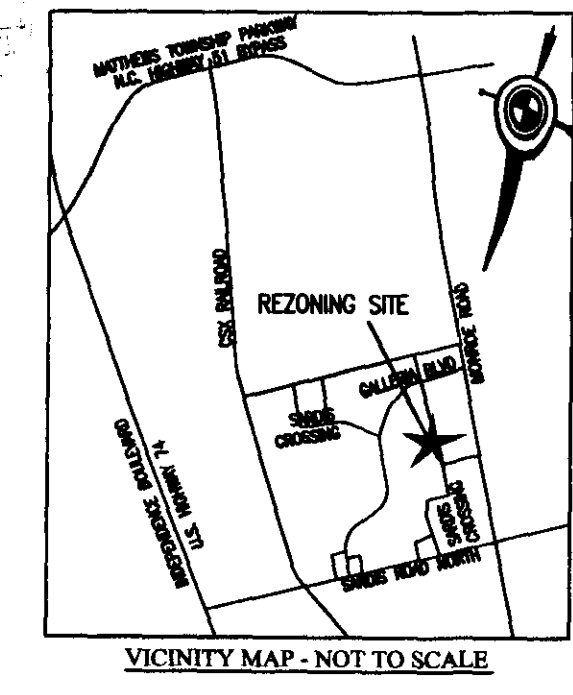


FOR PUBLIC HEARING
PETITION NO. 2003-56



GALLERIA RESIDENTIAL

TECHNICAL DATA SHEET

APRIL 4, 2003
REVISION 1 APRIL 14, 2003
REVISION 2 MAY 30, 2003
REVISION 3 JUNE 12, 2003
REVISION 4 JUNE 18, 2003

RZ-1 DEVELOPMENT SUMMARY

TOTAL AREA TO BE REZONED: 7.35 ACRES
BOUNDARY OF LANDS TO BE REZONED: - - - - -

- AREA 1**
 SITE AREA = 144,511 SF. OR 3.3175 ACRES
 EXISTING ZONING = CC
 PROPOSED ZONING = MUDD-O
- AREA 2**
 SITE AREA = 175,760 SF. OR 4.0349 ACRES
 EXISTING ZONING = I-1
 PROPOSED ZONING = MUDD-O
- TOTAL AREA TO BE REZONED TO "MUDD-O"**
 SITE AREA = 320,271 SF. OR 7.3524 ACRES

