

CONDITIONAL NOTES:

DEVELOPMENT STANDARDS
PART I
Commitment
Development of the real estate identified on the accompanying Technical Data Sheet, prepared by Sheet Design Group on May 22, 1997 and revised by Little and Associates Architects in its entirety on September 22, 1997, consisting of two parcels totaling 23.614 acres, more or less (the "Site"), and its individual components will be governed by the conditions of these Development Standards, the Technical Data Sheet, and the applicable provisions of the City of Charlotte Official Zoning Ordinance (the "Ordinance").

The new building configurations, placements, and sizes, as well as the parking areas, all of which are depicted within the appropriate envelopes on Sheet RZ-2 which accompanies this Technical Data Sheet for the newly combined Parcels 1 and 2, are schematic in nature and may be altered during design development and construction document phases within the maximum allowed building areas for buildings and the maximum allowed parking areas for parking, as established on this Rezoning Plan. All square footages, number of units, and/or number of stories depicted on these rezoning documents, however, will be the maximum allowed under this petition.

Proposed tower structures not exceed 80,000 sq. ft., unless shown as 82,000 sq. ft. for 25 residential dwelling units and a 3,000 sq. ft. post office/retail center building.

PART II
Statement of Intent for Parcel 3
It is the intention of the Petitioner to continue use of the existing egress drive and signalized intersection; in order to provide tenants and visitors a protected left turn onto Sharon Road.

PART III
Section 1. Transportation Commitments
The petitioner agrees to dedicate to the City such additional right-of-way along its Sharon Road frontage as may be necessary to increase the right-of-way along its northern side of the centerline to 50 (fifty) feet. This dedication shall occur prior to the issuance of any certificate of occupancy for any new development.

PART IV
Design Guidelines
Section 1. Access Egress
(a) The existing secondary egress road that exits the site at a signalized intersection of Sharon New Road as shown on the Technical Data Sheet, shall remain in use in the general area depicted.
(b) The placement and configuration of each access point and driveway within the site are subject to any modifications required to accommodate the final site and architectural/landscape construction plans and designs and are further subject to approval by CDOT.
(c) The petitioner reserves the right to relocate existing access drive subject to the approval of the CDOT.

Section 2. Yard Restrictions
(a) In every instance, the side yard, setback, and rear yard requirements imposed under the Ordinance will be satisfied with respect to new development taking place within the Site. Structures existing within the side or rear yards and/or setbacks at the time of this petition shall not be subject to any modification due to the yard and setback requirements described within this petition.

Section 3. Stormwater Management
(a) Stormwater runoff will be managed through practices described in the City of Charlotte Storm Water Design Manual and approved by the City of Charlotte Engineering Department. No above ground detention or retention basins shall occur within any prescribed buffer or setback within the Site.

Section 4. General Design Provisions
(a) Parking: Each of the parking areas depicted on Sheet RZ2 may vary in size and location, but in all events, parking will meet the minimum standards established under the Ordinance (Section 12.202). Parking may be constructed inside of the parking envelope as depicted on Sheet RZ1, and in no event shall parking take place in buffer or setback areas. The petitioner reserves the right to seek a parking variance for this Site, in accordance with the applicable procedures prescribed by the City of Charlotte Zoning Department.
(b) Lighting: A lighting system will be employed to service the new buildings which is consistent with that already existing on the Site. All new direct lighting within the property shall be designed such that direct illumination does not extend past the property lines. Consideration will be given to the impact of lighting both within and without the perimeter of the site. The maximum height of freestanding lighting fixtures within the development will not exceed that of the existing freestanding fixtures.
(c) Signs: All new signs placed on the property will be erected in accordance with the Ordinance.
(d) Fire Protection: Plans for each building will be submitted to the Fire Marshal's office for approval before the construction of that building commences. Fire hydrants will be located within the prescribed locations under the Charlotte Mecklenburg Building Code.
(e) Trash Handling: All dumpster areas will be screened in accordance with requirements of the Ordinance. Each dumpster area will be enclosed on all four sides by a fence and a hinged gate which are constructed of brick, wood, masonry, or any combination thereof unless one or more sides of the dumpster area joins the rear of a building. In this case, the rear wall will be substituted for the fence along each such building.
(f) New development within the Site will not exceed 6 (six) stories or 80 (eighty) feet in height.

