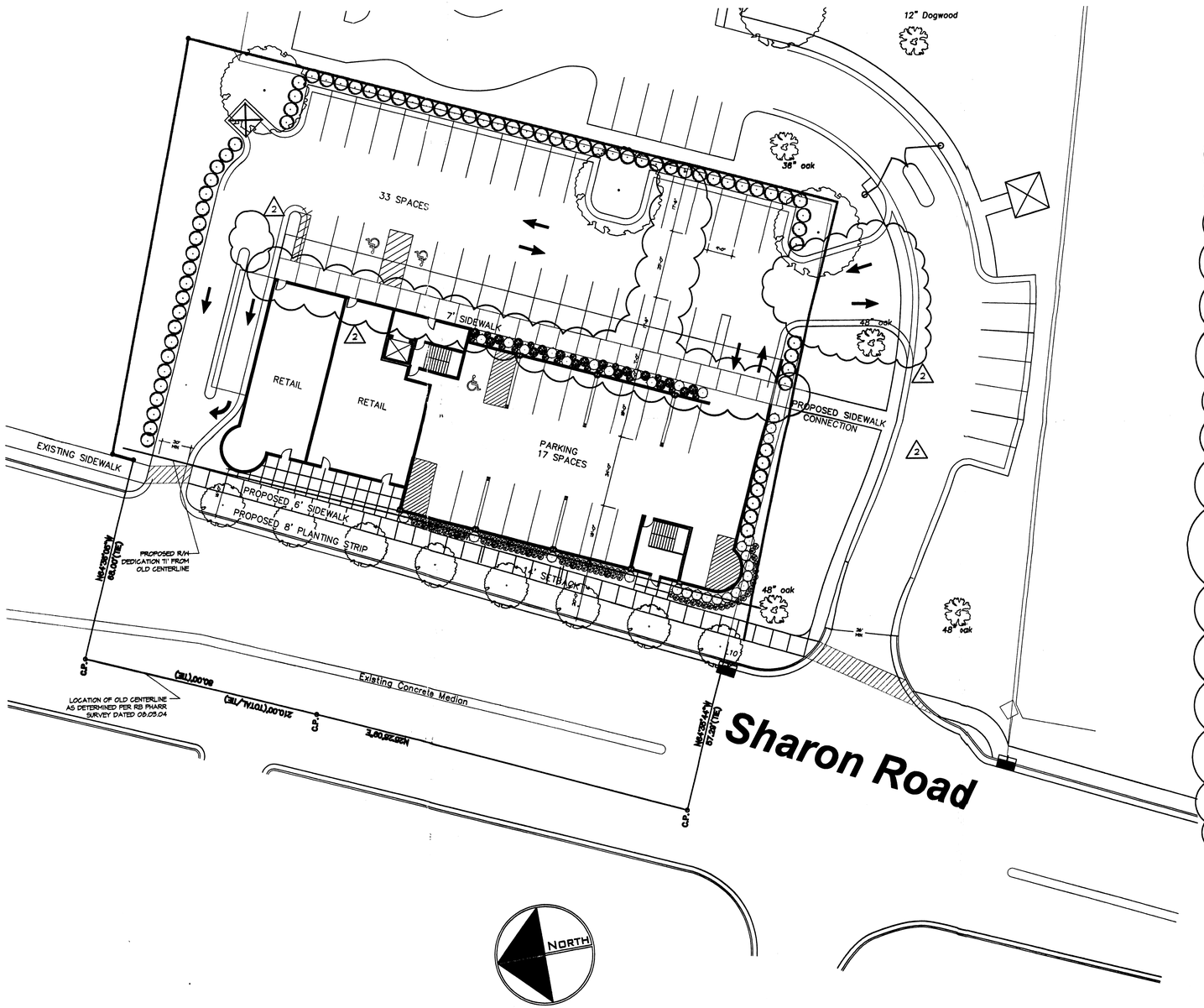


01 Schematic Site Plan 1" = 20'-0"

Site Data:

Acerage (outside of Right-of-Way)
Parcel 183-133-08- .291 acres (more or less)
Parcel 183-133-09- .416 acres (more or less)
Total: .707 acres (more or less)
Existing Zoning: R-3
Proposed Zoning: MUDD(CD)

Building Footprint: 13,635 sf (not to exeed 17,000)
Proposed Use: See Below

UNIT TABULATION	As Shown	
RESIDENTIAL UNITS	17 UNITS	
RETAIL SPACES (Including Storage)	2 UNITS	(up to 5,000 sf)
OFFICE SPACES	2 UNITS	(up to 2,400 sf)
TOTAL UNITS	21 UNITS	

