

## GENERAL NOTES

- THIS IS A SURVEY OF EXISTING PARCELS OF LAND. THIS IS A TOPOGRAPHIC SURVEY.
- BEARINGS FOR THIS SURVEY ARE BASED ON MAP BOOK 4, PAGE 631 OF THE MECKLENBURG COUNTY REGISTRY.
- ELEVATIONS FOR THIS SURVEY ARE BASED ON MECKLENBURG COUNTY GRID MONUMENT "568" HAVING AN ELEVATION OF 723.55' (NAVD 88).
- ZONING: I-2 AND MUDD-O  
BUILDING SET BACKS (I-2): FRONT ..... 20'  
SIDE ..... 0 OR 5'  
REAR ..... 10'  
(MUDD-O): FRONT ..... 14' FROM BACK OF CURB  
SIDE ..... 0  
REAR ..... 0
- FLOOD NOTE: THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE "X" AS DEFINED BY FEMA F.I.R.M. COMMUNITY PANEL# 370159 0186 E DATED FEBRUARY 4, 2004.
- REFERENCES: D.B. 2721, PG. 133, D.B. 18347, PG. 350, D.B. 18347, PG. 350, D.B. 19365, PG. 780 M.B. 4, PG. 631 OF THE MECKLENBURG COUNTY REGISTRY  
PIN 12103304, 12103302 AND 12103301
- UTILITY STATEMENT: THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

NOTES PERTAINING TO  
CHICAGO TITLE INSURANCE COMPANY ORDER NO. CH08-0019736  
EFFECTIVE DATE: JUNE 30, 2008 AT 8:00 A.M. SCHEDULE B-SECTION II  
(SPECIAL EXCEPTIONS)

ITEM 3. INTENTIONALLY DELETED

ITEM 4. RIGHT-OF-WAY AGREEMENT TO THE STATE HIGHWAY COMMISSION  
RECORDED IN BOOK 2601, PAGE 102 AFFECTS SUBJECT PROPERTY AS SHOWN HEREON.

ITEM 5. RIGHT-OF-WAY AGREEMENT TO THE STATE HIGHWAY COMMISSION  
RECORDED IN BOOK 2611, PAGE 390 AFFECTS SUBJECT PROPERTY AS SHOWN HEREON.

## LEGEND

- EXISTING MONUMENT AS NOTED
- IRON PIPE SET
- CALCULATED POINT
- TREE (SEE TABLE)
- BOLLARD
- SANITARY SEWER MANHOLE
- GAS METER
- GAS VALVE
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- MONITORING WELL
- TRAFFIC SIGNAL BOX
- ELECTRIC BOX
- LIGHT POLE
- POWER POLE
- CURB INLET
- STORM DRAINAGE MANHOLE
- YARD INLET

- STORM DRAIN
- OVERHEAD UTILITY LINE
- UNDERGROUND ELECTRIC
- UNDERGROUND COMMUNICATIONS LINE
- WATER LINE
- SANITARY SEWER LINE
- GAS LINE
- FENCE LINE

TREE IDENTIFICATION TABLE		
NUMBER	SIZE	TYPE
1	14"	MAPLE
2	14"	PLUM
3	12"	MAPLE
4	12"	MAPLE
5	9"	MAPLE
6	12"	MAPLE
7	9"	MAPLE
8	7"	PLUM
9	9"	PLUM
10	7"	PLUM
11	6"	PLUM
12	12"	MAPLE
13	18"	BIRCH
14	18"	CRAPE MYRTLE
15	12"	CRAPE MYRTLE
16	12"	CRAPE MYRTLE
17	12"	CRAPE MYRTLE
18	12"	CRAPE MYRTLE
19	12"	CRAPE MYRTLE
20	12"	CRAPE MYRTLE
21	12"	CRAPE MYRTLE
22	8"	MAPLE
23	16"	BRADFORD PEAR
24	18"	BRADFORD PEAR
25	15"	BRADFORD PEAR
26	7"	HACKBERRY
27	21"	COTTON WOOD
28	17"	BRADFORD PEAR

