

PROGRAM:

| Parcel Number | Acres | Sq.F | Building Area(sf) |
|---------------|--------------|----------------|-------------------|
| 1 | 1.069 | 46,557 | 76,000 |
| 2 | 9.390 | 409,062 | 514,100 |
| 3 | 1.380 | 60,113 | 88,200 |
| 4 | 3.191 | 138,979 | 151,300 |
| Total | 15.03 | 654,711 | 829,600 |

| Site area | 15.03 Acres |
|-----------------------|-----------------|
| Gross Building Area | 829,600 Sq Feet |
| Total dwelling units | 333 Units |
| Total Parking Spaces: | 1,155 Spaces |

| Uses | Building Areas(sf) | Percentage (%) | Housing Units | Parcel Area (acres) | FAR | Residential Density (Units/Acre) |
|------------------------------|--|----------------|---------------|---------------------|------|----------------------------------|
| Retail/Commercial | 176,300 | 21% | 333 | 15.03 | 1.27 | 22.2 |
| Office | 148,000 | 18% | | | | |
| Art Center | 19,500 | 2% | | | | |
| Residential | 485,800 | 59% | | | | |
| Total Mixed-use Areas | 829,600 | 100% | | | | |
| Open Space | | | 196,200 | | | |
| Percentage of Open Space | 30.0% | | | | | |
| Parking Space | 1,155 Spaces, including 635 off-street Parking and 520 On-street Parking | | | | | |
| Loading Space | 24 | | | | | |

SURVEY:

LEGEND

| | |
|------|--------------------------|
| --- | PARCEL BOUNDARY |
| RF | REBAR FOUND |
| RS | REBAR SET |
| R/W | RIGHT-OF-WAY |
| SF | SQUARE FEET |
| MB | MAP BOOK |
| DB | DEED BOOK |
| PG | PAGE |
| FS | FRONT SETBACK |
| RY | REAR YARD |
| SY | SIDE YARD |
| PDE | PUBLIC DRAINAGE EASEMENT |
| SDE | STORM DRAIN EASEMENT |
| MNLF | MAG NAIL FOUND |
| CM | CONCRETE MONUMENT |
| CP | COMPUTED POINT |
| MNS | MAG NAIL SET |
| X | CHAINLINK FENCE |
| ⊕ | FIRE HYDRANT |
| ⊕ | WATER VALVE |
| ⊕ | LIGHT POLE |
| ⊕ | SANITARY SEWER MANHOLE |
| ⊕ | CATCH BASIN |
| ⊕ | CLEAN OUT |
| ⊕ | HANDICAPPED PARKING |
| ⊕ | DROP INLET |
| ⊕ | STORM DRAIN MANHOLE |

- NOTES**
- AREA CALCULATED BY COORDINATE COMPUTATION.
 - ADJOINING PROPERTY OWNERS NAMES WERE TAKEN FROM CABARRUS COUNTY TAX OFFICE RECORDS, AND ARE CONSIDERED AS NOW OF FORMERLY.
 - IRON RODS AT ALL CORNERS UNLESS NOTED.
 - THIS MAP IS SUBJECT TO ANY AND ALL APPLICABLE DEED RESTRICTIONS, EASEMENTS, RIGHT-OF-WAY, UTILITIES AN RESTRICTIVE COVENANTS AND PRELIMINARY PLAN WHICH MAY BE OF RECORD.
 - ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES, MEASURED WITH ELECTRONIC MEASURING DEVICES.
 - LOT SUBJECT TO ALL ZONING ORDINANCES OF THE TOWN OF HARRISBURG. BUILDER/OWNER MUST VERIFY THAT LOT IS IN COMPLIANCE WITH ALL COUNTY AND HOMEOWNERS ASSOCIATION ZONING ORDINANCES PRIOR TO ANY LAND DISTURBANCE OR CONSTRUCTION.
 - THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH.
 - NO NCGS MONUMENT FOUND WITHIN 2000 FEET.
 - SETBACKS SHOWN ARE per CURRENT ZONING ORDINANCES UNLESS OTHERWISE NOTED.
 - SUBJECT PROPERTY ZONED PUD.

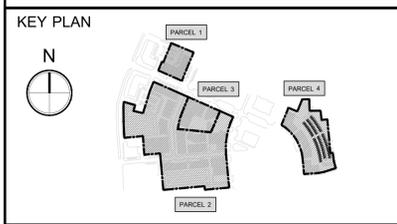
SITE NOTES:

BUILDING SETBACK REQUIREMENTS (MINIMUM) ZONED PUD
 FRONT: 0 FEET
 SIDE YARD: 10 FEET
 REAR YARD: 0 FEET

FLOOD NOTE:
 NO PORTION OF THE SUBJECT PROPERTY SHOWN HEREON LIES WITHIN A SPECIAL FLOOD HAZARD AREA PER F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL 3710550700, DATED: NOVEMBER 5, 2008.

PHYSICAL SURVEY
 AT PROPERTY KNOWN AS
 # 4350 MAIN STREET
 PARCEL # 55079703680000
 BEING THE REMAINING PORTION OF DB 9479 PG 195
 TOWN OF HARRISBURG, CABARRUS COUNTY, NC
 DATE: OCTOBER 9, 2018

PHOENIX LAND SURVEYING, INC
 3318 OLD MONROE ROAD
 STALLINGS, NORTH CAROLINA 28104
 PH: (704)-335-1655
 EMAIL: INFO@PHOENIX-SURVEYING.COM
 FIRM # C-3912
 FIELD WORK: JRM-WMP/MS/02
 PROJ # 688-3701 1.06 ACRE HARRISBURG TOWN CENTER



SITE PLANNER :

International Place Design, LLC
 Land Planning and Landscape Architecture
 50 Beharrell Street, Concord, MA 01742, USA
 Tel: 1-978-287-0900
 Cell: 1-617-281-9445
 Fax: 1-978-369-2731

CLIENT :
 CapitalNexus LLC, Redtown Investment LLC

PROJECT :
HARRISBURG TOWN CENTER
 Harrisburg, North Carolina

REZONING

ARCHITECTS :

CIVIL ENGINEERS :

TRAFFIC ENGINEERS :

REVISION

| No. | DATE | DESCRIPTION |
|-----|------|-------------|
| 1 | | |
| 2 | | |
| 3 | | |
| 4 | | |

NOTE :

DRAWING TITLE :
REZONING OVERALL SITE PLAN

SCALE : 1" = 80'

