

THIS SURVEY IS CERTIFIED ONLY TO: GOODE PROPERTIES:

that this compilation sketch is based upon my best knowledge, information and belief; that this map was drawn under my supervision from prior surveys made by me; that the boundary lines and physical improvements shown are based on prior surveys made by me and do not reflect a current boundary or physical survey.

The purpose of this map is to show spot elevations at top of curb along Cherry, Luther and Cecil Streets and South Kings Drive.

Certified only as to the curb elevations shown.

— PRELIMINARY —

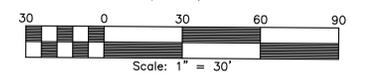
Andrew G. Zoutewelle
Professional Land Surveyor
NC License No. L-3095

- General Notes for Stonehunt, LLC Parcels (Midtown Area Partners, II, LLC parcel was not surveyed)
- Source of title is recorded in Deed Book 20671, Page 784 (Parcel 1), and Deed Book 24096, Page 836 (Parcel 2). This property is composed of Tax ID No. 125-221-02 and part of Tax ID No. 125-221-01 (Parcel 1) & Tax ID No. 125-221-03 (Parcel 2).
 - This survey was produced without the benefit of a Title Commitment. There may be restrictions, easements, and other matters of Title not shown hereon.
 - No evidence of recent earthwork or building additions was observed.
 - No proposed right of way changes contemplated by the City of Charlotte are known.
 - No evidence of this property being used as a solid waste dump, sump or sanitary landfill was observed.
 - Zoning is R-8 per Mecklenburg County G.I.S., said zoning district having the following standard setbacks:
Minimum Setback: 32' (as measured from the back of curb)
Minimum Sideyard: 5'
Minimum Rearyard: 20'
Maximum Building Height: 40'
Any development of this property is subject to the approval of the City of Charlotte.
 - There are 18 number of marked parking spaces, none of which are designated as handicapped-accessible.
 - This survey does not reflect complete utility locations. Contractors should contact the NC One-Call Locating Center at 1-800-632-4949 before any design, digging or excavation is begun.
 - Street address numbers are taken from Mecklenburg County GIS.
 - Grid ties provided by Survey and Mapping Control, Pineville, N.C. All distances shown hereon are horizontal ground distances. Combined Grid Factor = 0.99984618. Vertical datum is NAVD88. Horizontal datum is NAD83(EPOCH2002.0000).
 - All curb elevations shown are at TOP of curb.

*** 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 2013
CURB ELEVATION SURVEY
Property at S. Kings Drive,
Cherry Street & Luther Street
CHARLOTTE, MECKLENBURG COUNTY, N.C.
for GOODE PROPERTIES
Date of Map April 05, 2013



A.G. ZOUTEWELLE
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Phone: 704-372-9444 Fax: 704-372-9555
Firm Licensure Number C-1054

- SYMBOL LEGEND**
- ch. chord length & radius
 - L,R curve length & radius
 - s.f. square feet (by coordinates)
 - IPF/IRF iron pipe/rebar found
 - IRS iron rebar set
 - cov. covered
 - coords. coordinates
 - NAD83 North American Datum '83
 - T.B.M. Topographic Benchmark
 - MB,DB record map and deed references
 - gas meter
 - water meter
 - power pole
 - water valve
 - fire hydrant
 - sanitary sewer manhole
 - storm drain manhole
 - storm catch basin
 - OU overhead utilities line

KINGS DRIVE MIXED USE PROJECT

SITE SURVEY

February 2015

GOODE PROPERTIES



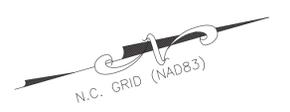
RZ1.0

Site Data Table	
Tax Parcel Nos.:	125-228-01, 125-221-02, 125-221-03 and 125-221-99
Site Area:	Approximately 1.99 acres
Existing Zoning:	UR-C (CD)(PED), B-1 (PED) and R-8
Proposed Zoning:	B-2 (PED-O), UR-C (PED-O) and R-8 MF (PED-O)
Existing Uses:	Parking and single family residential
Proposed Uses:	A mixed use development that could contain office, retail, hotel and residential uses
Proposed Floor Area Ratio:	.709
Maximum Building Height:	See the Development Standards
Parking:	Per the Ordinance (Subject to Optional Provision)

