

Galleries at NoDa

North Davidson St.
& Anderson St.
Charlotte, NC

2007-144

Project Number: 07083.00
Issued For:
Issue Date: 23 JULY 2007

DRAWING TITLE

SCHEMATIC
SITE PLAN

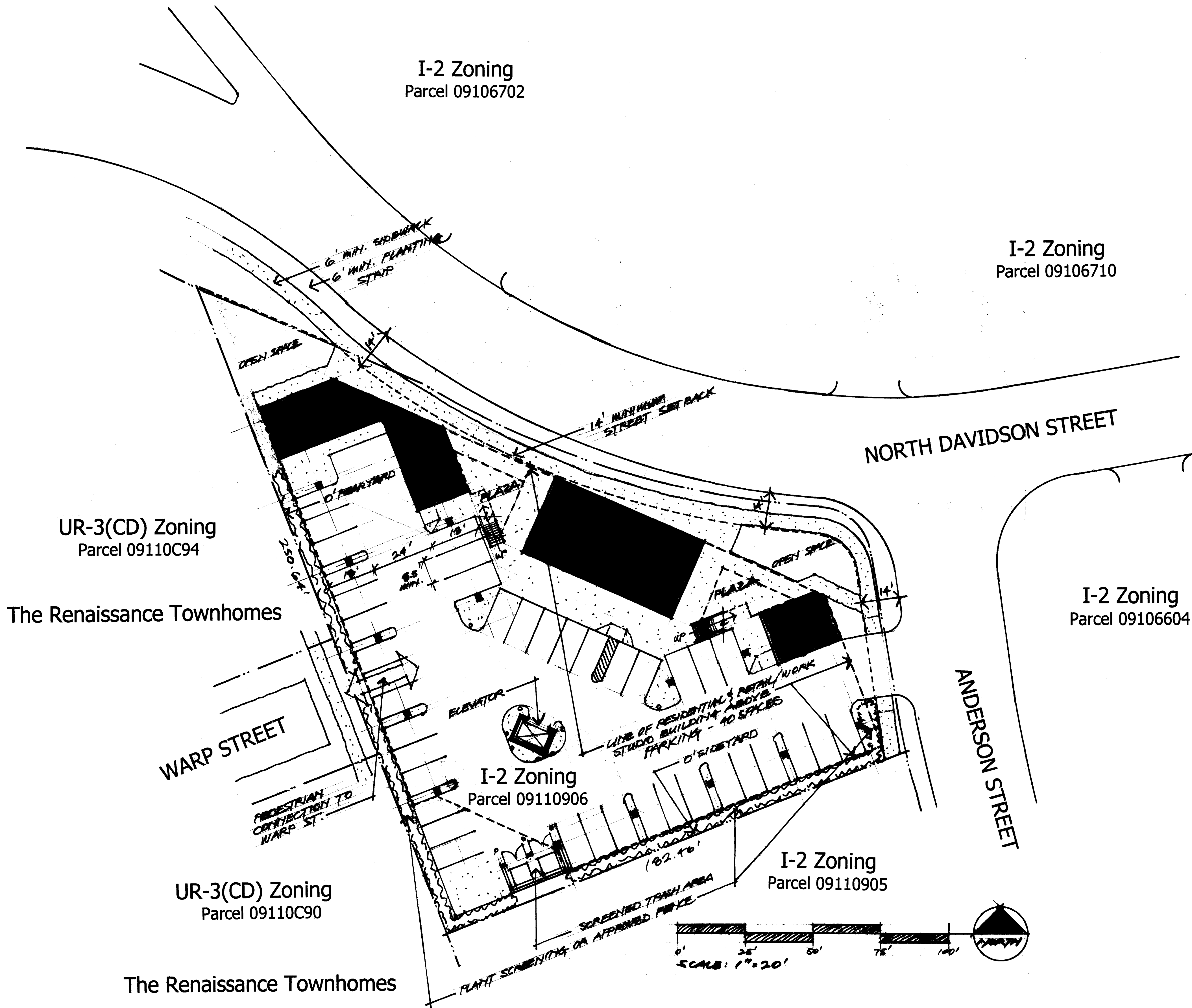
SHEET NUMBER

SP.1

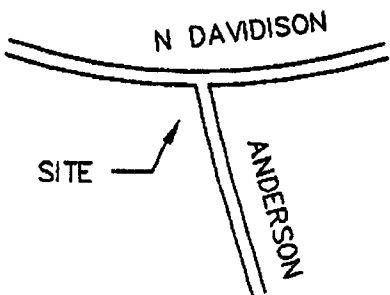
SITE DATA:

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
Total Square Footage: up to 95,000 SF
Building Height: up to 80'
Surface Parking:
- Residential @ 1 space/unit = 50 spaces
- Retail/Work Studios @
1 space/600 gross sf = 20 spaces
Total Parking Required: 70 spaces
(40 on-site & 30 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

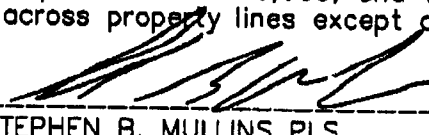
General Notes:
- There are no trees on the site. Tree survey is N/A.
- Street trees to conform to the Charlotte Tree Ordinance.
- Not affected by the S.W.I.M. stream buffer.
- Buffers are not required. Screening to comply with Section 12.303, City of Charlotte Zoning Ordinance.
- The urban open space requirement will be satisfied.



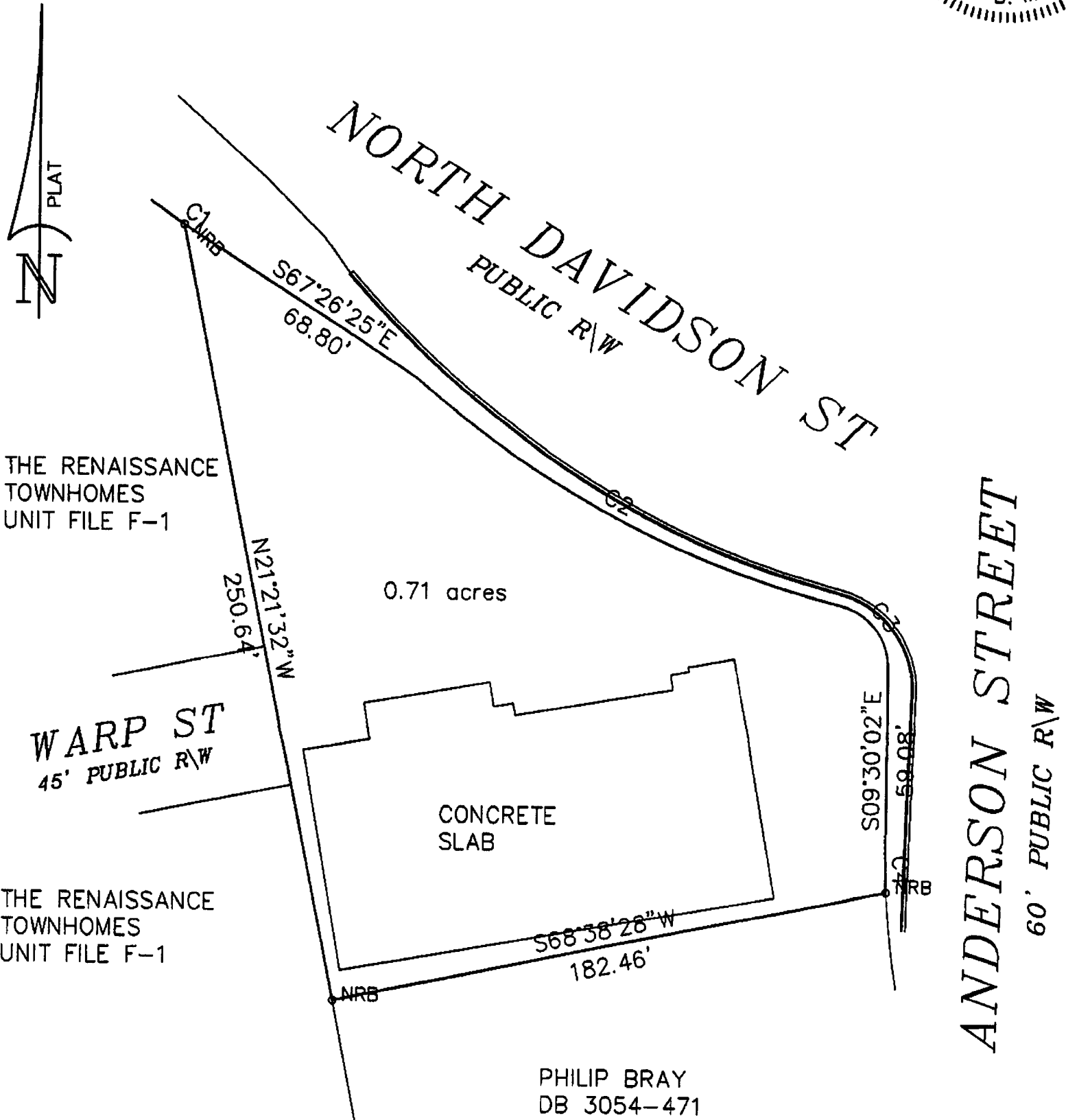
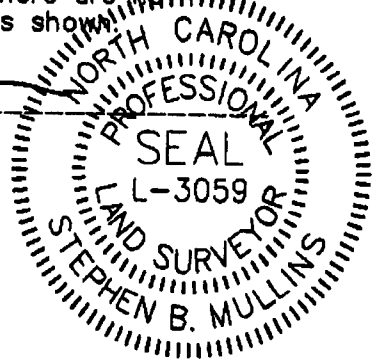
VICINITY MAP



