



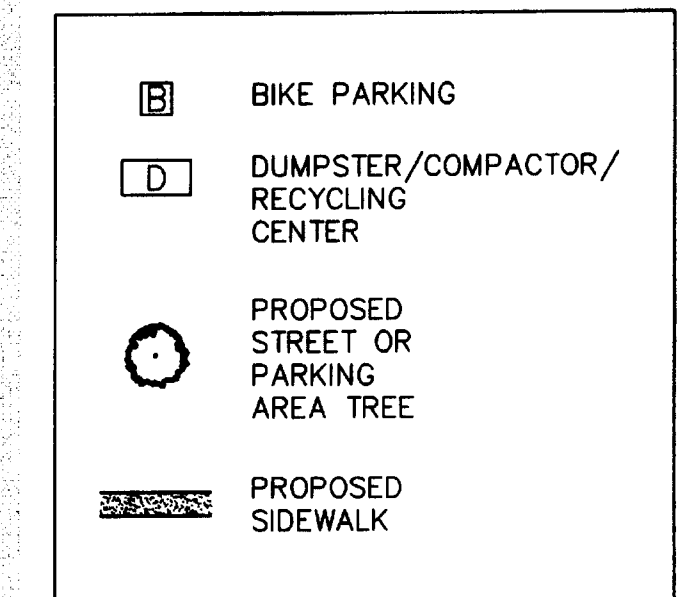
Stantec Consulting Services Inc.  
2127 Ayrley Town Blvd., Suite 300  
Charlotte NC U.S.A.  
28273  
Tel. 704.329.0900  
Fax. 704.329.0905  
www.stantec.com

**Stantec**

Copyright Reserved

The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec without delay.  
The Copyrights to all designs and drawings are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is forbidden.