DATE : March 12, 2019

DESIGN BY

DRAWN BY

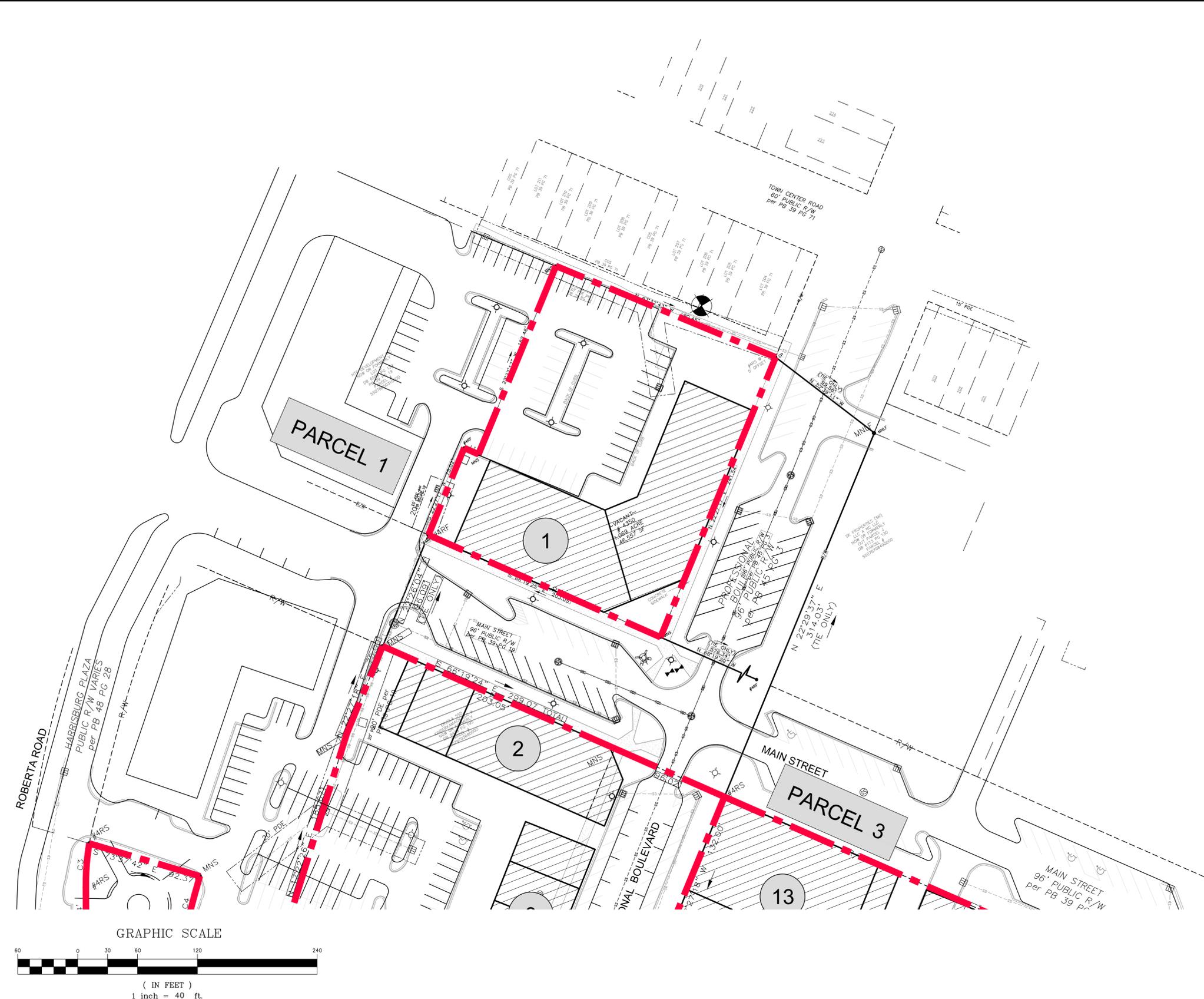
CHECKED BY

APPROVED BY

NOTE:

DRAWING No.
FIG.1

TOTAL :



PROGRAM:
PARCEL 1 PROGRAM:

| Parcel 1 | Uses | Building Areas(sf) | Housing Units | Parcel Area (acres) | FAR | Residential Density (Units/Acre) |
|----------|----------------------------|--------------------|---------------|---------------------|------|----------------------------------|
| | Retail/Commercial | 19,000 | 39 | 1.069 | 1.63 | 36.5 |
| | Residential | 57,000 | | | | |
| | Total Mixed-use Areas | 76,000 | | | | |
| | Open Space | | 8,700 | | | |
| | Percentage of Open Space | | 18.7% | | | |
| | Parking Space (Off-street) | | 44 | | | |
| | Loading Space | | 2 | | | |

SURVEY:

LEGEND

- PARCEL BOUNDARY
- RF REBAR FOUND
- RS REBAR SET
- R/W RIGHT-OF-WAY
- SF SQUARE FEET
- MB MAP BOOK
- DB DEED BOOK
- PG PAGE
- FS FRONT SETBACK
- RY REAR YARD
- SY SIDE YARD
- PDE PUBLIC DRAINAGE EASEMENT
- SDE STORM DRAIN EASEMENT
- MNLF MAG NAIL FOUND
- CM CONCRETE MONUMENT
- CP COMPUTED POINT
- MNS MAG NAIL SET
- X- CHAINLINK FENCE
- ⊕ FIRE HYDRANT
- ⊕ WATER VALVE
- ⊕ LIGHT POLE
- ⊕ SANITARY SEWER MANHOLE
- ⊕ CATCH BASIN
- ⊕ CLEAN OUT
- ⊕ HANDICAPPED PARKING
- ⊕ DROP INLET
- ⊕ STORM DRAIN MANHOLE

NOTES

1. AREA CALCULATED BY COORDINATE COMPUTATION.
2. ADJOINING PROPERTY OWNERS NAMES WERE TAKEN FROM CABARRUS COUNTY TAX OFFICE RECORDS, AND ARE CONSIDERED AS NOW OF FORMERLY.
3. IRON RODS AT ALL CORNERS UNLESS NOTED.
4. THIS MAP IS SUBJECT TO ANY AND ALL APPLICABLE DEED RESTRICTIONS, EASEMENTS, RIGHT-OF-WAY, UTILITIES AND RESTRICTIVE COVENANTS AND PRELIMINARY PLAN WHICH MAY BE OF RECORD.
5. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES, MEASURED WITH ELECTRONIC MEASURING DEVICES.
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7. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH.
8. NO NCGS MONUMENT FOUND WITHIN 2000 FEET.
9. SETBACKS SHOWN ARE PER CURRENT ZONING ORDINANCES UNLESS OTHERWISE NOTED.
10. SUBJECT PROPERTY ZONED PUD.

| LINE TABLE | |
|-------------------|----------|
| LINE BEARING | DISTANCE |
| L1 IN 66°19'25" W | 12.55' |

SITE NOTES:

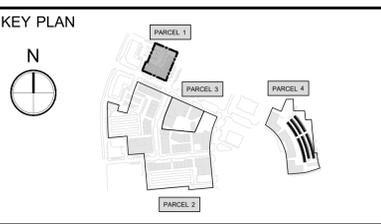
BUILDING SETBACK REQUIREMENTS (MINIMUM) ZONED PUD
 FRONT: 0 FEET
 SIDE YARD: 10 FEET
 REAR YARD: 0 FEET

FLOOD NOTE:

NO PORTION OF THE SUBJECT PROPERTY SHOWN HEREON LIES WITHIN A SPECIAL FLOOD HAZARD AREA PER F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL 3710550700J, DATED: NOVEMBER 5, 2008.

PHYSICAL SURVEY
 AT PROPERTY KNOWN AS
 1.069 ACRES
 # 4350 MAIN STREET
 PARCEL # 55079703680000
 BEING THE REMAINING PORTION OF DB 9479 PG 195
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 DATE: OCTOBER 9, 2018

PHOENIX LAND SURVEYING, INC
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 PH: (704)-335-1655
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 Land Planning PROJ # 898-3701 1.06 ACRE HARRISBURG TOWN CENTER



SITE PLANNER :
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CLIENT :
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PROJECT :
 HARRISBURG TOWN CENTER
 Harrisburg, North Carolina

REZONING

ARCHITECTS :

CIVIL ENGINEERS :

TRAFFIC ENGINEERS :

| REVISION | | |
|----------|------|-------------|
| No. | DATE | DESCRIPTION |
| 1 | | |
| 2 | | |
| 3 | | |
| 4 | | |

NOTE :

DRAWING TITLE :
**REZONING
 PARCEL 1 SITE PLAN**

SCALE : 1" = 40'