OPEN SPACE : 15,447 SF

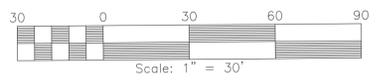


- KINGS DRIVE SETBACK 28' TO BACK OF ARCADE
16' SETBACK TO DRIP LINE
22' SETBACK TO PARKING DECK
- BAXTER STREET SETBACK 16'
- LUTHER STREET SETBACK 16' TO 24' AT KINGS DRIVE
- CHERRY STREET SETBACK 16'
- CECIL STREET CONVERTED TO PRIVATE STREET



LEGEND

	KINGS STREET GRADE ENTRY
	CECIL STREET GRADE ENTRY
	TOWNHOME ENTRY
	FIRE EXIT
	ZONE BOUNDARY



KINGS DRIVE MIXED USE PROJECT

SITE PLAN

February 2015

GOODE PROPERTIES



RZ1.1

DEVELOPMENT STANDARDS

February 12, 2015

GENERAL PROVISIONS

- A. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Midtown Area Partners II, LLC to accommodate the development of a mixed use development that could contain office, retail, hotel and residential uses on that approximately 1.99 acre site generally bounded by South Kings Drive, Luther Street, Cherry Street and Baxter Street, which site is more particularly depicted on the Rezoning Plan (hereinafter referred to as the "Site"). The Site is comprised of those parcels of land designated as Tax Parcel Nos. 125-228-01, 125-221-02, 125-221-03 and 125-221-99.
- B. The development of the Site will be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). Subject to the optional provisions set out below, the regulations established under the Ordinance for the B-2 (PED-O) zoning district shall govern the development of that portion of the Site designated as Development Area A on the Rezoning Plan, the regulations established under the Ordinance for the UR-C (PED-O) zoning district shall govern the development of that portion of the Site designated as Development Area B on the Rezoning Plan and the regulations established under the Ordinance for the R-8 MF (PED-O) zoning district shall govern the development of that portion of the Site designated as Development Area C on the Rezoning Plan.
- C. The development and uses depicted on the Rezoning Plan are schematic in nature and are intended to depict the general arrangement of uses and improvements on the Site. Accordingly, the ultimate layout, locations and sizes of the development and site elements depicted on the Rezoning Plan are graphic representations of the proposed development and site elements, and they may be altered or modified in accordance with the setback and yard requirements set forth on this Rezoning Plan and the development standards, provided, however, that any such alterations and modifications shall not materially change the overall design intent depicted on the Rezoning Plan.
- D. The parcels of land that comprise the Site may be recombined into one parcel at the option of the Petitioner or further subdivided.
- E. The Site shall be considered to be a planned/unified development. Therefore, side and rear yards, buffers, building height separation requirements and other zoning standards shall not be required internally between improvements and uses on the Site. Subject to the optional provisions set out below, the Site shall be required to meet any applicable side and rear yard requirements and buffer requirements with respect to the exterior boundary of the Site.

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F. Pursuant to Section 1.110 of the Ordinance and Section 160A-385.1 of the North Carolina General Statutes, the Rezoning Plan, if approved, shall be vested for a period of 5 years due to the size and phasing of the development, the level of investment, economic cycles and market conditions.

G. Future amendments to the Rezoning Plan and/or these Development Standards may be applied for by the then owner or owners of the Site in accordance with the provisions of Chapter 6 of the Ordinance. Alterations to the Rezoning Plan are subject to Section 6.207 of the Ordinance.

