

Iris Drive and McClintock Road
Charlotte, N.C.

Torti Gallas and Partners, Inc.
1300 Spring Street,
4th Floor
Silver Spring, MD 20910
301.588.4800
www.tortigallaschk.com

Developer
Thomas C. Graham
Graham Development, Inc.
3908 Chaucer Wood
Atlanta, GA 30319
770.451.5953

Contact
Rob A. Pressley
Coldwell Banker Commercial MECA
1800 Camden Road, Suite 108
Charlotte, NC 28203
704.971.6525

VICINITY MAP NOT DRAWN TO SCALE

DEVELOPMENT SUMMARY

Existing Zoning:	R-22MF MUDD-O
Proposed Zoning:	
Proposed Uses:	Residential: 1200 Units Maximum Retail: 30,000sf Maximum
Maximum Building Height:	120'
Open Space:	3,910 SF Required ± 4,000 SF Provided
Total Gross Area:	32.68 Acres
Street / Mews ROW Area:	7.64 Acres
Alley ROW Area:	0.84 Acres
Plaza:	0.14 Acres
SWIM Buffer:	2.40 Acres
Net Developable Area:	21.66 Acres

LEGEND

▨ Retail
▤ Residential

NOTE

In accordance with the development standards, this schematic site plan that accompanies the technical data sheet is schematic in nature and the exact alignment of streets, access points, the configuration and placements of parking and service areas and the precise location, heights and masses of the buildings and parking areas, service areas and other individual site elements may be altered or modified within the limits prescribed by the ordinance during the design development and construction phases of the project.

Key Plan

Revisions

No.	Date

Technical Data Sheet

Date
05/11/28

Principal In Charge
Paul Mortensen

Project Planner
E.R.

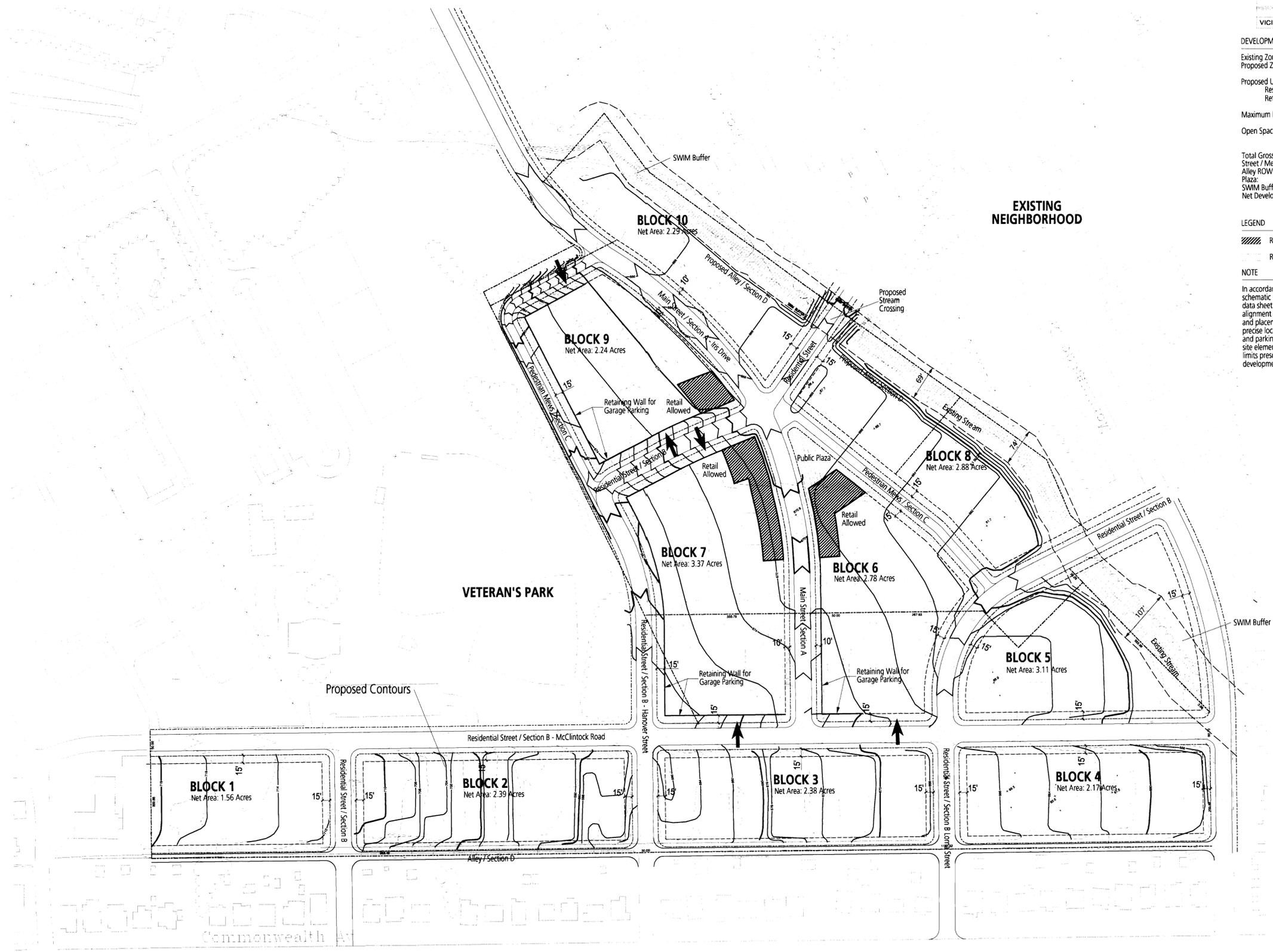
Approved
P.M.

