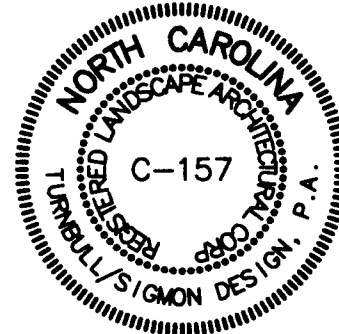
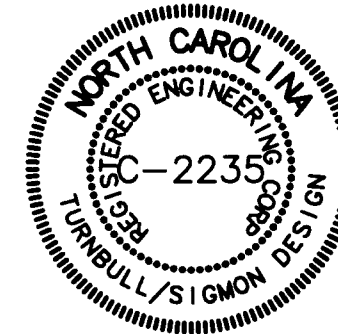


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LAND DEVELOPMENT DESIGN SERVICES



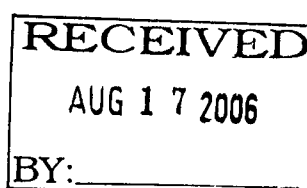
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Capital Land Partners

1001 MOREHEAD SQUARE DRIVE
SUITE 280
CHARLOTTE, NC 28203

For Public Hearing

Old Concord Road Property



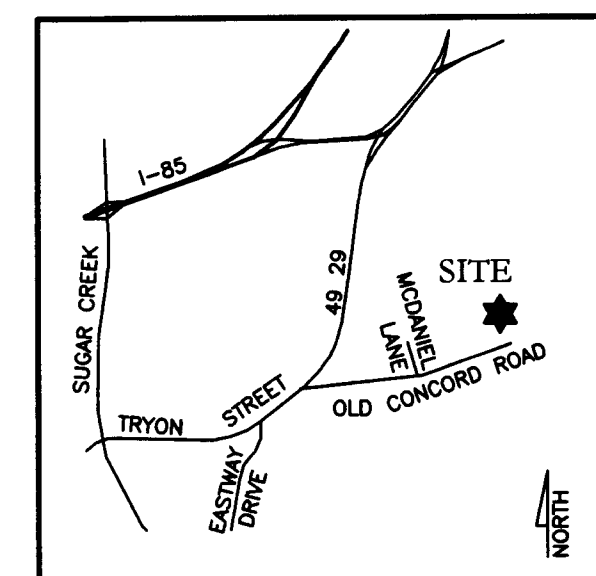
CITY OF CHARLOTTE

REZONING PLAN Petition # 2006-118

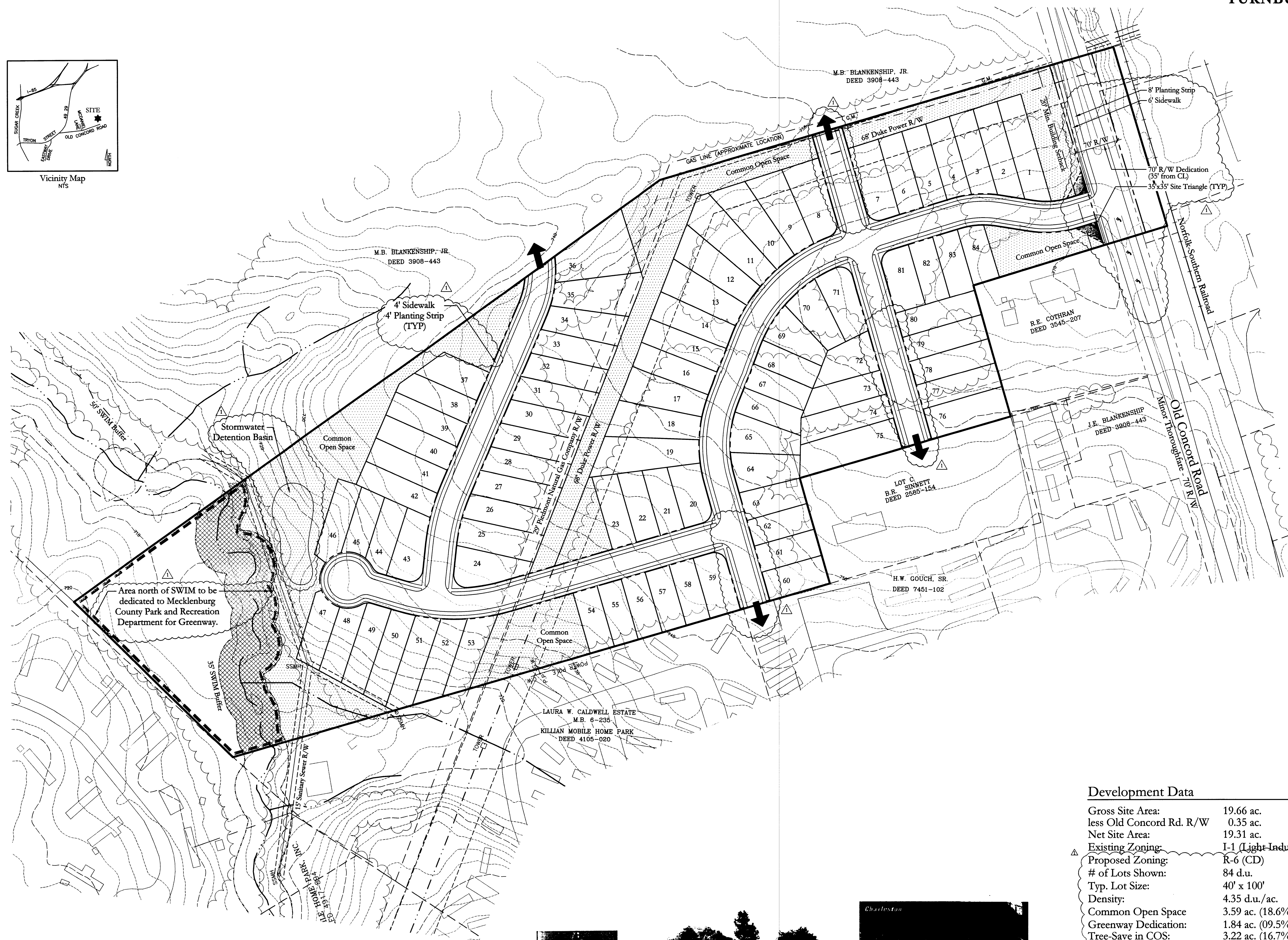
PROJECT NUMBER: 05088
DRAWN BY: E.J.L.
DESIGNED BY: SRT
ISSUE DATE: 06/20/06

8/18/06 - Revisions per review comments
NO. DATE: BY: REVISIONS:

2006-118



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-6 (CD)
# of Lots Shown:	84 d.u.
Typ. Lot Size:	40' x 100'
Density:	4.35 d.u./ac.
Common Open Space	3.59 ac. (18.6%)
Greenway Dedication:	1.84 ac. (9.5%)
Tree-Save in COS:	3.22 ac. (16.7%)

Rezoning Conditions:

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



Figure A



Figure B



Figure C

