

- SITE DEVELOPMENT SUMMARY:**
- 1) TAX PARCEL ID #: 123-036-05, 123-036-06, 123-015-02, 123-015-04 AND A PORTION OF 123-015-05
 - 2) JURISDICTION: CITY OF CHARLOTTE
 - 3) TOTAL SITE SF (ACREAGE): +/- 139,287.30 SF (3.20 AC)
AREA WITHIN CARSON BLVD AND PALMER STREET R.O.W. = 20,037.60 (0.46 ACRES)
 - 4) EXISTING ZONING & USES:
TRANSIT ORIENTED DEVELOPMENT - MIXED-USE 'TOD-M'
VACANT
• COMMERCIAL
• OFFICE
• PUBLIC STREET RIGHT-OF-WAY
 - 5) PROPOSED ZONING:
TRANSIT ORIENTED DEVELOPMENT - MIXED-USE (OPTIONAL) 'TOD-MO'
 - 6) PROPOSED USES:
GROUND FLOOR COMMERCIAL SPACE WHICH IS FLEXIBLE FOR OFFICE, RETAIL, AND RESTAURANT USES; OFFICE USES ABOVE, RESIDENTIAL UNITS, HOTEL UNITS AND SERVICES AND OPEN SPACE.
 - 7) PROPOSED SETBACKS:
CARSON BLVD. 16' SETBACK
SOUTH BLVD. 16' SETBACK
SETBACKS ARE DESIGNED PER THE 'SOUTH END TRANSIT STATION AREA PLAN' ADOPTED BY CITY COUNCIL JUNE, 2005.
 - 8) BUILDING HEIGHT REQUESTED:
230' MAXIMUM
 - 9) BUILDING SQUARE FOOTAGE REQUESTED:
600,000 SQFT
 - 10) PROPOSED DWELLING UNITS PER ACRE:
MINIMUM DENSITY SHALL COMPLY WITH SECTION 9.1202(3)
 - 11) PROPOSED FLOOR AREA RATIO:
MINIMUM DENSITY SHALL COMPLY WITH SECTION 9.1202(3)
 - 12) URBAN OPEN SPACE SHALL MEET THE MINIMUM ORDINANCE REQUIREMENTS. URBAN OPEN SPACE SHALL BE LOCATED OUTSIDE OF THE 65' RAIL SETBACK AND MINIMUM SETBACKS ALONG SOUTH BOULEVARD AND EAST CARSON BOULEVARD.
 - 13) PARKING ALLOWANCES
RESIDENTIAL SPACES (AS ALLOWED BY THE ORDINANCE)
HOTEL SPACES (1 SP. / ROOM MIN. PLUS 1 SP. PER 4 SEATS, PLUS 1 SP. PER 250 SQFT)
OFFICE SPACES (1 SPACE / 300 SQFT MAX)
RETAIL SPACES (1 SPACE / 250 SQFT MAX)
RESTAURANT SPACES (1 SPACE / 150 SQFT MAX)
 - 14) BIKE PARKING WILL BE PROVIDED PER THE ORDINANCE.

EXISTING CONDITIONS INFORMATION:
SITE SURVEY DATA AND TOPOGRAPHIC INFORMATION INSIDE PROJECT BOUNDARY PROVIDED BY:
A.G. ZOUTEWELLE SURVEYORS
1418 EAST FIFTH STREET
CHARLOTTE, NC 28204
P. 704.372.9444

PLANIMETRIC AND TOPOGRAPHIC INFORMATION OUTSIDE OF THE PROJECT BOUNDARY PROVIDED BY:
MECKLENBURG COUNTY ENGINEERING & BUILDING STANDARDS DEPARTMENT
DELD (DEMOGRAPHIC, EMPLOYMENT AND LAND DEVELOPMENT) INFORMATION SYSTEM

CATS LYNX BLUE LINE BASE MAP COMPILED FROM DESIGN PLANS FOR SOUTH CORRIDOR INFRASTRUCTURE PROJECT (SCIP) FROM THE CHARLOTTE AREA TRANSIT SYSTEM.

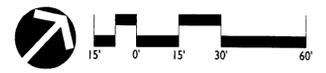
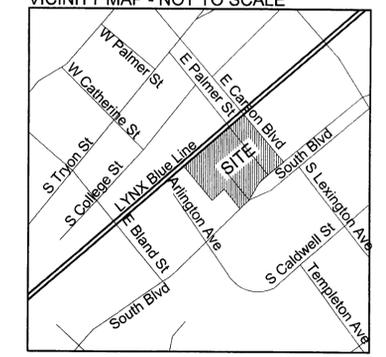
CARSON BOULEVARD AND SOUTH BOULEVARD ROAD REALIGNMENT PROVIDED BY:
PBS&J - CHARLOTTE
5200 77 CENTER DRIVE, SUITE 500
CHARLOTTE, NC 28217
P. 704.522.7275

LEGEND:

PROPOSED INGRESS / EGRESS

URBAN OPEN SPACE

NOTE: THE REZONING PLAN IS ILLUSTRATIVE IN NATURE AND IS INTENDED TO DEPICT BUILDING, PARKING AND CIRCULATION RELATIONSHIPS.



FOR PUBLIC HEARING
PETITION NO. 2008-088



GENERAL PROVISIONS

THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN FOR THE "1200 SOUTH BOULEVARD" DEVELOPMENT SUBMITTED BY HARRIS DEVELOPMENT GROUP, LLC. (THIS "REZONING PLAN"). DEVELOPMENT OF THE PROPERTY IDENTIFIED ON THIS REZONING PLAN (THE "PROPERTY" OR THE "SITE") AND THE INDIVIDUAL COMPONENTS TO BE LOCATED THEREON WILL BE GOVERNED BY THE CONDITIONS OF THIS REZONING PLAN AND THE DRAWINGS EXPRESSLY INCORPORATED HEREIN BY REFERENCE AND THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE"). UNLESS MORE STRINGENT STANDARDS ARE ESTABLISHED BY THIS REZONING PLAN, THE DEVELOPMENT STANDARDS ESTABLISHED UNDER THE ORDINANCE FOR THE TRANSIT ORIENTED DEVELOPMENT DISTRICT - MIXED USE (TOD-M) CLASSIFICATIONS SHALL BE FOLLOWED IN CONNECTION WITH DEVELOPMENT TAKING PLACE ON THE SITE.

