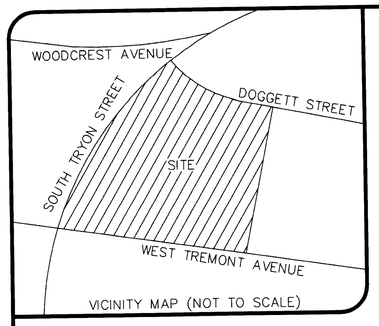


VICINITY MAP (NOT TO SCALE)

Site Data

Tax Parcels:	12103304, 12103302, 12103301
Site Area:	4.59 acres
Existing Zoning:	I-2 and MUDD-O
Proposed Zoning:	TOD-M(CD)

Development Standards

1. Development of the site will be controlled by the standards depicted on this site plan and by the standards of the Charlotte Zoning Ordinance. The development depicted on this plan is intended to reflect the arrangement of proposed the building and uses on the site, but the exact configuration, placement, and size of individual site elements may be altered or modified within the limits prescribed by Section 6.207 of the ordinance during the design development and construction phases.

2. The proposed development will comply with all applicable Ordinance requirements for signage, screening, and landscaping.

3. Parking will be provided which meets the requirements of the Ordinance.

4. The petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance.

5. Lighting will be shielded with full cut-off. No wall pak type lighting will be allowed but architectural lighting on buildings will be permitted.

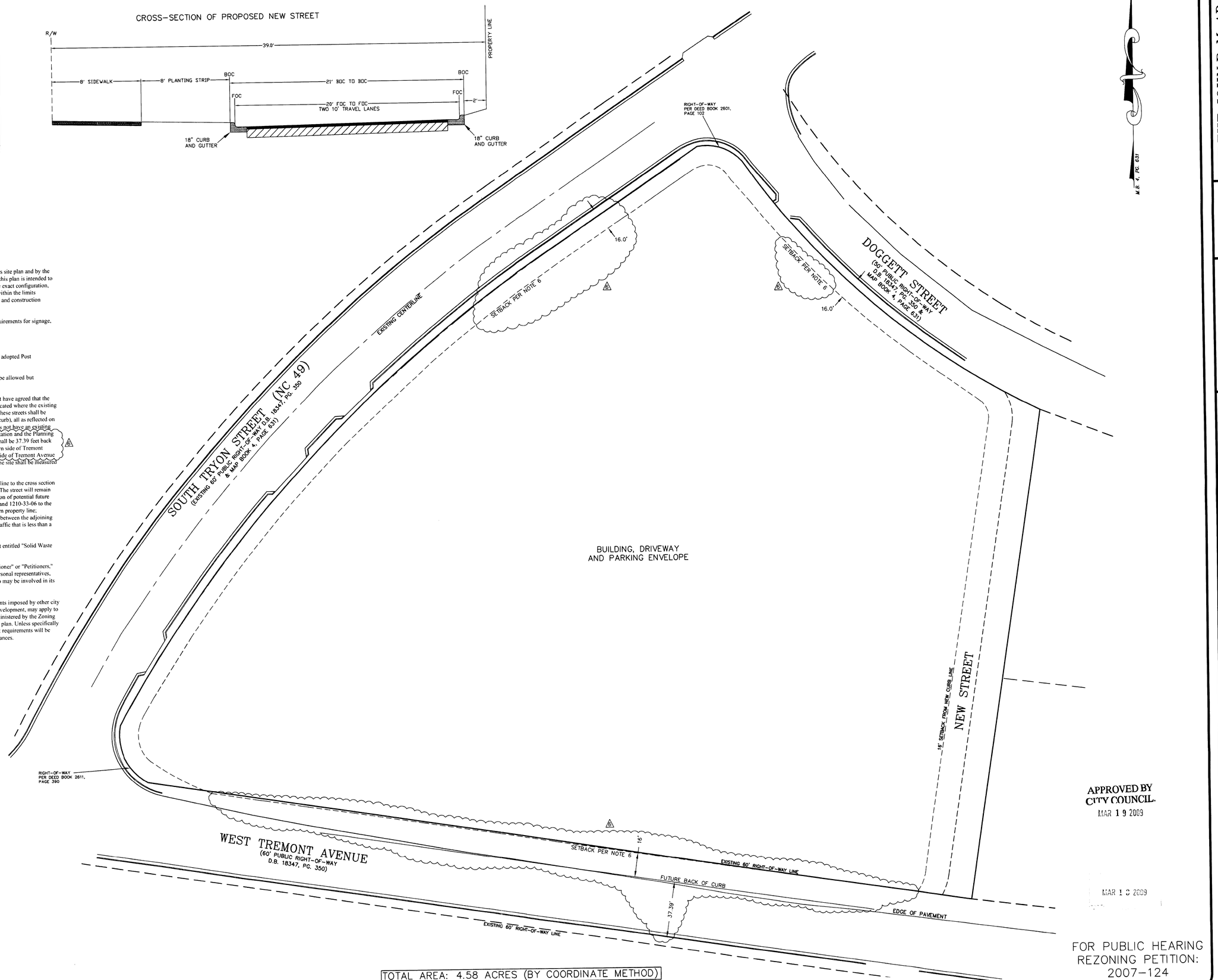
6. The Charlotte Department of Transportation and the Planning Department have agreed that the future back-of-curb along South Tryon Street and Doggett Street shall be located where the existing back-of-curb is presently located. Accordingly, the applicable setback for these streets shall be measured from the existing back-of-curb (which is also the future back-of-curb), all as reflected on the site plan. The northern side of Tremont Avenue adjacent to the site does not have an existing curb but instead has ribbon asphalt. The Charlotte Department of Transportation and the Planning Department have agreed that the width of Tremont Avenue along the site shall be 37.39 feet back of curb to back of curb. Accordingly, the future back of curb on the northern side of Tremont Avenue shall be 37.39 feet from the existing back of curb on the southern side of Tremont Avenue immediately across from the site. The setback along Tremont Avenue for the site shall be measured from such future back of curb. 6

