

Revisions:

12.18.07	REVISED TO INCORPORATE CITY OF CHARLOTTE PLANNING & OTHER DEPARTMENTAL COMMENTS
01.03.08	REVISED TO INCORPORATE CITY OF CHARLOTTE PLANNING & OTHER DEPARTMENTAL COMMENTS
02.05.08	REVISED TO INCORPORATE CITY OF CHARLOTTE PLANNING & OTHER DEPARTMENTAL COMMENTS

SITE DATA

Parcel #: 09110906
 Acreage: 0.71 acres
 Existing Zoning: I-2
 Proposed Zoning: MUDD (COND)

Proposed Uses:
 - Residential - up to 50 units
 - Retail / Work Studios - up to 12,000 SF
 - Open Parking structure below building

Total Square Footage: up to 95,000 SF of enclosed space
Building Height: up to 8' & no more than five stories

Surface Parking:
 - Residential @ 1 space / unit = 50 spaces
 - Retail / Work Studios @ 1 space / 600 gross SF = 20 spaces

Total Parking Required: 70 Required
 (38 on-site & 32 off-site)

Minimum Lot Area: none required
Minimum Street Setback: 14' from b.o.c.
Minimum Side Yard: none required
Minimum Rear Yard: none required

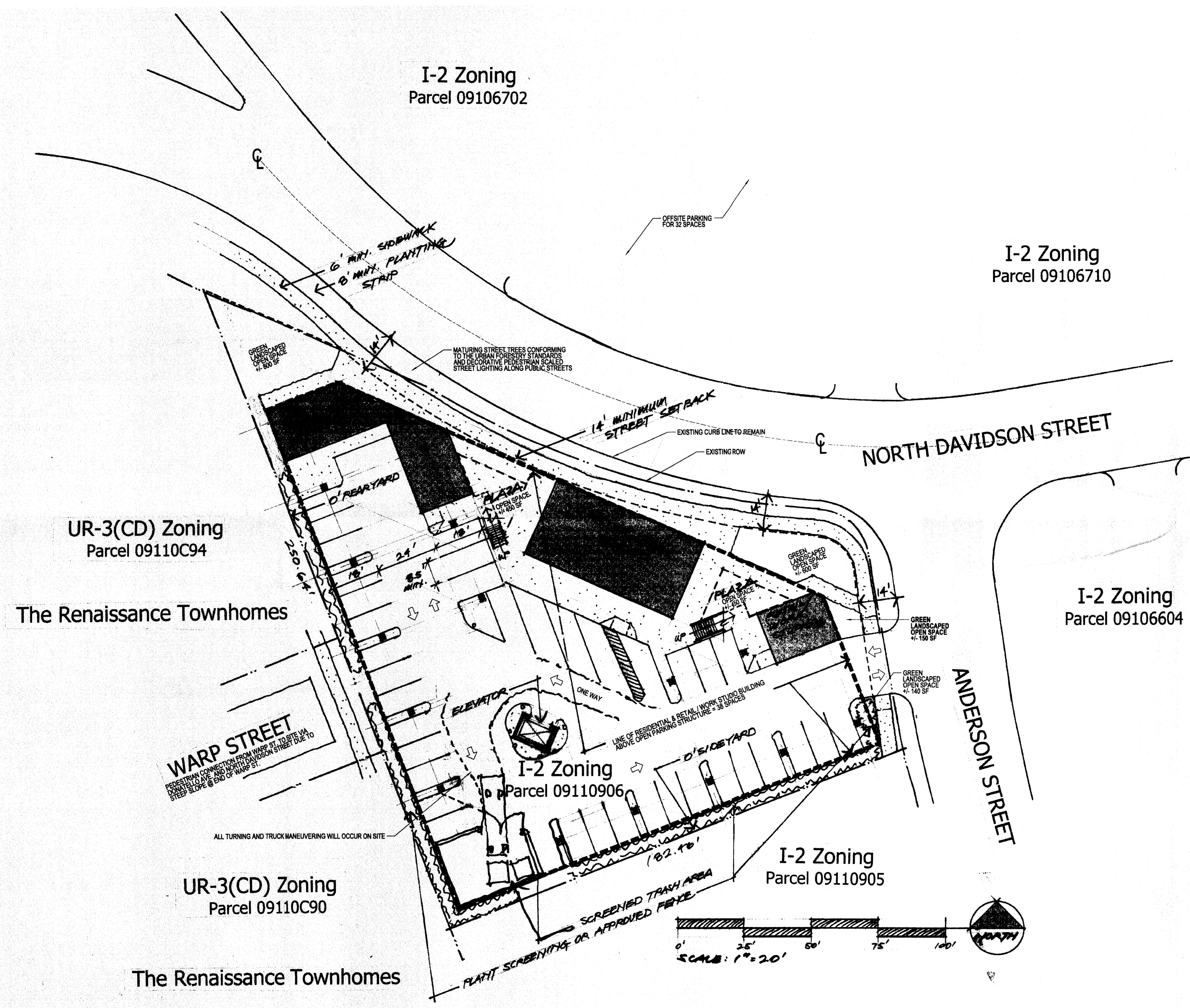
General Notes:
 - There are no existing trees on the site. Tree survey is N/A.
 - Street trees to conform to the Charlotte tree ordinance
 - Not affected by S.W./M. stream buffer.
 - Buffers are not required. Screening to comply with Section 12.303, City of Charlotte Zoning Ordinance.
 - Open Space Required per Mixed Use Development Guidelines Section 8.8506 (h) Table Inset

