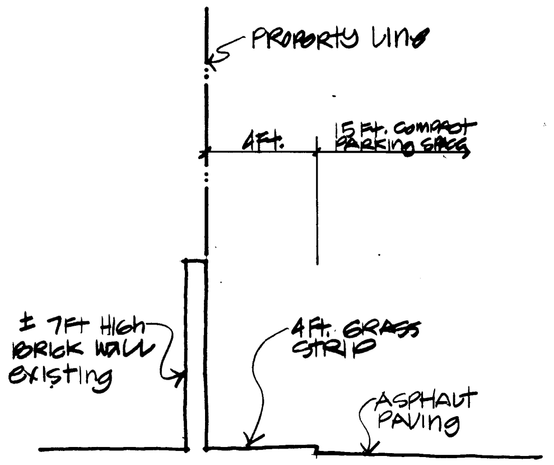


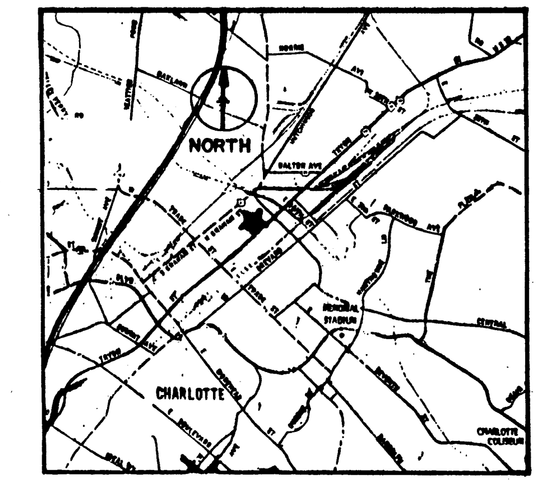
TYP. PARKING BAY
S.W. @ CHURCH ST.
1 n.t.s.

ADJOINING PROPERTY OWNERS

1	Tax Parcel: Owner: Owners Add.:	078-046-04 John C. Mapeli & Wife Lynne C. 3189 Pleasant Valey Rd. Brighton , Mich. 48116
2	Tax Parcel: Owner: Adress:	078-044-02 Lee Han Wing & Wife Lee Mak Wai 122 W. 11th St. Charlotte, NC 28202
3	Tax Parcel: Owner: Address:	078-444-03 James R. Grey, Jr. 3125 Eastway Dr. Charlotte, NC 28205
4	Tax Parcel No.: Owner:	078-044-04 James R. Grey, Jr. 3125 Eastway Dr. Charlotte, NC 28205
5	Tax Parcel:	078-044-05 James R. Grey, Jr. 3125 Eastway Dr. Charlotte, NC 28205
6	Tax Parcel No.: Owner: Address:	081-011-13 Ray D. Helms, Sr. & Wife, Martha W. 1118 Jenkins Dr. Charlotte, NC 28212
7	Tax Parcel: Owner: Address:	080-031-04 NCNB Trust P. O. Box 120 Charlotte, NC 28201
8	Tax Parcel: Owner: Address:	080-031-01 Mecklenburg County 720 E. 4th St. Charlote, NC 28202
9	Tax Parcel: Owner: Address:	078-045-02 Gopal K. Pandey & % Uptown Motel Corp. 319 W. Trade St. Charlotte, NC 28202