THE DEVELOPMENT DEPICTED ON THE REZONING PLAN (Z-1.0) IS SCHEMATIC IN NATURE AND IS INTENDED ONLY TO DESCRIBE THE POSSIBLE ARRANGEMENT OF USES ON THE SITE AND ILLUSTRATE DESIGN PRINCIPALS. ACCORDINGLY, THE CONFIGURATION, PLACEMENT AND SIZE OF THE BUILDING FOOTPRINTS OUTLINED ON THE REZONING PLAN ARE SCHEMATIC AND, SUBJECT ONLY TO THE PROVISIONS SET FORTH BELOW MAY BE ALTERED OR MODIFIED DURING DESIGN, DEVELOPMENT AND CONSTRUCTION PHASES WITHIN THE MAXIMUM BUILDING/PARKING ENVELOPE LINES ESTABLISHED ON THIS SHEET. PARKING LAYOUTS MAY ALSO BE MODIFIED TO ACCOMMODATE FINAL BUILDING LOCATIONS AND OFF-STREET PARKING SPACES MAY BE LOCATED INSIDE AND OUTSIDE BUILDING ENVELOPES TO THE EXTENT PERMITTED BY THE ORDINANCE. ALL SUCH CHANGES ARE SUBJECT TO REVISIONS PER CHAPTER 6 OF THE ORDINANCE.

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, SETBACKS, TREES, AND SITE DEVELOPMENT, ETC.) WILL APPLY TO THE DEVELOPMENT SITE. THIS INCLUDES CHAPTERS 6, 9, 12, 17-21 OF THE CITY CODE. CONDITIONS SET FORTH IN THIS PETITION ARE SUPPLEMENTAL REQUIREMENTS IMPOSED ON THE DEVELOPMENT IN ADDITION TO OTHER STANDARDS.

PERMITTED USES

THE SITE MAY BE DEVELOPED FOR RESIDENTIAL, RETAIL, RESTAURANT, OFFICE, AND HOTEL USES WHICH ARE PERMITTED BY RIGHT UNDER THE ORDINANCE FOR TRANSIT ORIENTED DEVELOPMENT DISTRICT - MIXED USE (TOD-M), SUBJECT, HOWEVER, TO THE FOLLOWING VARIATION(S) FROM THE TRANSIT ORIENTED DEVELOPMENT DISTRICT - MIXED USE (TOD-M) MINIMUM STANDARDS FOR DESIGN AND DEVELOPMENT AS PART OF THIS TOD-M (OPTIONAL) APPLICATION AND IN CONNECTION WITH DEVELOPMENT OF THE SITE IN ACCORDANCE WITH THIS REZONING PLAN TO WHICH THESE DEVELOPMENT STANDARDS ARE ATTACHED:

1. THE PETITIONER REQUESTS A DEVIATION FROM SECTION 9.1208(3) OF THE ORDINANCE FOR THE DEVELOPMENT. BUILDINGS MAY EXTEND UP TO 230-FEET IN HEIGHT, OR IN SPECIAL CONDITIONS WHERE VIEW CORRIDORS ARE PRESERVED AND/OR ADDITIONAL OPEN SPACE PROVIDED AS A RESULT OF BUILDING FOOTPRINTS ARE REDUCTION BUILDINGS COULD INCREASE UP TO 250-FEET, AS SHOWN ON THE SCHEMATIC BUILDING EXHIBITS (SHEET Z-3.0). BUILDING HEIGHT SHALL BE MEASURED FROM THE AVERAGE GRADE ALONG EACH FAÇADE OF THE BUILDING, BUT SHALL NOT APPLY TO UTILITY POLES AND LINES, SKYLIGHTS, AND ROOF STRUCTURES FOR ELEVATORS, STAIRWAYS, TANKS, HEATING, VENTILATION, AND AIR-CONDITIONING EQUIPMENT, OR SIMILAR EQUIPMENT FOR THE OPERATION AND MAINTENANCE OF A BUILDING, AND ANY DEVICE USED TO SCREEN SUCH STRUCTURES AND EQUIPMENT. MECHANICAL SCREENING/PENTHOUSES, ROOF STAIRWELLS, AND ELEVATOR PENTHOUSES ARE EXCLUSIVE OF THIS HEIGHT.

2. THE PETITIONER REQUESTS A DEVIATION FROM THE SOUTH END TRANSIT STATION AREA PLAN FOR THE DEVELOPMENT. ANCILLARY FUNCTIONS MAY ENCRACH 8-FEET INTO THE 16-FOOT SETBACK ALONG SOUTH BOULEVARD TO ALLOW FOR "ADDITIONAL HARDSCAPE AND/OR PLANTING" AREA AS SHOWN.

SETBACKS, SIDE YARDS AND REAR YARDS

1. ALL BUILDINGS CONSTRUCTED WITHIN THE SITE SHALL SATISFY THE SETBACK, REAR YARD AND SIDE YARD REQUIREMENTS ESTABLISHED BY THE "SOUTH END TRANSIT STATION AREA PLAN" ADOPTED BY CITY COUNCIL IN JUNE OF 2005.

SCREENING AND LANDSCAPING AREAS

- 1. SITE WILL COMPLY WITH CHAPTER 21 OF THE TREE ORDINANCE.
- 2. LANDSCAPE AREAS WILL BE PLANTED ON THE SITE TO MEET OR EXCEED THE REQUIREMENTS OF THE ORDINANCE.
- 3. STREET TREES SHALL BE INSTALLED ALONG ALL PUBLIC STREETS PER SECTION 21-14 C(3) OF THE CHARLOTTE TREE ORDINANCE OR THE SOUTH END TRANSIT STATION AREA PLAN STREETScape STANDARDS.
- 4. SCREENING SHALL CONFORM WITH THE STANDARDS AND TREATMENTS SPECIFIED IN THE ORDINANCE. REQUIRED LANDSCAPE OF TREES AND SHRUBS LOCATED WITHIN THE BUFFER AREA SHALL CONFORM TO THE ORDINANCE.
- 5. ANY FENCE OR WALL CONSTRUCTED ALONG OR ADJACENT TO ANY SIDEWALK OR STREET RIGHT-OF-WAY REQUIRES A CERTIFICATE ISSUED BY THE CHARLOTTE DEPARTMENT OF TRANSPORTATION.