Lot Size (SF)	Open Space Required (1 SF / Gross SF)
20,001 - 40,000	1 SF / 150 SF

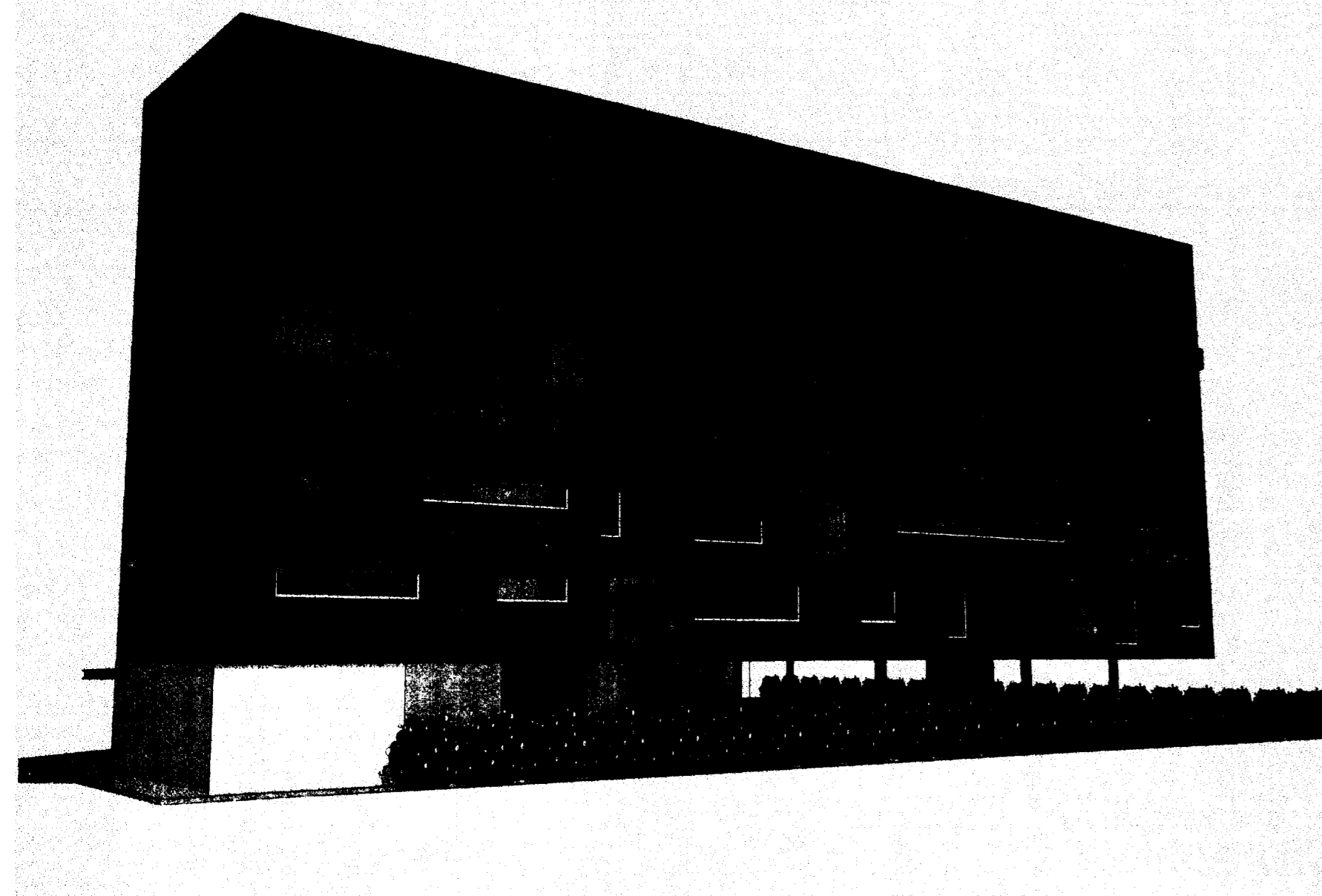
Lot size = 30,927 SF Gross area 95,000 SF max
 Open Space Required = 633.33 SF
 Open Space Provided = 2,590 SF

- The storm water and water quality will be provided underground in the parking area.
 - Conceptual building elevations, cross-sections and separate floor plans to be furnished in MUD approval process

