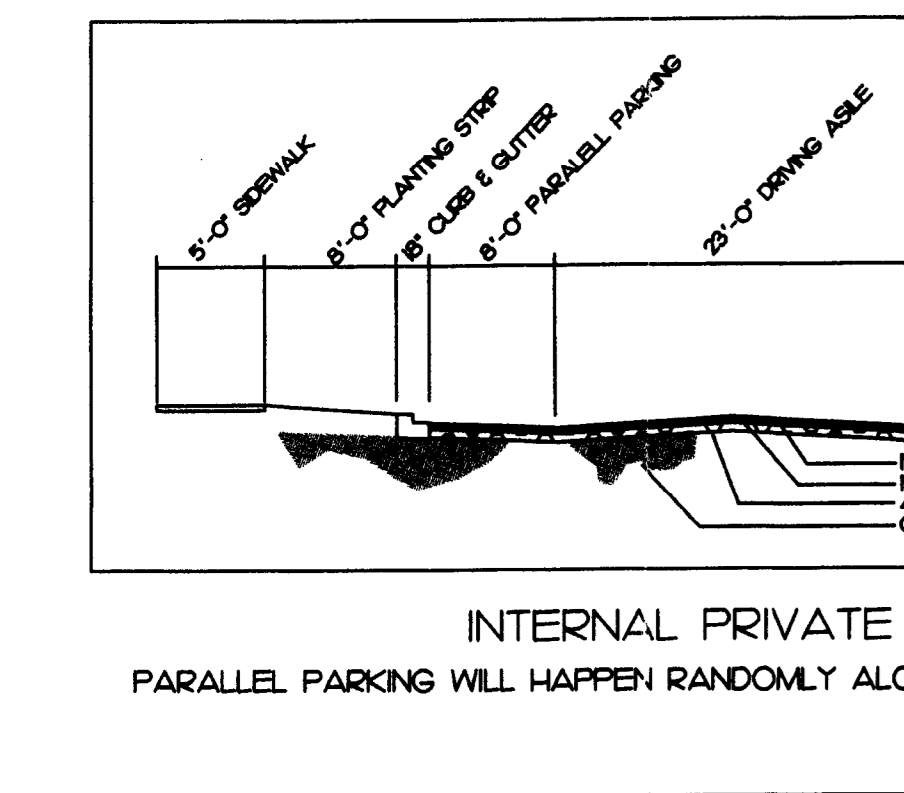
