

APPROVED BY CITY COUNCIL
 DATE 5/16/05
 2005-000

CONCEPTUAL SCHEMATIC SITE PLAN
 IN ACCORDANCE WITH THE DEVELOPMENT STANDARDS, THIS SCHEMATIC SITE PLAN THAT ACCOMPANIES THE TECHNICAL DATA SHEET IS SCHEMATIC IN NATURE AND THE EXACT ALIGNMENT OF STREET ACCESS POINTS, THE CONFIGURATION AND PLACEMENTS OF PARKING AND SERVICE AREAS AND THE PRECISE LOCATION, HEIGHTS, AND MASSES OF THE BUILDINGS AND PARKING AREAS, SERVICE AREAS AND OTHER INDIVIDUAL SITE ELEMENTS MAY BE ALTERED OR MODIFIED WITHIN THE LIMITS PRESCRIBED BY THE ORDINANCE DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASES OF THE PROJECT.



COLLETT'S
 ASSOCIATES

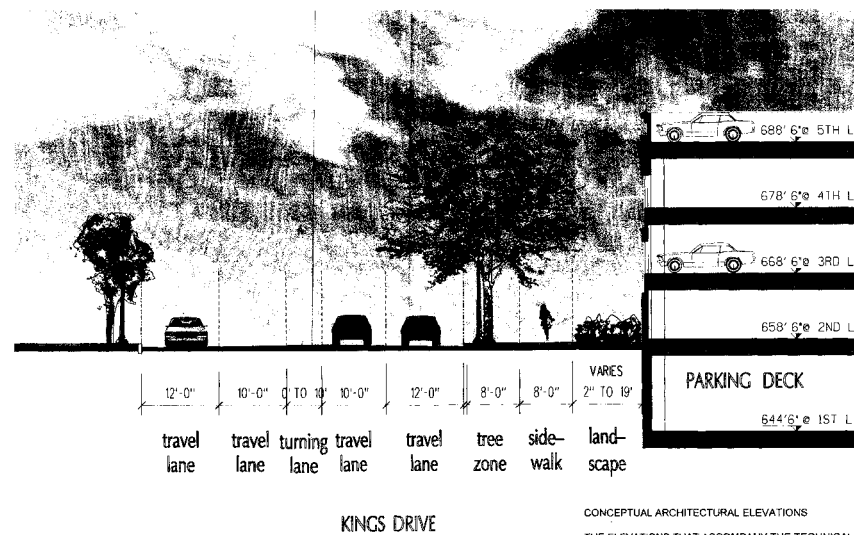
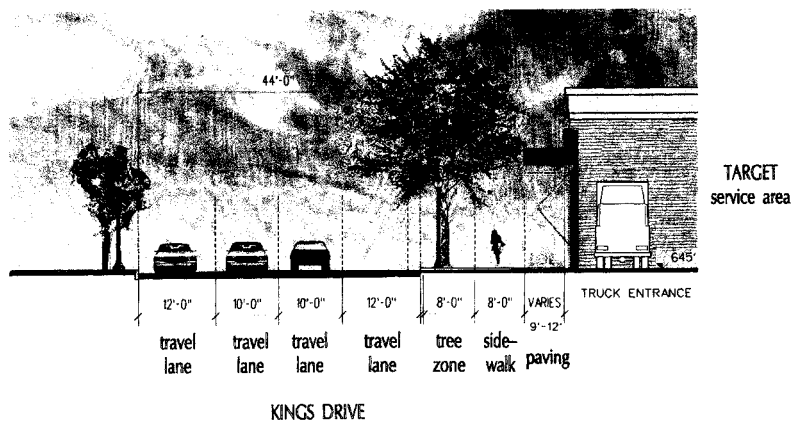
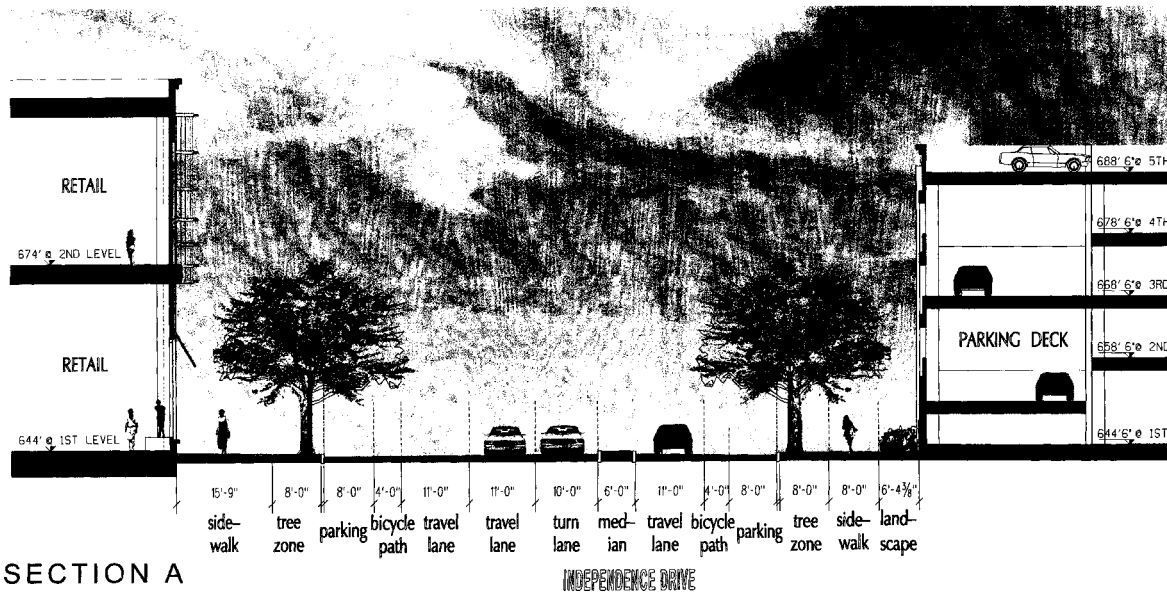
MIDTOWN MIXED USE

