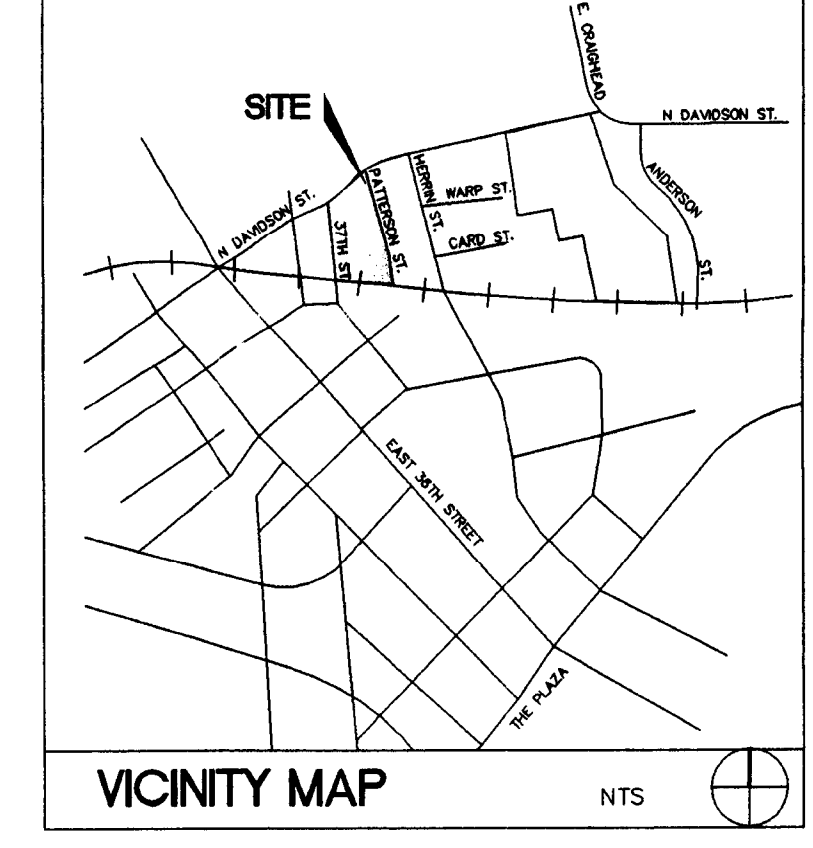


**ADJACENT PROPERTY OWNERS**

A.	091-101-08	DAVIDSON B. CRAIG HERS	3919 MADISON AVENUE	GREENSBORO NC 27405	
B.	091-101-05	AUSTIN WADE HAMPTON	2115 CHATHAM AVENUE	CHARLOTTE NC 28205	
C.	091-106-44	SRES PAUL J. & RUTH AVA LYONS	7448 VALLEY BROOK ROAD	CHARLOTTE NC 28280	
D.	091-106-45	MCCLURON MATTIE L.	3310 TUCKERSEE ROAD	CHARLOTTE NC 28216	
E.	091-106-46	WHITFORD JANET C.	2800 SADDLEBACK COURT	CHARLOTTE NC 28210	
F.	091-106-47	CALLAHAN & SENEILL INC.	3310 EAST SEVILLA CIRCLE	TAMPA FL 33629	
G.	091-106-51	GATEWAY HOMES IV, LLC	1813 SARDIS ROAD #1030	CHARLOTTE, NC 28270	
H.	091-106-02	STIKELATHER RICHARD W	2824 THE PLAZA	CHARLOTTE, NC 28205	
I.	091-106-13	BERNE INVESTMENTS US	P O BOX 31245	CHARLOTTE NC 28231	
J.	091-106-14	SINCLAIR JOHN M. & D. LUCIEN	721 EAST 37TH STREET	CHARLOTTE NC 28205	
K.	091-101-04	MECKLENBURG MILL ASSOCIATES	LTD SPINUP	3323 NORTH DAVIDSON STREET	CHARLOTTE NC 28205
L.	091-101-01	BERNE INVESTMENTS US	P O BOX 31245	CHARLOTTE NC 28231	



