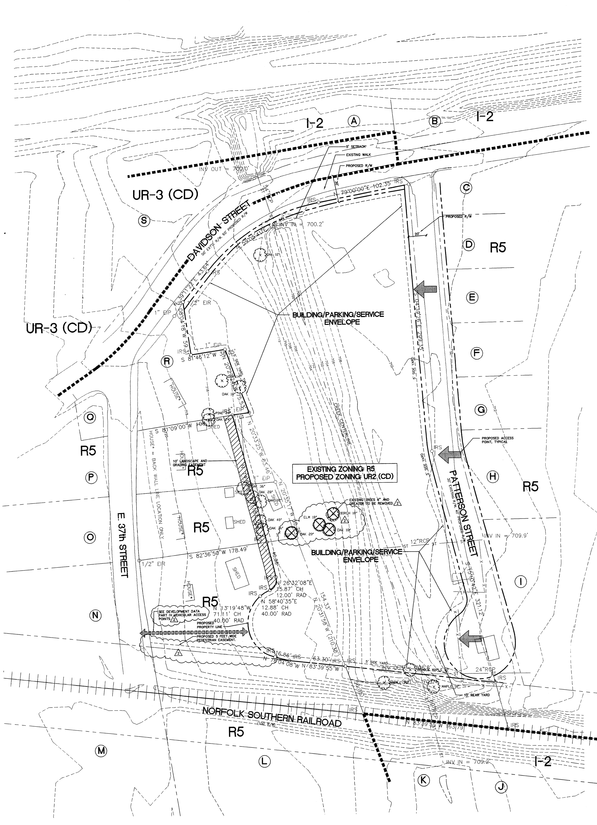

SITE SUMMARY

TAX PARCEL NUMBER	091-106-01 091-106-02 091-106-03 091-106-04
SITE AREA	2.81 ACRES (2.54 ACRES EXCLUSIVE OF R/W DEDICATION)
EXISTING ZONING	R5
PROPOSED ZONING	UR-2 (CD)
PROPOSED DENSITY	34 D.U.'s MAX. (13.4 D.U.'s PER ACRE)
PROPOSED BLDG. HEIGHT	40' HT. MAX.
BLDG. SEPARATION	10' MIN.
PROPOSED USE	MULTI FAMILY RESIDENTIAL (TOWNHOMES)
REQUIRED YARDS:	5' SETBACK 5' SIDE YARD 10' REAR YARD

ADJACENT PROPERTY OWNERS

A.	091-101-08	DAVIDSON & CRAIG HEIRS P. O. BOX 31001 GREENSBORO NC 27410	K.	091-106-08	SHAUER CENTRUM (BY ENTY) P. O. BOX 31001 CHARLOTTE NC 28234
B.	091-101-05	AUSTIN WADE HAMPTON 2115 CHATHAM AVENUE CHARLOTTE NC 28205	L.	091-106-05	HINES EDWARD LEE (ET AL) 828 EAST 37TH STREET CHARLOTTE NC 28205
C.	091-106-44	SIREO PAUL J. & RUTH ANN LYONS 7448 VALLEY BROOK ROAD CHARLOTTE NC 28226	M.	091-106-10	NORMAN NANCY & DARRI WAYNICK (R/S) 705 EAST 37TH STREET CHARLOTTE NC 28205
D.	091-106-45	MCLAURIN WAYNE L. 7448 VALLEY BROOK ROAD CHARLOTTE NC 28226	N.	091-106-11	NOLAN JAMES P. O. BOX 1 PLAZA CHARLOTTE NC 28215
E.	091-106-46	WHITFORD JANET C. 2800 SANDLEWOOD COURT CHARLOTTE NC 28211	O.	091-106-12	BERNE INVESTMENTS VII P. O. BOX 31241 CHARLOTTE NC 28231
F.	091-106-47	CALLAWAY & SEWELLIT INC 2310 EAST SCHLEA CIRCLE TAMPA FL 33629	P.	091-106-13	BERNE INVESTMENTS VII P. O. BOX 31241 CHARLOTTE NC 28231
G.	091-106-48	SANCHEZ LUIS & JOANNE 8815 OAK DRIVE CHARLOTTE NC 28269	Q.	091-106-14	SINCLAIR JOHN W. & DAWSON LUCIEN 721 EAST 37TH STREET CHARLOTTE NC 28205
H.	091-106-49	OLDHAM CINDY 8815 OAK DRIVE CHARLOTTE NC 28270	R.	091-106-01	BERNE INVESTMENTS VII P. O. BOX 31241 CHARLOTTE NC 28231
I.	091-106-50	WILLIS JESSE WILLIAM SR. & MARTHA NEWELL 811 PATTERSON AVENUE CHARLOTTE NC 28205	S.	091-101-04	MECKLENBURG WEL. ASSOCIATES LTD PTSHIP 3325 NORTH DAVIDSON STREET CHARLOTTE NC 28205
J.	091-106-35	HOWARD JOHN WAYNE & HESTER P. 834 WALLARD CREEK CHURCH ROAD CHARLOTTE NC 28262			

DEVELOPMENT DATA

PART I
COMMENTARY

DEVELOPMENT OF THE REAL ESTATE IDENTIFIED ON THIS TECHNICAL DATA SHEET, CONSISTING OF (28) ACRES, MORE OR LESS (THE "SITE") WILL BE GOVERNED BY THE STANDARDS HEREIN, THE TECHNICAL DATA SHEET, THE TEXT OF THE REZONING PETITION AND THE UR-2 (CD) DISTRICT UNLESS MORE STRINGENT STANDARDS ARE ESTABLISHED BY THE DEVELOPMENT STANDARDS AND THE ZONING ORDINANCE.