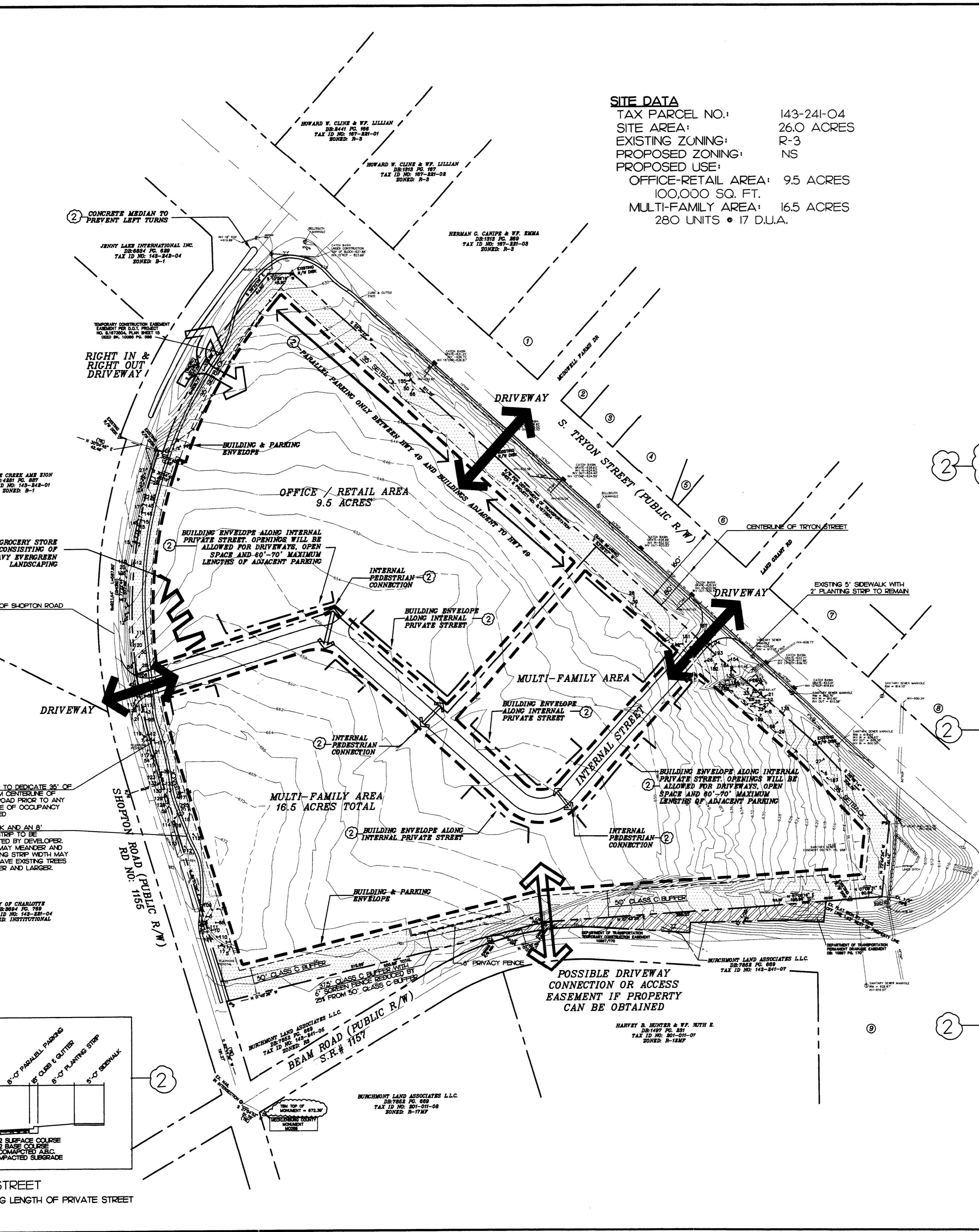