URBAN OPEN SPACE

- 1. THE URBAN OPEN SPACE AREAS LOCATED ALONG SOUTH BOULEVARD, CARSON BOULEVARD AND THE LYNX LIGHT RAIL CORRIDOR ARE PROPOSED TO BE VISIBLE AND ACTIVE PUBLIC SPACE AREAS AND ARE INTENDED TO COMPLIMENT THE PEDESTRIAN ENVIRONMENT ALONG SOUTH BOULEVARD AND CARSON STREET.
- 2. ITEMS PROVIDED WITHIN THE URBAN OPEN SPACE AREA SHALL INCLUDE THE FOLLOWING:
 - A. SMALL MATURING TREES
 - B. SHRUBS
 - C. SMALL COURT YARDS
 - D. SPECIALTY PAVING
 - E. BENCHES
- 3. ITEMS PROVIDED WITHIN THE URBAN OPEN SPACE AREA POTENTIALLY INCLUDE THE FOLLOWING:
 - A. PUBLIC ART
 - B. WATER FEATURE(S)
 - C. OUTDOOR DINING OPPORTUNITIES
 - D. UNIQUE LIGHTING CONCEPTS
 - E. TERRACED PLAZAS / PATIOS
 - F. ACCESSORY STRUCTURES (KIOSKS, VENDORS, ETC.)
 - G. PLANNED COMMUNITY OPPORTUNITIES
- 4. URBAN OPEN SPACE SHALL BE PROVIDED IN THE NORTHWEST CORNER OF THE PROPERTY. THIS SPACE SHALL BE MEASURED 30-FEET INTO THE PARCEL FROM THE LYNX BLUE LINE RIGHT OF WAY AND SHALL BE ORIENTED TOWARD THE LYNX MULTI-USE TRAIL.

LIGHTING

- 1. PETITIONER AGREES TO INSTALL PEDESTRIAN SCALE LIGHTING ALONG PUBLIC STREETS. THE MAXIMUM HEIGHT OF ANY FREESTANDING LIGHTING FIXTURE, INCLUDING ITS BASE, SHALL NOT EXCEED 15 FEET.
- 2. ALL DIRECT LIGHTING WITHIN THE SITE SHALL BE FULL CUT-OFF AND DESIGNED SUCH THAT DIRECT ILLUMINATION DOES NOT EXTEND PAST ANY EXTERIOR PROPERTY LINE. CONSIDERATION WILL BE GIVEN TO THE IMPACT OF LIGHTING BOTH WITHIN AND OUTSIDE OF THE PERIMETER OF THE SITE. ITEMS FOR CONSIDERATION WILL INCLUDE INTENSITY, CUTOFF ANGLES, COLOR, ENERGY EFFICIENCY AND SHIELDING OF SOURCES OF LIGHT, THE INTENT BEING TO ELIMINATE GLARE TOWARDS ADJACENT PROPERTIES.
- 3. NO WALL PACK LIGHT FIXTURES WILL BE ALLOWED ON ANY STRUCTURES PLACED ON THE SITE.

SIDEWALKS

1. PER THE "SOUTH END TRANSIT STATION AREA PLAN," THE PETITIONER SHALL INSTALL AN 8-FOOT WIDE SIDEWALK WITH A MINIMUM 8-FOOT WIDE PLANTING STRIP ALONG THE PROJECT SIDE OF CARSON BOULEVARD AND AN 8-FOOT WIDE SIDEWALK WITH AN 8-FOOT WIDE PLANTING STRIP OR TREES IN CURBED PLANTERS IF GROUND FLOOR RETAIL IS INCLUDED IN THE DEVELOPMENT. THE PETITIONER SHALL INSTALL AN 8-FOOT WIDE SIDEWALK WITH AN 8-FOOT WIDE PLANTING STRIP OR TREES IN CURBED PLANTERS ALONG THE PROJECT SIDE OF SOUTH BOULEVARD. THE PETITIONER SHALL INSTALL A 12-FOOT SIDEWALK WITHIN THE LYNX BLUE LINE CORRIDOR. FOR ANY PORTIONS OF SIDEWALKS LOCATED OUTSIDE OF THE PUBLIC RIGHT-OF-WAY, THE PETITIONER SHALL CONTACT THE CHARLOTTE DEPARTMENT OF TRANSPORTATION AND DEDICATE A PUBLIC ACCESS AND MAINTENANCE EASEMENT.

SIGNS

- 1. ALL SIGNS PLACED ON THE SITE SHALL BE ERRECTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE ORDINANCE.
- 2. TEMPORARY CONSTRUCTIONS SIGNAGE CANNOT BE LOCATED WITHIN THE REQUIRED SETBACK, AND MUST BE REMOVED NO LATER THAN 60 DAYS FOLLOWING THE RECEIPT OF THE CERTIFICATE OF OCCUPANCY FOR THE STRUCTURE ADDRESSED BY THE SIGNAGE.

TRANSPORTATION COMMITMENTS

- 1. THE PETITIONER AGREES TO COORDINATE WITH THE CHARLOTTE DEPARTMENT OF TRANSPORTATION FOR THE CITY OF CHARLOTTE SUPPORTED PROJECT ENVISIONED BY THE SOUTH CORRIDOR INFRASTRUCTURE PROGRAM WHICH INCLUDES:
 - A. REALIGNMENT OF CARSON BOULEVARD WITH LEXINGTON AVENUE
 - B. IMPROVEMENTS TO CARSON BOULEVARD/LEXINGTON AVENUE AND SOUTH BOULEVARD INTERSECTION
 - C. ROADWAY IMPROVEMENTS TO SOUTH BOULEVARD
- 2. THE PETITIONER WILL SEEK THE ABANDONMENT OF THE PALMER STREET RIGHT-OF-WAY AND THE RIGHTS FOR USE OF THE ABANDONED AREA FOR REDEVELOPMENT.
- 3. THE PETITIONER WILL SEEK THE ABANDONMENT FOR A PORTION THE CARSON BOULEVARD RIGHT-OF-WAY AND THE RIGHTS FOR USE OF THE ABANDONED AREA FOR REDEVELOPMENT.

