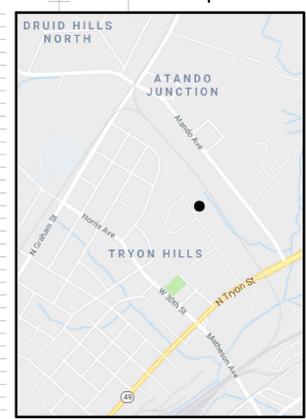
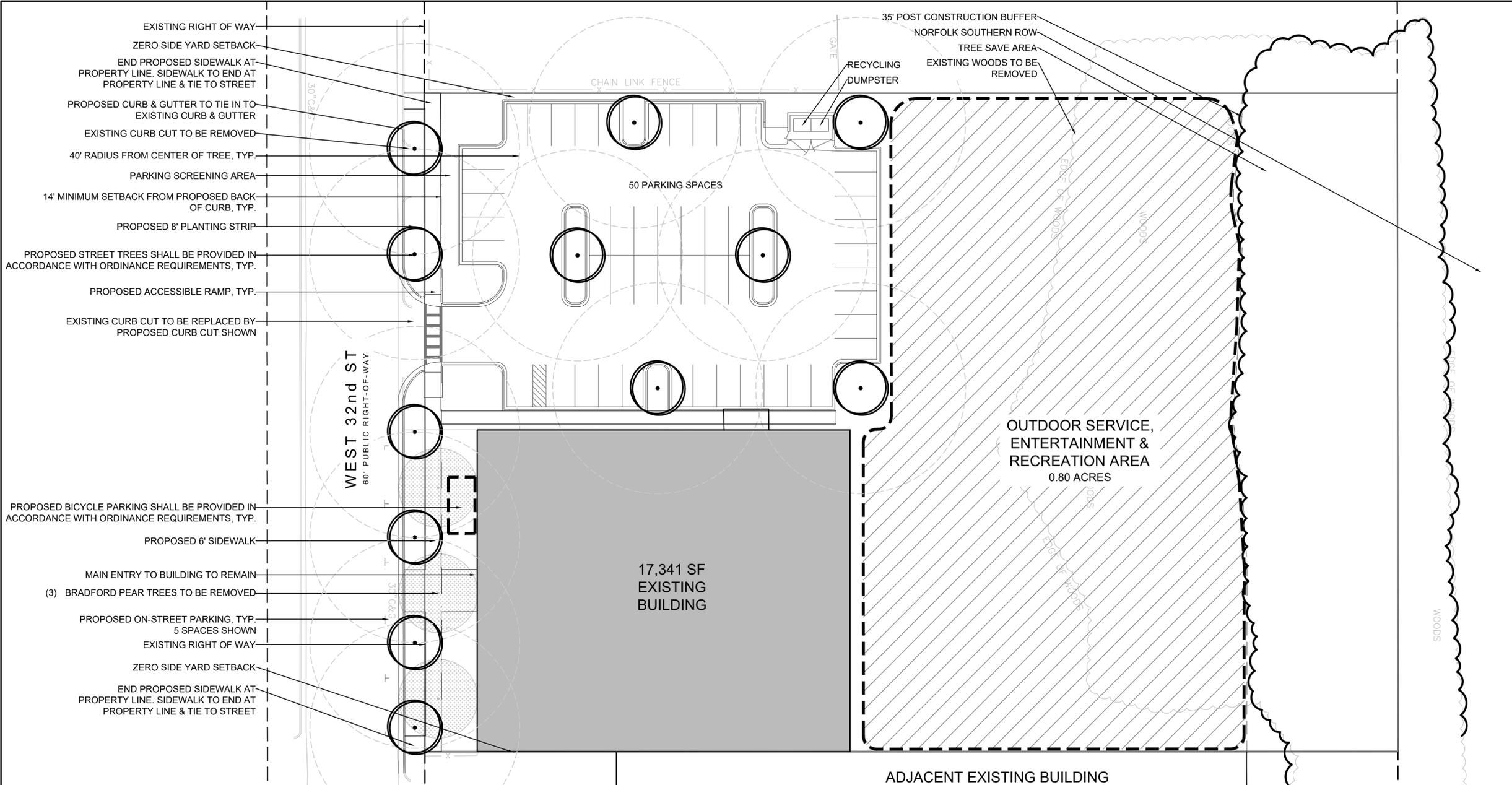
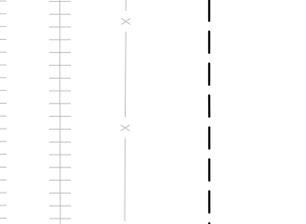