I Stephen B. Mullins, certify that on the 13 Day of NOVEMBER 2006, this map was drawn under my supervision from an actual survey made under my supervision; that this survey was performed to Class A Urban Land Survey Standards; that the ratio of precision is 1:10,000, and there are no encroachments either way across property lines except as shown.

SIGNED 
STEPHEN B. MULLINS PLS
N.C.P.L.S. L-3059 S.C.R.L.S. 10780

SURVEY MAY BE SUBJECT TO ADDITIONAL EASEMENTS, RIGHTS-OF-WAY, UTILITIES, COVENANTS OR RESTRICTIONS, THAT MAY BE OF RECORD.



LEGEND

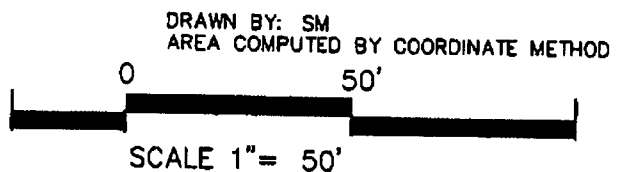
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	440.00	20.08	10.04	20.08	S67°16'10"E	2°36'54"
C2	333.95	156.76	79.85	155.33	S72°59'21"E	26°53'46"
C3	20.00	26.86	15.89	24.88	N47°58'08"W	76°56'11"
C4	262.73	12.68	6.34	12.68	S10°52'59"E	2°45'56"

P.D.E.	PUBLIC DRAINAGE EASEMENT	NRB	NEW REBAR
EIP	EXISTING IRON PIPE	ERB	EXISTING REBAR
OHPL	OVERHEAD POWER LINE	ERB-BC	ERB AT BC
CM	CONCRETE MONUMENT	X	FENCE LINE
PPOLE	POWER POLE	X	LPOLE
PB	TRANSFORMER	MH	MANHOLE
PHONE	TELEPHONE BOX	CATV	CABLE TV BOX

PHYSICAL SURVEY

A 0.71 ACRE TRACT
CITY OF CHARLOTTE
MECKLENBURG CO., NORTH CAROLINA
STREET ADDRESS: 3630 NORTH DAVIDSON STREET
TAX PIN: 091-109-06
OWNED BY: FOUST FAMILY LTD.
CONVEYED TO: HAMORTON PLACE ONE, LLC
RECORDED IN MAP BOOK _____ PAGE _____
DEED BOOK 8734 PAGE 74

PREPARED BY:
STEPHEN B. MULLINS AND ASSOCIATES, P.A.
REGISTERED LAND SURVEYORS



601-B EAGLETON DOWNS DRIVE
PINEVILLE, N.C. 28134

(704)583-1800
FAX (704)846-3405

06580