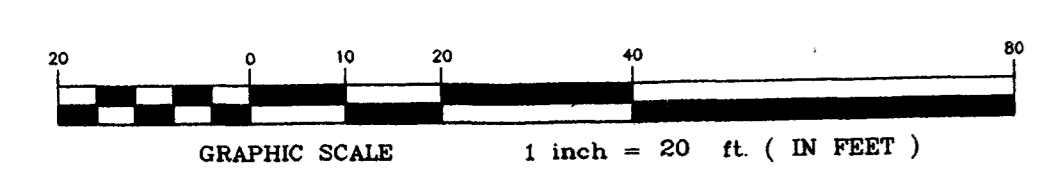
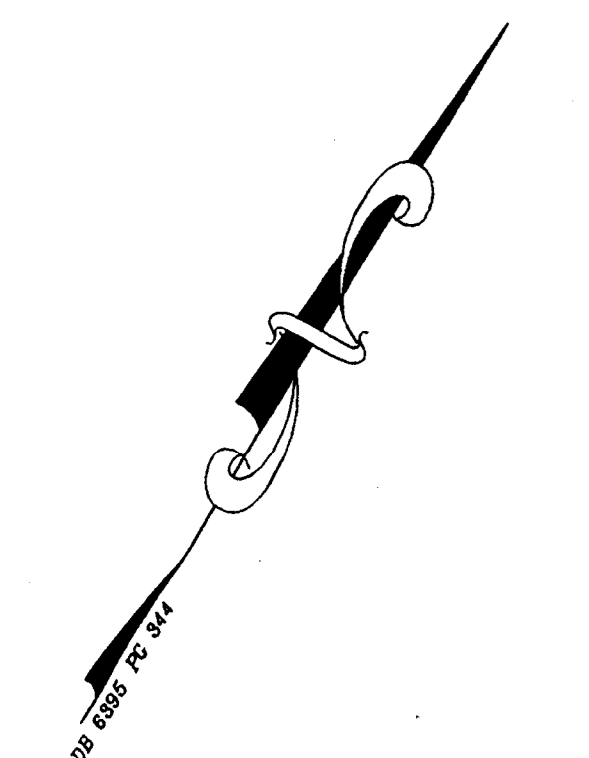
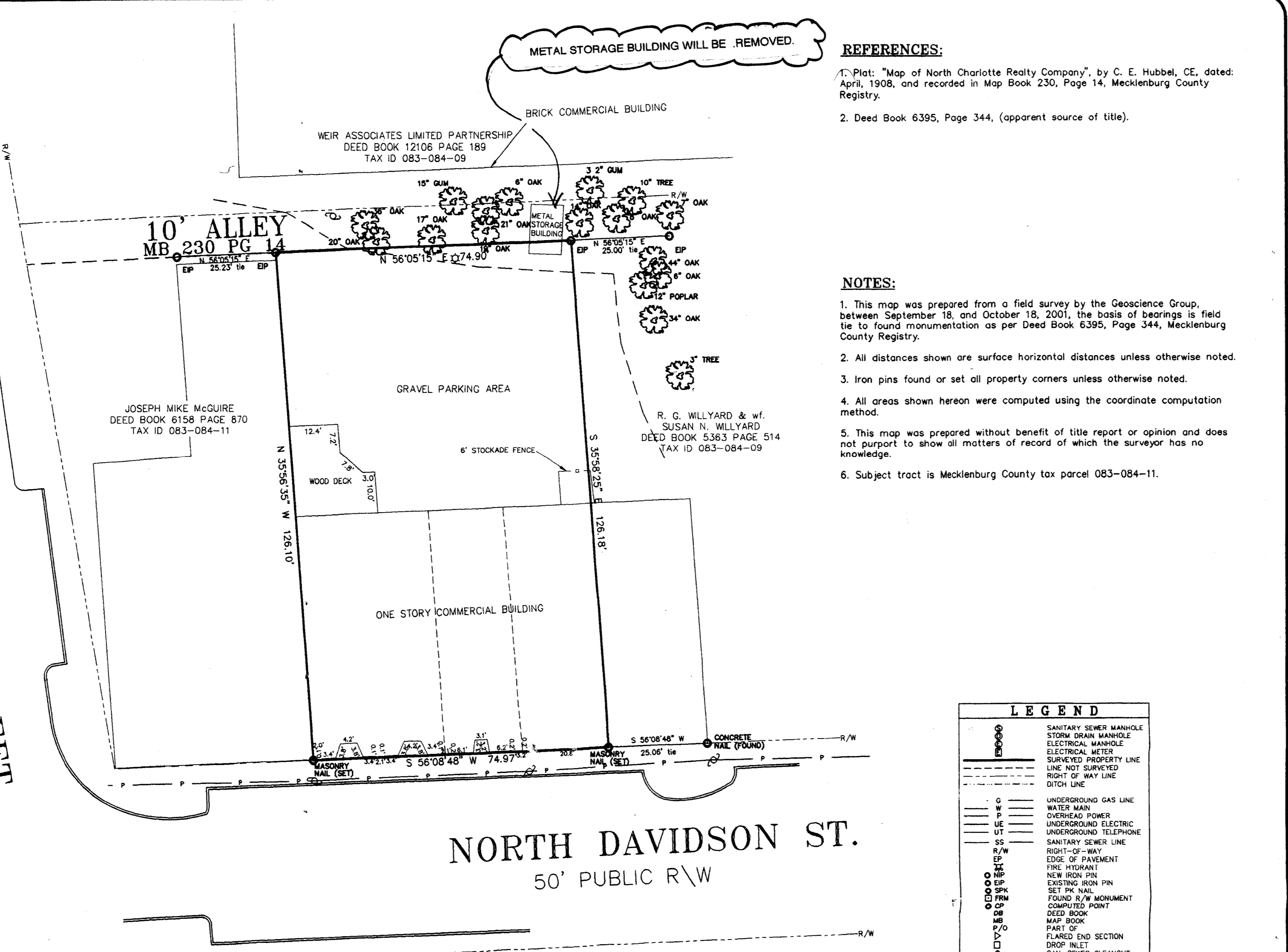