Charlotte, North Carolina

April 18, 2005



COOPER CARRY



CONCEPTUAL ARCHITECTURAL ELEVATIONS

THE ELEVATIONS THAT ACCOMPANY THE TECHNICAL DATA SHEET ARE CONCEPTUAL IN NATURE AND ARE PRELIMINARY GRAPHIC REPRESENTATIONS OF THE TYPES OF ARCHITECTURAL DESIGNS AND QUALITY OF DEVELOPMENT PROPOSED FOR PORTIONS OF THE SITE. IT BEING UNDERSTOOD THAT MODIFICATIONS MAY BE MADE DURING THE DESIGN/DEVELOPMENT AND CONSTRUCTION OF THE PROJECT.



COLLETTI & ASSOCIATES

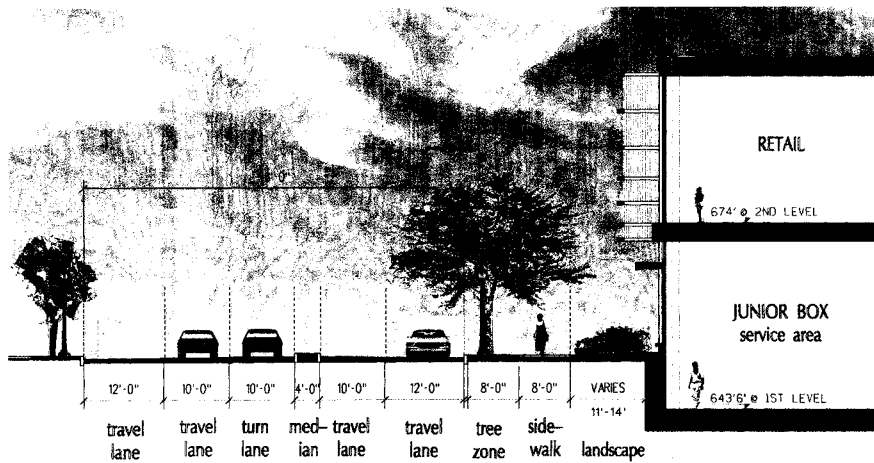
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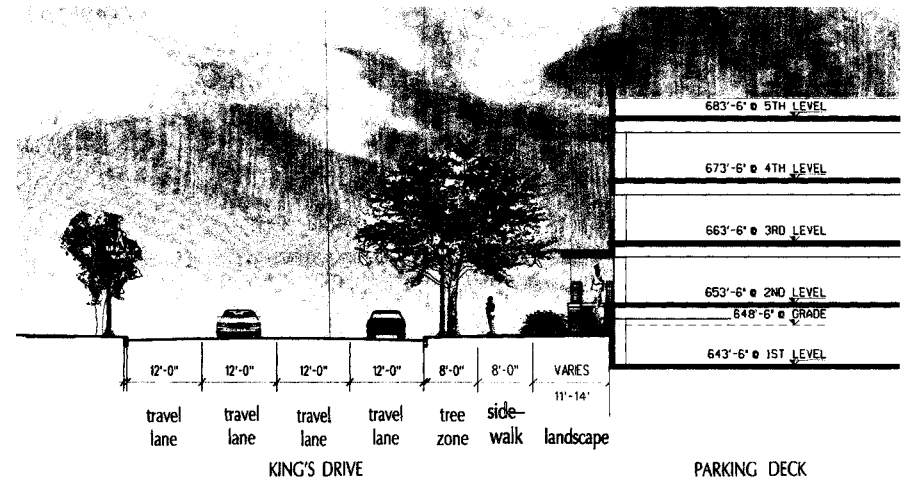
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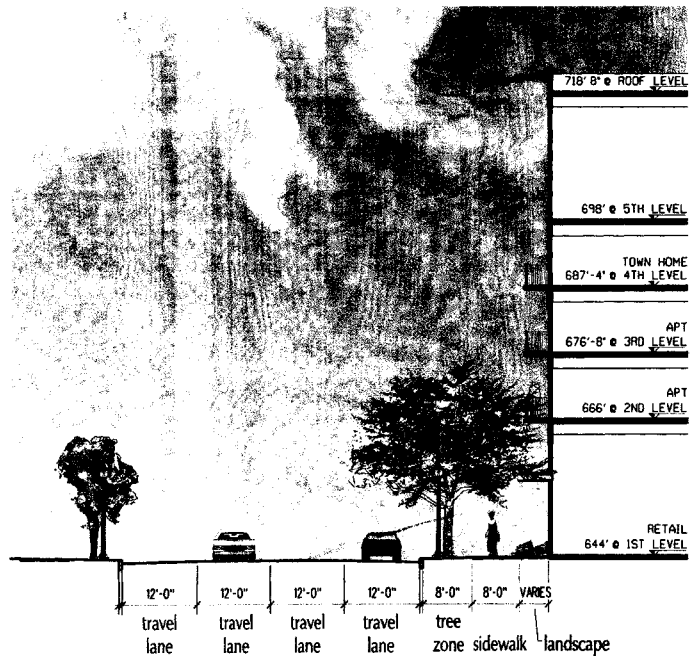




