

HOUSINGSTUDIO
 500 East Boulevard
 Charlotte • NC 28203
 704.333.7862
 fx 704.343.9380

10TH STREET CONDOS
 Charlotte, North Carolina

SITE DATA:

Tax Parcel ID #: 080-151-45, 080-151-38, 080-151-37, 080-151-36, 080-151-35, 080-151-34, 080-151-33, 080-151-43
 Site Address: 1200 East 10th Street
 Site Area: 1.1762 ac
 Current Zoning:

ZONING RESTRICTIONS AS PER ZONING ORDINANCE:
 SUBJECT PROPERTY ZONED: B-2

MINIMUM SETBACK: 20'
 MINIMUM SIDE YARD: NONE**
 MINIMUM REAR YARD: 10'
 MAXIMUM BUILDING HEIGHT: 40'

** IN B1 AND B2 DISTRICTS, NO SIDE YARD IS REQUIRED, BUT IF THEY ARE PROVIDED, THE FIRST ONE MUST BE A MINIMUM OF 4 FEET AND IF A SECOND ONE IS PROVIDED, IT MUST BE A MINIMUM OF 4 FEET. HOWEVER, IN ANY COMBINATION, THERE SHALL BE A MINIMUM OF 8 FEET BUILDING SEPARATION AT THE SIDE YARDS.

FOR FURTHER INFORMATION CONTACT THE CHARLOTTE-MECKLENBURG ZONING DEPARTMENT AT 704-336-3569.

Proposed Zoning:

MUDD

Existing Use:

10,004.29 SF Multiple Buildings (Business Use)

Proposed Use:

100 Multifamily Units

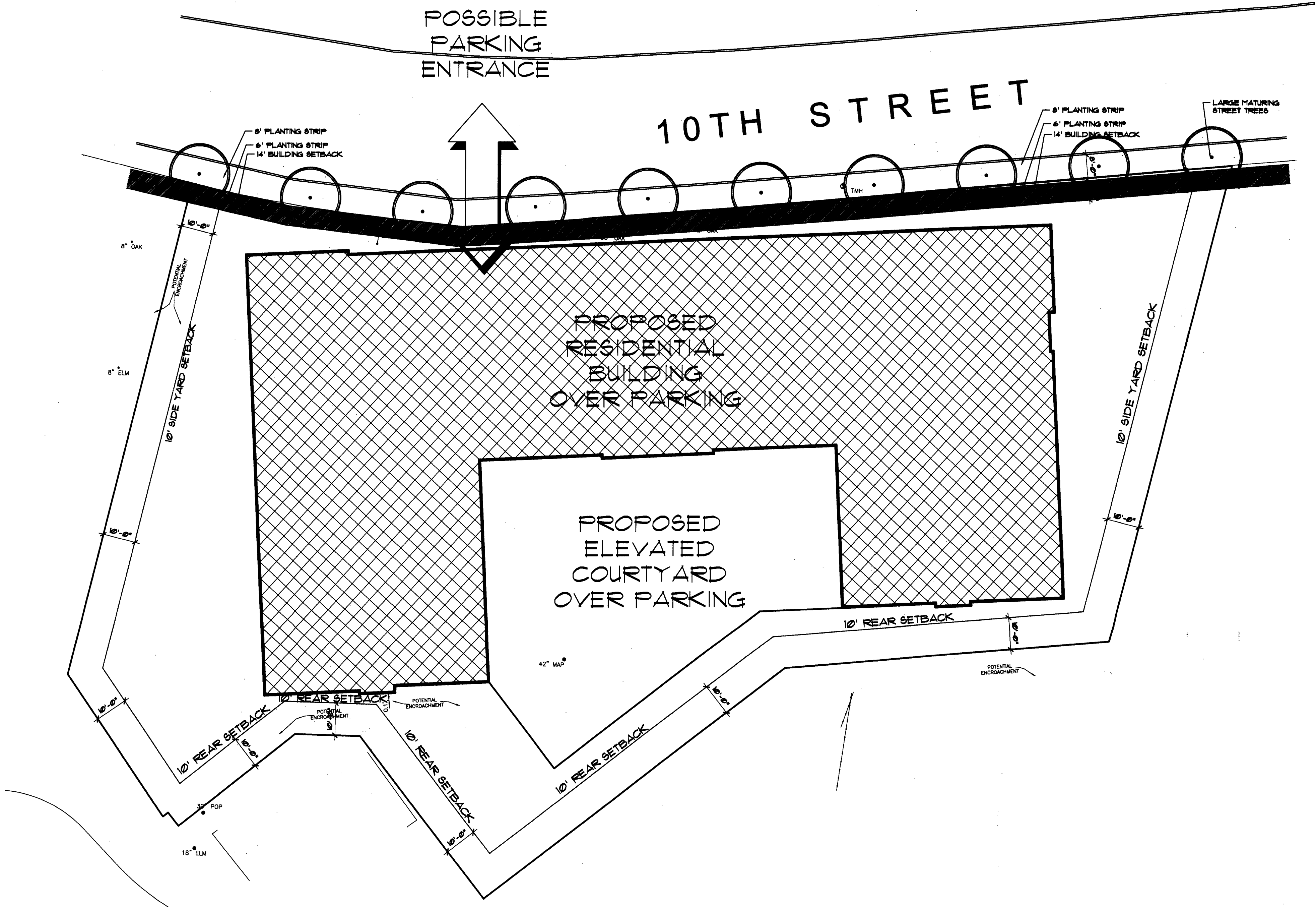
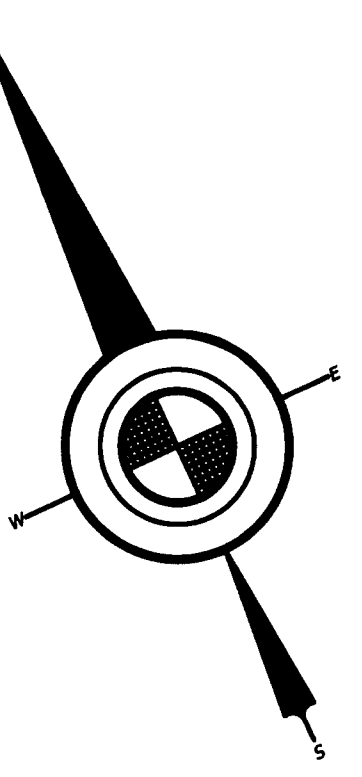
required parking - 1 space / unit

