

GENERAL PROVISIONS
 THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN FOR THE "MOREHEAD CENTER" DEVELOPMENT SUBMITTED BY INSITE PROPERTIES, 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 MIXED USE DEVELOPMENT DISTRICT (MUDD-O) 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 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 APPROVAL PER THE ORDINANCE.

PERMITTED USES
 THE SITE MAY BE DEVELOPED FOR ANY USES AND ITS ACCESSORY USES WHICH ARE PERMITTED BY RIGHT OR UNDER PRESCRIBED CONDITIONS UNDER THE ORDINANCE FOR MIXED USE DEVELOPMENT DISTRICT, SUBJECT, HOWEVER, TO THE FOLLOWING VARIATIONS FROM THE MIXED USE DEVELOPMENT DISTRICT (MUDD) MINIMUM STANDARDS FOR DESIGN AND DEVELOPMENT AS PART OF THIS MUDD (OPTIONAL) APPLICATION 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 9.8505(5) OF THE ORDINANCE FOR THE BUILDING LOCATED ON THIS SHEET (RZ 1.0). THIS BUILDING MAY EXTEND UP TO 160 FEET IN HEIGHT AS SHOWN ON THE SCHEMATIC BUILDING EXHIBITS (SHEET RZ 2.0). BUILDING HEIGHT SHALL BE MEASURED FROM THE AVERAGE GRADE ALONG EACH FAÇADE OF THE BUILDING TO THE ROOF LINE, EXCLUSIVE OF THE PARAPET, ARCHITECTURAL FEATURE OR MECHANICAL/SERVICE FEATURE LOCATED ABOVE THE ROOF LINE.

SETBACKS, SIDE YARDS AND REAR YARDS
 1. ALL BUILDINGS CONSTRUCTED WITHIN THE SITE SHALL SATISFY THE SETBACK, REAR YARD AND SIDE YARD REQUIREMENTS ESTABLISHED ON THIS REZONING PLAN.

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.

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 12-15 FEET.
 2. ALL DIRECT LIGHTING WITHIN THE SITE SHALL BE FULLY SHIELDED 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.

SIGNS
 1. ALL SIGNS PLACED ON THE SITE SHALL BE ERRECTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE ORDINANCE.
 2. TEMPORARY CONSTRUCTION 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.

ACCESS POINTS (DRIVEWAYS)
 1. ONE PROPOSED PUBLIC STREET CONNECTION IS PLANNED ON MOREHEAD STREET IN THE VICINITY OF THE EXISTING DRIVEWAY. TWO PROPOSED PUBLIC STREET CONNECTIONS ARE PLANNED ON ROYAL COURT AS DEPICTED ON THE REZONING PLAN. THE PETITIONER SHALL COORDINATE THIS LOCATION WITH CHARLOTTE DEPARTMENT OF TRANSPORTATION DURING THE CONSTRUCTION DOCUMENTATION PROCESS.

OPEN SPACE
 1. COMMON OPEN SPACE OCCUPIED OR USED FOR GRADING, SLOPES, WALLS, FENCES, SIGNS, DRAINAGE AND UTILITIES SHALL NOT BE COUNTED TOWARD THE USEABLE COMMON OPEN SPACE.

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.

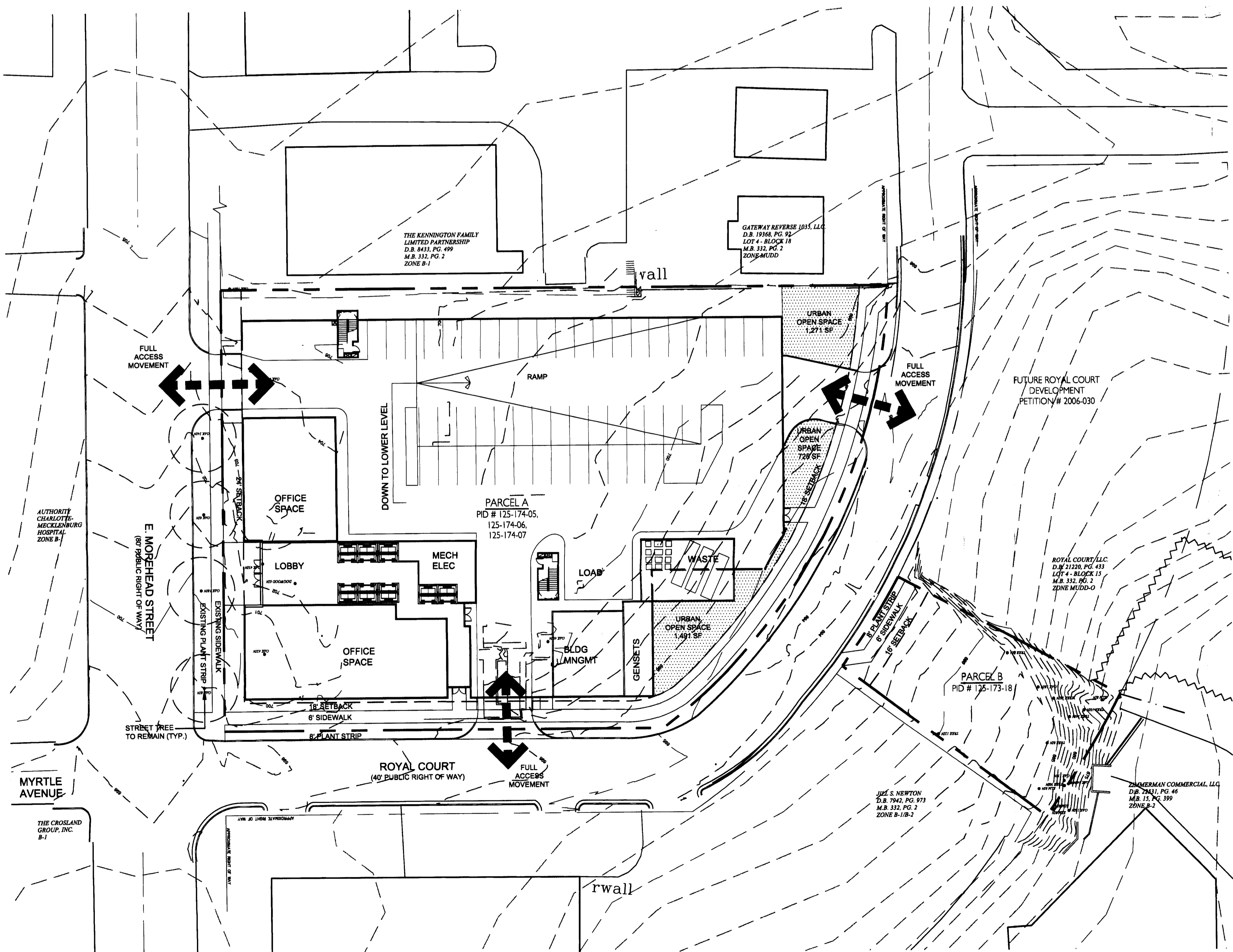
SIDEWALKS
 1. PETITIONER SHALL INSTALL A 6 FOOT WIDE SIDEWALK WITH A MINIMUM 8 FOOT WIDE PLANTING STRIP ALONG THE PROJECT SIDE OF ROYAL COURT. FOR MOREHEAD STREET, THE EXISTING PLANT STRIP AND SIDEWALK SHALL REMAIN. FOR ANY PORTIONS OF SIDEWALKS LOCATED OUTSIDE OF THE PUBLIC RIGHT-OF-WAY, THE PETITIONER SHALL CONTACT THE CHARLOTTE DEPARTMENT OF TRANSPORTATION AND DEDICATE A PUBLIC ACCESS AND MAINTENANCE EASEMENT.

