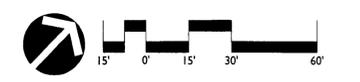
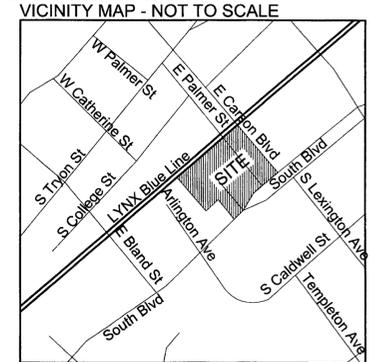


- SITE DEVELOPMENT SUMMARY:**
- 1) TAX PARCEL ID #:  
123-036-05, 123-036-06, 123-015-02, 123-015-04 AND A PORTION OF 123-015-05
  - 2) JURISDICTION: CITY OF CHARLOTTE
  - 3) TOTAL SITE SF (ACREAGE): +/- 139,287.30 SF (3.20 AC)  
AREA WITHIN CARSON BLVD AND PALMER STREET R.O.W. = 20,037.80 (0.46 ACRES)
  - 4) EXISTING ZONING & USES:  
BUSINESS DISTRICT "B-2"  
• 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: 24' 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) PROPOSED DWELLING UNITS PER ACRE:  
MINIMUM DENSITY SHALL COMPLY WITH SECTION 9.1202(3)
  - 10) PROPOSED FLOOR AREA RATIO:  
MINIMUM DENSITY SHALL COMPLY WITH SECTION 9.1202(3)
  - 11) URBAN OPEN SPACE PROVIDED:  
10,000 SFQT
  - 12) PARKING ALLOWANCES  
RESIDENTIAL SPACES (2.0 SPACES PER UNIT MAX)  
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)
  - 13) BIKE RACKS WILL BE PROVIDED PER THE ORDINANCE
- EXISTING CONDITIONS INFORMATION:**  
SITE SURVEY DATA AND TOPGRAPHIC 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

RECEIVED  
MAR 24 2008

- 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-XXX

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**HARRIS DEVELOPMENT GROUP, LLC**



**1200 SOUTH BOULEVARD  
TRANSIT ORIENTED DEVELOPMENT**  
HARRIS DEVELOPMENT GROUP, LLC, CHARLOTTE, NC  
REZONING SITE PLAN

REVISIONS:  
DATE: 03/24/08  
DESIGNED BY: RIP  
DRAWN BY: CRP  
CHECKED BY: CRP  
O.C. BY: RIP, CHK  
SCALE: 1"=30'-0"  
PROJECT #: 1007332  
SHEET #:  
**Z-1.0**

**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 THOSE PLANS AND 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 (THIS SHEET) IS SCHEMATIC IN NATURE AND IS INTENDED ONLY TO DESCRIBE THE POSSIBLE ARRANGEMENT OF USES ON THE SITE AND ILLUSTRATE DESIGN PRINCIPLES. 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 APPROVAL PER 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-MO (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 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 TO THE ROOF LINE, INCLUSIVE OF ANY PARAPETS. 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. AREAS OF URBAN OPEN SPACE, AS DEFINED BELOW, AND ANCILLARY FUNCTIONS (I.E. STEPS, HANDRAILS, RAMPS, ETC.) MAY ENCR OACH 8- FEET INTO THE 24-FOOT SETBACK ALONG SOUTH BOULEVARD TO ALLOW FOR "ADDITIONAL HARDSCAPE AND/OR PLANTING" AREA.

3. THE PETITIONER REQUESTS ACCESS FOR THE CONSTRUCTION AND MAINTENANCE OF RESIDENTIAL STOOPS AND THEIR ANCILLARY FUNCTIONS (I.E. STEPS, HANDRAILS, RAMPS, ETC.) WITHIN THE 35-FOOT LYNX BLUE LINE CORRIDOR TO THE EAST OF THE 8-FOOT CONCRETE MULTI-USE PATH. THE EXISTING PATH IS LOCATED WITHIN THE 35-FOOT LYNX BLUE LINE CORRIDOR AND THE PETITIONER REQUESTS ACCESS INTO THE CORRIDOR FOR THE PLACEMENT OF THE STOOPS, LANDSCAPE AREAS AND SIDEWALK CONNECTIONS TO THE PATH.