MUDD OPTIONS:

1. Proposed Building Height : 70'-0" max.
2. Allow sidewalks to possibly meander to save existing trees.
3. Existing uses to be allowed after the rezoning, before the proposed project is built.

DEVELOPMENT NOTES:

1. Development of the site will be governed by these development standards and the applicable provisions of the City of Charlotte zoning ordinance (The "Ordinance"), unless these development standards establish more stringent standards, the regulations established under the ordinance for the mixed use development district (MUDD) zoning classification shall govern the development of the site.
2. The configurations, placements, sizes of the buildings, and number of units, and parking or area outlined on the schematic site plan accompanying this rezoning petition are schematic in nature and, subject only to the provisions set forth below, may be altered or modified during final design development and construction document phases. Parking layouts may also be modified.
3. All signs placed on the site will be erected in accordance with the requirements of the ordinance.
4. Landscaping shall be provided according to the Charlotte Tree Ordinance.
5. If the petitioner/developer is required to incorporate a storm water system, it will be tied into the existing storm water system.
6. The number of vehicular access points to the site shall be limited to the number depicted on this schematic plan. The placements and configurations of each access point are subject to any minor modifications required to accommodate final site and architectural construction plans and designs.
7. All lighting will be in conformity with the requirements of the city ordinance.
8. All outdoor building lighting, which shall not include "Wal-Paks", shall be shielded and internally directed.