STORM WATER MANAGEMENT
 1. THE PETITIONER ACKNOWLEDGES THAT OTHER STANDARD DEVELOPMENT REQUIREMENTS IMPOSED BY OTHER ADOPTED CITY ORDINANCES, STANDARDS, POLICIES, AND APPROPRIATE DESIGN MANUALS WILL EXIST. THOSE CRITERIA (FOR EXAMPLE, THOSE THAT REQUIRE BUFFERS, REGULATE STREETS, SIDEWALKS, TREES, STORMWATER AND SITE DEVELOPMENT, ETC.) WILL APPLY TO THE DEVELOPMENT SITE. THIS INCLUDES CHAPTERS 6, 9, 12, 17, 18, 19, 20, AND 21 OF THE CITY CODE. CONDITIONS SET FORTH IN THIS PETITION ARE SUPPLEMENTAL REQUIREMENTS IMPOSED ON THE DEVELOPMENT IN ADDITION TO OTHER STANDARDS. WHERE CONDITIONS ON THIS PLAN DIFFER FROM ORDINANCES, THE CONDITIONS OF THIS PETITION SHALL APPLY.
 2. LOCATION, SIZE, AND TYPE OF ANY STORMWATER MANAGEMENT SYSTEMS DEPICTED ON REZONING SITE PLAN IS SUBJECT TO REVIEW AND APPROVAL WITH FULL DEVELOPMENT PLAN SUBMITTAL AND IS NOT IMPLICITLY APPROVED WITH THIS REZONING. ADJUSTMENTS MAY BE NECESSARY IN ORDER TO ACCOMMODATE ACTUAL STORMWATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.
 3. ANY JURISDICTIONAL WETLANDS OR STREAMS, IF PRESENT, NEED TO BE PROTECTED OR PROPER ENVIRONMENTAL PERMITS OBTAINED PRIOR TO THEIR DISTURBANCE. FOR 401 PERMITS CONTACT DEHNH. FOR 404 PERMITS CONTACT THE ARMY CORPS OF ENGINEERS.

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. DEVELOPMENT 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.

AMENDMENTS TO REZONING PLAN
 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.

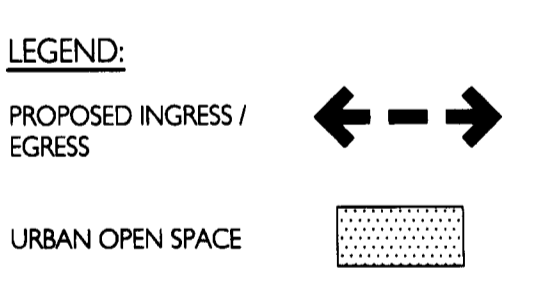
BINDING EFFECT OF THE REZONING APPLICATION
 1. IF THE PETITIONER'S REZONING PETITION IS APPROVED, THE DEVELOPMENT PROGRAM ESTABLISHED UNDER THE REZONING PLAN AND OTHER SUPPORTIVE DOCUMENTS SHALL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONER AND THE CURRENT AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTERESTS AND ASSIGNS.
 2. 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.



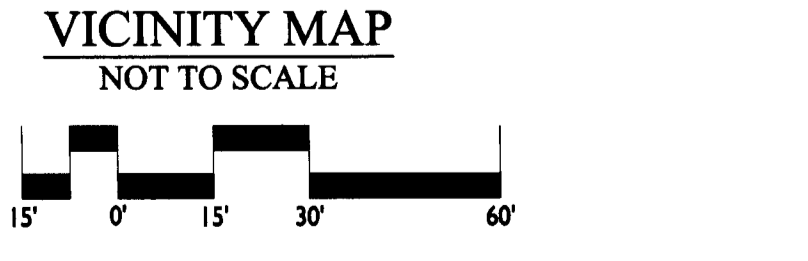
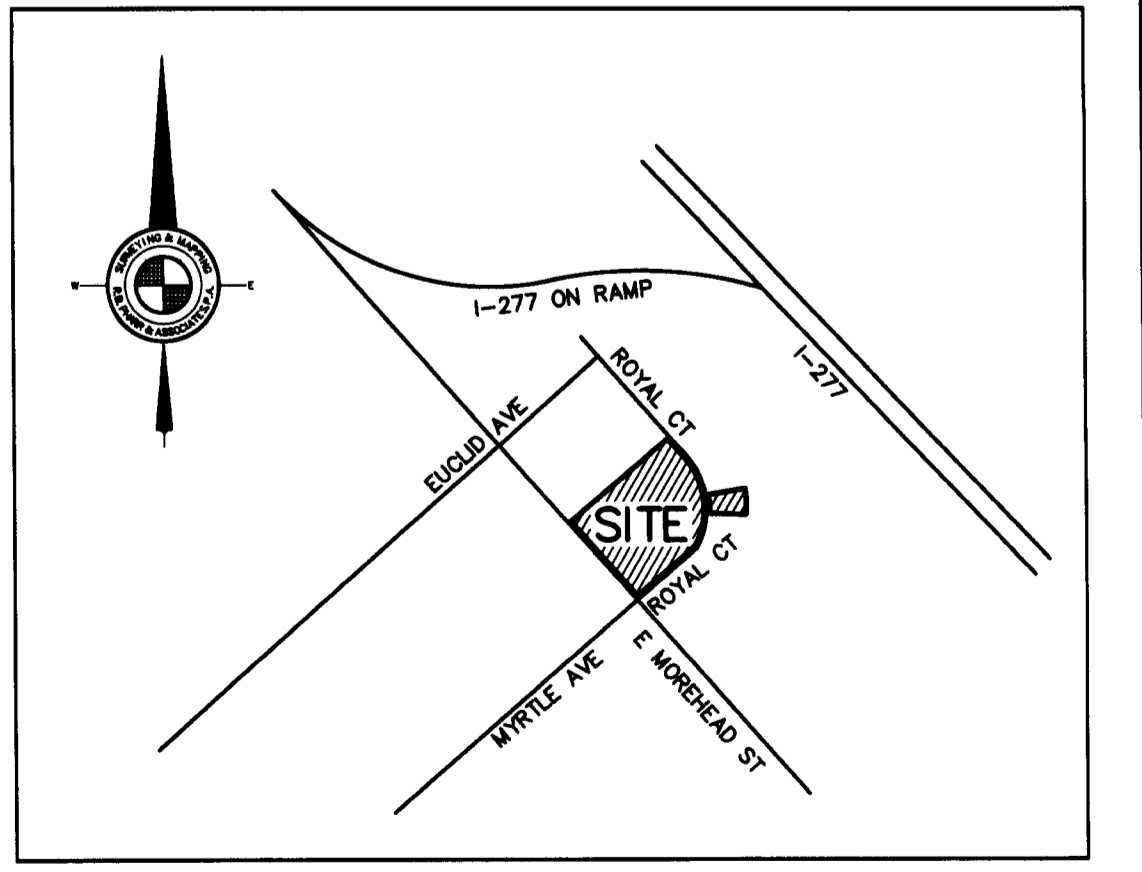
- SITE DEVELOPMENT SUMMARY:**
- TAX PARCEL ID #:
 - PARCEL A: 125-174-05, 125-174-06, 125-174-07
 - PARCEL B: 125-173-18
 - JURISDICTION: CITY OF CHARLOTTE
 - TOTAL SITE SF (ACREAGE): +/- 66,909 SF (1.53 AC)
 - PARCEL A = 59,816 (1.37 AC)
 - PARCEL B = 7,093 SF (0.16 AC)
 - EXISTING ZONING & USES:
 - PARCEL A: FUNERAL HOME / OFFICE - B-1
 - PARCEL B: PARKING LOT - B-2
 - PROPOSED ZONING & PERMITTED USES:
 - MIXED USE DEVELOPMENT DISTRICT (OPTIONAL) "MUDD-O" OFFICE
 - PROPOSED SETBACKS:
 - PARCEL A: 24' SETBACK ON MOREHEAD STREET
18' SETBACK ON ROYAL COURT
 - PARCEL B: 16' SETBACK
 - BUILDING HEIGHT:
 - PARCEL A: 160' MAX.
 - PARCEL B: 120' MAX.
 - URBAN OPEN SPACE MINIMUM:
 - PARCEL A: 598 SF
 - PARCEL B: 71 SF
 URBAN OPEN SPACE PROVIDED:
 - PARCEL A & B: 3,3487 SF
 - MINIMUM PARKING PER SECTION 9.8507 OF THE ORDINANCE
 - BIKE RACKS WILL BE PROVIDED PER THE ORDINANCE