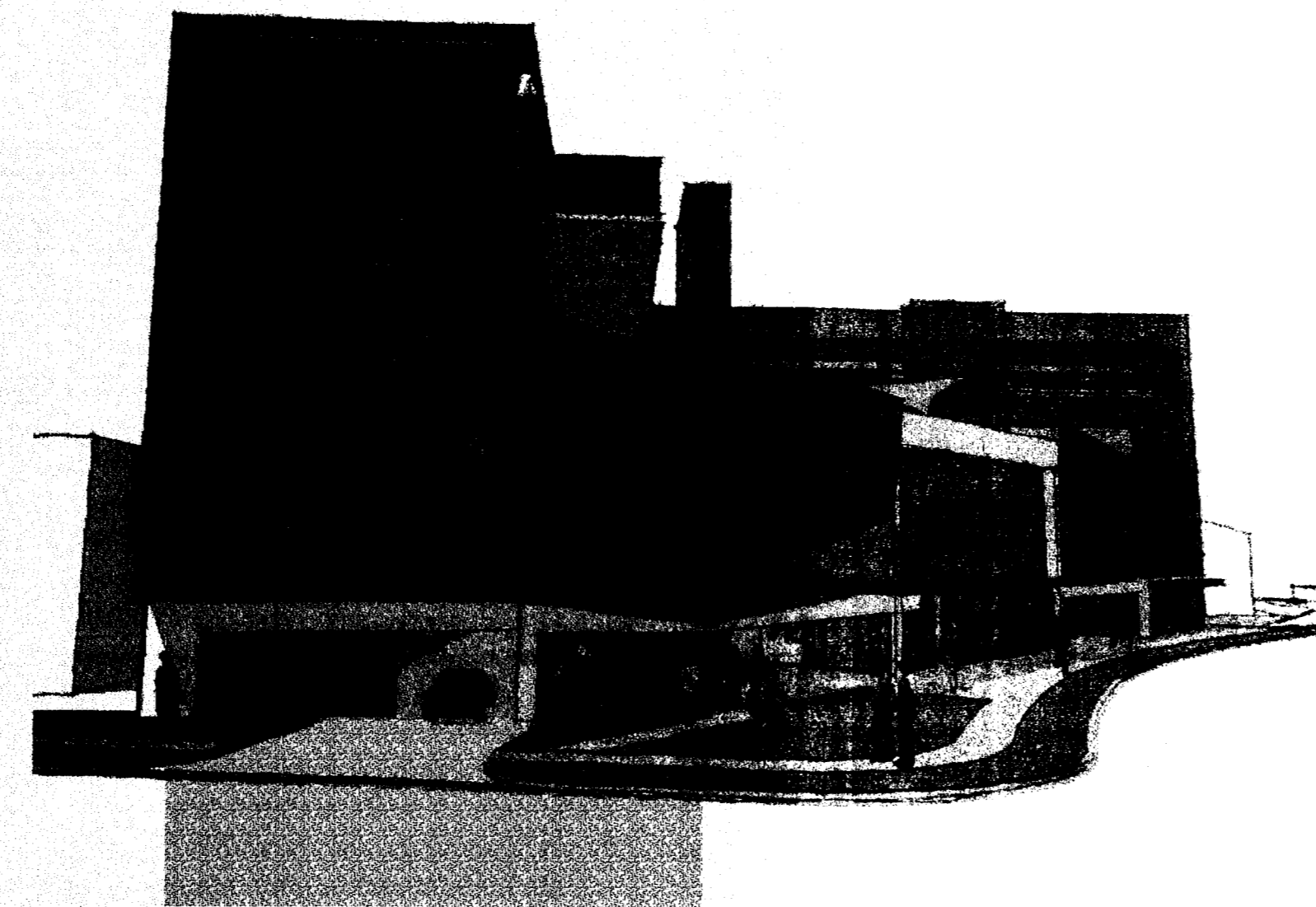
The building located on the Site shall be designed in a contemporary and articulated manner similar to the three exterior Conceptual Exterior Renderings depicted along the top of sheet SP.2, dated 10 December, 2007 and revised 01/03/08. Major exterior building materials shall be vision and spandrel glass, prefabricated architectural metal panels, stucco, synthetic stucco, architectural colored precast concrete, stone, brick, honed or split-face architectural block, pre-finished wood panels or any other quality architectural material. No vinyl or aluminum siding shall be used. The vision and spandrel glass will not be less than 25% of the total exterior skin. The ground level parking below the building shall be visually screened from North Davidson and Anderson streets with decorative, open screening material allowing for air flow including landscaping.