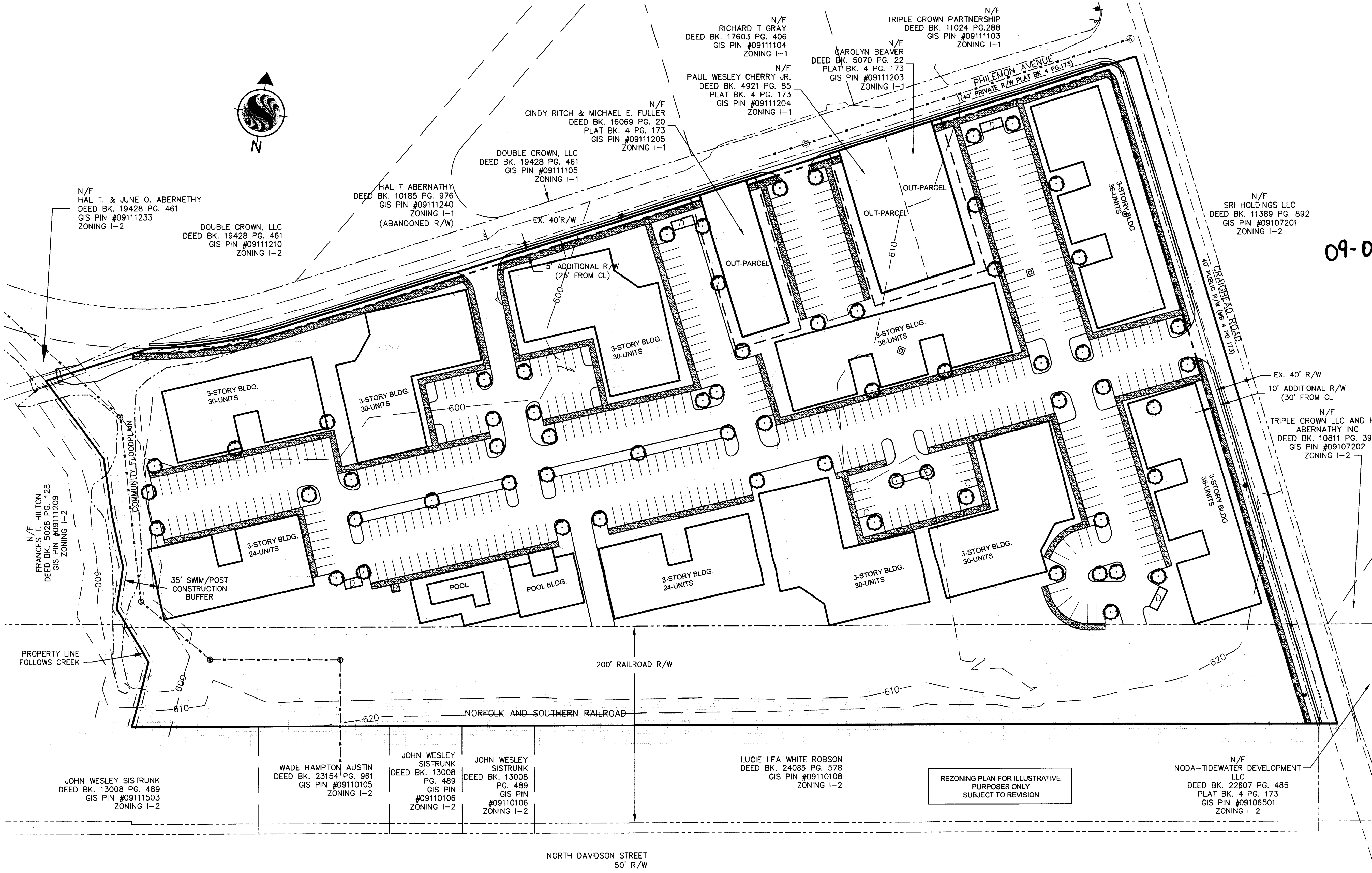
Legend



Notes

**DEVELOPMENT SUMMARY**

REZONING SITE AREA: 13.57± ACRES  
TAX PARCEL ID#: 0911208 & 0911207  
EXISTING ZONING: I-2 (CD)/I-1  
PROPOSED ZONING: UR-2  
PROPOSED USE: MULTI-FAMILY (APPROX 300 APARTMENTS)  
UR-2 ZONING:  
SETBACK: 14' FROM BACK OF CURB  
SIDE YARD: 5'  
REAR YARD: 10'  
MAX. BLDG. HEIGHT: 40'  
MIN. BLDG. SEPARATION: 16'  
MIN. PARKING REQ'D.: 1 SPACE/DU  
MAX. PARKING ALLOWED: 2 SPACE/DU  
REQUIRED PARKING: 300 SPACES  
PROPOSED PARKING: 401 SPACES (1.34 SPACES/UNIT)



