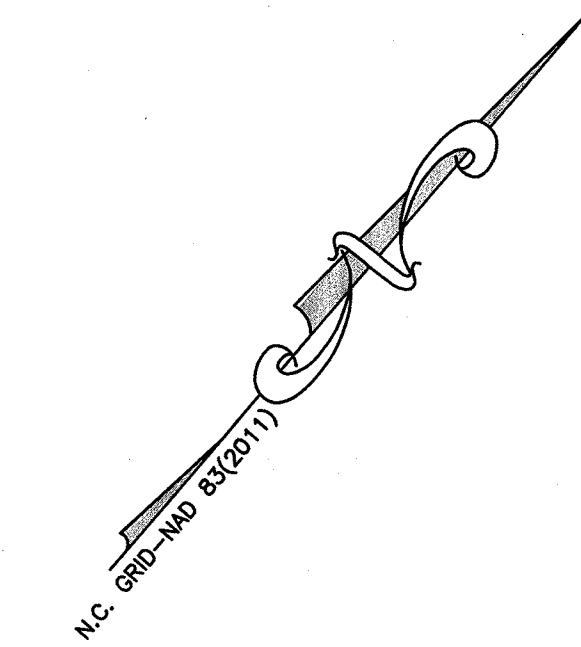
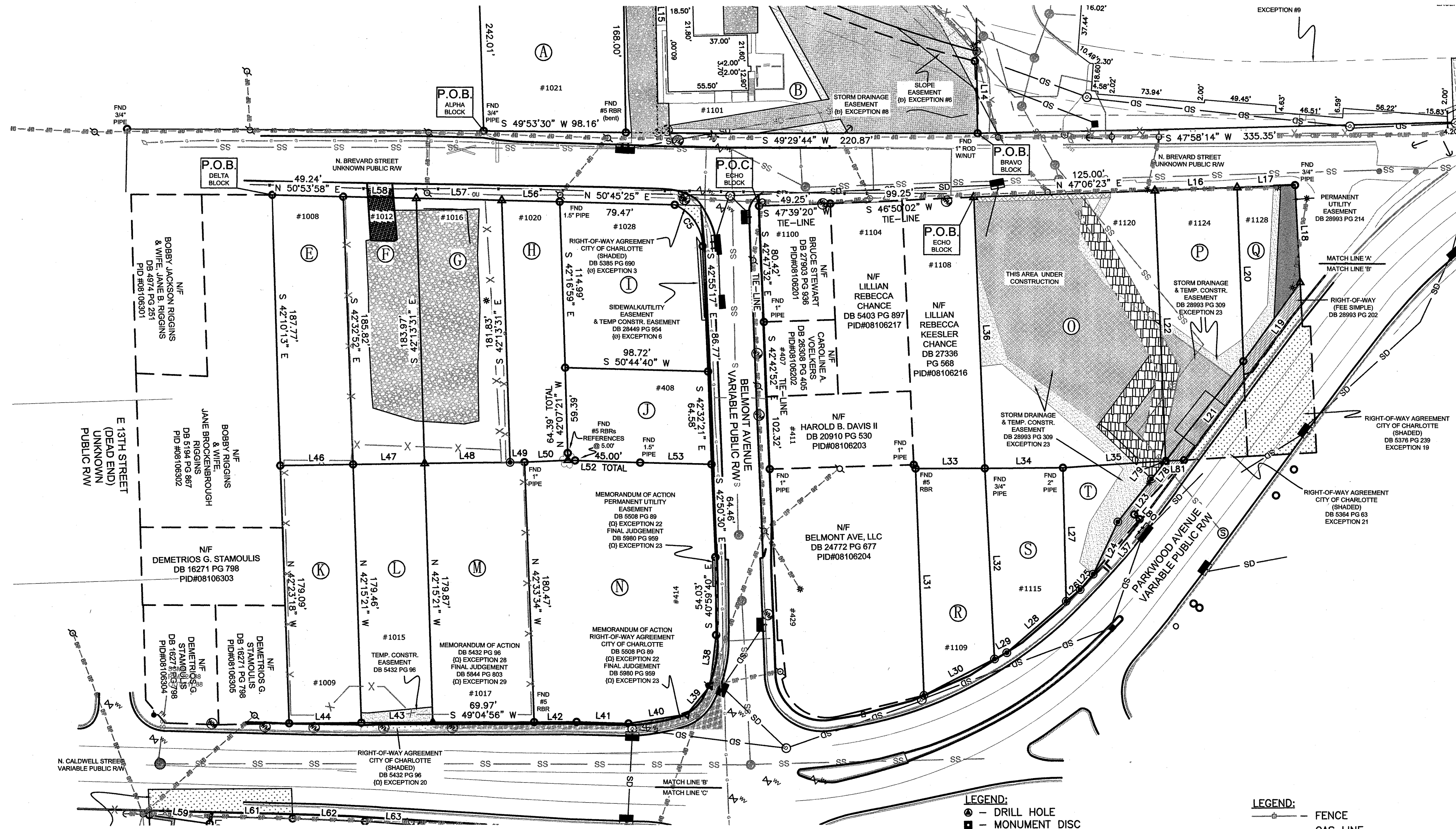