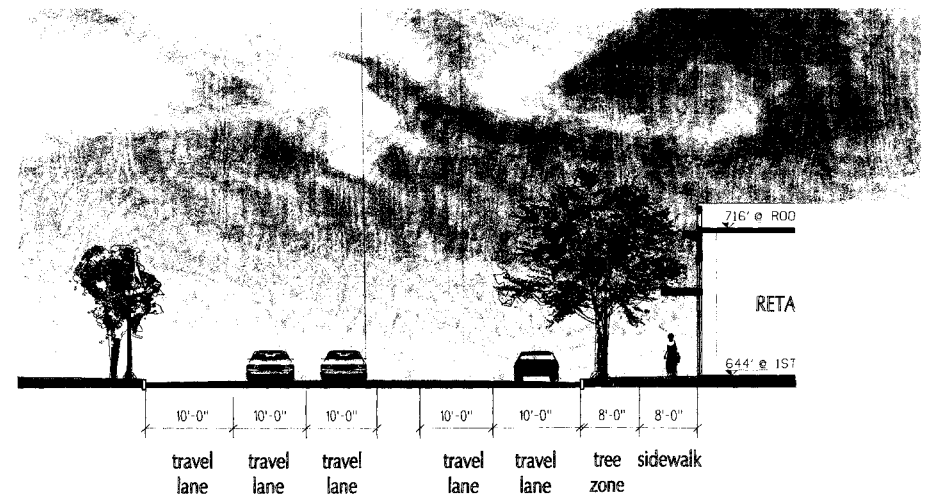
KING'S DRIVE
SECTION D



SECTION E
(STREET WIDTH TO BE DETERMINED)



SECTION F
(STREET WIDTH TO BE DETERMINED)



SECTION G
(STREET WIDTH TO BE DETERMINED)

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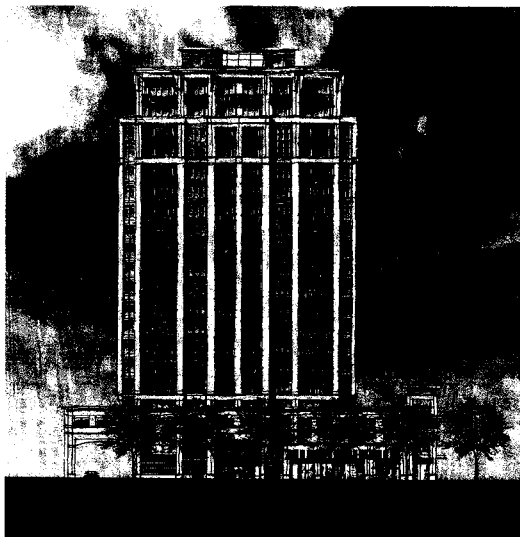
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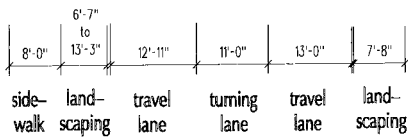
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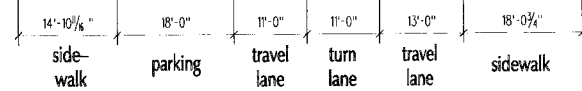
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ASSOCIATES