**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.
- 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

**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 A 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. 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 ERECTED 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.

**SOLID WASTE**

1. 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. 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.

**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 (MCAPO) 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.

**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.

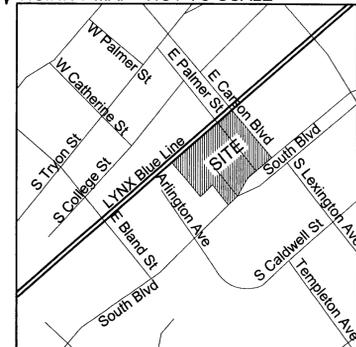
**BINDING EFFECT OF THE REZONING APPLICATION**

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-XXX

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HARRIS DEVELOPMENT  
GROUP, LLC

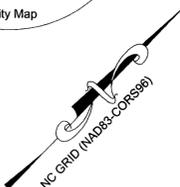
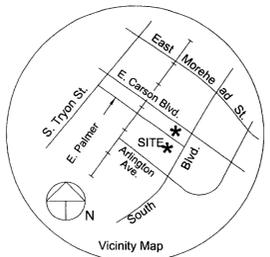


1200 SOUTH BOULEVARD  
TRANSIT ORIENTED DEVELOPMENT  
HARRIS DEVELOPMENT GROUP, LLC, CHARLOTTE, NC  
REZONING DEVELOPMENT NOTES

REVISIONS:

DATE: 03/24/08  
DESIGNED BY: RJP  
DRAWN BY: RJP  
CHECKED BY: RJP  
O.C. BY: RJP, CHK  
SCALE: 1"=30'-0"  
PROJECT #: 1007332