Drawn
E.R.

Job No.
05165.00

Scale
0/0" = 1' - 100"

Drawing No.
A001



NOT FOR CONSTRUCTION

Iris Drive and McClintock Road
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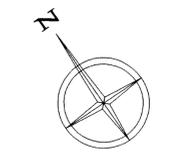
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Key Plan

Revisions

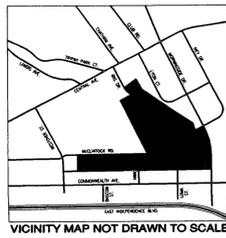
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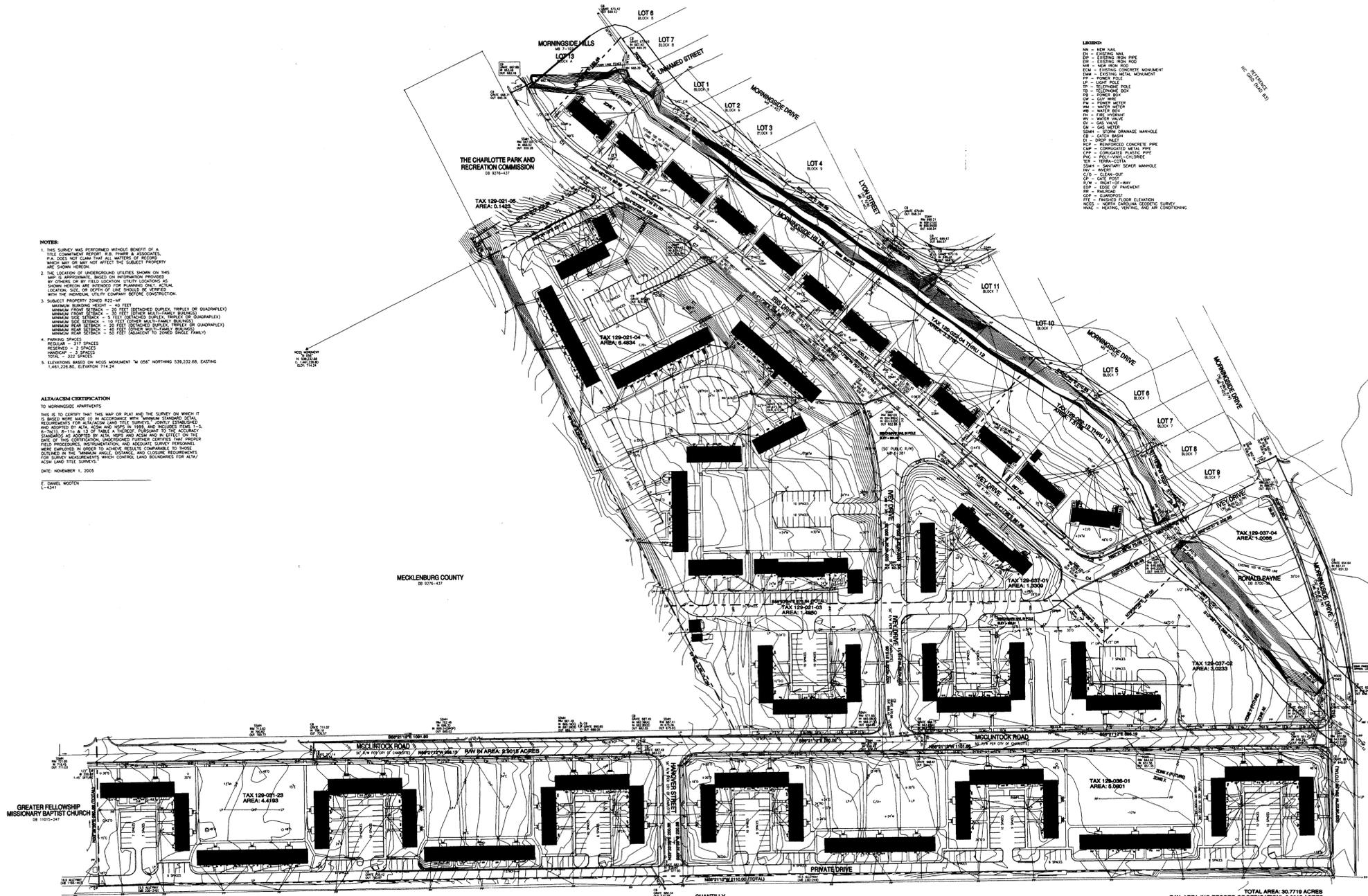
Survey Sheet

Date
05/11/28
Principal In Charge
Paul Mortensen
Project Planner
E.R.
Approved
P.M.
Drawn
E.R.
Job No.
05165.00
Scale
0/0" = 1' - 100"
Drawing No.
A002

TORTI GALLAS AND PARTNERS, INC.



