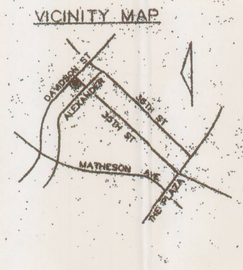
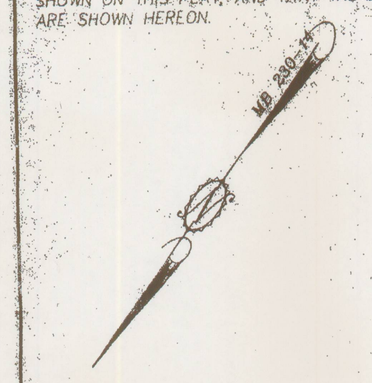
THIS IS TO CERTIFY THAT ON THE 27TH DAY OF JUNE 1996 I SURVEYED THE PROPERTY SHOWN ON THIS PLAT, AND THAT THE EASEMENTS, AND THE IMPROVEMENTS IF ANY ARE SHOWN HEREON.

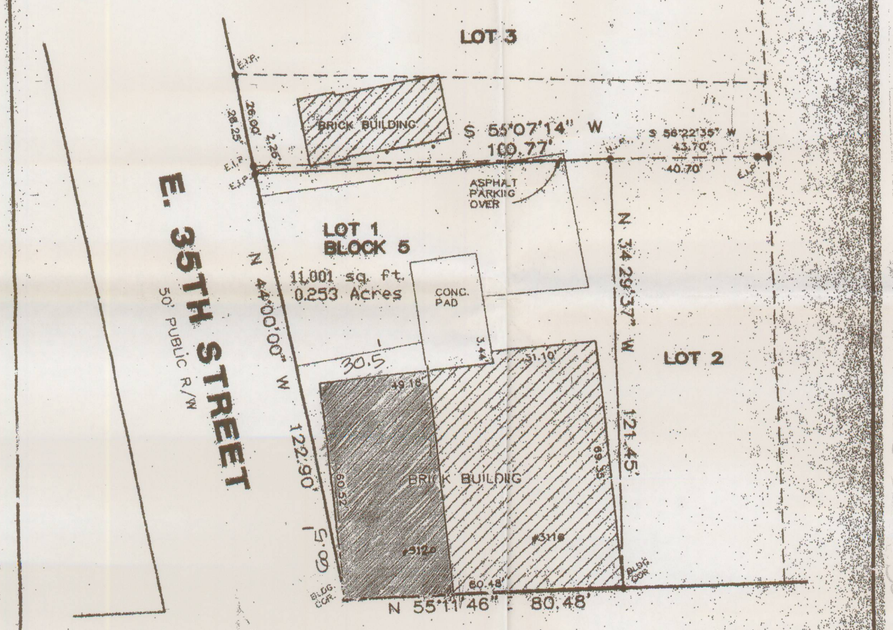
SIGNED Jack R. Christian
REGISTERED SURVEYOR
JACK R. CHRISTIAN & ASSOCIATES
811 CENTRAL AVENUE, N. CHARLOTTE, N.C.
PHONE 704-332-4763

NORTH CAROLINA REGISTERED SEAL L-2024 LAND SURVEYOR JACK R. CHRISTIAN

VICINITY MAP







NOTE:
ONLY BRICK BLDG #3120 IS IN STANDING.
#3116 WAS DEMOLISHED & DOES NOT EXIST.

SURVEY

GRAPHIC SCALE

PART OF LOT 1, BLOCK 5, NORTH CHARLOTTE REALTY CO. PROP.
SCALE 1" = 20' CITY OF CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA
THE PROPERTY OF
AS RECORDED IN BOOK 230 AT PAGE 14 DED RECORDED IN BOOK ____ PAGE ____

BUILDING DOORS WILL BE RECESSED IN SO THAT THEY DO NOT SWING INTO THE SETBACK. (MIN. 15 S.F. RECESSED.) TYP.