DATE : March 12, 2019

DESIGN BY

DRAWN BY

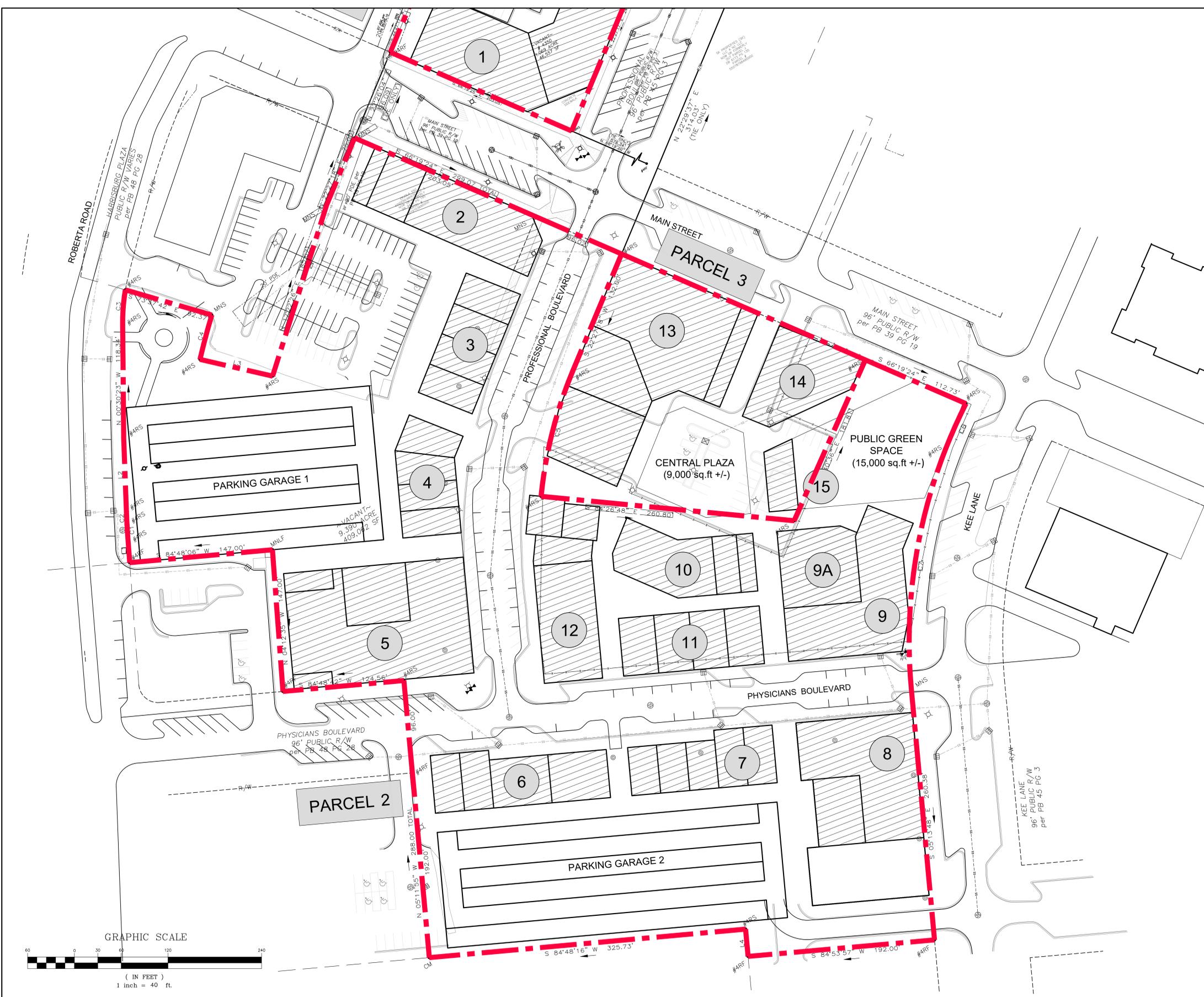
CHECKED BY

APPROVED BY

NOTE:

DRAWING No.
FIG.2

TOTAL :



PROGRAM:

PARCEL 2 PROGRAM:

| Parcel 2 | Uses | Building Area(sqf) | Housing Units | Parcel Area (acres) | FAR | Residential Density (Units/Acre) |
|----------|------------------------------|--------------------|---------------|---------------------|------|----------------------------------|
| | Retail/Commercial | 116,300 | | | | |
| | Office | 91,800 | | | | |
| | Art Center | 19,500 | 199 | 9.390 | 1.26 | 21.2 |
| | Residential | 286,500 | | | | |
| | Total Mixed-use Areas | 514,100 | | | | |
| | Open Space | | 117,000 | | | |
| | Percentage of Open Space | | 28.6% | | | |
| | Parking Space (Off-street) | | 446 | | | |
| | Loading Space | | 15 | | | |

PARCEL 3 PROGRAM:

| Parcel 3 | Uses | Building Area(sqf) | Housing Units | Parcel Area (acres) | FAR | Residential Density (Units/Acre) |
|----------|------------------------------|--------------------|---------------|---------------------|------|----------------------------------|
| | Retail/Commercial | 32,000 | | | | |
| | Office | 56,200 | 0 | 1.380 | 1.47 | 0.0 |
| | Total Mixed-use Areas | 88,200 | | | | |
| | Open Space | | 22,000 | | | |
| | Percentage of Open Space | | 36.6% | | | |
| | Parking Space (Off-street) | | 0 | | | |
| | Loading Space | | 3 | | | |

SURVEY:

LEGEND

| | |
|------|--------------------------|
| --- | PARCEL BOUNDARY |
| RF | REBAR FOUND |
| RS | REBAR SET |
| R/W | RIGHT-OF-WAY |
| SF | SQUARE FEET |
| MB | MAP BOOK |
| DB | DEED BOOK |
| PG | PAGE |
| FS | FRONT SETBACK |
| RY | REAR YARD |
| SY | SIDE YARD |
| PDE | PUBLIC DRAINAGE EASEMENT |
| SDE | STORM DRAIN EASEMENT |
| MNLF | MAG NAIL FOUND |
| CM | CONCRETE MONUMENT |
| CP | COMPUTED POINT |
| MNS | MAG NAIL SET |
| -X- | CHAINLINK FENCE |
| ⊕ | FIRE HYDRANT |
| ⊕ | WATER VALVE |
| ⊕ | LIGHT POLE |
| ⊕ | SANITARY SEWER MANHOLE |
| ⊕ | CATCH BASIN |
| ⊕ | CLEAN OUT |
| ⊕ | HANDICAPPED PARKING |
| ⊕ | DROP INLET |
| ⊕ | STORM DRAIN MANHOLE |

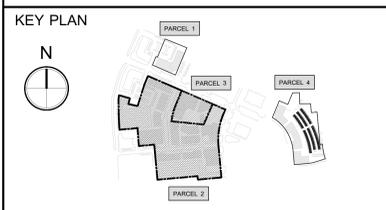
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 8. NO NCCS MONUMENT FOUND WITHIN 2000 FEET.
 9. SETBACKS SHOWN ARE PER CURRENT ZONING ORDINANCES UNLESS OTHERWISE NOTED.
 10. SUBJECT PROPERTY ZONED PUD.

