

VICINITY MAP - NOT TO SCALE

LEGEND:

- - DRILL HOLE
- - MONUMENT DISC
- ▲ - COMPUTED POINT
- - SET #4 REBAR
- - FOUND REBAR OR MONUMENTATION
- - FOUND AS NOTED
- - GAS VALVE
- - WATER VALVE
- - WATER BOX
- - WATER METER
- - BOLLARD
- - FIRE HYDRANT
- - MAIL BOX
- - SANITARY SEWER MANHOLE
- - NOW OR FORMERLY
- - STORM DRAIN MANHOLE
- - NORTH CAROLINA GEODETIC SURVEY
- - POWER POLE
- R/W - RIGHT-OF-WAY
- POB - POINT OF BEGINNING
- FND - FOUND
- PID - PARCEL ID
- EP - EDGE OF PAVEMENT
- RCP - REINFORCED CONCRETE PIPE
- CMP - CORRUGATED METAL PIPE
- TEMP - TEMPORARY
- CONST - CONSTRUCTION
- ICV - IRRIGATION CONTROL VALVE
- - SEWER CLEAN OUT
- - CABLE TV BOX
- TP - TELEPHONE PEDESTAL
- TCOMM - TELECOMMUNICATIONS BOX
- - SIGN
- - FENCE
- - GAS LINE
- - STORM DRAIN
- - SANITARY SEWER
- - OVERHEAD UTILITIES

- - CONCRETE
- - CONCRETE
- - GRAVEL
- - FEE SIMPLE
- - TEMPORARY CONSTRUCTION EASEMENT
- - SANITARY SEWER EASEMENT
- - STORM DRAIN EASEMENT
- - SANITARY & STORM COMBINED EASEMENT
- - PERMANENT UTILITY EASEMENT
- - WATERLINE EASEMENT
- - GRANTED R/W
- - R/W AREA TAKEN BY CITY
- - SIDEWALK/UTILITY EASEMENT
- - SLOPE EASEMENT
- - LIGHT RAIL EASEMENT

I HAVE EXAMINED THE FLOOD INSURANCE RATE MAP FOR MECKLENBURG COUNTY, NORTH CAROLINA, COMMUNITY PANEL NUMBER 3710455400K WITH AN EFFECTIVE DATE OF FEBRUARY 19, 2014, AND HEREBY CERTIFY THAT NO PORTION OF THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

I, ROY P. FOWLER, PLS, CERTIFY TO THE FOLLOWING:
THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND.

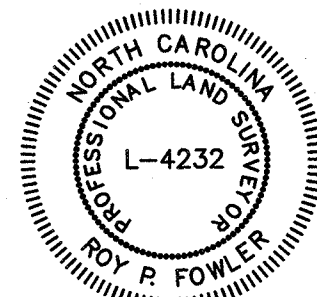
TO: WHITE POINT PACES PARTNERS, LLC & WELLS FARGO BANK,
NATIONAL ASSOCIATION, THEIR SUCCESSORS AND/OR ASSIGNS &
FIDELITY NATIONAL TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6(a), 7(a), 8, 11(a), 13, & 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON OCTOBER 22, 2015.