LINE TABLE		
LINE	LENGTH	BEARING
L1	9.10'	S 32°24'08" E
L2	19.66'	S 55°27'22" W

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	37.00'	46.51'	26.89'	43.51'	S 25°09'02" E	72°01'18"
C2	924.93'	69.57'	34.80'	69.55'	S 31°45'50" W	418°35'
C3	924.93'	355.76'	180.11'	353.57'	S 44°57'21" W	22°02'16"
C4	32.00'	33.50'	18.47'	31.99'	N 71°23'53" W	59°59'11"
C5	506.51'	204.32'	103.57'	202.94'	S 46°09'49" E	23°06'45"
C6	506.51'	60.01'	30.04'	59.97'	S 60°58'28" E	6°47'16"

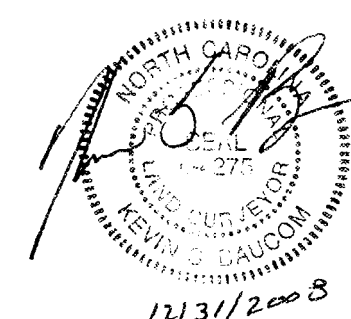


TOTAL AREA: 4.58 ACRES (BY COORDINATE METHOD)

TO THE BOULEVARD 2000, LLC AND CHICAGO 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 "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005, AND INCLUDES ITEMS 1,2,3,4,5,6, 7(a), 7(b)(1), 8,9,10, 11(a) & 13 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF NORTH CAROLINA, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

DATE: 12/31/2008  
KEVIN S. BAUCOM, PLS L-4275



THE JOHN R. MCADAMS  
COMPANY, INC.  
ENGINEERS/PLANNERS/SURVEYORS  
CHARLOTTE, NC  
6701 CARMEL ROAD  
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(704) 557-0000 WWW.JOHNMCADAMS.COM