VICINITY MAP NOT DRAWN TO SCALE



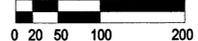
NOTES:
1. THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE COMMITMENT REPORT BY B. PHARR & ASSOCIATES, P.A. DOES NOT GUARANTEE THE ACCURACY OF RECORDS AND SHOWN HEREON MAY NOT AFFECT THE SUBJECT PROPERTY.
2. THE LOCATION OF UNRECORDED UTILITIES SHOWN ON THIS SURVEY IS APPROXIMATE, BASED ON INFORMATION PROVIDED BY OWNER OR BY FIELD LOCATION. UTILITY LOCATIONS AS SHOWN HEREON ARE INTENDED FOR PLANNING ONLY. ACTUAL LOCATIONS SHALL BE DETERMINED BY SURVEY WITH THE PROPOSED CONSTRUCTION.
3. SUBJECT PROPERTY ZONED R22-46
MINIMUM FRONT SETBACK - 25 FEET (DETACHED DUPLEX, TRIPLEX OR QUADRUPLX)
MINIMUM FRONT SETBACK - 30 FEET (DETACHED SINGLE-FAMILY RESIDENCE)
MINIMUM SIDE SETBACK - 10 FEET (DETACHED SINGLE-FAMILY RESIDENCE)
MINIMUM REAR SETBACK - 20 FEET (DETACHED DUPLEX, TRIPLEX OR QUADRUPLX)
MINIMUM REAR SETBACK - 30 FEET (DETACHED SINGLE-FAMILY)
4. PARKING SPACES
REGULAR - 217 SPACES
RESERVED - 2 SPACES
HANDICAP - 32 SPACES
TOTAL - 252 SPACES
5. ELEVATIONS BASED ON MOSS MONUMENT 'W 056' NORTHING 539,232.68, EASTING 1,483,226.80, ELEVATION 174.24

ALTA/ACSM CERTIFICATION
TO MORNINGSIDE APARTMENTS
THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE (1) IN ACCORDANCE WITH MINIMUM STANDARD SURVEYING PRACTICES FOR ALTA/ACSM LAND TITLE SURVEYS, (2) UNDER THE SUPERVISION OF A LICENSED SURVEYOR, (3) IN ACCORDANCE WITH THE ALTA/ACSM STANDARD SURVEYING PRACTICES, (4) IN ACCORDANCE WITH THE ALTA/ACSM STANDARD SURVEYING PRACTICES, (5) IN ACCORDANCE WITH THE ALTA/ACSM STANDARD SURVEYING PRACTICES, (6) IN ACCORDANCE WITH THE ALTA/ACSM STANDARD SURVEYING PRACTICES, (7) IN ACCORDANCE WITH THE ALTA/ACSM STANDARD SURVEYING PRACTICES, (8) IN ACCORDANCE WITH THE ALTA/ACSM STANDARD SURVEYING PRACTICES, (9) IN ACCORDANCE WITH THE ALTA/ACSM STANDARD SURVEYING PRACTICES, (10) IN ACCORDANCE WITH THE ALTA/ACSM STANDARD SURVEYING PRACTICES.
DATE: NOVEMBER 1, 2005
C. L. WORTEN
L. 0441

LITERATURE
POWER 1-800-357-3553 DUNE POWER CO.
TELEPHONE (704) 237-8874 BELL SOUTH TELECOMMUNICATIONS
NEW CONNECTIONS (CLEAN OUTLET)
EXISTING SERVICES (CABLE, LANIQUES)
WATER & SEWER (704) 399-2221 CH2M-HILL UTILITY DEPT. (CH40)
CONTRACT CALL NUMBER
GAS (704) 253-5585 PEDESTAL NATURAL GAS CO.
NEW CONNECTIONS (PNEUMATIC BRASS)
EXISTING CONNECTIONS (NEC BRASS)
CABLE TELEVISION 1-800-833-4949

FLOOD CERTIFICATION
THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) 3319C 0184 C 1 ZONE A1 ZONE V (FLOOD) & ZONE V1
THIS IS TO CERTIFY THAT ON THE DATE OF SURVEY, THE SUBJECT PROPERTY IS NOT IN AN ACTUAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) 3319C 0184 C 1 ZONE A1 ZONE V (FLOOD) & ZONE V1
DATE: 11/1/05

REVISIONS table with columns for No., Description, and Date.



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Last Saved: 11/23/2005
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Development Notes

A. General Provisions

1. Unless more stringent standards by the Technical Data Sheet or these Development Standards, all development standards established under the Charlotte Zoning Ordinance (the Ordinance) for the Mixed Use Development District (Optional) MUDD-O classification shall be followed with respect to development occurring on Blocks 1 through 10 (all as described below) of the site.

B. Statements with respect to the graphics which are set forth on exhibits accompanying the Technical Data Sheet

1. The ultimate layouts of the development proposed for each Block of the Site and the parcels or lots forming parts thereof, the exact alignments of streets, thoroughfares and points of access, the configurations and placements of parking areas and the precise locations, heights and masses of buildings and parking decks and other individual site elements to be constructed have not been determined. As a consequence, the graphics which accompany the Technical Data Sheet are schematic in nature and are not to be considered as specific site development plans but rather as preliminary graphic representations of the types and quality of development proposed for each Block. The exact configurations, placements and sizes of individual site elements may be altered or modified within the limits prescribed by the Ordinance during the design development and construction phase.

C. Permitted uses and building area restrictions

1. This proposal is intended to accommodate a mixed-use development principally residential with retail/restaurant and office uses, which will be interconnected with open space, pedestrian and vehicular linkages.