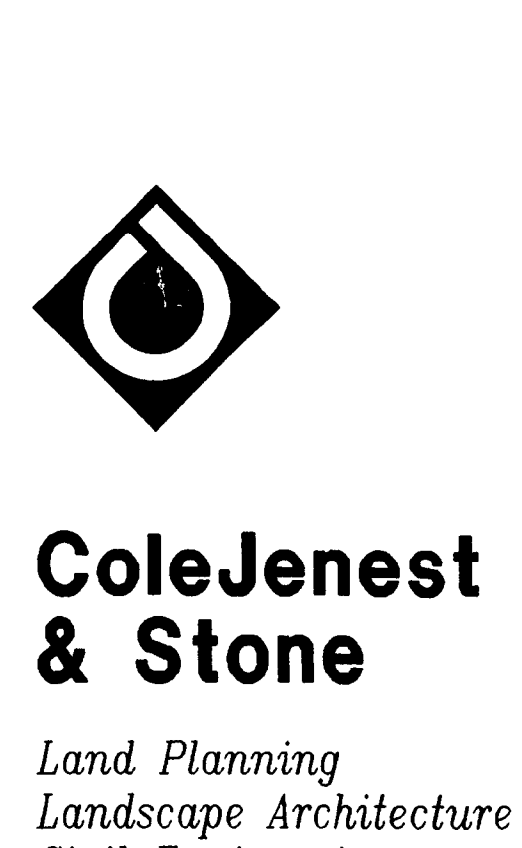
**SITE SUMMARY**

TAX PARCEL NUMBER	091-106-51 (PARTIAL)
SITE AREA	PARCEL A - .68 AC
EXISTING ZONING	PARCEL A - UR2 (CD)
PROPOSED ZONING	PARCEL A - UR3 (CD)
PROPOSED DENSITY	PARCEL A - 7.3 D.U./A.
PROPOSED BLDG. HEIGHT	60' HT. MAX.
BLDG. SEPARATION	10' MIN.
PROPOSED USE	MIXED USE RESIDENTIAL (ATTACHED TOWNHOMES) AND GROUND FLOOR RETAIL AND OFFICE SPACE.
REQUIRED YARDS	5' SETBACK 5' SIDE YARD 20' REAR YARD

**PARKING REQUIREMENTS**

MULTI-FAMILY USES	NON-RESIDENTIAL USES
MIN. 1 SPACE PER UNIT	MIN. 0 REQUIRED SPACES
MAX. 2 SPACES PER UNIT	MAX. 1 / 500 SF (GROSS SF)
9 GARAGE SPACES:	6 SURFACE SPACES
9 SURFACE SPACES:	
18 TOTAL PARKING SPACES:	
2.0 OVERALL SPACES PER UNIT	