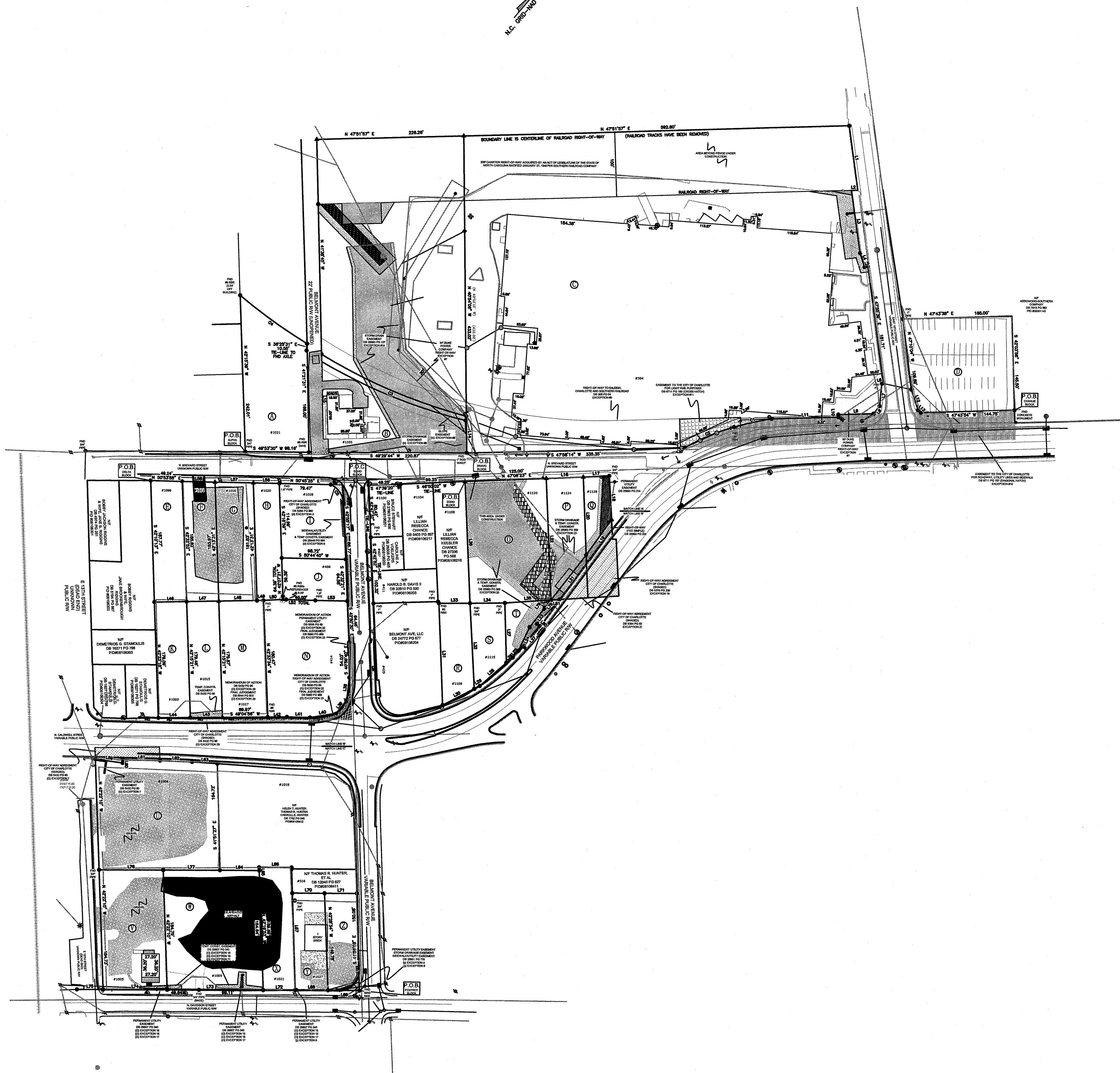
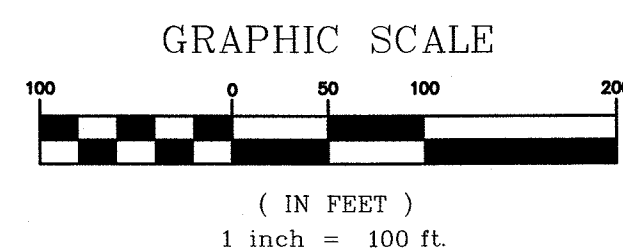
DATE OF PLAT: OCTOBER 30, 2015