- ADJACENT PARCELS:**
- 1. CYNTHIA L. PRACYT, TAX ID NO. 97-124-04, ZONED R-3
  - 2. JAMES L. HOPKINS, TAX ID NO. 97-223-08, ZONED R-3
  - 3. JERRY S. GIBSON, TAX ID NO. 97-223-07, ZONED R-3
  - 4. HAROLD L. HODGINS JR., TAX ID NO. 97-223-06, ZONED R-3
  - 5. WILSON PERIN, TAX ID NO. 97-223-05, ZONED R-3
  - 6. THOMAS S. THOMAS, TAX ID NO. 97-223-01, ZONED R-3
  - 7. WILLIAM H. JENNINGS, TAX ID NO. 97-223-42, ZONED R-3
  - 8. BETTY E. MCDOWELL, TAX ID NO. 97-241-01, ZONED R-3
  - 9. OAK HILL VILLAGE CONDOMINIUMS, TAX ID NO. 97-124-04, ZONED R-3
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  - 12. EDWARD S. SCHAEFER, TAX ID NO. 97-223-03, ZONED R-3
  - 13. FRANCIS A. EMERSON, TAX ID NO. 97-223-04, ZONED R-3

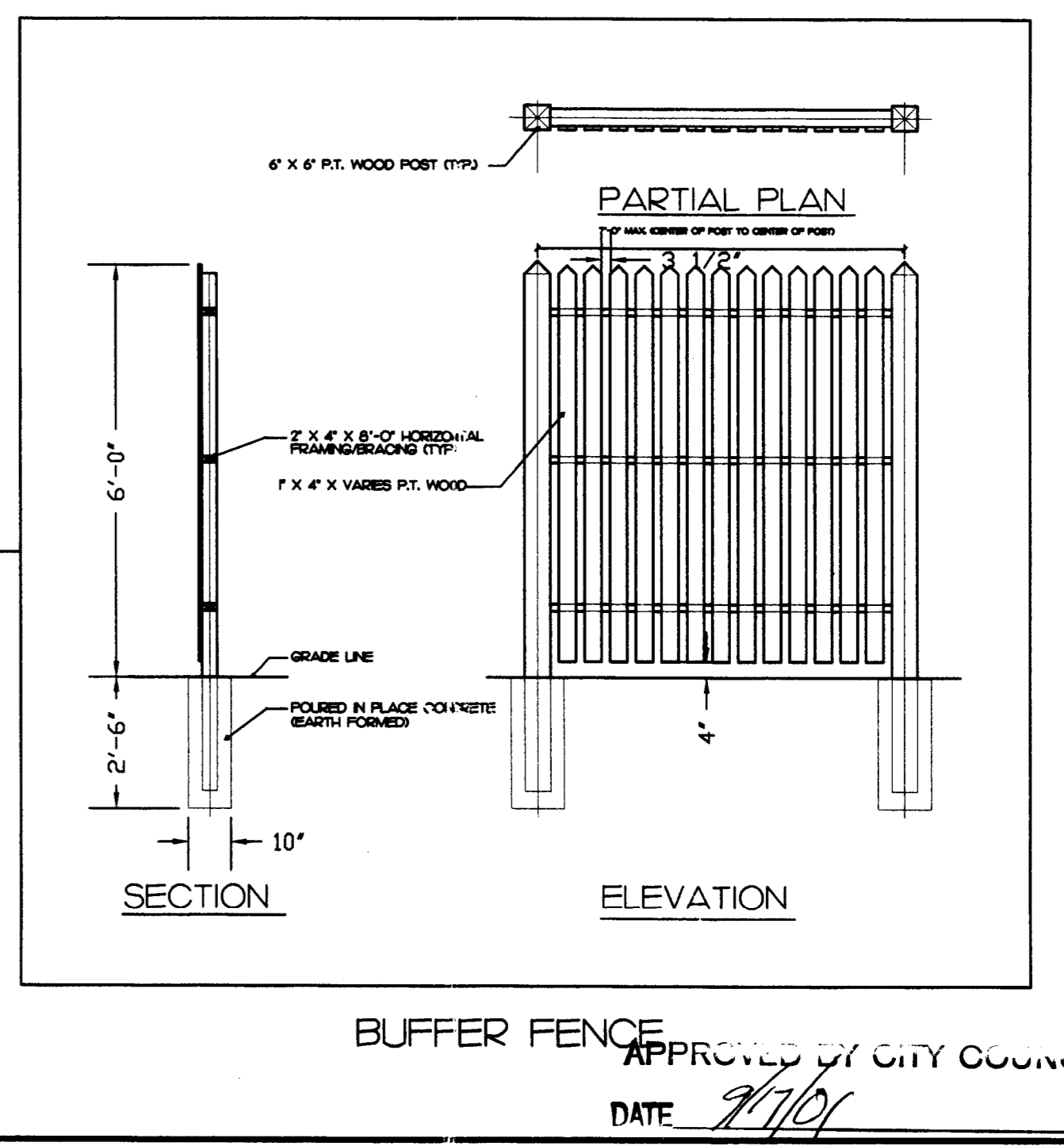


INTERNAL PRIVATE STREET  
PARALLEL PARKING WILL HAPPEN RANDOMLY ALONG LENGTH OF PRIVATE STREET

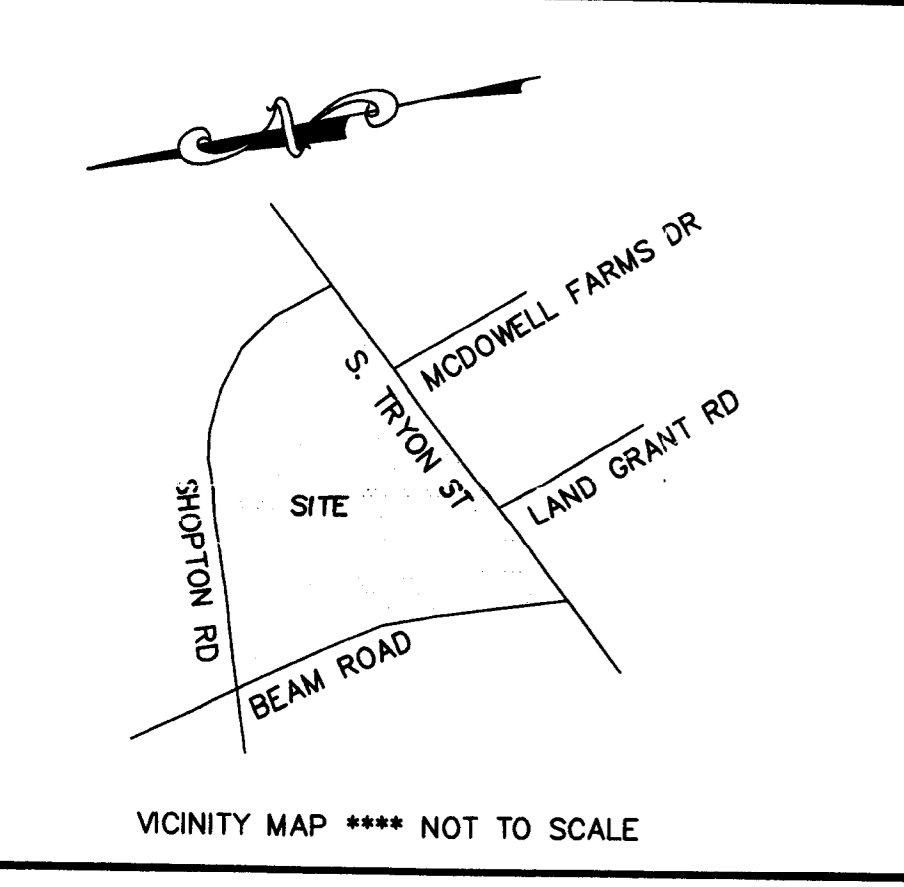


**SITE DATA**  
 TAX PARCEL NO.: 143-241-04  
 SITE AREA: 26.0 ACRES  
 EXISTING ZONING: R-3  
 PROPOSED ZONING: NS  
 PROPOSED USE:  
 OFFICE-RETAIL AREA: 9.5 ACRES  
 100,000 SQ. FT.  
 MULTI-FAMILY AREA: 16.6 ACRES  
 280 UNITS • 17 D.U.A.