BABAK EMADI
URBAN DESIGN
908 East 35thStreet
Charlotte NC 28205
Phone 704.334.1548
Fax 704.334.1549

A HISTORIC NORTH CHARLOTTE, REZONING

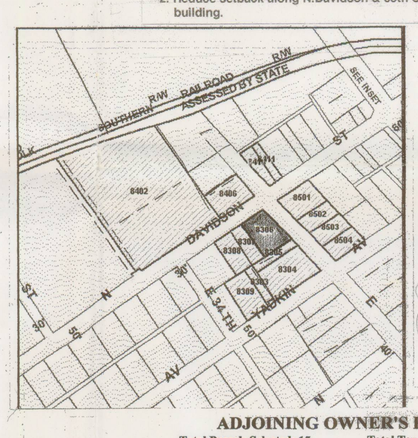
NoDa

" FOR PUBLIC HEAR ING "
Petition No: 00-56
requested zoning "MUDD OPTIONAL" from: B1
March 27 2000 REVISED OCT. 4. 2000

Notes:
1. Proposed building uses shall be limited to retail /office /restaurants or residential.
2. [illegible]

Also, street trees to be designed in accordance to the proposed BUSINESS CORRIDOR IMPROVEMENTS ALONG NORTH DAVIDSON STREET & URBAN DESIGN PLAN.

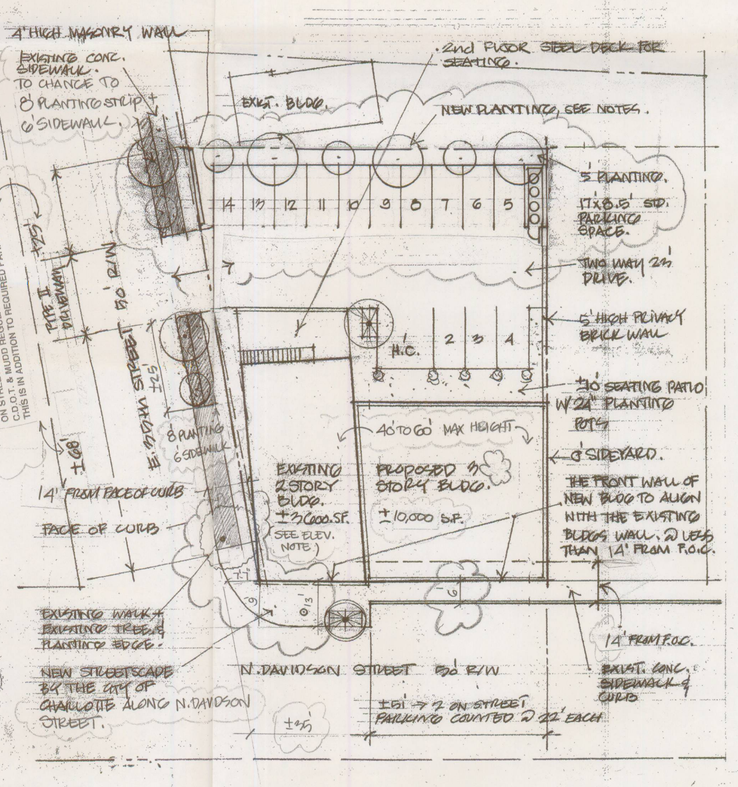
3. Future development will be in compliance with streetscape Requirements of : One large maturing tree every 35 feet. One small Maturing tree every 25 feet. 8 ' planting strip with a 6' sidewalk as shown.
4. All existing buildings to remain except for proposed building expansions or New buildings to be constructed. Additions, alterations and new construction to be architecturally compatible with existing buildings.
5. Building signage is limited to building signage with no detached signs.
6. All detached lights to be 10' high. No detached lights on sites not fronting North Davidson street.
7. All parking lots and service areas to be screened from adjoining properties and public view per sec. 12.303. Dumpsters if any will have solid enclosure and gates.
8. Since portions of existing buildings and new proposed buildings do not meet some of "MUDD" standards, we are seeking "MUDD OPTIONAL."
OPTION REQUEST NOTES:
1. Modified streetscaping near the 35th Street & N.Davidson Street per plan.
2. Reduce setback along N.Davidson & 35th Street to align with the existing building.



SITE DATA:
ACREAGE : .253
PRESENT ZONING : B1
EXISTING S.F. : 3600
REQUIRED PARKING AT 1/600 S.F. : 6
EXISTING PARKING PROVIDED : 12
FUTURE PROPOSED ADDITIONAL S.F. : 10000
FUTURE PARKING REQUIRED : 16
existing building 3600sf of retail
office or restaurant @ 600 = 6 parking spaces

proposed new building 2500sf of retail
restaurant @ 600 = 4 parking spaces
6 live /work units @1 each = 6 parking spaces
total = 6+4+6= 16 required

FUTURE PARKING PROVIDED : 16 plus FUTURE ON STREET PARKING ON 35TH STREET PER C.D.O.T.