7. The Petitioner will construct the private street along the eastern property line to the cross section shown on the site plan, prior to the issuance of a certificate of occupancy. The street will remain open to the public at all times. The Petitioner shall allow for the construction of potential future vehicular and/or pedestrian connections from Parcel Numbers 1210-33-14 and 1210-33-06 to the proposed private street as depicted on the site plan and near the site's eastern property line; provided, however, these potential future vehicular/pedestrian connections between the adjoining parcels to the east and the site shall be limited to all vehicular/pedestrian traffic that is less than a single unit truck size (i.e. a maximum single axle truck length of 30 feet).

8. The Petitioner will provide a solid waste plan as described in a document entitled "Solid Waste Management Plan Guidance" dated 10/22/08.

9. Throughout this Rezoning Petition, the terms "Owner", "Owners", "Petitioner" or "Petitioners," shall, with respect to the Site, be deemed to include the heirs, devisees, personal representatives, successors in interest and assignees of the owner or owners of the Site who may be involved in its development from time to time.

10. The Petitioner acknowledges that other standard development requirements imposed by other city ordinances, such as those that regulate streets, sidewalks, trees, and site development, may apply to the development of this site. These are not zoning regulations, are not administered by the Zoning Administrator, and are not separate zoning conditions imposed by this site plan. Unless specifically noted in the conditions for this site plan, these other standard development requirements will be applied to the development of this site as defined by those other city ordinances.



APPROVED BY CITY COUNCIL.
MAR 19 2009

MAR 13 2009

GRAPHIC SCALE
30 0 15 30 60
1 inch = 30 ft.

TOTAL AREA: 4.58 ACRES (BY COORDINATE METHOD)

FOR PUBLIC HEARING
REZONING PETITION:
2007-124

THE JOHN R. McADAMS COMPANY, INC.
ENGINEERS/PLANNERS/SURVEYORS
CHARLOTTE, NC
6701 CARMEL ROAD
SUITE 205 ZIP 28226
(704) 527-0800 WWW.JOHNRMCADAMS.COM

REVISIONS:
1 12-31-2008 CITY COMMENTS
2 1-14-2009 CITY COMMENTS
3 1-21-2009 CITY COMMENTS
4 3-2-2009 CITY COMMENTS
5 3-3-2009 CITY COMMENTS
6 3-13-2009 CITY COMMENTS

SURVEY FOR:
THE BOULEVARD COMPANY
715 NORTH CHURCH STREET
SUITE 110
CHARLOTTE, NORTH CAROLINA 28202

WEST TREMONT & SOUTH TRYON SITE

CITY OF CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA

TECHNICAL DATA SHEET

PROJECT NO.	BLV-08000
FILENAME:	BLV08000-RZ2
CHECKED BY:	KSB
DRAWN BY:	ADF
SCALE:	1"=30'
DATE:	10/30/2008
SHEET NO.	RZ-2

McADAMS