

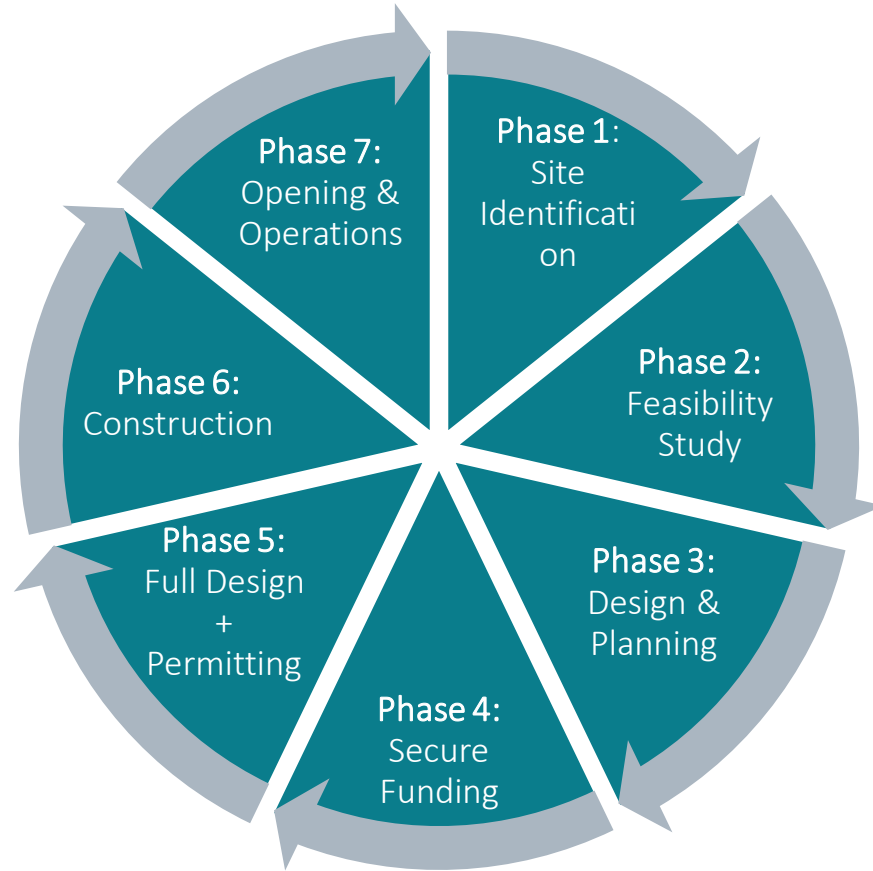
Tools for Understanding Land Development

These tools are just that, tools. They are not intended to replace surveys, engineering reports or formal due diligence. But they can provide you with a wealth of information during your due diligence and help you gather important information about the development potential of various sites.

	Public Tools	Quick Tips for Understanding Your Site
Current	<p>Mecklenburg County Polaris 3G GIS https://polaris3g.mecklenburgcountync.gov/</p>	<p>Quickly shows ownership history, land area and taxation information.</p> <p>Use "overlays" feature to help determine buildable area and important regulatory and environmental information:</p> <ul style="list-style-type: none"> • Lot Dimensions • Zoning • Community & FEMA Floodplains, Floodways • Post Construction Buffers • County MPL Contamination Sites, NCDEQ Brownfields • Stormwater Conservation Easements • Historic districts and cemeteries • CATS Bus Routes & Stops <p>You can also use the measuring tool to calculate specific areas and distances, especially after putting all of the desired overlays on.</p>
History	<p>Mecklenburg County Time Machine https://timemachine.mcmap.org/</p>	<p>Provides aerial footage dating back to 1938. This can help you see prior uses of a site and how an area has changed over the years.</p>
Future	<p>Explore Charlotte https://explore.charlottenc.gov/</p>	<p>Use "layers" feature to see:</p> <ul style="list-style-type: none"> • 2040 Policy Map (Planning) • Future Transit Plans (Charlotte Area Transit) • Right of Ways • and more!

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Chart of the Development Process



Core Components to Deal Financing (Rental)