2. The site may be devoted to any of the following uses:
a. Up to 1,200 residential units including but not limited to detached single family homes and duplexes, bungalow courts, town homes, two over two town homes, apartments, and condominiums.
b. Up to 30,000 square feet of retail/restaurant and or office square footage located in the general vicinity indicated on the Technical Data Sheet.
c. The square footage for outdoor dining, courtyards, and plazas are not included in the required parking calculations or in the allowed square footage.
d. Additional accessory uses and structures allowed in the MUDD zoning district with respect to Blocks 1 through 10.

3. The site will generally consist of ten (10) Blocks as depicted on the Technical Data Sheet. The exact configuration and location of the streets and blocks can be altered prior to final plat.
4. The project will be completed as a single phase.

D. Setback, Side-yards and Rear Yards

1. All buildings constructed on Blocks 1 through 10 shall observe a 16 foot minimum setback from back of the curb and shall satisfy or exceed the rear yard and side yard requirements established under the Ordinance for the Mixed Use Development District-Optional.

E. Design and Performance Standards

1. Architectural Controls
a. All buildings constructed on the Site shall be architecturally compatible in appearance through the use of similar, as well as complementary building materials, colors and design, (given the consideration of use, height and mass of each building). The petitioner agrees to record restrictive covenants governing the use and development of the Site prior to the issuance of any building permits for improvements to the Site. The restrictive covenants will be enforced by the Property Owners Association and will provide for the establishment of:
i. A Property Owners Association
ii. Use restrictions on the property no less restrictive and in keeping with the use restrictions set forth in these Development Standards
iii. Common area maintenance; and
iv. An Architectural Design Review Committee
b. The Architectural Review Committee shall have responsibility for adopting and implementing guidelines for all development taking place within the Site. In addition to the foregoing, all development will be subject to the following provisions.

i. Dumpster areas will be enclosed on all four sides by an opaque wall with one side being a hinged opaque gate. If one or more sides of a dumpster area adjoin a side or rear wall of a building, then the side or rear wall may be substituted for a side. Where buildings are served by an alley, dumpsters shall be located off of the alley.
ii. The height of all buildings constructed on the Site shall not exceed 120' as set forth in the Zoning Ordinance. (See Building Height Plan).
iii. All building elevations for Blocks 8 and 10 shall not exceed 3 stories. (tuck under parking will be permitted on the back side these blocks)
iv. All building elevations for Blocks 1, 2, 3, 4, and 5 shall not exceed 4 stories. (tuck under parking will be permitted on the back side these blocks)
v. All building elevations for Block 6 shall not exceed 5 stories.

vi. All building elevations for Block 7 shall not exceed 8 stories.
vii. All building elevations for Block 9 shall not exceed 10 stories.
viii. All roof mounted mechanical equipment will be screened from view from adjoining public right of way and abutting properties as viewed from grade.
ix. All buildings greater than 3 stories shall be composed with a base, middle and top. The base shall be 1 or 2 stories in height and the top can be composed within the entire floor or a cornice roof element.
x. Architectural appearances such as chimneys, spires, cupolas and/or roof deck trellises not more than 25% of the building's roof area are allowed to extend above the building height.
xi. Where adjacent buildings are of differing heights, the taller building shall employ string courses to match adjacent buildings and a three or four story delineation to establish a pedestrian realm.
xii. Buildings above 80' shall deploy tapering mechanisms at the top to allow the building to meet the sky with grace.
e. Specific architectural elevations will be provided during permitting and should meet the following minimal standards.

i. Exterior walls shall not have a reflective value in excess of 36%.
ii. Doorways should provide a sense of entry and add variety to the streetscape.
iii. All building entrances shall be from the building front, front yard or front courtyard.
iv. Where an alley is present, parking and services shall be accessed through the alley.
v. First floors of buildings should be designed to encourage and compliment pedestrian scale activity with attention to adjacent public or private open spaces and existing streetscape improvements.

vi. Buildings shall be designed so that ground level living areas (e.g. dining room, family room, etc.) rather than sleeping and service rooms, are oriented toward the fronting street and / or to the courtyard.
vii. For office/retail uses on the first floor, windows and doors should be arranged so that the uses are visible from and/or accessible to the street on at least 50% of the length of the first floor street frontage.
viii. For residential uses on the first floor, building should provide a sense of entry and have articulated facades that are visible from any public right of way.
ix. Frontage types that provide a transition from public to private, indoor to outdoor at the main entrance to each building or dwelling, are required. Porches, towers, loggias, doorways and stoops are preferred types, and may encroach into the courtyard.
x. Canopies and other building entrances are permitted at the entrances of buildings. If the extension reaches into the public right of way an encroachment agreement is required.
xi. Where expanses of blank wall are necessary, they may not exceed 20 feet in length.
xii. An amenity area such as, but not limited to, public or private parks/plazas, pedestrian trails, community clubhouse/swimming pools and community recreational facilities may be provided on the Site and is not included in the non-residential square footage calculations.