DELTA BLOCK	
(E)	N/F CHARLES M. CREECH Jr. & MARILYN S. CREECH DB 6206 PG 373 PID#08106315 CURRENT ZONING=I-2
(F)	N/F Y & W REALTY COMPANY DB 6495 PG 188 PID#08106314 CURRENT ZONING=I-2
(G)	N/F Y & W REALTY COMPANY DB 6495 PG 839 PID#08106313 CURRENT ZONING=B-2
(H)	N/F WILLIE BROWN C/O BETTY LEWIS JONES DB 6898 PG 790 PID#08106312 CURRENT ZONING=B-1
(I)	N/F ALAN R. LIGHT DB 25904 PG 660 PID#08106311 CURRENT ZONING=B-1
(J)	N/F ALAN R. LIGHT DB 25904 PG 660 PID#08106317 CURRENT ZONING=B-1
(K)	N/F REAL ESTATE INVESTMENT CORP., LLC DB 14585 PG 486 PID#08106306 CURRENT ZONING=I-2
(L)	N/F REAL ESTATE INVESTMENT CORP., LLC DB 21033 PG 849 PID#08106307 CURRENT ZONING=I-2
(M)	N/F REAL ESTATE INVESTMENT CORP., LLC DB 13863 PG 871 PID#08106308 CURRENT ZONING=I-2
(N)	N/F REAL ESTATE INVESTMENT CORP., LLC DB 26341 PG 817 PID#08106310 CURRENT ZONING=I-2

ECHO BLOCK	
(O)	N/F HIGHLAND MILLS, INC. DB 7870 PG 600 PID#08106215 CURRENT ZONING=R-8
(P)	N/F HIGHLAND MILLS, INC. DB 7870 PG 600 PID#08106214 CURRENT ZONING=R-8
(Q)	N/F HIGHLAND MILLS, INC. DB 8134 PG 653 PID#08106213 CURRENT ZONING=R-8
(R)	N/F HIGHLAND MILLS, INC. DB 7870 PG 600 PID#08106218 CURRENT ZONING=I-2
(S)	N/F HIGHLAND MILLS, INC. DB 7870 PG 600 PID#08106207 CURRENT ZONING=I-2
(T)	N/F HIGHLAND MILLS, INC. DB 7870 PG 600 PID#08106220 CURRENT ZONING=R-22MF