OPTIONAL PROVISIONS

The following optional provisions shall apply to the development of the Site:

- A. The building to be located on that portion of the Site designated as Development Area A on the Rezoning Plan shall have a maximum height of 119 feet as provided below and as depicted on the Rezoning Plan.
- B. The structured parking facility to be located on that portion of the Site designated as Development Area B on the Rezoning Plan shall have a maximum height ranging from 50 feet to 65 feet as provided below and as depicted on the Rezoning Plan.
- C. On-street parking along the Site's frontage on South Kings Drive shall not be required.
- D. The minimum setback from South Kings Drive for the ground floor of the building to be located on Development Area A shall be 24 feet from the back of the existing curb. The minimum setback from South Kings Drive for all floors of such building above the ground floor shall be 16 feet from the back of the existing curb.
- E. The minimum setback from South Kings Drive for the structured parking facility to be located on Development Area B shall be 22 feet from the back of the existing curb.
- F. The setback, planting strip and sidewalk located along the Site's frontage on Luther Street that is more particularly depicted on the Rezoning Plan shall be permitted.
- G. The minimum setback from Cherry Street shall be 16 feet from the back of existing curb as depicted on the Rezoning Plan.
- H. The setback, planting strip and sidewalk located along the Site's frontage on Cecil Street that is more particularly depicted on the Rezoning Plan shall be permitted.
- I. An 8 foot planting strip and an 8 foot sidewalk shall be installed along the Site's frontage on Baxter Street rather than an 8 foot planting strip, a 6 foot sidewalk and a 2 foot utility zone.

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J. The off-street parking requirement for eating, drinking and entertainment establishments (Type 1 and Type 2) shall be 1 parking space per 600 square feet of gross floor area.

K. Surface parking and vehicular maneuvering areas shall be permitted between the building to be located in Development Area A and Cecil Street as depicted on the Rezoning Plan.

L. Parking pads and driveways for the single family attached dwelling units to be located on Development Area C shall be permitted on Cherry Street as depicted on the Rezoning Plan.

M. Front loaded garages for the single family attached dwelling units to be located on Development Area C shall be permitted on Cherry Street as depicted on the Rezoning Plan.

N. A roof line variation every 30 feet shall not be required for the structured parking facility to be located on Development Area B, and a roof line variation shall not be required every 30 feet for the single family attached dwelling units to be located on Development Area C.

PERMITTED USES

A. Development Area A

The building to be located on Development Area A may be devoted only to the uses set out below (including any combination of such uses), together with any incidental or accessory uses associated therewith that are permitted under the Ordinance in the B-2 (PED-O) zoning district:

- (1) Multi-family dwelling units and planned multi-family dwelling units;
- (2) Dwellings, mixed use;
- (3) Eating, drinking and entertainment establishments (Type 1), and eating, drinking and entertainment establishments (Type 2) subject to the applicable regulations of Section 12.546 of the Ordinance;
- (4) Hotels;
- (5) Art galleries;
- (6) Colleges, universities, commercial schools and schools providing adult training in any of the sciences, trades and professions;
- (7) Professional business and general offices;
- (8) Retail sales;
- (9) Services, including, without limitation, beauty shops and barbershops, spas and fitness centers;

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(10) Private postal services; and

(11) Studios for artists, designers, photographers, musicians, sculptors, gymnasts, potters, wood and leather craftsmen, glass blowers, weavers, silversmiths, and designers of ornamental and precious jewelry.

B. Development Area B

That portion of the Site designated as Development Area B on the Rezoning Plan shall be devoted primarily to a structured parking facility to serve the uses located on Development Area A and to any incidental or accessory uses relating thereto as depicted on the Rezoning Plan.