1"=20'

THE POULAKOS COMPANY TAX #: 083-083-06
3120 N. DAVIDSON ST. CLT NC 28205

ADJOINING OWNER'S REPORT

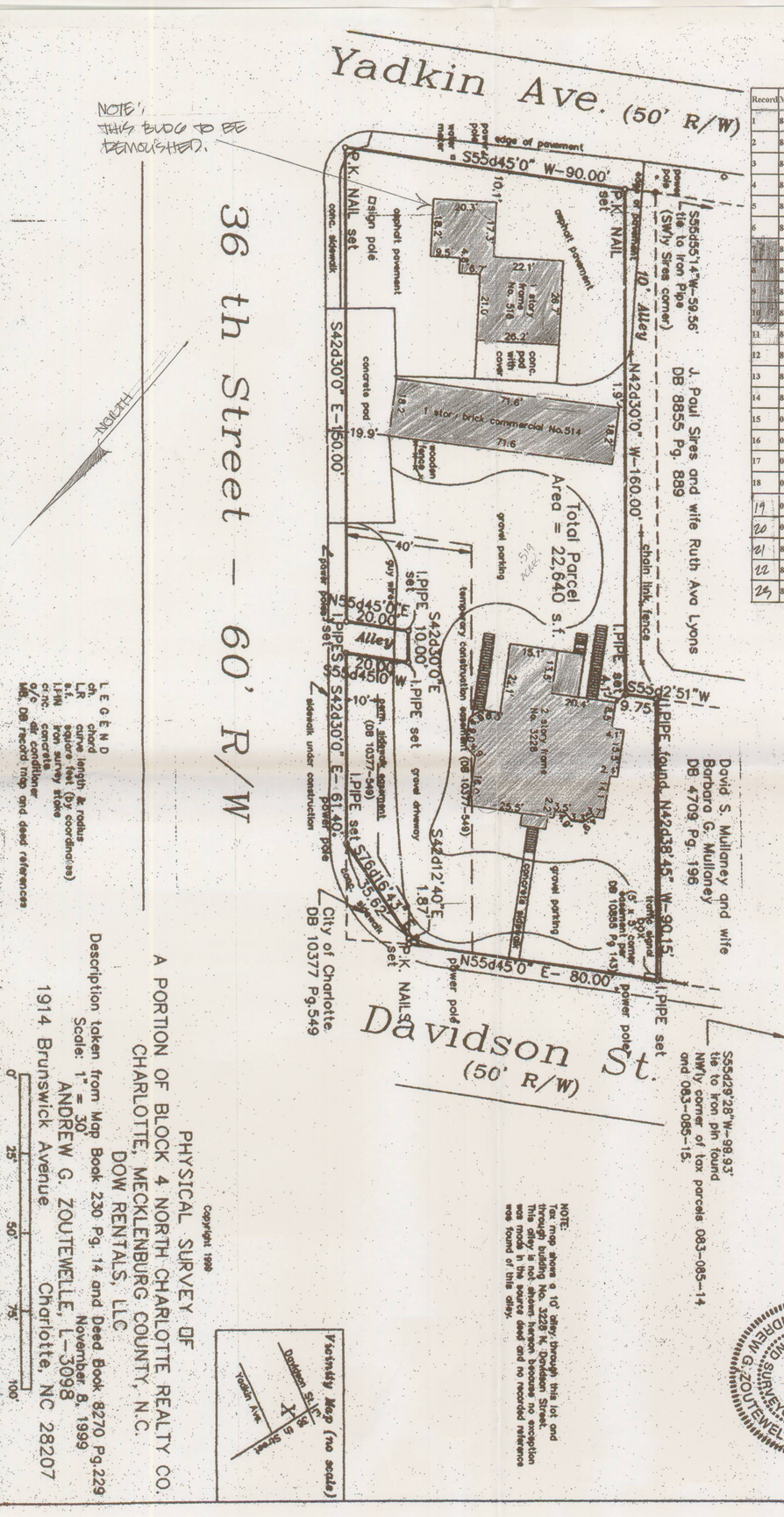
Total Parcels Selected: 15 Total Tax Records Selected: 16

