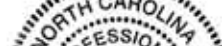


THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 1999, AND INCLUDES ITEMS 1, 2, 3, 4, 6, 7(a), 8, 9, 10, 11(a) & 13 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT PROPER FIELD PROCEDURES, INSTRUMENTATION, AND ADEQUATE QUALITY PERSONNEL WERE EMPLOYED TO OBTAIN THE ABOVE RESULTS COMPARABLE TO THOSE OBTAINED BY THE "MINIMUM ANGLE DISTANCE, AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS."

I Herby certify to Hawthorne Mill, LLC, Peter K. Thompson, Michal I. Thompson and First American Title Insurance Company, their successors and/or assigns, that the survey for this plan was made on the ground under my supervision from a recorded description in deed of record in Book 7505 Page 724, Mecklenburg County Registry, North Carolina, and that the angular and linear measurements and all other matters shown hereon are correct. I further certify that this survey made under my supervision on October 31, 2001, correctly shows the total area of the property in acres and in square feet; the exact dimensions and location of improvements, walkways, paved areas and parking areas; all other matters on the ground which may adversely affect title to the subject property, the exact relation of visible and recorded easements and other matters of record affecting the subject property. I further certify that there are no encroachments of adjoining buildings or structures onto said land nor overlap of buildings or structures from said land other than as shown; that adequate ingress and egress to the subject property are provided by Hawthorne Lane and Louise Avenue as shown on the survey, the same being paved, dedicated public rights of way and that the subject property does not serve any adjoining property for drainage ingress and egress, except as shown, or for any other purpose.

Date: 11-2-01

Seal: 

Surveyor: A. G. Z.  
Andrew G. Zoutewelle

License No. 3098


GENERAL NOTES

- 1.) Source of title recorded in Deed Book 7505 Page 724.
- 2.) This survey does not reflect a complete title examination. There may be additional easements or restrictions not shown.
- 3.) Zoning of this property is 1-2 having the following setbacks:  
Front — 20'  
Side — 0/5'  
Rear — 10'  
This survey does not reflect a complete zoning analysis.
- 4.) Underground utilities were not located for this survey. Contractor to contact utility locating service before beginning any excavation. See Caution note.
- 5.) This property is not located within a designated flood hazard area per Flood Insurance Rate Map Community Panel No. 370159 0001 dated Feb. 26, 1982.
- 6.) Parking spaces are faded and inconsistently marked. Therefore, no parking striping is shown.

\*\*\* 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

COPYRIGHT 2001  
ALTA/ACSM LAND TITLE SURVEY  
1101 HAWTHORNE LANE  
CHARLOTTE, MECKLENBURG COUNTY, N.C.  
for HAWTHORNE MILL, LLC  
Description taken from Deed Book 7505 Page 724  
Scale 1" = 40'      October 31, 2001  
ANDREW G. ZOUTEWELLE, L-3098  
1418 East Fifth St.      Charlotte, NC 28204

<h1>TIMMONS GROUP</h1> 		YOUR VISION ACHIEVED THROUGH OURS.		THIS DRAWING PREPARED AT THE <b>CHARLOTTE OFFICE</b> 2030 S. Tryon Street, Suite 3C   Charlotte, NC 28203 TEL 704.376.1073 FAX 704.376.1076 www.timmons.com	
HAWTHORNE MILL REDEVELOPMENT CITY OF CHARLOTTE, NORTH CAROLINA		SURVEY		DATE 18 APR 2013	
DESIGNED BY B. CRUTCHFIELD		CHECKED BY B. CRUTCHFIELD		SCALE 1" = 40'	
DRAWN BY R. WHITE		REVISION DESCRIPTION		DATE	
JOB NO. 99999		SHEET NO. 07-0		DATE	



1. DEVELOPMENT DATA TABLE
  - a. TOTAL PARCEL ACREAGE: 7.699 ACRES
  - b. TOTAL ACREAGE TO BE REZONED: 6.053 ACRES
  - c. TAX PARCEL NUMBERS: 08115335
  - d. EXISTING ZONING:I-2
  - e. PROPOSED ZONING: MUDD
  - f. EXISTING USE: PROFESSIONAL BUSINESS & GENERAL OFFICE
  - g. PROPOSED USE: 150 MULTI-FAMILY DWELLING UNITS & PROFESSIONAL BUSINESS & GENERAL OFFICE

b. THE PETITIONER ACKNOWLEDGES THAT OTHER STANDARD DEVELOPMENT REQUIREMENTS IMPOSED BY OTHER CITY ORDINANCES, SUCH AS THOSE THAT REGULATE STREETS, SIDEWALKS, TREES, BICYCLE PARKING, AND SITE DEVELOPMENT, MAY APPLY TO THE DEVELOPMENT OF THIS SITE. THESE ARE NOT ZONING REGULATIONS, ARE NOT ADMINISTERED BY THE ZONING ADMINISTRATOR, AND ARE NOT SEPARATE ZONING CONDITIONS IMPOSED BY THIS SITE PLAN. UNLESS SPECIFICALLY NOTED IN THE CONDITIONS FOR THIS SITE PLAN, THESE OTHER STANDARD DEVELOPMENT REQUIREMENTS WILL BE APPLIED TO THE DEVELOPMENT OF THIS SITE AS DEFINED BY THOSE OTHER CITY ORDINANCES.

c. THROUGHOUT THIS REZONING PETITION, THE TERMS "MY PROPERTY" OR "OUR PROPERTY" OR "AN UNDIVIDED CO-OWNERSHIP" WITH RESPECT TO THE SITE, BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNEES OF THE OWNER OR OWNERS OF THE SITE WHO MAY BE INVOLVED IN ITS DEVELOPMENT FROM TIME TO TIME.

