

GENERAL PROVISIONS

THESE DEVELOPMENT STANDARDS FORM A PART OF THE ZONING PLAN FOR THE "MOREHEAD CENTER" DEVELOPMENT SUBMITTED BY INSITE PROPERTIES, LLC (THIS "ZONING PLAN"). DEVELOPMENT OF THE PROPERTY IDENTIFIED ON THIS ZONING PLAN (THE "PROPERTY" OR THE "SITE") AND THE INDIVIDUAL COMPONENTS TO BE LOCATED THEREON WILL BE GOVERNED BY THE CONDITIONS OF THIS ZONING PLAN AND THOSE PLANS AND DRAWINGS EXPRESSLY INCORPORATED HEREIN BY REFERENCE AND THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE"). UNLESS MORE STRINGENT STANDARDS ARE ESTABLISHED BY THIS ZONING PLAN, THE DEVELOPMENT STANDARDS ESTABLISHED UNDER THE ORDINANCE FOR THE MIXED USE DEVELOPMENT DISTRICT (MUDD-O) CLASSIFICATIONS SHALL BE FOLLOWED IN CONNECTION WITH DEVELOPMENT TAKING PLACE ON THE SITE.

THE DEVELOPMENT DEPICTED ON THE ZONING PLAN (THIS SHEET) IS SCHEMATIC IN NATURE AND IS INTENDED ONLY TO DESCRIBE THE POSSIBLE ARRANGEMENT OF USES ON THE SITE AND ILLUSTRATE DESIGN PRINCIPLES. ACCORDINGLY, THE CONFIGURATION, PLACEMENT AND SIZE OF THE BUILDING FOOTPRINTS OUTLINED ON THE ZONING PLAN ARE SCHEMATIC AND SUBJECT ONLY TO THE PROVISIONS SET FORTH BELOW MAY BE ALTERED OR MODIFIED DURING DESIGN, DEVELOPMENT AND CONSTRUCTION PHASES WITHIN THE MAXIMUM BUILDING PARKING ENVELOPES ESTABLISHED ON THIS SHEET. PARKING LAYOUTS MAY ALSO BE MODIFIED TO ACCOMMODATE FINAL BUILDING LOCATIONS AND OFF-STREET PARKING SPACES MAY BE LOCATED INSIDE AND OUTSIDE BUILDING ENVELOPES TO THE EXTENT PERMITTED BY THE ORDINANCE. ALL SUCH CHANGES ARE SUBJECT TO APPROVAL PER THE ORDINANCE.

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 6.9, 12.17.2.1 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.

PERMITTED USES

THE SITE MAY BE DEVELOPED FOR RETAIL, RESTAURANT, AND OFFICE WHICH ARE PERMITTED BY RIGHT UNDER THE ORDINANCE FOR MIXED USE DEVELOPMENT DISTRICT. SUBJECT, HOWEVER, TO THE FOLLOWING VARIATION(S) FROM THE MIXED USE DEVELOPMENT DISTRICT (MUDD-O) HANDBOOK AS PART OF THIS MUDD-O (OPTIONAL) APPLICATION IN CONNECTION WITH DEVELOPMENT OF THE SITE IN ACCORDANCE WITH THIS ZONING PLAN TO WHICH THESE DEVELOPMENT STANDARDS ARE ATTACHED:

1. THE PETITIONER REQUESTS A DEVIATION FROM SECTION 9.85(5)(S) OF THE ORDINANCE FOR THE BUILDING LOCATED ON THIS SHEET (RZ 1.0). THIS BUILDING MAY EXTEND UP TO 160 FEET IN HEIGHT AS SHOWN ON THE SCHEMATIC BUILDING EXHIBITS (SHEET RZ 3.0 - 6.0). BUILDING HEIGHT SHALL BE MEASURED FROM THE AVERAGE GRADE ALONG EAST MOREHEAD STREET TO THE ROOF LINE, INCLUSIVE OF ANY PARAPETS. MECHANICAL SCREENING/PERFECTHOUSES, ROOF STAIRWELLS, AND ELEVATOR PENTHOUSES ARE EXCLUSIVE OF THIS HEIGHT.

SETBACKS, SIDE YARDS AND REAR YARDS

1. ALL BUILDINGS CONSTRUCTED WITHIN THE SITE SHALL SATISFY THE SETBACK, REAR YARD AND SIDE YARD REQUIREMENTS ESTABLISHED ON THIS ZONING PLAN, WHICHEVER IS MORE RESTRICTIVE.

SCREENING AND LANDSCAPING AREAS

1. SITE WILL COMPLY WITH CHAPTER 21 OF THE TREE ORDINANCE.

2. LANDSCAPE AREAS WILL BE PLANTED ON THE SITE TO MEET OR EXCEED THE REQUIREMENTS OF THE ORDINANCE.

3. STREET TREES SHALL BE INSTALLED ALONG ALL PUBLIC STREETS PER SECTION 21-14 (C) OF THE CHARLOTTE TREE ORDINANCE.

4. SCREENING SHALL CONFORM WITH THE STANDARDS AND TREATMENTS SPECIFIED IN THE ORDINANCE REQUIRED LANDSCAPE OF TREES AND SHRUBS LOCATED WITHIN THE BUFFER AREA SHALL CONFORM TO THE ORDINANCE.

5. ANY FENCE OR WALL CONSTRUCTED ALONG OR ADJACENT TO ANY SIDEWALK OR STREET RIGHT-OF-WAY REQUIRES A CERTIFICATE ISSUED BY THE CHARLOTTE DEPARTMENT OF TRANSPORTATION.

LIGHTING

1. PETITIONER AGREES TO INSTALL PEDESTRIAN SCALE LIGHTING ALONG PUBLIC STREETS. THE MAXIMUM HEIGHT OF ANY FREESTANDING LIGHTING FIXTURE, INCLUDING ITS BASE, SHALL NOT EXCEED 15 FEET.

2. ALL DIRECT LIGHTING WITHIN THE SITE SHALL BE FULLY CUT OFF AND DESIGNED SUCH THAT DIRECT ILLUMINATION DOES NOT EXTEND PAST ANY EXTERIOR PROPERTY LINE. CONSIDERATION WILL BE GIVEN TO THE IMPACT OF LIGHTING BOTH WITHIN AND OUTSIDE OF THE PERIMETER OF THE SITE. ITEMS FOR CONSIDERATION WILL INCLUDE INTENSITY, CUT OFF ANGLES, COLOR TEMPERATURE, EFFICIENCY AND SHIELDING OF SOURCES OF LIGHT. THE INTENT BEING TO ELIMINATE GLARE TOWARDS ADJACENT PROPERTIES.

3. NO WALL PACK LIGHT FIXTURES WILL BE ALLOWED ON ANY STRUCTURES PLACED ON THE SITE.

SIGNS

1. ALL SIGNS PLACED ON THE SITE SHALL BE ERECTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE ORDINANCE.

2. TEMPORARY CONSTRUCTION SIGNAGE CANNOT BE LOCATED WITHIN THE REQUIRED SETBACK AND MUST BE REMOVED NO LATER THAN 60 DAYS FOLLOWING THE RECEIPT OF THE CERTIFICATE OF OCCUPANCY FOR THE STRUCTURE ADDRESSSED BY THE SIGNAGE.

ACCESS POINTS (DRIVEWAYS)

1. TWO PROPOSED PUBLIC STREET CONNECTIONS ARE PLANNED ON ROYAL COURT AS DEPICTED ON THE ZONING PLAN. THE PETITIONER SHALL COORDINATE THIS LOCATION WITH CHARLOTTE DEPARTMENT OF TRANSPORTATION DURING THE CONSTRUCTION DOCUMENTATION PROCESS.

SOLID WASTE

1. THE PETITIONER SHALL SUBMIT A SOLID WASTE MANAGEMENT PLAN PRIOR TO INITIATING DEMOLITION AND/OR CONSTRUCTION ACTIVITIES TO INCLUDE, AT A MINIMUM, THE PROCEDURES THAT WILL BE USED TO RECYCLE ALL CLEAN WOOD, METAL, AND CONCRETE GENERATED DURING DEMOLITION AND CONSTRUCTION ACTIVITIES. THE PLAN SHALL SPECIFY THAT MONTHLY REPORTING OF ALL TONNAGE DISPOSED AND RECYCLED WILL BE MADE TO THE MECKLENBURG COUNTY SOLID WASTE PROGRAM. THE REPORT SHALL INCLUDE THE IDENTIFICATION AND LOCATION OF FACILITIES RECEIVING DISPOSED OR RECYCLED MATERIALS.

2. THE DEVELOPMENT MUST MEET ALL REQUIREMENTS AS STATED IN THE CHARLOTTE CITY CODE REGARDING SOLID WASTE DUMPSTER, COMPACTOR AND RECYCLING AREAS.

SIDEWALKS

1. PETITIONER SHALL INSTALL A 6 FOOT WIDE SIDEWALK WITH A MINIMUM 8 FOOT WIDE PLANTING STRIP ALONG THE PROJECT SIDE OF ROYAL COURT. FOR MOREHEAD STREET, THE EXISTING 8 FOOT PLANT STRIP AND 4 FOOT SIDEWALK SHALL REMAIN. FOR ANY PORTIONS OF SIDEWALKS LOCATED OUTSIDE OF THE PUBLIC RIGHT-OF-WAY, THE PETITIONER SHALL CONTACT THE CHARLOTTE DEPARTMENT OF TRANSPORTATION AND DEDICATE A PUBLIC ACCESS AND MAINTENANCE EASEMENT.