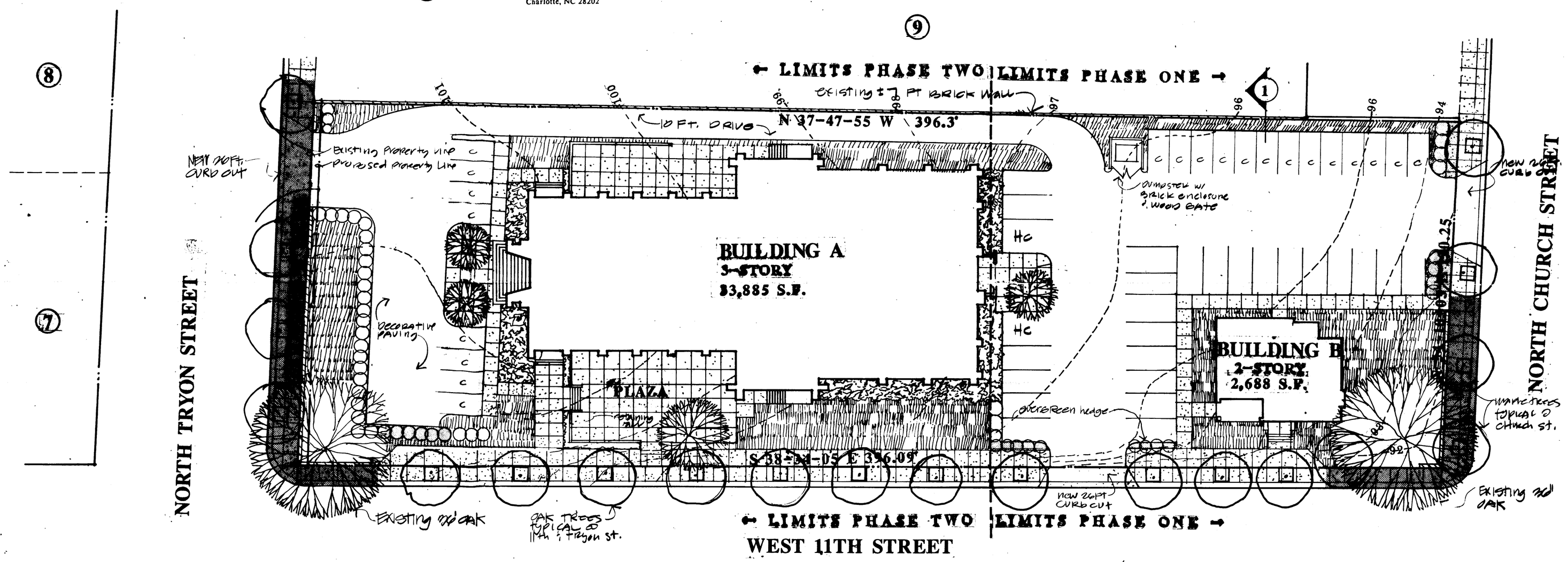
DEVELOPMENT NOTES

1. Boundary survey and topographic information taken from survey by Cosco Management Services, Inc. Dated 07-12-89.
2. The project consists of the renovation of the existing two structures as shown on the site plan. No additions to the existing structures are planned. The owner is prepared to begin work as soon as possible on phase one and will proceed with phase two as the building becomes preleased.
3. The developer realizes a strong need for on site parking to create a marketable project considering the area that he wishes to develop. This has caused a need for a curb cut onto Tryon St. and the utilization of the front yard at Tryon St. as a parking area. In return for this priveledge the owner proposes to pave the front parking with a Bominite or decorative paving material to give the space a plaza effect.
4. Buffering and or screening shall conform to the standard of the city of Charlotte zoning ordinance and the UMUD ordinance and Urban Design Guidelines. All parking abutting a public street shall be screened with a low evergreen hedge and trees 25 ft. o.c. The parking lot to the southwest of the site shall be screened from the adjacent property by way of an existing + or - 7 ft. high wall.
5. The developer proposes to add two outdoor plazas for public use which will total over 3,000 s.f. in area.
6. Proposed uses: Office / Retail.
7. The owner agrees to dedicate +/- 13 1/2 feet of additional right of way along Tryon Street to equal the existing mall condition. This will be measured 43' - 0" from the center of the street.
8. Proposed conditions requiring UMUD-0 zoning:
   - A. Some areas will have less than 12 ft side walks as required. (See locations on Plan)
   - B. The addition of a 26 ft curb cut from Tryon Street.
   - C. All plantings and screening beds will be provided and sized as shown on the Plan.
   - D. Some required street trees will be planted on private property and not in the sidewalk. (See Plan)
9. All planting areas will be provided with an automatic sprinkler system.



LOCATION MAP

n.t.s.



SITE PLAN

AUGUST 25 1989

SCALE : 1"=20'-0"

NORTH

DEVELOPMENT DATA

EXISTING ZONING	UMUD
PROPOSED ZONING	UMUD-O
SITE AREA	1.117 ACRES
BUILDING AREA	36,573 S.F.
PARKING REQUIRED	19 SPACES
PARKING PROVIDED	57 SPACES

LEGAL DISCRIPTION

Beginning at a point marking the intersection of the Northwesterly line of North Tryon Street with the Southwesterly line of West Eleventh Street, the point of beginning being the Southwest corner made by the intersection of said streets and running thence with the Northwesterly line of North Tryon Street, S 53-49-30 W. 125.64 feet to an iron marking the Southeasterly corner of the property owned by Life Insurance Company of Georgia described in Deed Book 2710, at Page 234; thence with the line of the said property of Life Insurance Company of Georgia, N.37-47-55 W. 396.30 feet to an iron marking the Northeasterly corner of the property of Life Insurance Company of Georgia located in the Southeasterly line of North Church Street; thence with said Southeasterly line of North Church St., N34-03-10E. 120.25 feet to a point marking the intersection of the Southeasterly line of North Church Street with the Southwesterly line of West Eleventh Street, S.38-34-05 E. 396.09 feet to the Point of Beginning, and containing 1.117 acres as shown by Survey of R. B. Pharr & Associates dated May 11, 1982, reference to which is hereby made.

APPROVED BY CITY COUNCIL
DATE 2/19/90 89-88
Doug Burns /AEC

DEVELOPED BY
THE
NORTH CHURCH
CORPORATION
CHARLOTTE, NORTH CAROLINA

AEC PA
ARCHITECTS

TRYON STREET
CHURCH

COMMERCIAL ADAPTIVE REUSE PROJECT