VICINITY MAP - NTS



TOTAL AREA: 9,446 sq. ft. 0.217 acres

EAST 35TH STREET



REFERENCES:

- 1. Plat: "Map of North Charlotte Realty Company", by C. E. Hubbel, CE, dated April, 1908, and recorded in Map Book 230, Page 14, Mecklenburg County Registry.
2. Deed Book 6395, Page 344, (apparent source of title).

NOTES:

- 1. This map was prepared from a field survey by the Geoscience Group, between September 18, and October 18, 2001, the basis of bearings is field tie to found monumentation as per Deed Book 6395, Page 344, Mecklenburg County Registry.
2. All distances shown are surface horizontal distances unless otherwise noted.
3. Iron pins found or set all property corners unless otherwise noted.
4. All areas shown hereon were computed using the coordinate computation method.
5. This map was prepared without benefit of title report or opinion and does not purport to show all matters of record which the surveyor has no knowledge.
6. Subject tract is Mecklenburg County tax parcel 083-084-11.

LEGEND table listing symbols for various utility lines and features such as Sanitary Sewer Manhole, Storm Drain, Electrical, Gas, Water, and Telephone lines.



SURVEY CERTIFICATION:

I, Scott Alan Tierney, state that this map was drawn under my supervision from an actual survey made under my supervision and this map and the field survey upon which it is based conform the standards of practice for land surveying in North Carolina (1800 of board rules).

Signature of Scott Alan Tierney, Registration No. L-3166, dated 10-18-01.

PHYSICAL SURVEY PROPERTY OF PATRICIA FAYE NEVITT. DEED BOOK 6395 PAGE 344 TAX ID 083-084-12. CITY OF CHARLOTTE MECKLENBURG COUNTY, NORTH CAROLINA. PREPARED FOR: Croeland Commercial 125 Scaleybark Rd. Charlotte, NC 28217. 704-525-2003. 704-525-2051(fax).