EXISTING CONDITIONS INFORMATION:
 SITE SURVEY DATA AND TOPOGRAPHIC INFORMATION INSIDE PROJECT BOUNDARY PROVIDED BY:
 R.B. PHARR & ASSOCIATES, P.A.
 420 HAWTHORNE LANE
 CHARLOTTE, NC 28204
 704.376.2186

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

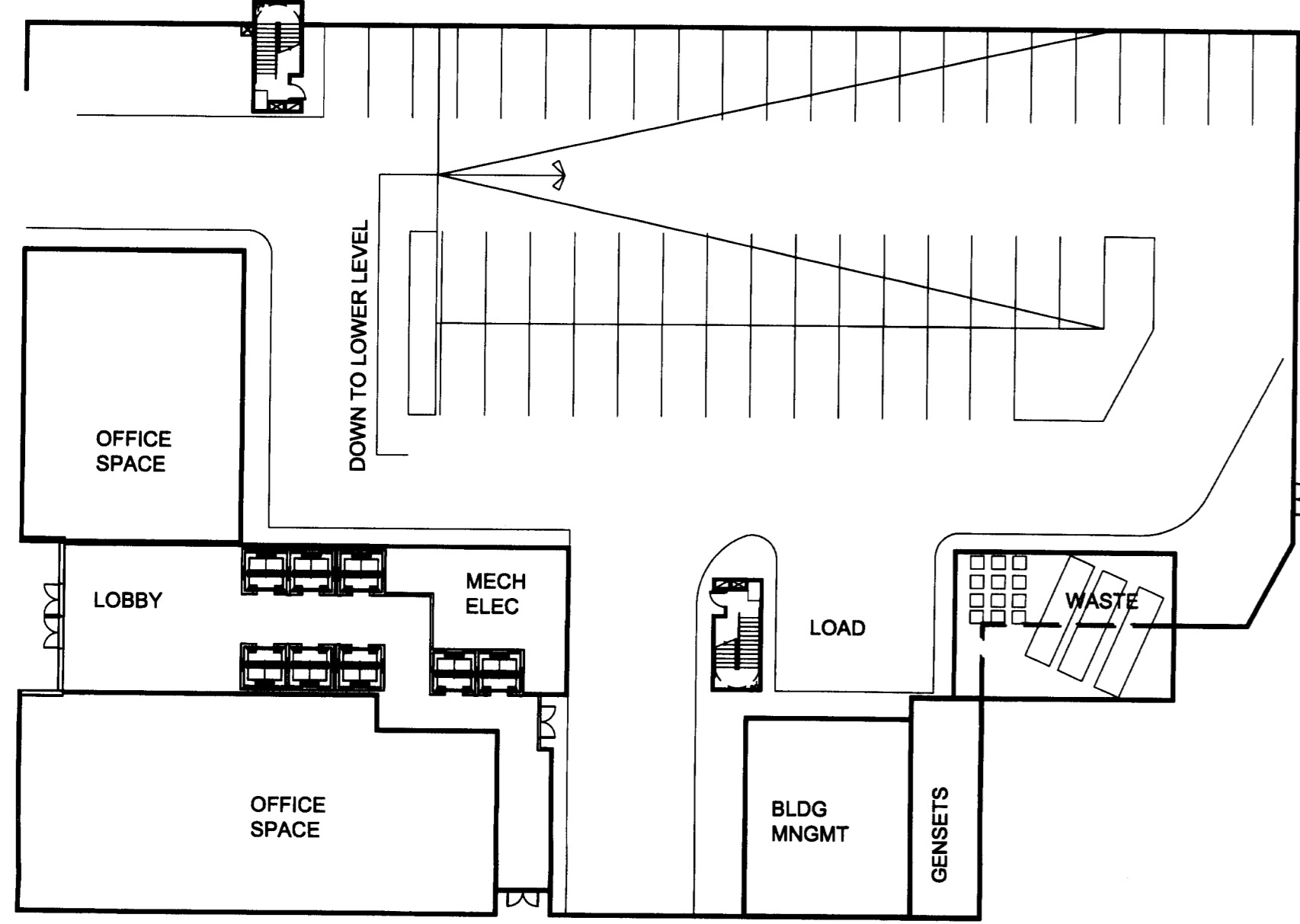


NOTE: THE REZONING PLAN IS ILLUSTRATIVE IN NATURE AND IS INTENDED TO DEPICT BUILDING, PARKING AND CIRCULATION RELATIONSHIPS.