Record	MapId#	Parcel-Id#	Owner's Name	Mailing Address	Property Address	Deed Book	Deed Page	Acreage
1	8303	08308303	VESPOINT VETO A & CLARA E VESPOINT	3926 BARCLAY DOWNS DR CHARLOTTE NC 28209	YADKIN AV	07352	051	0.072
2	8304	08308304	HABITAT FOR HUMANITY OF CHARLOTTE INC	PO BOX 34397 CHARLOTTE NC 28234	516 E 35TH ST	07413	120	0.344
3	8305	08308305	SIRES PAUL &WF RUTH LYONS	1001 E 35TH ST CHARLOTTE NC 28205	510 E 35TH ST	06629	727	0.088
4	8306	08308306	POULAKOS COMPANY THE	401 QUEENS RD CHARLOTTE NC 28207	3120 N DAVIDSON ST	08394	096	0.258
5	8307	08308307	VESPOINT VETO A & CLARA E VESPOINT	3926 BARCLAY DOWNS DR CHARLOTTE NC 28209	3112 N DAVIDSON ST	07352	051	0.126
6	8308	08308308	VESPOINT VETO ANTHONY &WF CLARA E	3926 BARCLAY DOWNS DR CHARLOTTE NC 28209	3106 N DAVIDSON ST	04838	463	0.16
7	8309	08308309	MCBROOM PAUL	2929 FOREST PARK DR CHARLOTTE NC 28209	3105 YADKIN AV	09848	620	0.226
8	8402	08308402	Y M C A OF CHARLOTTE & MECKLENBURG THE	3025 N DAVIDSON ST CHARLOTTE NC 28205	N DAVIDSON ST	03737	382	2.648
9	8406	08308406	FAT CITY INC	3127 NORTH DAVIDSON ST CHARLOTTE NC 28205	3123 N DAVIDSON ST	05172	472	0.228
10	8406	08308406	FAT CITY INC	3127 NORTH DAVIDSON ST CHARLOTTE NC 28205	3125 N DAVIDSON ST	05172	472	0.228
11	8410	08308410	DEUTSCH LANCE J & LENORE JONES DEUTSCH	1129 LINGANORE PL CHARLOTTE NC 28203	3201 N DAVIDSON ST	09461	114	0.09
12	8411	08308411	MCGUIRE JOSEPH MIKE	1200 EAST 35TH STREET CHARLOTTE NC 28205	3203 N DAVIDSON ST	06158	870	0.078
13	8501	08308501	SIRES J PAUL	7448 VALLEYBROOK RD CHARLOTTE NC 28207	3200 N DAVIDSON ST	05329	361	0.215
14	8502	08308502	LAVIGNE BARRY L & LLOYD WAYNE WILLIAMS	7113 VALLEY HAVEN DR CHARLOTTE NC 28211	509 E 35TH ST	04925	077	0.139
15	8503	08308503	LAVIGNE BARRY L & LLOYD WAYNE WILLIAMS	7113 VALLEY HAVEN DR CHARLOTTE NC 28211	513 E 35TH ST	04925	077	0.139
16	8504	08308504	LAVIGNE BARRY L & LLOYD WAYNE WILLIAMS	7113 VALLEY HAVEN DR CHARLOTTE NC 28211	517 E 35TH ST	04925	077	0.139

APPROVED BY CITY COUNCIL
DATE 10/18/00
2000-56
00-56 10-6-00

SHEET 1

NOTE: THIS BLDG TO BE DEMOLISHED.



Copyright 1999

PHYSICAL SURVEY OF
A PORTION OF BLOCK 4 NORTH CHARLOTTE REALTY CO.
CHARLOTTE, MECKLENBURG COUNTY, N.C.
DOW RENTALS, LLC

Description taken from Map Book 230 Pg. 14 and Deed Book 8270 Pg.229
Scale: 1" = 30' November 8, 1999
ANDREW G. ZOUTEWELLE, L-3098
1914 Brunswick Avenue Charlotte, NC 28207

LEGEND
chord
curve length & radius
square feet (by coordinates)
iron survey stake
concrete
air conditioner
MB, DB record map and deed references

Vicinity Map (no scale)

NOTE: Tax map shows a 10' alley through this lot and through building No. 3228 N. Davidson Street. This alley is not shown hereon because no evidence was made in the source deed and no recorded reference was found of this alley.