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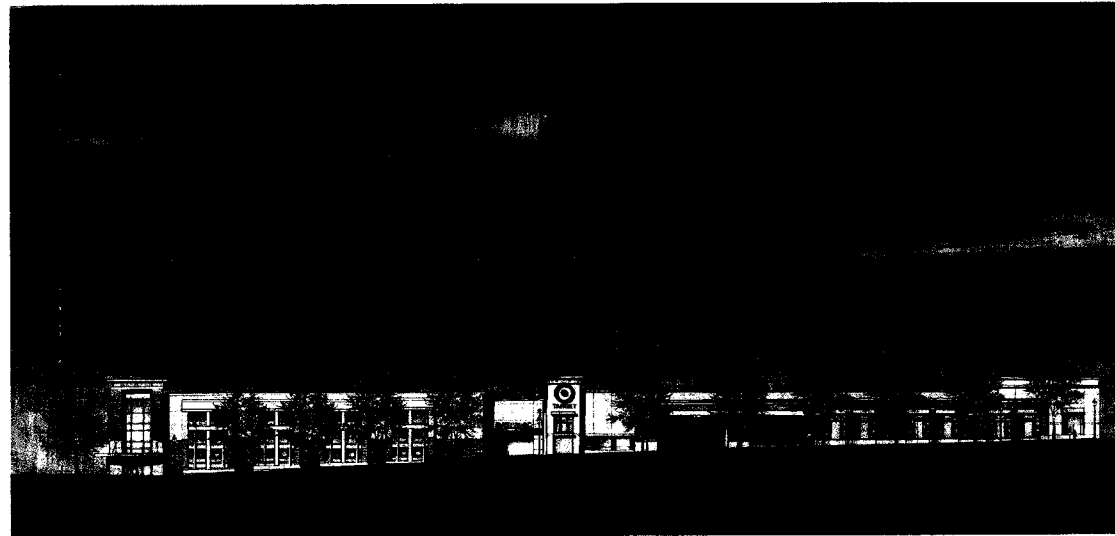
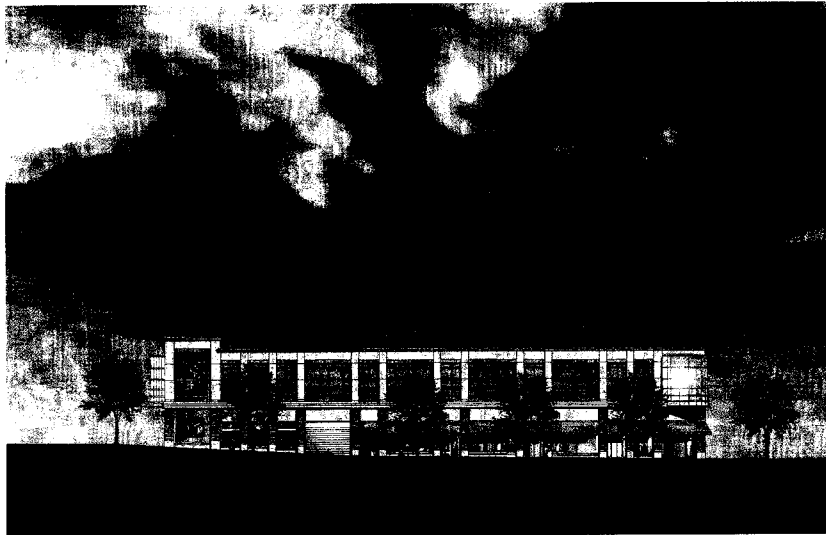


MAIN STREET
SECTION



