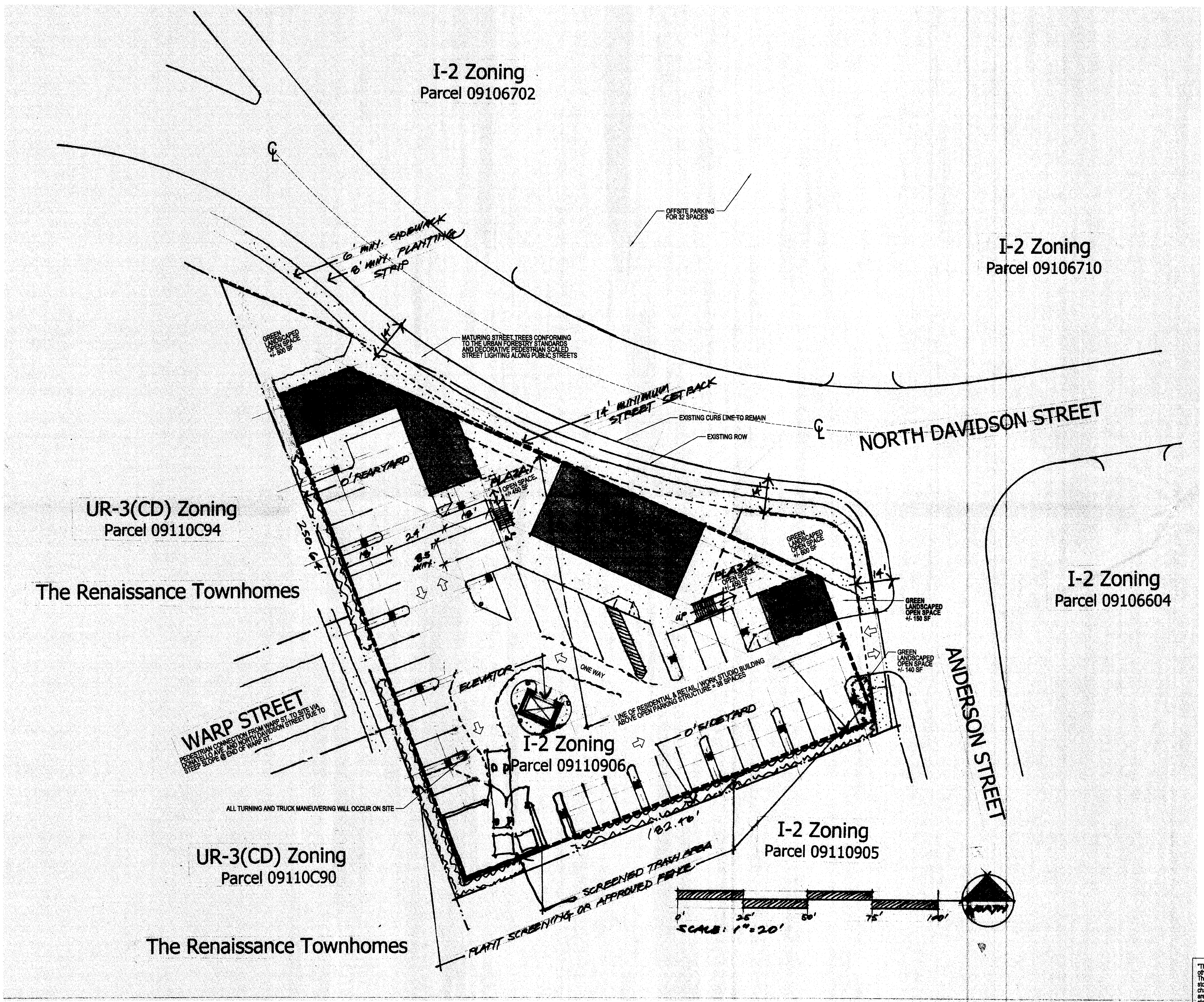


SITE DATA

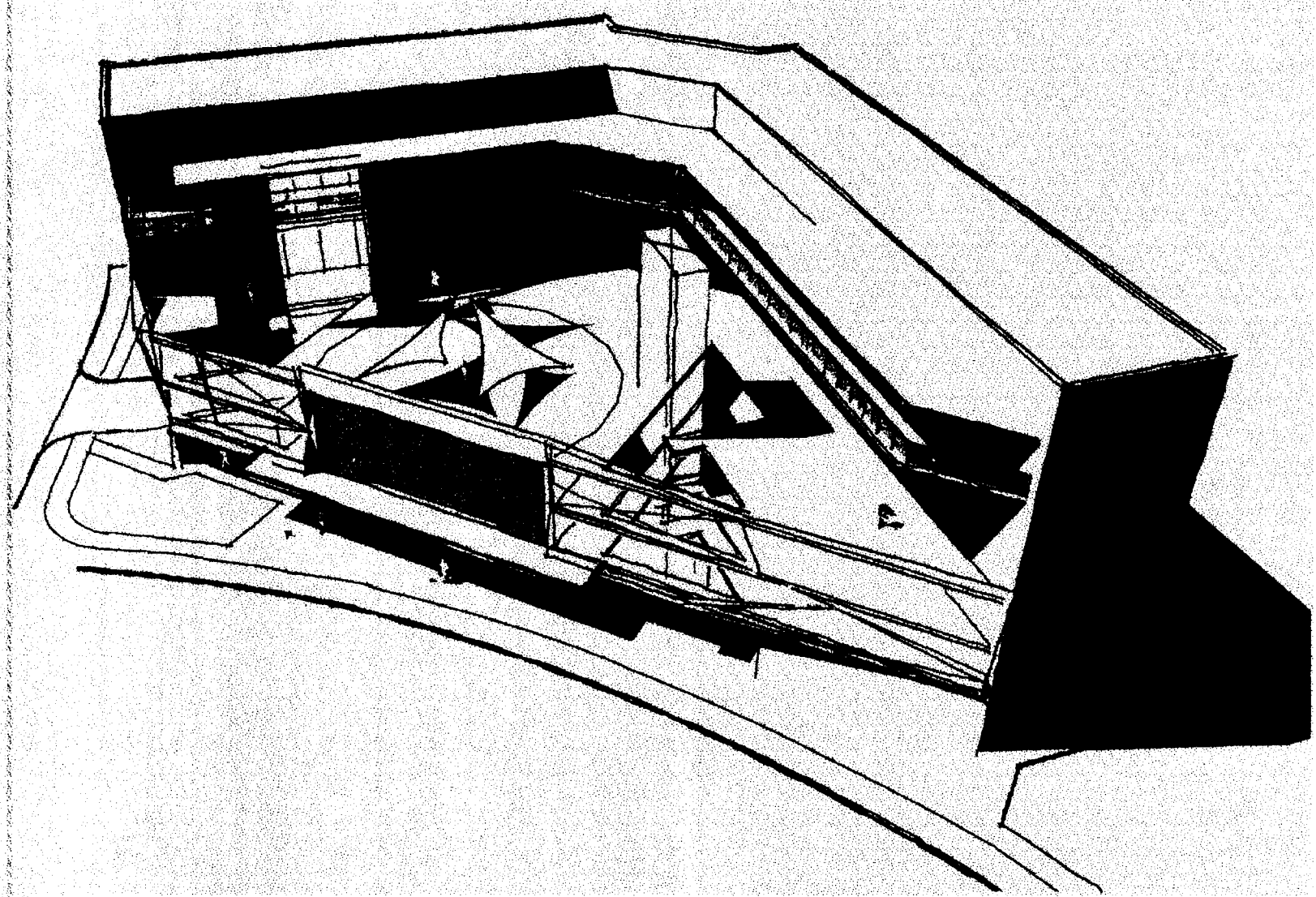
Parcel #: 09110906  
Acreage: 0.71 acres  
Existing Zoning: I-2  
Proposed Zoning: MUDD (COND)  
Proposed Uses:  
- Residential - up to 50 units  
- Retail / Work Studios - up to 12,000 SF  
- Open Parking structure below building  
Total Square Footage: up to 95,000 SF of enclosed space  
Building Height: up to 80' & no more than five stories  
Surface Parking:  
- Residential @ 1 space / unit = 50 spaces  
- Retail / Work Studios @ 1 space / 600 gross SF = 20 spaces  
Total Parking Required: 70 Required  
(38 on-site & 32 off-site)  
Minimum Lot Area: none required  
Minimum Street Setback: 14' from b.o.c.  
Minimum Side Yard: none required  
Minimum Rear Yard: none required  
General Notes:  
- There are no existing trees on the site. Tree survey is N/A.  
- Street trees to conform to the Charlotte tree ordinance  
- Not affected by S.W.I.M. stream buffer.  
- Buffers are not required. Screening to comply with Section 12.303, City of Charlotte Zoning Ordinance.  
- Open Space Required per Mixed Use Development Guidelines Section 9.8506 (h) Table Inset  
Lot Size (SF) Open Space Required (1 SF / Gross SF)  
20,001 - 40,000 1 SF / 150 SF  
Lot size = 30,927 SF Gross area 95,000 SF max  
Open Space Required = 633.33 SF  
Open Space Provided = 2,590 SF  
-The storm water and water quality will be provided underground in the parking area.  
- Conceptual building elevations, cross-sections and separate floor plans to be furnished in MUD approval process