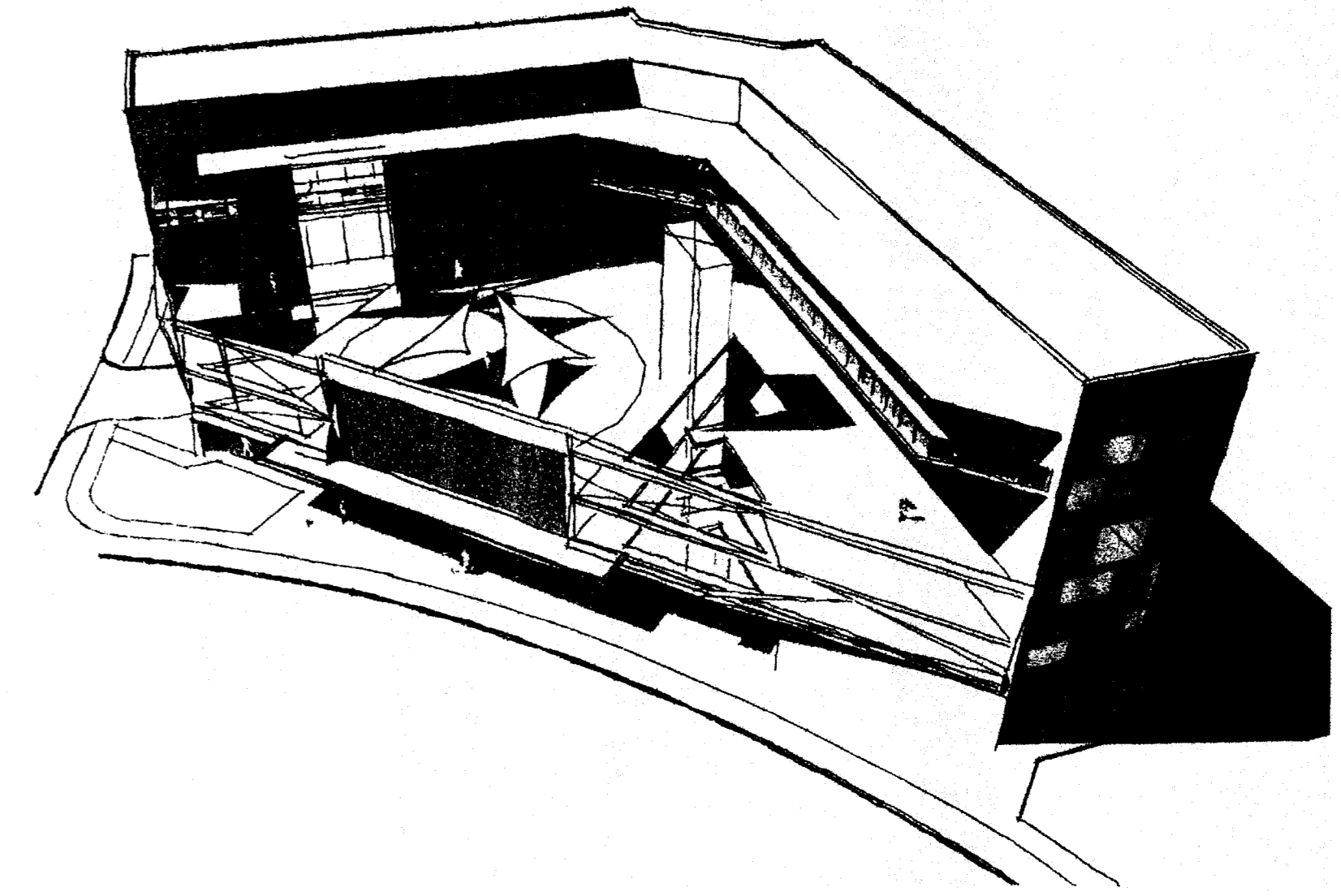
"The petitioner acknowledges that other standard development requirements imposed by other city ordinances, standards, policies, and appropriate design manuals will exist. Those criteria (for example, those that require buffers, regulate streets, sidewalks, trees, stormwater, and site development, etc.) will apply to the development site. This includes chapters 6.9, 12, 17, 18, 19, 20, and 21 of the city code. Conditions set forth in this petition are supplemental requirements imposed on the development in addition to other standards. Where conditions on this plan differ from ordinances, standards, policies, and approaches in existence at the time of formal engineering plan review submission, the stricter condition or existing requirements shall apply."