Notwithstanding the foregoing, that portion of the ground or street level floor of the structured parking facility facing South Kings Drive that is more particularly depicted on the Rezoning Plan may be devoted to the uses set out below (including any combination of such uses), together with any incidental or accessory uses relating thereto that are permitted under the Ordinance in the UR-C (PED-O) zoning district:

- (1) Eating, drinking and entertainment establishments (Type 1), and eating, drinking and entertainment establishments (Type 2) subject to the applicable regulations of Section 12.546 of the Ordinance;
- (2) Retail Sales;
- (3) Art galleries;
- (4) Professional business and general offices;
- (5) Services, including, without limitation, beauty shops and barbershops, spas and fitness centers; and
- (6) Studios for artists, designers, photographers, musicians, sculptors, gymnasts, potters, wood and leather craftsmen, glass blowers, weavers, silversmiths, and designers of ornamental and precious jewelry.

C. Development Area C

That portion of the Site designated as Development Area C on the Rezoning Plan may be devoted only to a maximum of 8 single family attached dwelling units, together with any incidental or accessory uses associated therewith that are permitted under the Ordinance in the R-8 MF (PED-O) zoning district.

Development Limitations/Requirements

A. The maximum gross floor area of the building to be located on Development Area A shall be 270,000 square feet, and the maximum height of this building shall be 119 feet.

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B. Notwithstanding anything contained herein to the contrary, the maximum number of multi-family dwelling units that may be located in the building to be located on Development Area A shall be 300 dwelling units.

C. Notwithstanding anything contained herein to the contrary, the maximum number of hotel rooms that may be located in the building to be located on Development Area A shall be 225 hotel rooms.

D. Ground floor uses located in the building to be located on Development Area A along South Kings Drive shall be devoted to non-residential uses with primary street level access to such uses.

E. The maximum gross floor area of the structured parking facility to be located on Development Area B shall be 187,450 square feet, and the maximum height of the structured parking facility shall range from 50 feet to 65 feet as more particularly depicted on the Rezoning Plan. The gross floor area of the commercial (non-residential) uses to be located on the ground or street level of the structured parking facility located on Development Area B facing South Kings Drive shall not be considered or counted when determining the maximum gross floor area of the structured parking facility.

F. The maximum gross floor area of the commercial (non-residential) uses located on the ground or street level of the structured parking facility located on Development Area B facing South Kings Drive shall be 4,600 square feet.

G. Single family attached dwelling units are required to be constructed on Development Area C along its frontage on Cherry Street adjacent to the structured parking facility as generally depicted on the Rezoning Plan to provide a residential edge to this portion of the Site. The maximum number of single family attached dwelling units that may be constructed on Development Area C shall be 8 dwelling units.

H. The single family attached dwelling units to be located on Development Area C shall be constructed prior to the issuance of a certificate of occupancy for the structured parking facility to be located on Development Area B.

TRANSPORTATION

A. Vehicular access shall be as generally depicted on the Rezoning Plan. The placement and configuration of the access points are subject to any minor modifications required by the Charlotte Department of Transportation.

B. Subject to the optional provisions set out above, off-street vehicular parking shall meet the minimum requirements of the Ordinance.

C. Bicycle parking will be provided on the Site as required by the Ordinance.

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D. Petitioner has submitted a Petition to the City of Charlotte requesting that Cecil Street be abandoned by the City of Charlotte. In the event that this Petition is approved by City Council, Cecil Street shall be converted to a private drive serving the adjacent parcels of land and the structured parking facility to be located on Development Area B.

E. The existing bus shelter located along the Site's frontage on South Kings Drive shall be retained provided, however, that with the approval of CATS and CDOT, the existing bus shelter may be relocated by the Petitioner to another location along the Site's frontage on South Kings Drive.

F. Direct vehicular access from Luther Street to Cecil Street through the structured parking facility located on Development Area B shall be provided.

ARCHITECTURAL AND DESIGN STANDARDS

A. The maximum height of the building to be constructed on Development Area A shall be 119 feet.

B. The maximum height of the structured parking facility to be constructed on Development Area B shall range from 50 feet to 65 feet as generally depicted on the Rezoning Plan.

C. The maximum height (heated area) of the single family attached dwelling units to be constructed on Development Area C shall be 30 feet along Cherry Street, and the maximum height may increase to 40 feet for those portions of the single family attached dwelling units located at least 16 feet from the back of the proposed sidewalk on Cherry Street.