\*The petitioner acknowledges that other standard development requirements imposed by other city ordinances, standards, policies, and appropriate design manuals will exist. Those criteria (for example, those that require buffers, regulate streets, sidewalks, trees, stormwater, and site development, etc.) will apply to the development site. This includes chapters 9.9, 12.17, 16, 19.20, and 21 of the city code. Conditions set forth in this petition are supplemental requirements imposed on the development in addition to other standards. Where conditions on the plan differ from ordinances, standards, policies, and approaches in existence at the time of formal engineering plan review submission, the stricter condition or existing requirements shall apply.



BBC DEVELOPMENT

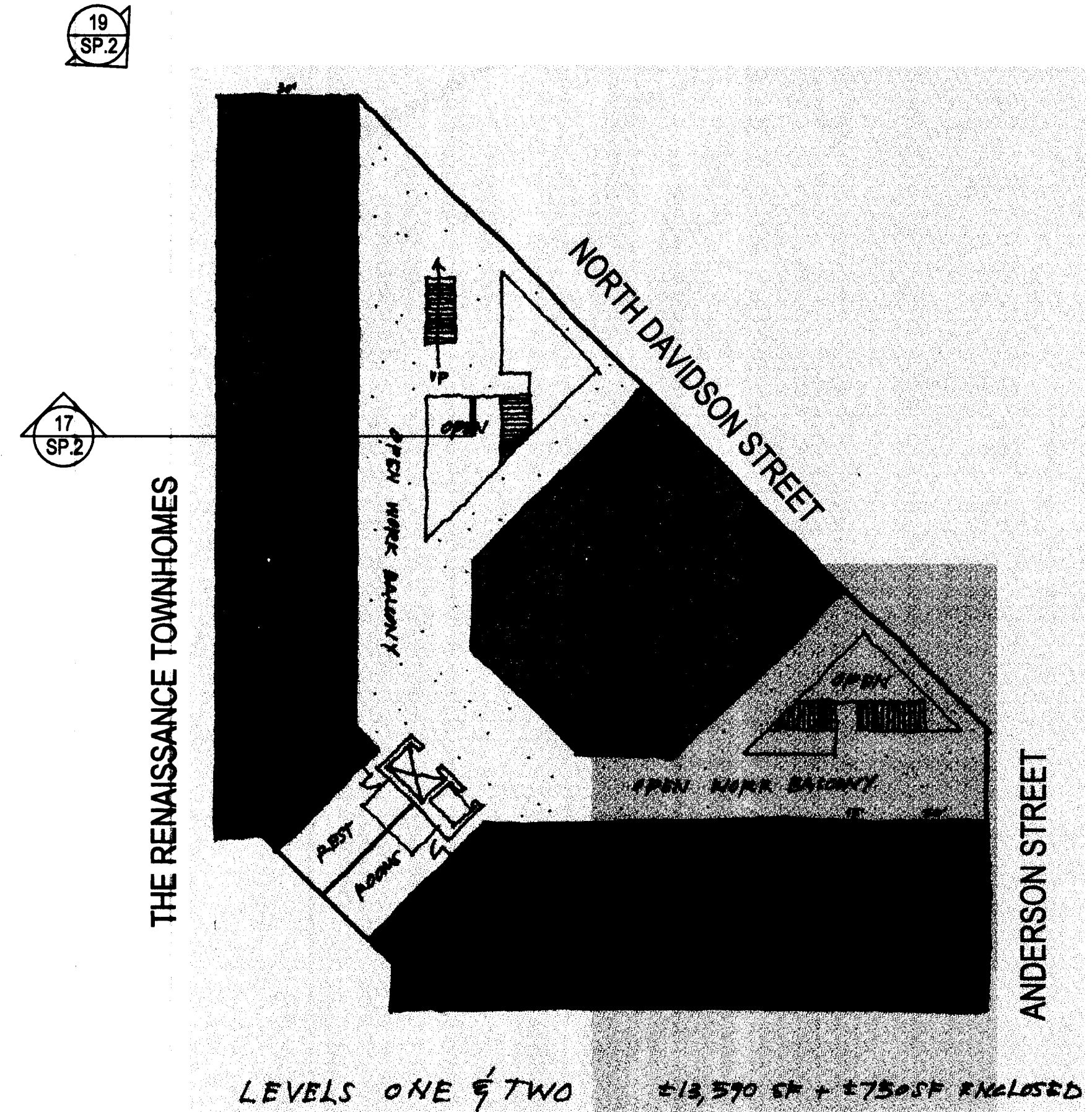
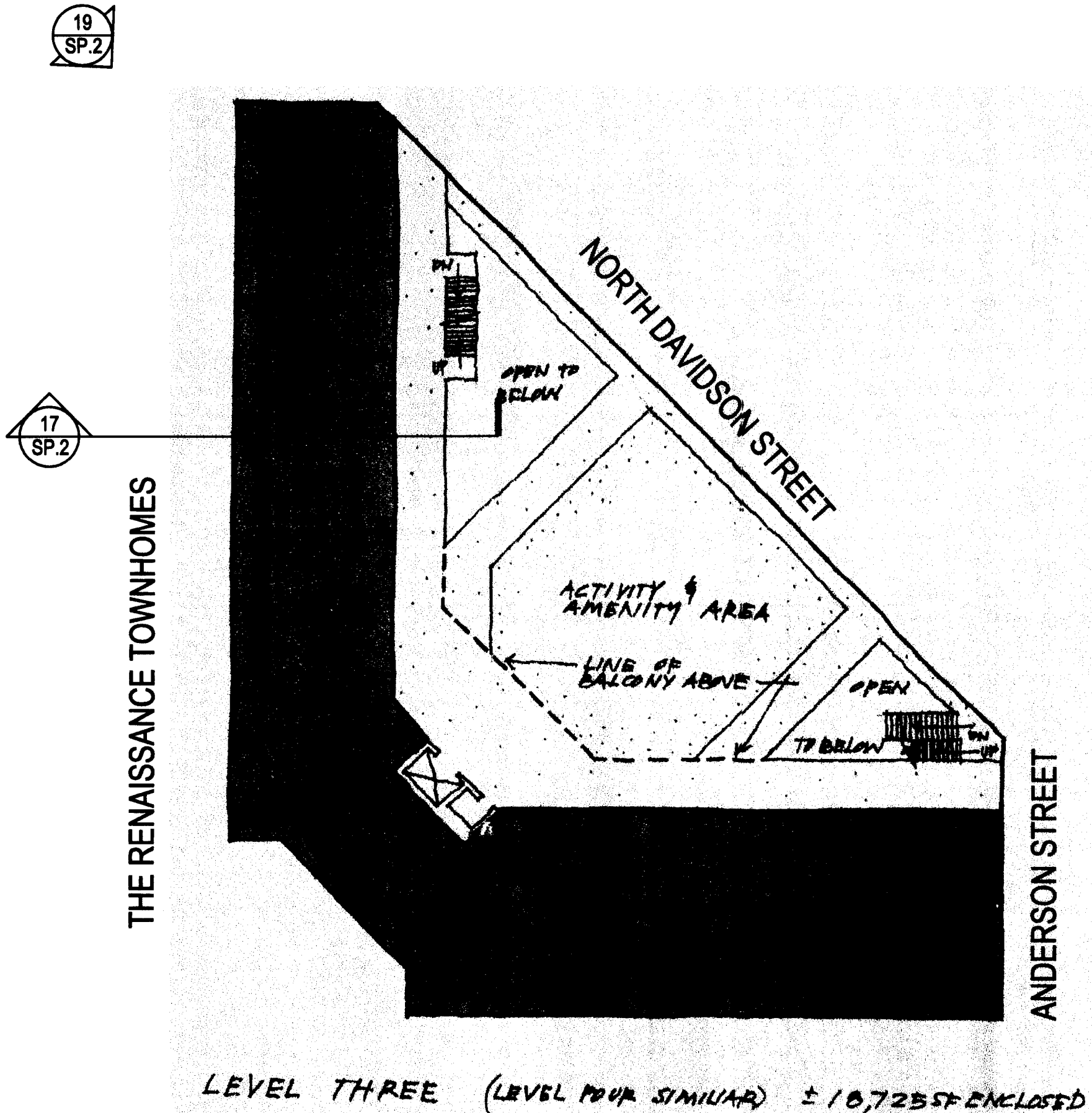
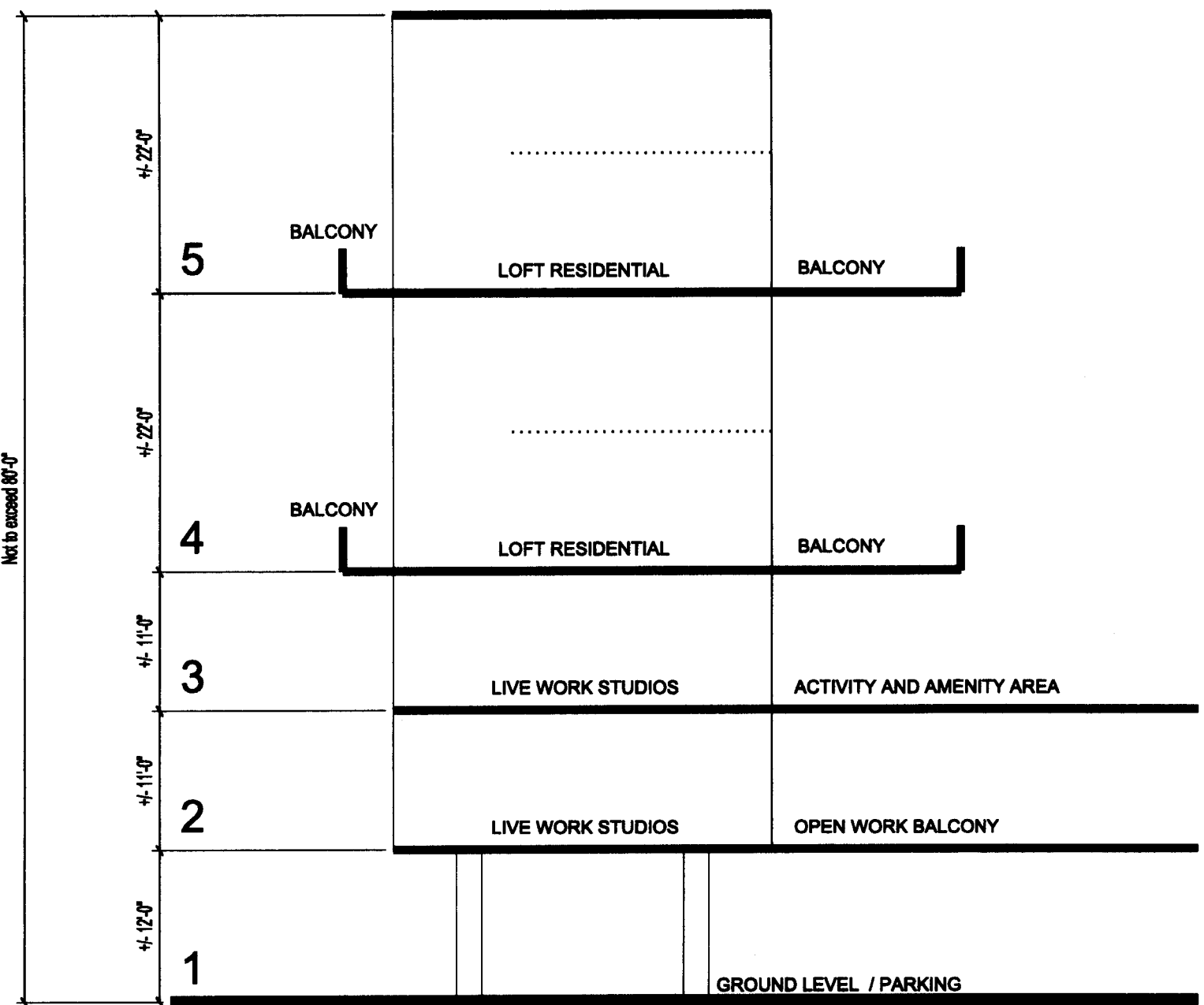