501 WANDOW PARK BOULEVARD, SUITE 200 | MOUNT PLEASANT, SC 29464 | 508 RHETT STREET, SUITE 101 | GREENVILLE, SC 29601
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SITE LOCATION MAP (NOT TO SCALE)



1. DEVELOPMENT DATA TABLE	
Tax Parcels	085-014-17
Total Site Area	2.12 Acres
Existing Zoning	I-2
Proposed Zoning	MUDD-O
Existing Use	Warehouse/Distribution
Proposed Use	Any Use or Combination of uses and accessory uses as permitted in Sections 9.8502 & 9.8503 of City of Charlotte Zoning Ordinance
Residential Density	N/A
Square Footage (Retail)	N/A
Floor Area	17,341sf
Outdoor Service, Entertainment & Recreation Area	Per Ordinance req. up to 5,500 sf
Floor Area Ratio	17,341sf / 92,598sf = 0.19
Max. Building Height	50'-0"
Max. No. of Stories	1
Max. No. of Buildings	1
Parking Spaces Required	Parking as required per Section 9.8507
Parking Spaces Provided	50 on-site & 5 parallel on-street
Open Space	N/A

- General Provisions
 - The development of the Site will be governed by this Rezoning Plan and the standards/ applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). The regulations established for the zoning of the MUDD zoning district, shall govern the development of this Site, subject to the optional provisions herein.
 - The development depicted on the Rezoning Plan is schematic and represents the general proposal for the project. Accordingly, the configuration, placement, size and number of the stairs, sidewalks, trees, ramps, patio, parking areas and/or site elements may be altered or modified within the limits prescribed by the zoning ordinance, subject to the Optional Provisions provided below.
 - Alterations to the conditional plan are subject to section 6.207, Alterations to Approval.
- Optional Provisions
 - Parking requirements shall be reduced by 25%, to facilitate preservation of the existing building.
 - To utilize the existing parking, parking shall be permitted past the building façade, between the existing building/permitted uses and the required setback in the manner shown on the Rezoning Plan.
 - The Parking lot shall be exempt from parking lot screening requirements set forth in Sections 9.8506(2)(b) and 12.303 of the Ordinance along the western and northern side, provided that screening pursuant to 12.303 of the Ordinance shall be provided along W. 32nd St.
 - The Site shall provide up to 55 total parking spaces, comprised of up to 50 spaces on Site and up to 5 adjacent parallel parking spaces. In no event shall more than 55 parking spaces be required for the use of the building and areas marked as "Outdoor Service Entertainment and Recreation Area" as shown on the Site Plan.
 - The area marked as "Outdoor Service Entertainment and Recreation Area," may be used for expansion of the outdoor service, outdoor activities, sporting activities, seating, consumption and/or entertainment. In the event that the "Outdoor Service Entertainment and Recreation Area" is used for outdoor service, outdoor activities, sporting activities, seating, consumption and/or entertainment, additional parking spaces shall not be required for the use of this area and any applicable parking requirements for the expansion or retraction of the active use of this area shall be waived.
 - In order to preserve the existing building, the existing building shall be exempt from any Ordinance fenestration and entrance requirements.
 - Wall signs having up to 200 square feet of sign surface area per wall or 20% of the wall area to which they are attached, whichever is less (exclusive of any wall mounted signage) shall be allowed.