F. Screening Landscape and Open Space Areas

a. Since the development occurring on the Site is part of a unified master planned development, the urban open space requirements established and defined under Section 9.8506(4) of the Ordinance will be satisfied with reference to all Blocks of the site taken together.
b. Screening shall conform to the applicable standards of Section 12.303 of the Ordinance for the applicable zoning district governing portions of the Site.
c. Landscaping shall satisfy the requirements of the Ordinance for the MUDD-O zoning district and the City of Charlotte Tree Ordinance.
d. Buildings located along Residential Streets McClintock Road and Hanover Street facing Veterans Park will front on the park with residential entrances.
e. Existing trees along the park shall be preserved and new entry paths and pedestrian sidewalks will be constructed in coordination with the Parks and Recreation Department.
f. A Pedestrian Mews shall be located between Blocks 6 and 8 and along the perimeter of Block 9 on the Veterans Park edge as generally depicted on the Technical Data Sheet. (See Typical Sections)
g. A public plaza shall be located on Block 6. The size and shape may be altered during final plat.
h. Open spaces areas depicted on the Technical Data Sheet and Schematic Site Plan represents the approximate location and extent of the areas that will be maintained as open space
i. Community open spaces will be owned and maintained by a Property Owners Association established by the developer

j. Existing wooded areas in the open spaces will be preserved where practical, except where clearing may be done as required to accommodate installation of utilities, storm detention basins and erosion control measures, grading from streets, installation of pedestrian walkways and amenities.

G. Sidewalks and Internal Streets

1. The petitioner shall install a five foot minimum sidewalk with a six foot minimum irrigated landscape planting strip along for all internal streets with the exception of Iris Street which will have a minimum six-foot sidewalk and a six-foot irrigated landscape planting strip. (MUDD-O)
2. As depicted on the Schematic Site Plan, the petitioner shall install internal sidewalks on the site that will provide pedestrian connections between the various buildings along the existing and proposed streets to existing sidewalks located adjacent to the Site.
3. At Pedestrian Mews streets, a central sidewalk/pathway in the middle of a 20-foot clear structurally upgraded landscape area will be maintained to allow for emergency vehicle access.
4. Internal streets shall be designed to have street trees at an average separation of 40 feet on-center with a minimum six foot irrigated landscape planting strip.

H. Transportation

1. The petitioner shall construct an extension of Hanover Street crossing the existing stream and connecting to the existing Lyon Street and residential neighborhood to the east as generally depicted on the Schematic Site Plan.
2. The petitioner is seeking to provide connections to Commonwealth Avenue and is working to determine if public ROW's still exists between the Blocks to the south of Blocks 1 and 2 to the south of Blocks 3 and 4.

I. Parking

1. Parking Decks
a. All residential parking spaces shall be located within 500' from any given residential structure.
b. All parking structures will be lined with residential / retail / office on the Primary Street edges of the parking deck so that the deck will be screened from pedestrian view on these streets. Parking entrances to parking structures shall be located as close as possible to the side or rear of each lot. (See Civic Infrastructure — Parking Plan for access locations to parking decks)
c. The top level for all of the decks will have open space / plazas, pedestrian connections to the street and courtyard entrances to units as generally depicted in the Schematic Site Plan.
d. A two level parking deck will be provided on Blocks 7 and 9 and will be built into the existing grade. The parking decks will be accessed from the sides as depicted in the Civic Infrastructure — Parking Plan. (The parking deck will be wrapped with uses on the Main Street / Iris Drive)
e. A single level parking deck will be provided on Block 6 with access points as generally depicted on the Civic Infrastructure — Parking Plan.

2. Other Parking
a. Private Parking for single family, courtyard housing, town homes and duplexes is accommodated in integrated and detached garages, in parking courts and small lots as generally depicted on the Schematic Site Plan and the Civic Infrastructure — Parking Plan.
b. Where an alley is present, services, including parking and all utility access and above ground equipment and trash container areas shall be located on the alley.
c. Where an alley is not present, parking and services for single family, courtyard housing, town homes and duplexes shall be accessed by a driveway 7 to 10 feet wide which shall be set back from the primary front façade of the building.
d. On-street parking is provided throughout the project to accommodate visitor parking and a percentage shall be counted towards unit count requirements. (See Civic Infrastructure — Parking Plan)
e. Off Street parking will meet or exceed the minimum standards established under 9.8507 of the Zoning Ordinance.
f. All surface parking areas shall be screened from public streets with a 4 foot minimum hedge per Section 12.303.
g. All dumpsters, loading areas and service areas will be screened in accordance with Section 12.303

J. Lighting

a. The maximum height of any freestanding lighting fixture, including its base, shall not exceed 20 feet in height. Preferred pedestrian oriented lighting shall be 12 feet to 14 feet in height.
b. All street lighting shall be composed of ornamental poles and fixtures.
c. All street lights shall be metal halide. High pressure sodium shall be allowed in parking lots behind buildings.
d. All freestanding lighting shall be capped.
e. No wall pak type lighting shall be permitted on buildings located on the site.
f. All parking lot lighting shall be designed such that direct illumination does not extend past any exterior project edge property line.
g. Wall mounted decorative light fixtures such as scones are permitted.

K. Tree Ordinance

a. The site shall conform to the applicable provisions of the Tree Ordinance.

L. Buffers

a. Buffers and project edges will be created in accordance with the Zoning Ordinance. Required buffers and project edges on the Site may be eliminated or reduced if the adjoining parcels are rezoned or developed such that buffers or project edges are no longer required.
b. Storm water detention may not be located within buffer areas.
c. All development will adhere to the provisions of the SWIM Buffer Ordinance.

M. Wetland Protection

a. The Petitioner shall retain the services of a qualified environmental consultant to delineate all jurisdictional waters on the Site.
b. All development shall fully adhere to all rules and regulations for wetlands protection set forth by USCOE and NCDENR.