PARKING TABULATION	AS SHOWN	AS REQ'D.
CONDO UNIT (FLATS) SPACES	17 SPACES	17 SPACES
RETAIL PARKING SPACES	18 SPACES	9 SPACES
OVERFLOW PARKING SPACES	15 SPACES	0 SPACES
TOTAL PARKING SPACES	50 SPACES	26 SPACES

APPROVED BY CITY COUNCIL
DATE 12/20/04

UPDATED ZONING NOTES
As of 11/17/04 (changes underlined)

1. The proposed development and all accompanying permits shall comply with the City of Charlotte's codes and ordinances at the time of rezoning approval. Storm water drainage shall be handled through an underground detention system. The detention shall tie-in to the existing storm water system(s). The petitioner shall have the receiving drainage system(s) 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 system(s) to be taken out of standard, the petitioner shall provide adequate detention to prevent this from occurring.

2. During final site and architectural design, modifications may be allowed. The site plan, building and unit layout and architectural elevations, as part of this submittal, serve only to illustrate the concept of the development project and variation may occur such that the maximum building height shall be three (3) stories with no more than two (2) stories allowed on the side that abutts the driveway entrance. While the maximum number of units shall not exceed twentyone (twentyone shown per plan), including commercial units, the petitioner shall be allowed to reduce the total unit count such that not less than 15 residential units shall be built. The project concept at the time of rezoning is a predominately residential project of stacked-flat condominium products with limited retail/commercial uses on the ground level and limited office/commercial uses on the second floor.

3. The entrance to the project shall be accessed by a proposed driveway owned currently by an adjacent neighbor. A driveway sharing agreement shall be necessary before construction shall be permitted.

4. Private lighting will be provided in the parking areas with capped features to reduce light pollution. The parking lot and driveways shall be built to code, at a minimum, including trees and landscaping. The refuse location may vary but must be enclosed on three sides with a brick wall and a gate.

5. Petitioner shall dedicate additional right-of-way for Sharon Road west of a line which is located parallel to and seventy one (71) feet east of the original centerline of Sharon Road as calculated and shown on the plat of survey prepared by R. B. Pharr & Associates, P. A. dated August 3, 2004. All buildings shall observe a minimum setback of fourteen (14) feet from the existing curb of Sharon Road. No building shall be constructed within the right-of-way dedicated as stated above.

6. Before development, a tree survey will be completed for trees that exist in the setback, or in close proximity to the proposed improvements. Once completed, the developement team shall be required to engage a consulting, ISA-certified arborist to study and determine a tree preservation plan which the developer will implement when the project is developed.

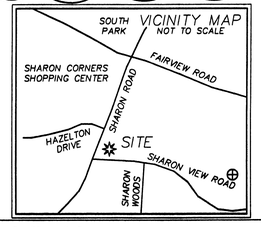
7. "Wal-pac" style lighting will be precluded from the improvements. All ground floor units must have operable doors facing Sharon Road. A common entrance door, for the residential units, from Sharon Road will be required. Both residential and non-residential units must be built concurrently. A recycling area will be provided. The maxium building height will be 60'-0" as defined in the Charlotte Code.

8. The size of the urban green space will vary and the petitioner will co-operate with the adjacent owner to utilize the open space surrounding the shared driveway.

9. The drive-thru window will be limited solely to serving the dry cleaners being replaced.

10. The developer shall comply the MCAPCO Regulation 2.1110-a related to asbestos in demolition of the existing structures.
Any underground storage tanks must be properly closed per applicable regulations.

11. Two inverted-U type bicycle racks (to accomodate four bicycles) will be provided on the site.



Vicinity Map N.T.S.

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Interim Release Drawing

Not for Construction, Final Pricing, or Permit

Rezoning Petition for:
Long Property
Charlotte, NC

DATE:
Oct 26, 2004
REVISIONS:
1 08.30.04 Dimensions Added
2 11.17.04 - Plan & Notes Changes

PROJECT NUMBER
04-072
DRAWN BY:
NWA
CHECKED BY:
NWA

Technical Data Plan For Public Hearing: 2004-94

TD-1

SCHEMATIC STREETSCAPE ELEVATION
FROM SHARON ROAD

PROPOSED MIXED-USE PROJECT

RETAIL & RESIDENTIAL

FOR SHARON ROAD/ SOUTHPARK COMMUNITY
SCHEMATIC ONLY

narmour wright

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Interim Release Drawing

Not for Construction, Final Pricing, or Permit

Rezoning Petition for:
Long Property
Charlotte, NC

DATE:
Oct 15, 2004
REVISIONS

PROJECT NUMBER
04-072
DRAWN BY:
NWA
CHECKED BY
NWA

Technical Data Plan For Public Hearing: 2004-94

TD-2