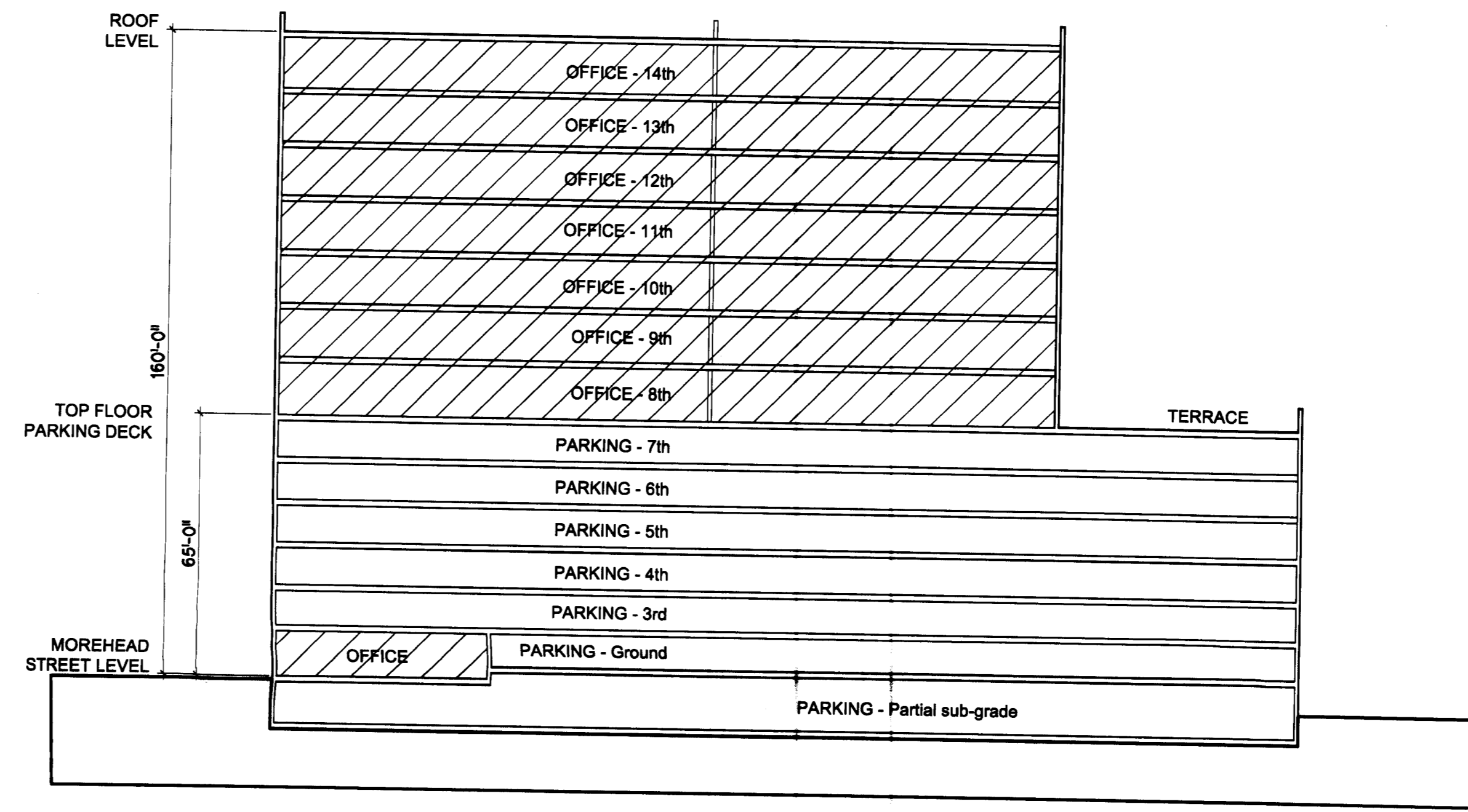
FOR PUBLIC HEARING
 PETITION # XXXX-XXX

E MOREHEAD STREET
(40' PUBLIC RIGHT OF WAY)



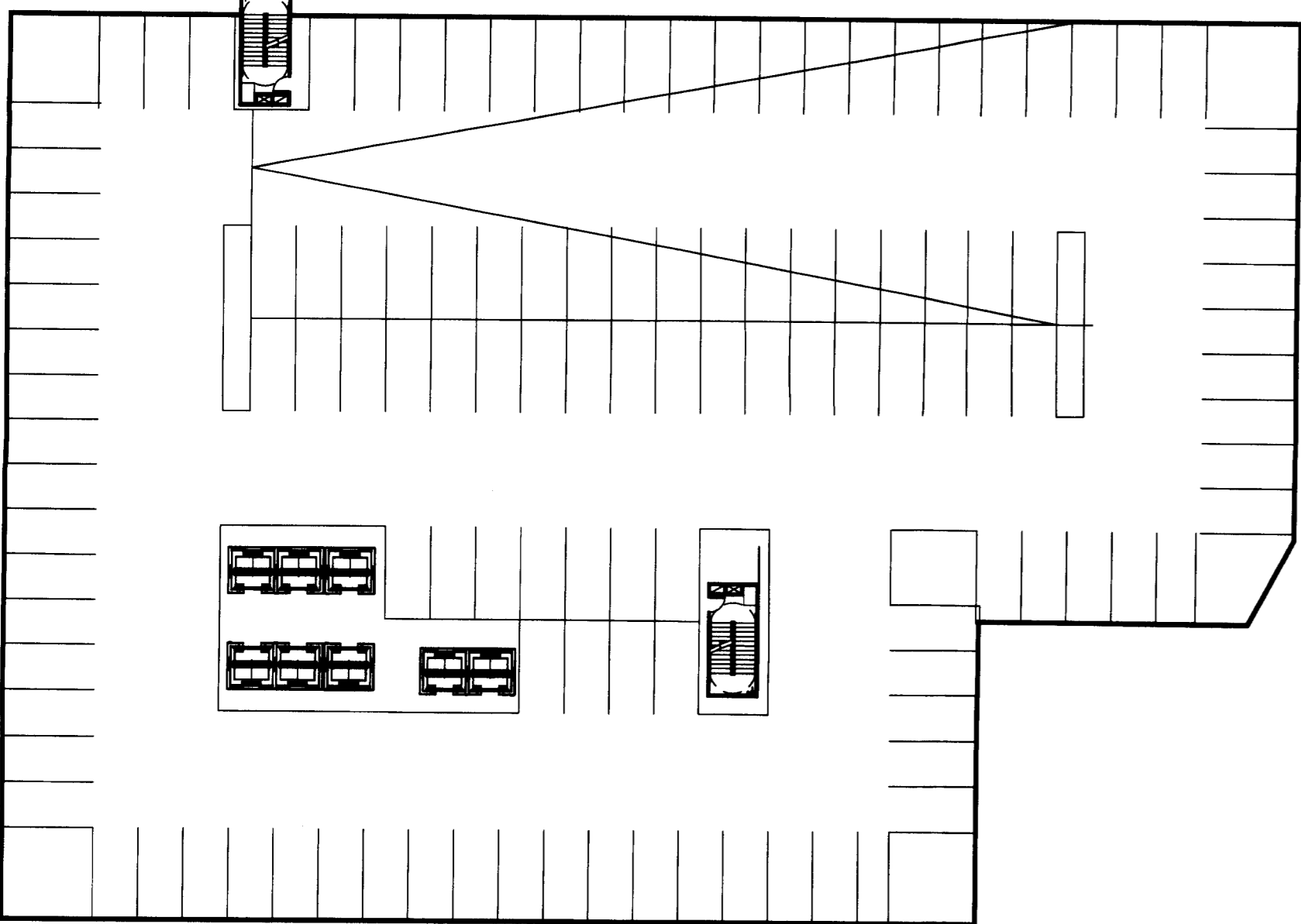
ROYAL COURT
(40' PUBLIC RIGHT OF WAY)