THIS SURVEY IS CERTIFIED TO ONLY THE PERSONS OR ENTITIES SHOWN IN THE TITLE BLOCK BELOW. THIS IS TO CERTIFY THAT THIS SURVEY IS BASED UPON MY BEST KNOWLEDGE, INFORMATION AND BELIEF. THIS SURVEY DOES NOT REFLECT A COMPLETE TITLE EXAMINATION. PRECISION IS GREATER THAN 1:10,000.

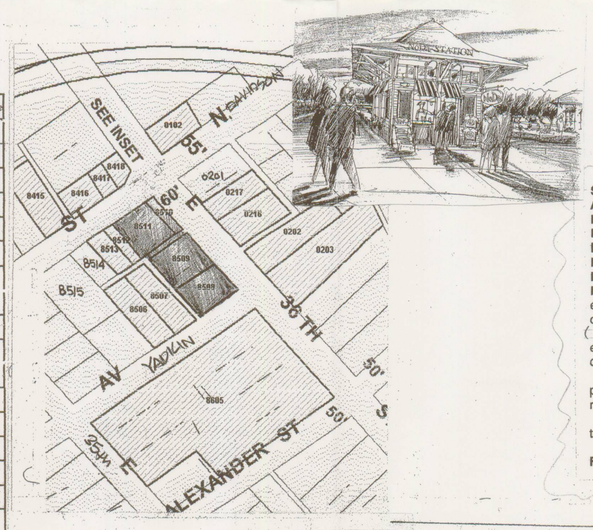
NORTH CAROLINA PROFESSIONAL SEAL L-3098 LAND SURVEYOR ANDREW G. ZOUTEWELLE

Pg 2

ADJOINING OWNER'S REPORT

Total Parcels Selected: 23 Total Tax Records Selected: 23

Record	MapId#	Parcel-Id#	Owner's Name	Mailing Address	Property Address	Deed Book	Deed Page	Acreage
1	8415	08308415	MCCULLOUGH G W III	3550 FINCHER BV CHARLOTTE NC 28269	3219 N DAVIDSON ST	03911	783	0.145
2	8416	08308416	MULLANEY DAVID S &WF BARBARA G	PO BOX 31 MOUNT MOURNE NC 28123	3221 N DAVIDSON ST	10121	326	0.069
3	8417	08308417	SIRES J PAUL	7448 VALLEYBROOK RD CHARLOTTE NC 28207	3225 N DAVIDSON ST	08558	789	0.034
4	8418	08308418	SIRES J PAUL &WF RUTH AVA LYONS	7448 VALLEYBROOK RD CHARLOTTE NC 28207	3227 N DAVIDSON ST	08093	109	0.038
5	8506	08308506	MULLANEY DAVID S &WF BARBARA G	PO BOX 31 MOUNT MOURNE NC 28123	3217 YADKIN AV	08218	335	0.172
6	8507	08308507	SIRES J PAUL &WF RUTH AVA LYONS	7448 VALLEYBROOK RD CHARLOTTE NC 28207	3221 YADKIN AV	08855	889	0.158
7	8508	08308508	DOW RENTALS LLC	2400 EAST INDEPENDENCE BLVD CHARLOTTE NC 28205	516 E 36TH ST	08270	229	0.145
8	8509	08308509	DOW RENTALS LLC	2400 EAST INDEPENDENCE BLVD CHARLOTTE NC 28205	514 E 36TH ST	08270	229	0.165
9	8510	08308510	DOW RENTALS LLC	2400 EAST INDEPENDENCE BLVD CHARLOTTE NC 28205	3232 N DAVIDSON ST	08270	229	0.041
10	8511	08308511	DOW RENTALS LLC	2400 EAST INDEPENDENCE BLVD CHARLOTTE NC 28205	3228 N DAVIDSON ST	08270	229	0.165
11	8512	08308512	MULLANEY DAVID S &WF BARBARA G	% 3220 N DAVIDSON ST CHARLOTTE NC 28205	3224 N DAVIDSON ST	04709	196	0.041
12	8513	08308513	MULLANEY DAVID &WF BARBARA	3220 N DAVIDSON ST CHARLOTTE NC 28205	3220 N DAVIDSON ST	02951	406	0.083
13	8514	08308514	MULLANEY DAVID S &WF BARBARA G	% 3220 N DAVIDSON ST CHARLOTTE NC 28205	3216 N DAVIDSON ST	04709	196	0.083
14	8515	08308515	CITY OF CHARLOTTE	600 E FOURTH ST CHARLOTTE NC 28202	3210 N DAVIDSON ST	N/A	N/A	0.306
15	0102	09110102	GUY JAMES R JR	334 N SHARON AMITY RD CHARLOTTE NC 28211	453 E 36TH ST	07867	618	0.098
16	0201	09110201	NEIGHBORHOOD PROPERTIES LLC	511 EAST 36TH ST CHARLOTTE NC 28205	501 E 36TH ST	09883	718	0.195
17	0216	09110216	NEIGHBORHOOD PROPERTIES LLC	511 E 36TH ST CHARLOTTE NC 28205	509 E 36TH ST	09883	718	0.184
18	0217	09110217	NEIGHBORHOOD PROPERTIES LLC	511 E 36TH ST CHARLOTTE NC 28205	507 E 36TH ST	09883	718	0.139
19	0202	09110202	NEIGHBORHOOD PROPERTIES LLC	511 E 36TH ST CHARLOTTE NC 28205	517 E 36TH ST	06121	797	0.246
20	0203	09110203	CHURCH OF JESUS CHRIST OF CHAR	601 E 36TH ST CHARLOTTE NC 28205	601 E 36TH ST	00000	000	0.262
21	8605	08308605	CHURCH OF JESUS CHRIST OF CHARLOTTE THE	600 E 36TH ST CHARLOTTE NC 28205	605 E 35TH ST	03765	770	1.97
22	8605	08308605	CHURCH OF JESUS CHRIST OF CHARLOTTE THE	600 E 36TH ST CHARLOTTE NC 28205	600 E 36TH ST	03765	770	1.97
23	8605	08308605	CHURCH OF JESUS CHRIST OF CHARLOTTE THE	600 E 36TH ST CHARLOTTE NC 28205	600 E 36TH ST	03765	770	1.97