D. Development of the Site shall comply with the applicable urban design standards of Section 9.8506 of the Ordinance.

E. All roof mounted mechanical equipment will be screened from view from adjoining public rights-of-way and abutting properties as viewed from grade.

F. Dumpster and recycling areas will be enclosed on all four sides by an opaque wall or fence with one side being a hinged opaque gate. If one or more sides of a dumpster and recycling area adjoin a side wall or rear wall of a building, then the side wall or rear wall of the building may be substituted for the wall or fence along each such side. Alternatively, such facilities may be located within or under one of the structures proposed to be constructed on Development Area A or Development Area B.

G. Attached to the Rezoning Plan are conceptual, schematic images of the various exterior components and elements of the buildings and the structured parking facility to be constructed on the Site that are intended to depict the general conceptual architectural style, character and quality of the buildings and the structured parking facility. Accordingly, the buildings and structured parking facility to be constructed on the Site shall be designed and constructed so that the exterior components and elements of the

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GOODE PROPERTIES

MIDTOWN CENTER
KINGS DRIVE ELEVATION



GOODE PROPERTIES

MIDTOWN CENTER
ELEVATION GUIDE



GOODE PROPERTIES

MIDTOWN CENTER
PEDESTRIAN ACCESS FROM KINGS DRIVE TO CECIL STREET



GOODE PROPERTIES

MIDTOWN CENTER
VIEW OF STREET-GRADE PEDESTRIAN &
RETAIL COLONNADE





GOODE PROPERTIES

MIDTOWN CENTER
VIEW OF PARKING DECK + RETAIL
AT KINGS DRIVE AND LUTHER



GOODE PROPERTIES

DESIGN INTENTIONS

- BELT COURSES AND MOLDING ARTICULATE EACH LEVEL OF BUILDING HEIGHT.
- FURTHER DIFFERENTIATION OF STRING-COURSE HEIGHT+DEPTH AND COLUMN WIDTH+DEPTH ARTICULATES UPPER STORIES AS DISCRETE PARTS OF BUILDING FORM
- 15 STORY BUILDING BASE SCALED TO PEDESTRIAN STREET ACTIVITY.
- PEDESTRIAN ARCADE (10' DEEP) GIVES PEDESTRIAN SPACE THAT EXCEEDS MINIMUM SETBACK REQUIREMENTS AND ORDINANCE RECOMMENDATIONS.
- ARCHITECTURAL CANOPY ACCENTS 'CEILING' OF PEDESTRIAN SPACE