- NOTES:**
1. THE MAXIMUM NUMBER OF DWELLING UNITS WILL BE 220.
 2. THE BUILDINGS WILL BE A MAXIMUM OF THREE STORIES HIGH.
 3. "AREA 1" WAS PREVIOUSLY RE-ZONED TO A "CC" ZONING DESIGNATION, AND THIS APPLICATION IS TO REVISE THIS TO "MUDD-O" ZONING.
 4. MULTIFAMILY BUILDINGS FACING GALLERIA BLVD. ARE DESIGNED TO HAVE AN "URBAN STREET FRONTAGE" DESIGN OF THE DEVELOPER'S CHOOSING WITH ENTRY DOORS ON THE GALLERIA BLVD. SIDE OF THE UNITS.
 5. THIS SITE PLAN IS CONCEPTUAL IN CHARACTER, TO SHOW THE BASIC INTENT AND BUILDING FOOTPRINTS, AND MAY BE REVISED SLIGHTLY AS THE BUILDING DESIGN IS DEVELOPED.
 6. THE GROUND FLOOR UNIT FRONT ENTRANCE WILL BE A MINIMUM OF 14' FROM THE BACK OF CURB.
 7. THE TOTAL NUMBER OF PARKING SPACES WILL BE A MINIMUM OF 364, WHICH INCLUDES 11 H.C. SPACES AND COVERED GARAGE SPACES.
 8. THE INTERIOR LANDSCAPE PLANTING PLAN WILL CONFORM WITH THE CHARLOTTE MECKLENBURG TREE ORDINANCE, ADDITIONALLY THE PETITIONER WILL BE RESPONSIBLE FOR MUDD STREETScape IMPROVEMENTS ON GALLERIA BOULEVARD WHERE THE PROPERTY FRONT IS THE SAME, PRIOR TO ISSUING OF CERTIFICATE OF OCCUPANCY FOR THE STREETScape INFROUNT OF THAT BUILDING.
 9. SETBACK ALONG MONROE ROAD ADJACENT TO PROPERTY TO BE REZONED WILL BE INCREASED FROM 14' TO 18' TO ACCOMMODATE FOR FUTURE BIKE LANE IN MONROE ROAD, TO BE PROVIDED BY OTHERS.
 10. ALL BUILDING ENTRANCES WILL BE CONNECTED INTERNAL WITH A 4' SIDEWALK ALONG PARKING LOTS AND BUILDINGS AND A 5' SIDEWALK TO THE INTERNAL PARKING LOTS. CONNECTIONS WILL BE MADE TO SIDEWALKS ON GALLERIA BLVD. AND MONROE RD. SPECIFIC LOCATION FOR SIDEWALKS WILL BE COMPLETED ON CONSTRUCTION DOCUMENTS AND APPROVED THROUGH THE MULTIFAMILY SITE PLAN APPROVAL PROCESS. WE UNDERSTAND THAT IN THE SITE PLAN APPROVAL PROCESS WE WILL HAVE TO CONSTRUCT A FIVE FOOT WIDE SIDEWALK FROM THE BUILDING ENTRIES TO THE PUBLIC RIGHT OF WAY'S WHERE REQUIRED BY CODE.
 11. BICYCLE RACKS FOR RESIDENTS AND GUESTS WILL BE PROVIDED IN A COVERED BREEZE WAY AT EACH BUILDING, AND THE PUBLIC AMENITY CENTER.
 12. CHANGE TO MUDD OPTION (MUDD-O) IS TO ALLOW DETACHED SIGNS FROM THE BUILDINGS AT THE ENTRANCES AND THROUGH OUT THE INTERIOR OF THE SITE.
 13. GALLERIA BOULEVARD TO BE CONSTRUCTED BY OTHERS AND WILL INCLUDE SIDEWALKS AND STREET TREES.
 14. PRIVATE DRIVE ON NORTHWEST SIDE OF SITE TO BE BUILT BY OTHERS AND CONSTRUCTION WILL BE COMPLETED BEFORE COMPLETION OF THIS PROJECT.
 15. TREE SURVEY IS BEING DONE AND THE SITE WILL COMPLY WITH THE CITY CODE.
 16. THE PETITIONER 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 ALTERNATE METHODS TO PREVENT THIS FROM OCCURRING.
 17. THE FOLLOWING IS A VERBAL DESCRIPTION OF THE CROSSSECTION OF THE PRIVATE DRIVE FROM THE CENTERLINE TO THE BACK OF CURBAT THE NORTH ENTRANCE. THIS YET TO BE DESIGNED AND BUILT PRIVATE DRIVE WILL CONSIST OF A FIVE FOOT SIDEWALK; A FIVE FOOT PLANTING STRIP WITH APPROPRIATELY SPACED STREET TREES; AN EIGHT FOOT WIDE PARKING BAY AND A TEN FOOT WIDE TRAVEL LANE. SOME AREAS ALONG THE PRIVATE DRIVE WHERE THE TRAVEL LANES WIDEN TO PROVIDE RIGHT AND LEFT TURNS AT THE ENTRANCE TO GALLERIA BOULEVARD WILL HAVE LESS AREA AND RESULT IN A DECREASE OF THE PLANTING STRIP ON EITHER SIDE OF THE SIDEWALK. THE TYPICAL SET BACK AT THIS CROSS SECTION FROM THE BACK OF THE PRIVATE DRIVE CURB TO THE BACK OF THE PARKING LOT CURB WILL BE APPROXIMATELY FIFTEEN FEET. THE EXACT DISTANCE CAN VARY SLIGHTLY ONCE THE FINAL PLATTING OF THE ROAD AND THE PARKING LOT ARE COMPLETED.
 18. PEDESTRIAN ACCESS VIA A NEW FIVE FOOT WIDE SIDEWALK RUNNING FROM OUR PROPERTY LINE WITH THE ADJOINING PROPERTY OWNER TO THE PRIVATE DRIVE, ON THE SIDE OF OUR PROPERTY, WILL BE CONSTRUCTED WITH APPROPRIATE ACCESS RIGHTS GRANTED TO THE ADJOINING PROPERTY OWNER. THE ADJOINING PROPERTY OWNER HAS EXPRESSED INTEREST IN CONSTRUCTING A SIDEWALK FROM HIS PARKING LOT TO OUR TO-BE-BUILT SIDEWALK ALLOWING CROSS PEDESTRIAN ACCESS. CONSTRUCTION OF THE SIDEWALK WILL BE AT THE ADJOINING PROPERTY OWNERS COST.