BABAK EMADI
URBAN DESIGN
908 East 35thStreet
Charlotte NC 28205
Phone 704.334.1648
Fax 704.334.1649

SITE DATA:
ACREAGE : 0.519
PRESENT ZONING : B1
EXISTING S.F. : 4300
REQUIRED PARKING AT 1/600 S.F. : 7
EXISTING PARKING PROVIDED : 16
FUTURE PROPOSED ADDITIONAL S.F. : 4225
FUTURE PARKING REQUIRED : 14
existing MAIN building 3000sf +4000sf of expansion of retail
office (live / work) or restaurant @ 600 = 11 parking spaces
(MAY HAVE ONE LIVING UNIT)
existing brick building 1300sf of retail
office (live / work) or restaurant @ 600 = 2 parking spaces

proposed new building 225sf of retail
restaurant @ 600 = 1 parking spaces

total = 11+2+1=14 required

FUTURE PARKING PROVIDED : 30 + FUTURE GRANTED ON STREET PARKING PER C.D.O.T. & MUDD.

A HISTORIC NORTH CHARLOTTE, REZONING

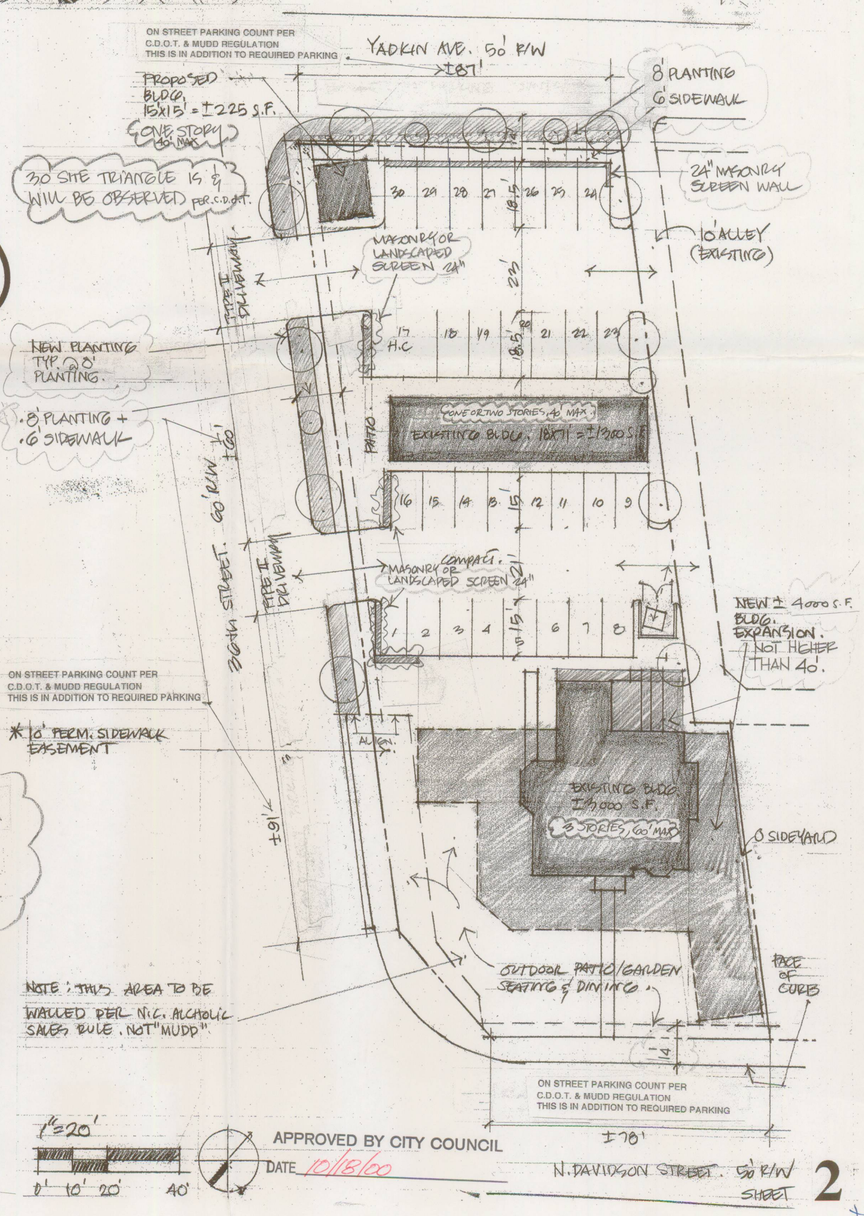
NoDa

" FOR PUBLIC HEAR ING "
Petition No: 00-56
requested zoning "MUDD OPTIONAL" from: B1
March 27 2000 REVISED: OCT. 4. 2000.

Notes:
1. Proposed building uses shall be limited to retail /office /restaurants or residential.
2. [illegible]

Also, street trees to be designed in accordance to the proposed BUSINESS CORRIDOR IMPROVEMENTS ALONG NORTH DAVIDSON STREET & URBAN DESIGN PLAN.

