

- SITE DEVELOPMENT SUMMARY:**
- TAX PARCEL ID #: 123-036-05, 123-036-06, 123-015-02, 123-015-04 AND A PORTION OF 123-015-05
 - JURISDICTION: CITY OF CHARLOTTE
 - TOTAL SITE SF (ACREAGE): +/- 119,354.40 SF (2.74 AC)
 - EXISTING ZONING & USES: TRANSIT ORIENTED DEVELOPMENT - MIXED-USE 'TOD-M'
 - VACANT
 - COMMERCIAL
 - OFFICE
 - PUBLIC STREET RIGHT-OF-WAY
 - PROPOSED ZONING: TRANSIT ORIENTED DEVELOPMENT - MIXED-USE (OPTIONAL) 'TOD-MO'
 - 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.
 - 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.
 - BUILDING HEIGHT REQUESTED: 230' - 250' MAXIMUM
 - BUILDING SQUARE FOOTAGE REQUESTED:

| | |
|--------------------------------|----------------------|
| OFFICE | 150,000 SQFT MINIMUM |
| RESIDENTIAL UNITS | 99 UNITS MINIMUM |
| HOTEL UNITS AND SERVICES | 100 UNITS MINIMUM |
| GROUND FLOOR COMMERCIAL SPACE | 12,000 SQFT MINIMUM |
| OFFICE, RETAIL, AND RESTAURANT | |
| URBAN OPEN SPACE | 6,000 SQFT MINIMUM |
 - PROPOSED DWELLING UNITS PER ACRE: MINIMUM DENSITY SHALL COMPLY WITH THE ORDINANCE
 - PROPOSED FLOOR AREA RATIO: MINIMUM DENSITY SHALL COMPLY WITH THE ORDINANCE
 - URBAN OPEN SPACE SHALL MEET THE MINIMUM ORDINANCE REQUIREMENTS. URBAN OPEN SPACE SHALL BE LOCATED OUTSIDE OF THE 35' LYNX RAIL CORRIDOR SETBACK AND MINIMUM SETBACKS ALONG SOUTH BOULEVARD AND EAST CARSON BOULEVARD.
 - URBAN OPEN SPACE SQUARE FOOTAGE:

| | |
|-----------|------------|
| REQUIRED: | 6,000 SQFT |
| PROVIDED: | 7,700 SQFT |
 - PARKING ALLOWANCES (AS ALLOWED BY THE ORDINANCE)

| | |
|--------------------|-------------------------------|
| RESIDENTIAL SPACES | (AS ALLOWED BY THE ORDINANCE) |
| HOTEL SPACES | (AS ALLOWED BY THE ORDINANCE) |
| OFFICE SPACES | (1 SPACE / 300 SQFT MAX) |
| RETAIL SPACES | (1 SPACE / 250 SQFT MAX) |
| RESTAURANT SPACES | (1 SPACE / 150 SQFT MIN) |
 - 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.

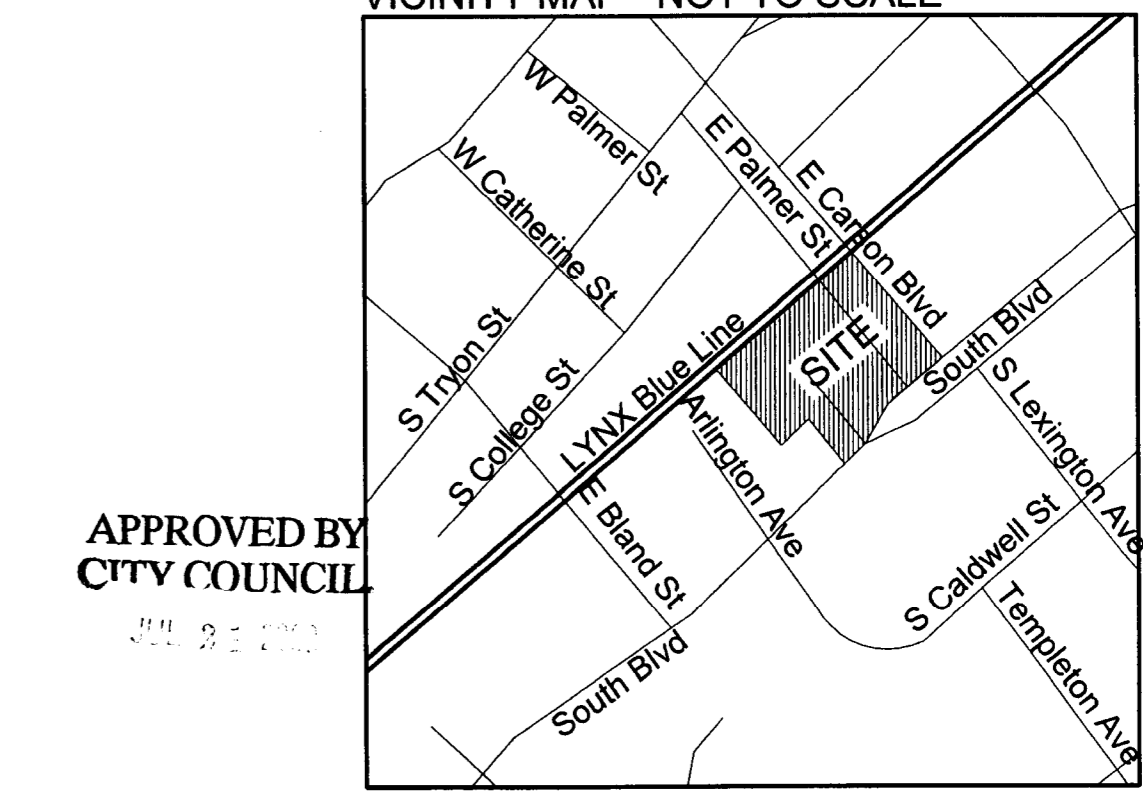
CARSON BOULEVARD AND SOUTH BOULEVARD ROAD REALIGNMENT PROVIDED BY:
 PBS&J - CHARLOTTE
 5200 77 CENTER DRIVE, SUITE 500
 CHARLOTTE, NC 28217
 P. 704.522.7275

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.