- Permitted uses
 - Allowed uses: Any use or combination of non-residential uses and accessory uses as permitted in sections 9.8502 and 9.8503 of the City of Charlotte Zoning Ordinance, including but not limited to retail office and eating, drinking and entertainment uses.
- Transportation
 - Petitioner to construct a new 6' sidewalk and 8' planting strip along W. 32nd St. as generally shown on the Site Plan.
 - Existing curb cuts shall remain as generally depicted on the Site Plan.
 - On street parking shall be allowed on the W. 32nd St. frontage.
 - Petitioner shall remove one of two existing curb cuts and relocate the curb cut as generally shown on the Site Plan.
 - All transportation improvements will be approved and constructed before the site's first building certificate of occupancy is issued.
 - Petitioner shall provide a sidewalk easement set at two feet behind back of sidewalk where feasible, prior to the issuance of the first certificate of occupancy.
- Architectural Standards
 - Urban Design elements to include covered and uncovered patios and improved fenestration of existing building.
- Streetscape and Landscaping
 - A fourteen (14) foot setback as measured from the back of the existing curb along W. 32nd St. will be provided. The setback shall include a six (6) foot sidewalk and an eight (8) foot planting strip as depicted on the Site Plan.
 - Street trees and interior trees as shown on the site plan shall be planted.
- Architectural Standards
 - Area marked as Future Building and Patio Expansion Area may be any combination of multi-story or single-story patio and building provided that overall height shall not exceed 50' including any rooftop patio structure.
 - Existing Building shall remain and Petitioner may renovate or make addition to the building increase including adding additional floors or square footage to the building, so long as the building does not to exceed 50' in height.
- Environmental Features
 - Tree save areas - N/A
- Parks, Greenways and Open Space
 - Reservation/Dedication of park and/or greenway: N/A
 - Park and/or greenway improvements: N/A
 - Privately constructed open space as shown on patio areas and planting areas.
- Fire Protection
 - Per applicable Ordinance.
- Signage
 - Sign limitations - Per Ordinance requirements.
- Lighting
 - All new outdoor lighting to be screened and shielded lighting per 12.402 of the Ordinance.
 - Petitioner may provide lighting for sporting activities provided that it is screened and shielded to only direct light at the playing surfaces.

SW SEAMONWHITESIDE
 CHARLOTTE, NC 980.312.5450
 MOUNT PLEASANT, SC 843.884.1667
 GREENVILLE, SC 864.298.0534
 SUMMERVILLE, SC 843.884.1667
 SPARTANBURG, SC 864.298.0534
 WWW.SEAMONWHITESIDE.COM

406 W. 32nd STREET
 CHARLOTTE, NORTH CAROLINA

SW+ PROJECT: CL1010
 DATE: 6/10/19
 DRAWN BY: CF
 CHECKED BY: TNC

REVISION HISTORY	

SCHMATIC SITE PLAN

ZONING:

SUBJECT PROPERTY ZONED: I-2
ZONING RESTRICTIONS AS PER ZONING ORDINANCE:

- MINIMUM SETBACK: 20'
- MINIMUM SIDE YARD: 0 OR 5'*
- MINIMUM REAR YARD: 10'
- MAXIMUM BUILDING HEIGHT: 40' **

* - IN DISTRICT I-2, NO SIDE YARD IS REQUIRED, BUT IF ONE IS PROVIDED, IT MUST BE A MINIMUM OF 5 FEET

** - A BUILDING IN THIS DISTRICT MAY BE ERRECTED TO A HEIGHT IN EXCESS OF 40 FEET, PROVIDED THE MINIMUM SIDE YARD IS INCREASED 1 FOOT FOR EVERY 2 FEET IN BUILDING HEIGHT IN EXCESS OF 40 FEET.

NOTE: NO ZONING REPORT HAS BEEN PROVIDED TO THE SURVEYOR, PURSUANT TO ALTA TABLE A ITEM 6. OWNER / DEVELOPER TO VERIFY ZONING REQUIREMENTS PRIOR TO FURTHER DEVELOPMENT OF SITE.