3. Future development will be in compliance with streetscape Requirements of : One large maturing tree every 35 feet. One small Maturing tree every 25 feet. 8 ' planting strip with a 6' sidewalk as shown.
4. All existing buildings to remain except for proposed building expansions or New buildings to be constructed. Additions, alterations and new construction to be architecturally compatible with existing buildings.
5. Building signage is limited to building signage with no detached signs.
6. All detached lights to be 10' high. No detached lights on sites not fronting North Davidson street.
7. All parking lots and service areas to be screened from adjoining properties and public view per sec. 12.303. Dumpsters if any will have solid enclosure and gates.
8. Since portions of existing buildings and new proposed buildings do not meet some of "MUDD" standards, we are seeking "MUDD OPTIONAL."
OPTION REQUEST NOTES:
1. Modified streetscaping in certain areas per plan.
2. parking between Yadkin street and existing 1300 s.f. building.



ON STREET PARKING COUNT PER C.D.O.T. & MUDD REGULATION THIS IS IN ADDITION TO REQUIRED PARKING

* 10' PERM. SIDEWALK EASEMENT

NOTE: THIS AREA TO BE WALLED PER N.C. ALCOHOLIC SALES RULE. NOT "MUDD".

1"=20'

APPROVED BY CITY COUNCIL
DATE 10/18/00

SHEET 2