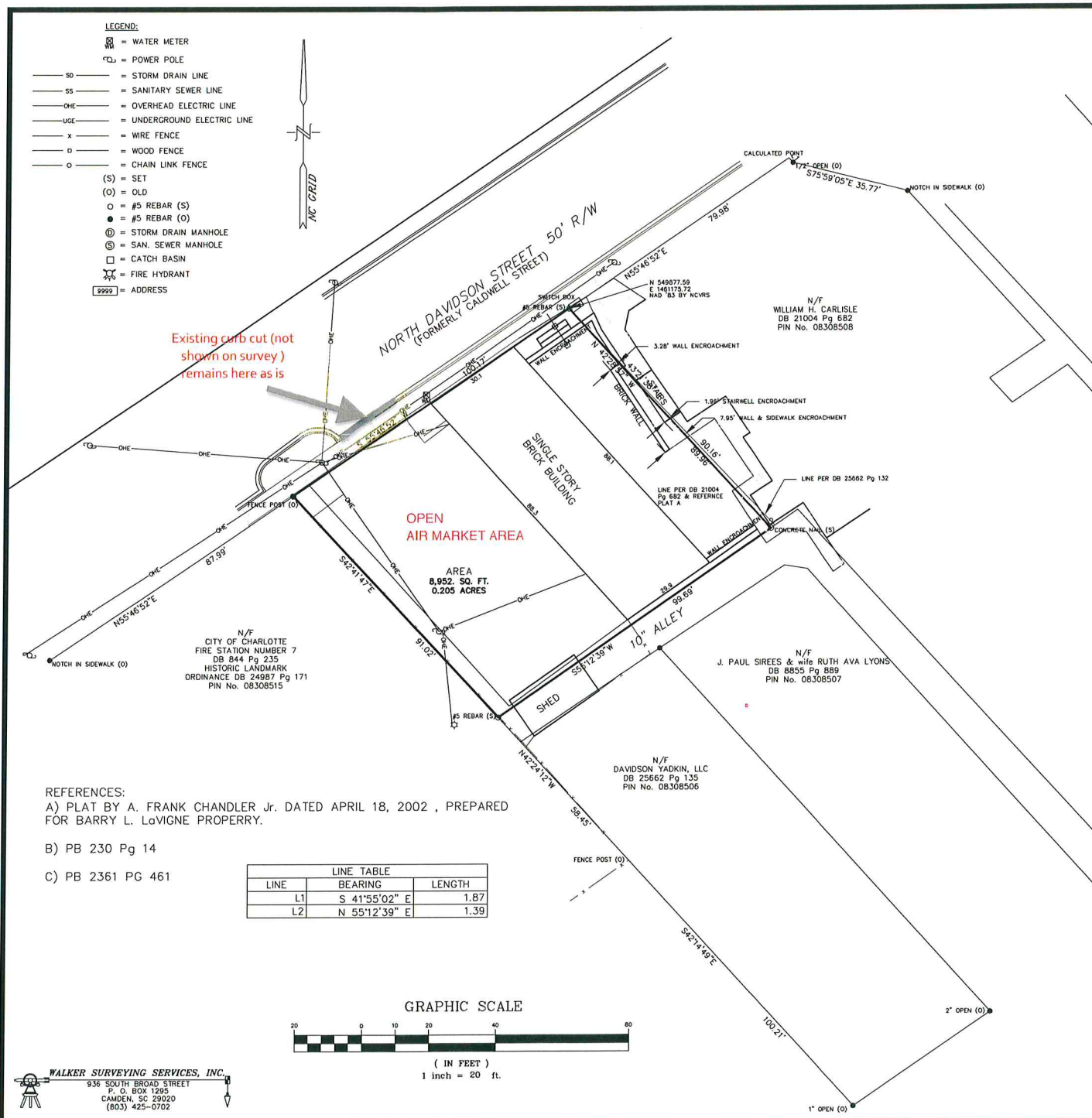
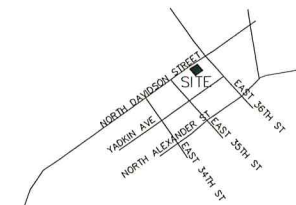
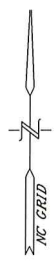