- DEVELOPMENT DATA**
- PART I - COMMENTS**
- DEVELOPMENT OF THE REAL ESTATE IDENTIFIED ON THIS TECHNICAL DATA SHEET CONSISTING OF PARCELS 091-106-51 (PARTIAL) AND 091-106-51 (PARTIAL) SHALL BE GOVERNED BY THE STANDARDS OF THE UR-3 ZONING DISTRICT UNLESS MORE STRINGENT STANDARDS ARE ESTABLISHED BY THESE DEVELOPMENT STANDARDS OR THE ORDINANCE.
- THE BUILDING CONFIGURATIONS, PLACEMENTS, AND SIZES SHOWN ON THE SCHEMATIC SITE PLAN WHEN ACCOMPANIED BY THE TECHNICAL DATA SHEET ARE SUBMITTED IN PARTIAL COMPLIANCE WITH THE ORDINANCE. THE FINAL DESIGN AND CONSTRUCTION DOCUMENTS SHALL BE ALIGNED WITH THE ORDINANCE AND THE STANDARDS OF THE UR-3 ZONING DISTRICT. ALL SHALL BE IN ACCORDANCE WITH SECTIONS 8 AND 8.03 OF THE ORDINANCE.
- PART II - STATEMENT OF INTENT**
- IT IS THE INTENTION OF THE PETITIONER TO DEVELOP ATTACHED MULTI-FAMILY DWELLINGS (CONDOMINIUMS) WITHIN THE SITE.
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- THE PETITIONER SHALL PROVIDE ADEQUATE SIGHT DISTANCE AT THE EXISTING PATTERSON STREET INTERSECTION TO DAVIDSON STREET FOR A MINIMUM OF SEVEN FEET INCLUDING ANY PUBLIC ROWWAY. THE FINAL LOCATION AND LOCATION OF THE PROPOSED WALKWAY CROSSING PATTERSON STREET SHALL MEET THE CITY ENGINEER'S REQUIREMENTS. THE PETITIONER SHALL PROVIDE ADEQUATE SIGHT DISTANCE TO DAVIDSON STREET AND CROSSING PATTERSON STREET. THE PETITIONER SHALL PROVIDE ADEQUATE SIGHT DISTANCE AT THE EXISTING PATTERSON STREET INTERSECTION TO DAVIDSON STREET FOR A MINIMUM OF SEVEN FEET INCLUDING ANY PUBLIC ROWWAY. THE FINAL LOCATION AND LOCATION OF THE PROPOSED WALKWAY CROSSING PATTERSON STREET SHALL MEET THE CITY ENGINEER'S REQUIREMENTS. THE PETITIONER SHALL PROVIDE ADEQUATE SIGHT DISTANCE TO DAVIDSON STREET AND CROSSING PATTERSON STREET.
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- SECTION 1 - HARD RESTRICTIONS**
- (A) IN EVERY DISTANCE THE SIDE YARD, SETBACK, AND REAR YARD REQUIREMENTS IMPOSED UNDER THE ORDINANCE SHALL BE MANAGED STRICTLY IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF CHARLOTTE.
- SECTION 2 - OFF STREET PARKING**
- OFF STREET PARKING SHALL MEET THE MINIMUM STANDARDS ESTABLISHED UNDER THE ORDINANCE.
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- (A) STORM WATER SHALL BE MANAGED STRICTLY IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF CHARLOTTE.
- (B) STORM WATER DETENTION FACILITIES SHALL NOT BE LOCATED WITHIN ANY SETBACK, REQUIRED YARD, OR BUFFER AREAS.
- SECTION 4 - SCREENINGS**
- (A) SCREENINGS WITH PLANTING STRIPS SHALL BE INSTALLED WHERE THE SITE ADJUTS ANY PUBLIC STREET RIGHT OF WAY. PLANTING STRIPS PROVIDED FOR COMPLIANCE WITH CHAPTER 21, CHARLOTTE TREE ORDINANCE, SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF CHARLOTTE TREE ORDINANCE. THE FINAL LOCATION AND LOCATION OF THE PROPOSED WALKWAY CROSSING PATTERSON STREET SHALL MEET THE CITY ENGINEER'S REQUIREMENTS. THE PETITIONER SHALL PROVIDE ADEQUATE SIGHT DISTANCE TO DAVIDSON STREET AND CROSSING PATTERSON STREET.
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- (A) LANDSCAPING AND SCREENING SHALL, AT A MINIMUM, SATISFY THE REQUIREMENTS OF SECTION 13.02 OF THE ORDINANCE.
- (B) LANDSCAPING SHALL BE INSTALLED IN PHASES IN ACCORDANCE WITH THE ORDINANCE.
- (C) COMMON COMPOSTERS, IF ANY, WILL BE SCREENED WITH SOLID ENCLOSURES WITH GATES.
- (D) PROPOSED PLANTING SHALL BE CONCEPTUAL ONLY AND WILL BE SUBJECT TO CHANGE ON FINAL SITE CONDITIONS AND URBAN FORESTRY STAFF APPROVAL.
- SECTION 6 - SIGNS**
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Land Planning  
Landscape Architecture  
Civil Engineering  
Urban Design  
112 South Tryon Street  
Suite 300  
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North Carolina  
28284  
Tele 704.376.1555  
Fax 704.376.7851