LOBBY / GROUND LEVEL PLAN
1:30

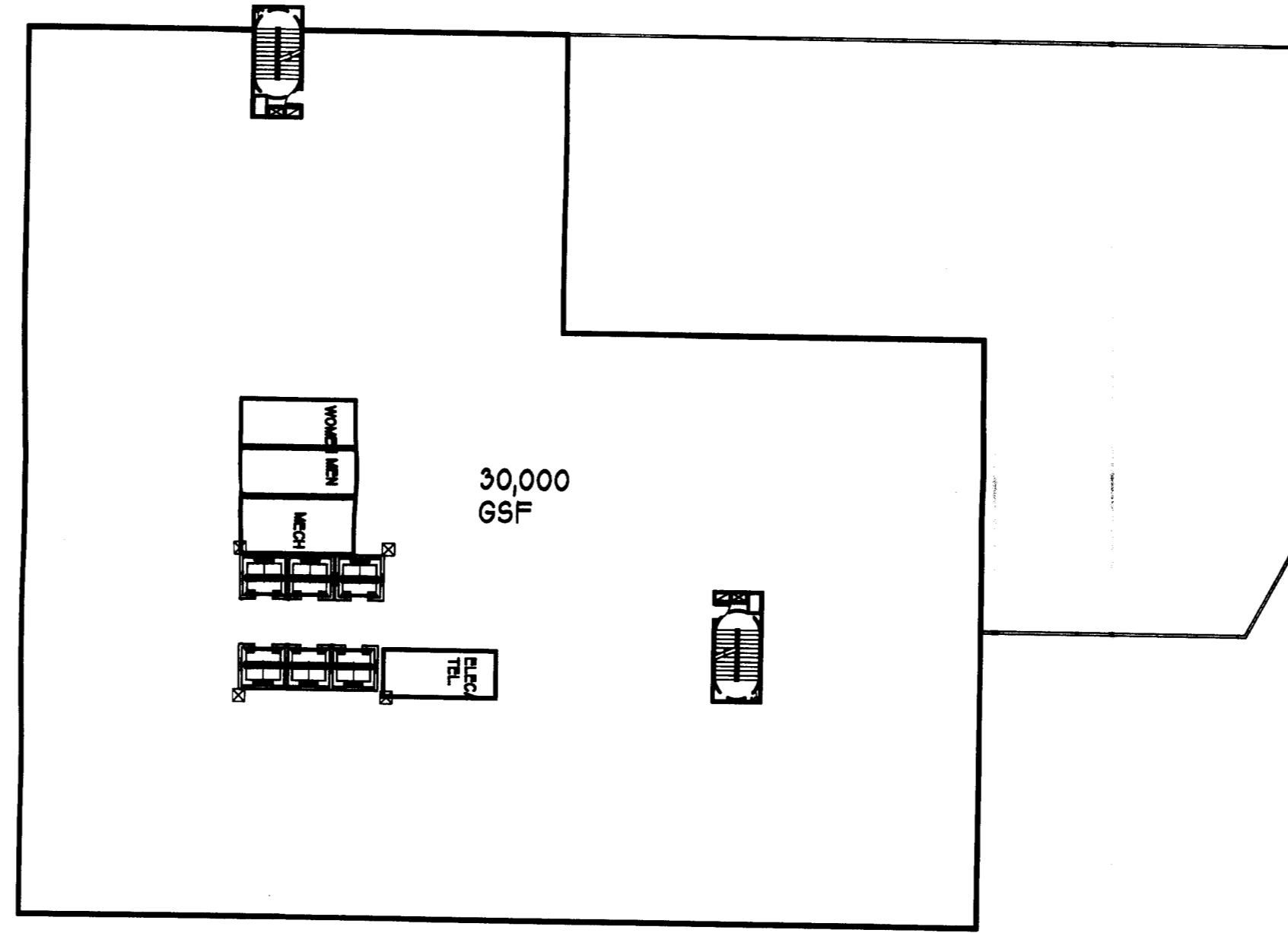


SECTION
1:30

30,000 GSF OFFICE PLATES
180,000 TOTAL

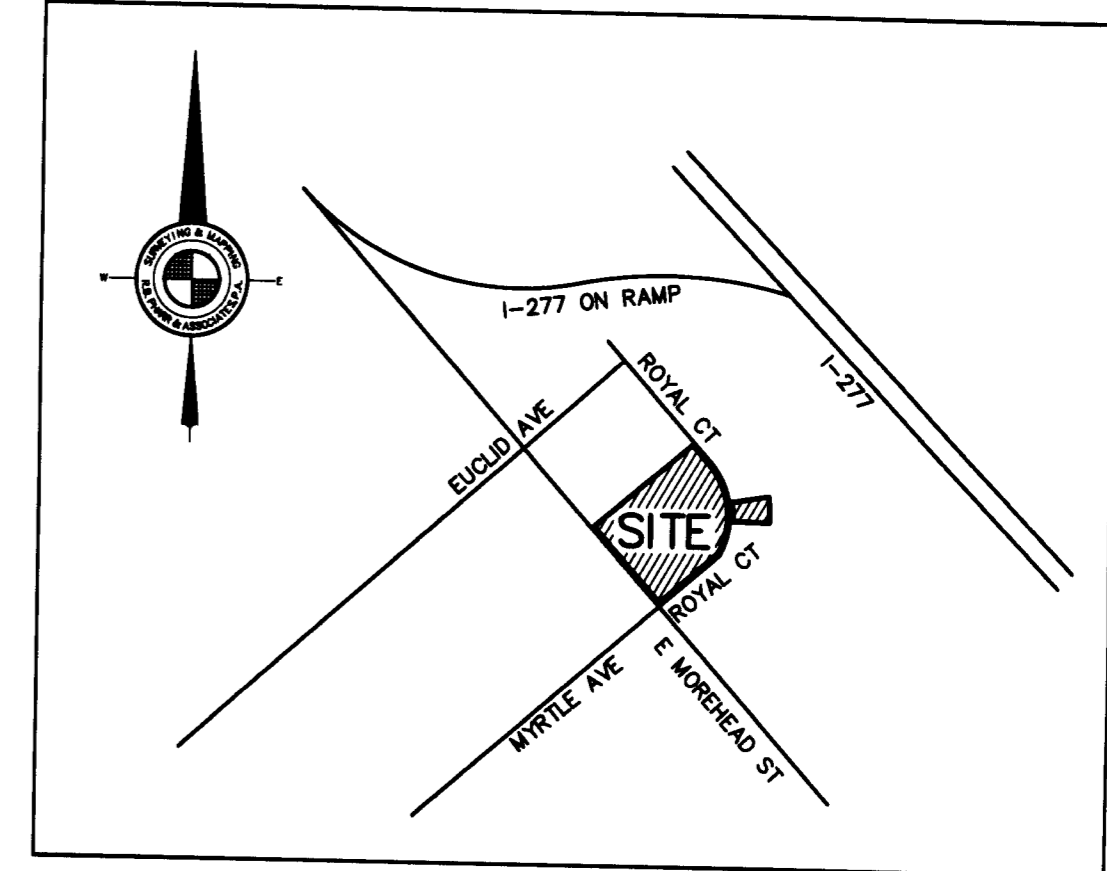


PARKING LEVEL PLAN
1:30



**OFFICE LEVEL
PLAN-30000 GSF**
1:30

NOTE: THE SCHEMATIC BUILDING EXHIBITS ARE ILLUSTRATIVE IN NATURE AND ARE INTENDED TO DEPICT BUILDING, PARKING AND SERVICE RELATIONSHIPS.