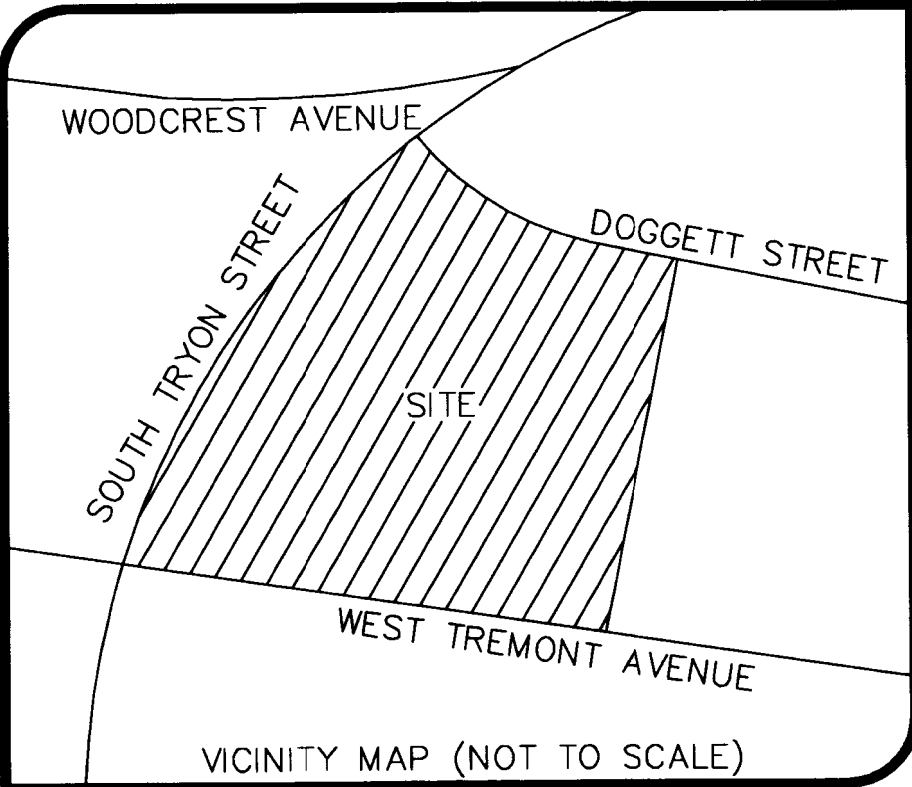
REVISIONS:  
12-31-2008 CITY COMMENTS

SURVEY FOR:  
THE BOULEVARD COMPANY  
715 NORTH CHURCH STREET  
SUITE 110  
CHARLOTTE, NORTH CAROLINA 28202

WEST TREMONT & SOUTH TRYON SITE  
CITY OF CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA  
EXISTING CONDITIONS SURVEY

PROJECT NO: BLV-08000  
FILENAME: BLV08000-RZ1  
CHECKED BY: KSB  
DRAWN BY: ADF  
SCALE: 1"=30'  
DATE: 10/30/2008  
SHEET NO: RZ-1  
McADAMS

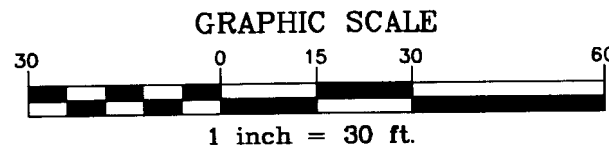
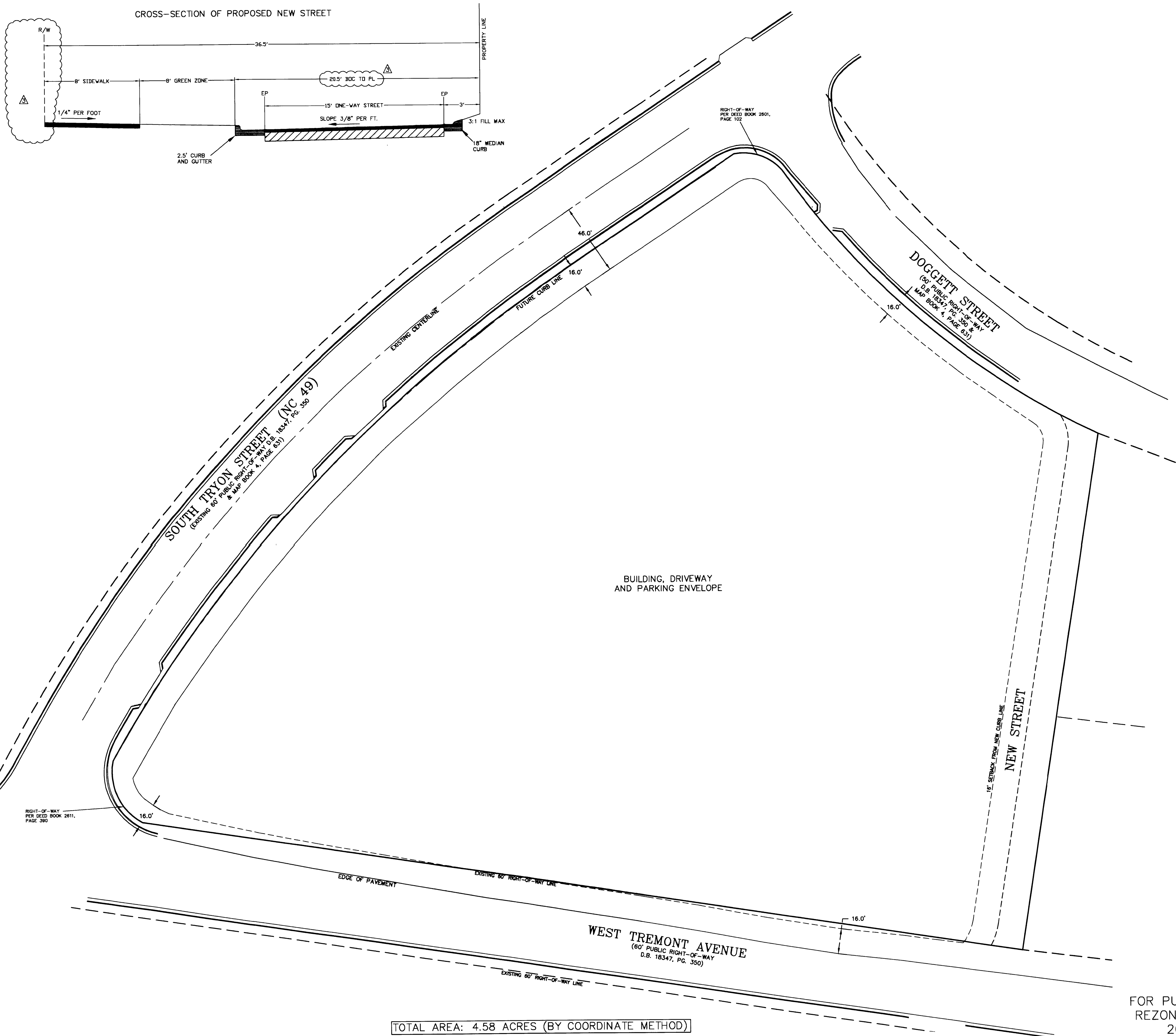
FOR PUBLIC HEARING  
REZONING PETITION:  
2007-124