APPROVED BY CITY OF CHARLOTTE  
DATE 10/17/01

**D & D HOMES,**  
6407 IDELWILD ROAD  
SUITE 113  
CHARLOTTE, NC 28212  
(704) 583-8711

**N. DAVIDSON MIXED USE MASTER PLAN**

**TECHNICAL DATA SHEET**

FOR PUBLIC HEARING  
PETITION NO. 2001-110

2321

05/22/01

Issued

09/12/01 - ADDED 30' R/W NOTE

08/14/01 - REVISED PER CMPIC COMMENT

07/16/01 - REMOVED PARCEL 'B' FROM PLAN

Revised

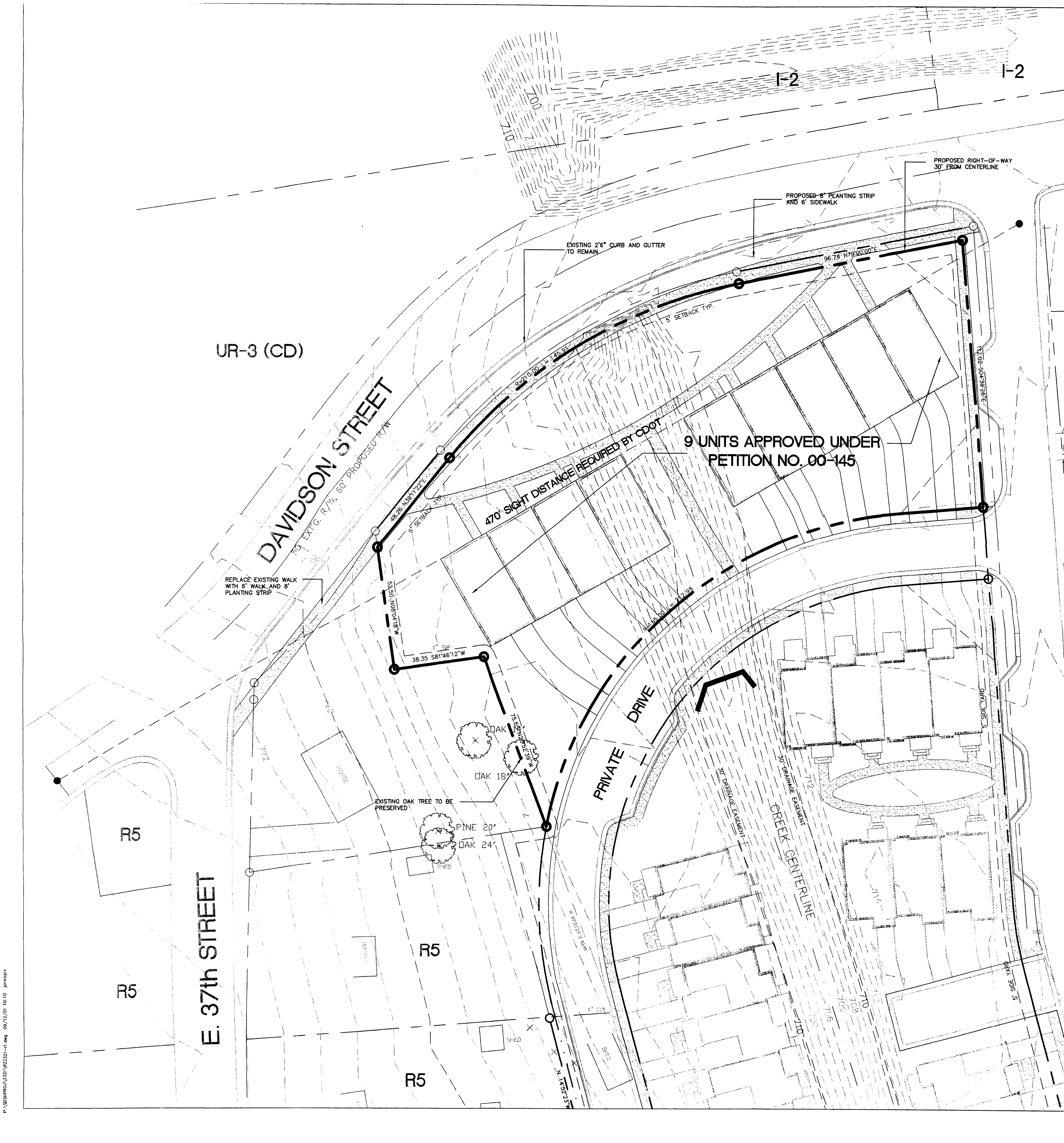
SCALE: 1" = 20'