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

LEGEND:

- C&G - CURB & GUTTER
- CGF - COMBINED GRID FACTOR
- CMP - CORRUGATED METAL PIPE
- DB - DEED BOOK
- EIP - EXISTING IRON PIPE
- EIR - EXISTING IRON ROD
- EN - EXISTING NAIL
- EU - END UNKNOWN
- FH - FIRE HYDRANT
- GDP - GUARD POST
- GM - GAS METER
- LP - LIGHT POLE
- (M) - MEASURED
- MBX - MAILBOX
- MB - MAP BOOK
- N.G.S. - NATIONAL GEODETIC SURVEY
- NIR - NEW IRON ROD
- NN - NEW NAIL
- PIN - PARCEL IDENTIFICATION NUMBER
- PM - POWER METER
- PP - POWER POLE
- PG - PAGE
- PVC - PLASTIC PIPE
- R/W - RIGHT-OF-WAY
- RCP - REINFORCED CONCRETE PIPE
- RW - RETAINING WALL
- SSMH - SANITARY SEWER MANHOLE
- (T) - TOTAL
- TBM - TEMPORARY BENCHMARK
- TOB - TOP OF BANK

LINE LEGEND:

- PROPERTY LINE
- PROPERTY LINE (NOT SURVEYED)
- RIGHT-OF-WAY
- RIGHT-OF-WAY (NOT SURVEYED)
- SETBACK
- POWER LINE
- SANITARY SEWER PIPE
- STORM DRAIN PIPE
- CHAIN LINK FENCE
- GAS LINE
- UNDERGROUND TELEPHONE
- WATER LINE



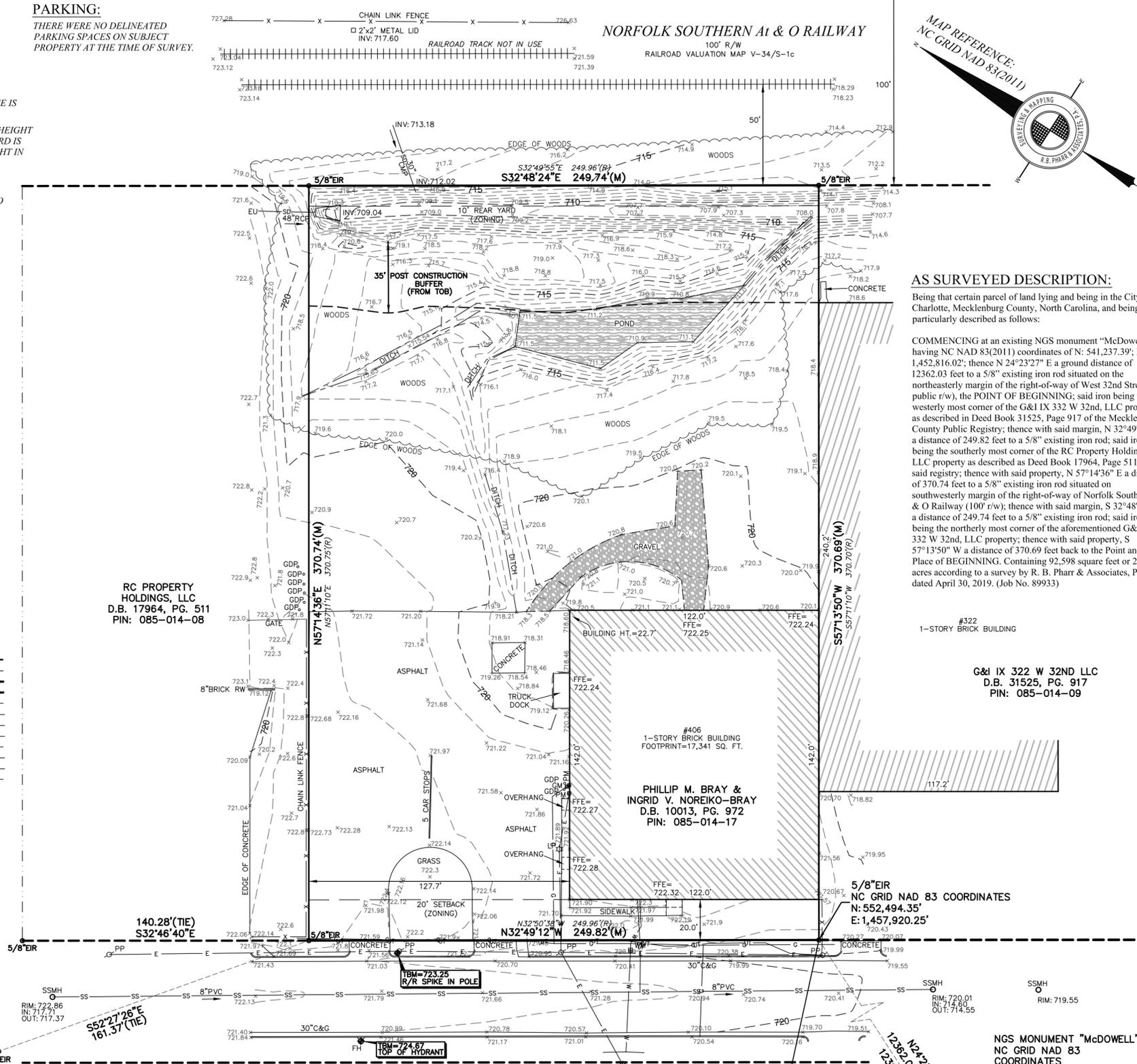
Know what's below.
Call before you dig.