ROY P. FOWLER, PLS

#4232



PRELIMINARY
NOT FOR SALE OR CONVEYANCE



LINE	BEARING	DISTANCE
L1	S 47°55'39" E	100.51'
L2	S 47°51'57" W	9.70'
L3	S 48°12'25" E	97.72'
L4	S 58°29'56" E	22.40'
L5	N 41°47'35" E	5.07'
L6	N 41°52'08" E	2.33'
L7	S 34°50'51" E	34.93'
L8	S 02°39'12" E	15.08'
L9	S 47°45'02" W	54.19'
L10	S 42°38'36" E	4.02'
L11	N 47°46'43" E	102.46'
L12	N 58°40'59" W	33.48'
L13	N 86°03'44" W	5.65'
L14	S 41°04'51" E	56.74'
L15	N 41°21'31" W	151.86'
L16	N 47°06'23" E	57.00'
L17	N 47°06'23" E	40.01'
L18	S 43°25'34" E	67.28'
L19	S 04°45'54" E	67.17'
L20	S 42°30'11" E	120.30'
L21	S 02°43'12" E	88.04'
L22	S 42°42'18" E	187.58'
L23	N 02°37'59" W	38.07'
L24	N 15°21'49" W	40.06'
L25	S 00°30'41" E	14.03'
L26	N 09°25'01" E	12.61'
L27	S 41°52'51" E	92.50'
L28	N 08°15'08" E	54.56'
L29	N 21°44'31" E	9.49'
L30	N 21°54'57" E	55.01'
L31	S 42°33'42" E	157.49'
L32	S 43°20'41" E	132.33'
L33	N 49°12'03" E	47.86'
L34	S 48°45'14" W	53.76'
L35	S 45°19'46" W	71.16'
L36	N 42°44'46" W	188.24'
L37	N 00°30'41" W	49.93'
L38	S 33°54'14" E	35.43'
L39	S 01°17'30" E	25.84'
L40	S 40°15'56" W	40.59'
L41	S 50°55'54" W	35.98'
L42	S 49°01'47" W	29.35'
L43	S 49°04'56" W	49.51'
L44	S 49°02'36" W	49.99'
L45	S 48°36'23" W	99.90'
L46	S 48°37'38" W	50.40'
L47	S 48°35'38" W	49.50'
L48	S 48°36'23" W	59.04'
L49	S 48°35'21" W	9.97'
L50	S 46°41'22" W	30.04'
L51	S 51°06'43" W	45.00'
L52	S 50°34'26" W	49.19'
L53	N 50°40'46" E	40.05'
L54	N 50°40'46" E	59.11'
L55	N 50°40'46" E	50.61'
L56	S 57°48'35" W	42.36'
L57	N 39°20'25" W	5.00'
L58	N 50°46'48" E	57.58'
L59	S 51°43'31" W	50.16'
L60	N 53°32'37" E	39.06'
L61	S 49°54'24" W	60.75'
L62	S 42°19'53" E	5.04'
L63	N 49°43'01" E	50.10'
L64	N 42°07'29" W	189.66'
L65	N 49°27'12" E	50.62'
L66	S 50°09'15" W	48.31'
L67	N 49°44'33" E	49.71'
L68	S 49°44'33" W	49.71'
L69	N 49°43'11" E	49.42'
L70	N 49°43'11" E	148.75'
L71	S 49°43'11" W	98.85'
L72	S 49°43'11" W	40.44'
L73	S 49°41'03" W	98.85'
L74	S 49°41'03" W	88.14'
L75	S 02°36'36" E	15.12'
L76	S 02°43'12" E	0.67'
L77	N 89°14'01" W	4.98'
L78	N 46°48'20" E	12.90'

TIE-LINE ONLY

TIE-LINE ONLY
TIE-LINE ONLY

NOTES:

1. BEARINGS BASED ON NORTH CAROLINA GRID NAD 83 (2011)
2. RECORD INFORMATION FROM TITLE COMMITMENTS IS SHOWN IN PARENTHESIS.
3. AREA COMPUTED BY COORDINATE GEOMETRY METHOD.
4. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
5. REFERENCES AS SHOWN ON PLAT.
6. DASHED LINES INDICATE LINES NOT SURVEYED.
7. BOUNDARY SURVEY COMPLETED 10/05/15 BY SUMMIT LAND SERVICES
8. CURRENT PROPERTY OWNERS AND REFERENCES AS SHOWN.
9. TOTAL ACREAGE OF THE SUBJECT PARCELS = 16.211 ACRES.

REVISIONS:

DATE	DESCRIPTION AND REVISIONS

CLIENT:

WHITE POINT PACES
PARTNERS, LLC
TWO MORROCROFT CENTRE
4064 COLONY ROAD, SUITE 430
CHARLOTTE, NC 28211

PROJECT:

ALTA/ACSM LAND TITLE SURVEY OF
16.211 ACRES
CHARLOTTE, MECKLENBURG COUNTY, NC
PARCEL NUMBERS 08106403, 08106401, 08106402, 08106405,
08106415, 08106416, 08106417, 08106418, 08106419, 08106420,
08106421, 08106422, 08106423, 08106424, 08106425,
08106426, 08106427, 08106428, 08106429, 08106430, 08106431,
08106432, 08106433, 08106434, 08106435, 08106436, 08106437, 08106438,
08106439, 08106440, 08106441, 08106442, 08106443, 08106444, 08106445,
08106446, 08106447, 08106448, 08106449, & 08106450.