SITE NOTES:

| | |
|---|---------|
| BUILDING SETBACK REQUIREMENTS (MINIMUM) ZONED PUD | 0 FEET |
| FRONT: | 0 FEET |
| SIDE YARD: | 10 FEET |
| REAR YARD: | 0 FEET |

FLOOD NOTE:
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PHYSICAL SURVEY AT PROPERTY KNOWN AS # 6447 KEE LANE PARCEL # 55079703680000 BEING A REMAINING PORTION OF DB 9479 PG 195 TOWN OF HARRISBURG, CABARRUS COUNTY, NC DATE: OCTOBER 9, 2016



SITE PLANNER :

International Place Design, LLC
Land Planning and Landscape Architecture
50 Beharrell Street, Concord, MA 01742, USA
Tel: 1-978-287-0900
Cell: 1-617-281-9445
Fax: 1-978-369-2731

CLIENT :
CapitalNexus LLC, Redtown Investment LLC

PROJECT :
HARRISBURG TOWN CENTER
Harrisburg, North Carolina

REZONING

ARCHITECTS :

CIVIL ENGINEERS :

TRAFFIC ENGINEERS :

REVISION

| No. | DATE | DESCRIPTION |
|-----|------|-------------|
| 1 | | |
| 2 | | |
| 3 | | |
| 4 | | |

NOTE :

DRAWING TITLE :

REZONING PARCEL 2 & 3 SITE PLAN

SCALE : 1" = 40'

DATE : March 12, 2019

DESIGN BY

DRAWN BY

CHECKED BY

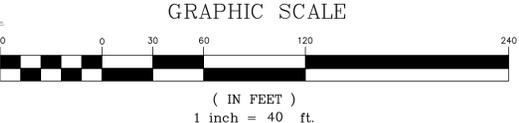
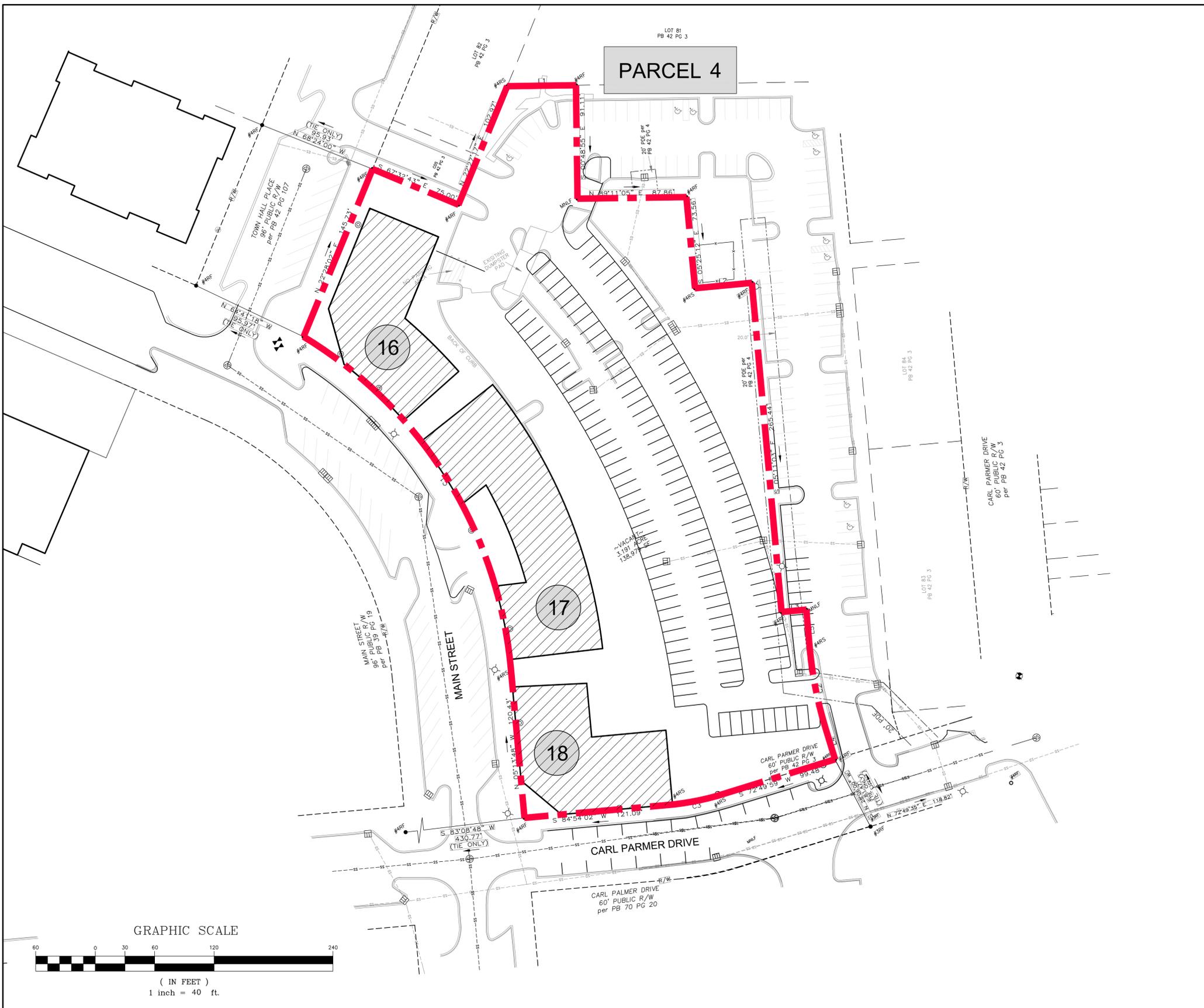
APPROVED BY

NOTE:

DRAWING No.

FIG.3

TOTAL :



PROGRAM:
PARCEL 4 PROGRAM:

| Parcel 4 | Uses | Building Areas(sq) | Housing Units | Parcel Area (acres) | FAR | Residential Density (Units/Acre) |
|----------|------------------------------|--------------------|---------------|---------------------|------|----------------------------------|
| | Retail/Commercial | 9,000 | | | | |
| | Residential | 142,300 | 95 | 3.191 | 1.09 | 29.8 |
| | Total Mixed-use Areas | 151,300 | | | | |
| | Open Space | | 48,500 | | | |
| | Percentage of Open Space | | 34.9% | | | |
| | Parking Space (Off-street) | | 145 | | | |
| | Loading Space | | 4 | | | |

SURVEY:

- LEGEND**
- PARCEL BOUNDARY
 - RF REBAR FOUND
 - RS REBAR SET
 - R/W RIGHT-OF-WAY
 - SF SQUARE FEET
 - MB MAP BOOK
 - DB DEED BOOK
 - PG PAGE
 - FS FRONT SETBACK
 - RY REAR YARD
 - SY SIDE YARD
 - PDE PUBLIC DRAINAGE EASEMENT
 - SDE STORM DRAIN EASEMENT
 - MNLF MAG NAIL FOUND
 - CM CONCRETE MONUMENT
 - CP COMPUTED POINT
 - MNS MAG NAIL SET
 - X- CHAINLINK FENCE
 - FIRE HYDRANT
 - WATER VALVE
 - LIGHT POLE
 - SANITARY SEWER MANHOLE
 - CATCH BASIN
 - CLEAN OUT
 - HANDICAPPED PARKING
 - DROP INLET
 - STORM DRAIN MANHOLE

- NOTES**
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 - SUBJECT PROPERTY ZONED PUD.

LINE TABLE

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | N 89°11'05" E | 55.53' |
| L2 | N 84°34'48" E | 46.12' |
| L3 | N 84°48'57" E | 20.00' |
| L4 | S 17°10'25" E | 25.95' |
| L5 | S 05°11'03" E | 30.47' |

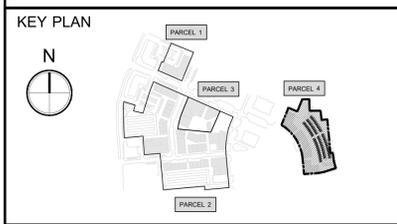
SITE NOTES:
BUILDING SETBACK REQUIREMENTS (MINIMUM) ZONED PUD
FRONT: 0 FEET
SIDE YARD: 10 FEET
REAR YARD: 0 FEET

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PHYSICAL SURVEY
AT PROPERTY KNOWN AS
3.191 ACRES
MAIN STREET
PARCEL # 55079703680000 DB 9479 PG 195
TOWN OF HARRISBURG, CABARRUS COUNTY, NC
FOR: HARRISBURG TOWN CENTER
DATE: OCTOBER 9, 2018

PHOENIX LAND SURVEYING, INC
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STALLINGS, NORTH CAROLINA 28104
PH: (704)-335-1655
EMAIL: INFO@PHOENIX-SURVEYING.COM
FIRM # C-3912

Land Surveying FIELD WORK: JLR/M- MAPPING: JF, DZ
Land Planning PROJ # 698-03-01 HARRISBURG TOWN CENTER



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HARRISBURG TOWN CENTER
Harrisburg, North Carolina

REZONING

ARCHITECTS :

CIVIL ENGINEERS :

TRAFFIC ENGINEERS :

REVISION

| No. | DATE | DESCRIPTION |
|-----|------|-------------|
| 1 | | |
| 2 | | |
| 3 | | |
| 4 | | |

NOTE :

DRAWING TITLE :
**REZONING
PARCEL 4 SITE PLAN**

SCALE : 1" = 40'

DATE : March 12, 2019

DESIGN BY

DRAWN BY

CHECKED BY

APPROVED BY

NOTE:

DRAWING No.
FIG.4

TOTAL :

General Description:

Given its decade-long stagnation in development, the Harrisburg Town Center will be filed by CapitalNexus LLC and Redtown Investment LLC for rezoning from Planned Unit Development (PUD) to a City Center (CC) to complete the town center capability.