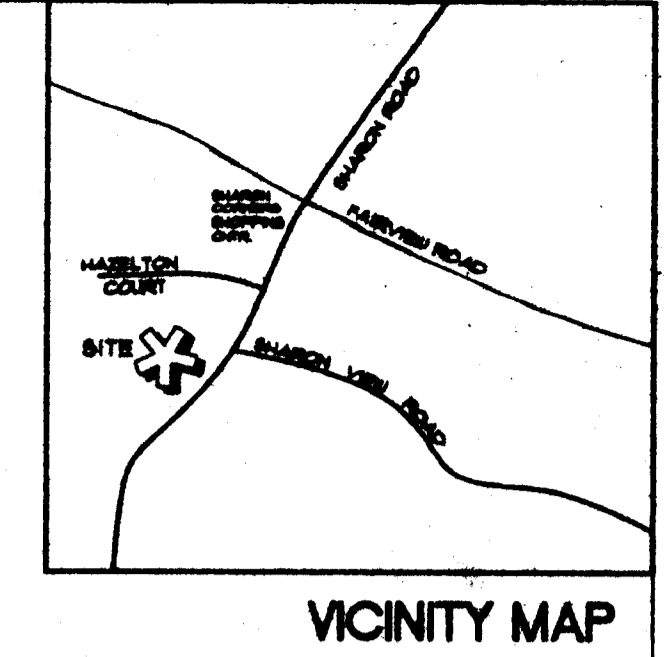
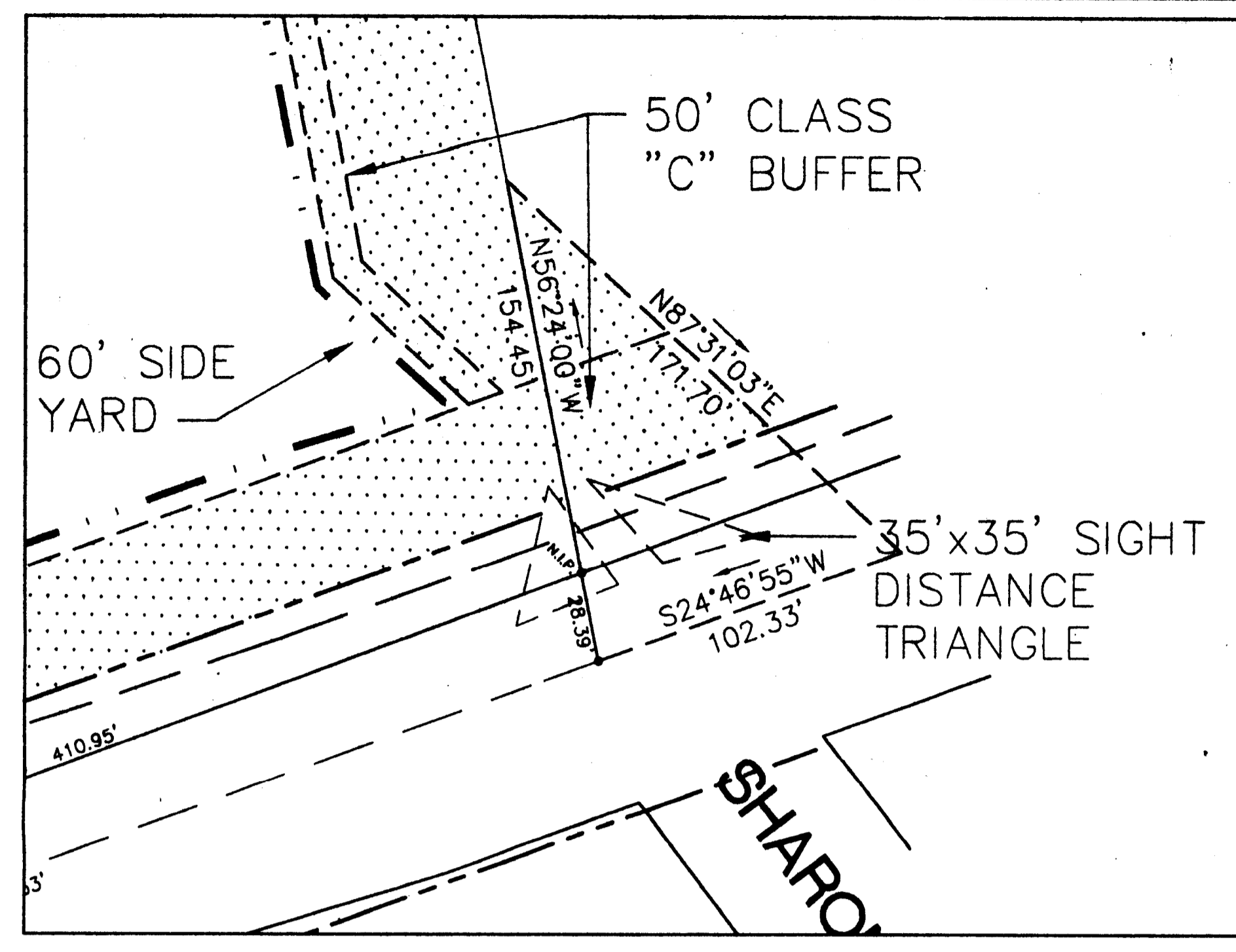
Section 5. Buffer Areas
(a) Exterior buffer areas for all new development will be provided as required by Section 12.302 of the Ordinance, except that the petitioner will not be allowed to decrease the required buffer.
(b) All designated buffer areas are to remain as undisturbed open space, except to the extent necessary to accommodate wells, fences, drainage structures, utility lines, sidewalks, and drives as prescribed within the Ordinance.
(c) Those structures currently existing at the time of this petition which encroach within the buffer areas depicted on the Technical Data Sheet of this petition shall not be subject to any modification due to the proposed buffer, nor shall buffer requirements be interpreted due to their presence on the site.
(d) Petitioner may seek variance for buffer per Ordinance (Section 12.304) or seek a variance per the Board of Adjustment. Additional vegetation may be impractical and serve no useful purpose due to site conditions, sight triangles and visibility for egress and existing vegetation.

