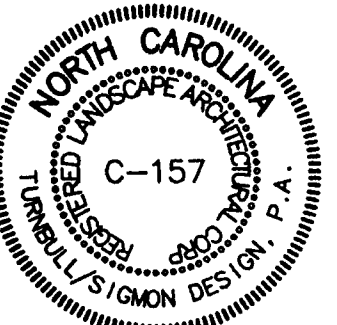
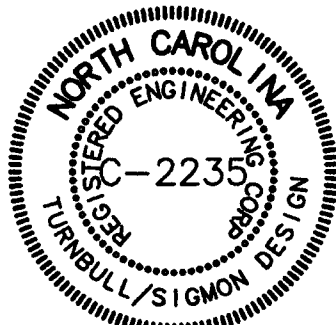


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LAND DEVELOPMENT DESIGN SERVICES



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Capital Land Partners

1329 EAST MOREHEAD STREET
SUITE 201
CHARLOTTE, NC 28204

Old Concord Road
Property

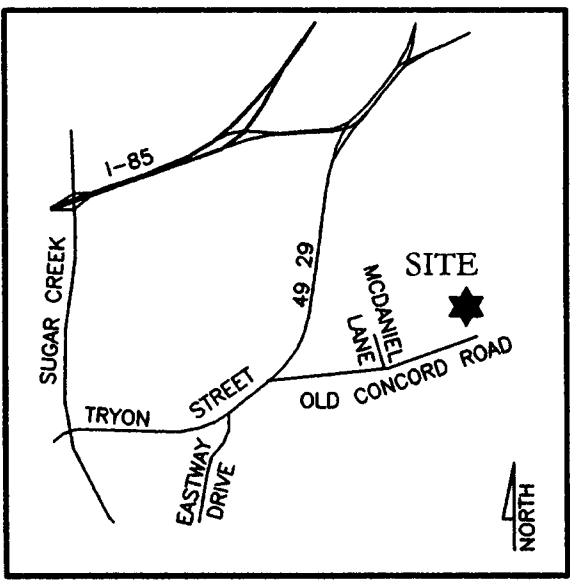
2006-118

CITY OF CHARLOTTE
MECKLENBURG COUNTY

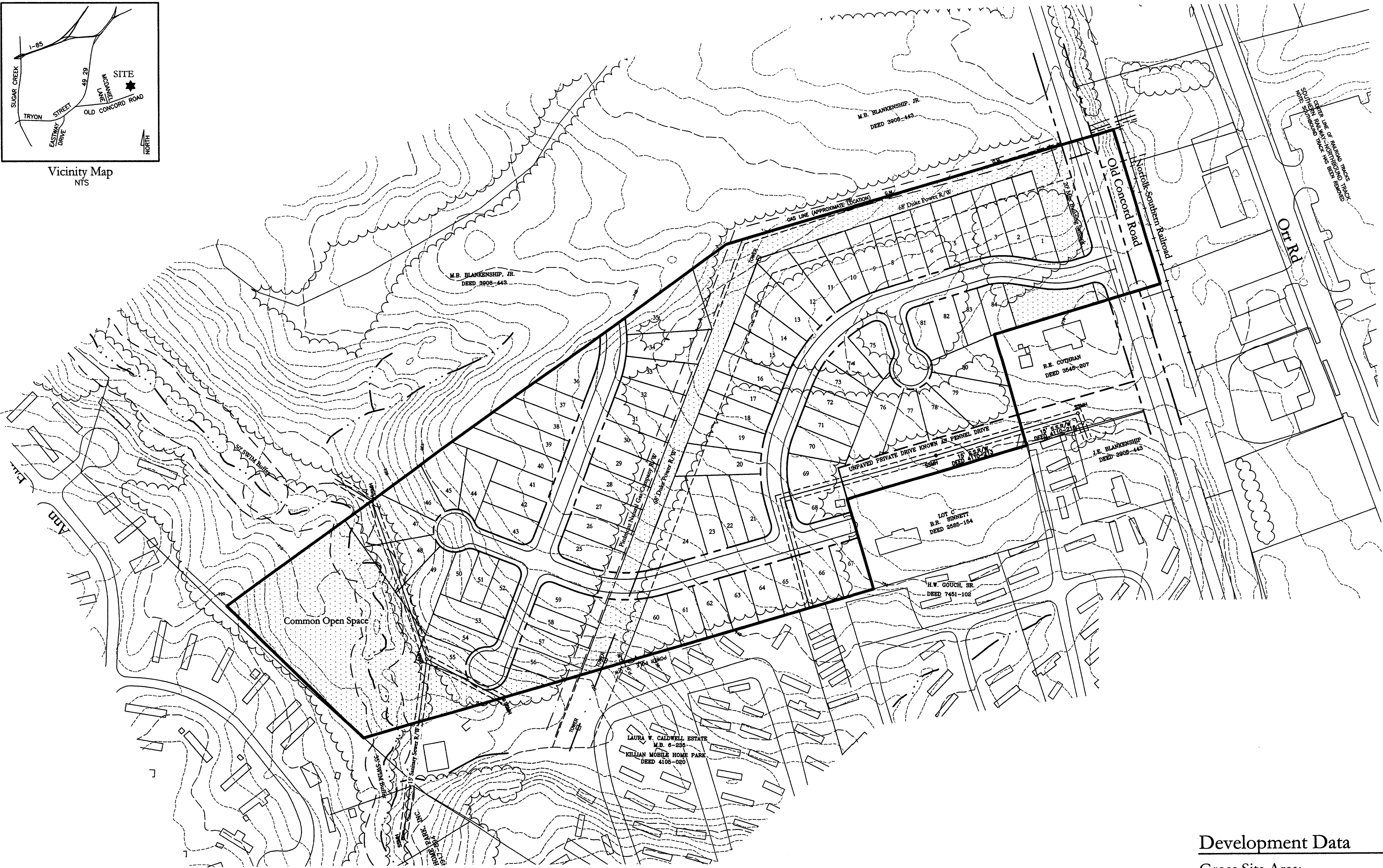
REZONING
Technical Data Sheet

PROJECT NUMBER: 05-088
DRAWN BY: KRK, SFC
DESIGNED BY: SRT
ISSUE DATE: 6/20/06

NO. DATE: BY: REVISIONS:



Vicinity Map
NTS



Development Data

Gross Site Area:	19.66 ac.
less Old Concord Rd. R/W	0.35 ac.
Net Site Area:	19.31 ac.
Existing Zoning:	I-1 (Light Industrial)
Proposed Zoning:	R-8 (CD)
# of Lots Shown:	84 d.u.
Typ. Lot Size:	40' x 130'
Density:	4.5 d.u./ac.
Common Open Space	3.5 ac. (19%)
Tree Save Area:	2 ac. (11%)

Rezoning Conditions:

1. Street lights will be Deluxe Acorn style fixtures (see figure A).
2. The entrance monument will be similar to the Sunset Oaks monument (see figure B).
3. Garage doors will be similar to the Charleston style of figure C.
4. This schematic site plan is preliminary and subject to minor modifications pending finalization of engineering plans.

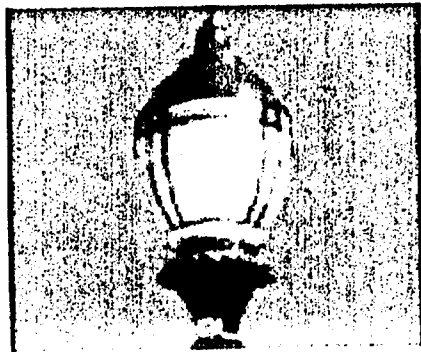


Figure A



Figure B



Figure C