The goal of this rezoning plan is to complete the vision of the Harrisburg Town Center, by introducing 829,600 square feet of new mixed-use program, including retail/commercial, residential and offices, along with art center and educational uses. The new program is arranged to create a core attraction of exciting architecture, pedestrian-friendly streets and green spaces that can draw residents and visitors alike. The ultimate goal is to make Harrisburg a regional attraction and a great place to live, work and play in this area of metropolitan Charlotte.

Land Uses:

The development shall follow the uses permitted in the City Center Zoning, as well as comply with the supplemental design regulations in Article 4, Article 5 and /or Article 11 of UDO. The principle uses in the rezoning districts are retail/commercial, residential, office and an art center for exhibitions, events and activities.

Urban Design and Open Space:

1. Urban Design:
 --Establish a mixed-use project core with an attractive pedestrian network of plazas, greens, arcades, colonnades and pedestrian-scaled streets;
 --Establish a variety of small spaces between buildings to provide settings for outdoor dining and social gatherings; utilize changing geometries in the layout of walks, plazas and buildings to create variety;
 --Where highly-visible building corners and façade elements exist in the building fabric, use these to create iconic, attractive architectural features.

2. Public Open Space:
 --Create an overall network of pedestrian-friendly streets, passages, a central plaza, and green spaces to establish connectivity throughout the plan and easy pedestrian links to all attractions;
 --Create a layout of major open space elements - a central plaza and a green space - that link the core of the new project to the existing Town Center Building and to new residences on the east side of the plan;
 --Create a public green space in the core of the project for town events like performances, exhibitions, markets, and other social gatherings;
 --Create a central plaza with an interactive children's playground to bring animation and family fun into the core; buildings surrounding the entire plaza shall add vibrant retail, art and entertainment, in attractive store-fronts and colonnaded edges;

3. Public Open Space include a Public Green Space (15,000 SF +/-), a Central Plaza (9,000 SF +/-) and Continuous Landscape.

Dimensional and Density Standards:

Buildings constructed within the development shall satisfy the City Center requirements of UDO.

1. Building Setback requirements:

Front: 0 Feet, Side Yard: 10 Feet, Rear Yard: 0 Feet

2. Maximum Building Height: 72 Feet

3. Overall Program Summary

| | Footprint (Sq. feet) | Floors | Units | Total (Sq. feet) | Percentage (%) |
|---------------------------------------|----------------------|-------------|--------|------------------|----------------|
| Retail/Commercial 1 in Parcel 1 | 19,000 | 1.0 | | 19,000 | |
| Retail /Commercial 2 in Parcel 2 | 116,300 | 1.0 | | 116,300 | |
| Retail /Commercial 3 in Parcel 3 | 32,000 | 1.0 | | 32,000 | |
| Retail /Commercial 4 in Parcel 4 | 9,000 | 1.0 | | 9,000 | |
| Retail /Commercial Total | | | | 176,300 | 21% |
| Residential in Parcel 1 | 19,000 | 3.0 | 39 | 57,000 | |
| Residential in Parcel 2 | 80,900 | 3.0 / 4.0 | 199 | 286,500 | |
| Residential in Parcel 3 | 0 | 0 | 0 | 0 | |
| Residential in Parcel 4 | 34,150 | 4.0/5.0 | 95 | 142,300 | |
| Residential Total | | | 333 | 485,800 | 59% |
| Office in Parcel 2 | 45,900 | 2.0 | | 91,800 | |
| Office in Parcel 3 | 28,100 | 2.0 | | 56,200 | |
| Office | | | | 148,000 | 18% |
| Art Center in Parcel 2 | 6,500 | 3.0 | | 19,500 | |
| Core Space Total | | | | 19,500 | 2% |
| Total Development Areas (Square feet) | | | | 829,600 | 100.0% |
| Total Site (Acres) | 15.03 | | | | |
| FAR | 1.27 | | | | |
| Total Parking Numbers on Site | | | | 1,155 | |
| Total Loading Spaces on Site | | | | 24 | |
| Open Space | Central Plaza | Green Space | Others | Total (Acres) | |
| Open Space Area (Acres) | 0.207 | 0.528 | 3.770 | 4.505 | 30.0% |

4. Development Phases:

| Development Phase 1 | Retail | Residential | Office | Art Center |
|-----------------------------|---------------|-------------|-----------|------------|
| Parcel 3: Building 13,14,15 | 32,000 SF | | 56,200 SF | |
| Green Space | 15,000 SF +/- | | | |
| Central Plaza | 9,000 SF +/- | | | |
| Parcel 4: Building 16,17,18 | 9,000 SF | 142,300 SF | | |
| Total Areas: | 299,500 SF | | | |

| Development Phase 2 | Retail | Residential | Office | Art Center |
|----------------------------------|------------|-------------|-----------|------------|
| Parcel 2: Building 9, 10, 11, 12 | | | 91,800 SF | 19,500 SF |
| Garage 3, 100 Parking Spaces | 28,400 SF | | | |
| Total Areas: | 139,700 SF | | | |

| Development Phase 3 | Retail | Residential | Office | Art Center |
|----------------------------------|------------|-------------|--------|------------|
| Parcel 1: Building 1 | 19,000 SF | 57,000 SF | | |
| Parcel 2: Building 2,3,4,5,6,7,8 | 87,900 SF | 286,500 SF | | |
| Garage 1, 2,340 Parking Spaces | | | | |
| Total Areas: | 450,400 SF | | | |

Parking Space:

1. The Parking Space is suggested and calculated as follows:

--Existing on-street parking spaces are 462, which could be shared by new development in the plan;

--Existing surface parking spaces in parcel 1 (44 spaces) and Parcel 2 (46 spaces) will be utilized or redesigned in the plan;

--Existing parking spaces along Professional Blvd and Physician Blvd (110 total) will be redesigned in the plan;

--Parking Structures will be developed in the plan to meet with the Parking Space requirements of the plan.

| Land Use | Vehicle Spaces |
|---|---|
| Parking Space | |
| Residential | 1.5/Unit |
| Retail | 1 per 300 sf GFA |
| Office | 1 per 200-1000 sf GFA |
| Dine-in restaurants | 1 per 50-150 sf GFA |
| Health Club and Arts Space | 1 per 500-650 sf GFA |
| Loading/unloading Space | |
| Retail and service establishments | 1 loading space (12feet * 25 feet) per 20,000 GFA |
| Office buildings and lodging establishments | 1 loading space (12feet * 25 feet) per 50,000 GFA |

2. Parking Space and Loading/unloading Space Calculation:

| Land Use | Total Area (Sq. feet) | Parking Spaces Required | Loading Spaces Required |
|-------------------|-----------------------|-------------------------|-------------------------|
| Retail/Commercial | 176,300 | 588 | 9 |
| Residential | 485,800 (333 Units) | 500 | |
| Office | 148,000 | 148 | 3 |
| Art Center | 19,500 | 30 | |
| Total | 829,600 | 1,265 | |