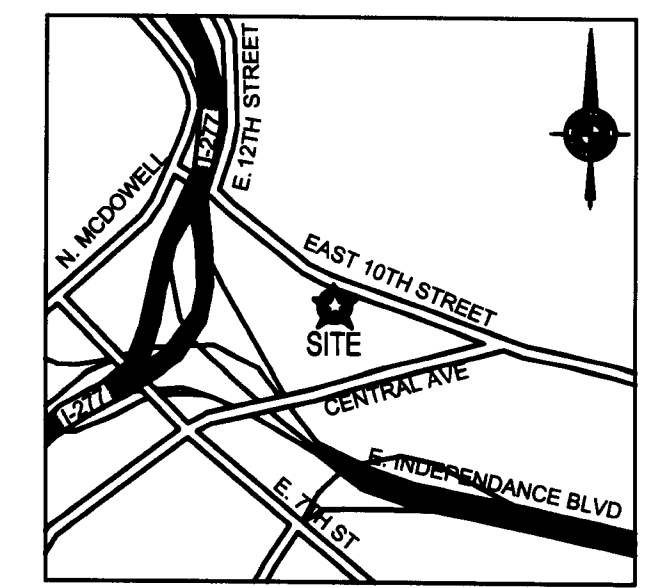
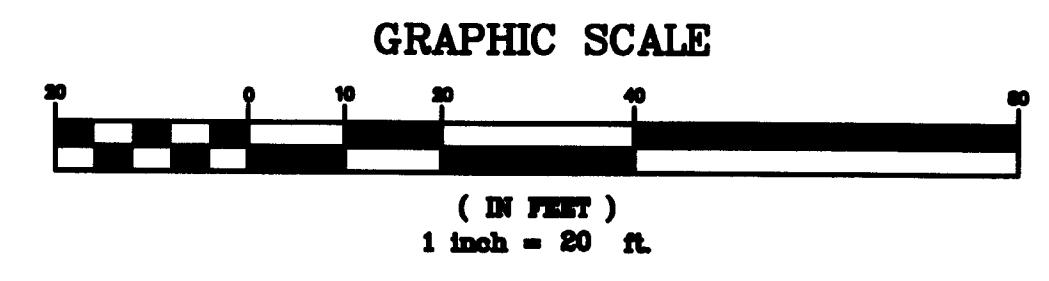


LEGEND:

- ACU - AIR CONDITIONING UNIT
- BFP - BACK FLOW PREVENTOR
- C&G - CURB & GUTTER
- CB - CATCH BASIN
- CI - CURB INLET
- CMP - CORRUGATED METAL PIPE
- CPP - CORRUGATED PLASTIC PIPE
- CO - CLEAN OUT
- D.B. - DEED BOOK
- DI - DROP INLET
- DIP - DUCTILE IRON PIPE
- ECM - EXISTING CONCRETE MONUMENT
- EIP - EXISTING IRON PIPE
- EIR - EXISTING IRON ROD
- EMM - EXISTING METAL MONUMENT
- EN - EXISTING NAIL
- EOG - EDGE OF GRAVEL
- EOP - EDGE OF PAVEMENT
- FC - FIRE CONNECTION
- FH - FIRE HYDRANT
- FV - FIRE VALVE
- GM - GAS METER
- GV - GAS VALVE
- GW - GUY WIRE
- ICV - IRRIGATION CONTROL VALVE
- LP - LIGHT POLE
- (M) - MEASURED
- MBX - MAILBOX
- M.B. - MAP BOOK
- N.C.G.S. - NORTH CAROLINA GEODETIC SURVEY
- NIR - NEW IRON ROD
- NN - NEW NAIL
- OHANG - OVERHANG
- (P) - PLATTED
- PB - POWER BOX
- PM - POWER METER
- PMH - POWER MANHOLE
- PP - POWER POLE
- PG - PAGE
- PVC - PLASTIC PIPE
- (R) - RECORDED
- R.W. - RIGHT-OF-WAY
- RCP - REINFORCED CONCRETE PIPE
- SDMH - STORM DRAIN MANHOLE
- SSMH - SANITARY SEWER MANHOLE
- TB - TELEPHONE BOX
- TERR - TERRACOTTA PIPE
- TMH - TELEPHONE MANHOLE
- TVB - CABLE TV BOX
- WB - WATER BOX
- WM - WATER METER
- WV - WATER VALVE

LINE LEGEND:

- PROPERTY LINE
- PROPERTY LINE (NOT SURVEYED)
- RIGHT-OF-WAY
- RIGHT-OF-WAY (NOT SURVEYED)
- EASEMENT
- SETBACK
- CABLE TV LINE
- FIBER OPTIC LINE
- GAS LINE
- POWER LINE
- POWER LINE (UNDERGROUND)
- SANITARY SEWER PIPE
- STORM DRAIN PIPE
- TELEPHONE LINE
- TELEPHONE LINE (UNDERGROUND)
- WATER LINE



2008-007

Project No: ----
 Issue Date: 9-14-07
 Issued for:
 REZONING PLAN

AS1