"The petitioner acknowledges that other standard development requirements imposed by other city ordinances, standards, policies, and appropriate design manuals will exist. These criteria (for example, those that require buffers, regulate streets, sidewalks, trees, stormwater, and site development, etc.) will apply to the development site. This includes chapters 6.8, 12, 17, 18, 19, 20, and 21 of the city code. Conditions set forth in this petition are supplemental requirements imposed on the development in addition to other standards. Where conditions on this plan differ from ordinances, standards, policies, and approaches in existence at the time of formal engineering plan review submission, the stricter condition or existing requirements shall apply."

CONCEPTUAL EXTERIOR RENDERING FROM WARP ST. N.T.S. 19

CONCEPTUAL EXTERIOR RENDERING FROM ANDERSON ST. N.T.S. 11

CONCEPTUAL AERIAL RENDERING FROM NORTH DAVIDSON ST. N.T.S. 03



CONCEPTUAL BUILDING SECTION N.T.S. 17

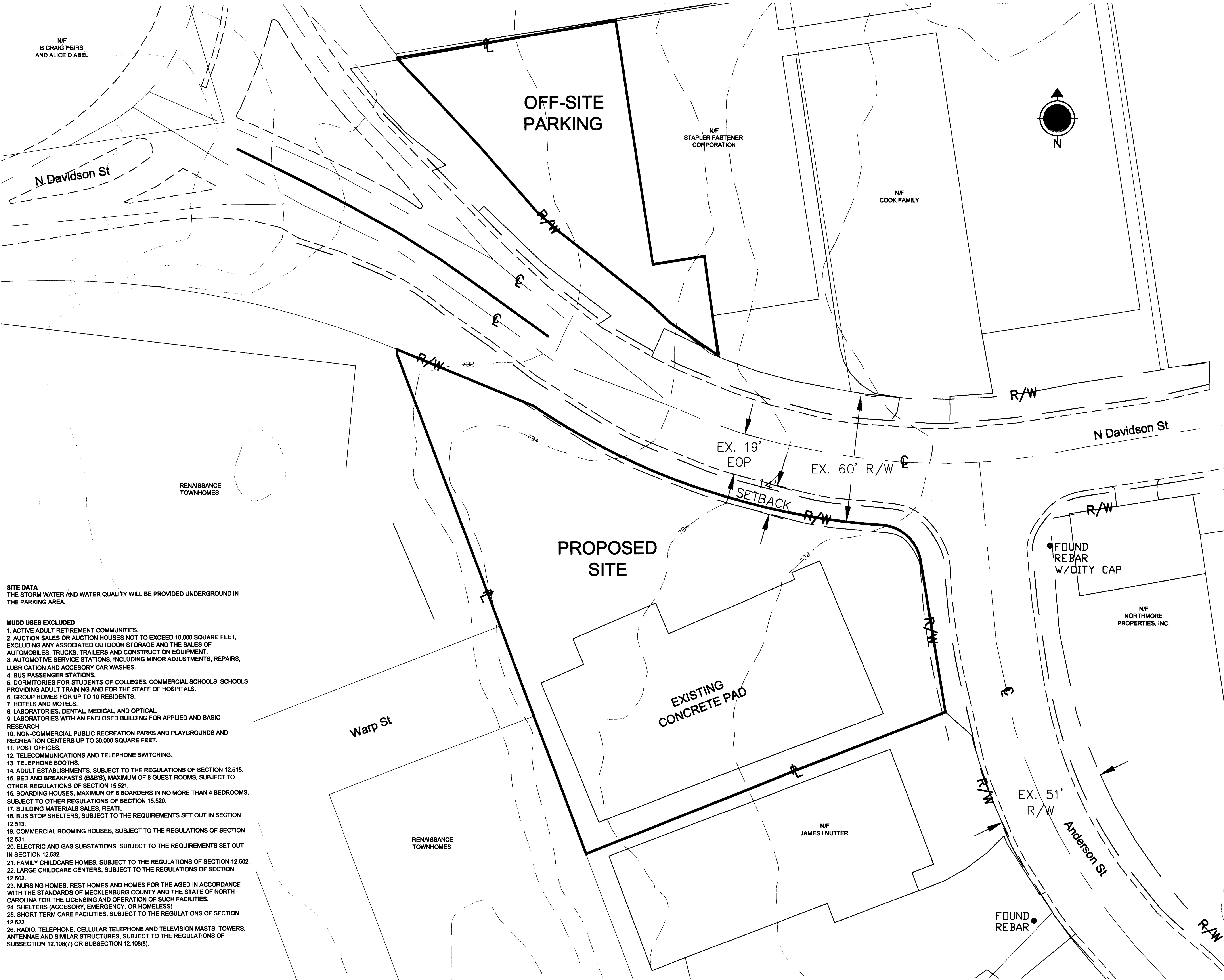
CONCEPTUAL FLOOR PLAN N.T.S. 09

CONCEPTUAL FLOOR PLAN N.T.S. 01

Revisions:  
12.16.07 REVISED TO INCORPORATE CITY OF CHARLOTTE PLANNING & OTHER DEPARTMENTAL COMMENTS  
01.05.08 REVISED TO INCORPORATE CITY OF CHARLOTTE PLANNING & OTHER DEPARTMENTAL COMMENTS