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SECTION

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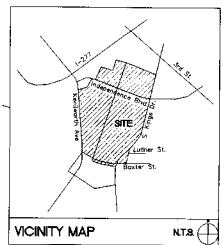
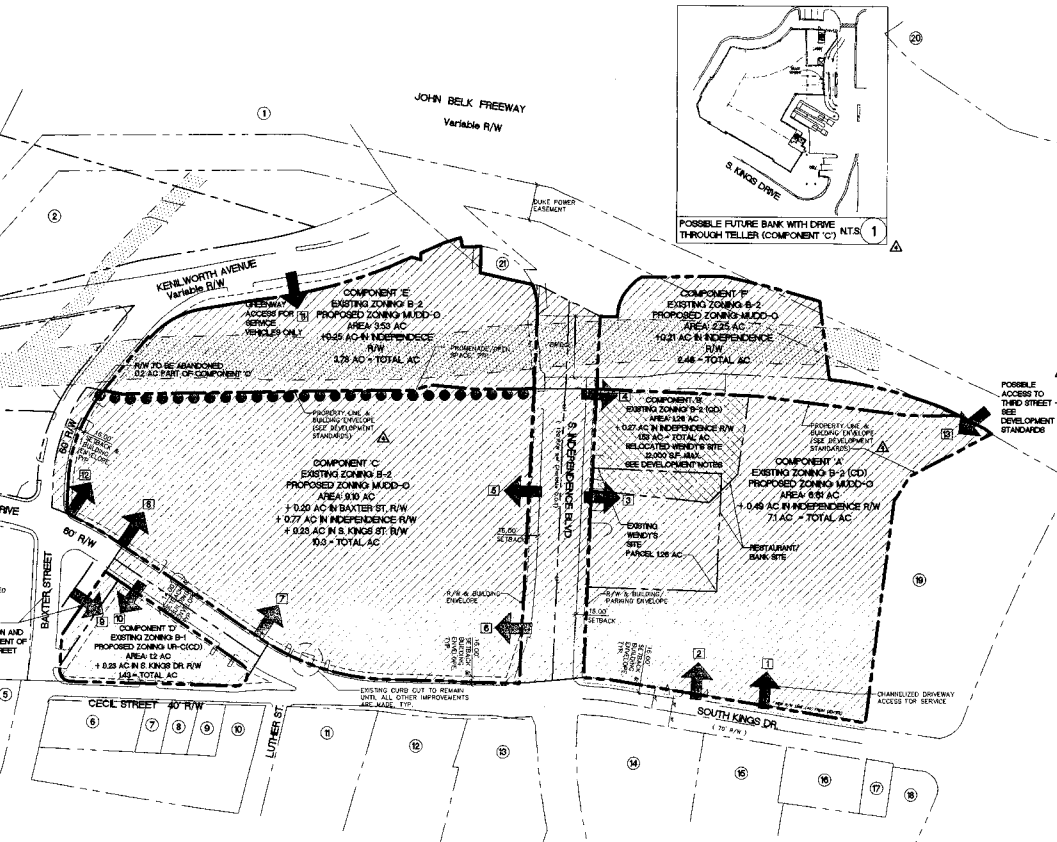