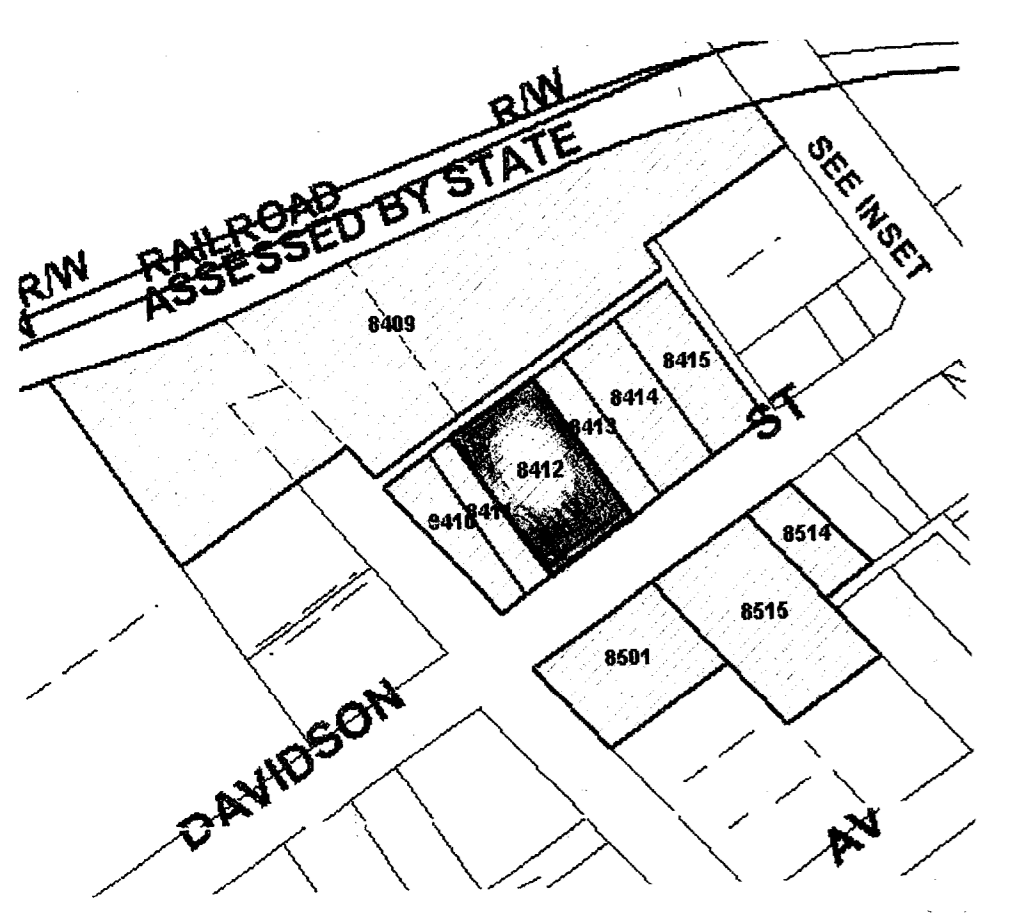
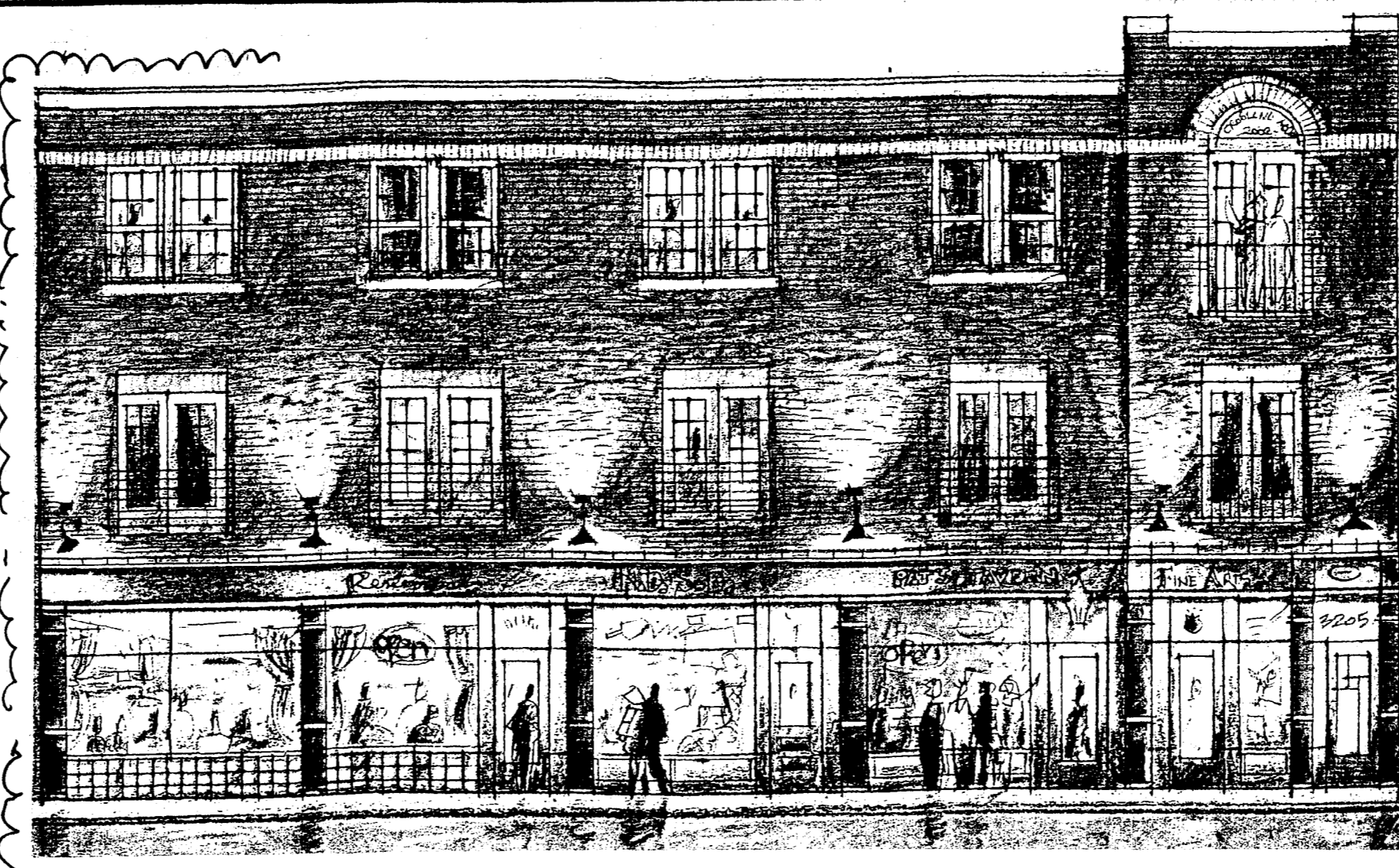