N. Solid Waste

a. Multi-family complexes must meet all requirements as stated in Chapters 9 and 12 of the Charlotte City Code regarding solid waste dumpster, compactor and recycling areas.
b. All utility easements will be established and delineated at the time of the final plat. Where possible, utility easements, meter and transformer pads will be located behind buildings along alleys. The open space and tree save areas will be delineated at the time of the final plat and will be the minimum requirements stated in the Zoning Ordinance.

O. Fire Protection

a. Adequate fire protection in the form of fire hydrants and other fire protection devices and measures as required by code will be provided to the Charlotte Fire Marshall's specifications.

P. Amendments to Rezoning

a. Future amendments to the Technical Data Sheet, these Development Standards, and the Schematic Site Plans may be applied for by the Petitioner in accordance with the provisions set for by the Ordinance.

Q. Binding effects of the rezoning documents and definitions

a. If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under this Technical Data Sheet will, unless amended in the manner provided under the Ordinance, be binding upon and insure to the benefit of the Petitioner and the current and subsequent owners of the Site and their respective successors in interest and assigns.
b. Throughout these Development Standards, the terms, "Petitioner" and "Owner" or "Owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioner or of the owner of the Site from time to time who may be involved in any future development thereof.

R. Sedimentation and erosion control

a. Temporary or staged seeding shall be performed on graded areas immediately following the completion of land disturbing activities to minimize the potential for off-site sedimentation.
b. Two rows of wire-reinforced silt fences shall be used in critical areas of the site such as at all intermittent and perennial streams, wetlands, at the base of slopes, and other locations where the potential for off-site sedimentation is greatest.
c. Two-stage sediment basins with outlet weirs sized for a 50-year, 24-hour storm event shall be employed to lessen the risk of basin failure.