GOODE PROPERTIES

MIDTOWN CENTER
BAXTER STREET ELEVATION





CUSTOMER ENTRY TO RETAIL BELOW

STONE CLADDING FIRST LEVEL

OFFICE ENTRY & PORTE-COCHERE

PEDESTRIAN CONNECTION DOWN TO KINGS DRIVE

GOODE PROPERTIES

MIDTOWN CENTER
CECIL STREET ELEVATION
OCTOBER 2014



GOODE PROPERTIES

MIDTOWN CENTER
VIEW OF OFFICE AND PARKING DECK
AT CECIL STREET



GOODE PROPERTIES

MIDTOWN CENTER
VIEW OF PARKING DECK + RETAIL
AT UPPER KINGS DRIVE



FOUNDATION SURFACES TO BE
CLAD IN STONE
WITH FOLIAGE TO COVER

STREET-GRADE RETAIL ALONG
KINGS DRIVE

GOODE PROPERTIES

MIDTOWN CENTER PARKING DECK
VIEW ALONG LUTHER STREET





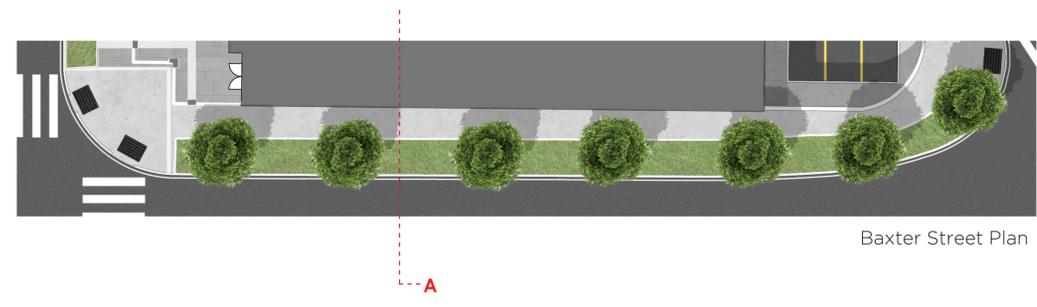
Street Section A

Raised Planters with integrated benches to provide pedestrian comfort and amenities

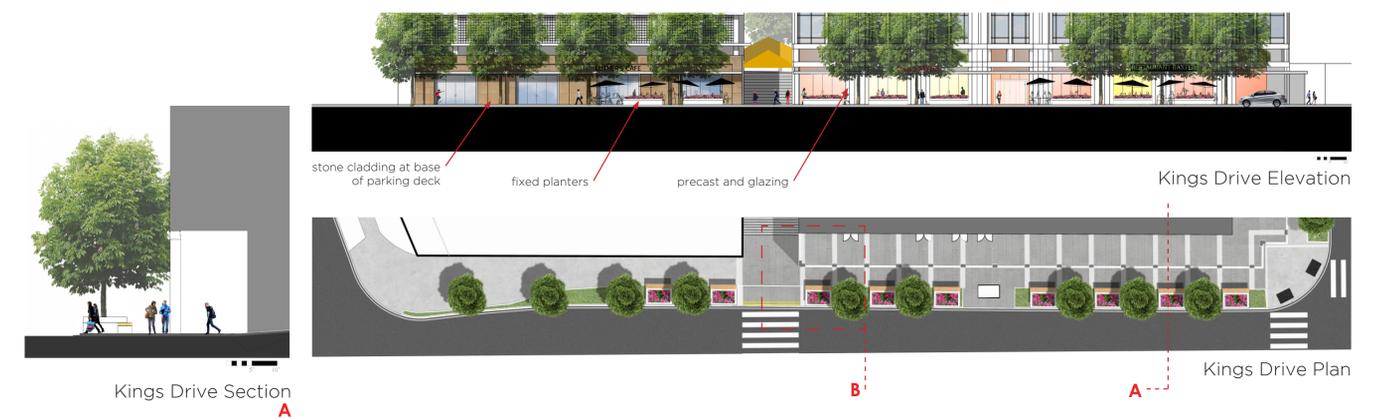
Increased glazing along Baxter elevation