SHEET #  
**Z-1-I**

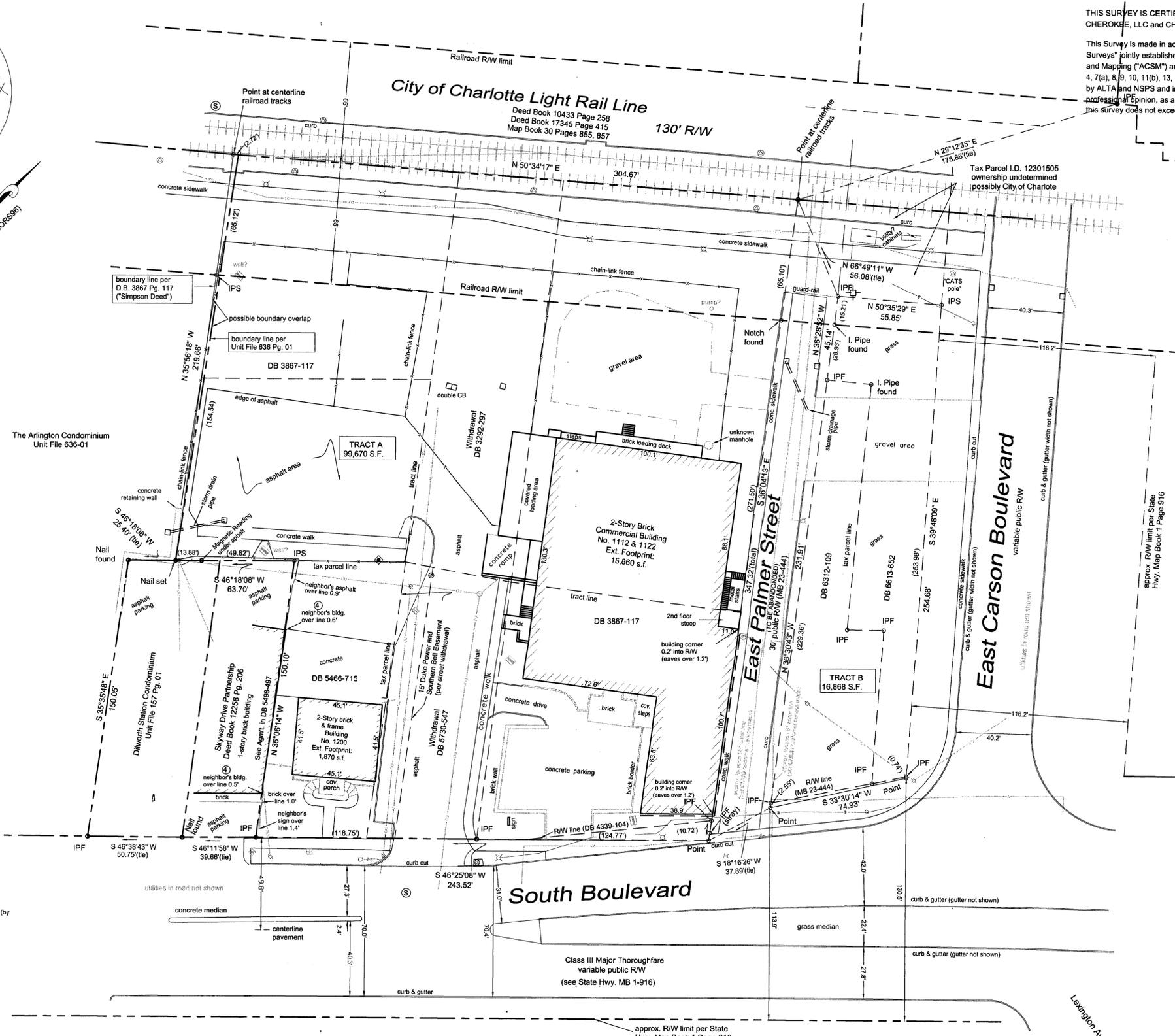


**SYMBOL LEGEND**

ch	chord
L.R.	curve length & radius s.f.
(coordinates)	square feet (by coordinates)
C.M.P.	corrugated metal pipe
R.C.P.	reinforced concrete pipe
M.B.D.B.	record map and deed references
air conditioning	air conditioning
utility building	utility building
gas meter	gas meter
guy anchor	guy anchor
power pole	power pole
light pole	light pole
pad transformer	pad transformer
power meter	power meter
water valve	water valve
fire hydrant	fire hydrant
water vault	water vault
fire dept. conn ct	fire dept. conn ct
telephone riser	telephone riser
telephone manhole	telephone manhole
cable tv riser	cable tv riser
sanitary sewer manhole	sanitary sewer manhole
sanitary sewer clean-out	sanitary sewer clean-out
storm sewer manhole	storm sewer manhole
storm catch basin	storm catch basin
storm yard inlet	storm yard inlet
storm curb inlet	storm curb inlet
environmental well	environmental well
traffic signal box (flush)	traffic signal box (flush)
traffic signal cabinet	traffic signal cabinet
air conditioning	air conditioning
designated handicap space	designated handicap space
water meter	water meter
gas valve	gas valve
yard light	yard light
IPF	iron pin found
IPB	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
(diagonal hatching)	designated no-parking area



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.

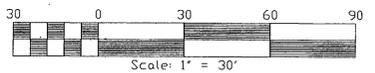
Andrew G. Zoutewelle  
 Registration No. L-3098  
 Date: \_\_\_\_\_

\*\*\* 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.
  - 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.