THE BUILDING CONFIGURATIONS, PLACEMENTS, AND SIZES SHOWN ON THE SCHEMATIC SITE PLAN ARE INTENDED TO DEPICT THE GENERAL ARRANGEMENT OF THE BUILDINGS AND PARKING TO BE BUILT AND MAY BE ADJUSTED DURING DESIGN DEVELOPMENT AND CONSTRUCTION DOCUMENT PHASES, PROVIDED THE ALTERATIONS DO NOT EXCEED THE GENERAL PARAMETERS SET FORTH HEREIN. PARKING LAYOUTS MAY ALSO BE ADJUSTED TO ACCOMMODATE FINAL BUILDING CONFIGURATIONS AS LONG AS THE GENERAL PURPOSES AND GOALS SET FORTH ON THE PLAN ARE ACHIEVED.

PART II
DEVELOPMENT DATA

(A) THE DEFINITION OF THE PETITIONER TO DEVELOP ATTACHED MULTI FAMILY DWELLINGS CONSTRUCTED WITHIN THE SITE.

PART III
PERMITTED DEVELOPMENT WITHIN THE SITE

THE NUMBER OF PERMANENT ACCESS POINTS TO/FROM PATTERSON STREET SHALL BE LIMITED TO THOSE SHOWN ON THE TECHNICAL DATA SHEET.

THESE ACCESS POINTS, FINALLY LOCATED IN THE FIELD, ARE GENERALLY DEPICTED ON THE TECHNICAL DATA SHEET. THE EXACT LOCATION OF EACH ACCESS POINT IS SUBJECT TO ANY MODIFICATION REQUIRED TO ACCOMMODATE FINAL SITE AND CONSTRUCTION PLANS/DESIGN AND ADMINISTRATION BY CDOT AND NCDOT IN ACCORDANCE WITH STANDARDS.

THE PETITIONER AGREES TO DEDICATE AND CONVEY TO THE CITY OF CHARLOTTE SUFFICIENT LANDS TO PROVIDE FOR (2) FEET OF RIGHT OF WAY (5.00) WEST OF THE EXISTING R/W CENTERLINE OF PATTERSON STREET ALONG THE SITE'S FRONTAGE TO ACCOMMODATE A 27 FOOT CENTERLINE OF EXISTING STREET AND TO THE DEDICATION OF ANY ADDITIONAL RIGHTS-OF-WAY TO THE CITY OF CHARLOTTE BY THE PETITIONER TO ACCOMMODATE ROADWAY IMPROVEMENTS TO THE SITE. IN ADDITION, THE PETITIONER AGREES TO PROVIDE ROADWAY IMPROVEMENTS ALONG THE SITE'S FRONTAGE ON PATTERSON STREET TO INCLUDE ONE (1) CURB LANE WIDE AS DETAILED IN THE CHARLOTTE NEIGHBORHOOD LAND DEVELOPMENT STANDARDS (CURB LANE WIDTH TO BE MEASURED FROM THE EXISTING CURB LINE) AS WELL AS CURB AND GUTTER, PLANTING STRIP, AND SIDEWALK.

IN THE EVENT THE PETITIONER DEDICATES RIGHT OF WAY TO THE CITY OF CHARLOTTE, THE PETITIONER SHALL PROVIDE ADEQUATE RIGHT DISTANCE AT THE EXISTING PATTERSON STREET ENTRANCE TO ACCOMMODATE A RIGHT TURN LANE INTO THE SITE IN ACCORDANCE WITH STANDARDS. THE FINAL DESIGN AND LOCATION OF THE PROPOSED UNITS FRONTING DAVIDSON STREET WILL BE DETERMINED DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION DOCUMENT PHASES, HOWEVER THE UNITS FRONTING DAVIDSON WITH THIS SHORT DISTANCE WILL PROVIDE THE DESIGN OF WHICH IS ACCEPTABLE TO CDOT.

IN THE EVENT A FUTURE REGULAR CONNECTION FROM 37th STREET TO THE SITE IS REQUIRED BY CDOT, THE PETITIONER AGREES TO PROVIDE A PUBLIC REGULAR CONNECTION SHALL BE PERMITTED TO ACCESS THE SITE FOR PURPOSES OF PROVIDING CROSS CONNECTIONS ONLY. THIS CONNECTION SHALL BE LOCATED ALONG THE PROPERTY'S WESTERN BOUNDARY WITH THE PUBLIC REGULAR

4 FRONT ELEVATION - REAR LOAD - FIVE UNIT BLDG
1/4" = 1'-0"

5 FRONT ELEVATION - REAR LOAD - FOUR UNIT BLDG
1/4" = 1'-0"

3 SIDE ELEVATION - THREE UNIT BLDG
1/4" = 1'-0"

3 FRONT ELEVATION -REAR LOAD - THREE UNIT BLDG
1/4" = 1'-0"

WLA
WATTS LEAF ARCHITECTS, PA
101 North McDowell Street Suite 112
Charlotte, North Carolina 28204
PH 704 376 1200 FX 704 376 5111

NoDa Townhomes

North Davidson & Patterson St.
Charlotte, North Carolina
D&D HOMES, LLC.

PROJECT	0036
DATE	18OCT00
DRAWN BY	CEL
CHECKED BY	CEL

UNIT
ELEVATIONS

A-5.1