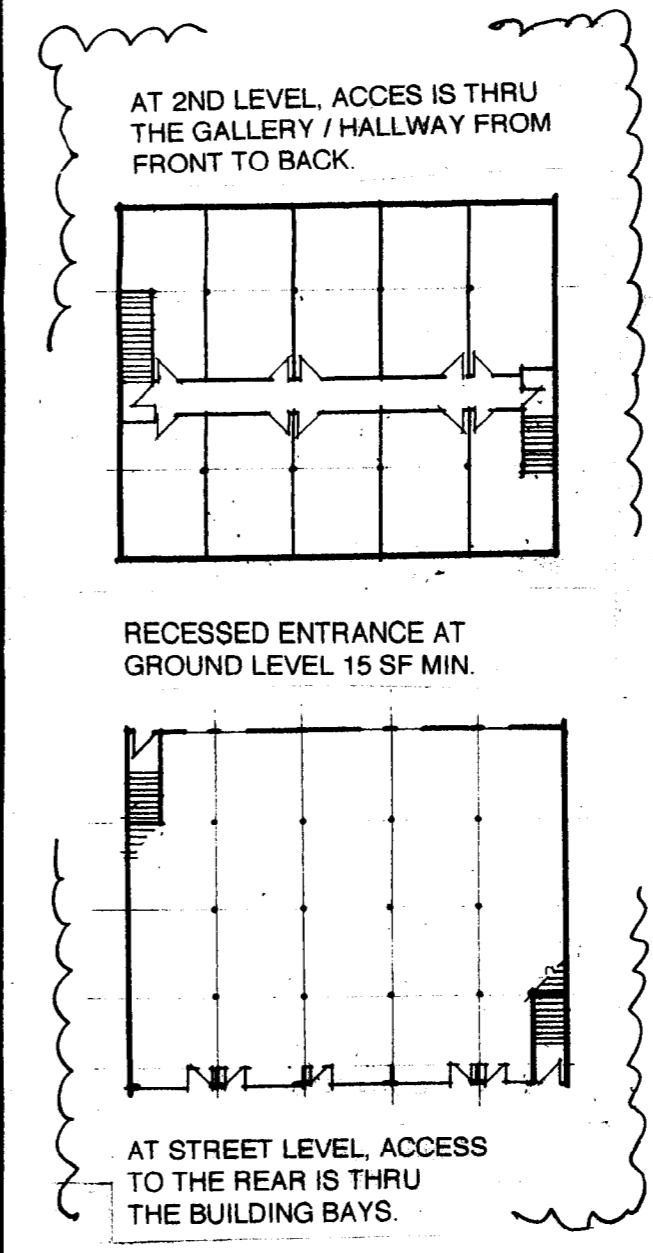