UTILITY COMMITMENTS

1. THE PETITIONER AGREES TO COORDINATE THE RELOCATION OF UTILITIES LOCATED WITHIN THE ABANDONED PALMER STREET RIGHT-OF-WAY WITH ALL NECESSARY AGENCIES.

ACCESS POINTS (DRIVEWAYS)

- 1. TWO DRIVEWAY CONNECTIONS ARE PROPOSED TO SOUTH BOULEVARD AS DEPICTED ON THE REZONING PLAN. THE PETITIONER SHALL COORDINATE THIS LOCATION WITH THE CHARLOTTE DEPARTMENT OF TRANSPORTATION DURING THE CONSTRUCTION DOCUMENTATION PROCESS.
- 2. ONE DRIVEWAY CONNECTION IS PROPOSED TO CARSON BOULEVARD AS DEPICTED ON THE REZONING PLAN. THE PETITIONER SHALL COORDINATE THIS LOCATION WITH THE CHARLOTTE DEPARTMENT OF TRANSPORTATION DURING THE CONSTRUCTION DOCUMENTATION PROCESS.
- 3. THE PROPOSED DRIVEWAY CONNECTIONS TO SOUTH BOULEVARD AND EAST CARSON BOULEVARD WILL REQUIRE DRIVEWAY PERMITS TO BE SUBMITTED TO CDOT/CDOT FOR REVIEW AND APPROVAL. THE EXACT DRIVEWAY LOCATIONS AND TYPE/WIDTH OF THE DRIVEWAYS WILL BE DETERMINED BY CDOT DURING THE DRIVEWAY PERMIT PROCESS. THE LOCATIONS OF THE DRIVEWAYS SHOWN ON THE PLAN ARE SUBJECT TO CHANGE IN ORDER TO ALIGN WITH DRIVEWAYS ON THE OPPOSITE SIDE OF THE STREET AND COMPLY WITH CITY DRIVEWAY REGULATIONS AND THE CITY TREE ORDINANCE. ANY FENCE OR WALL CONSTRUCTED ALONG OR ADJACENT TO ANY SIDEWALK OR STREET RIGHT-OF-WAY REQUIRES A CERTIFICATE ISSUED BY CDOT.
- 4. A RIGHT-OF-WAY ENCRACHMENT AGREEMENT IS REQUIRED FOR THE INSTALLATION OF ANY NON-STANDARD ITEM(S) (IRRIGATION SYSTEMS, DECORATIVE CONCRETE PAVEMENT, BRICK PAVERS, ETC.) WITHIN A PROPOSED/EXISTING CITY MAINTAINED STREET RIGHT-OF-WAY BY A PRIVATE INDIVIDUAL, GROUP, BUSINESS, OR HOMEOWNER'S/BUSINESS ASSOCIATION. AN ENCRACHMENT AGREEMENT MUST BE APPROVED BY CDOT PRIOR TO THE CONSTRUCTION/INSTALLATION OF THE NON-STANDARD ITEM(S). CONTACT CDOT FOR ADDITIONAL INFORMATION CONCERNING COST, SUBMITTAL, AND LIABILITY INSURANCE COVERAGE REQUIREMENTS.
- 5. TO FACILITATE BUILDING PERMIT/DRIVEWAY PERMIT REVIEW AND APPROVAL, THE SITE PLAN MUST BE REVISED TO INCLUDE THE FOLLOWING:
 - DIMENSION WIDTH OF THE EXISTING AND PROPOSED DRIVEWAYS.
 - NEW/RECONSTRUCTED DRIVEWAYS MUST BE DROP CURB RAMP TYPE II-MODIFIED OR TYPE III DRIVEWAYS, IF WARRANTED.
 - INDICATE THE LOCATIONS AND WIDTHS OF ALL ADJACENT AND OPPOSING DRIVEWAYS.
 - INDICATE TYPICAL PARKING MODULE DIMENSIONS.
 - DIRECTIONAL WHEELCHAIR RAMPS (TWO PER CORNER) SHOULD BE PROVIDED AT ALL INTERSECTIONS OF PUBLIC AND PRIVATE STREETS.
 - INCLUDE A PARKING SUMMARY WITH FIGURES FOR THE NUMBERS OF PARKING SPACES REQUIRED AND PROVIDED.
 - PARKING DECK OPERATIONS AND GATE LOCATIONS.

- 1. MECKLENBURG COUNTY SOLID WASTE REQUESTS THE PETITIONER SHALL SUBMIT A SOLID WASTE MANAGEMENT PLAN PRIOR TO INITIATING DEMOLITION AND/OR CONSTRUCTION ACTIVITIES TO INCLUDE, AT A MINIMUM, THE PROCEDURES THAT WILL BE USED TO RECYCLE ALL CLEAN WOOD, METAL, AND CONCRETE GENERATED DURING DEMOLITION AND CONSTRUCTION ACTIVITIES. ADDITIONALLY, THE PLAN SHOULD SPECIFY THAT ALL LAND CLEARING AND INERT DEBRIS SHALL BE TAKEN TO A PROPERLY PERMITTED FACILITY. THE PLAN SHALL SPECIFY THAT MONTHLY REPORTING OF ALL TONNAGE DISPOSED AND RECYCLED WILL BE MADE TO THE MECKLENBURG COUNTY SOLID WASTE PROGRAM. THE REPORT SHALL INCLUDE THE IDENTIFICATION AND LOCATION OF FACILITIES RECEIVING DISPOSED OR RECYCLED MATERIALS.
- 2. THE DEVELOPMENT MUST MEET ALL REQUIREMENTS AS STATED IN THE CHARLOTTE CITY CODE REGARDING SOLID WASTE DUMPSTER, COMPACTOR AND RECYCLING AREAS.