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

PARKING:

THERE WERE NO DELINEATED PARKING SPACES ON SUBJECT PROPERTY AT THE TIME OF SURVEY.

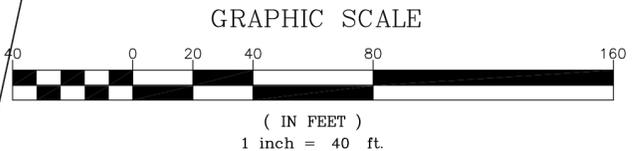


RC PROPERTY HOLDINGS, LLC
D.B. 17964, PG. 511
PIN: 085-014-08

G&I X 322 W 32ND LLC
D.B. 31525, PG. 917
PIN: 085-014-09

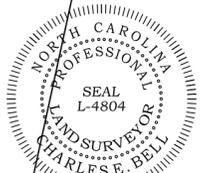
PHILLIP M. BRAY & INGRID V. NOREIKO-BRAY
D.B. 10013, PG. 972
PIN: 085-014-17

WEST 32nd STREET
60' PUBLIC R/W
(D.B. 17964, PG. 511)

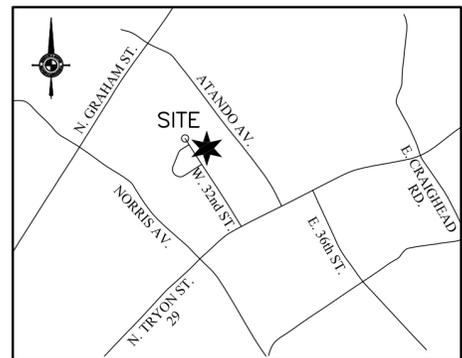
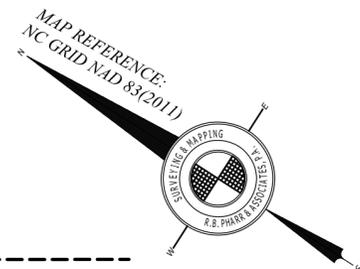


FLOOD CERTIFICATION
THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, DATED SEPTEMBER 2, 2015
MAP NUMBER: 3710455500L; ZONE X

THIS IS TO CERTIFY THAT ON THE 30th DAY OF APRIL 20 19 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 .1600 (21 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: Charles E. Bell