VICINITY MAP
NOT TO SCALE

FOR PUBLIC HEARING
PETITION # XXXX-XXX

LandDesign
233 N. Graham Street, Charlotte, NC 28202
V: 704.332.0223 F: 704.332.1246
www.LandDesign.com

INSITE
PROPERTIES, LLC

David W. Burdette - Member
Professional Engineer
2708 South Boulevard
Charlotte, North Carolina
28203
P: 704.334.1716
E: DWB@INSITE.COM

BB+M
ARCHITECTURE

MOREHEAD CENTER
Office Building - MUDD-O Rezoning
Petitioner: Insite Properties, LLC; Charlotte, NC
SCHEMATIC BUILDING EXHIBITS

REVISIONS:

DATE: November 26, 2007
DESIGNED BY:
DRAWN BY:
CHECKED BY:
SCALE: 1" = 10'
PROJECT #: 1007203

SHEET #:
RZ 2.0

NOTES:

1. THIS PLAT IS NOT FOR RECORDATION AS PER G.S. 47-30 AS AMENDED.
2. ALL CORNERS MONUMENTED AS SHOWN.
3. NO RECOVERABLE NCGS MONUMENT LOCATED WITHIN 2,000 FEET OF SUBJECT PROPERTY.
4. THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THIS MAP IS APPROXIMATE, BASED ON INFORMATION PROVIDED BY OTHERS OR BY FIELD LOCATION. UTILITY LOCATIONS AS SHOWN HEREON ARE INTENDED FOR PLANNING ONLY. ACTUAL LOCATION, SIZE, OR DEPTH OF LINE SHOULD BE VERIFIED WITH THE INDIVIDUAL UTILITY COMPANY BEFORE CONSTRUCTION.
5. THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE COMMITMENT RECORD. R.B. PHARR & ASSOCIATES, P.A. DOES NOT CLAIM THAT ALL MATTERS OF RECORD WHICH MAY OR MAY NOT AFFECT THE SUBJECT PROPERTY ARE SHOWN HEREON.
6. ELEVATIONS BASED ON NAVD 88. THE SITE IS LOCALIZED AT R.B. PHARR UPTOWN CONTROL "NAIL 23" HAVING AN ELEVATION OF 745.59 FT.
7. BROKEN LINES INDICATE PROPERTY LINES NOT SURVEYED.
8. E. MOREHEAD ST. IS SHOWN AS A "MAJOR THOROUGHFARE" ON THE MECKLENBURG-UNION METROPOLITAN PLANNING ORGANIZATION THOROUGHFARE PLAN OF 2004 AND MAY BE SUBJECT TO A FUTURE RIGHT-OF-WAY OF 40' FROM CENTERLINE.
9. THE OFF-SITE RIGHT-OF-WAY SHOWN HEREON IS FOR ILLUSTRATIVE PURPOSES ONLY. THE UNDERSIGNED CERTIFIES ONLY TO THE RIGHT-OF-WAYS SURVEYED, AND DOES NOT CERTIFY TO THE RIGHT OF WAY WIDTH OF ANY ADJACENT PROPERTIES.

ZONING:

ZONING RESTRICTIONS AS PER ZONING ORDINANCE:
SUBJECT PROPERTY ZONED: B-1U-2

MINIMUM SETBACK: 20'
MINIMUM SIDE YARD: 0' FOR NONRESIDENTIAL BUILDINGS
MINIMUM REAR YARD: 20'
MAXIMUM BUILDING HEIGHT: 40'

FOR FURTHER INFORMATION CONTACT THE CHARLOTTE-MECKLENBURG ZONING DEPARTMENT AT 704-336-3369.

PARKING:

REGULAR PARKING SPACES = 51
HANDICAPPED PARKING SPACES = 4
TOTAL PARKING SPACES = 55

LEGEND:

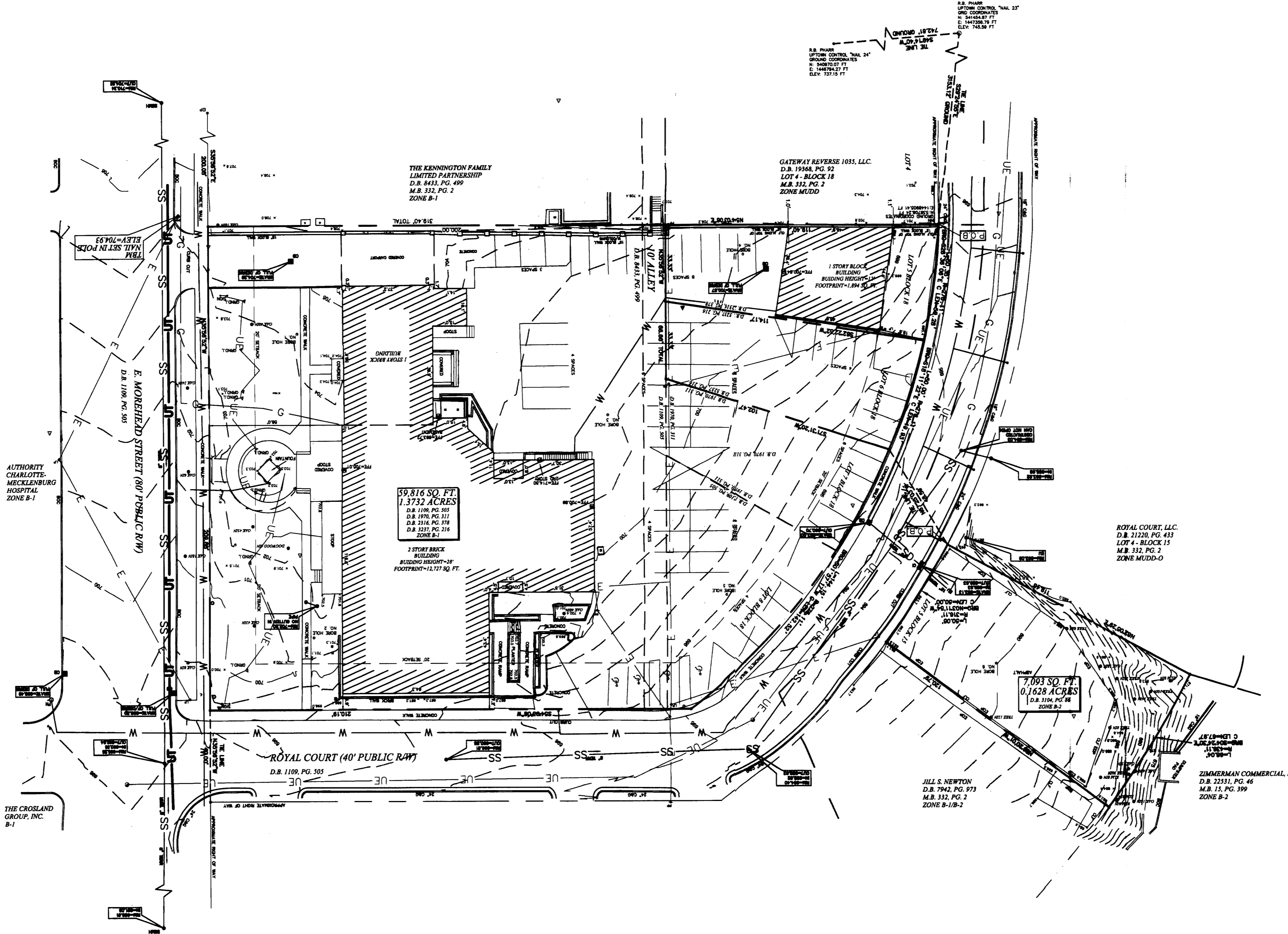
- ACU - AIR CONDITIONING UNIT
- BFP - BACK FLOW PREVENTOR
- C&G - CURB & GUTTER
- CB - CATCH BASIN
- CI - CURB INLET
- CMP - CORRUGATED METAL PIPE
- CPP - CORRUGATED PLASTIC PIPE
- CO - CLEAN OUT
- D.B. - DEED BOOK
- DI - DROP INLET
- DIP - DUCTILE IRON PIPE
- ECM - EXISTING CONCRETE MONUMENT
- EIP - EXISTING IRON PIPE
- EIR - EXISTING IRON ROD
- EMM - EXISTING METAL MONUMENT
- EN - EXISTING NAIL
- EG - EDGE OF GRAVEL
- EOP - EDGE OF PAVEMENT
- EU - END UNKNOWN
- FC - FIRE CONNECTION
- FH - FIRE HYDRANT
- FV - FIRE VALVE
- GM - GAS METER
- GRND. L. - GROUND LIGHT
- GV - GAS VALVE
- GW - GUY WIRE
- ICV - IRRIGATION CONTROL VALVE
- LMP - LAMP POST
- LP - LIGHT POLE
- (M) - MEASURED
- MBX - MAIL BOX
- M.B. - MAP BOOK
- N.C.G.S. - NORTH CAROLINA GEODETIC SURVEY
- NIR - NEW IRON ROD
- NN - NEW NAIL
- OHANG - OVERHANG
- P.O.B. - POINT OF BEGINNING
- (P) - PLATTED
- PB - POWER BOX
- PIN - PARCEL IDENTIFICATION NUMBER
- PM - POWER METER
- PMH - POWER MANHOLE
- PP - POWER POLE
- PG - PAGE
- PVC - PLASTIC PIPE
- (R) - RECORDED
- RI - RIGHT-OF-WAY
- RCP - REINFORCED CONCRETE PIPE
- SDMH - STORM DRAIN MANHOLE
- SSMH - SANITARY SEWER MANHOLE
- TB - TELEPHONE BOX
- TERR - TERRACOTTA PIPE
- TMT - TELEPHONE MANHOLE
- TVB - CABLE TV BOX
- WB - WATER BOX
- WM - WATER METER
- WV - WATER VALVE