Table with 10 columns: Record, Map/lot, Parcel ID, Owner's Name, Mailing Address, Property Address, Deed Book/Page/Date, Acreage. Lists adjacent property owners and their details.

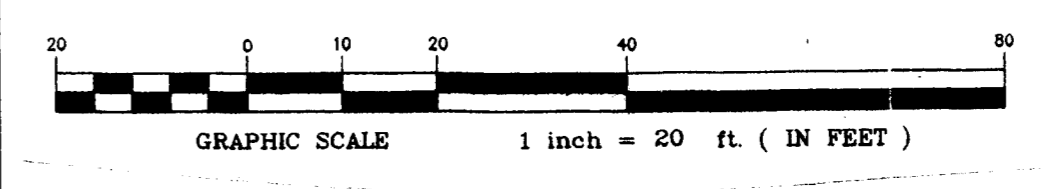


5 BAYS OF COMMERCIAL USE AT THE GROUND LEVEL. ONE BAY MAY BE USED AS A RESIDENTIAL UNIT PER ADA. NOTE THAT 5 BAYS MAY BE A COMBINATION OF ONE TO 5 SEPARATE OWNERS. GROUND LEVEL FACADE WILL BE ARTICULATED WITH WOOD MILL WORK.

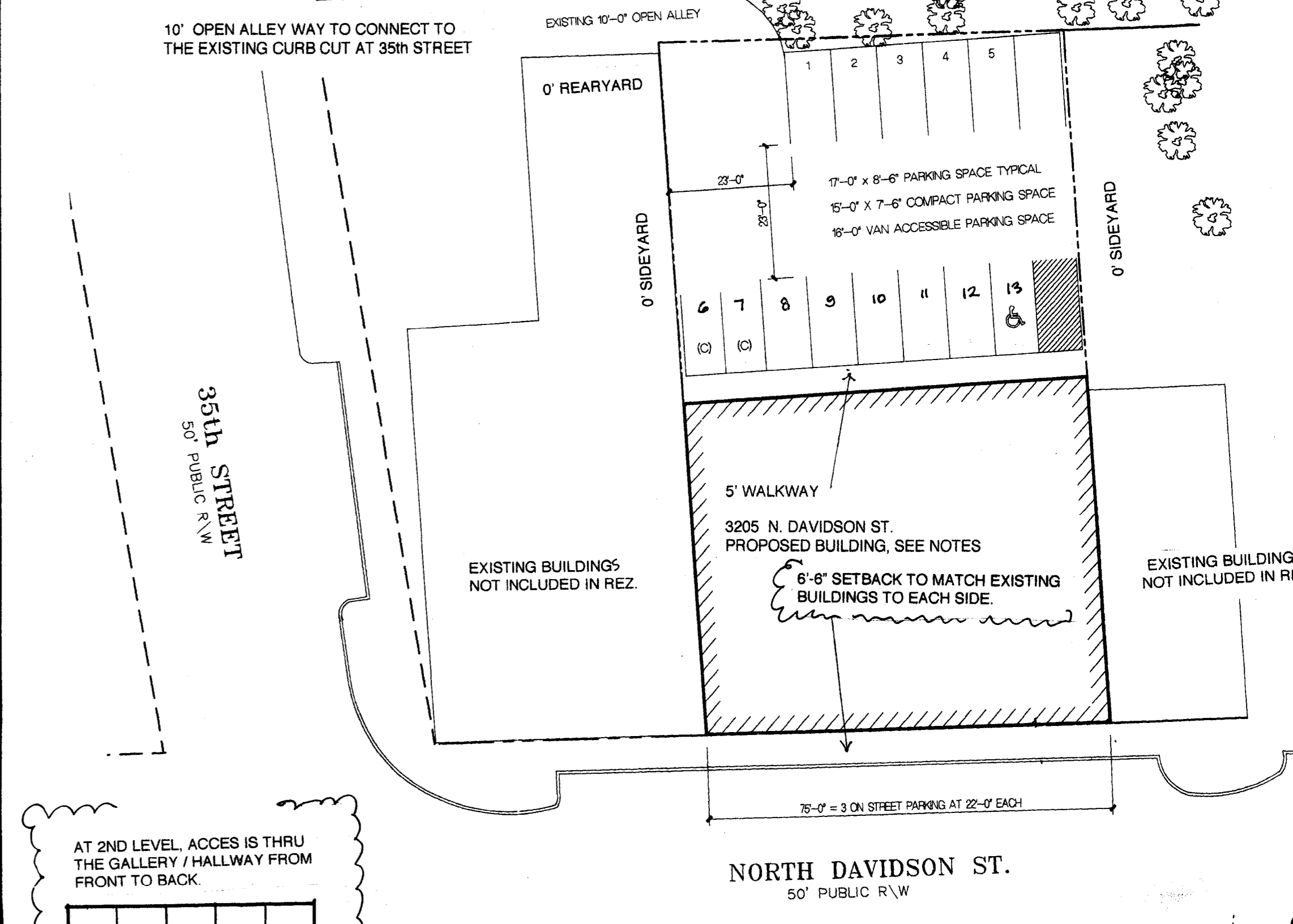
RECESSED ENTRANCE AT STREET LEVEL 15 SF MIN. NORTH DAVIDSON STREET BUILDING ELEVATION. 1" = 8' TO BE USED TO EVALUATE BUILDING PERMITS. ONLY MINOR DEVIATIONS WILL BE ALLOWED.