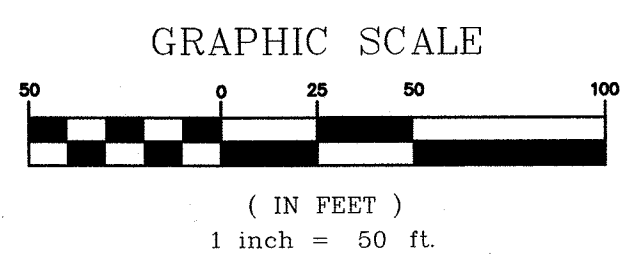


CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	452.37'	59.37'	59.33'	S 37°14'58" W	7°31'12"
C2	351.56'	82.51'	82.32'	S 26°45'57" W	13°26'50"
C3	819.00'	242.92'	242.03'	N 72°38'07" E	16°59'40"
C4	819.00'	127.36'	127.23'	N 85°23'16" E	8°54'35"
C5	31.50'	36.46'	34.46'	N 74°16'22" W	66°19'32"



- 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
 - ⊞ - N/F - NOW OR FORMERLY
 - ⊞ - STORM DRAIN MANHOLE
 - N.C.G.S. - NORTH CAROLINA GEODETIC SURVEY
 - 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
 - ⊞ - TELEPHONE PEDESTAL
 - TCOMM - TELECOMMUNICATIONS BOX
 - ⊞ - SIGN

- LEGEND:**
- - FENCE
 - - GAS LINE
 - - STORM DRAIN
 - - SANITARY SEWER
 - (HP) - 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.

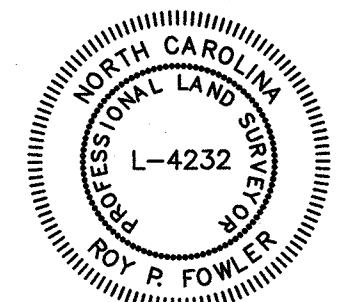
I, ROY P. FOWLER, PLS. CERTIFY TO THE FOLLOWING:
THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND.

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. #42332



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	N 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	S 50°40'46" E	40.05'
L54	S 50°40'46" E	59.11'
L55	S 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	S 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" W	49.71'
L68	N 49°44'33" W	49.71'
L69	S 49°43'11" W	49.42'
L70	S 49°43'11" W	148.75'
L71	S 49°43'11" W	98.85'
L72	S 49°41'03" W	88.14'
L73	S 49°41'03" W	88.14'
L74	S 02°36'36" E	15.12'
L75	S 02°43'12" E	0.67'
L76	N 89°14'01" W	4.98'
L77	N 46°48'20" E	12.90'

PRELIMINARY
NOT FOR SALE OR CONVEYANCE

SUMMIT
SUMMIT LAND SERVICES, P.C.
P.O. BOX 7442
CHARLOTTE, NC 28241
OFFICE: 704.636.2800
FAX: 704.636.2805
WWW.SUMMIT-COMPANIES.COM
FIRM #C-3126

REVISIONS:

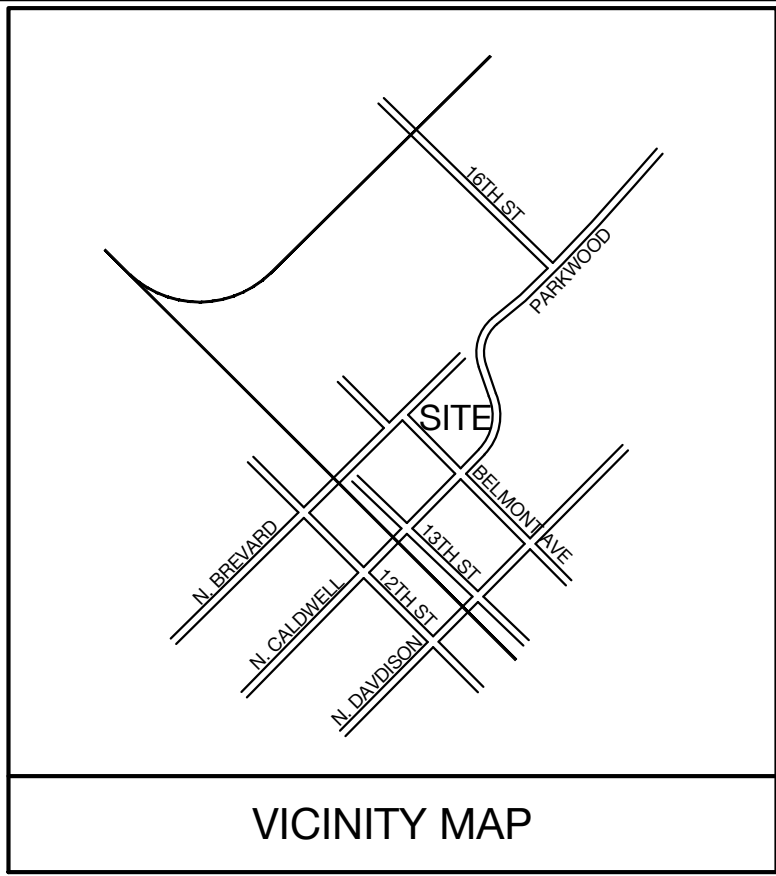
DATE	DESCRIPTION AND REVISIONS

CLIENT:

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

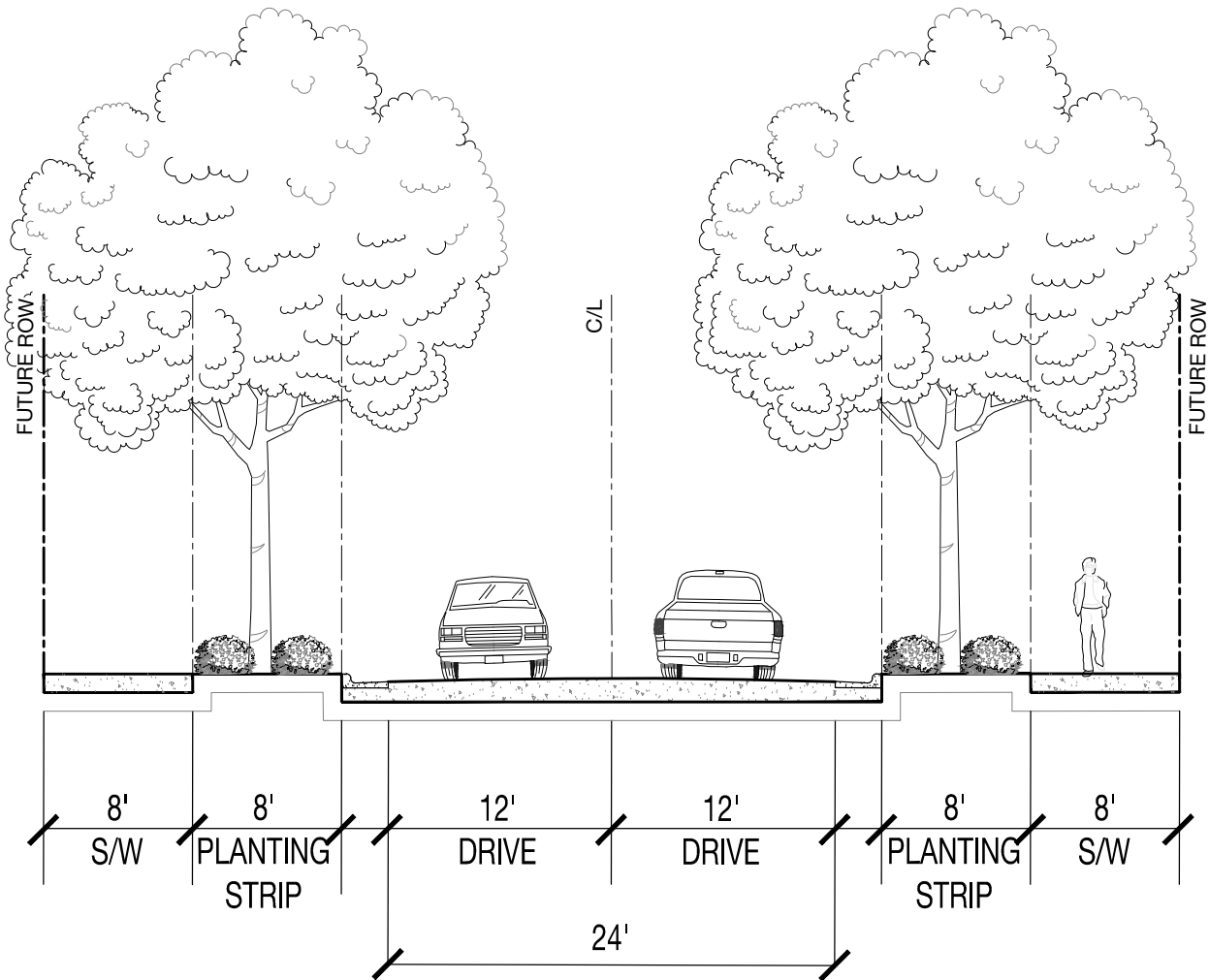
PROJECT:

ALTA/ACSM LAND TITLE SURVEY OF 16.211 ACRES
CHARLOTTE, MECKLENBURG COUNTY, NC
PARCEL NUMBERS 0810403, 0810420, 08104202, 0810125, 08106315, 08106317, 08106318, 08106319, 08106320, 08106321, 08106322, 08106323, 08106324, 08106325, 08106326, 08106327, 08106328, 08106329, 08106330, 08106331, 08106332, 08106333, 08106334, 08106335, 08106336, 08106337, 08106338, 08106339, 08106340, 08106341, 08106342, 08106343, 08106344, 08106345, 08106346, 08106347, 08106348, 08106349, 08106350, 08106351, 08106352, 08106353, 08106354, 08106355, 08106356, 08106357, 08106358, 08106359, 08106360, 08106361, 08106362, 08106363, 08106364, 08106365, 08106366, 08106367, 08106368, 08106369, 08106370, 08106371, 08106372, 08106373, 08106374, 08106375, 08106376, 08106377, 08106378, 08106379, 08106380, 08106381, 08106382, 08106383, 08106384, 08106385, 08106386, 08106387, 08106388, 08106389, 08106390, 08106391, 08106392, 08106393, 08106394, 08106395, 08106396, 08106397, 08106398, 08106399, 08106400, 08106401, 08106402, 08106403, 08106404, 08106405, 08106406, 08106407, 08106408, 08106409, 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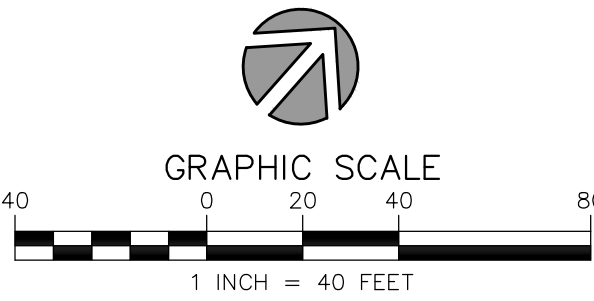
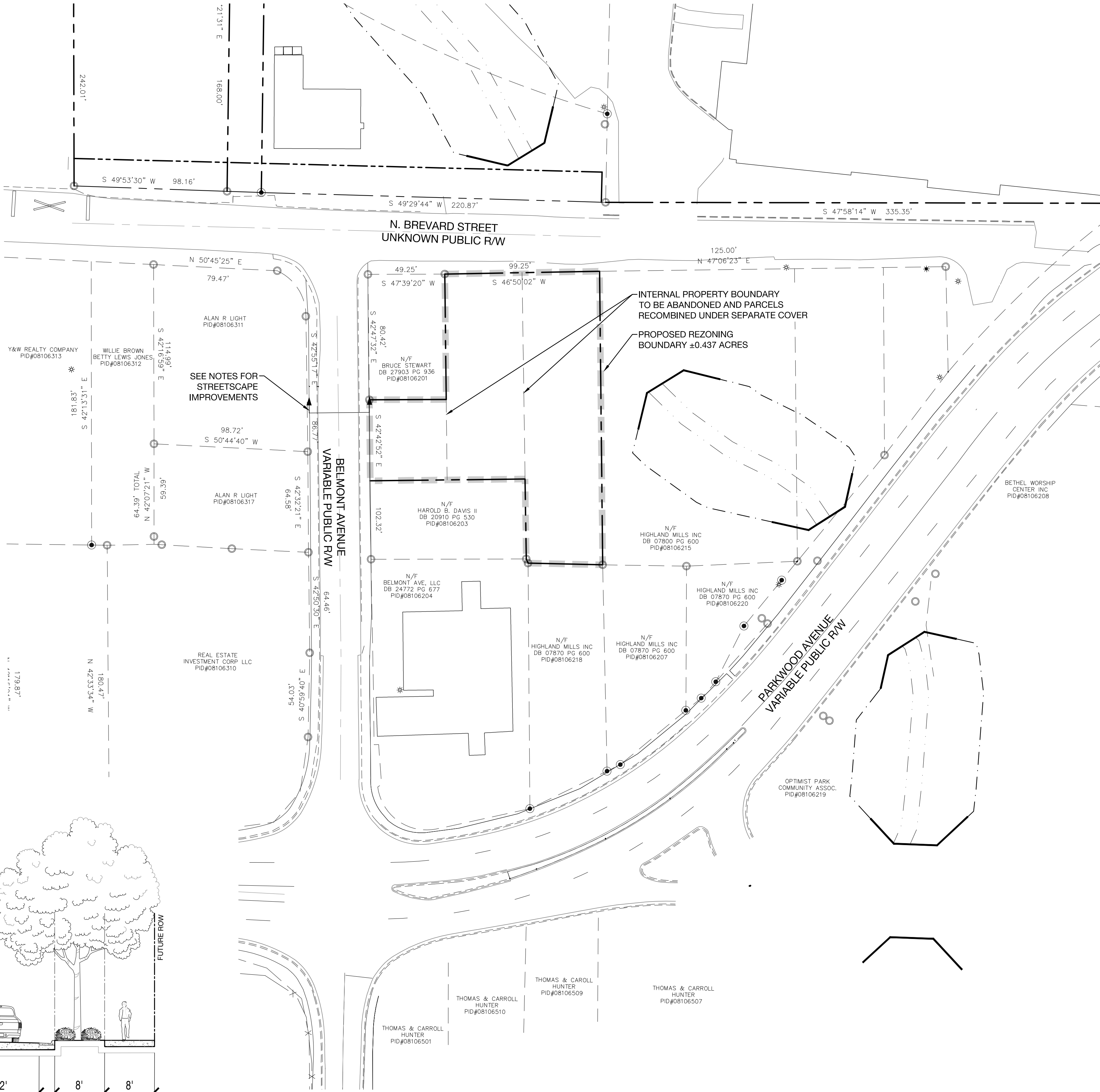