3. Table 8.1.-5 Shared Parking Allowance by Land Use is used to calculate the amount of required parking in the mixed-use plan. The result of this calculation is that 1,074 parking spaces are required for a mixed-use development plan.

| Type | Weekday | | | Weekend | | | Nighttime | | | |
|-------------|---------|---------|------|---------|---------|-------|-----------|-----|-----|-----|
| | Daytime | Evening | | Daytime | Evening | | | | | |
| Retails | 60% | 353 | 90% | 529 | 100% | 588 | 70% | 412 | 5% | 29 |
| Residential | 75% | 375 | 100% | 500 | 75% | 375 | 100% | 500 | 75% | 375 |
| Office | 100% | 148 | 10% | 15 | 10% | 15 | 5% | 7 | 5% | 7 |
| Art Center | 40% | 12 | 100% | 30 | 80% | 24 | 100% | 30 | 10% | 3 |
| | | 888 | | 1,074 | | 1,002 | | 949 | | 415 |

4. Parking Spaces Plan and Breakdown:

--Utilize garages along with off-street surface parking lots and on-street parking, at locations around the core to support program growth and enable easy pedestrian movement between parking and central activities;
 --Provide a total of 1,155 parking spaces, including 635 off-street and 520 on-street parking spaces;
 --Provide 24 loading/servicing spaces, sited to minimize negative visual impacts and interruptions to building functions.

| | |
|--|-------|
| Garage Parking 1 (Label F) | 140 |
| Garage Parking 2 (Label G) | 160 |
| Garage Parking 3 (Proposed to be integrated with Art Center/Mixed Use Building) | 100 |
| Surface Parking in Parcel 1 (Existing Off-Street Parking) | 44 |
| Surface Parking in Parcel 2 (Modified Parking) | 46 |
| Surface Parking in Parcel 4 (Modified Parking) | 145 |
| On-Street Parking (Existing Diagonal Parking) | 462 |
| On-Street Parking (Modified Parallel Parking on Professional and Physician's Blvd) | 58 |
| Total Parking Numbers on Site | 1,155 |
| Loading Spaces (including 14 on-street loading and 9 back-street loading) | 24 |

Pedestrian and Vehicular Access:

1. Vehicular Circulation:

--Utilize and reinforce the established Regional, Primary and Secondary road network in the layout of the new development;
 --Make modifications and extensions to certain Tertiary Roads (such as the new connection between professional Boulevard and Harrisburg Plaza) to enhance access to surface parking lots and to provide new parking garages with two routes of access;
 --To improve pedestrian streetscape quality, modify portions of Professional Boulevard and Physicians Boulevard by changing parking to parallel, and by narrowing the rights-of-way.

2. Pedestrian Circulation:

--Create a comprehensive pedestrian circulation network that effectively links site attractions and gathering places, to where users live, work and park;
 --Make the pedestrian ways to main attractions as convenient and direct as possible;
 --Make the pedestrian circulation experience the primary mode of movement within Harrisburg Town Center.

Architectural Standards:

The architectural design shall meet with the expectation and regulations of UDO. Illustrations of the architecture attached to this plan provide a preliminary design concept which will be developed in the next steps.

Lighting:

All the lighting of the development shall meet with the regulations of UDO. Lighting located on the side of Main Street, Kee Ln and Carl Parmer Dr. will be preserved. Lighting located on the side of Professional Blvd and Physician's Blvd shall be proposed in the next steps.

Signage:

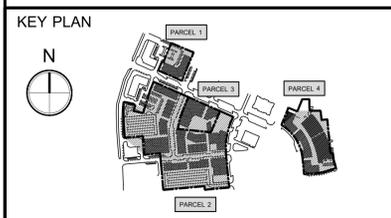
All the signage of the development shall be proposed in the next steps and meet with the regulations of UDO.

Public Infrastructure Improvements:

In the next steps the Developer will work with the administrator to carry-out Traffic Impact Analysis and Adequate Public Facilities (APF) review to satisfy needed public infrastructure improvements.

Storm Water Management :

No portion of the rezoning districts shown in the plan lies within a special flood hazard area per F.E.M.A Flood insurance rate mapping.



SITE PLANNER :
 **International Place Design, LLC**
 Land Planning and Landscape Architecture
 50 Beharrell Street, Concord, MA 01742, USA
 Tel: 1-978-287-0900
 Cell: 1-617-281-9445
 Fax: 1-978-369-2731

CLIENT :
 CapitalNexus LLC, Redtown Investment LLC

PROJECT :
HARRISBURG TOWN CENTER
 Harrisburg, North Carolina

REZONING

ARCHITECTS :

CIVIL ENGINEERS :

TRAFFIC ENGINEERS :

| REVISION | |
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SCALE :

DATE : March 12, 2019

DESIGN BY

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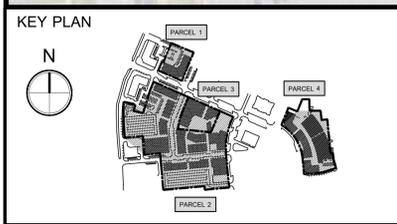
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NOTE:

DRAWING No.
FIG.5
TOTAL :



- LABELS:**
1. Mixed Use Building
 2. Mixed Use Building
 3. Mixed Use Building
 4. Mixed Use Building
 5. Mixed Use Building
 6. Mixed Use Building
 7. Mixed Use Building
 8. Mixed Use Building
 9. Mixed Use Building
 - 9A. Art Center
 10. Mixed Use Building
 11. Mixed Use Building
 12. Mixed Use Building
 13. Mixed Use Building
 14. Mixed Use Building
 15. Retail/Commercial
 16. Mixed Use Building
 17. Residential Building
 18. Mixed Use Building
-
- A. Main Street Entry
 - B. Public Green Space (15,000 sq.ft +/-)
 - C. Central Plaza (9,000 sq.ft +/-)
 - D. Pedestrian Street
 - E. Pedestrian Friendly Street
 - F. Off-street Parking 1
 - G. Off-street Parking 2



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PROJECT :
HARRISBURG TOWN CENTER
 Harrisburg, North Carolina