CONCEPTUAL EXTERIOR RENDERING FROM WARP ST. N.T.S. 19

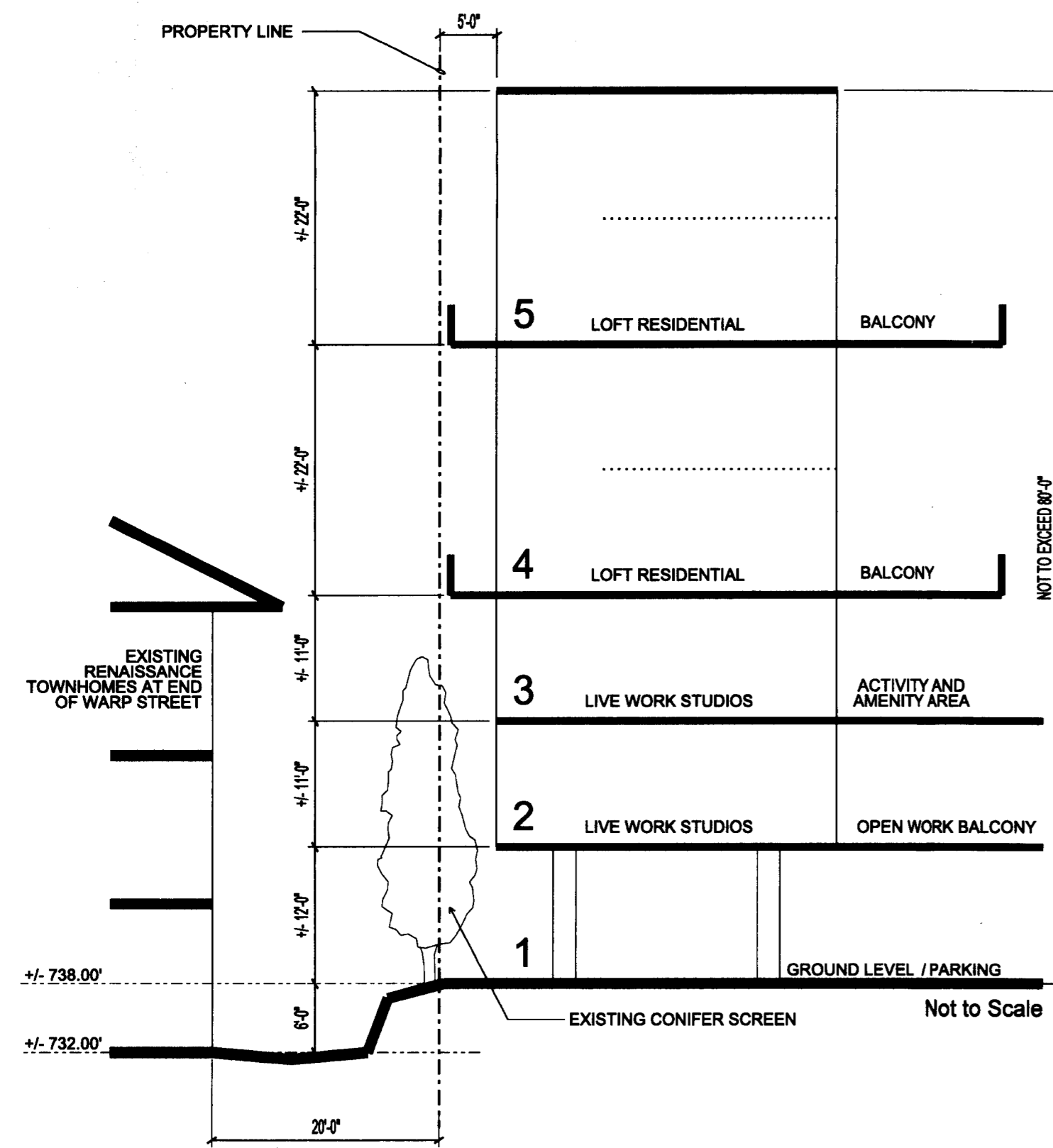


CONCEPTUAL EXTERIOR RENDERING FROM ANDERSON ST. N.T.S. 11

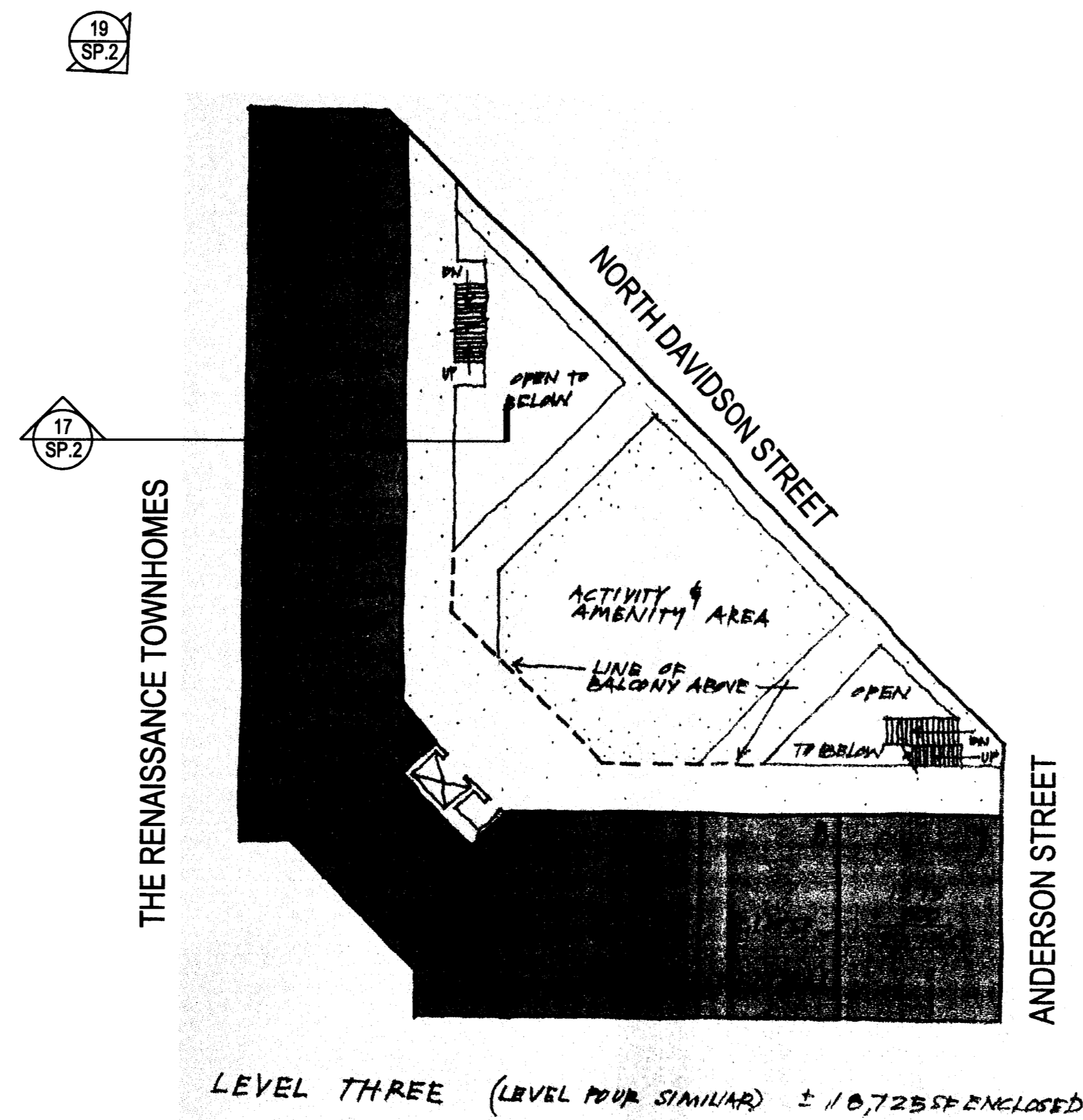


The petitioner acknowledges that other standard development requirements imposed by other city ordinances, standards, policies, and appropriate design manuals will exist. Those criteria (for example, those that require buffers, regulate streets, sidewalks, trees, stormwater, and site development, etc.), will apply to the development site. This includes chapters 6, 8, 12, 17, 18, 19, 20, and 21 of the city code. Conditions set forth in this petition are supplemental requirements imposed on the development in addition to other standards. Where conditions on this plan differ from ordinances, standards, policies, and approaches in existence at the time of formal engineering plan review submission, the stricter condition or existing requirements shall apply.

