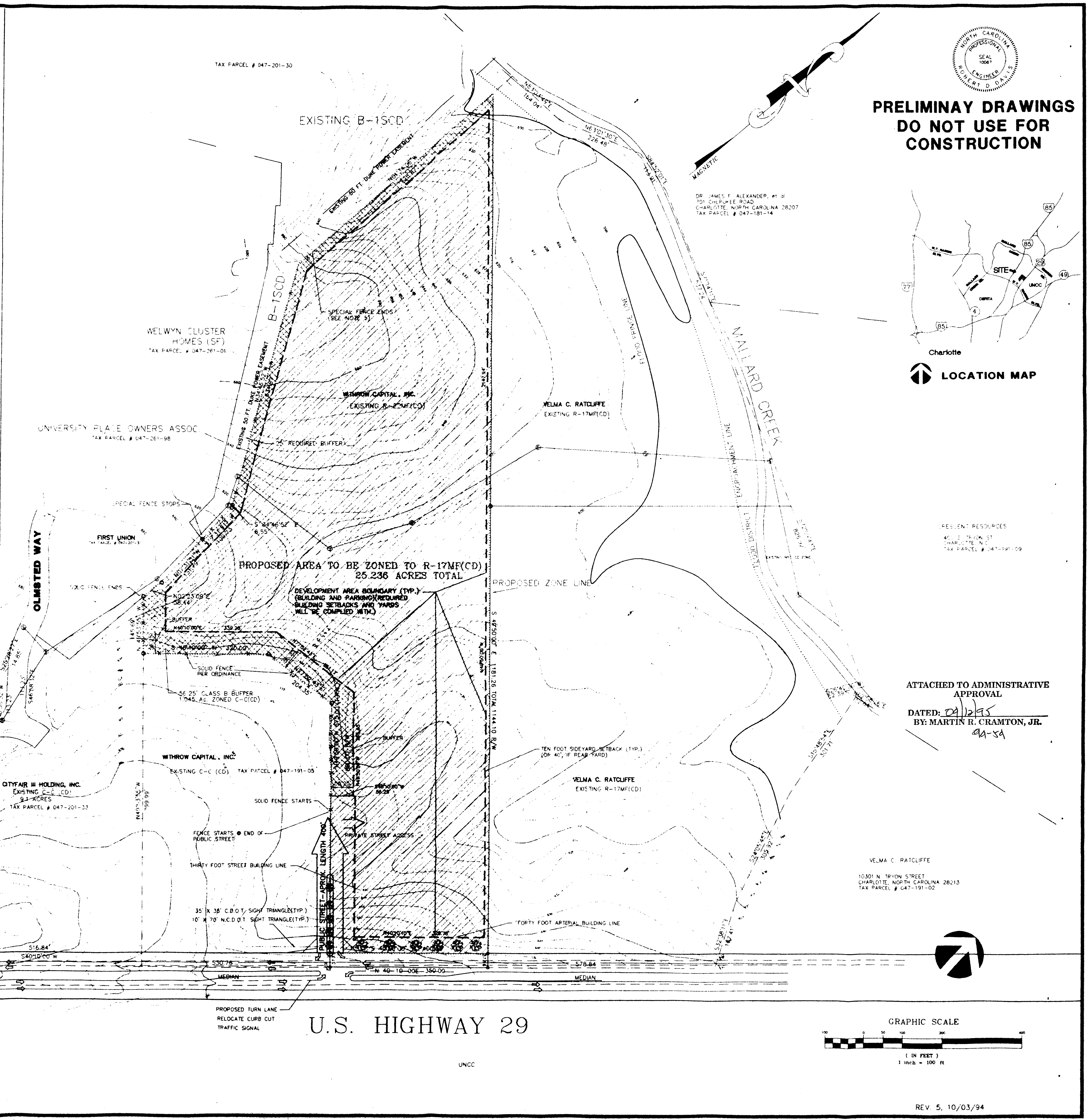


SITE DATA

TOTAL SITE SIZE: 26.27 ACRES
 EXISTING ZONING: C-C(CD), R-22M(CD)
 PROPOSED ZONING: R-17M(CD), C-C(CD)
 PROPOSED USES: MULTI-FAMILY DWELLING'S
 MAXIMUM NO. OF UNITS: 350 DWELLING UNITS

NOTES:
 1. THE PRELIMINARY ILLUSTRATIVE SITE PLAN REPRESENTS A PROPOSED GENERAL DEVELOPMENT PLAN AND IS SUBJECT TO THE CITY OF CHARLOTTE'S REVIEW AND APPROVAL. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHARLOTTE, NORTH CAROLINA, AND ANY OTHER AGENCIES THAT MAY BE REQUIRED. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHARLOTTE, NORTH CAROLINA, AND ANY OTHER AGENCIES THAT MAY BE REQUIRED. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHARLOTTE, NORTH CAROLINA, AND ANY OTHER AGENCIES THAT MAY BE REQUIRED. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHARLOTTE, NORTH CAROLINA, AND ANY OTHER AGENCIES THAT MAY BE REQUIRED.