DEVELOPMENT SUMMARY

TAX PARCEL ID #:	08106202, 08106216, 08106217
TOTAL SITE AREA:	± 0.437 ACRES
EXISTING ZONING:	R-8
PROPOSED ZONING:	TOD-MO
PROPOSED USE:	SEE DEV. STDS.



BELMONT AVENUE (FUTURE STREET SECTION)



REZONING PETITION #2016-xxx

DEVELOPMENT STANDARDS

- GENERAL PROVISIONS
 - These Development Standards form a part of the Rezoning Plan (comprised of the Technical Data Sheet and Development Standards) associated with the Rezoning Petition filed by White Point Paces Properties, LLC (the "Petitioner") for an approximately .437 acre site located on the south side of North Brevard Street and the east side of Belmont Avenue near the intersection of North Brevard Street and Belmont Avenue, which site is more particularly depicted on the Rezoning Plan (hereinafter referred to as the "Site"). The Site is comprised of those parcels of land designated as Tax Parcel Nos. 081-062-16, 081-062-17 and 081-062-02.
 - The development of the Site will be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). Subject to the optional provisions set out below, the regulations established under the Ordinance for the TOD-M zoning district shall govern the development and use of the Site.
 - The parcels of land that comprise the Site may be recombined at the option of the Petitioner or further subdivided.
 - For all purposes herein, the terms "Redeveloped" or "Redevelopment" shall mean the demolition of an existing building and/or the construction of a new building on the relevant portion of the Site. "Building" shall be defined as provided under the Ordinance. For all purposes herein, "Redeveloped" or "Redevelopment" shall not include the construction and installation of a surface parking lot, planting strips, sidewalks and related improvements on the Site.
 - The Site shall be considered to be a planned/unified development. Therefore, side and rear yards, buffers, building height separation requirements, building separation requirements and other zoning standards shall not be required internally between improvements and uses on the Site. Subject to the optional provisions set out below, the Site shall be required to meet any applicable side and rear yard requirements and buffer requirements with respect to the exterior boundaries of the Site.
 - Pursuant to Section 1.110 of the Ordinance and Section 160A-385.1 of the North Carolina General Statutes, the Rezoning Plan, if approved, shall be vested for a period of 5 years due to the size and phasing of the development, the level of investment, economic cycles and market conditions.
 - Future amendments to the Rezoning Plan and/or these Development Standards may be applied for by the then owner or owners of the Site in accordance with the provisions of Chapter 6 of the Ordinance. Alterations to the Rezoning Plan are subject to Section 6.207 of the Ordinance.
- OPTIONAL PROVISIONS

The optional provisions set out below shall apply to the development of the Site.