VICINITY MAP NOT TO SCALE

AS SURVEYED DESCRIPTION:

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

COMMENCING at an existing NGS monument "McDowell" having NC NAD 83(2011) coordinates of N: 541,237.39; E: 1,452,816.02; thence N 24°23'27" E a ground distance of 12362.03 feet to a 5/8" existing iron rod situated on the northeasterly margin of the right-of-way of West 32nd Street (60' public r/w), the POINT OF BEGINNING; said iron being the westerly most corner of the G&I X 332 W 32nd, LLC property as described in Deed Book 31525, Page 917 of the Mecklenburg County Public Registry; thence with said margin, N 32°49'12" W a distance of 249.82 feet to a 5/8" existing iron rod; said iron being the southerly most corner of the RC Property Holdings, LLC property as described as Deed Book 17964, Page 511 of said registry; thence with said property, N 57°14'36" E a distance of 370.74 feet to a 5/8" existing iron rod; said iron being the northerly most corner of the aforementioned G&I X 332 W 32nd, LLC property; thence with said property, S 57°13'50" W a distance of 370.69 feet back to the Point and Place of BEGINNING. Containing 92,598 square feet or 2.1257 acres according to a survey by R. B. Pharr & Associates, P. A. dated April 30, 2019. (Job No. 89933)

NOTES:

- THIS PLAT IS NOT FOR RECORDATION AS PER G.S. 47-30 AS AMENDED.
- ALL CORNERS MONUMENTED AS SHOWN.
- NO RECOVERABLE NGS MONUMENT LOCATED WITHIN 2,000 FEET OF SUBJECT PROPERTY.
- 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.
- 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.
- ELEVATIONS BASED ON N.G.S. MONUMENT "McDOWELL". ELEVATION = 681.80 FEET, NAVD 88.
- BROKEN LINES INDICATE PROPERTY LINES NOT SURVEYED.
- 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.

GPS CERTIFICATION:

- I, CHARLES E. BELL, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:
- CLASS OF SURVEY: A(1:10,000)
 - POSITIONAL ACCURACY: HORZ. NORTH=0.0040 EAST=0.00 VERT.=0.002
 - TYPE OF GPS FIELD PROCEDURE: REAL-TIME KINEMATIC
 - DATES OF SURVEY: 5/1/2019
 - DATUM/EPOCH: NAVD 88; NAD 83(2011)
 - PUBLISHED/FIXED-CONTROL USE: NGS MONUMENT "McDOWELL"
 - GEIOD MODEL: GEIOD12B(CONUS)
 - COMBINED GRID FACTOR(S): 0.99984487
 - UNITS: US SURVEY FEET

ALTA/NSPS CERTIFICATION:

TO: HOPPIN INVESTMENT GROUP
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6a, 6b, 7a, 7b(1), 7c, 8, 9, 11, AND 13 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON APRIL 30, 2019.

Charles E. Bell 5/9/19
CHARLES E. BELL DATE
NCPLS, L-4804
email: cbell@rbpharr.com

AREA: 92,598 SQ. FT. OR
2.1257 ACRES

REVISIONS			ALTA/NSPS LAND TITLE SURVEY PREPARED FOR:		
5-9-19 UNDERGROUND UTILITIES ADDED.			HOPPIN INVESTMENT GROUP		
			OF:		
			406 WEST 32nd STREET CITY OF CHARLOTTE, MECKLENBURG COUNTY, NC DEED REFERENCE: 10013-972 TAX PARCEL NO: 085-014-17		
			R.B. PHARR & ASSOCIATES, P.A. SURVEYING & MAPPING		
			420 HAWTHORNE LANE CHARLOTTE, N.C. 28204 TEL. (704) 376-2186		
CREW:	DRAWN:	REVISED:	SCALE:	DATE:	FILE NO. XX-4797
GH	BM		1" = 40'	APRIL 30, 2019	JOB NO. 89933