REVISIONS: 1/5/02



BEST EFFORTS WILL BE MADE TO PRESERVE EXISTING TREES IN THE 10' OPEN ALLEY WAY



A HISTORIC NORTH CHARLOTTE NoDs REZONING FOR PUBLIC HEARING. Petition No: 2002- 35. December 31 2001. Revised March 18 2002. Revised July 3 2002. Requested zoning, MUDD OPTIONAL, CD from: B1. SITE DATA: ACREAGE: 0.217 acres. 9446 S.F. PRESENT ZONING: B1. EXISTING S.F.: Approximately 4500 S.F. existing one story building. EXISTING PARKING PROVIDED: Approximately 20 informal spaces. REQUIRED PARKING: 1 space per dwelling, 1 per 600 S.F. for all others. FUTURE PROPOSED S.F.: Ground level = Approx. 4500 S.F. of commercial space @ 600 = 7 spaces. 2nd & 3rd floors = Up to 10 residential or commercial units @ 1 space per unit = 10 spaces. FUTURE PARKING REQUIRED: 17 spaces. One parking space reduction per section 12.202 sec. (2) (Trees saved in the alley) so that new FUTURE PARKING REQUIRED: 16 spaces. FUTURE PARKING PROVIDED: 16 spaces. 13 on site + 3 on street parking (75' of building frontage = 3 on street spaces @ 22' each)

- NOTES: 1. Proposed building uses shall be uses permitted under MUDD. 2. Future development will comply with applicable sections of the tree ordinance and subject to review and approval by the city tree staff. Also, street trees to be designed in accordance to the BUSINESS CORRIDOR IMPROVEMENTS ALONG NORTH DAVIDSON STREET & URBAN DESIGN PLAN, which is already in place. 3. The existing one story building to be replaced by a new 3 story building. The new building will be contextual and architecturally compatible with existing buildings. Building doors will be recessed in so that they do not swing into the setback. Building will have approximately 4500 S.F. of commercial space at the ground level. A live unit if needed may be provided at ground level per American with Disabilities Act. Second and third floors will consist of 10 residential or commercial units. Building height is shown at approximately 40'. However building height will be limited to 50'. 4. Building signage is limited to 5% of wall with max. 100 sq. ft. of building signage with no permanent detached signs. 5. No detached lights on side fronting North Davidson street. 6. No dumpster location is shown. A roll-up service will be provided. 7. Since the new, proposed building does not meet some of "MUDD" standards, we are seeking "MUDD OPTIONAL." OPTIONAL NOTES ARE: A. Reduce setback along N. Davidson Street to align with the existing buildings. 14' Setback along N. Davidson Street to be reduced to 6'-6" from back of curb to face of building. Sidesyards and rearyards to remain as standard 0'. B. Streetscaping fronting N. Davidson Street to remain per existing BUSINESS CORRIDOR IMPROVEMENTS ALONG NORTH DAVIDSON STREET & URBAN DESIGN PLAN. (which is already in place) C. No required screening for rear parking lot.

Croeland Commercial 125 Scaleybark Rd. Charlotte, NC 28217. 704-525-2003. 704-525-2051(fax).

NoD



CONTACT: Babak Emami, Principal; Jonathan Bahr, Principal.

APPROVED BY CITY COUNCIL DATE 5/20/02