FIRE PROTECTION

1. ALL NEW BUILDINGS SHALL COMPLY WITH THE LAND USE REQUIREMENTS OF THE CHARLOTTE FIRE DEPARTMENT.

2. ALL NEW BUILDINGS SHALL COMPLY WITH THE WATER SUPPLY REQUIREMENTS OF THE CHARLOTTE FIRE DEPARTMENT.

3. ALL NEW BUILDINGS SHALL COMPLY WITH THE ACCESS REQUIREMENTS OF THE NORTH CAROLINA STATE FIRE CODE AND THE CHARLOTTE FIRE DEPARTMENT.

AIR QUALITY

1. DEVELOPMENT OF THIS SITE MAY REQUIRE SUBMISSION OF AN ASBESTOS NOTIFICATION OF DEMOLITION AND RENOVATION TO MCQO DUE TO POSSIBLE DEMOLITION OR RENOVATION OF AN EXISTING STRUCTURE. A LETTER OF NOTIFICATION AND THE REQUIRED FORMS WILL BE MAILED DIRECTLY TO THE PETITIONER BY MCQO.

2. THE PROPOSED PROJECT MAY BE SUBJECT TO CERTAIN AIR QUALITY PERMIT REQUIREMENTS IN ACCORDANCE WITH MECKLENBURG COUNTY AIR POLLUTION CONTROL ORDINANCE (MPCAO) REGULATION 2.0805 - "PARKING FACILITIES". A LETTER OF NOTIFICATION AND COPY OF THE REGULATIONS WILL BE MAILED DIRECTLY TO THE PETITIONER BY MCQO.

STORM WATER MANAGEMENT

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 REGULATE STREETS, SIDEWALKS, TREES, STORMWATER, POST CONSTRUCTION CONTROLS, AND SITE DEVELOPMENT, ETC.) WILL APPLY TO THE DEVELOPMENT SITE. 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.

STORM WATER QUANTITY CONTROL

THE PETITIONER SHALL TIE IN TO THE EXISTING STORM WATER SYSTEM(S). THE PETITIONER SHALL HAVE THE RECEIVING DRAINAGE SYSTEM(S) ANALYZED TO ENSURE THAT IT WILL NOT BE TAKEN OUT OF STANDARD DUE TO THE DEVELOPMENT. IF IT IS FOUND THAT DEVELOPMENT WILL CAUSE THE STORM DRAINAGE SYSTEM(S) TO BE TAKEN OUT OF STANDARD, THE PETITIONER SHALL PROVIDE ALTERNATE METHODS TO PREVENT THIS FROM OCCURRING.

STORM WATER QUALITY TREATMENT - SOURCE BMP RECOMMENDATION TAKEN FROM "POST CONSTRUCTION ORDINANCE STAKEHOLDERS' GROUP FINAL REPORT"

FOR PROJECTS WITH DEFINED WATERSHEDS GREATER THAN 24% BUILT-UPON AREA AND GREATER THAN ONE ACRE OF DISTURBED AREA, CONSTRUCT WATER QUALITY BEST MANAGEMENT PRACTICES (BMPs) TO ACHIEVE 85% TOTAL SUSPENDED SOLID (TSS) REMOVAL FOR THE ENTIRE POST DEVELOPMENT RUNOFF VOLUME FOR THE RUNOFF GENERATED FROM THE FIRST 1-INCH OF RAINFALL. BMPs MUST BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE MECKLENBURG COUNTY BMP DESIGN MANUAL, JULY 2007 OR NORTH CAROLINA DIVISION OF WATER QUALITY STORMWATER BEST MANAGEMENT PRACTICES MANUAL, JULY 2007. DESIGN STANDARDS SHALL BE MET ACCORDING TO THE CITY OF CHARLOTTE BEST MANAGEMENT PRACTICES MANUAL, WHEN AVAILABLE. USE OF LOW IMPACT DEVELOPMENT (LID) TECHNIQUES IS OPTIONAL.

VOLUME AND PEAK CONTROL - SOURCE: VOLUME CONTROL AND PEAK CONTROL DOWNSTEAM ANALYSIS TAKEN FROM "POST-CONSTRUCTION ORDINANCE STAKEHOLDERS' GROUP FINAL REPORT"

FOR PROJECTS WITH DEFINED WATERSHEDS GREATER THAN 24% BUILT-UPON AREA, CONTROL THE ENTIRE VOLUME FOR THE 1-YEAR, 24-HOUR STORM. RUNOFF VOLUME DRAWDOWN TIME SHALL BE A MINIMUM OF 24 HOURS, BUT NOT MORE THAN 120 HOURS.

FOR RESIDENTIAL PROJECTS WITH GREATER THAN 24% BUA, CONTROL THE PEAK TO MATCH THE PREDEVELOPMENT RUNOFF RATES FOR THE 10-YEAR AND 25-YEAR, 6-HOUR STORMS OR PERFORM A DOWNSTEAM ANALYSIS TO DETERMINE WHETHER PEAK CONTROL IS NEEDED, AND IF SO, FOR WHAT LEVEL OF STORM FREQUENCY. "RESIDENTIAL" SHALL BE DEFINED AS "A DEVELOPMENT" CONTAINING DWELLING UNITS WITH OPEN YARDS ON AT LEAST TWO SIDES WHERE LAND IS SOLD WITH EACH DWELLING UNIT."

FOR COMMERCIAL PROJECTS WITH GREATER THAN 24% BUA, CONTROL THE PEAK TO MATCH THE PREDEVELOPMENT RUNOFF RATES FOR THE 10-YR, 6-HR STORM AND PERFORM A DOWNSTEAM FLOOD ANALYSIS TO DETERMINE WHETHER ADDITIONAL PEAK CONTROL IS NEEDED, AND IF SO, FOR WHAT LEVEL OF STORM FREQUENCY, OR IF A DOWNSTEAM ANALYSIS IS NOT PERFORMED, CONTROL THE PEAK FOR THE 10-YR AND 25-YR, 6-HOUR STORMS.

FOR COMMERCIAL PROJECTS WITH LESS THAN OR EQUAL TO 24% BUA, BUT GREATER THAN ONE ACRE OF DISTURBED AREA, CONTROL THE PEAK TO MATCH THE PREDEVELOPMENT RUNOFF RATES FOR THE 2 AND 10-YR, 6-HR STORMS.

STREAM BUFFERS

THE SWIM, STREAM BUFFER REQUIREMENTS APPLY DESCRIBED IN THE CITY OF CHARLOTTE ZONING ORDINANCE, CHAPTER 12. IN ADDITION, INTERMITTENT AND PERENNIAL STREAMS WITHIN THE PROJECT BOUNDARY SHALL BE DELINEATED BY A CERTIFIED PROFESSIONAL USING U.S. ARMY CORPS OF ENGINEERS AND N.C. DIVISION OF WATER QUALITY METHODOLOGY AND SHALL BE SHOWN IN THE SITE PLAN SUBMITTAL ALONG WITH ALL BUFFER AREAS.

ALL PERENNIAL AND INTERMITTENT STREAMS DRAINING LESS THAN 50 ACRES SHALL HAVE A MINIMUM 30 FOOT VEGETATED BUFFER INCLUDING A 10 FOOT ZONE ADJACENT TO THE BANK. DISTURBANCE OF THE BUFFER IS ALLOWED, HOWEVER, ANY DISTURBED AREA MUST BE RE-VEGETATED AND DISTURBANCE OF THE 10-FOOT ZONE ADJACENT TO THE BANK SHALL REQUIRE STREAM BANK STABILIZATION USING BIOENGINEERING TECHNIQUES AS SPECIFIED IN THE DESIGN MANUAL.

ALL STREAMS DRAINING GREATER THAN OR EQUAL TO 50 ACRES AND LESS THAN 300 ACRES SHALL HAVE A 35 FOOT BUFFER WITH TWO (2) ZONES, INCLUDING STREAM SIDE AND UPLAND. STREAMS DRAINING GREATER THAN OR EQUAL TO 300 ACRES AND LESS THAN 640 ACRES SHALL HAVE A 50 FOOT BUFFER WITH THREE (3) ZONES, INCLUDING STREAM SIDE, MANAGED USE AND UPLAND.

STREAMS DRAINING GREATER THAN OR EQUAL TO 640 ACRES SHALL HAVE A 100-FOOT BUFFER, PLUS 50% OF THE AREA OF THE FLOOD FRINGE BEYOND 100 FEET. THIS BUFFER SHALL CONSIST OF THREE (3) ZONES, INCLUDING STREAM SIDE, MANAGED USE AND UPLAND.

ALL BUFFERS SHALL BE MEASURED FROM THE TOP OF THE BANK ON BOTH SIDES OF THE STREAM. THE USES ALLOWED IN THE DIFFERENT BUFFER ZONES AS DESCRIBED IN THE SWIM, STREAM BUFFER REQUIREMENTS IN THE ZONING ORDINANCE, CHAPTER 12, AS WELL AS THE OTHER PROVISIONS OF THE SWIM, ORDINANCE SHALL APPLY (EXCEPT BUFFER WIDTHS).

ADDITIONAL NOTES

1. PROPOSED LOCATIONS OF UNDERGROUND SAND FILTER(S) AND UNDERGROUND DETENTION ARE ILLUSTRATIVE IN NATURE AND SUBJECT TO CHANGE UPON DESIGN DEVELOPMENT.