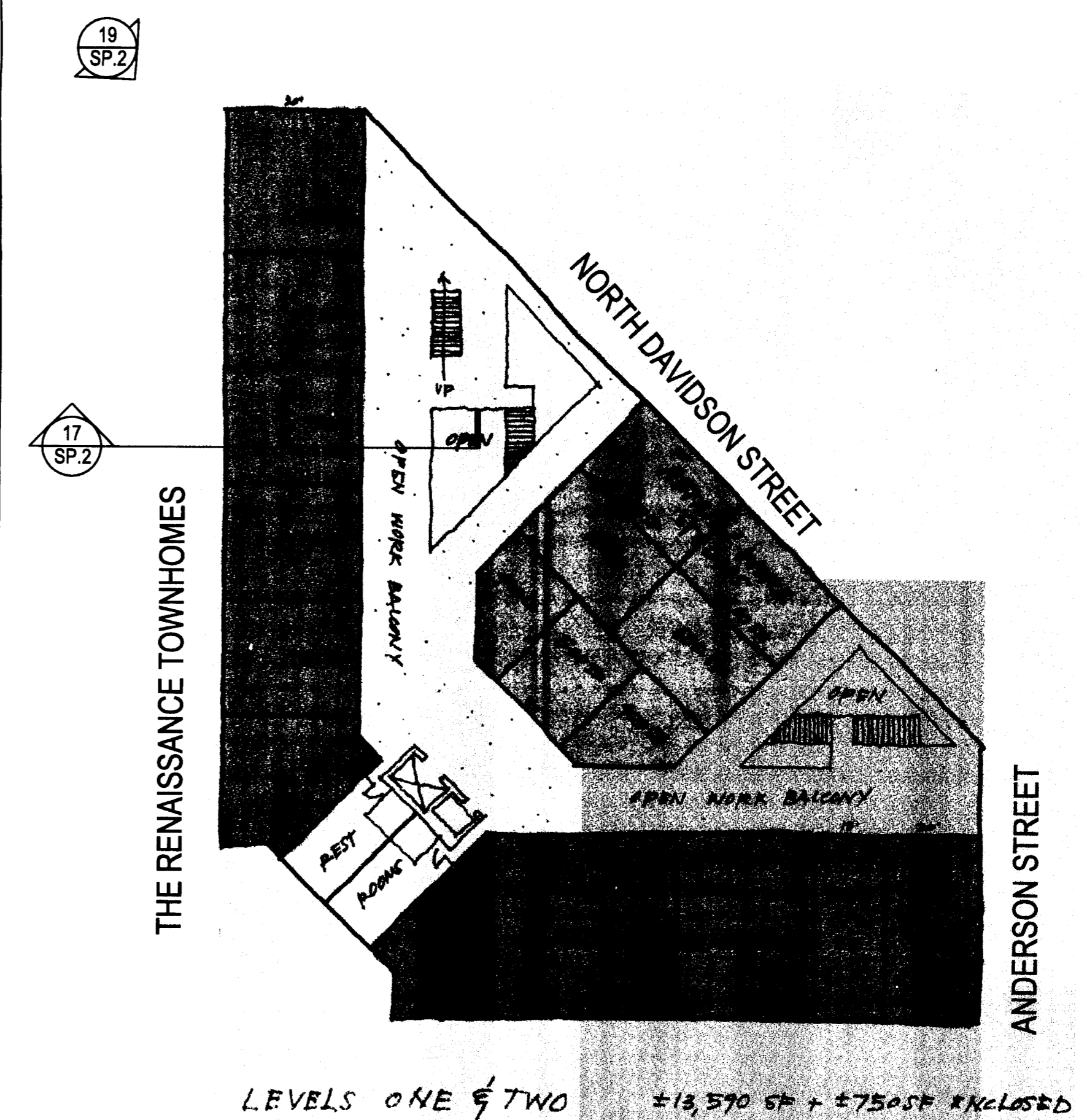
CONCEPTUAL AERIAL RENDERING FROM NORTH DAVIDSON ST. N.T.S. 03



CONCEPTUAL BUILDING SECTION N.T.S. 17



CONCEPTUAL FLOOR PLAN N.T.S. 09



CONCEPTUAL FLOOR PLAN N.T.S. 01

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- 12.16.07 REVISED TO INCORPORATE CITY OF CHARLOTTE PLANNING & OTHER DEPARTMENTAL COMMENTS
 - 01.03.08 REVISED TO INCORPORATE CITY OF CHARLOTTE PLANNING & OTHER DEPARTMENTAL COMMENTS
 - 02.05.08 REVISED TO INCORPORATE CITY OF CHARLOTTE PLANNING & OTHER DEPARTMENTAL COMMENTS