LINE LEGEND:

- PROPERTY LINE
- PROPERTY LINE (NOT SURVEYED)
- RIGHT-OF-WAY
- RIGHT-OF-WAY (NOT SURVEYED)
- EASEMENT
- SETBACK
- CABLE TV LINE
- FIBER OPTIC LINE
- GAS LINE
- POWER LINE
- POWER LINE (UNDERGROUND)
- SANITARY SEWER PIPE
- STORM DRAIN PIPE
- TELEPHONE LINE
- TELEPHONE LINE (UNDERGROUND)
- WATER LINE
- APPROXIMATE ZONING LINE

UTILITIES:

- POWER
DUKE POWER CO.
1800-357-3533
- TELEPHONE
BELL SOUTH TELECOMMUNICATIONS
(704) 357-6974 NEW CONNECTIONS
(704) 357-9380 EXISTING SERVICES
- WATER & SEWER
CHAR-MECK. UTILITY DEPT. (CMUD)
(704) 399-2221
- GAS
PIEDMONT NATURAL GAS CO.
(704) 525-5585 NEW CONNECTIONS
(704) 525-5585 EXISTING CONNECTIONS
- CABLE TELEVISION
1-800-632-4949



Legal Description
716 Royal Court, 720 Royal Court, & 727 E. Morehead Street

That certain parcel of land, situated, lying and being in the City of Charlotte, Mecklenburg County, North Carolina and being more particularly described as follows:
COMMENCING AT R.B. Pharr Uptown Control "Nail 23" having ground coordinates of N541.45487 ft. E1.447.35679 ft. thence S 29°24'53" E a horizontal ground distance of 3,153.12 feet to a new iron rod said point being located on the western right of way of Royal Court (40' Public R/W); which is the POINT OF BEGINNING; having ground coordinates of N538.70824 ft. E1.448.90541 ft. said point also being located at the southeast corner of Lot 4 - Block 18 of The Royal Land & Investment Company Subdivision as described in Map Book 332, Page 2 of the Mecklenburg County Registry; thence with the right of way of Royal Court the following 4 courses and distances: 1) with the arc of a circular curve turning to the right with a radius of 276.11 feet, and an arc length of 50.35 feet, (chord S 28°36'06" E a distance of 50.28 feet), to an existing iron pipe; 2) with the arc of a circular curve turning to the right with a radius of 276.11 feet, and an arc length of 50.00, (chord S 18°11'22" E a distance of 49.93 feet), to a new iron rod; 3) with the arc of a circular curve turning to the right with a radius of 276.11 feet, and an arc length of 144.15, (chord S 01°15'17" W a distance of 142.52 feet), to a new nail; 4) S 54°03'08" W a distance of 210.19 feet to a new iron rod said point being located on the eastern right of way of E. Morehead Street (80' Public R/W); thence with the right of way of E. Morehead Street N 33°55'53" W a distance of 209.88 feet to an existing iron rod said point being located at the southwest corner of the Kennington Family Limited Partnership Property as described in Deed Book 8433, Page 499 of the Mecklenburg County Registry; thence with the aforesaid Kennington Family Limited Partnership Property N 54°03'08" E crossing a new iron rod at a distance of 2000.00 feet for a total distance of 319.40 feet to the POINT OF BEGINNING; Containing 59,816 square feet or 1.3732 acres as shown on a survey by R.B. Pharr and Associates P.A. dated November 9, 2007. (Map File W-3561), (Job No. 72175).