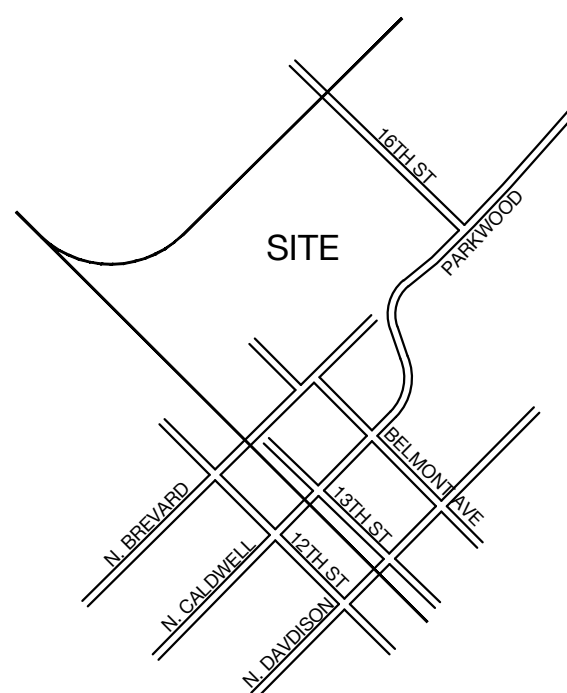
OVERALL SITE VIEW

ORIG. PROJ. DATE: 10/09/15
SCALE: 1" = 100'
DRAWN BY: RPF
CHECKED BY: KCH

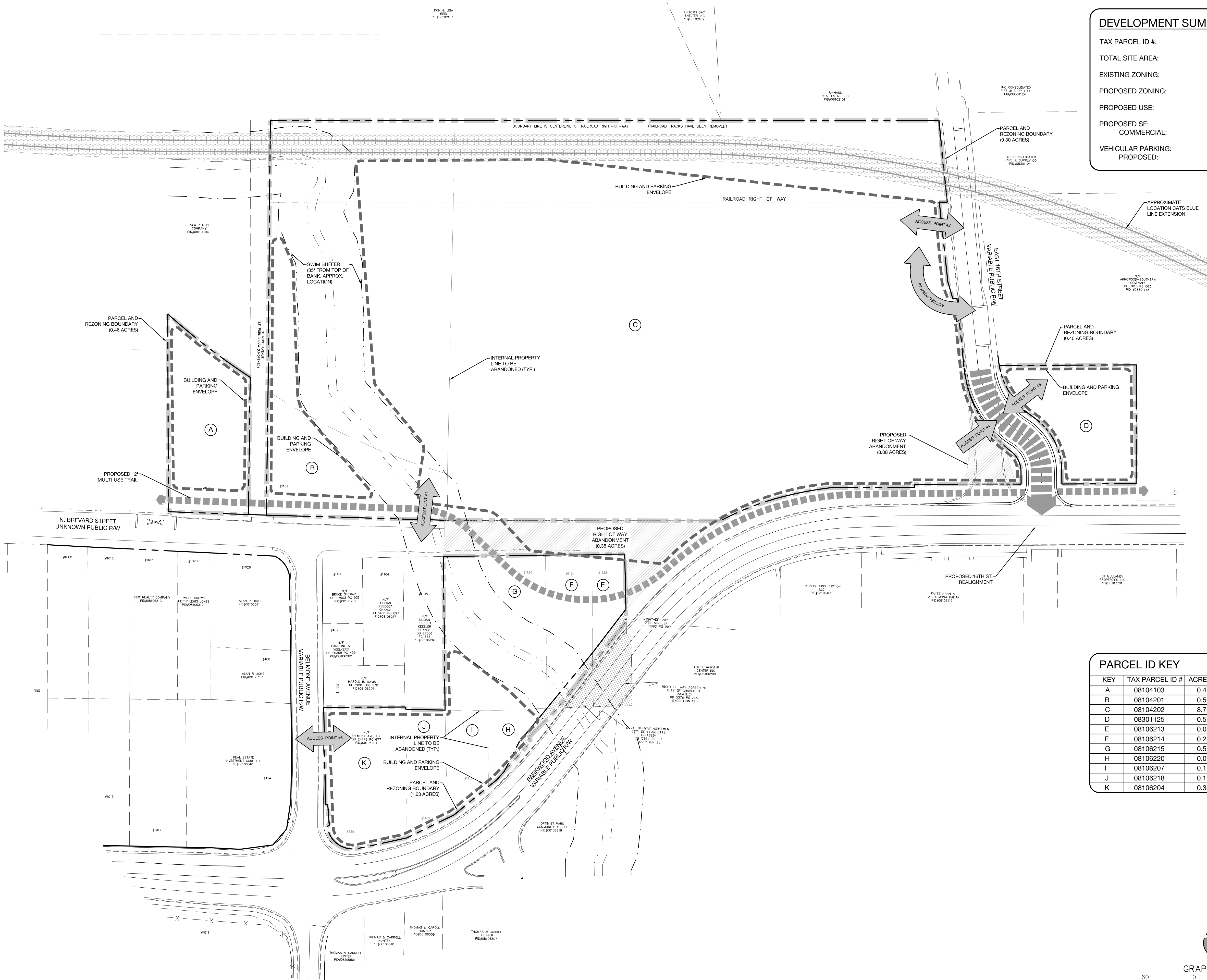
PROJECT NO.:

#3569

SHEET



VICINITY MAP

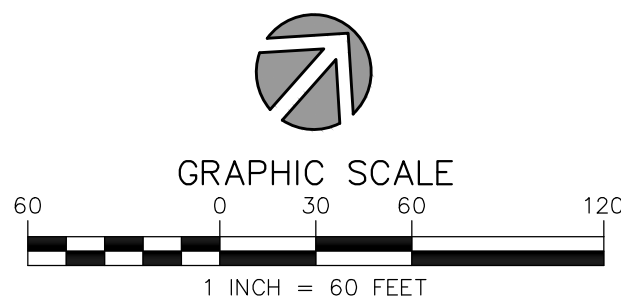


DEVELOPMENT SUMMARY

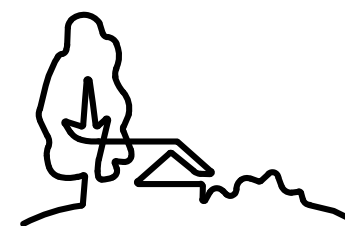
TAX PARCEL ID #:	SEE KEY
TOTAL SITE AREA:	± 11.85 ACRES
EXISTING ZONING:	I-2, R-8, R-22 MF
PROPOSED ZONING:	TOD-M(O)
PROPOSED USE:	SEE DEV. STDS.
PROPOSED SF:	175,000 SF MAX.
VEHICULAR PARKING:	449 SPACES MIN.

PARCEL ID KEY

KEY	TAX PARCEL ID #	ACREAGE (±)	OWNER
A	08104103	0.46	CHARLES M. CREECH
B	08104201	0.50	1101 LLC
C	08104202	8.76	HIGHLAND MILLS, INC.
D	08301125	0.56	HIGHLAND MILLS, INC.
E	08106213	0.09	HIGHLAND MILLS, INC.
F	08106214	0.21	HIGHLAND MILLS, INC.
G	08106215	0.53	HIGHLAND MILLS, INC.
H	08106220	0.09	HIGHLAND MILLS, INC.
I	08106207	0.14	HIGHLAND MILLS, INC.
J	08106218	0.17	HIGHLAND MILLS, INC.
K	08106204	0.34	BELMONT AVE LLC



REZONING PETITION #2016-XX



URBAN
DESIGN
PARTNERS

1318-w6 central ave. # 704.334.3303
charlotte, nc 28205 # 704.334.3305
urbandesignpartners.com

PERKINS+WILL

White Point Paces
Partners LLC

Two Morrocroft Centre
4064 Colony Road, Suite 430
Charlotte, NC 28211

HIGHLAND PARK MILL

Technical Data Sheet
Charlotte, NC

NO. DATE: BY: REVISIONS:

Project No: 15-077
Date: 11.23.2015
Designed by: udp
Drawn By: udp
Scale: 1"=60'
Sheet No:

RZ-1.0



1318-e6 central ave. P 704.334.3303
charlotte, nc 28205 F 704.334.3305
urbandesignpartners.com

PERKINS+WILL

White Point Paces
Partners LLC

Two Morrocroft Centre
4064 Colony Road, Suite 430
Charlotte, NC 28211

HIGHLAND PARK MILL

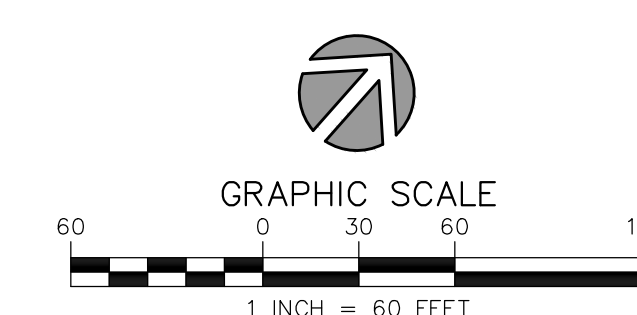
Rezoning Site Plan

Charlotte, NC

[illegible]

Project No: 15-077
Date: 11.23.2015
Designed by: udp
Drawn By: udp
Scale: 1"=60'
Sheet No:

RZ-2.0



REZONING PETITION #2016-XX