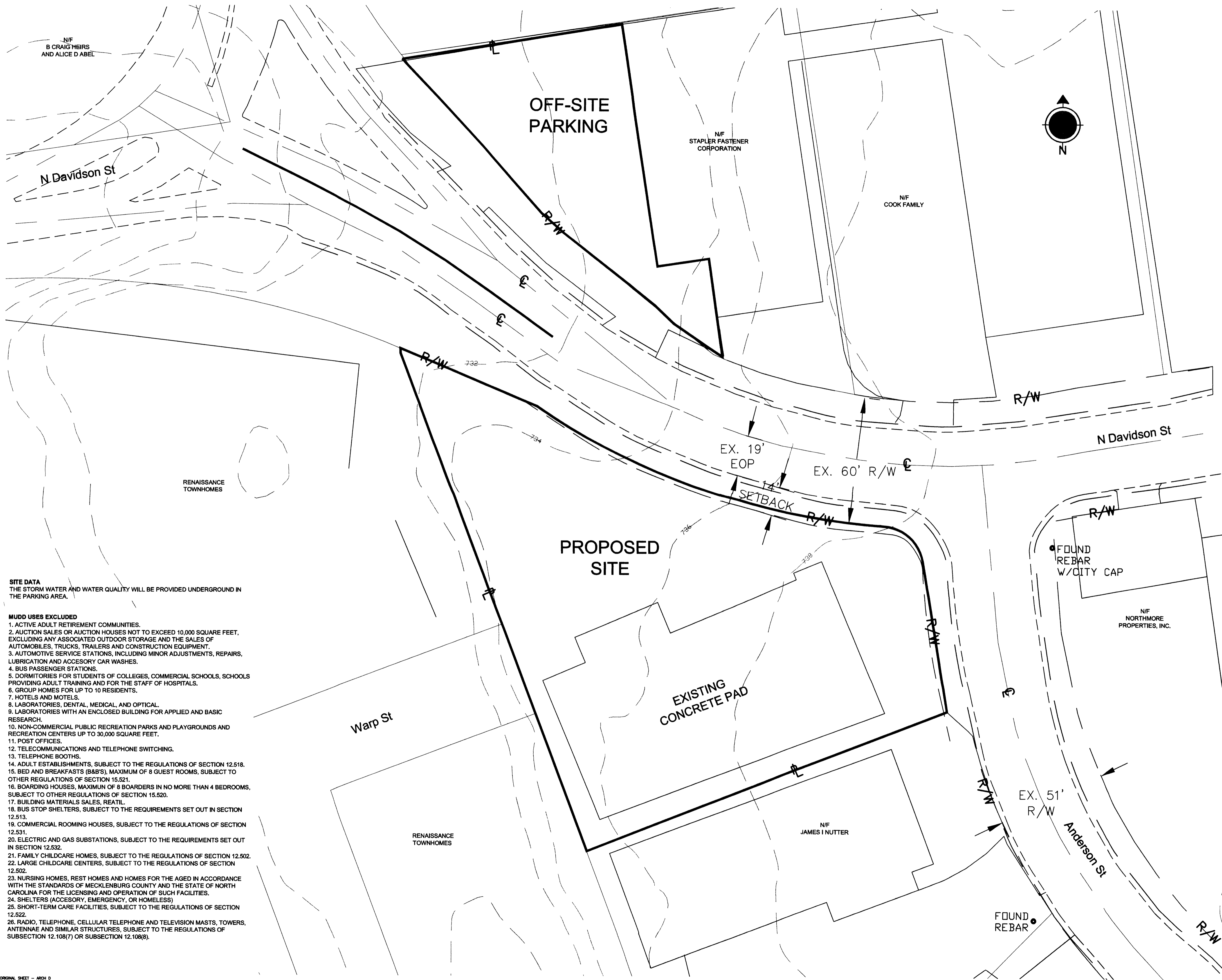
GALLERIES at NoDa

North Davidson St. & Anderson St. Charlotte, NC

Rezoning Petition No. 2007-144
Project Number: 07083
Issue Date: 10 DECEMBER, 2007

DRAWING TITLE
CONCEPTUAL UPPER PLANS / VIEWS

SHEET NUMBER
SP.2



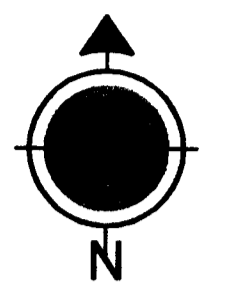
N/F
B CRAIG HEIRS
AND ALICE D ABEL

N Davidson St

OFF-SITE
PARKING

N/F
STAPLER FASTENER
CORPORATION

N/F
COOK FAMILY



RENAISSANCE
TOWNHOMES

PROPOSED
SITE

EXISTING
CONCRETE PAD

N Davidson St

FOUND
REBAR
W/CITY CAP

N/F
NORTHMORE
PROPERTIES, INC.