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Legal Description
717 Royal Court

That certain parcel of land, situated, lying and being in the City of Charlotte, Mecklenburg County, North Carolina, and being more particularly described as follows:
COMMENCING AT R.B. Pharr Uptown Control "Nail 23" having ground coordinates of N541.45487 ft. E1.447.35679 ft. thence S 29°24'53" E a horizontal ground distance of 3,292.72 feet to an existing iron rod said point being located on the eastern right of way of Royal Court (40' Public R/W); which is the POINT OF BEGINNING; having horizontal ground coordinates of N538.59800 ft. E1.448.98993 ft. said point also being located at the southwest corner of the Royal Court, LLC Property as described in Deed Book 3120, Page 433 of the Mecklenburg County Registry; thence with the aforesaid Royal Court, LLC Property N 82°05'29" E a distance of 119.48 feet to an existing iron rod said point being located at a northwest corner of the Zimmerman Commercial LLC Property as described in Deed Book 2253, Page 46 of the Mecklenburg County Registry; thence with the aforesaid Zimmerman Commercial LLC Property with the arc of a circular curve turning to the right with a radius of 436.11 feet, and an arc length of 68.04, (chord S 04°23'07" E a distance of 67.97 feet), to an existing iron rod, said point being located at a northeast corner of the J.S. Newton Property as described in Deed Book 7942, Page 973 of the Mecklenburg County Registry; thence with the aforesaid J.S. Newton Property N 89°20'01" W a distance of 120.79 feet to an existing iron pipe said point being located on the eastern right of way of Royal Court; thence with the eastern right of way of Royal Court with the arc of a circular curve turning to the left with a radius of 316.11 feet and an arc length of 50.05, (chord N 02°11'54" W a distance of 50.00 feet), to the POINT OF BEGINNING; Containing 7,093 square feet or 0.1628 acres as shown on a survey by R.B. Pharr and Associates P.A. dated November 9, 2007. (Map File W-3561), (Job No. 72175).

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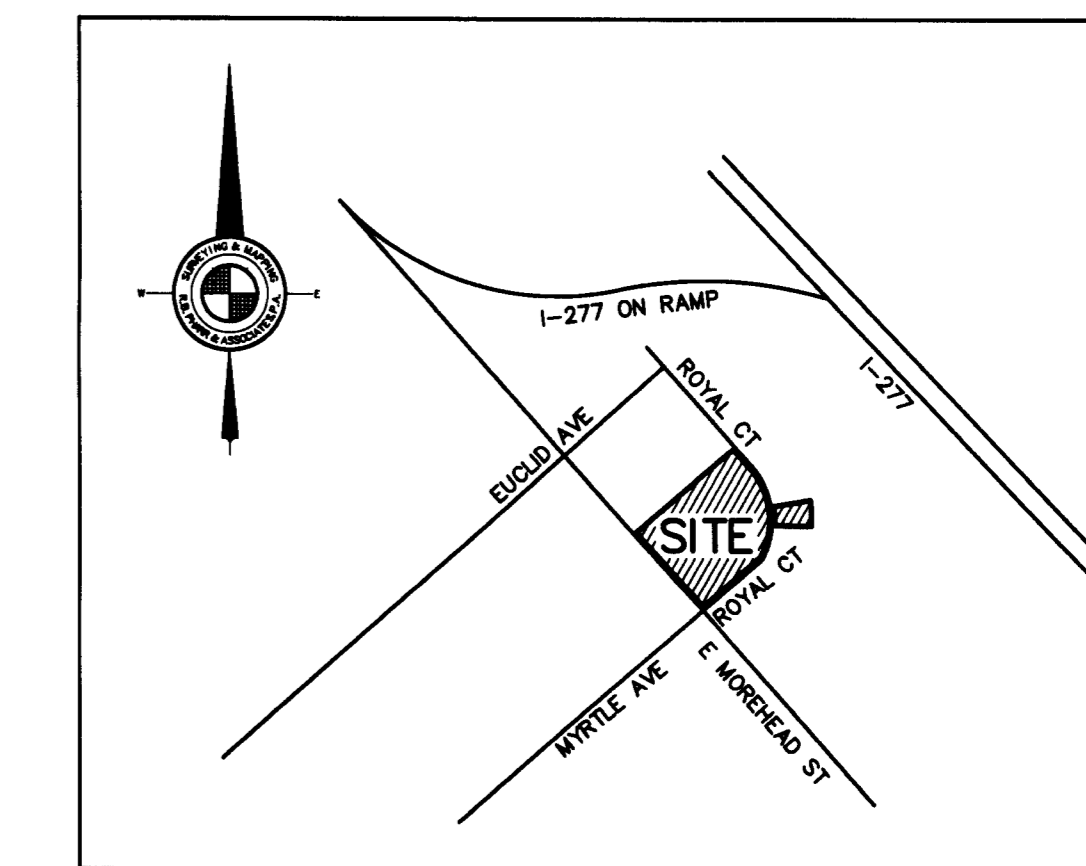
ALTA CERTIFICATION:

TO: INSITE PROPERTIES

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE (i) IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005, AND (ii) INCLUDES ITEMS 1, 2, 3, 4, 5, 6, 7(a), 7(b), 7(c), 8, 9, 10, 11(a), 11(b), 11(c), 11(d), 11(e), 11(f), 11(g), 11(h), 11(i), 11(j), 11(k), 11(l), 11(m), 11(n), 11(o), 11(p), 11(q), 11(r), 11(s), 11(t), 11(u), 11(v), 11(w), 11(x), 11(y), 11(z), 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

JUSTIN F. CLONINGER
PROFESSIONAL LAND SURVEYOR

DATE



VICINITY MAP
NOT TO SCALE

FOR PUBLIC HEARING
PETITION # XXXX-XXX

TOTAL AREA=66,909 SQ. FT. OR 1.5360 ACRES

REVISIONS			ALTA/ACSM LAND TITLE SURVEY FOR INSITE PROPERTIES 716, 717, & 720 ROYAL CT and 727 E. MOREHEAD ST. CITY OF CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA DEED REFERENCE: 1109-505, 1970-311, 2316-378, 3104-86, & 3237-216 TAX PARCEL #: 125-174-05, 06, 07, & 18 R.B. PHARR & ASSOCIATES, P.A. SURVEYING & MAPPING 420 HAWTHORNE LANE CHARLOTTE, NC 28204 TEL 704 376-2986		
DESIGNED BY:	CH	CEB	SCALE:	DATE:	FILE NO.:
CHECKED BY:			T=30'	NOVEMBER 9, 2007	W-3561
DRAWN BY:					JOB NO. 72075
PROJECT #:					
SHEET #:					

FLOOD CERTIFICATION

THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, DATED FEBRUARY 4, 2004.

THIS IS TO CERTIFY THAT ON THE 9 DAY OF NOVEMBER 20 07 AN ACTUAL SURVEY WAS MADE UNDER MY SUPERVISION OF THE PROPERTY SHOWN ON THIS PLAT, AND THAT THE BOUNDARY LINES AND THE IMPROVEMENTS, IF ANY, ARE AS SHOWN HEREON. THIS PLAT MEETS THE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA, ROAD RULE 1000 G.I.N.C. 50, AND THE RATIO OF PRECISION DOES NOT EXCEED AN ERROR OF CLOSURE OF ONE (1) FOOT PER 10,000 FEET OF PERIMETER SURVEYED NOR 20 SECONDS TIMES THE SQUARE ROOT OF THE NUMBER OF ANGLES TURNED.

SIGNED

REVISIONS:

DATE: November 26, 2007
DESIGNED BY:
DRAWN BY:
CHECKED BY:
SCALE: 1"=30'
PROJECT #: 1007503
SHEET #:

RZ 3.0

MOREHEAD CENTER
Office Building - MUDD-O Rezoning
Petitioner: Insite Properties, LLC; Charlotte, NC
EXISTING CONDITIONS

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

INSITE PROPERTIES, LLC

BB+M ARCHITECTURE