PETITIONERS

SARDIS MONROE ROAD INVESTORS
 C/O DANIEL LEVINE
 PO BOX 2439
 MATTHEWS, NC 28106

AGENT CHARTER PROPERTIES INC.
 C/O DEAN DEVILLIERS, EXEC. VP
 1520 SOUTH BOULEVARD, SUITE 215
 CHARLOTTE, NC 28203-4724



APPROVED BY CITY COUNCIL

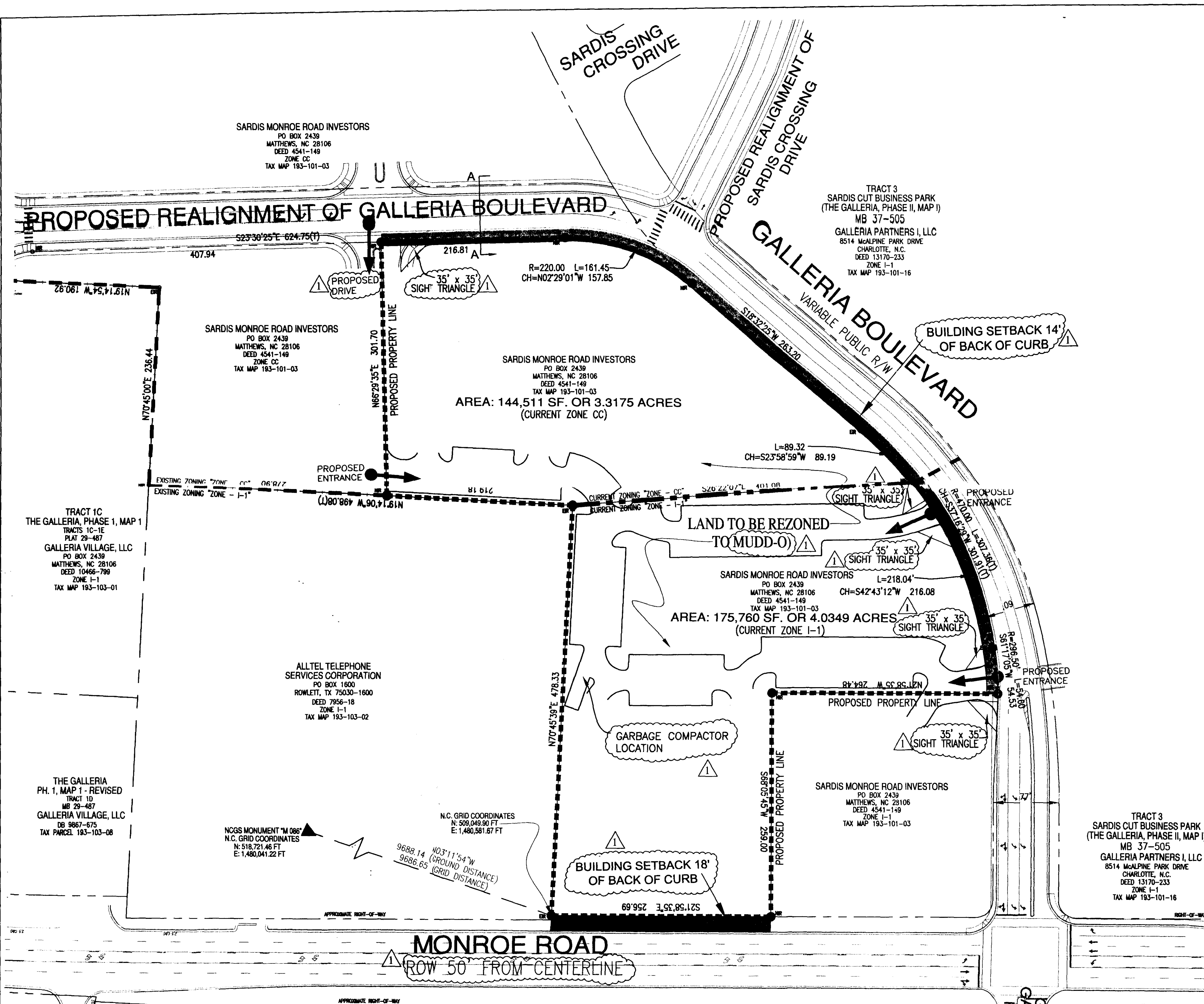
INTERIOR DATE 2/2/03

FACILITIES

GRAPHICS



Kimley-Horn and Associates, Inc.
 SUITE 350, 4601 CHARLOTTE PARK DRIVE
 CHARLOTTE, NORTH CAROLINA 28217
 PHONE 704-533-5131 FAX 704-533-0845



SARDIS MONROE ROAD INVESTORS
 PO BOX 2439
 MATTHEWS, NC 28106
 DEED 4541-149
 ZONE CC
 TAX MAP 193-101-03

SARDIS MONROE ROAD INVESTORS
 PO BOX 2439
 MATTHEWS, NC 28106
 DEED 4541-149
 ZONE CC
 TAX MAP 193-101-03

SARDIS MONROE ROAD INVESTORS
 PO BOX 2439
 MATTHEWS, NC 28106
 DEED 4541-149
 TAX MAP 193-101-03

TRACT 3
SARDIS CUT BUSINESS PARK
 (THE GALLERIA, PHASE II, MAP I)
 MB 37-505
GALLERIA PARTNERS I, LLC
 8514 McALPINE PARK DRIVE
 CHARLOTTE, N.C.
 DEED 13170-233
 ZONE I-1
 TAX MAP 193-101-16

TRACT 1C
THE GALLERIA, PHASE 1, MAP 1
 TRACTS 1C-1E
 PLAT 29-487
GALLERIA VILLAGE, LLC
 PO BOX 2439
 MATTHEWS, NC 28106
 DEED 10466-799
 ZONE I-1
 TAX MAP 193-103-01