- LEGEND:**
- = WATER METER
 - = POWER POLE
 - SD = STORM DRAIN LINE
 - SS = SANITARY SEWER LINE
 - OHE = OVERHEAD ELECTRIC LINE
 - UGE = UNDERGROUND ELECTRIC LINE
 - x = WIRE FENCE
 - = WOOD FENCE
 - = CHAIN LINK FENCE
 - (S) = SET
 - (O) = OLD
 - = #5 REBAR (S)
 - = #5 REBAR (O)
 - ⊕ = STORM DRAIN MANHOLE
 - ⊙ = SAN. SEWER MANHOLE
 - = CATCH BASIN
 - = FIRE HYDRANT
 - 9992 = ADDRESS



Existing curb cut (not shown on survey) remains here as is

OPEN AIR MARKET AREA

N/F
CITY OF CHARLOTTE
FIRE STATION NUMBER 7
DB 844 Pg 235
HISTORIC LANDMARK
ORDINANCE DB 24987 Pg 171
PIN No. 08308515

N/F
WILLIAM H. CARLISLE
DB 21004 Pg 6B2
PIN No. 08308508

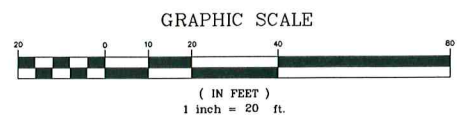
N/F
J. PAUL SIREES & wife RUTH AVA LYONS
DB 8855 Pg 889
PIN No. 08308507

N/F
DAVIDSON YADKIN, LLC
DB 22562 Pg 135
PIN No. 08308506

REFERENCES:
A) PLAT BY A. FRANK CHANDLER Jr. DATED APRIL 18, 2002, PREPARED FOR BARRY L. LoVIGNE PROPERTY.

- B) PB 230 Pg 14
- C) PB 2361 PG 461

LINE	BEARING	LENGTH
L1	S 41°55'02" E	1.87
L2	N 55°12'39" E	1.39



WALKER SURVEYING SERVICES, INC.
936 SOUTH BROAD STREET
P. O. BOX 1295
CAMDEN, SC 29020
(803) 425-0702

Development Data Table

- a. Site Acreage: 201 Acres
- b. Tax Parcels: 083-085-12/083-085-13/083-085-14 All Zoned NS
- c. Existing Zoning: NS
- d. Proposed Zoning: TOD-MO
- e. Existing Use and Proposed Use: eating/drinking/entertainment establishment/ Open Air Market without parking requirements
- f. Number of Residential Units by Housing Type: NA
- g. Residential Density: NA

H. The Blue Line Extension Transit Station Area Plans recommend transit oriented development on the subject site. The Site is within the 36th Street Transit Station area. The structured map recommends a height limit of 50' to maintain a scale that is compatible with the surrounding area, and avoid a canyon effect along N. Davidson Street. North Davidson is identified as an active ground floor non-residential street by the plan, which is intended to include clear glass windows and doors with entrances that front and connect to the sidewalk to increase accessibility to transit users.

I. The community Design Guideline within the plan encourages the reuse of existing structures. The adopted street scape for N. Davidson is a Main Street, including and 8' sidewalk, 8' raised planter, retain any existing on street parking, and retain travel lane width. The setback is 16' from the back of the curb and existing curb line is anticipated to remain. The community Design Guidelines recognize the existing development pattern and physical constraints along N. Davidson Street in Business District and suggest that infill buildings between 34th street and 36th street match the predominate condition of setback, street-scape cross section, and sidewalk width of adjacent sites as feasible.

J. Alley way shall be preserved as so to allow for pedestrian access
K. If any building is demolished or expanded by more than 25% it will require a rezoning
L. There shall be no side yard set back requirements,

BOUNDARY SURVEY	
PREPARED FOR:	DAVIDSON YADKIN, LLC
DESCRIPTION:	3220 NORTH DAVIDSON STREET
CITY OF CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA	
DATE: SEPTEMBER 28, 2010	JOB #: 2010-066
TAX MAP #: 08308512, 08308513 & 08308514	FB #: 719
THE SAME BEING THE PROPERTY CONVEYED TO DAVIDSON YADKIN, LLC BY DEEDS RECORD IN THE REGISTER OF DEEDS OFFICE FOR MECKLENBURG COUNTY IN DEED BOOK 24564 AT PAGE 396 AND DEED BOOK 25662 AT PAGE 132.	
I, J. HENRY WALKER, III, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 24564 AT PAGE 396 & BOOK 25662 AT PAGE 132); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK n/o, PAGE N/A; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000+; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS _____ DAY OF _____ A.D., _____	
NCLS L-3444	J. HENRY WALKER III, PLS
SCPLS # 14532	