REZONING

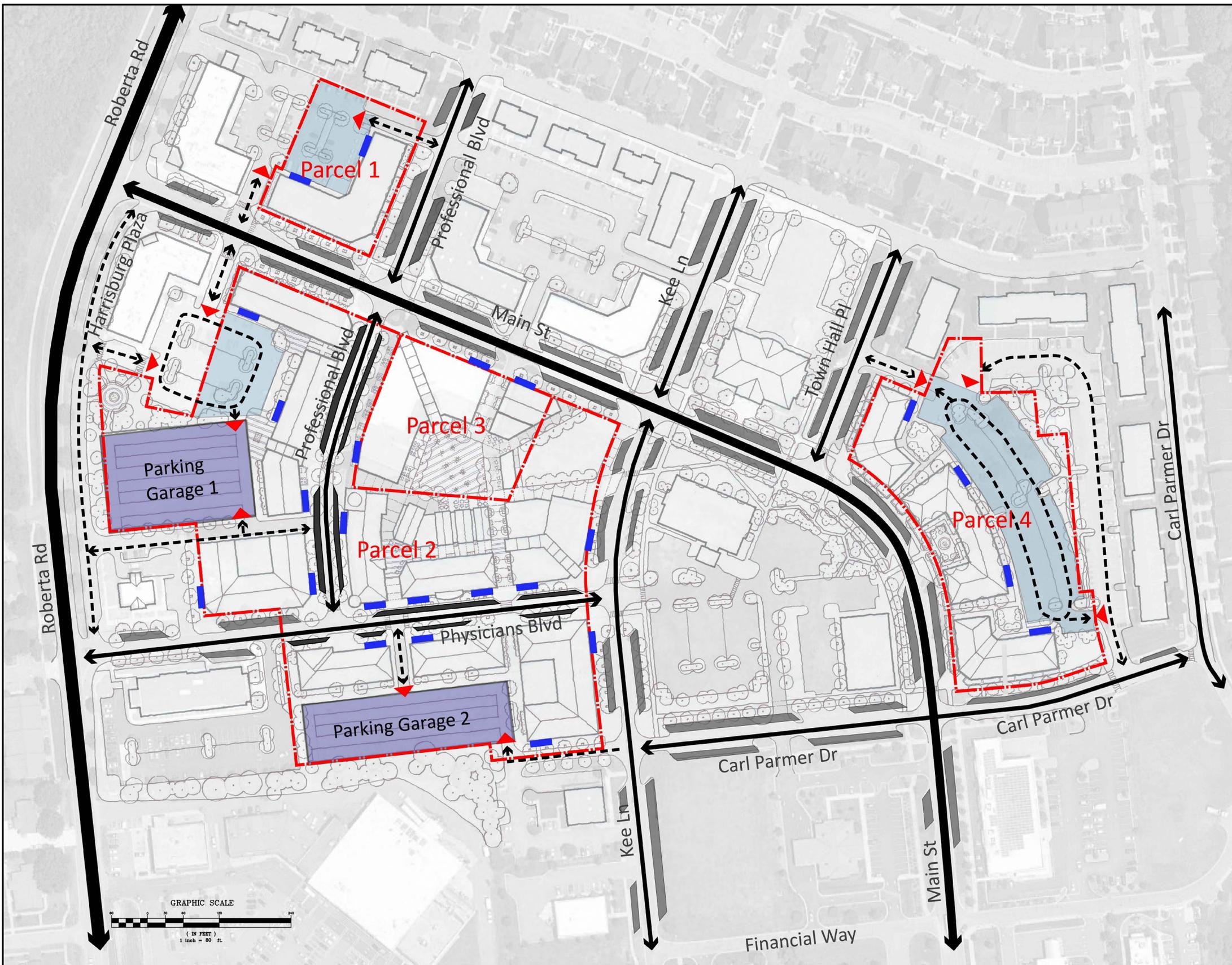
ARCHITECTS :

CIVIL ENGINEERS :

TRAFFIC ENGINEERS :

| REVISION | | |
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| NOTE : | DATE : March 12, 2019 | DRAWING No. |
| DRAWING TITLE : | DESIGN BY | FIG.6 |
| OVERALL LANDSCAPE PLAN | DRAWN BY | |
| SCALE : 1" = 80' | CHECKED BY | |
| | APPROVED BY | |
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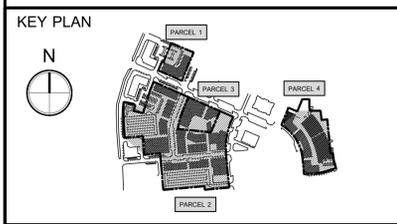
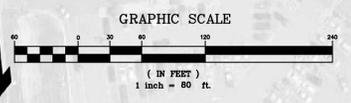


PARKING PROGRAM:

| | |
|--|--------------|
| Garage Parking 1 (Label F) | 140 |
| Garage Parking 2 (Label G) | 160 |
| Garage Parking 3 (Proposed to be integrated with Art Center/Mixed Use Building) | 100 |
| Surface Parking in Parcel 1 (Existing Off-Street Parking) | 44 |
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| Surface Parking in Parcel 4 (Modified Parking) | 145 |
| On-Street Parking (Existing Diagonal Parking) | 462 |
| On-Street Parking (Modified Parallel Parking on Professional and Physican's Blvd) | 58 |
| Total Parking Numbers on Site | 1,155 |
| Loading Spaces | 24 |

LEGEND

- Parcel Property Line
- Regional Road
- Primary Road
- Secondary Road
- Tertiary Road
- ▲ Parking Access
- Garage Parking
- Surface Parking
- On-Street Existing Diagonal Parking
- Modified Parallel Parking on Professional and Physican's Blvd
- Loading Spaces
(Loading Spaces on the main streets should be serviced at night time off-hours.)



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REZONING

ARCHITECTS :

CIVIL ENGINEERS :

TRAFFIC ENGINEERS :

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NOTE :
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VEHICULAR CIRCULATION & PARKING PLAN

SCALE : 1" = 80'

DATE : March 12, 2019

DESIGN BY

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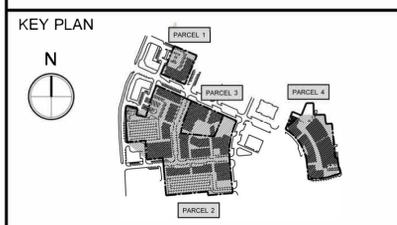
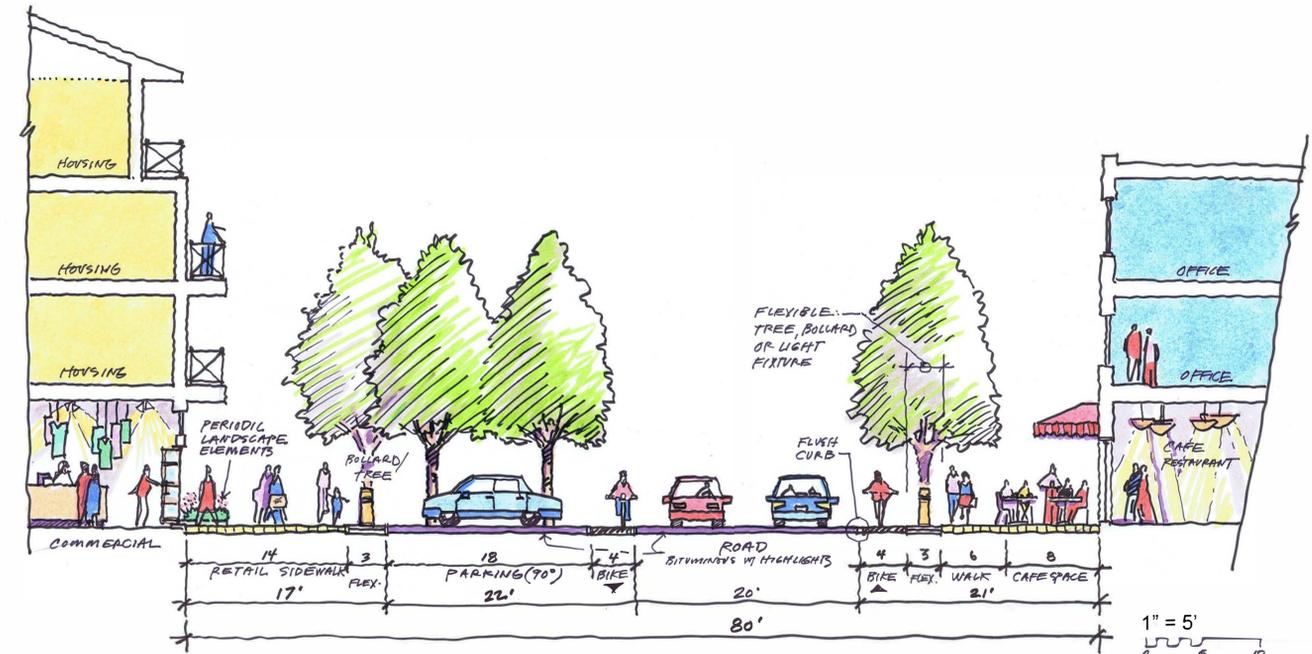
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FIG.7

TOTAL :



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PROJECT :
HARRISBURG TOWN CENTER
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REZONING

ARCHITECTS :

CIVIL ENGINEERS :

TRAFFIC ENGINEERS :

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NOTE :

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Conceptual Woonerf Street

SCALE : 1" = 50'