- CONDITIONAL DEVELOPMENT NOTES**
- The Development of the site will be controlled by the standards depicted on the Site Plan including the Technical Data Sheet and the Illustrative Site Plan. The development depicted on the Illustrative Site Plan is intended to reflect the arrangement of proposed uses on the site, but the exact configuration, placement, and size of individual site elements may be altered or modified within the limits prescribed by the ordinance and the Technical Data Sheet during the design development and construction phases.
  - All proposed development on the site shall comply with ordinance requirements regarding the number and arrangement of off-street parking spaces, signage, yard dimensions, buffers, screening and landscaping.
  - Storm water detention facilities shall not be located within any buffer or setback. Petitioner further agrees to provide a detailed engineering study by a professional engineer licensed in North Carolina showing the impact of the additional development over the current R-3 zoning to the downstream drainage system and comply with the recommendations of that study as agreed to by the City of Charlotte Stormwater Services Department. The petitioner will agree to consider the installation of additional detention for the 25, 50 and 100-year storm events preventing post development runoff from exceeding the runoff rates produced from R-3 zoning.
  - Dumpster area shall be screened within a solid enclosure with fence and gate.
  - Vehicle access points shall be limited to those depicted on the Site Plan. The location may vary somewhat, but shall comply with all applicable North Carolina and Charlotte Department of Transportation regulations.
  - Pedestrian connections consisting of 5' sidewalks will be provided between the retail-office and multi-family portions of the site. Internal walks will also connect to walk along public streets.
  - The internal street separating multi-family from the office retail site may be private or public at the developer's option. If private the street shall be 24' face of curb to face of curb, built to City of Charlotte private street standards with intermittent 8' wide parallel parking spaces and 8' planting strips with 5' sidewalks. The final site design will have buildings facing the internal street with windows.
  - The number of single tenant/stand alone building out-parcels will not exceed two. Additional office may be shown in the future in lieu of retail.
  - Drive through restaurants will be prohibited.
  - Detached signage will be limited to one pylon sign for the entire development and ground mounted signs 50 square feet and 7 feet in height (one per street front) for the office and retail development. Residential signage will be limited to 7 feet in height and 36 square feet.
  - The design of the commercial area of this project will potentially be a combination of one and two story buildings for retail and office users. The buildings fronting onto U.S. 49 and the internal street, will have glass on three sides except for the grocery and drug store buildings as well as signage facing the roads and the parking areas.
  - The commercial buildings will have a minimum 20 foot parapet height and will be of a minimum 60% brick, with the remaining area having the flexibility to incorporate stone, painted wood siding, horizontal precast, or similar materials for accents, cornices, ornament, etc. The glass will be clear and either covered with a continuous porch or individual awnings or metal awnings. Flat roofs or sloping roofs will be allowed. For sloping roofs, the roof material will either be slate (or manufactured slate), architec, red grade fiberglass shingles, or standing seam metal. The multi-family building will be built of the same materials with a minimum of 20% brick.
  - All buildings will have windows and doors along the internal private street.
  - Retail buildings will be similar in color and architectural style.
  - All roof top equipment will be screened from public view.
  - The 50' Class C Buffer along the western portion of the site may be reduced by 25% with the use of a 5' wooden fence or brick wall in accordance with the City of Charlotte Zoning Ordinance.