APPROVED BY CITY COUNCIL



FOR PUBLIC HEARING PETITION NO. 2008-088

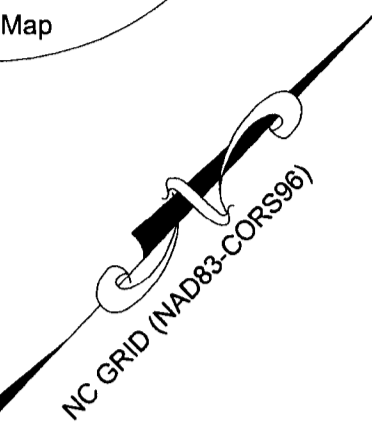
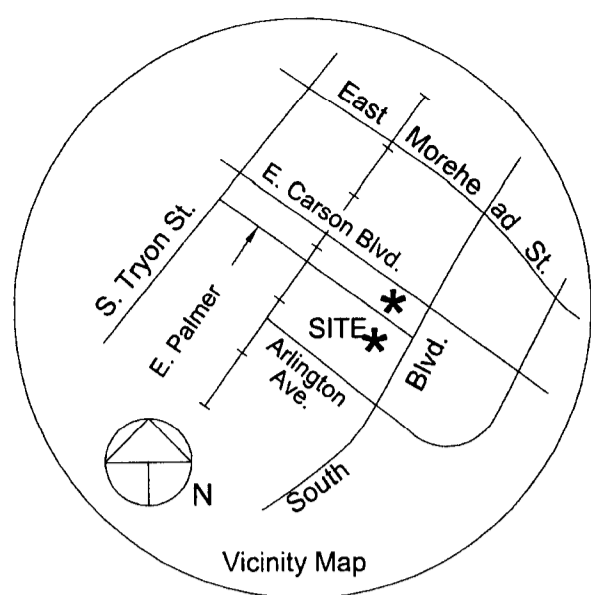
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HARRIS DEVELOPMENT GROUP, LLC

1200 SOUTH BOULEVARD ROADWAY IMPROVEMENTS
 HARRIS DEVELOPMENT GROUP, LLC, CHARLOTTE, NC
 REZONING SITE PLAN

REVISIONS:
 05/16/08 - REVISIONS PER CITY COMMENTS
 06/20/08 - REVISIONS PER CITY COMMENTS

DATE: 05/16/08
 DESIGNED BY: RP
 DRAWN BY: CHK
 CHECKED BY: RP
 Q.C. BY: RP, CHK
 SCALE: 1"=30'-0"
 PROJECT #: 1007332
 SHEET #:
Z-1.0

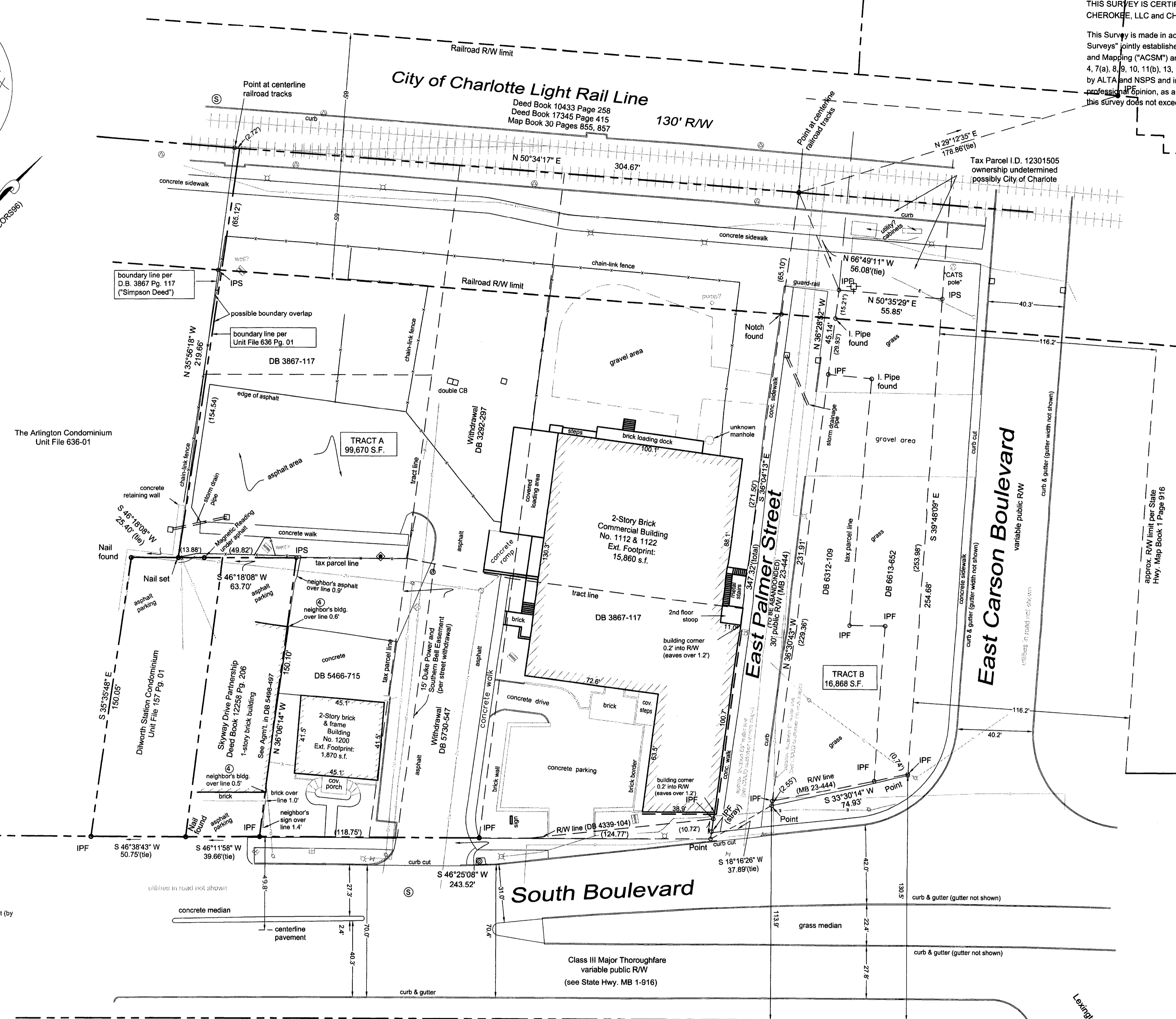


THIS SURVEY IS CERTIFIED ONLY TO:
 CHEROKEE, LLC and CHICAGO TITLE INSURANCE COMPANY

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:

The Arlington Condominium
 Unit File 636-01



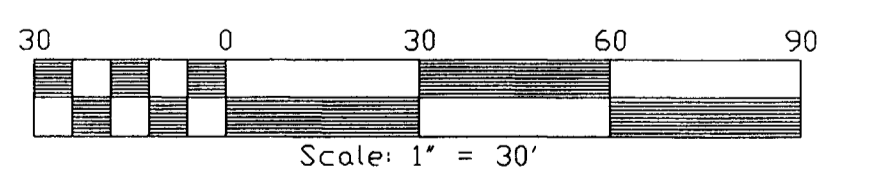
*** CAUTION ***
 THERE MAY BE UTILITIES OTHER THAN THOSE SHOWN.
 THE SURVEYOR ASSUMES NO RESPONSIBILITY FOR UTILITIES
 NOT SHOWN HEREON. IT IS THE CONTRACTOR'S
 RESPONSIBILITY TO VERIFY THEIR LOCATIONS.

CALL BEFORE YOU DIG
 1-800-632-4849

- 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.

- SYMBOL LEGEND**
- ch chord
 - LR curve length & radius s.f. square feet (by coordinates)
 - C.M.P. corrugated metal pipe
 - R.C.P. reinforced concrete pipe
 - MB.DD record map and deed references
 - a/c air conditioning
 - ub utility building
 - gas meter
 - guy anchor
 - power pole
 - 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



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

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

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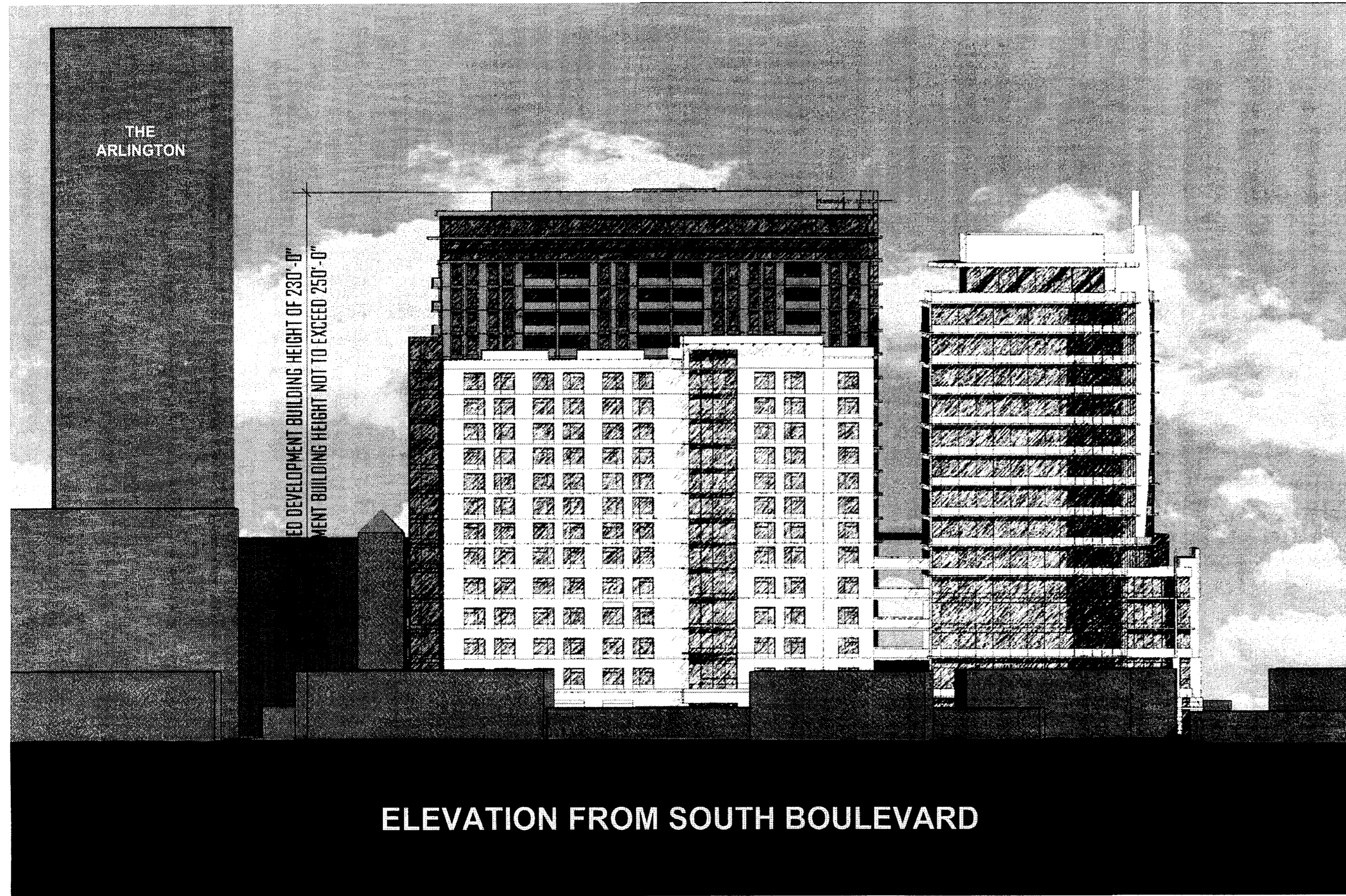
HARRIS DEVELOPMENT GROUP, LLC