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

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**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-XXX

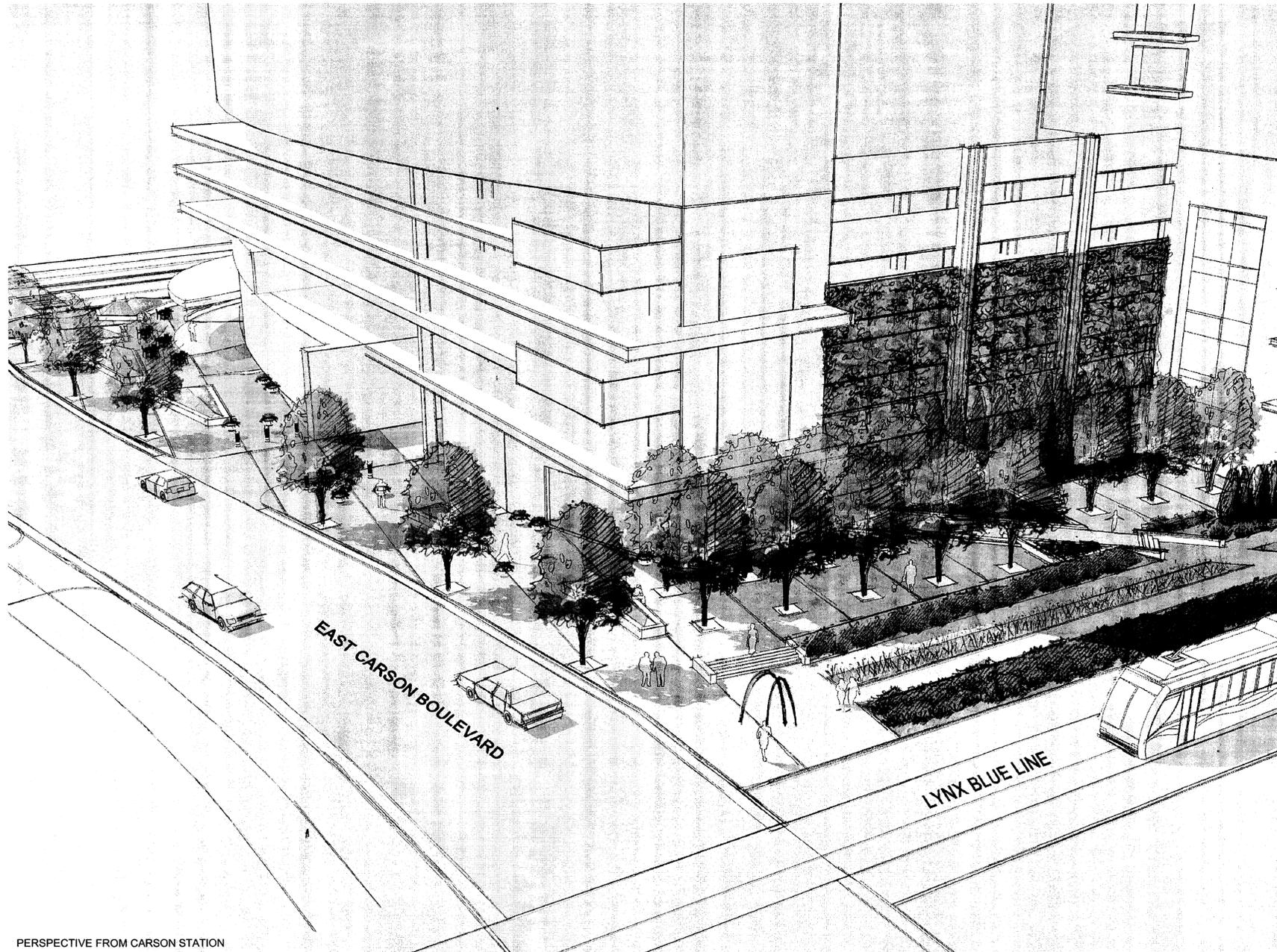
**LandDesign®**  
 223 N. Graham Street, Charlotte, NC 28202  
 V: 704.333.0325 F: 704.332.3246  
 www.LandDesign.com