ALLTEL TELEPHONE SERVICES CORPORATION
 PO BOX 1800
 ROWLETT, TX 75080-1800
 DEED 7956-18
 ZONE I-1
 TAX MAP 193-103-02

THE GALLERIA PH. 1, MAP 1 - REVISED
 TRACT 1D
 MB 29-487
GALLERIA VILLAGE, LLC
 DB 9867-675
 TAX PARCEL 193-103-08

NGS MONUMENT "M 086"
 N.C. GRID COORDINATES
 N: 518,721.46 FT
 E: 1,480,041.22 FT

N.C. GRID COORDINATES
 N: 509,049.90 FT
 E: 1,480,581.67 FT

SARDIS MONROE ROAD INVESTORS
 PO BOX 2439
 MATTHEWS, NC 28106
 DEED 4541-149
 ZONE I-1
 TAX MAP 193-101-03

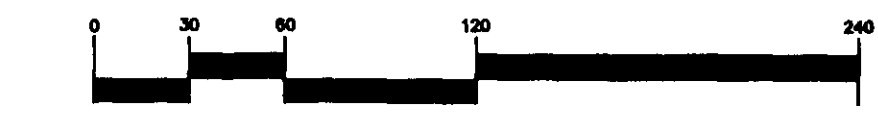
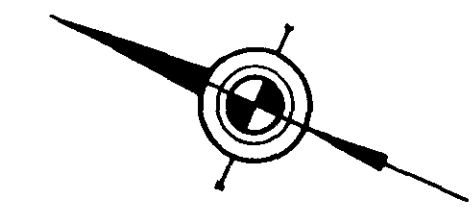
TRACT 3
SARDIS CUT BUSINESS PARK
 (THE GALLERIA, PHASE II, MAP I)
 MB 37-505
GALLERIA PARTNERS I, LLC
 8514 McALPINE PARK DRIVE
 CHARLOTTE, N.C.
 DEED 13170-233
 ZONE I-1
 TAX MAP 193-101-16