1200 SOUTH BOULEVARD ROADWAY IMPROVEMENTS
 HARRIS DEVELOPMENT GROUP, LLC, CHARLOTTE, NC
 EXISTING CONDITIONS PLAN

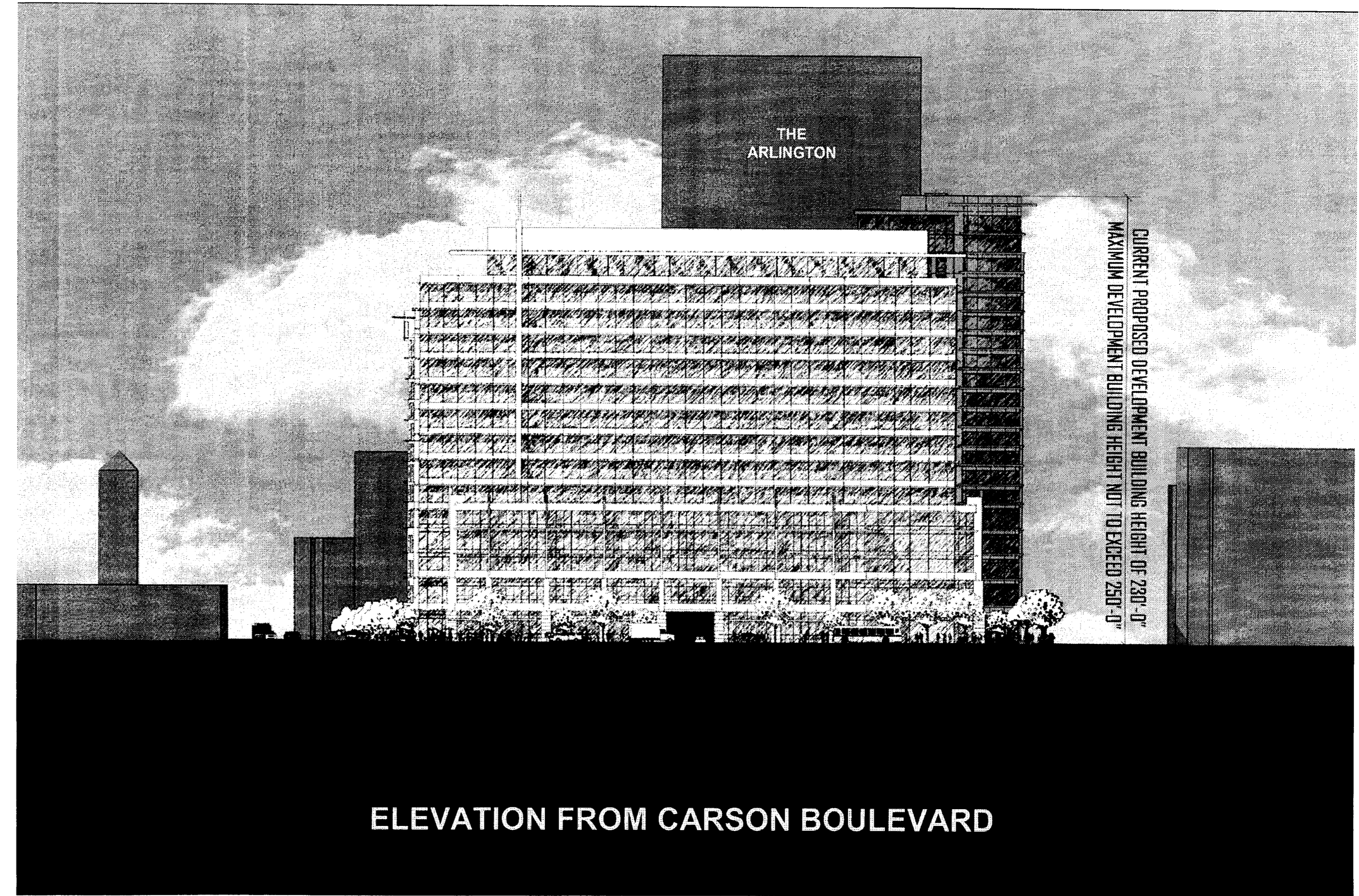
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REVISIONS

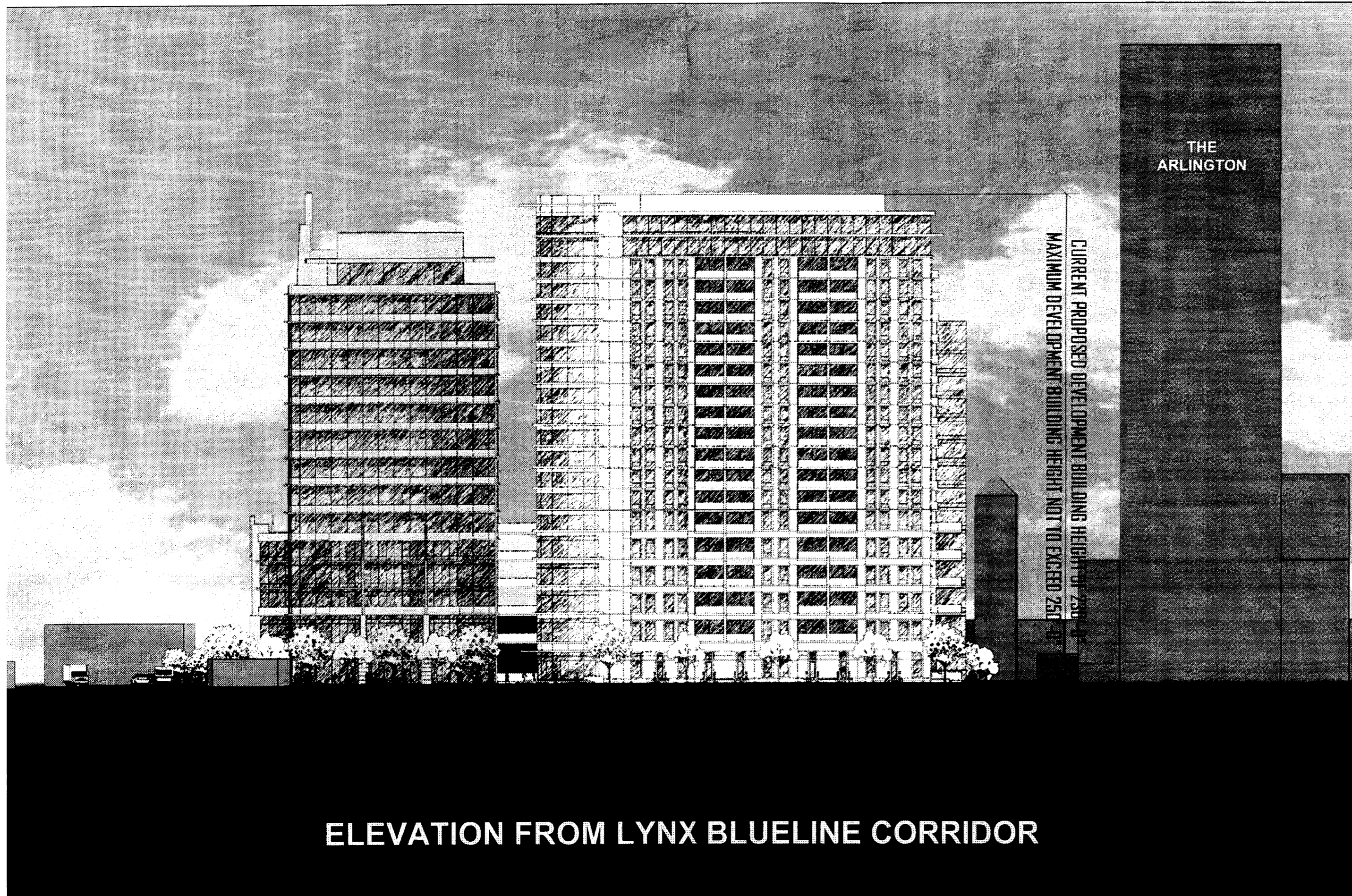
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 DESIGNED BY: RJP/AHT
 CHECKED BY: RJP/AHT
 C.O.BY: RJP/AHT
 SCALE: 1"=30'-0"
 PROJECT #: 1007332
 SHEET #:



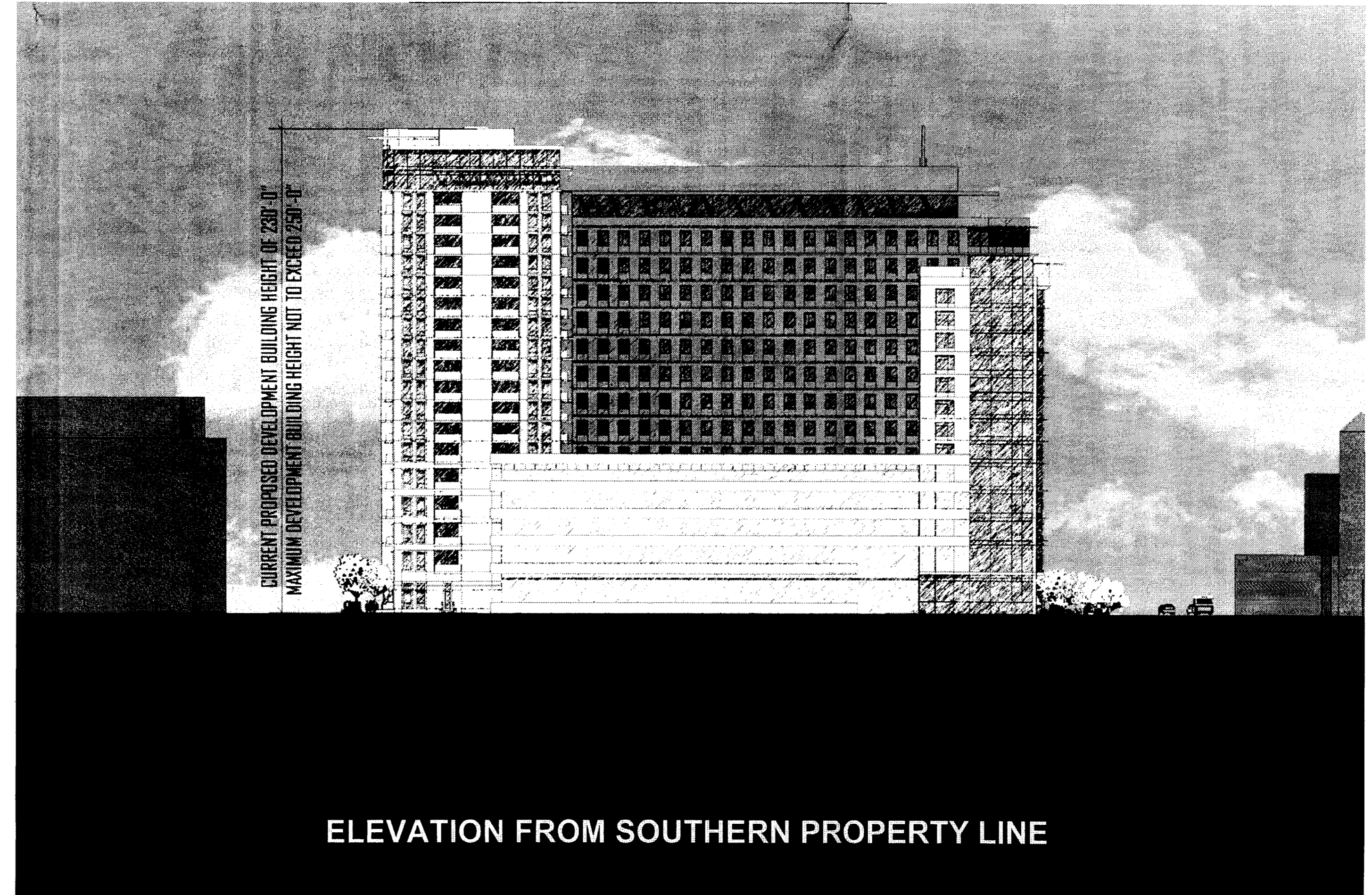
ELEVATION FROM SOUTH BOULEVARD



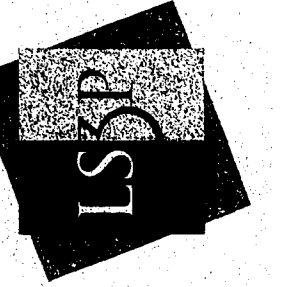
ELEVATION FROM CARSON BOULEVARD

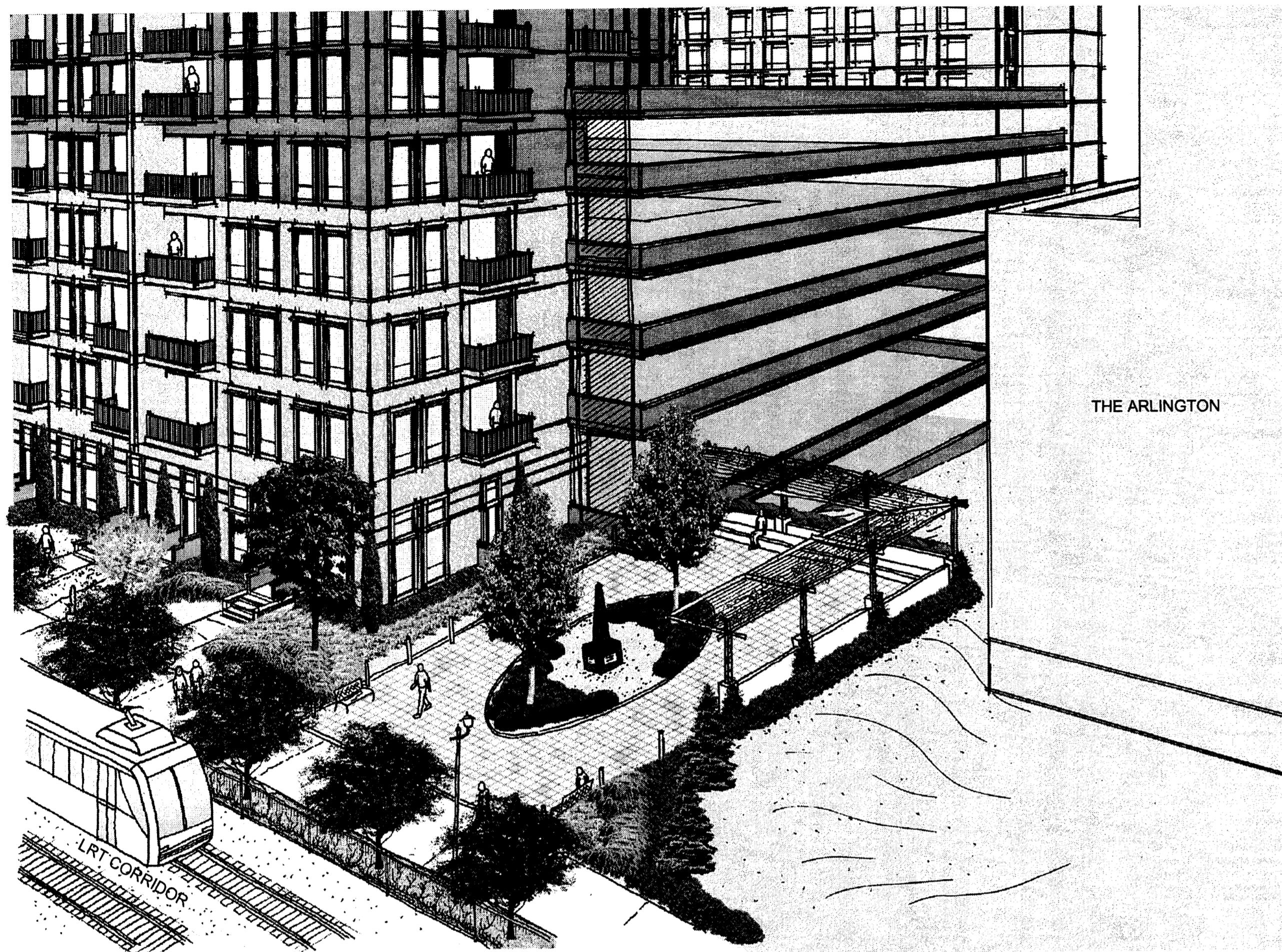


ELEVATION FROM LYNX BLUELINE CORRIDOR

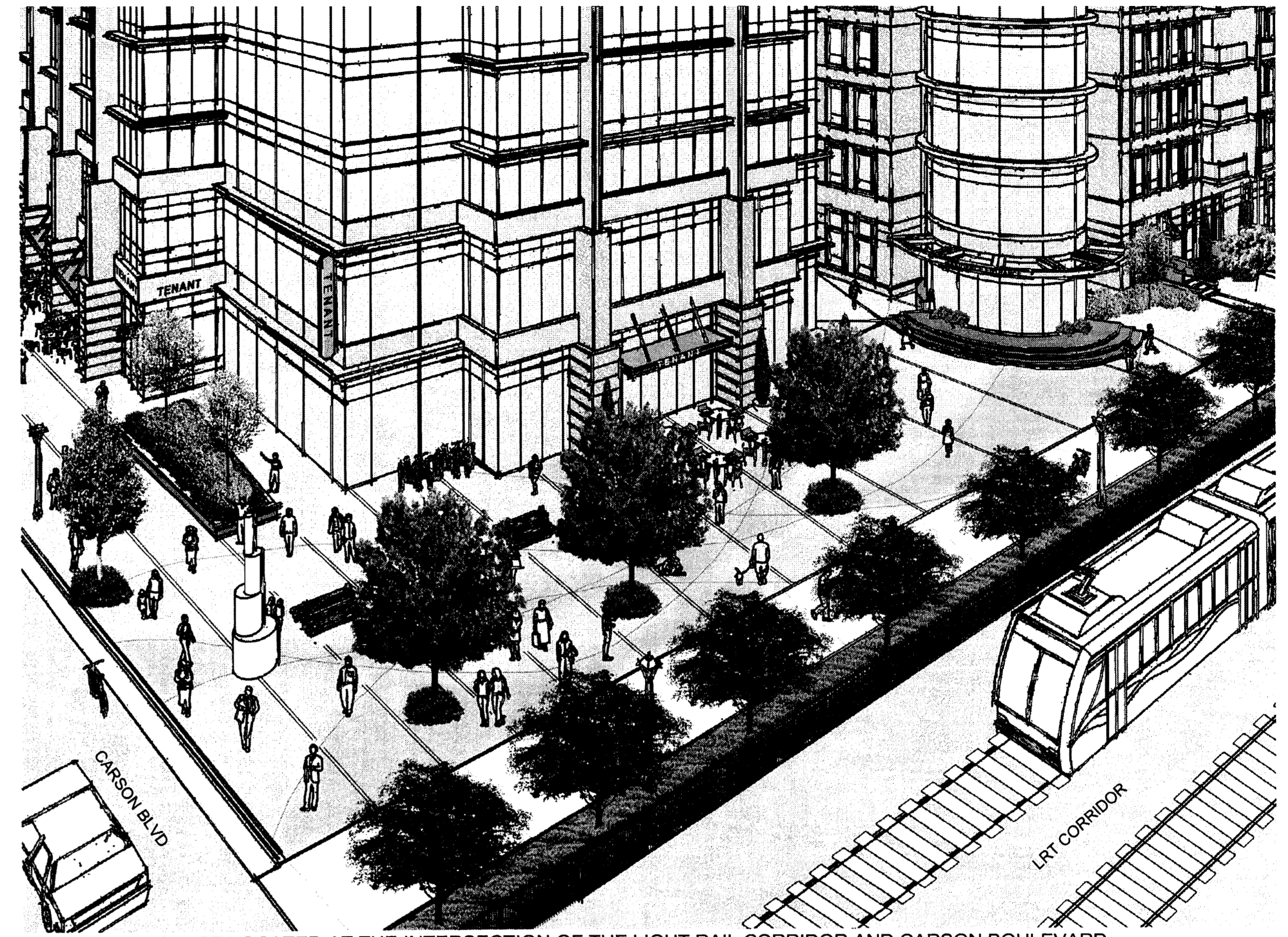