COOPER CARRY

201103

ADJACENT PROPERTY OWNERS

- 1. MEADOWS COUNTY 400 EAST FOURTH STREET CHARLOTTE, NC 28204 PARCEL ID: #12520148
2. A. ORIGINAL, DOUGLAS OF NC 810 SOUTH 5TH STREET CHARLOTTE, NC 28204 PARCEL ID: #12520147
3. MEADOWS COUNTY 400 EAST FOURTH STREET CHARLOTTE, NC 28204 PARCEL ID: #12520148
4. ACCORDION INVESTMENTS, LLC 1400 S.W. 54th AVENUE, SUITE 200 MIAMI, FL 33155
5. WADSWORTH PROPERTIES 222 EAST WYOMING STREET CHARLOTTE, NC 28204 PARCEL ID: #12521412
6. THE ASAN (ORHAN) HERALD, INC. 1326 BAYVIEW ST., STE. 200 CHARLOTTE, NC 28204-2067 PARCEL ID: #12521412
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9. CHERRY COMMUNITY ORGANIZATION 610 BALDWIN AVE CHARLOTTE, NC 28204 PARCEL ID: #12521413
10. RAY-JAY, INC. 221 SOUTH WYOMING ST. CHARLOTTE, NC 28204 PARCEL ID: #12521412
11. BREZ A. BREZ, INC. 753 BRAD STREET #101 AUSTIN, TX 78701 PARCEL ID: #12521413
12. APC OF PROPERTIES, INC. 1441 GARDNER LANE LOUISVILLE, KY 40223 PARCEL ID: #12521413
13. WES PROPERTY NUMBER ONE, LLC 1301 SOUTH WYOMING ST. CHARLOTTE, NC 28204 PARCEL ID: #12521412
14. THE WELLSFARRE FAMILY LIMITED PARTNERSHIP 200 S. CROSS CREEK #1 CHARLOTTE, NC 28204 PARCEL ID: #12521412
15. BICE S. MATTHEW 814 ARBONITE DRIVE CHARLOTTE, NC 28211 PARCEL ID: #12521413
16. A. NURMAKONA ESKELINEN/IV 8 ANN CARSON 2522 HOLLY DRIVE CT CHARLOTTE, NC 28217 PARCEL ID: #12521413
17. MATTHEW MICHAEL J 301 SOUTH WYOMING ST CHARLOTTE, NC 28204 PARCEL ID: #12521413
18. STATE EMPLOYEES 2521 BRACKEN, INC. 2500 S. CROSS CREEK CHARLOTTE, NC 28215 PARCEL ID: #12521413
19. SEVEN SEVENTEEN 180 CHARLOTTE STREET, STE. 130 CHARLOTTE, NC 28203 PARCEL ID: #12521413