Adjacent Properties

PARCEL #	PROPERTY ADDRESS	USE	OWNER	OWNER ADDRESS
129-021-01	1300 Westover Street, Char., NC 28205	US Army		Same
129-021-02	2136 Central Avenue, Char., NC 28205	County Park	Mecklenbur County Park & Rec.	5841 Brookshire Blvd., Charlotte, NC 28216
129-031-01	2300 McClintock Road, Char., NC 28205	Church		Same
129-031-02	2301 Commonwealth Ave, Char., NC 2820 SF Residential		Eagle Holdings & Development Inc.	8206-1200 Providence Rd.# 332, Char., NC 28277
129-031-03	2305 Commonwealth Ave, Char., NC 2820 SF Residential		William B. Josephs	Same
129-031-04	2309 Commonwealth Ave, Char., NC 2820 SF Residential		Penny D. Isenhour	Same
129-031-05	2313 Commonwealth Ave, Char., NC 2820 SF Residential		James J. Schad	Same
129-031-06	2317 Commonwealth Ave, Char., NC 2820 SF Residential		Autumn & Garth Sweet	Same
129-031-07	2321 Commonwealth Ave, Char., NC 2820 SF Residential		Robert P. Rodriguez Jr.	14702 Elmcrest Ct. Huntersville, NC 28078
129-031-08	2325 Commonwealth Ave, Char., NC 2820 SF Residential		Kelly M. Murphy	Same
129-031-09	2329 Commonwealth Ave, Char., NC 2820 SF Residential		Panchal Isau	1708 Allen St., Charlotte, NC 28205
129-031-10	2333 Commonwealth Ave, Char., NC 2820 SF Residential		Calinda Mincey	Same
129-031-11	2337 Commonwealth Ave, Char., NC 2820 SF Residential		John W. Fortner	Same
129-031-12	2341 Commonwealth Ave, Char., NC 2820 SF Residential		Richard D. Degraffenreid	2441 Commonwealth Ave, Charlotte, NC 28205
129-031-13	2401 Commonwealth Ave, Char., NC 2820 SF Residential		Cassandra M. Allison	Same
129-031-14	2405 Commonwealth Ave, Char., NC 2820 SF Residential		Thomas A. Brill	Same
129-031-15	2409 Commonwealth Ave, Char., NC 2820 SF Residential		Evelyn Davis	P.O. Box 9157, Charlotte, NC 28299
129-031-16	2417 Commonwealth Ave, Char., NC 2820 SF Residential		David Watson	12501 Jim Sossoman Rd., Midland, NC 28107
129-031-17	2421 Commonwealth Ave, Char., NC 2820 SF Residential		Michael Moulton	2127 The Plaza, Charlotte, NC 28227
129-031-18	2425 Commonwealth Ave, Char., NC 2820 SF Residential		Michael A. Davis	Same
129-031-19	2429 Commonwealth Ave, Char., NC 2820 SF Residential		Maggie J. Salem & Eddie Salem	5411 Addison Dr. Charlotte, NC 28211
129-031-20	2433 Commonwealth Ave, Char., NC 2820 SF Residential		Harold T. Cropper & Thomas C. Pop	Same
129-031-21	2437 Commonwealth Ave, Char., NC 2820 SF Residential		Richard D. Degraffenreid	1924 Lombardy Cir. Charlotte, NC 28203
129-031-22	2441 Commonwealth Ave, Char., NC 2820 SF Residential		Charles R. Dyson	Same
129-036-02	2501 Commonwealth Ave, Char., NC 2820 SF Residential		Beatrice M. Breitenbach Lennon	2409 E. 5th St. Charlotte, NC 28204
129-036-03	2505 Commonwealth Ave, Char., NC 2820 SF Residential		Chester A. Sharpe	Same
129-036-04	2509 Commonwealth Ave, Char., NC 2820 SF Residential		David Wilson	Same
129-036-05	2513 Commonwealth Ave, Char., NC 2820 SF Residential		Cheryl Heldon	Same
129-036-06	2517 Commonwealth Ave, Char., NC 2820 SF Residential		James C. Gabriel	Same
129-036-07	2521 Commonwealth Ave, Char., NC 2820 SF Residential		Ethyde H. Mullis	348 Courtney Ln. Matthews, NC 28105
129-036-08	2525 Commonwealth Ave, Char., NC 2820 SF Residential		Jacqueline B. Reid	Same
129-036-09	2529 Commonwealth Ave, Char., NC 2820 SF Residential		J.D. Ward	Same
129-036-10	2537 Commonwealth Ave, Char., NC 2820 SF Residential		John T. Vogler	7016 Sound Dr. Emerald Isle, NC 28594
129-036-11	2541 Commonwealth Ave, Char., NC 2820 SF Residential		Daniel A. Allegrucci	Same
129-035-01	2601 Commonwealth Ave, Char., NC 2820 SF Residential		Benjamin R. Cauthen	Same
129-035-02	2605 Commonwealth Ave, Char., NC 2820 SF Residential		Daniel Kempf & Beatrice Breitenbach	2413 E. 5th St. Charlotte, NC 28204
129-035-03	2609 Commonwealth Ave, Char., NC 2820 SF Residential		John T. Wall	8000 Grimby Cir. Harrisburg, NC 28075
129-035-04	2615 Commonwealth Ave, Char., NC 2820 SF Residential		Michael P. Whitner	Same
129-035-05	2617 Commonwealth Ave, Char., NC 2820 SF Residential		Tracy L. Gregg	Same
129-035-06	2621 Commonwealth Ave, Char., NC 2820 SF Residential		David L. Wood	Same
129-035-07	2625 Commonwealth Ave, Char., NC 2820 SF Residential		Betty Z. Mims	2008 Commonwealth Ave, Charlotte, NC 28205
129-035-08	2629 Commonwealth Ave, Char., NC 2820 SF Residential		Douglas R. Robarchek	Same
129-035-09	2633 Commonwealth Ave, Char., NC 2820 SF Residential		All Bahmanyar	8121 Bush Mill Ln. Charlotte, NC 28270
129-035-10	2637 Commonwealth Ave, Char., NC 2820 SF Residential		Michael K. Howze Morcom, LLC	P.O. Box 16324, Charlotte, NC 28297
129-041-65	2711 Morningside Dr., Char., NC 28205	SF Residential	Mary W. Donaldson	P.O. Box 16324, Charlotte, NC 28297
129-041-66	2713 Morningside Dr., Char., NC 28205	SF Residential	Michael K. Howze Morcom, LLC	15624 Pineknoll Ln., Huntersville, NC 28078
129-041-67	Morningside Dr., Char., NC 28205	SF Residential	Stephen T. Johnson	P.O. Box 16324, Charlotte, NC 28297
129-041-05	1230 Morningside Dr., Char., NC 28205	SF Residential	Jane R. Archer	5800 Old Providence Rd. Charlotte, NC 28226
129-041-06	Morningside Dr., Char., NC 28205	SF Residential	Richard C. Craig	P.O. Box 78470, Charlotte, NC 28271
129-041-07	1244 Morningside Dr. Char., NC 28205	SF Residential	Christine Rogers	Same
129-041-08	1248 Morningside Dr. Char., NC 28205	SF Residential	James T. Stainback	Same
129-041-09	1250 Morningside Dr., Char., NC 28205	SF Residential	June M. Seay	Same
129-041-10	1256 Morningside Dr., Char., NC 28205	SF Residential	Jesse A. Blocher	Same
129-041-11	1258 Morningside Dr., Char., NC 28205	SF Residential	Harold Ashley Jr.	Same
129-022-16	1301 Morningside Dr., Char., NC 28205	SF Residential	Robert E. McGhee	Same
129-022-17	1305 Morningside Dr., Char., NC 28205	SF Residential	Christina Y. Harlan	Same
129-022-18	1309 Morningside Dr., Char., NC 28205	SF Residential	Andrew J. Osherow	Same
129-022-19	1313 Morningside Dr., Char., NC 28205	SF Residential	Walter H. Padgett	Same
129-022-20	1317 Morningside Dr., Char., NC 28205	SF Residential	Donald K. Thompson	Same
129-022-25	1315 Lyon Ct., Char., NC 28205	SF Residential	Lana F. Laws	Same
129-022-26	1319 Lyon Ct., Char., NC 28205	SF Residential	Agnes Thompson	Same
129-022-27	1415 Lyon Ct., Char., NC 28205	SF Residential	Karen N. Griffin	Same
129-022-28	1421 Lyon Ct., Char., NC 28205	SF Residential	Eliza Greer & James M. Morgan	Same
129-022-29	1425 Lyon Ct., Char., NC 28205	SF Residential	Alinda R. Singletary	Same
129-022-30	1429 Lyon Ct., Char., NC 28205	SF Residential	Phillip H. Bonardi	16031 North Point Rd. Huntersville, NC 28078
129-022-31	1501 Lyon Ct., Char., NC 28205	SF Residential	Minh Phan & David Le	Same
129-022-32	1505 Lyon Ct., Char., NC 28205	SF Residential	Minh Phan & David Le	Same
129-022-33	1509 Lyon Ct., Char., NC 28205	Auto Dealer	Central Avenue Properties	Same
129-022-38	2408 Central Ave., Char., NC 28205	Auto Dealer	Ussam Jamil	Same
129-022-01	2400 Central Ave., Char., NC 28205	Auto Dealer		Same