ELEVATION FROM SOUTHERN PROPERTY LINE





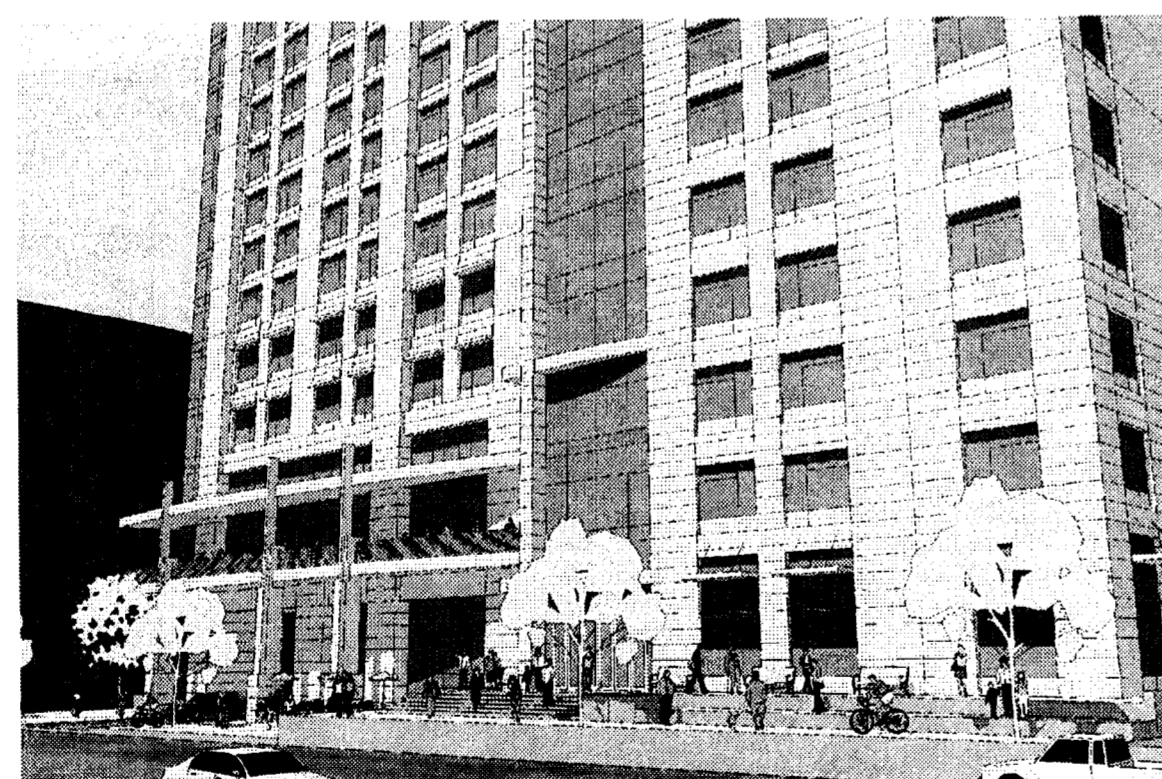
URBAN PLAZA LOCATED ALONG THE LIGHT RAIL CORRIDOR



URBAN OPEN SPACE LOCATED AT THE INTERSECTION OF THE LIGHT RAIL CORRIDOR AND CARSON BOULEVARD



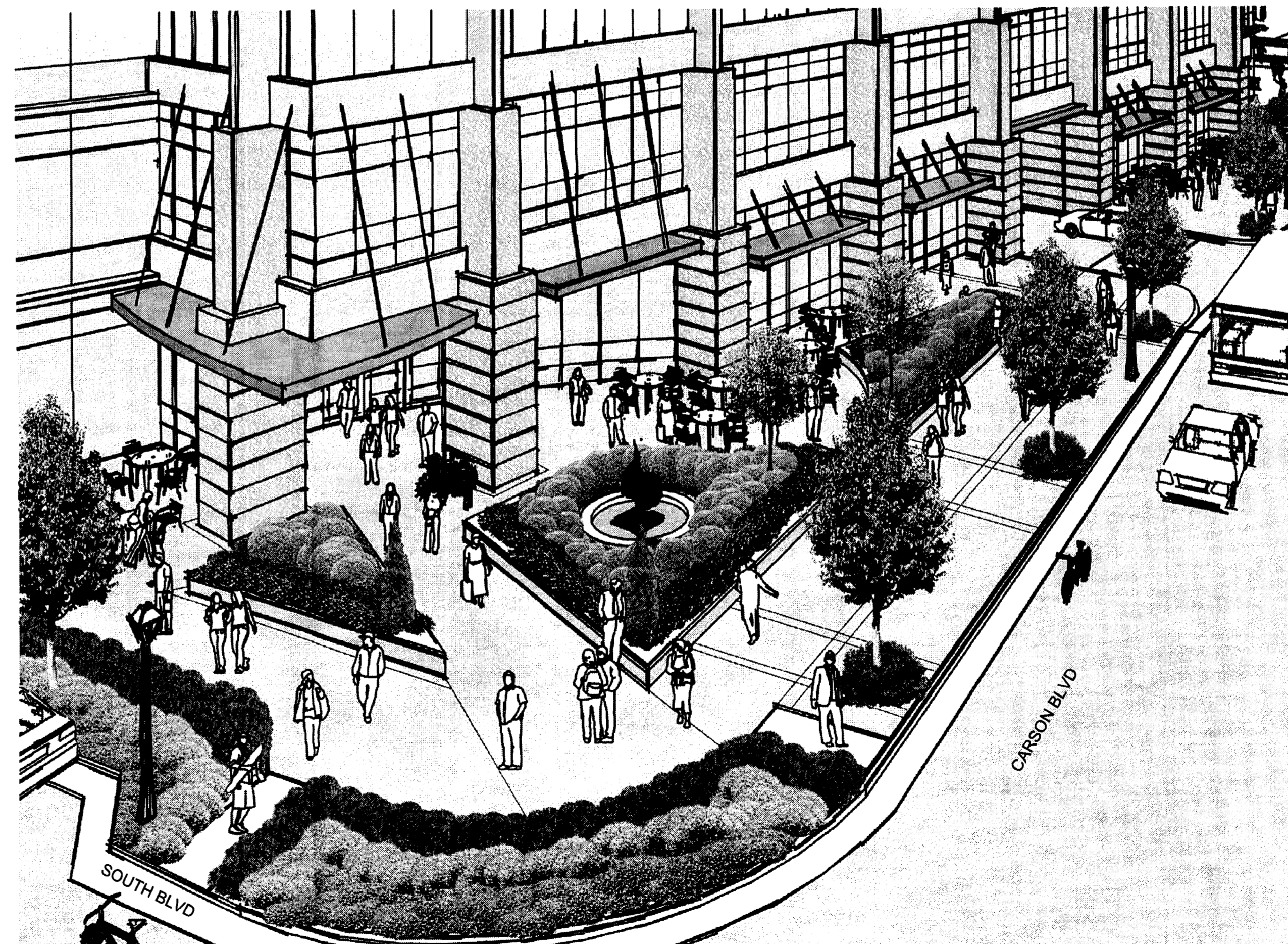