Site Data	
Tax Parcels:	12103304, 12103302, 12103301
Site Area:	4.59 acres
Existing Zoning:	I-2 and MUDD-O
Proposed Zoning:	TOD-M(CD)

Development Standards

- Development of the site will be controlled by the standards depicted on this site plan and by the standards of the Charlotte Zoning Ordinance. The development depicted on this plan is intended to reflect the arrangement of proposed the building and uses on the site, but the exact configuration, placement, and size of individual site elements may be altered or modified within the limits prescribed by Section 6.207 of the ordinance during the design development and construction phases.
- The proposed development will comply with all applicable Ordinance requirements for signage, screening, and landscaping.
- Parking will be provided which meets the requirements of the Ordinance.
- The Petitioner acknowledges that other standard development requirements imposed by other city ordinances, such as those that regulate streets, sidewalks, trees, 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.
- Throughout this Rezoning Petition, the terms "Owner", "Owners", "Petitioner" or "Petitioners," shall, 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.
- The petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance.
- Lighting will be shielded with full cut-off. No wall pak type lighting will be allowed.
- The property owner/developer will construct the private street along the eastern property line to the cross section shown on the site plan, prior to the issuance of a certificate of occupancy. The street will remain open to the public at all times and operate as one way until the roadway is widened. At such time right-of-way on the adjoining site can be secured or when CDOT deems necessary the property owner's shall dedicate and convey right-of-way to total 36.5' along the eastern property line.
- The Petitioner will provide a solid waste plan as described in a document entitled "Solid Waste Management Plan Guidance" dated 10-22-08.



TOTAL AREA: 4.58 ACRES (BY COORDINATE METHOD)

FOR PUBLIC HEARING  
REZONING PETITION:  
2007-124

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ENGINEERS/PLANNERS/SURVEYORS

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8701 CARMEL ROAD

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WWW.JOHNMCADAMS.COM

REVISIONS:	
1	12-31-2008 CITY COMMENTS
2	1-14-2009 CITY COMMENTS
3	1-21-2009 CITY COMMENTS

SURVEY FOR:

THE BOULEVARD COMPANY  
715 NORTH CHURCH STREET  
SUITE 110  
CHARLOTTE, NORTH CAROLINA 28202

WEST TREMONT & SOUTH TRYON SITE

CITY OF CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA

PROJECT NO. BLV-08000

FILENAME: BLV08000-RZ2

CHECKED BY: KSB

DRAWN BY: ADF

SCALE: 1"=30'

DATE: 10/30/2008

SHEET NO. RZ-2

McADAMS