RD DAVIS CONSULTING ENGINEERS

SCHAEDLE WORTHINGTON RESIDENTIAL

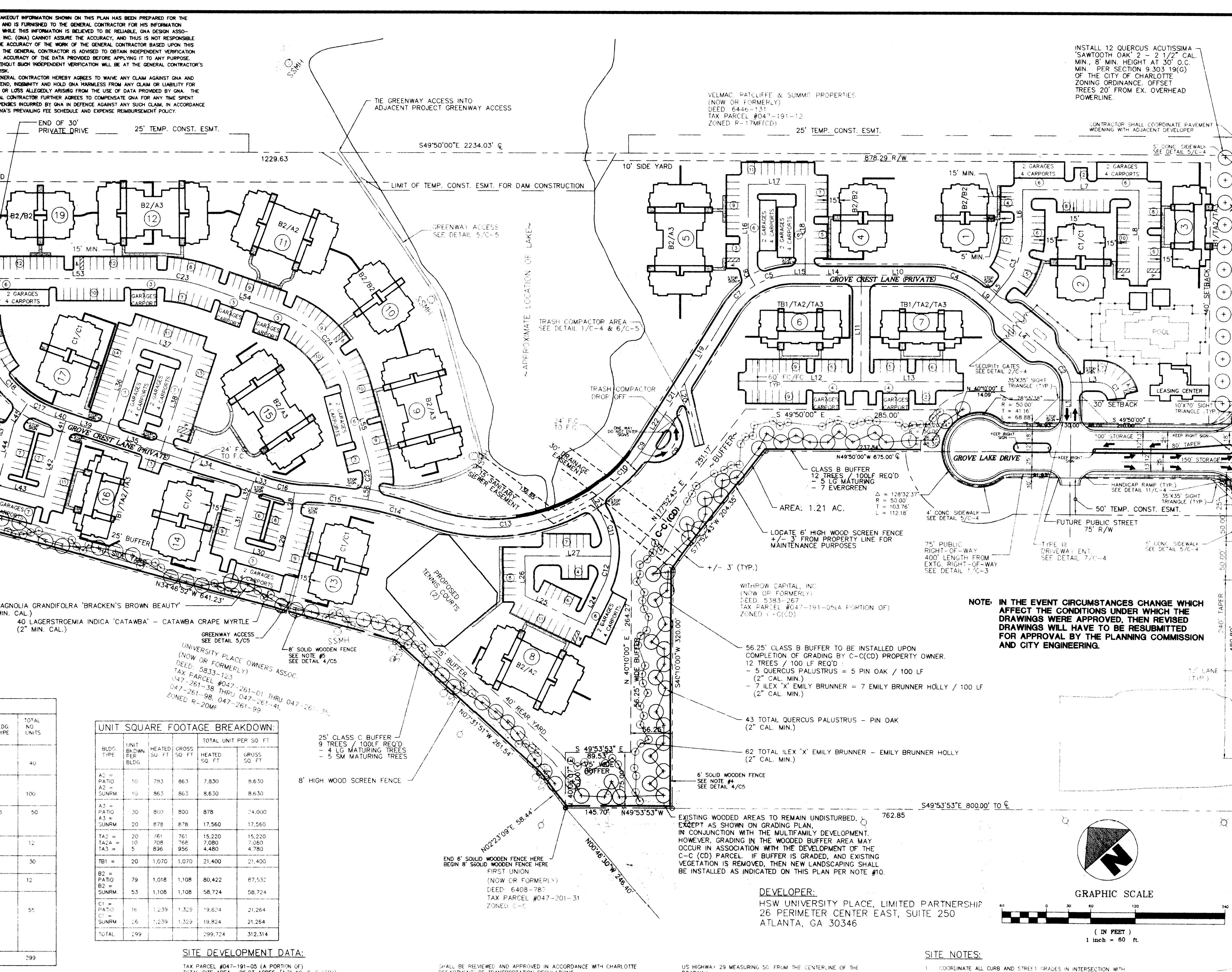
MULTI-FAMILY DEVELOPMENT AT US 29

FOR PUBLIC HEARING

Project Number: 110 006
 Sheet: RZ1 of 2

NOTE: ALL CONCRETE PADS SHOWN AT BREAKWAYS OF BUILDINGS AND IN THE BUILDING SETBACK LINE SHALL BE CONSTRUCTED AT GRADE.