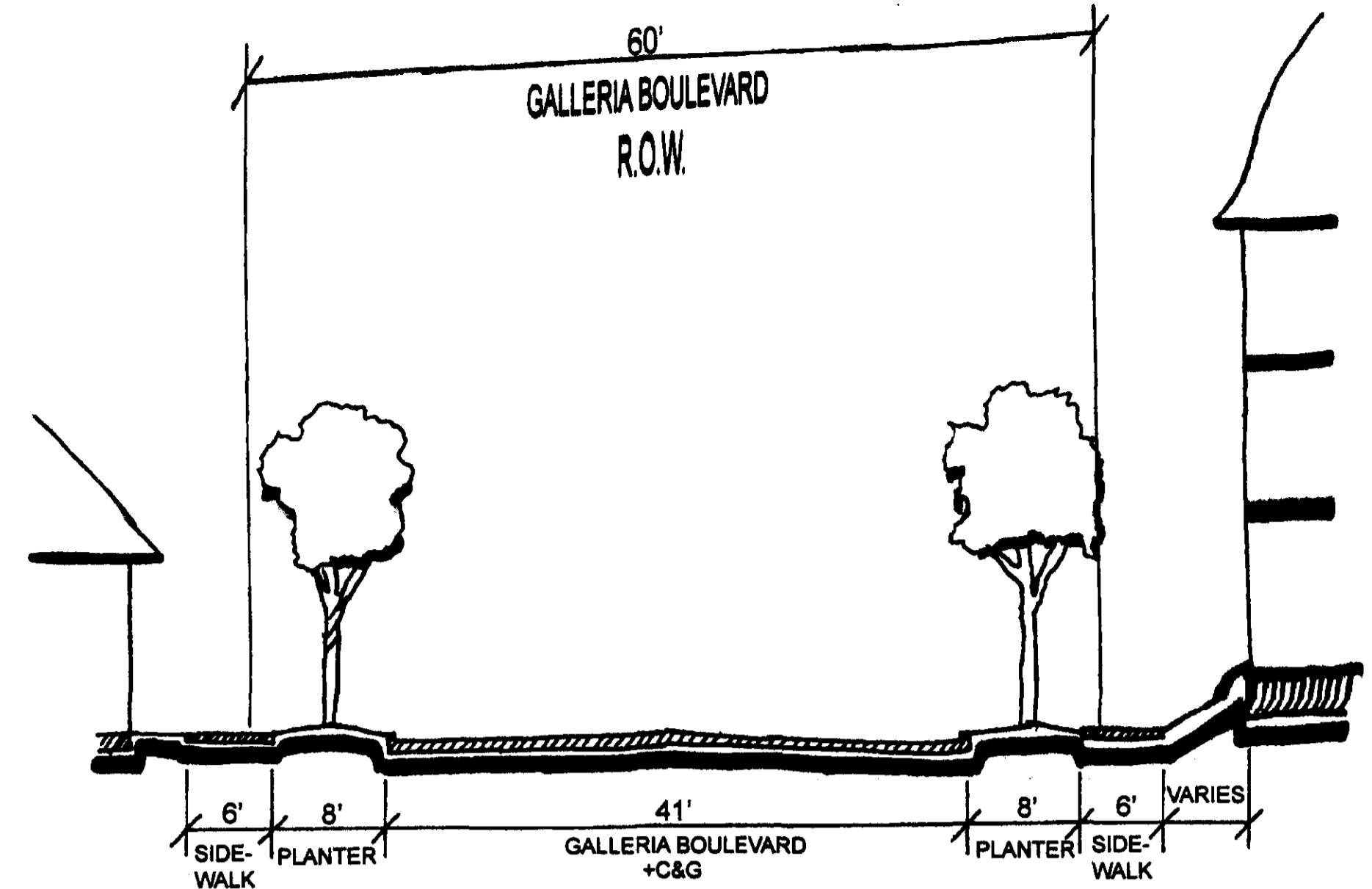
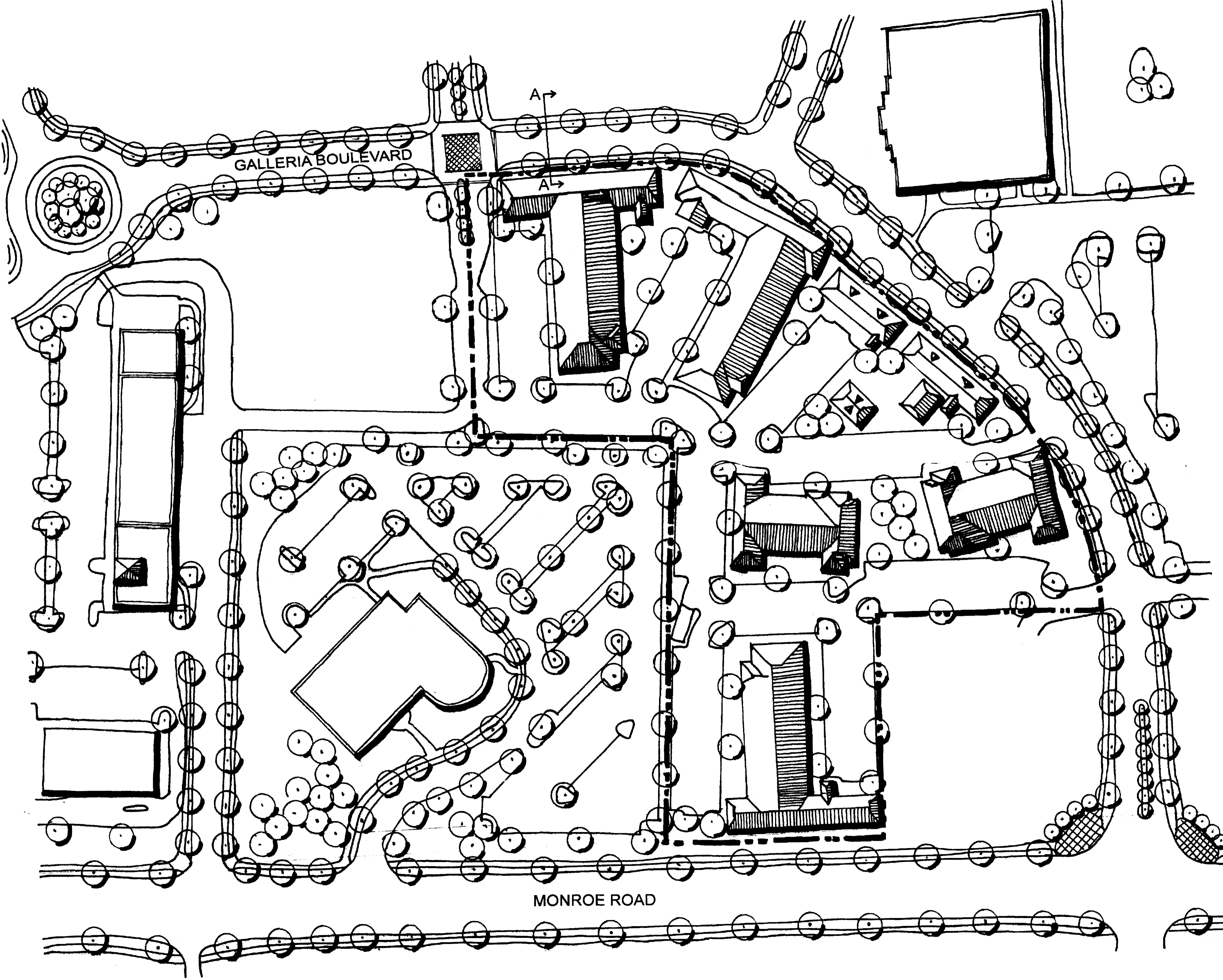
WILLIAM L. CHARITABLE ABERNATHY
 PO BOX 200
 RAYMORE, MO 64083-0200
 DEED 10338-434
 ZONE O-15(CO)
 TAX MAP 213-221-03