Legal Description

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

Beginning at the intersection of the southerly margin of Ivey Drive (50' public right-of-way) and the westerly margin of Morningside Drive (50' public right-of-way) and runs thence with the westerly margin of Morningside Drive the following five (5) courses and distances: 1) South 08-28-05 West 39.50 feet to a point, 2) with the arc of a circular curve to the right having a radius of 805.00 feet an arc length of 339.13 feet (chord: South 20-32-13 West 336.63 feet to a point, 3) with the arc of a circular curve to the right having a radius of 20.00 feet an arc length of 6.92 feet (chord: South 42-31-19 West 6.89 feet to a point, 4) South 10-36-17 East 3.99 feet to a point, 5) South 33-36-22 West 261.58 feet to a point being a northeasterly corner of Chantilly subdivision as shown on Map Book 230, Page 249 recorded in the Mecklenburg County Public Registry said point lying on the northerly line of a 15.5' Alleyway as shown on Map Book 230, Page 249; thence with the northerly of the Chantilly subdivision and 15.5' Alleyway North 56-21-12 West 2110.00 feet to a 1" existing iron pipe being the southeasterly corner of the Greater Fellowship Missionary Baptist Church property as described in Deed Book 11015, Page 247; thence with the Greater Fellowship Missionary Baptist Church property North 33-39-56 East passing the southerly margin of McClintock Road (50' right-of-way) at 200.88 feet for a total distance of 250.88 feet to a point on the northerly margin of McClintock Road; thence with the northerly margin of McClintock Road South 56-21-12 East 1091.80 feet to a 1/2" existing iron rod being the southeasterly corner of the Mecklenburg County property as described in Deed Book 9276, Page 437; thence with the Mecklenburg County property the following four (4) courses and distances: 1) North 07-27-32 East 239.43 feet to a 1" existing iron pipe, 2) North 07-30-32 East 679.69 feet to a 1/2" existing iron rod, 3) North 07-29-29 East 30.00 feet to a point,

4) South 82-33-20 East passing a 3/4" existing iron pipe at 201.96 feet for a total distance of 202.59 feet to point on the southeasterly margin of Ivey Drive; thence crossing Ivey Drive North 65-14-23 East 50.34 feet to a point on the northeasterly margin of Ivey Road; thence with the northeasterly margin of Ivey Road the following two (2) courses and distances: 1) North 24-45-37 West 22.62 feet to a point, 2) with the arc of a circular curve to the right having a radius of 240.90 feet and an arc length of 97.90 feet (chord: North 10-44-45 West 97.22 feet to a 1/2" existing iron rod being the southeasterly corner of Lot 13, Block A, Morningside Hills as shown on Map Book 7, Page 107; thence with Lot 13 North 76-01-08 East 182.48 feet to a point on the westerly line of Lot 6, Block 8, Morningside Drive subdivision as shown in Map Book 4, Page 403; thence with the westerly line of Lot 6 and continuing with Lot 7, Block 8, an unnamed street, Lot 1, Lot 2, Lot 3, Lot 4, Block 9, Lyon Street (40' right-of-way), Lot 11, Lot 10, Lot 5, Lot 6, Lot 7, Lot 8 and Lot 9, Block 7 Morningside Drive subdivision the following five (5) courses and distances: 1) South 03-02-30 East 148.00 feet to a 1/2" existing iron rod, 2) South 20-17-30 East 758.99 feet to a 1/2" existing iron rod, 3) South 20-17-30 East 210.63 feet to a point, 4) South 11-15-39 West 120.21 feet to a point, 5) South 13-55-51 East 45.46 feet to a point on the northerly margin of aforementioned Ivey Drive; thence crossing Ivey Drive South 07-57-09 West 49.92 feet to a point on the southerly margin of Ivey Drive; thence with the southerly margin of Ivey Drive South 82-02-57 East 137.92 feet to the point and place of BEGINNING containing 32.706 acres of land (includes area in Ivey Drive) as shown on a survey prepared by R. B. Pharr & Associates, P.A. dated November 1, 2005 (Map File IT-141).

Morningside

Iris Drive and McClintock Road
Charlotte, N.C.

Torti Gallas and Partners, Inc.
1300 Spring Street,
4th Floor
Silver Spring, MD 20910
301.588.4800
www.tortigallaschk.com

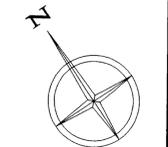
Developer
Thomas C. Graham
Graham Development, Inc
3908 Chaucer Wood
Atlanta, GA 30319
770. 451. 5953

Contact
Rob A. Pressley
Coldwell Banker Commercial MECA
1800 Camden Road, Suite 106
Charlotte, NC 28203
704. 971. 6525

Key Plan

Revisions

No. Date



Development Notes & Legal Description

Date
05/11/28
Principal In Charge
Paul Mortensen

Project Planner
E.R.

Approved
P.M

Drawn
E