THE STRONGEST INFORMATION SHOWN ON THIS PLAN HAS BEEN PREPARED FOR THE OWNER AND IS PROVIDED TO THE GENERAL CONTRACTOR FOR HIS INFORMATION ONLY. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHARLOTTE, NORTH CAROLINA, AND ANY OTHER AGENCIES THAT MAY BE REQUIRED. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHARLOTTE, NORTH CAROLINA, AND ANY OTHER AGENCIES THAT MAY BE REQUIRED.



LINE SEGMENT CHART

LINE NO.	START STATION	END STATION	LENGTH
1	0+00	0+30	30.00
2	0+30	0+60	30.00
3	0+60	0+90	30.00
4	0+90	1+20	30.00
5	1+20	1+50	30.00
6	1+50	1+80	30.00
7	1+80	2+10	30.00
8	2+10	2+40	30.00
9	2+40	2+70	30.00
10	2+70	3+00	30.00
11	3+00	3+30	30.00
12	3+30	3+60	30.00
13	3+60	3+90	30.00
14	3+90	4+20	30.00
15	4+20	4+50	30.00
16	4+50	4+80	30.00
17	4+80	5+10	30.00
18	5+10	5+40	30.00
19	5+40	5+70	30.00
20	5+70	6+00	30.00
21	6+00	6+30	30.00
22	6+30	6+60	30.00
23	6+60	6+90	30.00
24	6+90	7+20	30.00
25	7+20	7+50	30.00
26	7+50	7+80	30.00
27	7+80	8+10	30.00
28	8+10	8+40	30.00
29	8+40	8+70	30.00
30	8+70	9+00	30.00
31	9+00	9+30	30.00
32	9+30	9+60	30.00
33	9+60	9+90	30.00
34	9+90	10+20	30.00
35	10+20	10+50	30.00
36	10+50	10+80	30.00
37	10+80	11+10	30.00
38	11+10	11+40	30.00
39	11+40	11+70	30.00
40	11+70	12+00	30.00
41	12+00	12+30	30.00
42	12+30	12+60	30.00
43	12+60	12+90	30.00
44	12+90	13+20	30.00
45	13+20	13+50	30.00
46	13+50	13+80	30.00
47	13+80	14+10	30.00
48	14+10	14+40	30.00
49	14+40	14+70	30.00
50	14+70	15+00	30.00