**HARRIS DEVELOPMENT GROUP, LLC**

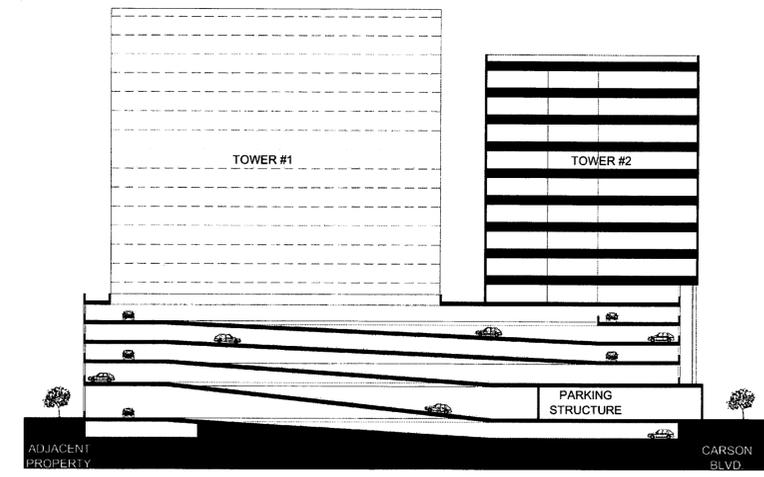
**1200 SOUTH BOULEVARD TRANSIT ORIENTED DEVELOPMENT**  
 HARRIS DEVELOPMENT GROUP, LLC, CHARLOTTE, NC  
 EXISTING CONDITIONS PLAN

REVISIONS:

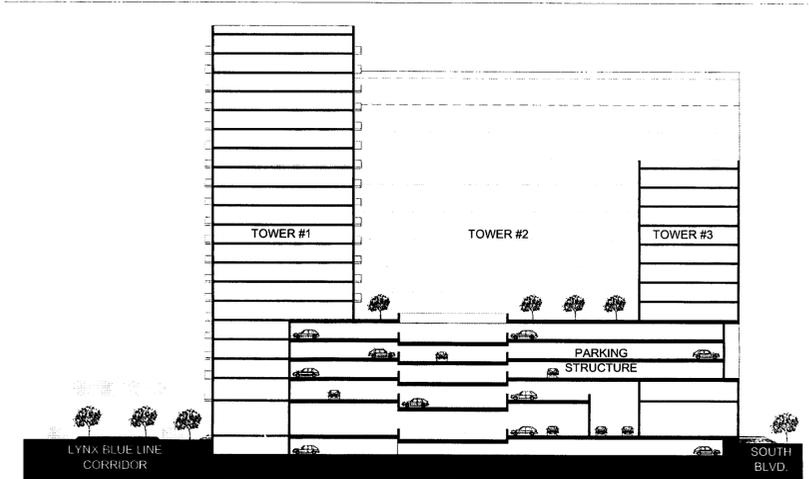
DATE: 03/24/08	DESIGNED BY: RP, AHT
CHECKED BY: RP	DATE: 03/24/08
SCALE: 1"=30'-0"	PROJECT #: 1007332
SHEET #: Z-2.0	



PERSPECTIVE FROM CARSON STATION

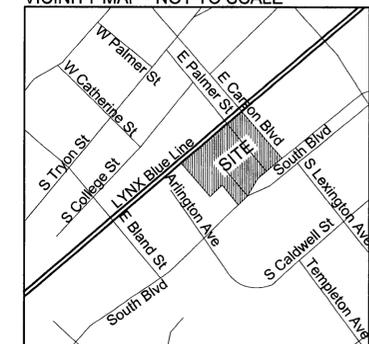


EAST TO WEST CROSS SECTION  
SCALE: 1/4" = 1'-0"



SOUTH TO NORTH CROSS SECTION  
SCALE: 1/4" = 1'-0"

VICINITY MAP - NOT TO SCALE



FOR PUBLIC HEARING  
PETITION NO. 2008-XXX