Section 6. Landscaping and Screening
(a) Landscaping and screening for all new development shall, at a minimum, satisfy the requirements of the Ordinance (Section 12.303).
(b) All new development will receive landscape and tree planting as required by the City of Charlotte Tree Ordinance.

PART V
Binding Effect of the Rezoning Application
Section 1. If the petitioner's Rezoning Petition is approved, the development program established under these Development Standards and the Technical Data Sheet shall, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the petitioner and each of the Owners and their respective heirs, devisees, personal representatives, successors in interest and assigns.

LEGAL DESCRIPTION-EXISTING SHARON TOWERS PROPERTY
BEGINNING at a point on the center line of Sharon Road, said point being the southeast corner of the property conveyed to Sam Copalis (deed number 2565-0009) and running thence within the centerline of Sharon Road (2 coils) 1. South 25 degrees 32 minutes 40 seconds West 481.84 feet; and 2. South 45 degrees 31 minutes 42 seconds West 919.36 feet; thence along the southern border of the property North 53 degrees 51 minutes 53 seconds West 277.60 feet; thence along the southwestern border (3 coils) 1. North 22 degrees 52 minutes 58 seconds East 51.25 feet; 2. North 9 degrees 55 minutes 30 seconds West 922.50 feet; and 3. North 9 degrees 5 minutes 36 seconds West 60.83 feet; thence along the northern border (3 coils) 1. North 77 degrees 38 minutes 01 seconds East 150.00 feet; 2. North 77 degrees 47 minutes 32 seconds East 183.01 feet; and 3. North 77 degrees 22 minutes 36 seconds East 524.11 feet; thence along the northeastern boundary of the Site South 56 degrees 5 minutes 23 seconds East 505.40 feet; back to the point of beginning, containing 23.614 acres.