 - Until such time that the Site is Redeveloped, the existing buildings and uses may remain on the Site.
 - Until such time that the Site is Redeveloped, the Site shall not be required to meet the minimum residential density and/or the minimum floor area ratio requirements of the TOD-M zoning district.
 - The existing buildings located on the Site shall not be required to meet the urban design standards of the TOD-M zoning district.
 - The existing buildings located on the Site shall not be required to meet the minimum setback requirements of Section 9.1208(1)(a) of the Ordinance, provided, however, that the existing buildings must be setback a minimum of 20 feet from the back of the future curb along North Brevard Street.
 - The existing buildings located on the Site shall not be required to meet the minimum setback requirements of Section 9.1208(1)(a) of the Ordinance, provided, however, that the existing buildings must be setback a minimum of 7 feet from the back of the existing curb along Belmont Avenue.
 - Upon the Redevelopment of the Site, the minimum setback from North Brevard Street shall not be required to meet the standards of Section 9.1208(1)(a)(i) of the Ordinance, and the minimum setback from North Brevard Street shall be 20 feet from the back of the future curb along North Brevard Street.
 - Upon the Redevelopment of the Site, the minimum setback from Belmont Avenue shall not be required to meet the standards of Section 9.1208(1)(a)(i) of the Ordinance, and the minimum setback from Belmont Avenue shall be 16 feet from the back of the future curb along Belmont Avenue.
 - The streetscape improvements along the Site's public street frontages described below under Streetscape/Landscaping/Open Space, which improvements include planting strips and sidewalks, shall be permitted.
 - As noted below, Petitioner shall submit a Petition to the City of Charlotte (the "City") requesting the abandonment of that portion of North Brevard Street that is generally depicted on the Rezoning Plan. In the event that the relevant portion of North Brevard Street is abandoned, thus converting this portion of North Brevard Street to a private drive, Petitioner shall not be required to install a planting strip and a sidewalk along the Site's frontage on the abandoned portion of North Brevard Street.
- PERMITTED USES
 - The Site may be devoted to any use or uses allowed by right or under prescribed conditions in the TOD-M zoning district (including any combination of such uses), together with any incidental or accessory uses associated therewith that are permitted under the Ordinance in the TOD-M zoning district.
- DEVELOPMENT LIMITATIONS
 - Subject to Sections F, G, H and I under Optional Provisions, any Redevelopment of the Site shall be in accordance with the requirements of the TOD-M zoning district. The number of buildings allowed on the Site shall be governed by the Ordinance.
- TRANSPORTATION
 - Vehicular access shall be as generally depicted on the Rezoning Plan. The placement and configuration of the access points are subject to any minor modifications required by the Charlotte Department of Transportation ("CDOT") and/or the North Carolina Department of Transportation ("NCDOT").
 - Petitioner shall submit a Petition to the City requesting the abandonment of that portion of North Brevard Street that is generally depicted on the Rezoning Plan.
- STREETSCAPE/LANDSCAPING/OPEN SPACE
 - Subject to the optional provisions set out above and except as provided below, the Redevelopment of the Site will comply with the TOD-M standards with respect to the streetscape along the Site's frontage on public streets.
 - The Redevelopment of the Site shall comply with the applicable landscaping and screening requirements of the Ordinance.
 - In connection with the Redevelopment of the Site, streetscape and transportation improvements shall be installed along the Site's public street frontages as described below.