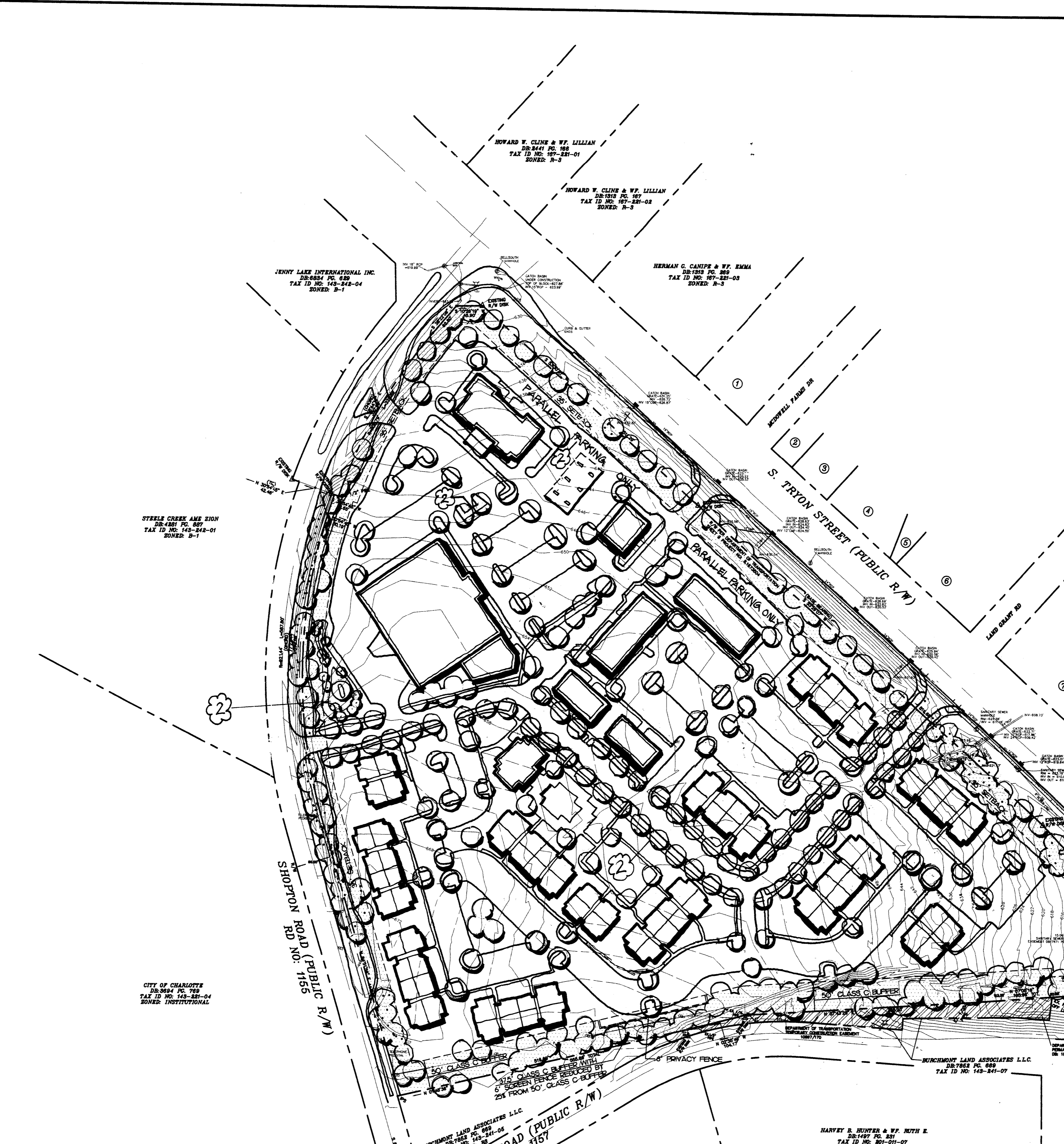


SECTION ELEVATION  
 BUFFER FENCE APPROVED BY CITY COUNCIL  
 DATE 7/10



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SECTION ELEVATION  
 BUFFER FENCE APPROVED BY CITY COUNCIL  
 DATE 7/10

REZONING PETITION FOR:  
**NOTTINGHAM CENTER**  
 CHARLOTTE, NORTH CAROLINA  
 NOTTINGHAM DEVELOPMENT, INC.  
 P.O. BOX 12294  
 CHARLOTTE, NORTH CAROLINA, 28220-2294

**Design Resource Group**  
 1230 West Morehead Street, Suite 214  
 Charlotte, NC 28208  
 704.543.0008 fax 704.358.3093  
 www.drgp.com  
 • Landscape Architecture  
 • Urban Design  
 • Civil Engineering  
 • Land Planning  
**DRG**

PETITION NO. 01-054  
**TECHNICAL DATA SHEET**  
 FOR PUBLIC HEARING

Scale: 1" = 100'  
 Date: 23 FEB. 2001  
 Project No.: 022-004  
 Revisions:  
 1) 04-20-01 PER CMPC REVIEW  
 2) 07-31-01 PER CITY REVIEW  
 Sheet 1 of 2

REZONING PETITION FOR:  
**NOTTINGHAM CENTER**  
 CHARLOTTE, NORTH CAROLINA  
 NOTTINGHAM DEVELOPMENT, INC.  
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PETITION NO. 01-054  
**ILLUSTRATIVE SITE PLAN**  
 FOR PUBLIC HEARING

Scale: 1" = 100'  
 Date: 26 JAN. 2001  
 Project No.: 022-004  
 Revisions:  
 1) 04-20-01 PER CMPC REVIEW  
 2) 07-31-01 PER CITY REVIEW  
 Sheet 2 of 2