2. THE FOLLOWING AGENCIES MUST BE CONTACTED PRIOR TO CONSTRUCTION REGARDING WETLAND AND WATER QUALITY PERMITS:

SECTION 401 PERMIT NCDENHR - RALEIGH OFFICE (919) 733-1786
SECTION 404 PERMIT US ARMY CORPS OF ENGINEERS (704) 231-4854

WATER QUALITY

THE PROPOSED PROJECT WILL INCLUDE A SUBSTANTIAL AMOUNT OF IMPERVIOUS AREA, WHICH WILL DIRECTLY AFFECT SURFACE WATER QUALITY DUE TO STORM WATER RUNOFF FROM THE PROJECT. STORM WATER RUNOFF BECOMES CONTAMINATED WITH POLLUTANTS ASSOCIATED WITH THE PERVIOUS AREA USAGE, TRANSPORTING THESE POLLUTANTS TO SURFACE WATERS. IN ADDITION, THIS IMPERVIOUS AREA ACTS TO INCREASE THE VOLUME AND VELOCITY OF STORM WATER ENTERING SURFACE WATERS, WHICH AFFECTS STREAM CHANNEL STABILITY AND NEGATIVELY IMPACTS WATER QUALITY AND AQUATIC HABITAT. IN ORDER TO MITIGATE THE IMPACTS OF THESE POLLUTANTS AND TO PROTECT WATER QUALITY CONDITIONS, THE PROPOSED PROJECT SHOULD INCORPORATE THE CRITERIA SPECIFIED BELOW.

GENERAL RECOMMENDATIONS:

STORM WATER QUALITY TREATMENT

ANY SEPARATE, DEFINED DRAINAGE AREA WITHIN A PROJECT THAT WILL HAVE GREATER THAN 24% BUILT-UPON AREA IS TO HAVE WATER QUALITY BEST MANAGEMENT PRACTICES (BMPs) TO TREAT STORM WATER RUNOFF FROM THE ENTIRE BUILT-UPON AREA WITHIN THE SEPARATE, DEFINED DRAINAGE AREA. THE BMPs ARE TO BE CONSTRUCTED TO ACHIEVE 85% TOTAL SUSPENDED SOLID (TSS) REMOVAL FOR THE ENTIRE POST-DEVELOPMENT RUNOFF VOLUME FOR THE FIRST 1-INCH OF RAINFALL. THE BMPs MUST BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE N.C. DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES (NCDENR) BEST MANAGEMENT PRACTICES MANUAL, APRIL 1999, SECTION 4.0.

THE USE OF LOW IMPACT DESIGN (LID) SUCH AS BIOTENTION SYSTEMS IN TREE ISLANDS, GRASSED SWALES, VEGETATED BUFFERS, LEVEL SPREADERS, AND OTHER INNOVATIVE SYSTEMS IN A "TREATMENT TRAIN" IS OPTIONAL AND ENCOURAGED, WHERE APPLICABLE. LID SYSTEMS CAN BE PERFORMED IN WHOLE OR IN PART, TO MEET THE 85% TSS TREATMENT STANDARD FOR STORM WATER RUNOFF. LID MUST BE DESIGNED AND CONSTRUCTED PER THE NCDENR BEST MANAGEMENT PRACTICES MANUAL, APRIL 1999, SECTION 4.0.

STORM WATER VOLUME AND PEAK CONTROLS

ANY SEPARATE, DEFINED DRAINAGE AREA WITHIN A PROJECT THAT WILL HAVE GREATER THAN 24% BUILT-UPON AREA IS TO HAVE BEST MANAGEMENT PRACTICES (BMPs) TO CONTROL THE ENTIRE RUNOFF VOLUME FOR THE 1-YEAR, 24-HOUR, THE RUNOFF VOLUME DRAWDOWN TIME FOR THE BMPs SHALL BE A MINIMUM OF 24 HOURS, BUT NOT MORE THAN 120 HOURS. THE PEAK RUNOFF RATES SHOULD BE CONTROLLED WITH BMPs TO MATCH THE PREDEVELOPMENT RUNOFF RATES FOR THE 10-YEAR AND 25-YEAR, 6-HR STORMS OR PERFORM A DOWNSTEAM ANALYSIS TO DETERMINE WHETHER PEAK CONTROL IS NEEDED, AND IF SO, FOR WHAT LEVEL OF STORM FREQUENCY.

STORM WATER RUNOFF FROM THE DEVELOPMENT SHALL BE TRANSPORTED FROM THE SITE BY VEGETATED CONVEYANCES TO THE MAXIMUM EXTENT PRACTICABLE.

AMENDMENTS TO ZONING PLAN

FUTURE AMENDMENTS TO THE ZONING PLAN AND THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE OWNER OR OWNERS OF THE SITE IN ACCORDANCE WITH SECTION 6.206 OF THE ORDINANCE.

BINDING EFFECT OF THE ZONING APPLICATION

1. IF THE PETITIONER'S PETITION IS APPROVED, THE DEVELOPMENT PROGRAM ESTABLISHED UNDER THE ZONING PLAN AND OTHER SUPPORTIVE DOCUMENTS SHALL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONER AND THE CURRENT AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTERESTS AND ASSIGNS.

2. THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERM "PETITIONER" OR "OWNER" SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS OF THE PETITIONER AND OWNER.

SITE DEVELOPMENT SUMMARY:

1) TAX PARCEL ID #:
- PARCEL A: 125-174-05, 125-174-06, 125-174-07
- PARCEL B: 125-173-18

2) JURISDICTION: CITY OF CHARLOTTE

3) TOTAL SITE SF (ACREAGE): +/- 66,909 SF (1.53 AC)
- PARCEL A = 59,816 (1.37 AC)
- PARCEL B = 7,093 SF (0.16 AC)

4) EXISTING ZONING & USES:
- PARCEL A: FUNERAL HOME / OFFICE - B-1
- PARCEL B: PARKING LOT - B-2

5) PROPOSED ZONING:
- PARCEL A: MIXED USE DEVELOPMENT DISTRICT (OPTIONAL) "MUDD-O"
- PARCEL B: MIXED USE DEVELOPMENT DISTRICT (OPTIONAL) "MUDD-O"

6) PROPOSED USES:
- PARCEL A: GROUND FLOOR COMMERCIAL SPACE WHICH IS FLEXIBLE FOR OFFICE, RETAIL, AND RESTAURANT USES, OFFICE USE ABOVE.
- PARCEL B: DESIGNATED FOR OPEN SPACE AND STORM WATER TREATMENT OF PARCEL A, PARCEL B, OR ADJACENT PROPERTIES INCLUDING ALL FACILITIES REFERENCED IN THE MECKLENBURG COUNTY BMP DESIGN MANUAL, JULY 2007 OR NORTH CAROLINA DIVISION OF WATER QUALITY STORMWATER BEST MANAGEMENT PRACTICES MANUAL, JULY 2007.

7) PROPOSED SETBACKS:
- PARCEL A: 24' SETBACK ON MOREHEAD STREET
18' & 16' SETBACKS ON ROYAL COURT
- PARCEL B: 16' SETBACK

8) BUILDING HEIGHT:
- PARCEL A: 160' MAX.
- PARCEL B: N/A

9) BUILDING GSF:
- 195,000 GSF (USEABLE SPACE ONLY); DOES NOT INCLUDE PARKING, ELEVATOR SHAFTS, BUILDING SUPPORT AREAS, ETC.

10) URBAN OPEN SPACE REQUIRED
- PARCEL A: 598 SF
- PARCEL B: 71 SF

URBAN OPEN SPACE PROVIDED:
- PARCEL A, B & C: 6,425 SF
- PARCEL D: 6,585 SF
THIS SPACE SHALL BE DEVELOPED TO BE A PUBLIC OPEN SPACE WITH SOME LARGE CANOPY TREES, SHRUBS, LAWN AREA, SMALL COURT YARD, AND PATH WITH SPECIALTY PAVING AND BENCHES.

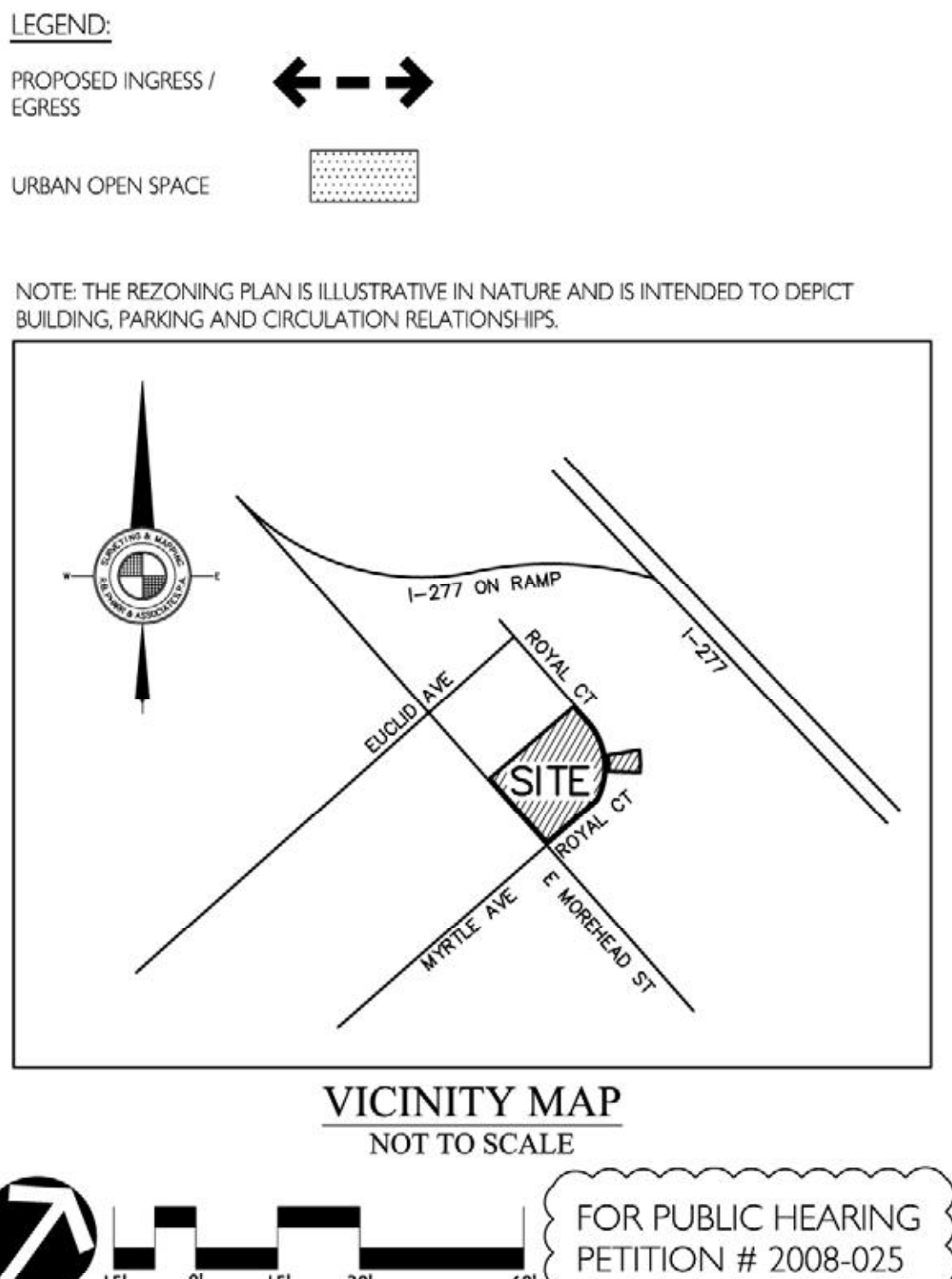
11) PARKING PROVIDED: 275 / 1,000 SF MINIMUM