 - North Brevard Street
 - Excluding any portion of North Brevard Street that is abandoned by the City as described above, Petitioner shall complete the following along the Site's frontage on North Brevard Street prior to the issuance of the first certificate of occupancy for any new building constructed on the Site:
 - Dedicate and convey to the City (subject to a reservation for any necessary utility easements) those portions of the Site located immediately adjacent to North Brevard Street that are necessary to provide one-half of the right of way required for the local office/commercial wide street section as measured from the existing centerline of North Brevard Street and based upon a symmetrical widening.
 - Install new curb and gutter in the location required for the local office/commercial wide street section.
 - Install an 8 foot wide planting strip and an 8 foot wide sidewalk.
 - Belmont Avenue
 - Petitioner shall complete the following along the Site's frontage on Belmont Avenue prior to the issuance of the first certificate of occupancy for any new building constructed on the Site:
 - Dedicate and convey to the City (subject to a reservation for any necessary utility easements) those portions of the Site located immediately adjacent to Belmont Avenue that are necessary to provide one-half of the right of way required for the local office/commercial wide street section as measured from the existing centerline of Belmont Avenue and based upon a symmetrical widening.
 - Install new curb and gutter in the location required for the local office/commercial wide street section.
 - Install an 8 foot wide planting strip and an 8 foot wide sidewalk.
 - Sidewalks and planting strips can meander to save existing trees.
 - Urban open space will be provided as required by the Ordinance.
 - LIGHTING
 - All outdoor lighting fixtures for parking lots and pedestrian activity areas shall be classified as full cut-off, cutoff or semi-cutoff. In addition, any building light fixtures used to illuminate parking and pedestrian areas and service areas shall be classified as full cutoff, cutoff or semi-cutoff.
 - No outdoor lighting fixture or building light fixtures shall cause glare on public travel lanes or on adjacent residentially used or zoned property. All fixtures shall be screened in such a way that the light source shall not cast light directly on public travel lanes or on adjacent residentially used or zoned property.
 - The maximum height of any new freestanding lighting fixture installed on the Site, including its base, shall be 25 feet.
 - The lighting of signs shall be in accordance with standards of Chapter 13 of the Ordinance.
 - BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS
 - If this Rezoning Petition is approved, all conditions applicable to the use and development of the Site imposed under these Development Standards and the Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of Petitioner and the current and subsequent owners of the Site and their respective successors in interest and assigns.
 - Throughout these Development Standards, the term "Petitioner" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of Petitioner or the owner or owners of the Site from time to time who may be involved in any future development thereof.
 - Any reference to the Ordinance herein shall be deemed to refer to the requirements of the Ordinance in effect as of the date this Rezoning Petition is approved.

White Point Paces
Partners LLC

HIGHLAND PARK MILL
CHANCE/VOELKERS PARCELS

Rezoning Site Plan
Charlotte, North Carolina

URBAN
DESIGN
PARTNERS

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NO. DATE: BY: REVISIONS:

Project No: 16-066
Date: 07.25.16
Designed by: udp
Drawn By: udp
Scale: 1"=40'
Sheet No:

RZ-1.0