Potential location for public art to denote entry into Cherry neighborhood

Baxter Street Elevation



Baxter Street Plan



Kings Drive Section A

stone cladding at base of parking deck

fixed planters

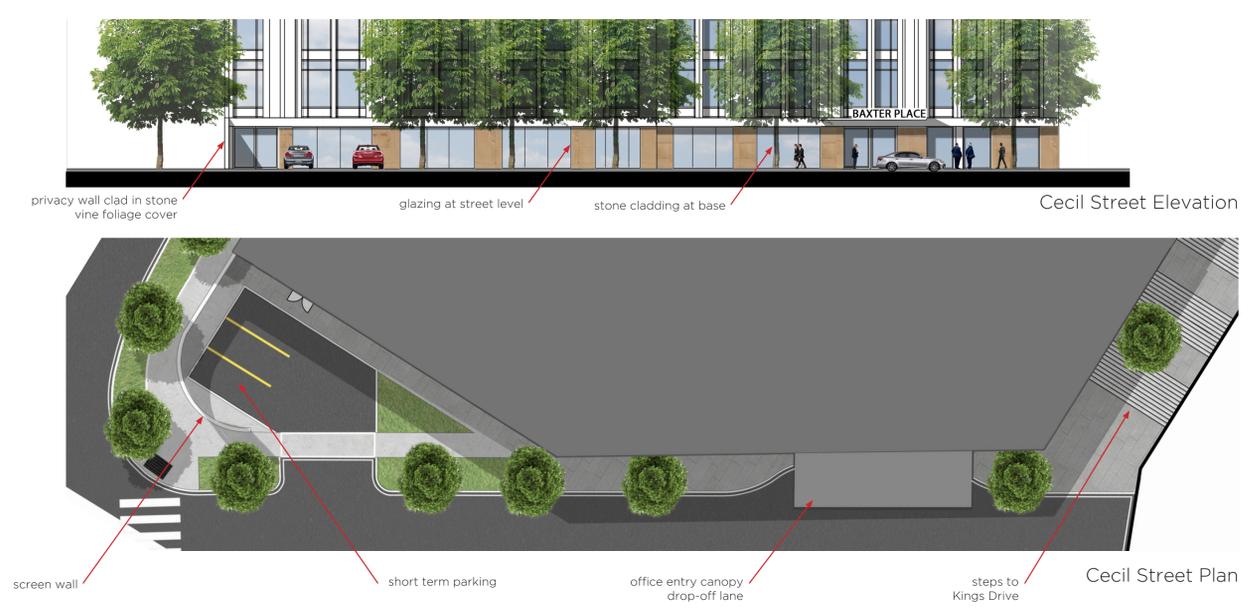
precast and glazing

Kings Drive Elevation

Kings Drive Plan



Ground Plan Enlargement B



privacy wall clad in stone vine foliage cover

glazing at street level

stone cladding at base