SITE SUMMARY: EXISTING ZONING B-1 (AND B-2(CD)) PROPOSED ZONING MIDD-O (AND UP-C(OD)) PARCEL AREA TOTALS APPROX. AREA APPROX. AREA NET OF R/W INCLUDING R/W

- MAXIMUM BUILDING SF: SEE DEVELOPMENT STANDARDS FOR LIST OF PERMITTED USES, ALLOCATIONS, COMMERICAL RIGHTS AND ADDITIONAL INFORMATION
COMPONENT 'A' UP TO 300,000 SF OF COMMERCIAL USES (RETAIL/RESTAURANT)
COMPONENT 'B' UP TO 12,000 SF (RETAIL/RESTAURANT/BANK/OFFICE)
COMPONENT 'C' UP TO 450,000 SF OF COMMERCIAL USES (RETAIL/RESTAURANT/OFFICE)
COMPONENT 'D' UP TO 12,000 SF OF COMMERCIAL USES (RETAIL/RESTAURANT)
COMPONENT 'E AND F' (SEE DEVELOPMENT STANDARDS)



200 South Tryon Street Suite 1403 Charlotte, North Carolina 28202 Tel: 704.376.1553 Fax: 704.376.7851 www.colejones.com

PETITIONERS: PAPPAS PROPERTIES DEVELOPMENT, LLC 4021 CONGRESS STREET, SUITE 405 CHARLOTTE, NC 28209

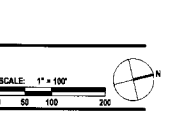
MIDTOWN MIXED-USE VILLAGE

TECHNICAL DATA SHEET

FOR PUBLIC HEARING - PETITION NUMBER 2005-060 Project No. 3214 Issued 02/28/05

- Revised: 02/27/05 REVISIONS TO INCLUDE COUNTY PARCEL AND BOUNDARY CORRECTIONS FROM DOT 02/17/05 REVISIONS PER A NOTES 02/18/05 REVISIONS PER A NOTES 02/22/05 TO CORRECT PLAN NUMBER TO SECTION 1403

CHANGES TO THE BELT OF THE DEVELOPMENT STANDARDS (DESIGNATED BY THE SHADY GREEN ADDITIONS IN GOLD) BUT DO NOT SHOW 'OLE TRAILS'



RZ1.0 of 2

The Applicant has prepared and filed this application for review and approval of the proposed development in accordance with the provisions of the Zoning Ordinance of the City of Charlotte, North Carolina.

1. GENERAL PROVISIONS: This plan is submitted to the Planning Board for review and approval. The applicant warrants that the information provided is true and correct to the best of their knowledge and belief. The applicant warrants that the information provided is true and correct to the best of their knowledge and belief. The applicant warrants that the information provided is true and correct to the best of their knowledge and belief.

2. SITE PLAN: The site plan shows the proposed development and its relationship to the surrounding streets and properties. The site plan shows the proposed development and its relationship to the surrounding streets and properties. The site plan shows the proposed development and its relationship to the surrounding streets and properties.

3. ZONING: The proposed development is consistent with the zoning regulations of the City of Charlotte. The proposed development is consistent with the zoning regulations of the City of Charlotte. The proposed development is consistent with the zoning regulations of the City of Charlotte.

4. UTILITIES: The proposed development is consistent with the utility regulations of the City of Charlotte. The proposed development is consistent with the utility regulations of the City of Charlotte. The proposed development is consistent with the utility regulations of the City of Charlotte.

5. ENVIRONMENT: The proposed development is consistent with the environmental regulations of the City of Charlotte. The proposed development is consistent with the environmental regulations of the City of Charlotte. The proposed development is consistent with the environmental regulations of the City of Charlotte.

6. CONCLUSION: The proposed development is consistent with the zoning regulations of the City of Charlotte. The proposed development is consistent with the zoning regulations of the City of Charlotte. The proposed development is consistent with the zoning regulations of the City of Charlotte.