OXENDINE FAMILY LP
 1812 WOODBERRY ROAD
 CHARLOTTE, N.C. 20212
 DEED 7884-319
 ZONE O-1(CO)
 TAX MAP 213-221-02

WILLIAM H. TROTTER
 SUITE 900 1515 MOCKINGBIRD LANE
 CHARLOTTE, N.C. 20209
 DEED 4248-634
 ZONE R-17MF
 TAX MAP 213-221-01

WILLIAM H. TROTTER
 SUITE 900 1515 MOCKINGBIRD LANE
 CHARLOTTE, N.C. 20209
 DEED 4248-634
 ZONE R-17MF
 TAX MAP 213-222-03





SECTION A-A
N.T.S

**GALLERIA
RESIDENTIAL**

APRIL 4, 2003
 Revision 1 April 14, 2003
 REVISION 2 JUNE 12, 2003
 REVISION 3 JUNE 18, 2003

RZ-2

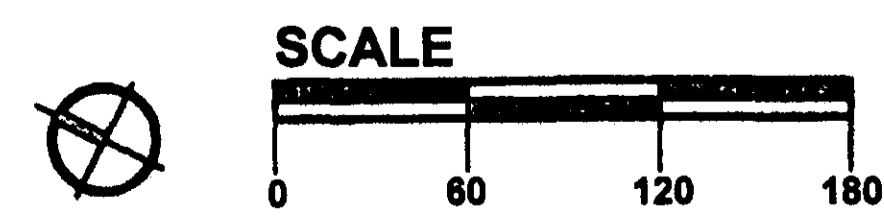
NOTES:
 1. MINIMUM BUILDING AND PARKING LOT SIDE SETBACK FROM BACK OF CURB IS 10'.

PETITIONERS


SARDIS MONROE ROAD INVESTORS
 C/O DANIEL LEVINE
 PO BOX 2439
 MATTHEWS, NC 28106

AGENT CHARTER PROPERTIES INC.
 C/O DEAN DEVILLERS, EXEC. VP
 1520 SOUTH BOULEVARD, SUITE 215
 CHARLOTTE, NC 28203-4724

**SCHEMATIC
SITE PLAN**



OMNI
 ARCHITECTURE
 INTERIORS
 FACILITIES
 GRAPHICS


**Kimley-Horn
and Associates, Inc.**

APPROVED BY CITY COUNCIL
 DATE 7/24/03