DATE : March 12, 2019

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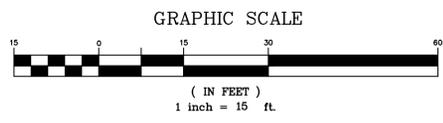
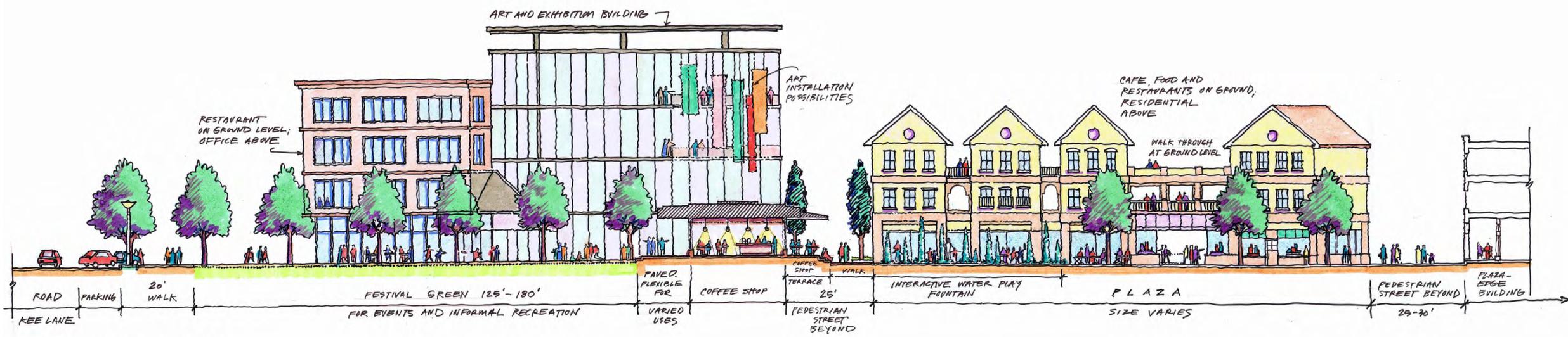
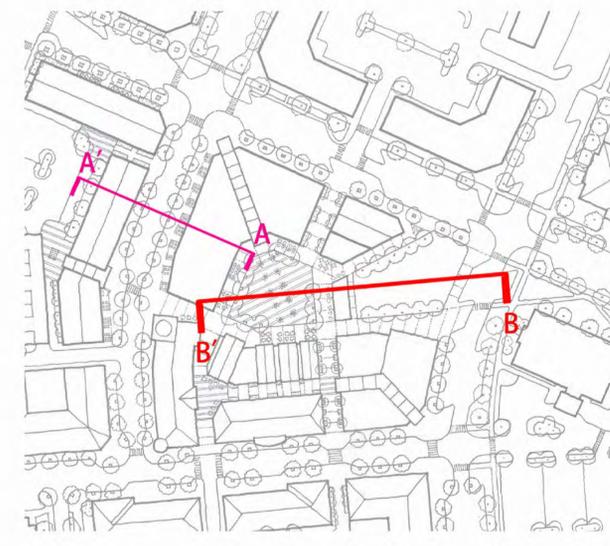
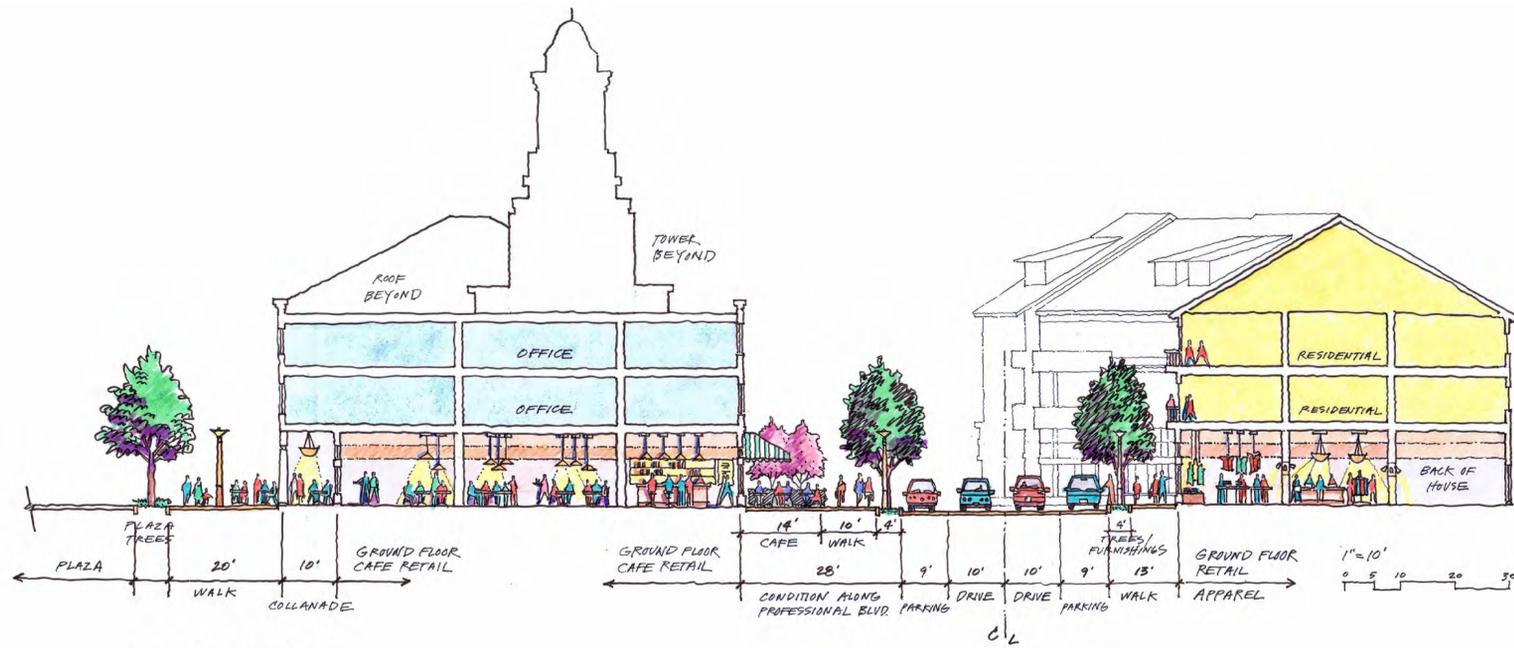
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NOTE:

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FIG.9

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| KEY PLAN | SITE PLANNER : International Place Design, LLC Land Planning and Landscape Architecture 50 Beharrell Street, Concord, MA 01742, USA Tel: 1-978-287-0900 Cell: 1-617-281-9445 Fax: 1-978-369-2731 | CLIENT : CapitalNexus LLC, Redtown Investment LLC | ARCHITECTS : | REVISION | NOTE : DATE : March 12, 2019 | DRAWING No. FIG.8 TOTAL : | | | | | | | | | | | | | | | | |
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| | | PROJECT : HARRISBURG TOWN CENTER Harrisburg, North Carolina | CIVIL ENGINEERS : | <table border="1"> <thead> <tr> <th>No.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr><td>1</td><td></td><td></td></tr> <tr><td>2</td><td></td><td></td></tr> <tr><td>3</td><td></td><td></td></tr> <tr><td>4</td><td></td><td></td></tr> </tbody> </table> | No. | | DATE | DESCRIPTION | 1 | | | 2 | | | 3 | | | 4 | | | DRAWING TITLE : ILLUSTRATIVE SITE SECTIONS | DESIGN BY DRAWN BY CHECKED BY APPROVED BY |
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| REZONING | TRAFFIC ENGINEERS : | SCALE : 1" = 15' | NOTE: | | | | | | | | | | | | | | | | | | | |
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