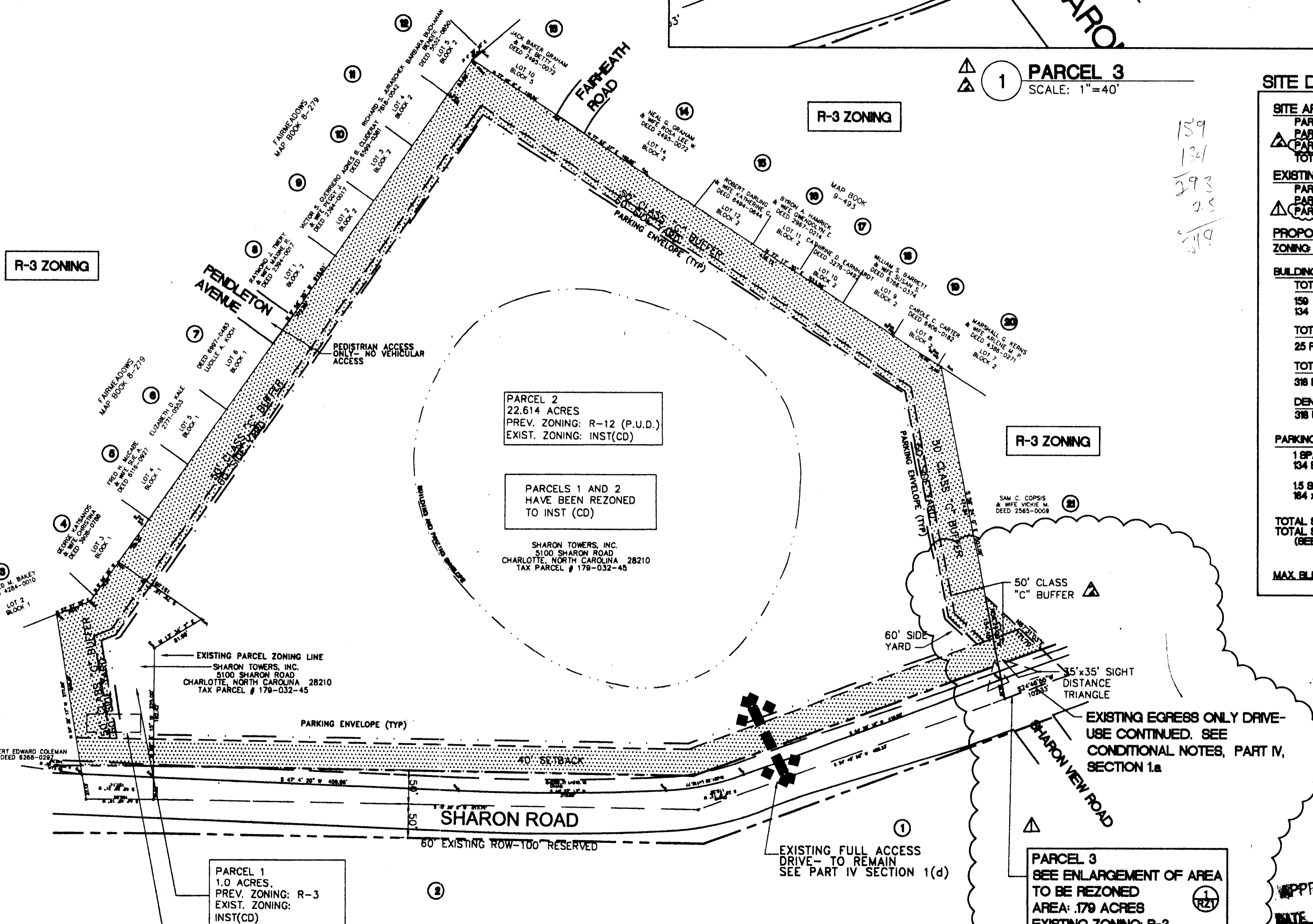
PARCEL 2 TO BE REZONED - LEGAL DESCRIPTION-PARCEL 3
BEGINNING at a point on the center line of Sharon Road, said point being the South East corner of the property conveyed to Sam Copalis (deed number 2565-0009) and running thence within in the South border of the property North 56 degrees 24 minutes 00 seconds West thence towards the east border North 87 degrees 31 minutes 03 seconds East, thence along the southern border South 24 degrees 46 minutes 55 seconds West; back to the point of beginning, containing 0.179 acres.