SOUTH BOULEVARD PERSPECTIVE SHOWING ARLINGTON DEVELOPMENT AND STREET LEVEL ACTIVITY



STREET LEVEL ACTIVITIES AND BUILDING ARTICULATION ILLUSTRATED ALONG SOUTH BOULEVARD



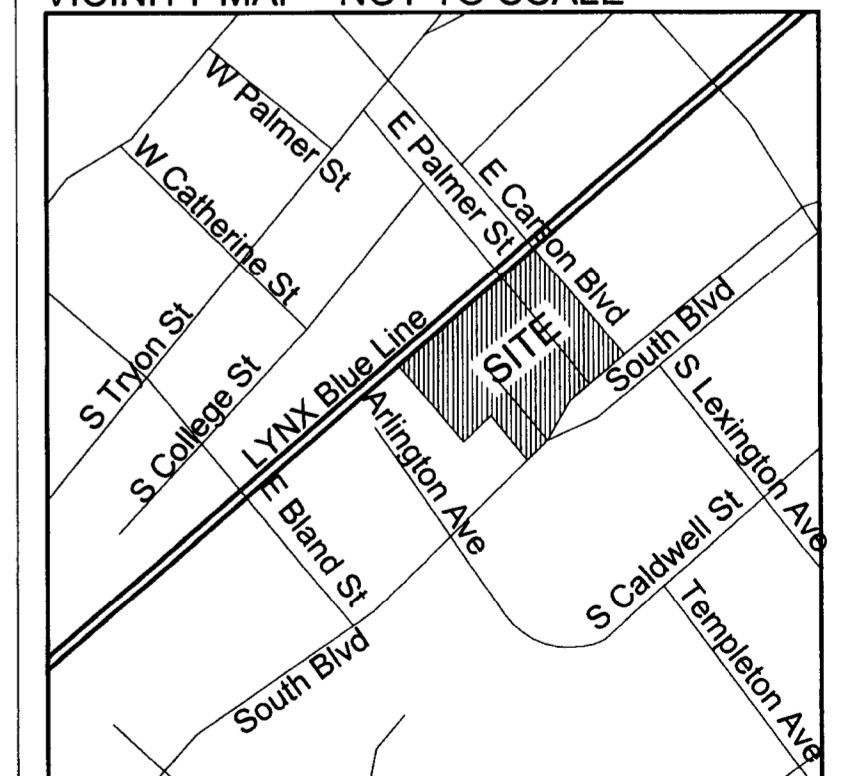
SOUTH BOULEVARD PERSPECTIVE SHOWING TOWER ALONG CARSON BOULEVARD AND VEHICULAR ACCESS INTO DEVELOPMENT



URBAN OPEN SPACE LOCATED AT THE INTERSECTION OF CARSON BOULEVARD AND SOUTH BOULEVARD

NOTE: THE ILLUSTRATIVE PERSPECTIVES ARE SCHEMATIC IN NATURE AND ARE INTENDED TO DEPICT BUILDING, OPEN SPACE AND CIRCULATION RELATIONSHIPS.

VICINITY MAP - NOT TO SCALE



FOR PUBLIC HEARING
PETITION NO. 2008-088