FREEZING REQUIREMENTS

ITEM	REQUIREMENT
1. ROAD SURFACES	12" MIN. MATING
2. SIDEWALKS	12" MIN. MATING
3. DRIVEWAYS	12" MIN. MATING
4. AIRWAYS	12" MIN. MATING
5. LANDSCAPING	12" MIN. MATING
6. UTILITIES	12" MIN. MATING
7. FOUNDATIONS	12" MIN. MATING
8. STRUCTURES	12" MIN. MATING
9. EXTERIOR FINISHES	12" MIN. MATING
10. INTERIOR FINISHES	12" MIN. MATING
11. MECHANICAL	12" MIN. MATING
12. ELECTRICAL	12" MIN. MATING
13. PLUMBING	12" MIN. MATING
14. HEATING	12" MIN. MATING
15. COOLING	12" MIN. MATING
16. INSULATION	12" MIN. MATING
17. VENTILATION	12" MIN. MATING
18. SOUND	12" MIN. MATING
19. LIGHTING	12" MIN. MATING
20. SECURITY	12" MIN. MATING
21. ACCESSIBILITY	12" MIN. MATING
22. SAFETY	12" MIN. MATING
23. ENVIRONMENTAL	12" MIN. MATING
24. HISTORIC	12" MIN. MATING
25. CULTURAL	12" MIN. MATING
26. ARCHITECTURAL	12" MIN. MATING
27. LANDSCAPE ARCHITECTURE	12" MIN. MATING
28. CIVIL ENGINEERING	12" MIN. MATING
29. MECHANICAL ENGINEERING	12" MIN. MATING
30. ELECTRICAL ENGINEERING	12" MIN. MATING
31. PLUMBING ENGINEERING	12" MIN. MATING
32. HEATING ENGINEERING	12" MIN. MATING
33. COOLING ENGINEERING	12" MIN. MATING
34. INSULATION ENGINEERING	12" MIN. MATING
35. VENTILATION ENGINEERING	12" MIN. MATING
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73. LIGHTING ENGINEERING ENGINEERING ENGINEERING	12" MIN. MATING
74. SECURITY ENGINEERING ENGINEERING ENGINEERING	12" MIN. MATING
75. ACCESSIBILITY ENGINEERING ENGINEERING ENGINEERING	12" MIN. MATING
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79. CULTURAL ENGINEERING ENGINEERING ENGINEERING	12" MIN. MATING
80. ARCHITECTURAL ENGINEERING ENGINEERING ENGINEERING	12" MIN. MATING
81. LANDSCAPE ARCHITECTURE ENGINEERING ENGINEERING ENGINEERING	12" MIN. MATING
82. CIVIL ENGINEERING ENGINEERING ENGINEERING ENGINEERING	12" MIN. MATING
83. MECHANICAL ENGINEERING ENGINEERING ENGINEERING ENGINEERING	12" MIN. MATING
84. ELECTRICAL ENGINEERING ENGINEERING ENGINEERING ENGINEERING	12" MIN. MATING
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90. SOUND ENGINEERING ENGINEERING ENGINEERING ENGINEERING	12" MIN. MATING
91. LIGHTING ENGINEERING ENGINEERING ENGINEERING ENGINEERING	12" MIN. MATING
92. SECURITY ENGINEERING ENGINEERING ENGINEERING ENGINEERING	12" MIN. MATING
93. ACCESSIBILITY ENGINEERING ENGINEERING ENGINEERING ENGINEERING	12" MIN. MATING
94. SAFETY ENGINEERING ENGINEERING ENGINEERING ENGINEERING	12" MIN. MATING
95. ENVIRONMENTAL ENGINEERING ENGINEERING ENGINEERING ENGINEERING	12" MIN. MATING
96. HISTORIC ENGINEERING ENGINEERING ENGINEERING ENGINEERING	12" MIN. MATING
97. CULTURAL ENGINEERING ENGINEERING ENGINEERING ENGINEERING	12" MIN. MATING
98. ARCHITECTURAL ENGINEERING ENGINEERING ENGINEERING ENGINEERING	12" MIN. MATING
99. LANDSCAPE ARCHITECTURE ENGINEERING ENGINEERING ENGINEERING ENGINEERING	12" MIN. MATING
100. CIVIL ENGINEERING ENGINEERING ENGINEERING ENGINEERING ENGINEERING	12" MIN. MATING

U.S. HIGHWAY #29

120' R/W

DEVELOPER: HSW UNIVERSITY PLACE, LIMITED PARTNERSHIP
 26 PERIMETER CENTER EAST, SUITE 250
 ATLANTA, GA 30346

DATE: April 12, 1995

FROM: Martin R. Cramton, Jr., Planning Director

TO: Robert Brandon, Zoning Administrator

SUBJECT: Administrative Approval for Partion No. 04-54 by Schaele Worthington Tax Parcel #047-191-05

GNA DESIGN ASSOCIATES, Inc.

THE GROVE AT UNIVERSITY PLACE

SITE PLAN

34585

C-2

CHARLOTTE-MECKLENBURG PLANNING COMMISSION

INTER-OFFICE COMMUNICATION

DATE: April 12, 1995

FROM: Martin R. Cramton, Jr., Planning Director

TO: Robert Brandon, Zoning Administrator

SUBJECT: Administrative Approval for Partion No. 04-54 by Schaele Worthington Tax Parcel #047-191-05

Attached is a plan indicating a required buffer between a proposed multi-family development and a shopping center. This plan clarifies who, when and how the B class buffer between the multi-family development and the adjoining shopping center will be constructed.

The buffer will be installed as part of the development of the shopping center. The developer of the shopping center will be responsible for the installation of the fence at the location indicated on the attached plan. The multi-family developer will be responsible for the installation of the buffer plantings at the time the shopping center is developed.

As part of the building permit application for the shopping center a specific buffer plan must be submitted showing compliance with section 12.300 for a class B buffer with a fence. This buffer must be installed before a certificate of occupancy can be issued for the shopping center.

Since the multi-family site will be developed first the buffer and the shopping center parcel will be left undeveloped as a natural area. All other approvals for the development of the shopping center require the buffer be established. If for any reason the developer of the multi-family project fails to install the required buffer plantings the developer of the shopping center will be responsible for its installation.

Since these changes are minor I am administratively approving this revised plan. Please use this plan when evaluating requests for minor permits and certificates of occupancy.