3. PURPOSE

a. THE PURPOSE OF THIS REZONING APPLICATION IS TO PROVIDE FOR REDEVELOPMENT OF AN EXISTING HISTORIC TEXTILE MILL TO BE REUSED AS MULTIFAMILY HOUSING AND TO PROVIDE FOR A SMALL AMOUNT OF OFFICE USE IN AN EXISTING BUILDING. TO ACHIEVE THIS PURPOSE, THE APPLICATION SEEKS THE REZONING OF THE SITE TO THE MUDD CATEGORY

4. PERMITTED USES

a. USES ON THE PROPERTY INCLUDED IN THIS PETITION ARE THOSE USES THAT ARE PERMITTED IN THE MUDD DISTRICT.

5. TRANSPORTATION

a. THE SITE WILL HAVE ACCESS FROM HAWTHORNE LANE AND FROM LOUISE AVENUE

6. ARCHITECTURAL STANDARDS

a. THE BUILDING WILL BE REDEVELOPED IN ACCORDANCE WITH THE PROVISIONS OF ANY HISTORIC DESIGNATION THAT MAY BE APPLIED TO THE PROPERTY AND WITH THE PROVISIONS OF THE MUDD DISTRICT

7. STREETSCAPING AND LANDSCAPING  
a. RESERVED

8. ENVIRONMENTAL FEATURES

a. RESERVED

9. PARKS, GREENWAYS, AND OPEN SPACE

10. FIRE PROTECTION  
a. RESERVED

11. SIGNAGE

a. RESERVED

12. LIGHTING

a. FREESTANDING LIGHTING ON THE SITE WILL UTILIZE FULL CUT-OFF LUMINARIES AND NO "WALL PAK" TYPE LIGHTING WILL BE UTILIZED, EXCEPT THAT ARCHITECTURAL LIGHTING ON THE EXTERIOR OF THE BUILDING WILL BE PERMITTED.

13. PHASING  
a. RESERVED

INITIAL SUBMISSION - 4/22/13. 1.0

MURRAY BAKERY INC & C/O  
KELLOGS TAX DEPT  
4.513 AC  
ZONING: I-2/I-1(CD)  
DB: 05542-085  
PID: 08115201

MURRAY BAKERY INC & C/O  
KELLOGGS TAX DEPT  
3.3 AC  
ZONING: I-2 (GENERAL INDUSTRIAL)  
DB: 05542-085  
PID: 08111502

JAMES HENRY LITTLE  
ZONING: R-5 (SINGLE FAMILY  
5 UNITS PER ACRE)  
DB: 09188-596  
PID: 08115311

SFRH CHARLOTTE FLIP LLC  
ZONING: R-5 (SINGLE FAMILY  
5 UNITS PER ACRE)  
DB: 27954-528  
PID: 08115312

SFRH CHARLOTTE RENTAL LP  
ZONING: R-5 (SINGLE FAMILY  
5 UNITS PER ACRE)  
DB: 27950-409  
PID: 08115333

THE DORRIS CORP.  
ZONING: I-2 (GENERAL INDUSTRIAL)  
DB: 03775-580  
PID: 08115336

HAWTHORNE MILL PARTNERS, LLC  
7.699 AC  
ZONING: I-2 (GENERAL INDUSTRIAL)  
DB: 16623-211  
PID: 08115335

ARLO PROPERTIES LLC  
0.208 AC  
ZONING: I-2 (GENERAL INDUSTRIAL)  
DB: 26449-677  
PID: 08115341

ARLO PROPERTIES LLC  
0.921 AC  
ZONING: I-2 (GENERAL INDUSTRIAL)  
DB: 26449-677  
PID: 08115339


BARNHARDT MANUFACTURING CO.  
13.562 AC  
ZONING: I-2 (GENERAL INDUSTRIAL)  
DB: 01843-70  
PID: 08118119

COLE PROPERTIES & INVESTMENTS INC  
0.497 AC  
ZONING: I-2 (GENERAL INDUSTRIAL)  
DB: 24407-961  
PID: 08118101

CITY OF CHARLOTTE  
4.791 AC  
ZONING: I-2 (GENERAL INDUSTRIAL)  
DB: 06066-108  
PID: 0811207

$R=2959.75'$   
 $L=482.27'$   
 $T=241.67'$   
 $\Delta M \gg \Delta E$   
 $\Delta M \gg \Delta E$   
 $C=481.74'$

SCALE 1"=40'



A horizontal scale bar with a white segment from the left to the 40' mark and a black segment from 40' to the 80' mark. The labels 40' and 80' are positioned below the bar.

**TIMMONS GROUP**

# HAWTHORNE MILL REDEVELOPMENT

CITY OF CHARLOTTE, NORTH CAROLINA

## TECHNICAL DATA SHEET

JOB NO.  
*99999*

SHEET NO.  
*RZ-1*

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THIS DRAWING PREPARED AT THE  
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2030 S. Tryon Street, Suite 3C | Charlotte, NC 28203  
TEL 704.376.1073 FAX 704.376.1076 [www.timmons.com](http://www.timmons.com)

YOUR VISION ACHIEVED THROUGH OURS.

DATE			
DATE			
18 APR 201			

R. WHITE

B. CRUTCHFIELD

CHECKED BY \_\_\_\_\_

SCALE  
 $1'' = 40'$

## ONE MILL REDEVELOPMENT

JOB NO.  
*99999*

SHEET NO.  
*RZ-1*