SOLID WASTE

1. MECKLENBURG COUNTY SOLID WASTE REQUESTS THE PETITIONER SHALL SUBMIT A SOLID WASTE MANAGEMENT PLAN PRIOR TO INITIATING DEMOLITION AND/OR CONSTRUCTION ACTIVITIES TO INCLUDE, AT A MINIMUM, THE PROCEDURES THAT WILL BE USED TO RECYCLE ALL CLEAN WOOD, METAL, AND CONCRETE GENERATED DURING DEMOLITION AND CONSTRUCTION ACTIVITIES. ADDITIONALLY, THE PLAN SHOULD SPECIFY THAT ALL LAND CLEARING AND INERT DEBRIS SHALL BE TAKEN TO A PROPERLY PERMITTED FACILITY. THE PLAN SHALL SPECIFY THAT MONTHLY REPORTING OF ALL TONNAGE DISPOSED AND RECYCLED WILL BE MADE TO THE MECKLENBURG COUNTY SOLID WASTE PROGRAM. THE REPORT SHALL INCLUDE THE IDENTIFICATION AND LOCATION OF FACILITIES RECEIVING DISPOSED OR RECYCLED MATERIALS.

FIRE PROTECTION

- 1. ALL NEW BUILDINGS SHALL COMPLY WITH THE LAND USE REQUIREMENTS OF THE CHARLOTTE FIRE DEPARTMENT.
- 2. ALL NEW BUILDINGS SHALL COMPLY WITH THE WATER SUPPLY REQUIREMENTS OF THE CHARLOTTE FIRE DEPARTMENT.
- 3. ALL NEW BUILDINGS SHALL COMPLY WITH THE ACCESS REQUIREMENTS OF THE NORTH CAROLINA STATE FIRE CODE AND THE CHARLOTTE FIRE DEPARTMENT.

AIR QUALITY

- 1. REDEVELOPMENT OF THIS SITE MAY REQUIRE SUBMISSION OF AN ASBESTOS NOTIFICATION OF DEMOLITION AND RENOVATION TO MCAQ DUE TO POSSIBLE DEMOLITION OR RENOVATION OF AN EXISTING STRUCTURE. A LETTER OF NOTIFICATION AND THE REQUIRED FORMS WILL BE MAILED DIRECTLY TO THE PETITIONER BY MCAQ.
- 2. THE PROPOSED PROJECT MAY BE SUBJECT TO CERTAIN AIR QUALITY PERMIT REQUIREMENTS IN ACCORDANCE WITH MECKLENBURG COUNTY AIR POLLUTION CONTROL ORDINANCE (MCAPCO) REGULATION 2.0805 - "PARKING FACILITIES". A LETTER OF NOTIFICATION AND COPY OF THE REGULATIONS WILL BE MAILED DIRECTLY TO THE PETITIONER BY MCAQ.

STREAM BUFFERS

1. THERE ARE NO STREAMS OR ASSOCIATED S.W.I.M. BUFFERS OR FLOODPLAIN AREAS ASSOCIATED WITH THIS SITE.

ADDITIONAL NOTES:

1. THERE ARE NO WETLAND AREAS ASSOCIATED WITH THIS SITE.

STORM WATER MANAGEMENT/WETLANDS

- 1. STORM WATER RUNOFF WILL BE MANAGED THROUGH PROVEN TECHNIQUES WHICH SATISFY THE STANDARDS IMPOSED BY THE CITY OF CHARLOTTE ORDINANCES AND THE CHARLOTTE MECKLENBURG STORM WATER DESIGN MANUAL. SURFACE LEVEL STORM WATER DETENTION, IF PROVIDED, SHALL NOT BE ALLOWED BETWEEN THE BUILDINGS AND THE STREET, AND NOT BETWEEN THE BUILDINGS AND THE RAIL LINE AS WELL AS NOT WITHIN THE SETBACKS OR AS REQUIRED BY THE ORDINANCE.
- 2. THE DETENTION SHALL TIE-IN TO THE EXISTING ABUTTING STORM WATER SYSTEM(S). THE PETITIONER SHALL HAVE THE RECEIVING DRAINAGE SYSTEM ABUTTING THE SITE ANALYZED TO ENSURE THAT IT WILL NOT BE TAKEN OUT OF STANDARD DUE TO THIS DEVELOPMENT. IF IT IS FOUND THAT THE DEVELOPMENT WILL CAUSE THE RECEIVING STORM DRAINAGE SYSTEM TO BE TAKEN OUT OF STANDARD, THE PETITIONER SHALL PROVIDE ADEQUATE DETENTION TO PREVENT THIS FROM OCCURRING. SHOULD THE EXISTING, RECEIVING DRAINAGE SYSTEM BE DEEMED TO BE OUT OF STANDARD PRIOR TO DEVELOPMENT OF ITS SITE, THE PETITIONER AGREES TO PROVIDE ADEQUATE DETENTION TO ENSURE THAT THE SYSTEM WILL NOT BE ADDITIONALLY OVERBURDENED.
- 3. REDEVELOPMENT ON THE SITE SHALL OTHERWISE ADHERE TO THE REQUIREMENTS OF THE POST CONSTRUCTION CONTROL ORDINANCE IN THE FORM ADOPTED BY CHARLOTTE CITY COUNCIL ON NOVEMBER 26, 2007.
- 4. ANY JURISDICTIONAL WETLANDS OR STREAMS, IF PRESENT, NEED TO BE PROTECTED OR PROPER ENVIRONMENTAL PERMITS OBTAINED PRIOR TO THEIR DISTURBANCE. FOR 401 PERMITS CONTACT DENR. FOR 404 PERMITS CONTACT THE ARMY CORPS OF ENGINEERS.

ARCHITECTURAL CONTROLS AND RESTRICTIVE COVENANTS

- 1. THE FIRST FLOOR OF ALL BUILDINGS SHALL BE DESIGNED TO ENCOURAGE AND COMPLEMENT PEDESTRIAN SCALE INTEREST AND ACTIVITY.
- 2. BUILDINGS SHALL BE DESIGNED TO INTEGRATE VARIATION THROUGH ARCHITECTURAL CONTROLS AND MATERIALS. THESE MATERIALS MAY POTENTIALLY INCLUDE BRICK, STONE, PRECAST, METAL PANEL, GLASS AND/OR METAL AND FABRIC AWNINGS.
- 3. BUILDING ELEVATIONS SHALL BE SUBMITTED FOR REVIEW AND APPROVAL TO THE CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT DURING THE SITE PLAN APPROVAL PHASE PRIOR TO ISSUANCE OF BUILDING PERMITS. PRIOR TO ISSUANCE OF BUILDING PERMITS, THE CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT SHALL HAVE THE OPPORTUNITY TO REVIEW THE PROPOSED PLANS AGAINST THE APPROVED CONDITIONAL PLANS TO ASSURE COMPLIANCE WITH DESIGN PRINCIPALS ILLUSTRATED ON THE PLANS.
- 4. THE PETITIONER SHALL MAKE BEST EFFORTS TO MAINTAIN VIEW CORRIDORS ALONG THE LYNX LIGHT RAIL CORRIDOR EXTENDING TO UPTOWN.