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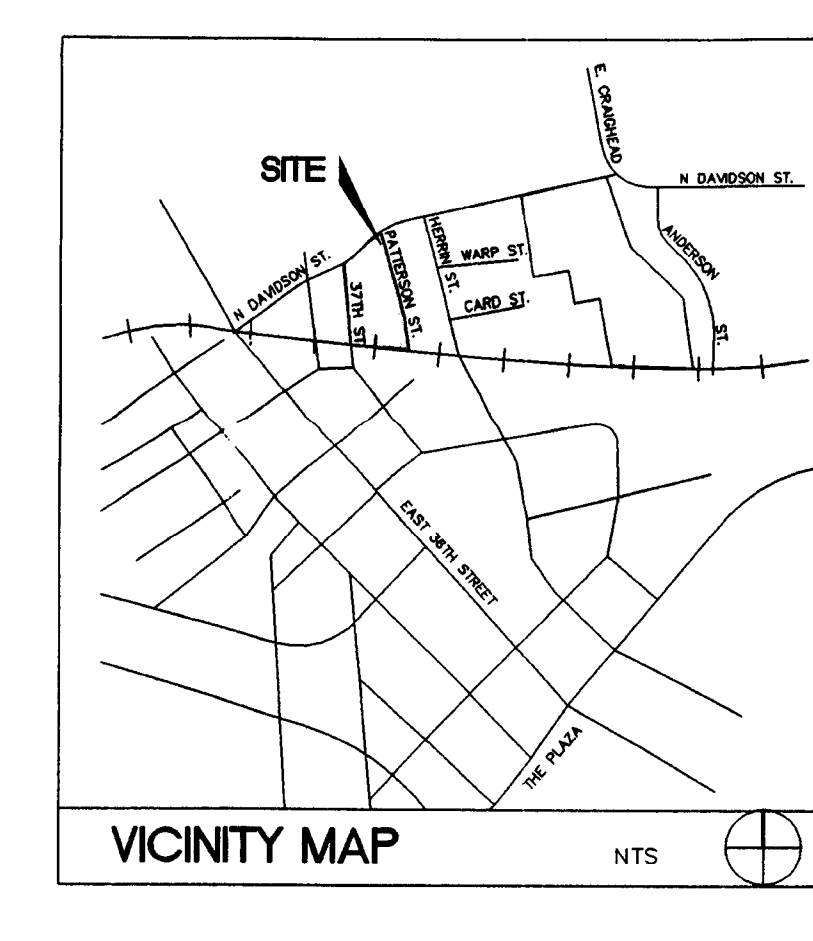
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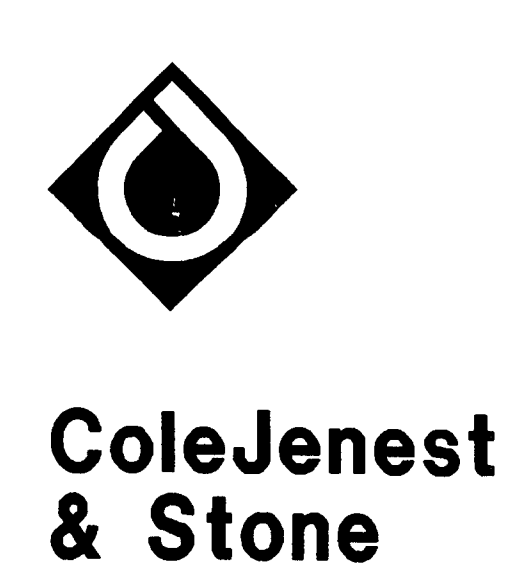
**SITE SUMMARY**

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**N. DAVIDSON MIXED USE MASTER PLAN**

**SCHEMATIC SITE PLAN**

FOR PUBLIC HEARING  
PETITION NO. 2001-110

2321

05/22/01

Issued

07/16/01 - REMOVED PARCEL 'B' FROM PLAN

Revised

SCALE: 1" = 20'

RZ2.0 2

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