12) BIKE RACKS WILL BE PROVIDED PER THE ORDINANCE

EXISTING CONDITIONS INFORMATION:

SITE SURVEY DATA AND TOPOGRAPHIC INFORMATION INSIDE PROJECT BOUNDARY PROVIDED BY:
R.B. PHARR & ASSOCIATES, P.A.
420 HAWTHORNE LANE
CHARLOTTE, NC 28204
704.376.2186

PLANIMETRIC AND TOPOGRAPHIC INFORMATION OUTSIDE OF THE PROJECT BOUNDARY PROVIDED BY:
MECKLENBURG COUNTY
ENGINEERING & BUILDING STANDARDS DEPARTMENT
DELD (DEMOGRAPHIC, EMPLOYMENT AND LAND DEVELOPMENT) INFORMATION SYSTEM



NOTES:

1. THIS PLAT IS NOT FOR RECORDATION AS PER G.S. 47-30 AS AMENDED.
2. ALL CORNERS MONUMENTED AS SHOWN.
3. NO RECOVERABLE NCGS MONUMENT LOCATED WITHIN 2,000 FEET OF SUBJECT PROPERTY.
4. THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THIS MAP IS APPROXIMATE, BASED ON INFORMATION PROVIDED BY OTHERS OR BY FIELD LOCATION. UTILITY LOCATIONS AS SHOWN HEREON ARE INTENDED FOR PLANNING ONLY. ACTUAL LOCATION, SIZE, OR DEPTH OF LINE SHOULD BE VERIFIED WITH THE INDIVIDUAL UTILITY COMPANY BEFORE CONSTRUCTION.
5. THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE COMMITMENT REPORT. R.B. PHARR & ASSOCIATES, P.A. DOES NOT CLAIM THAT ALL MATTERS OF RECORD WHICH MAY OR MAY NOT AFFECT THE SUBJECT PROPERTY ARE SHOWN HEREON.
6. ELEVATIONS BASED ON NAVD 88, THE SITE IS LOCALIZED AT R.B. PHARR UPTOWN CONTROL "NAIL 23" HAVING AN ELEVATION OF 745.59 FT.
7. BROKEN LINES INDICATE PROPERTY LINES NOT SURVEYED.
8. E. MOREHEAD ST. IS SHOWN AS A "MAJOR THOROUGHFARE" ON THE MECKLENBURG-UNION METROPOLITAN PLANNING ORGANIZATION THOROUGHFARE PLAN OF 2004 AND MAY BE SUBJECT TO A FUTURE RIGHT-OF-WAY OF 40' FROM CENTERLINE.
9. THE OFF-SITE RIGHT-OF-WAY SHOWN HEREON IS FOR ILLUSTRATIVE PURPOSES ONLY. THE UNDERSIGNED CERTIFIES ONLY TO THE RIGHT-OF-WAYS SURVEYED, AND DOES NOT CERTIFY TO THE RIGHT-OF-WAY WIDTH OF ANY ADJACENT PROPERTIES.

ZONING:

ZONING RESTRICTIONS AS PER ZONING ORDINANCE:
SUBJECT PROPERTY ZONED: B-1/B-2

MINIMUM SETBACK: 20'
MINIMUM SIDE YARD: 0' FOR NONRESIDENTIAL BUILDINGS
MINIMUM REAR YARD: 20'
MAXIMUM BUILDING HEIGHT: 40'

FOR FURTHER INFORMATION CONTACT THE
CHARLOTTE-MECKLENBURG ZONING DEPARTMENT
AT 704-336-3569.

PARKING:
REGULAR PARKING SPACES = 51
HANDICAPPED PARKING SPACES = 4
TOTAL PARKING SPACES = 55

LEGEND:

ACU - AIR CONDITIONING UNIT
BFP - BACK FLOW PREVENTOR
C&G - CURB & GUTTER
CB - CATCH BASIN
CI - CURB INLET
CMP - CORRUGATED METAL PIPE
CPP - CORRUGATED PLASTIC PIPE
CO - CLEAN OUT
D.B. - DEED BOOK
DI - DROP INLET
DIP - DUCTILE IRON PIPE
ECM - EXISTING CONCRETE MONUMENT
EIP - EXISTING IRON PIPE
EIR - EXISTING IRON ROD
EMM - EXISTING METAL MONUMENT
EN - EXISTING NAIL
EOG - EDGE OF GRAVEL
EOP - EDGE OF PAVEMENT
EU - END UNKNOWN
FC - FIRE CONNECTION
FH - FIRE HYDRANT
FV - FIRE VALVE
GM - GAS METER
GRND L - GROUND LIGHT
GV - GAS VALVE
GW - GUT WIRE
JCT - IRRIGATION CONTROL VALVE
LMP - LAMP POST
LP - LIGHT POLE
M - MEASURED
MB - MAILBOX
M.B. - MAP BOOK
N.C.G.S. - NORTH CAROLINA GEODETIC SURVEY
NIR - NEW IRON ROD
NN - NEW NAIL
OHANG - OVERHANG
P.O.B. - POINT OF BEGINNING
PL - PLATED
PB - POWER BOX
PIN - PARCEL IDENTIFICATION NUMBER
PM - POWER METER
PMH - POWER MANHOLE
PP - POWER POLE
PG - PAGE
PVC - PLASTIC PIPE
(R) - RECORDED
R/W - RIGHT-OF-WAY
RCP - REINFORCED CONCRETE PIPE
SDMH - STORM DRAIN MANHOLE
SMH - SANITARY SEWER MANHOLE
TB - TELEPHONE BOX
TER - TERRACOTTA PIPE
TMH - TELEPHONE MANHOLE
TVB - CABLE TV BOX
WB - WATER BOX
WM - WATER METER
WV - WATER VALVE

LINE LEGEND:

PROPERTY LINE (NOT SURVEYED)
RIGHT-OF-WAY (NOT SURVEYED)
EASEMENT
SETBACK
CABLE TV LINE
FIBER OPTIC LINE
GAS LINE
POWER LINE
POWER LINE (UNDERGROUND)
SANITARY SEWER PIPE
STORM DRAIN PIPE
TELEPHONE LINE
TELEPHONE LINE (UNDERGROUND)
WATER LINE
APPROXIMATE ZONING LINE

UTILITIES:

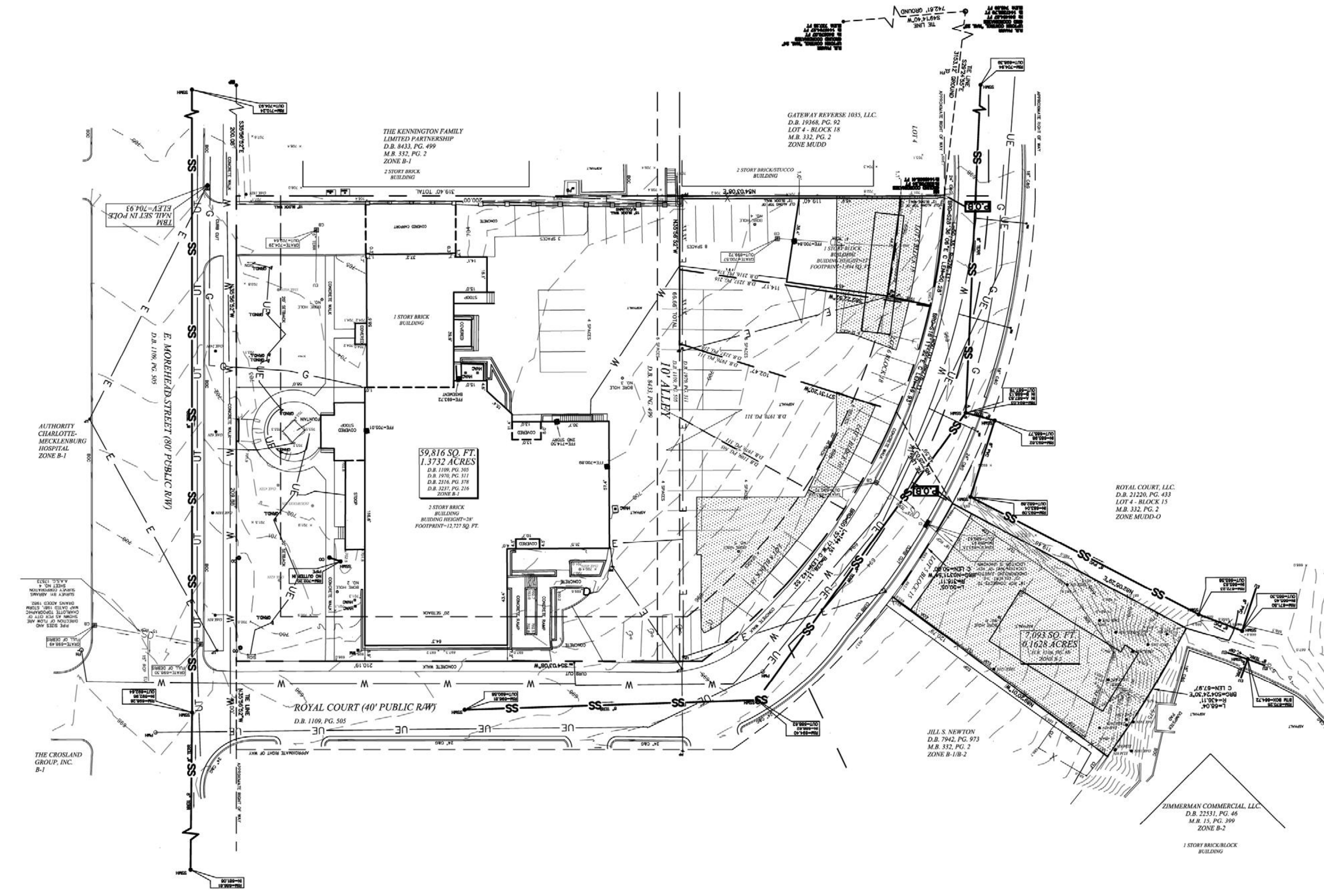
POWER - DUKE POWER CO.
1800-357-3853

TELEPHONE - BELL SOUTH TELECOMMUNICATIONS
(704) 357-6974 NEW CONNECTIONS
(704) 357-9580 EXISTING SERVICES

WATER & SEWER - CHAR-MECK. UTILITY DEPT. (CMUD)
(704) 399-2221

GAS - PIEDMONT NATURAL GAS CO.
(704) 525-5585 NEW CONNECTIONS
(704) 525-5585 EXISTING CONNECTIONS

CABLE TELEVISION - 1-800-632-4949



FLOOD CERTIFICATION
THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, DATED FEBRUARY 4, 2004.

THIS IS TO CERTIFY THAT ON THE 9 DAY OF NOVEMBER 20 07 AN ACTUAL SURVEY WAS MADE UNDER MY SUPERVISION OF THE PROPERTY SHOWN ON THIS PLAT, AND THAT THE BOUNDARY LINES AND THE IMPROVEMENTS, IF ANY, ARE AS SHOWN HEREON. THIS PLAT MEETS THE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA, BOARD RULE 1.060 (2) NCAC 56 AND THE RATIO OF PRECISION DOES NOT EXCEED AN ERROR OF CLOSURE OF ONE (1) FOOT PER 10,000 FEET OF PERIMETER SURVEYED NOR 20 SECONDS TIMES THE SQUARE ROOT OF THE NUMBER OF ANGLES TURNED.

SIGNED

Legal Description
716 Royal Court, 720 Royal Court, & 727 E. Morehead Street

That certain parcel of land, situated, lying and being in the City of Charlotte, Mecklenburg County, North Carolina and being more particularly described as follows:

COMMENCING AT R.B. Pharr Uptown Control "Nail 23" having ground coordinates of N541°45'48.7" E, L147°356.79' ft, thence S 29°24'55" E a horizontal ground distance of 3,153.12 feet to a new iron rod said point being located on the western right of way of Royal Court (40' Public R/W), which is the POINT OF BEGINNING, having ground coordinates of N538°708.24' E, L1448°905.41' ft, said point also being located at the southeast corner of Lot 4 - Block 18 of The Royal Land & Investment Company Subdivision as described in Map Book 332, Page 2 of the Mecklenburg County Registry; thence with the right of way of Royal Court the following 4 courses and distances: 1) with the arc of a circular curve turning to the right with a radius of 276.11 feet, and an arc length of 50.35 feet, (chord S 28°36'08" E a distance of 50.28 feet), to an existing iron pipe; 2) with the arc of a circular curve turning to the right with a radius of 276.11 feet, and an arc length of 50.00 feet, (chord S 18°11'22" E a distance of 49.93 feet), to a new iron rod; 3) with the arc of a circular curve turning to the right with a radius of 276.11 feet, and an arc length of 144.15 feet, (chord S 01°57'17" W a distance of 142.52 feet), to a new nail; 4) S 54°03'08" W a distance of 210.19 feet to a new iron rod said point being located on the eastern right of way of E. Morehead Street (80' Public R/W); thence with the right of way of E. Morehead Street N 35°56'52" W a distance of 209.88 feet to an existing iron rod said point being located at the southwest corner of the Kennington Family Limited Partnership Property as described in Deed Book 8433, Page 499 of the Mecklenburg County Registry; thence with the aforesaid Kennington Family Limited Partnership Property N 54°03'08" E crossing a new iron rod at a distance of 200.00 feet for a total distance of 319.40 feet to the POINT OF BEGINNING, Containing 59,816 square feet or 1.3732 acres as shown on a survey by R.B. Pharr and Associates P.A. dated November 9, 2007, (Map File W-3561), (Job No. 72175).

G1721\175\Doc\Legal\72175snc1.doc

Legal Description
717 Royal Court

That certain parcel of land, situated, lying and being in the City of Charlotte, Mecklenburg County, North Carolina, and being more particularly described as follows:

COMMENCING AT R.B. Pharr Uptown Control "Nail 23" having ground coordinates of N541°45'48.7" E, L147°356.79' ft, thence S 29°24'55" E a horizontal ground distance of 3,290.72 feet to an existing iron rod said point being located on the eastern right of way of Royal Court (40' Public R/W), which is the POINT OF BEGINNING, having horizontal ground coordinates of N538°598.00' E, L1448°999.93' ft, said point also being located at the southwest corner of the Royal Court, LLC, Property as described in Deed Book 21220, Page 433 of the Mecklenburg County Registry; thence with the aforesaid Royal Court, LLC, Property N 82°05'29" E a distance of 119.48 feet to an existing iron rod said point being located at a northwest corner of the Zimmerman Commercial, LLC, Property as described in Deed Book 22531, Page 46 of the Mecklenburg County Registry; thence with the aforesaid Zimmerman Commercial, LLC, Property with the arc of a circular curve turning to the right with a radius of 436.11 feet, and an arc length of 68.04 feet, (chord S 04°24'52" E a distance of 67.97 feet), to an existing iron rod, said point being located at a northeast corner of the Jill S. Newton Property as described in Deed Book 7942, Page 973 of the Mecklenburg County Registry; thence with the aforesaid Jill S. Newton Property N 89°20'17" W a distance of 120.79 feet to an existing iron pipe said point being located on the eastern right of way of Royal Court; thence with the eastern right of way of Royal Court with the arc of a circular curve turning to the left with a radius of 316.11 feet and an arc length of 50.05 feet, (chord N 03°11'54" W a distance of 50.00 feet), to the POINT OF BEGINNING, Containing 7,093 square feet or 0.1628 acres as shown on a survey by R.B. Pharr and Associates P.A. dated November 9, 2007, (Map File W-3561), (Job No. 72175).

G1721\175\Doc\Legal\72175snc2.doc

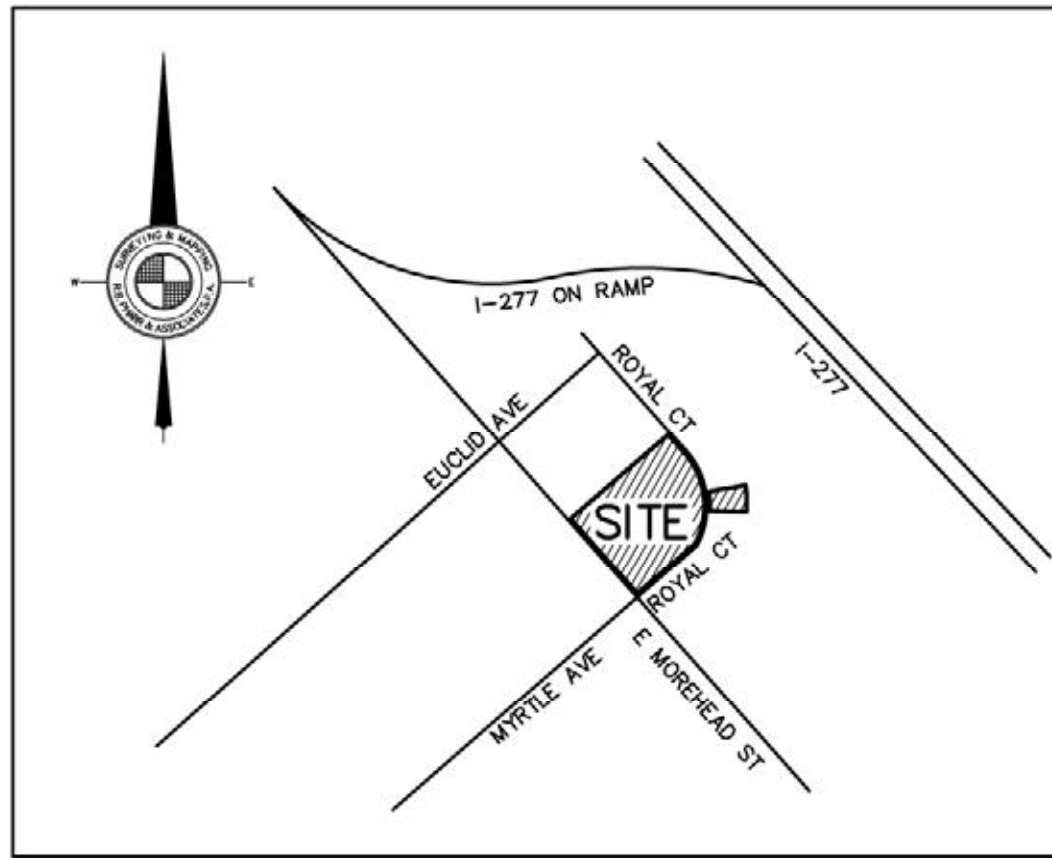
ALTA CERTIFICATION:

TO: INSITE PROPERTIES

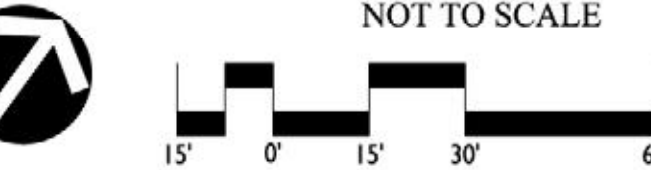
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE (i) IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2003, AND (ii) INCLUDES ITEMS 1, 2, 3, 4, 5, 6, 7(a), 7(b)(1), 7(c), 8, 9, 10, 11(a), 11(b), 14, 16, 17 AND 18 OF TABLE 4 THEREOF, PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, (iii) UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF NORTH CAROLINA, THE RELATIVE POSITIONAL ACCURACY OF THE SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

JUSTIN F. CLONINGER
PROFESSIONAL LAND SURVEYOR

DATE



VICINITY MAP
NOT TO SCALE



TOTAL AREA=66,909 SQ. FT. OR 1.5360 ACRES

REVISIONS				ALTA/ACSM LAND TITLE SURVEY FOR INSITE PROPERTIES			
				716, 717, & 720 ROYAL CT and 727 E. MOREHEAD ST.			
				CITY OF CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA			
				DEED REFERENCE: T109-505, T970-311, 2316-378, 3104-86, & 3237-216			
				TAX PARCEL #: 125-174-05, 06, 07, & 18			
				R.B. PHARR & ASSOCIATES, P.A.			
				SURVEYING & MAPPING			
				420 HAWTHORNE LANE CHARLOTTE, NC 28204 TEL 704 376-2186			
CREW:	DRAWN:	REVIEWED:	SCALE:	DATE:	FILE NO.	W-3561	
CH	CEB		T=30'	NOVEMBER 9, 2007			JOB NO. 72175

REVISIONS:

01-18-08 Revisions per City Comments

DATE: November 26, 2007

DESIGNED BY:

DRAWN BY:

CHECKED BY:

SCALE: 1"=30'

PROJECT #:

1007303

SHEET #:

RZ 2.0

MOREHEAD CENTER
Office Building - MUDD-O Rezoning
Petitioner: Insite Properties, LLC; Charlotte, NC
EXISTING CONDITIONS

REVISIONS:

01-18-08 Revisions per City Comments

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MOREHEAD CENTER
Office Building - MUDD-O Rezoning
Petitioner: Insite Properties, LLC; Charlotte, NC
EXISTING CONDITIONS

REVISIONS:

01-18-08 Revisions per City Comments

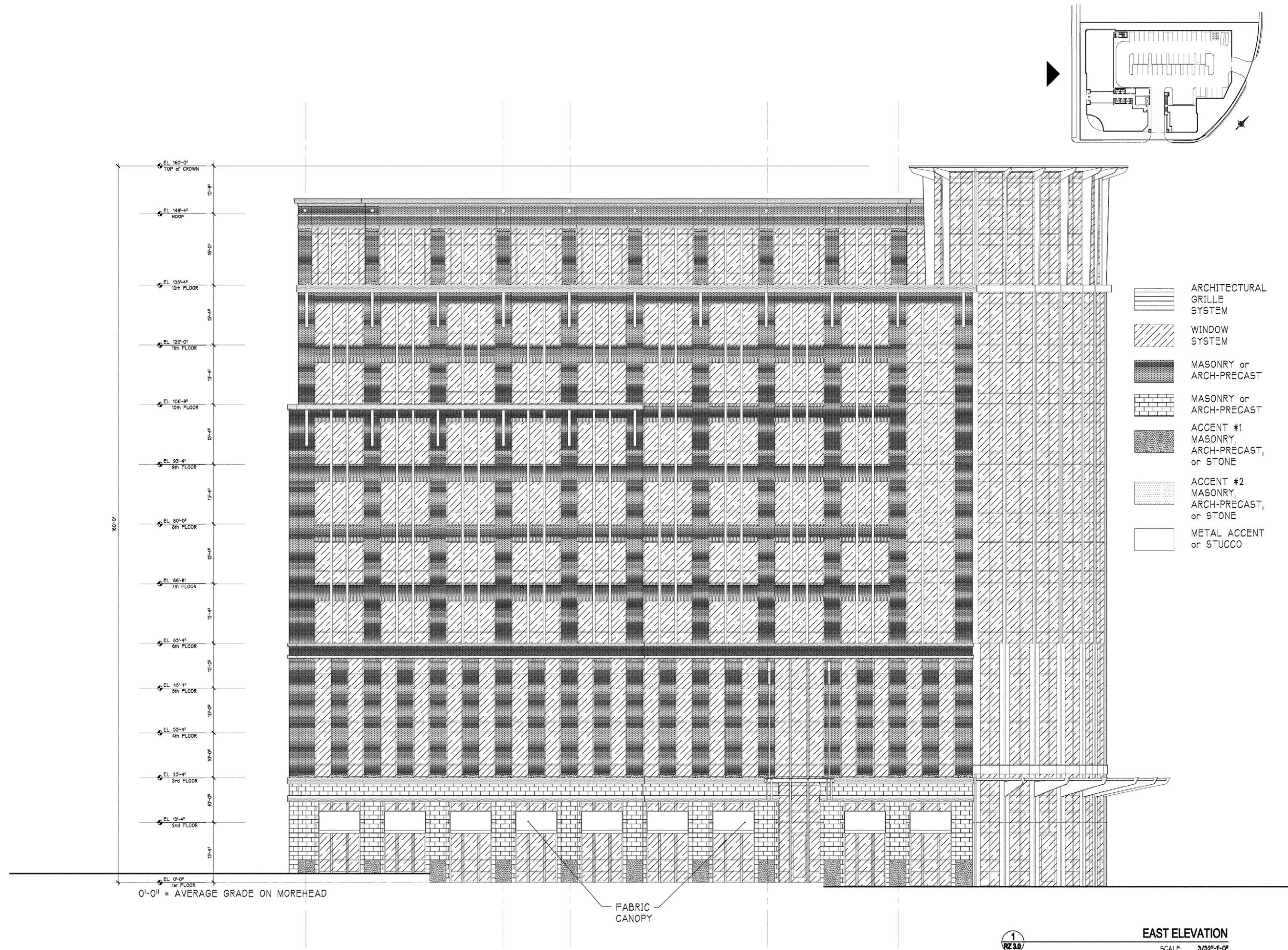
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DESIGNED BY:

DRAWN BY:

CHECKED BY:

SCALE: 1"=30'



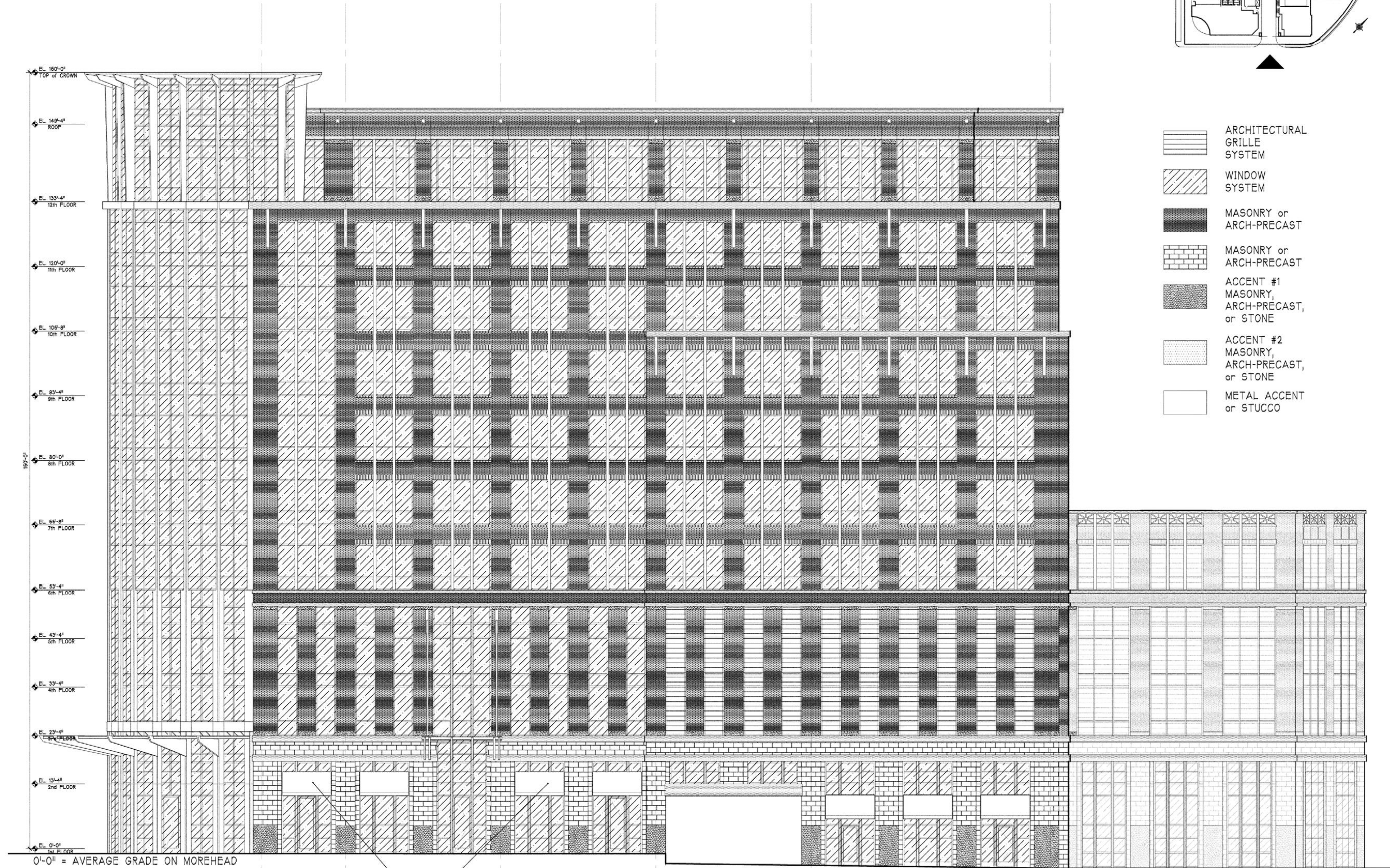
DATE: November 26, 2007
DESIGNED BY: BFB, TRM
DRAWN BY: TRM
CHECKED BY: TRM
SCALE: 3/32" = 1'-0"
PROJECT #: 1007303
SHEET #:

MOREHEAD CENTER
Office Building - MUDD-O Rezoning
Petitioner: Insite Properties, LLC; Charlotte, NC
East Elevation

BB+M
ARCHITECTURE

INSITE
PROPERTIES, LLC

LandDesign
223 N Graham Street Charlotte, NC 28202
V: 704.333.0325 F: 704.332.3246
www.LandDesign.com



- ARCHITECTURAL GRILLE SYSTEM
- WINDOW SYSTEM
- MASONRY or ARCH-PRECAST
- MASONRY or ARCH-PRECAST
- ACCENT #1 MASONRY, ARCH-PRECAST, or STONE
- ACCENT #2 MASONRY, ARCH-PRECAST, or STONE
- METAL ACCENT or STUCCO

1
RZ 4.0

SOUTH ELEVATION
SCALE: 3/32"=1'-0"

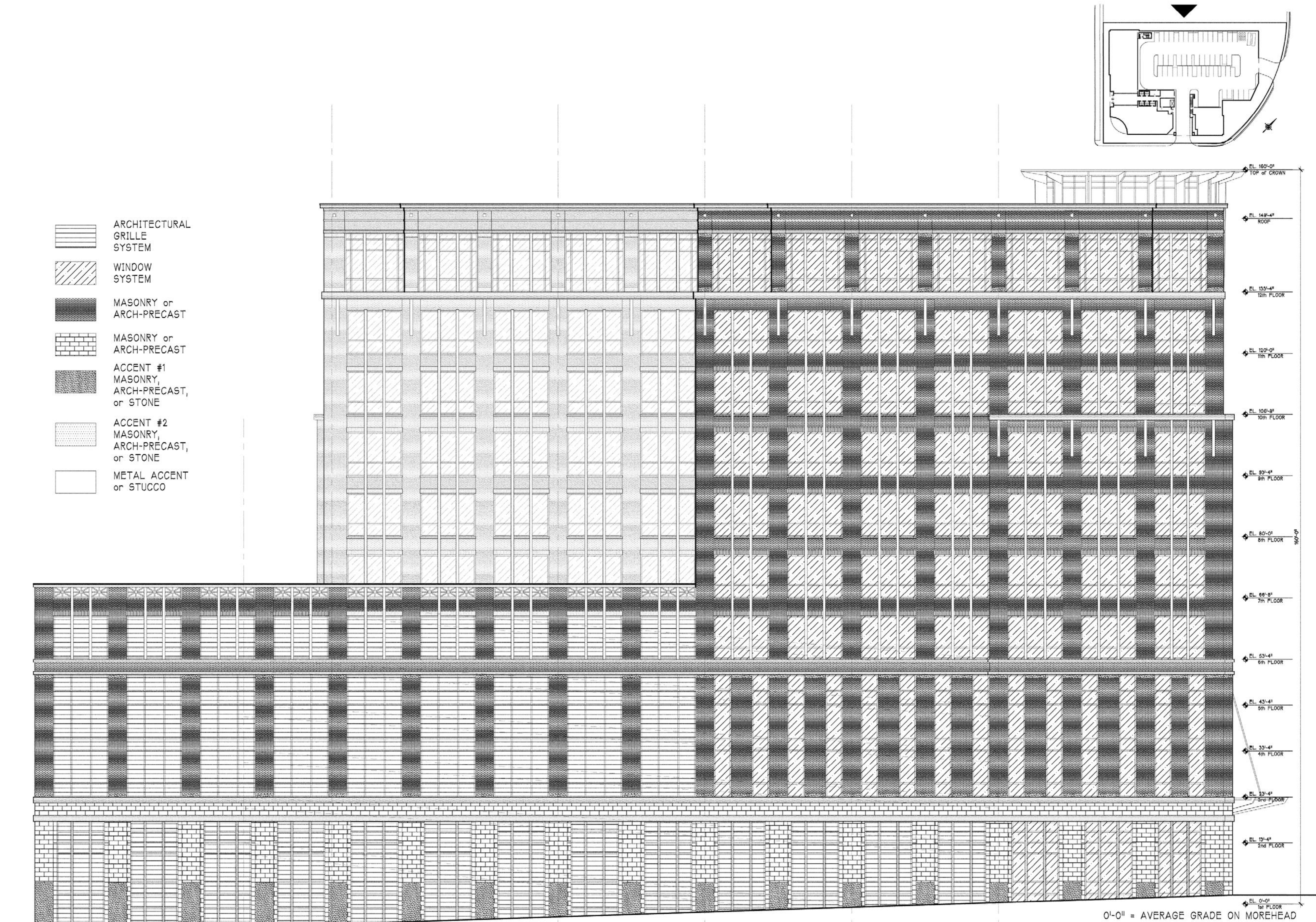
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SHEET #:

MOREHEAD CENTER
Office Building - MUDD-O Rezoning
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South Elevation

BB+M
ARCHITECTURE

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PROPERTIES, LLC

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www.LandDesign.com



1
RZ 6.0

NORTH ELEVATION
SCALE: 3/32"=1'-0"

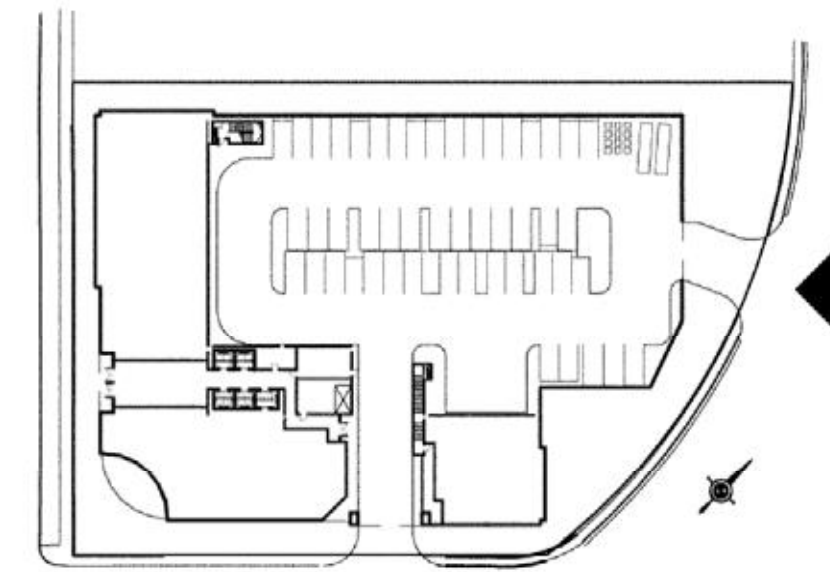
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PROJECT #: 1007303
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MOREHEAD CENTER
Office Building - MUDD-O Rezoning
Petitioner: Insite Properties, LLC; Charlotte, NC
North Elevation

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ARCHITECTURE

INSITE
PROPERTIES, LLC

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223 N Graham Street Charlotte, NC 28202
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www.LandDesign.com



MOREHEAD CENTER
Office Building - MUDD-O Rezoning
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West Elevation