AMENDMENTS TO REZONING PLAN

1. FUTURE AMENDMENTS TO THE REZONING PLAN AND THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE OWNER OR OWNERS OF THE SITE IN ACCORDANCE WITH SECTION 6.206 OF THE ORDINANCE.

BINDING EFFECT OF THE REZONING APPLICATION

- 1. IF THE PETITIONER'S REZONING PETITION IS APPROVED, THE DEVELOPMENT PROGRAM ESTABLISHED UNDER THE REZONING PLAN AND OTHER SUPPORTIVE DOCUMENTS SHALL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONER AND THE CURRENT AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTERESTS AND ASSIGNS.
- 2. IF THE PETITIONER CHOOSES, THE PETITIONER HAS THE RIGHT TO DEVELOP THIS SITE BY MEETING ONLY THE STANDARDS OF THE TRANSIT ORIENTED DEVELOPMENT - MIXED USE (TOD-M) DISTRICT WITHOUT IMPLEMENTING THE STANDARDS OF THESE OPTIONAL PROVISIONS (TOD-MO).
- 3. THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERM "PETITIONER" OR "OWNER" SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS OF THE PETITIONER AND OWNER.

VICINITY MAP - NOT TO SCALE



FOR PUBLIC HEARING
PETITION NO. 2008-088

LandDesign
223 N Graham Street, Charlotte, NC 28202
P: 704.333.0232 F: 704.331.3746
www.LandDesign.com

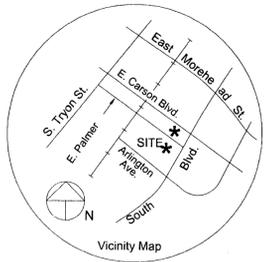
HARRIS DEVELOPMENT GROUP, LLC



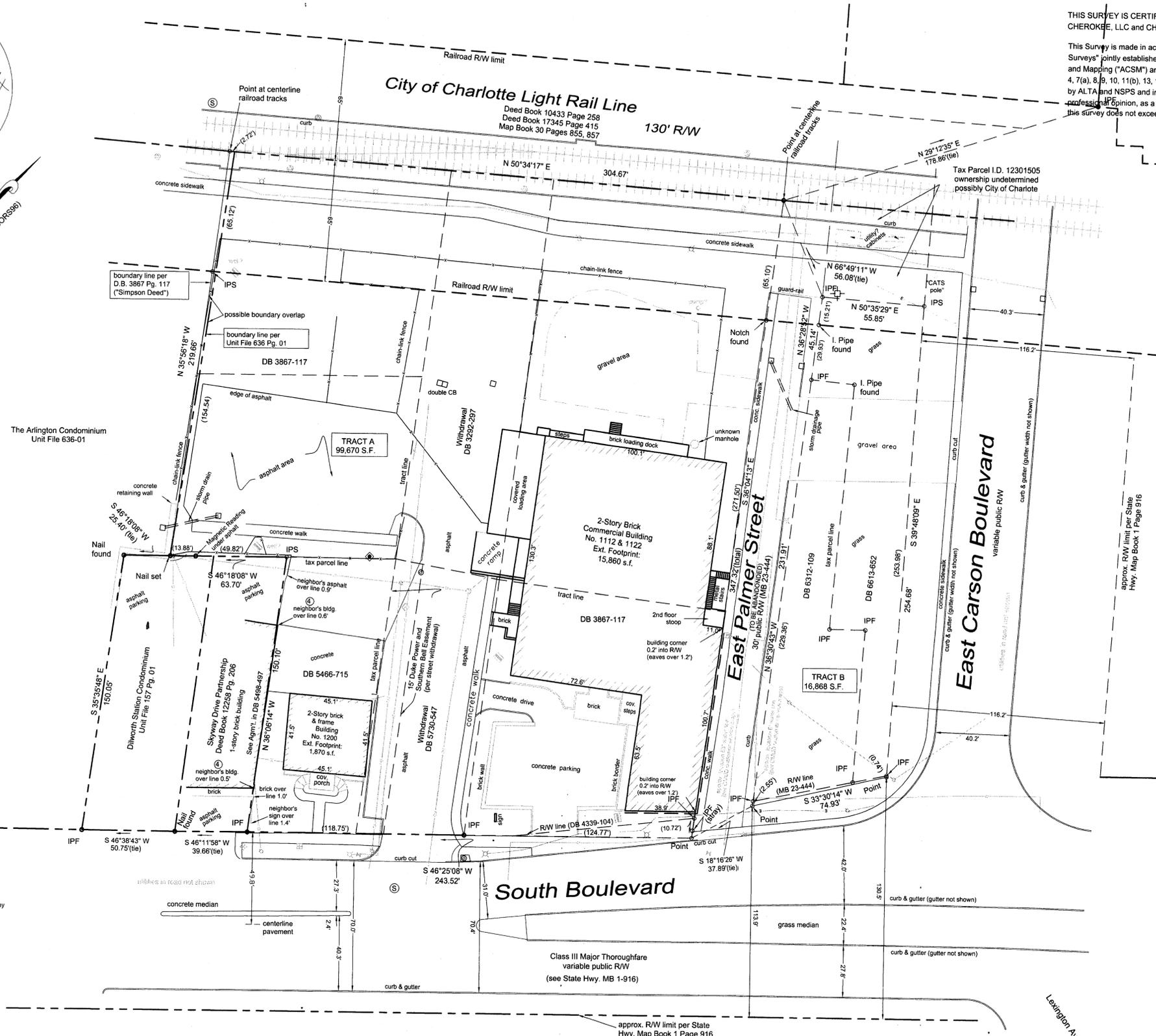
**1200 SOUTH BOULEVARD
TRANSIT ORIENTED DEVELOPMENT**
HARRIS DEVELOPMENT GROUP, LLC; CHARLOTTE, NC
REZONING DEVELOPMENT NOTES