GALLERIES at NoDa  
North Davidson St.  
& Anderson St.  
Charlotte, NC





**SITE DATA**  
THE STORM WATER AND WATER QUALITY WILL BE PROVIDED UNDERGROUND IN THE PARKING AREA.

- MUDD USES EXCLUDED**
1. ACTIVE ADULT RETIREMENT COMMUNITIES.
  2. AUCTION SALES OR AUCTION HOUSES NOT TO EXCEED 10,000 SQUARE FEET, EXCLUDING ANY ASSOCIATED OUTDOOR STORAGE AND THE SALES OF AUTOMOBILES, TRUCKS, TRAILERS AND CONSTRUCTION EQUIPMENT.
  3. AUTOMOTIVE SERVICE STATIONS, INCLUDING MINOR ADJUSTMENTS, REPAIRS, LUBRICATION AND ACCESSORY CAR WASHES.
  4. BUS PASSENGER STATIONS.
  5. DORMITORIES FOR STUDENTS OF COLLEGES, COMMERCIAL SCHOOLS, SCHOOLS PROVIDING ADULT TRAINING AND FOR THE STAFF OF HOSPITALS.
  6. GROUP HOMES FOR UP TO 10 RESIDENTS.
  7. HOTELS AND MOTELS.
  8. LABORATORIES, DENTAL, MEDICAL, AND OPTICAL.
  9. LABORATORIES WITH AN ENCLOSED BUILDING FOR APPLIED AND BASIC RESEARCH.
  10. NON-COMMERCIAL PUBLIC RECREATION PARKS AND PLAYGROUNDS AND RECREATION CENTERS UP TO 30,000 SQUARE FEET.
  11. POST OFFICES.
  12. TELECOMMUNICATIONS AND TELEPHONE SWITCHING.
  13. TELEPHONE BOOTHS.
  14. ADULT ESTABLISHMENTS, SUBJECT TO THE REGULATIONS OF SECTION 12.518.
  15. BED AND BREAKFASTS (B&B'S), MAXIMUM OF 8 GUEST ROOMS, SUBJECT TO OTHER REGULATIONS OF SECTION 15.521.
  16. BOARDING HOUSES, MAXIMUM OF 8 BOARDERS IN NO MORE THAN 4 BEDROOMS, SUBJECT TO OTHER REGULATIONS OF SECTION 15.520.
  17. BUILDING MATERIALS SALES, REATIL.
  18. BUS STOP SHELTERS, SUBJECT TO THE REQUIREMENTS SET OUT IN SECTION 12.513.
  19. COMMERCIAL ROOMING HOUSES, SUBJECT TO THE REGULATIONS OF SECTION 12.531.
  20. ELECTRIC AND GAS SUBSTATIONS, SUBJECT TO THE REQUIREMENTS SET OUT IN SECTION 12.532.
  21. FAMILY CHILDCARE HOMES, SUBJECT TO THE REGULATIONS OF SECTION 12.502.
  22. LARGE CHILDCARE CENTERS, SUBJECT TO THE REGULATIONS OF SECTION 12.502.
  23. NURSING HOMES, REST HOMES AND HOMES FOR THE AGED IN ACCORDANCE WITH THE STANDARDS OF MECKLENBURG COUNTY AND THE STATE OF NORTH CAROLINA FOR THE LICENSING AND OPERATION OF SUCH FACILITIES.
  24. SHELTERS (ACCESSORY, EMERGENCY, OR HOMELESS).
  25. SHORT-TERM CARE FACILITIES, SUBJECT TO THE REGULATIONS OF SECTION 12.522.
  26. RADIO, TELEPHONE, CELLULAR TELEPHONE AND TELEVISION MASTS, TOWERS, ANTENNAE AND SIMILAR STRUCTURES, SUBJECT TO THE REGULATIONS OF SUBSECTION 12.108(7) OR SUBSECTION 12.108(8).

Legend

—	2'-6" CURB AND GUTTER
—	EOP
—	EDGE OF PAVEMENT

Notes

Revision	By	Appd.	YY.MM.DD

File Name: 00834C-102SP.dwg	KJK	RLC	RLC	07.12.10
	Dwn.	Chkd.	Degn.	YY.MM.DD

Permit-Seal

Client/Project  
JR Developers

North Davidson & Anderson St. Property  
Due Diligence  
Charlotte, NC

Title  
EXHIBIT 1

Project No. 173200834	Scale 1"=20'	Revision 0
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Legend  
----- SIDEWALK CONNECTIVITY

Notes

Revision	By	Appd.	YY.MM.DD
File Name: 00834C-102SP-2.dwg	KJK	RLC	07.12.10
Permit-Seal	Dwn.	Chkd.	YY.MM.DD

Client/Project  
**JR Developers**  
  
North Davidson & Anderson St. Property  
Due Diligence  
Charlotte, NC  
  
Title  
**EXHIBIT 2**