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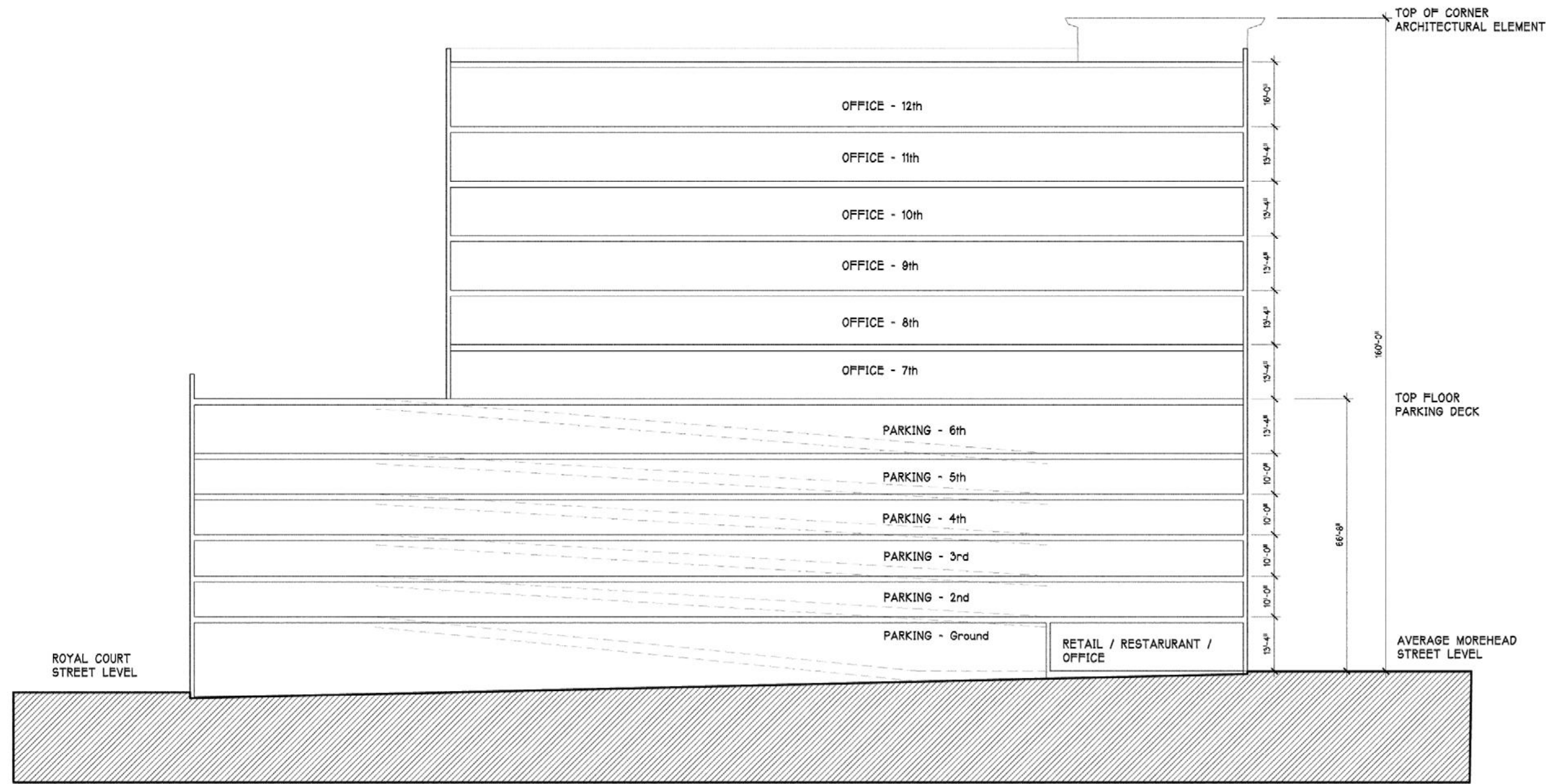
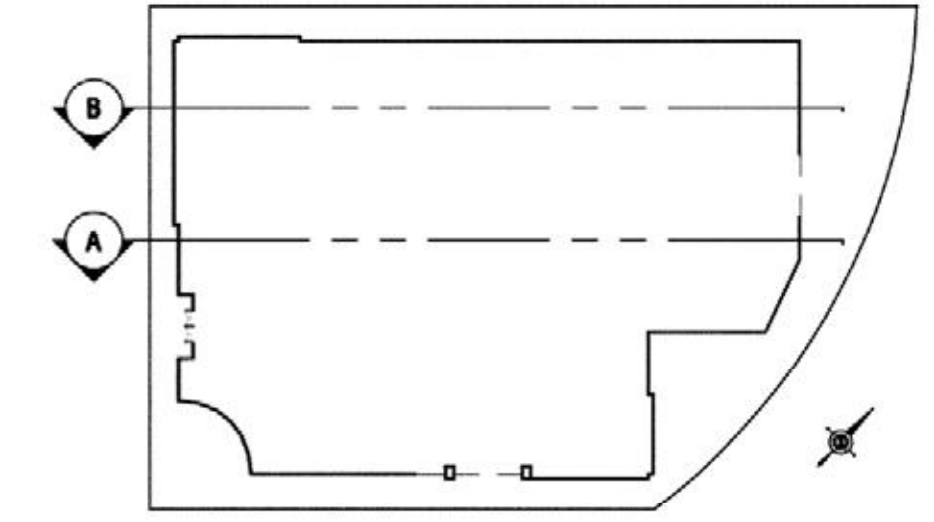
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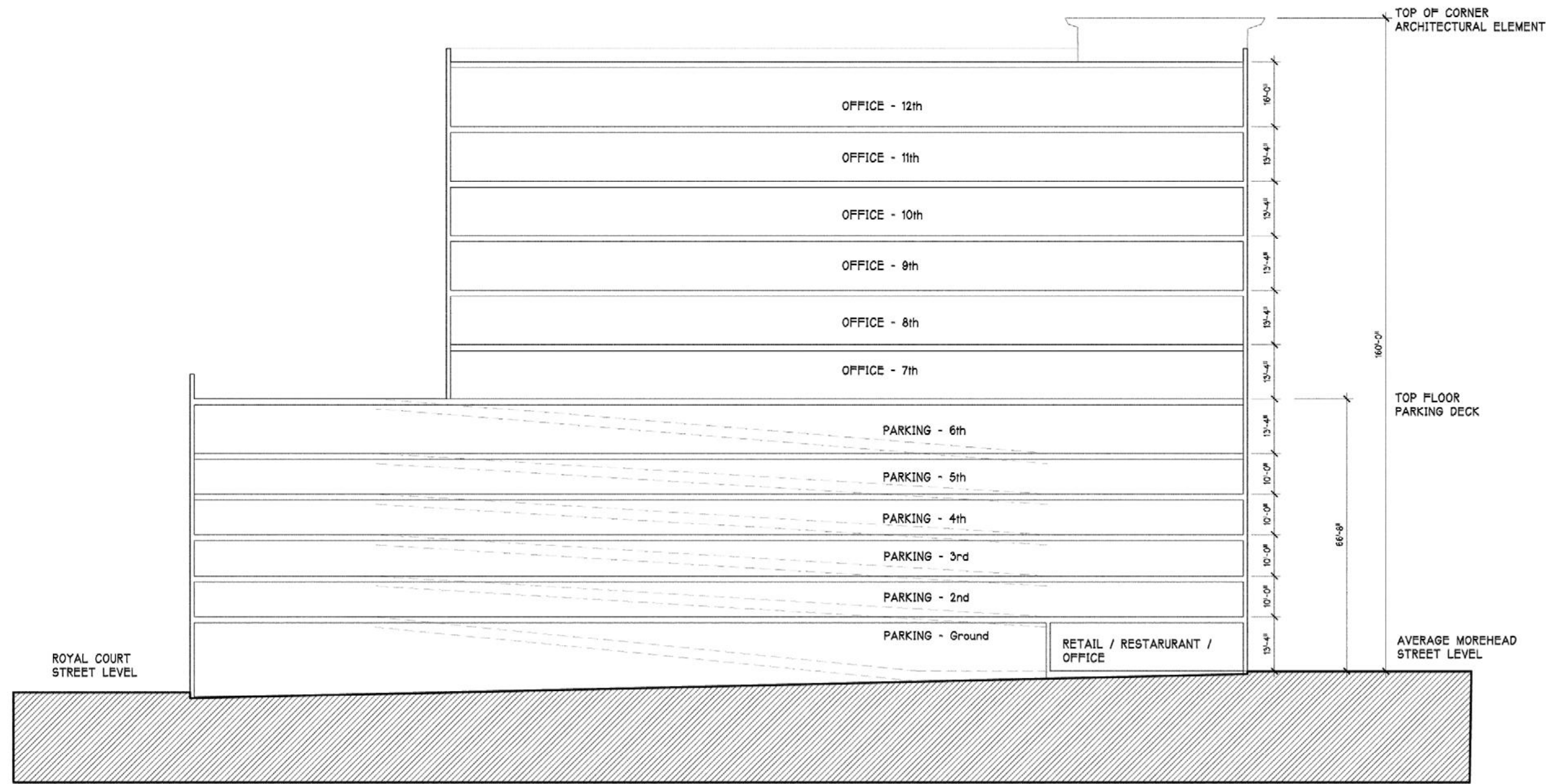
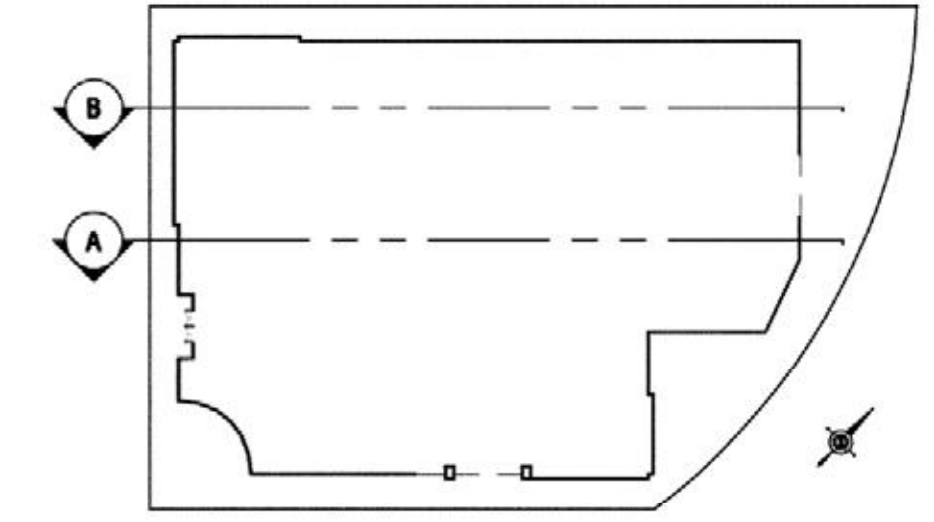
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VIEW FROM MYRTLE LOOKING NORTH



VIEW FROM MOREHEAD LOOKING EAST



VIEW FROM ROYAL COURT LOOKING SOUTH