REVISIONS:
05/16/08 - REVISIONS PER CITY COMMENTS

DATE: 03/24/08
DRAWN BY: RHP
CHECKED BY: RHP
SCALE: 1"=30'-0"
PROJECT #: 1007332
SHEET #:
Z-1-I



The Arlington Condominium
Unit File 636-01



THIS SURVEY IS CERTIFIED ONLY TO:
CHEROKEE, LLC and CHICAGO TITLE INSURANCE COMPANY

This Survey is made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys" jointly established and adopted by American Land Title Association ("ALTA"), American Congress on Surveying and Mapping ("ACSM") and National Society of Professional Surveyors ("NSPS") in 2005 and includes items 1, 2, 3, 4, 7(a), 8, 9, 10, 11(b), 13, 14, 16, 17 and 18 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, the undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of North Carolina, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

Andrew G. Zoutewelle
Registration No. L-3098
Date: _____

*** CAUTION ***
THERE MAY BE UTILITIES OTHER THAN THOSE SHOWN.
THE SURVEYOR ASSUMES NO RESPONSIBILITY FOR UTILITIES
NOT SHOWN HEREON. IT IS THE CONTRACTOR'S
RESPONSIBILITY TO VERIFY THEIR LOCATIONS.

CALL BEFORE YOU DIG
1-800-632-4949

General Notes

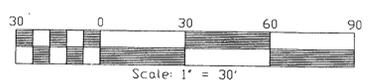
- Source of Title recorded in Deed Book 3867 Page 117, Book 5466 Page 715, Book 6312 Page 109 and Book 6613 Page 652. See also Withdrawal of Dedication for Templeton Avenue, recorded in Deed Book 3292 Page 297 and Book 5730 Page 547. See also plat recorded in Map Book 23 Page 444.
- This survey is based on Chicago Title Insurance Company ALTA Commitment CH07-0032138 dated September 20, 2007. See the following survey-related Schedule B-II exceptions:
 - Any right, easement, setback interest, claim, encroachment, encumbrance, violation, variation, or other adverse circumstance affecting the Title disclosed by plat recorded in Map Book 23 Page 444. R/W of East Carson Blvd., Palmer Street and railroad, as shown hereon.
 - Agreement by and between John E. Jones and wife, Wilma L. Jones and Light Fixtures, Inc. recorded in Book 5498 Page 497. Agreement to allow a portion of the building located on the Jones parcel and a power meter attached to the building to encroach onto the Light Fixtures, Inc. property. Building encroachment as shown hereon.
 - See road Right of Way to the Department of Transportation recorded in Deed Book 4339 Page 104. As shown hereon.
- Zoning of this property is B-2 per Mecklenburg County GIS. Standard B-2 building setbacks are:
 - Front - 20'
 - Side - none, but if they are provided, the first one must be a minimum of 8 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.
 - Rear - 10' (non-residential building)
 This survey does not reflect a complete zoning analysis. Development of this property is subject to the approval of the City of Charlotte.
- This property is not located within a designated Flood Hazard Area per graphic scaling from Flood Insurance Rate Map Community Panel No. 370158 0186 E dated February 4, 2004.
- Underground utilities were located from the following: surface observations, markings by the NC ONE CALL Utility Locating Center, and from CMUD Customer Service Maps. There may be additional utilities not shown. A private utility locator may be needed to identify and locate additional on-site utilities.
- The total area of this property is 2.6753 acres (116,538 S.F.), by coordinates.
- There is no observable evidence of any earth moving work, building construction or building additions within recent months.
- There is no evidence of this site being used as a solid waste dump, sump, or sanitary landfill.
- South Boulevard is a Major Thoroughfare as designated on the Mecklenburg-Union MPO Thoroughfare Plan, and per Section 12.103 of the City of Charlotte Zoning Ordinance, is subject to a 80' proposed R/W (50' either side of pavement centerline). The surveyor is not aware of any proposed road widening projects. Existing R/W is equal to or greater than 40' from pavement centerline.
- No marked parking spaces.
- The individual tracts comprising Tracts A and B do not contain any gaps or gores.

Revised 10-05-07: Address client comments.
Revised 10-22-07: Address client comments.

Copyright 2007
ALTA/ACSM LAND TITLE SURVEY
1112-1200 South Boulevard &
219-299 East Carson Boulevard
for CHEROKEE, LLC

Scale 1" = 30' October 3, 2007
A.G. ZOUTEWELLE, P.A.
Telephone 704-372-9444 Facsimile 704-372-9555

FOR PUBLIC HEARING
PETITION NO. 2008-088



A.G. ZOUTEWELLE
SURVEYORS
1418 East Fifth St. Charlotte, NC 28204
Phone: 704-372-9444 Fax: 704-372-9555

- SYMBOL LEGEND**
- ch chord
 - L/R curve length & radius s.f. square feet (by coordinates)
 - C.M.P. corrugated metal pipe
 - R.C.P. reinforced concrete pipe
 - MB,DB record map and deed references
 - a/c air conditioning
 - urb utility building
 - gas meter
 - guy anchor
 - light pole
 - pad transformer
 - power meter
 - water valve
 - fire hydrant
 - water vault
 - fire dept. conn ct
 - telephone riser
 - telephone manhole
 - cable tv riser
 - sanitary sewer manhole
 - sanitary sewer clean-out
 - storm sewer manhole
 - storm catch basin
 - storm yard inlet
 - storm curb inlet
 - environmental well
 - traffic signal box (flush)
 - traffic signal cabinet
 - air conditioning
 - designated handicap space
 - water meter
 - gas valve
 - yard light
 - IPF iron pin found
 - IPS iron pin set (1/2" rebar)
 - CATS utility pole

- LINE LEGEND**
- SS approximate sanitary sewer line
 - G approximate underground gas line
 - X fence line
 - OU overhead utilities line
 - T approximate underground telecom line
 - W approximate underground water line
 - FO fiber optic line
 - designated no-parking area