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Charlotte, NC 28217
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7704.561.8700

PETITIONER:
SHARON TOWERS, INC.
5100 SHARON ROAD
CHARLOTTE, NORTH CAROLINA 28210
(704) 553-3817

ARCHITECT:
LITTLE & ASSOCIATES ARCHITECTS
5815 WESTPARK DRIVE
CHARLOTTE, NORTH CAROLINA 28217
(704) 525-6350



SITE DATA

SITE AREA	PARCEL ONE	100 ACRES
	PARCEL TWO	22.614 ACRES
	PARCEL THREE	179 ACRES
	TOTAL	223.614 ACRES
EXISTING ZONING:	PARCEL ONE	R-3
	PARCEL TWO	R-12 (P.U.D.)
	PARCEL THREE	R-3
PROPOSED ZONING/DEVELOPMENT:		INST (CD)
BUILDING SUMMARY:		
TOTAL EXISTING RESIDENTIAL UNITS:		
150 RESIDENTIAL UNITS (INDEPENDENT LIVING)		
134 RESIDENTIAL UNITS (DEPENDENT LIVING)		
TOTAL ADDITIONAL RESIDENTIAL UNITS:		
25 RESIDENTIAL UNITS (INDEPENDENT AND DEPENDENT LIVING)		
TOTAL RESIDENTIAL UNITS:		
318 RESIDENTIAL UNITS (INDEPENDENT AND DEPENDENT LIVING)		
DENSITY:		
318 UNITS/223.614 ACRES = 1.42 UNITS PER ACRE		
PARKING REQUIREMENTS:		
15 SPACES PER 3 BEDS OF DEPENDENT LIVING		
134 BEDS/3 = 45 SPACES REQUIRED		
15 SPACES PER 1 INDEPENDENT LIVING UNIT		
184 x 15 = 276 SPACES REQUIRED		
TOTAL SPACES REQUIRED:		321 SPACES
TOTAL SPACES PROVIDED:		306 SPACES
(SEE CONDITIONAL NOTES PART IV, SECTION 4.a.)		
MAX. BLDG. HT.:		80' (6 STORIES)

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PETITION NO. 98-107
FOR PUBLIC HEARING

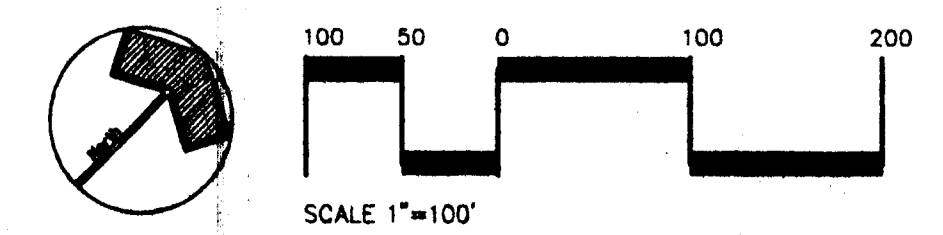
SHARON TOWERS
CHARLOTTE, NORTH CAROLINA

TECHNICAL DATA SHEET

98-107
179 032 47P0

APPROVED BY CITY COUNCIL
DATE 12-21-98

SURVEY BY R.B. PHARR & ASSOCIATES, P.A., DATED 3-16-76, 8-18-76, 6-29-86, AND 3-26-86.
BOUNDARY INFORMATION TAKEN FROM A SURVEY BY: GENERAL SURVEYORS INC. DATED 8-27-76
NO FIELD RUN SURVEY PERFORMED BY R.B. PHARR & ASSOCIATES, P.A. IN THE PREPARATION OF THIS MAP.
NOTE: SUBJECT PROPERTY NOT WITHIN ANY KNOWN FLOODWAY DISTRICT



Division President
J. HENSON
Job Captain
I. TEUSCHER
Drawn By
J. MATRULLI
Date Drawn
8-18-98
Drawing File Name
RZ-1.DWG 1"=100'
Revisions
No. 1 Date 8-18-98
No. 2 Date 10-14-98
No. 3 Date 11-29-98
Issue Date: 8-18-98

Project Number
18-9746-00
Sheet Of
RZ-1 2