Cecil Street Elevation

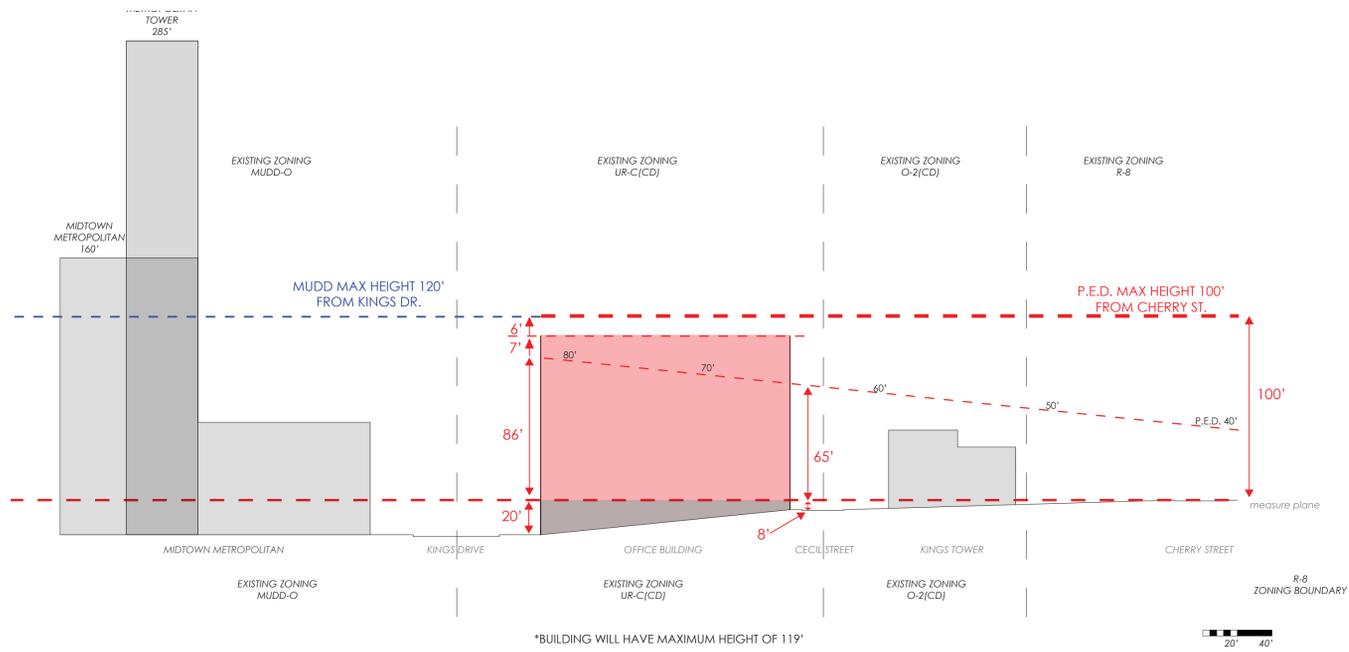
screen wall

short term parking

office entry canopy drop-off lane

steps to Kings Drive

Cecil Street Plan

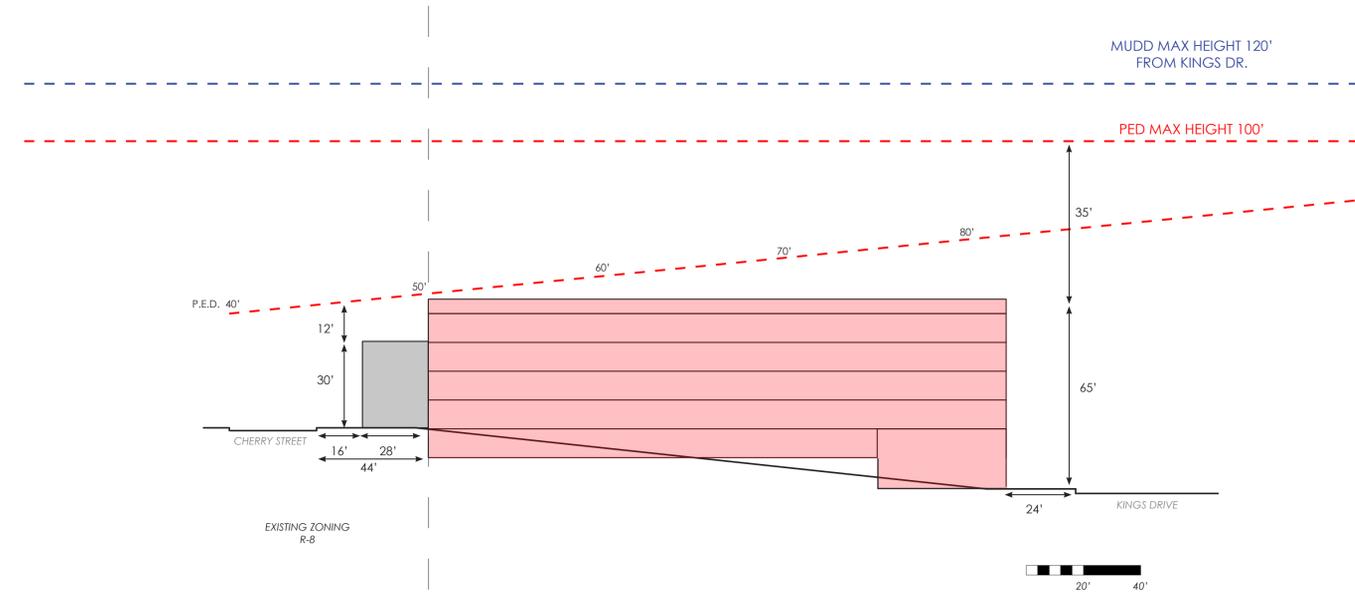


ALL BUILDINGS HEIGHTS PER SECTION 2.201

REVISED

GOODE PROPERTIES

REVISED PED OVERLAY DISTRICT ANALYSIS
KINGS DRIVE



ALL BUILDINGS HEIGHTS PER SECTION 2.201

PED OVERLAY DISTRICT ANALYSIS
LUTHER STREET



GOODE PROPERTIES