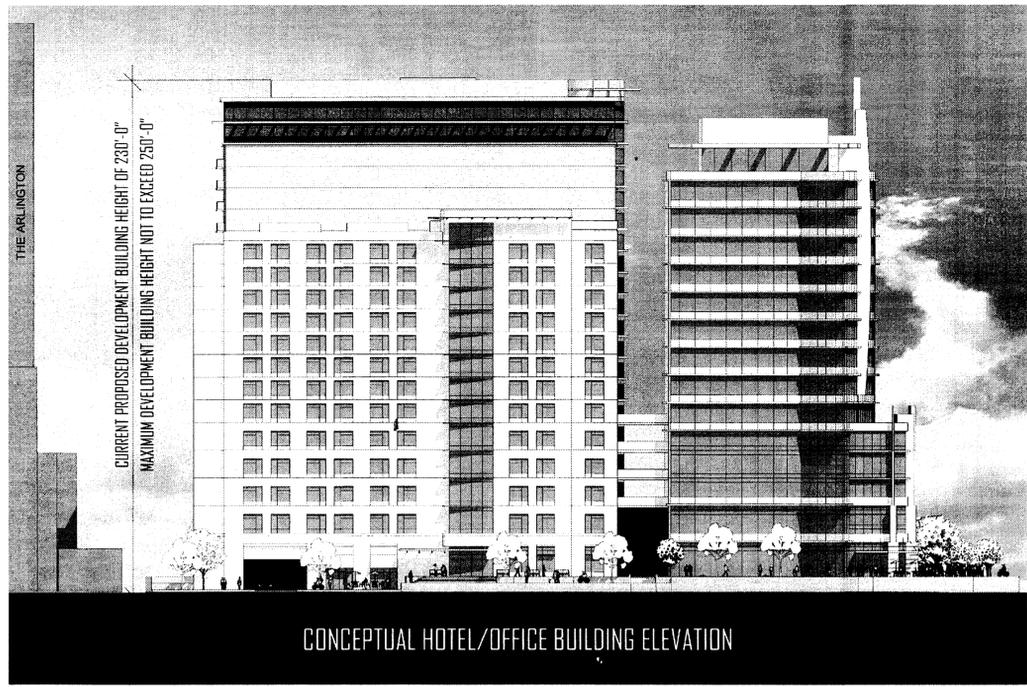
LandDesign
223 N Graham Street Charlotte, NC 28202
T: 704-333-0225 F: 704-331-1246
www.LandDesign.com

HARRIS DEVELOPMENT GROUP, LLC



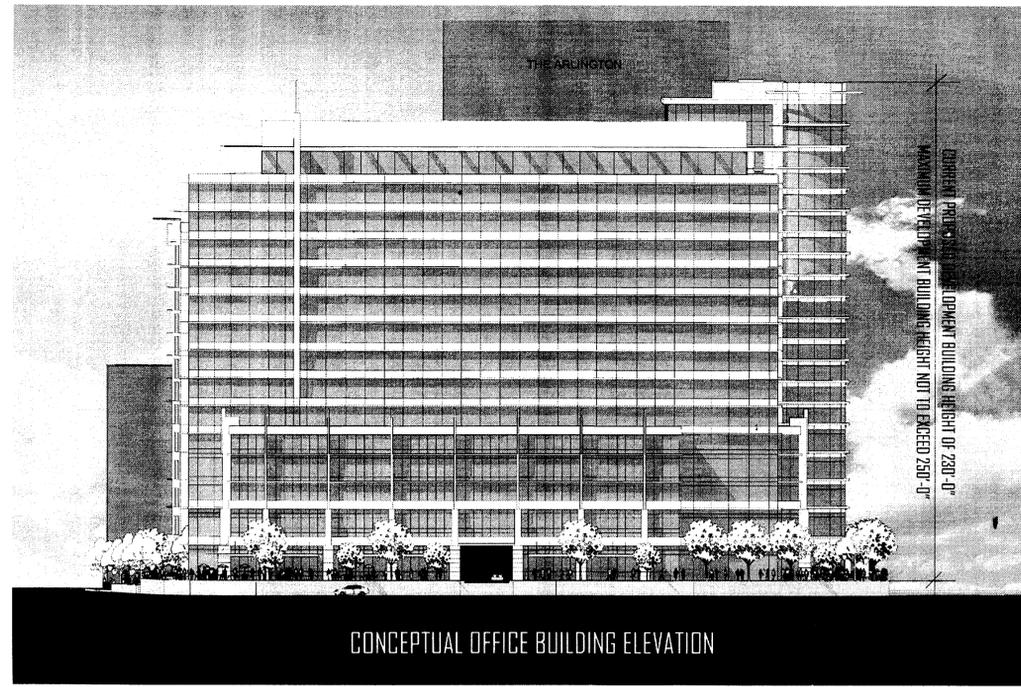
**1200 SOUTH BOULEVARD
TRANSIT ORIENTED DEVELOPMENT**
HARRIS DEVELOPMENT GROUP, LLC; CHARLOTTE, NC
EXISTING CONDITIONS PLAN

REVISIONS:
DATE 03/24/08
DESIGNED BY: R.P. AHT
DRAWN BY: AHT
CHECKED BY: R.P.
O.C. BY: R.P.
SCALE: 1"=30'
PROJECT #: 1007332
SHEET #:
Z-2.0



CONCEPTUAL HOTEL/OFFICE BUILDING ELEVATION

ELEVATION FROM SOUTH BOULEVARD



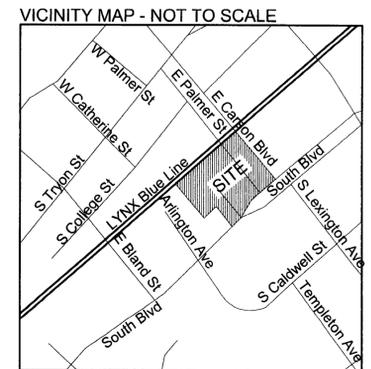
CONCEPTUAL OFFICE BUILDING ELEVATION

ELEVATION FROM CARSON BOULEVARD



CONCEPTUAL OFFICE BUILDING/RESIDENTIAL ELEVATION

ELEVATION FROM LYNX BLUELINE CORRIDOR



FOR PUBLIC HEARING
PETITION NO. 2008-088