Warp St

RENAISSANCE
TOWNHOMES

N/F
JAMES I NUTTER

EX. 51'
R/W

Anderson St

FOUND
REBAR

SITE DATA
THE STORM WATER AND WATER QUALITY WILL BE PROVIDED UNDERGROUND IN THE PARKING AREA.

- MUDD USES EXCLUDED**
1. ACTIVE ADULT RETIREMENT COMMUNITIES.
 2. AUCTION SALES OR AUCTION HOUSES NOT TO EXCEED 10,000 SQUARE FEET, EXCLUDING ANY ASSOCIATED OUTDOOR STORAGE AND THE SALES OF AUTOMOBILES, TRUCKS, TRAILERS AND CONSTRUCTION EQUIPMENT.
 3. AUTOMOTIVE SERVICE STATIONS, INCLUDING MINOR ADJUSTMENTS, REPAIRS, LUBRICATION AND ACCESSORY CAR WASHES.
 4. BUS PASSENGER STATIONS.
 5. DORMITORIES FOR STUDENTS OF COLLEGES, COMMERCIAL SCHOOLS, SCHOOLS PROVIDING ADULT TRAINING AND FOR THE STAFF OF HOSPITALS.
 6. GROUP HOMES FOR UP TO 10 RESIDENTS.
 7. HOTELS AND MOTELS.
 8. LABORATORIES, DENTAL, MEDICAL, AND OPTICAL.
 9. LABORATORIES WITH AN ENCLOSED BUILDING FOR APPLIED AND BASIC RESEARCH.
 10. NON-COMMERCIAL PUBLIC RECREATION PARKS AND PLAYGROUNDS AND RECREATION CENTERS UP TO 30,000 SQUARE FEET.
 11. POST OFFICES.
 12. TELECOMMUNICATIONS AND TELEPHONE SWITCHING.
 13. TELEPHONE BOOTHS.
 14. ADULT ESTABLISHMENTS, SUBJECT TO THE REGULATIONS OF SECTION 12.518.
 15. BED AND BREAKFASTS (B&B'S), MAXIMUM OF 8 GUEST ROOMS, SUBJECT TO OTHER REGULATIONS OF SECTION 15.521.
 16. BOARDING HOUSES, MAXIMUM OF 8 BOARDERS IN NO MORE THAN 4 BEDROOMS, SUBJECT TO OTHER REGULATIONS OF SECTION 15.520.
 17. BUILDING MATERIALS SALES, RETAIL.
 18. BUS STOP SHELTERS, SUBJECT TO THE REQUIREMENTS SET OUT IN SECTION 12.513.
 19. COMMERCIAL ROOMING HOUSES, SUBJECT TO THE REGULATIONS OF SECTION 12.531.
 20. ELECTRIC AND GAS SUBSTATIONS, SUBJECT TO THE REQUIREMENTS SET OUT IN SECTION 12.532.
 21. FAMILY CHILDCARE HOMES, SUBJECT TO THE REGULATIONS OF SECTION 12.502.
 22. LARGE CHILDCARE CENTERS, SUBJECT TO THE REGULATIONS OF SECTION 12.502.
 23. NURSING HOMES, REST HOMES AND HOMES FOR THE AGED IN ACCORDANCE WITH THE STANDARDS OF MECKLENBURG COUNTY AND THE STATE OF NORTH CAROLINA FOR THE LICENSING AND OPERATION OF SUCH FACILITIES.
 24. SHELTERS (ACCESSORY, EMERGENCY, OR HOMELESS)
 25. SHORT-TERM CARE FACILITIES, SUBJECT TO THE REGULATIONS OF SECTION 12.522.
 26. RADIO, TELEPHONE, CELLULAR TELEPHONE AND TELEVISION MASTS, TOWERS, ANTENNAE AND SIMILAR STRUCTURES, SUBJECT TO THE REGULATIONS OF SUBSECTION 12.108(7) OR SUBSECTION 12.108(8).

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- Legend**
- 2'-6" CURB AND GUTTER
 - EOP EDGE OF PAVEMENT

Notes

Revision	By	Appd.	YY.MM.DD

File Name: 00834C-102SP.dwg KJK RLC RLC 07.12.10
Dwn. Chkd. Dgn. YY.MM.DD

Permit-Seal

Client/Project
JR Developers

North Davidson & Anderson St. Property
Due Diligence
Charlotte, NC

Title
EXHIBIT 1

Project No. 173200834	Scale 1"=20'
Drawing No.	Revision