09-06

REZONING PLAN FOR ILLUSTRATIVE PURPOSES ONLY  
SUBJECT TO REVISION

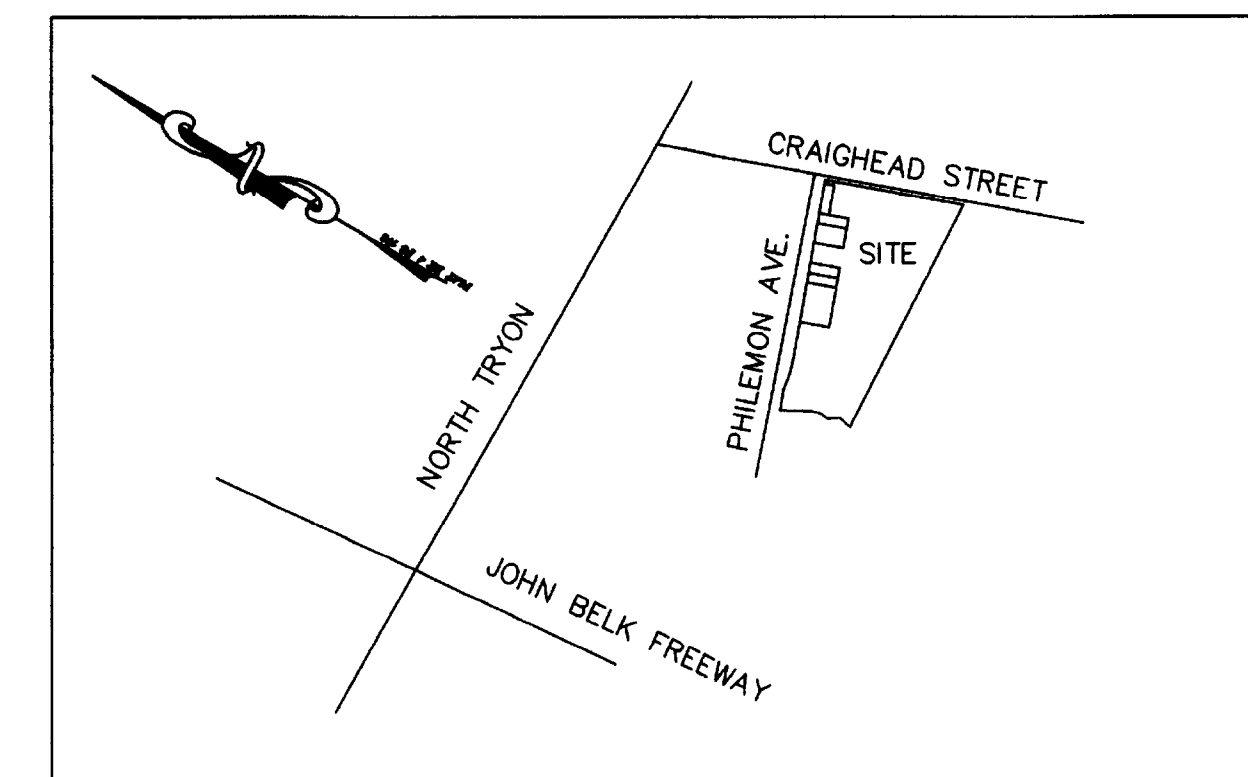
Revision	By	Appd.	YY.MM.DD

V:\1732\delwa\17320856-ABERNATHY APARTMENTS\Planning\Drawing\08086C-1025P.dwg 10/23/2008 3:18:43 PM ROBINSON, REN

Client/Project  
**NoDa TIDEWATER DEVELOPMENT, LLC**  
11220 ELM LANE STE. 207  
CHARLOTTE, NC 28277  
**ABERNATHY APARTMENTS**  
Charlotte, NC USA

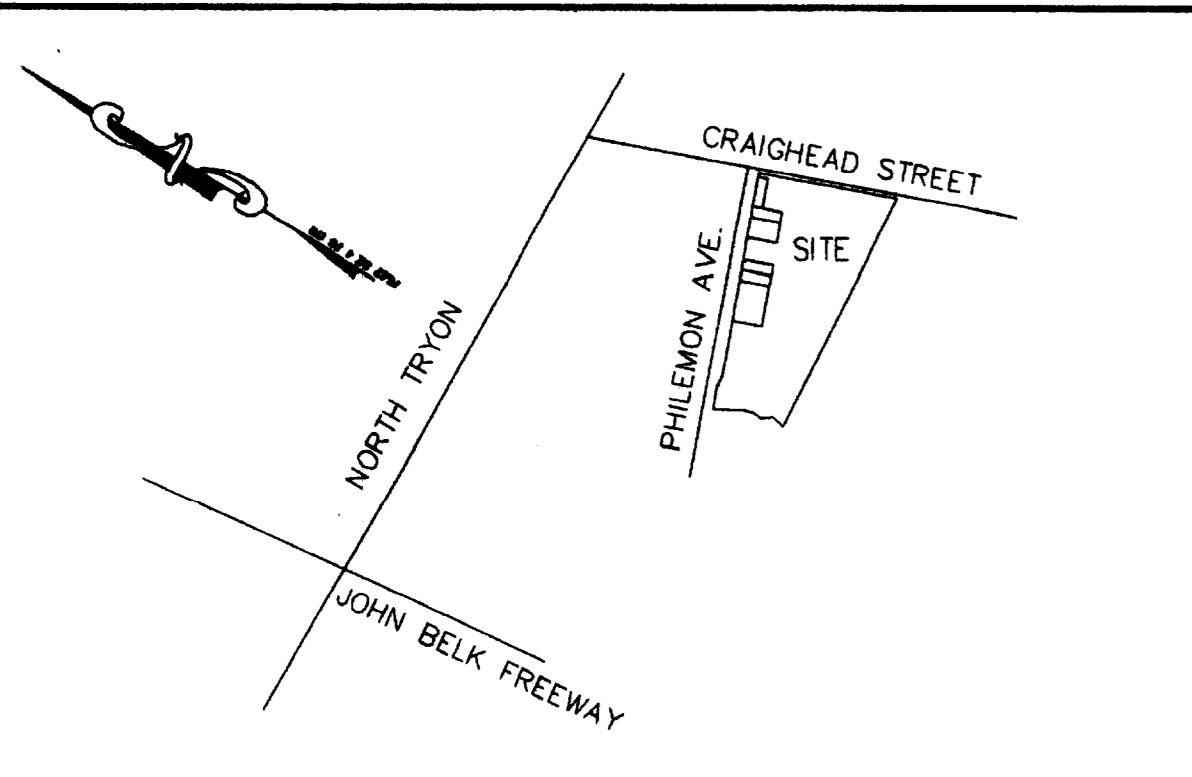
Title  
**REZONING PLAN**  
PETITION NO. 08-

Project No. 17320856  
Scale 1"=50'  
Drawing No. RZ-1  
Revision



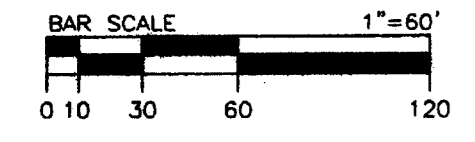
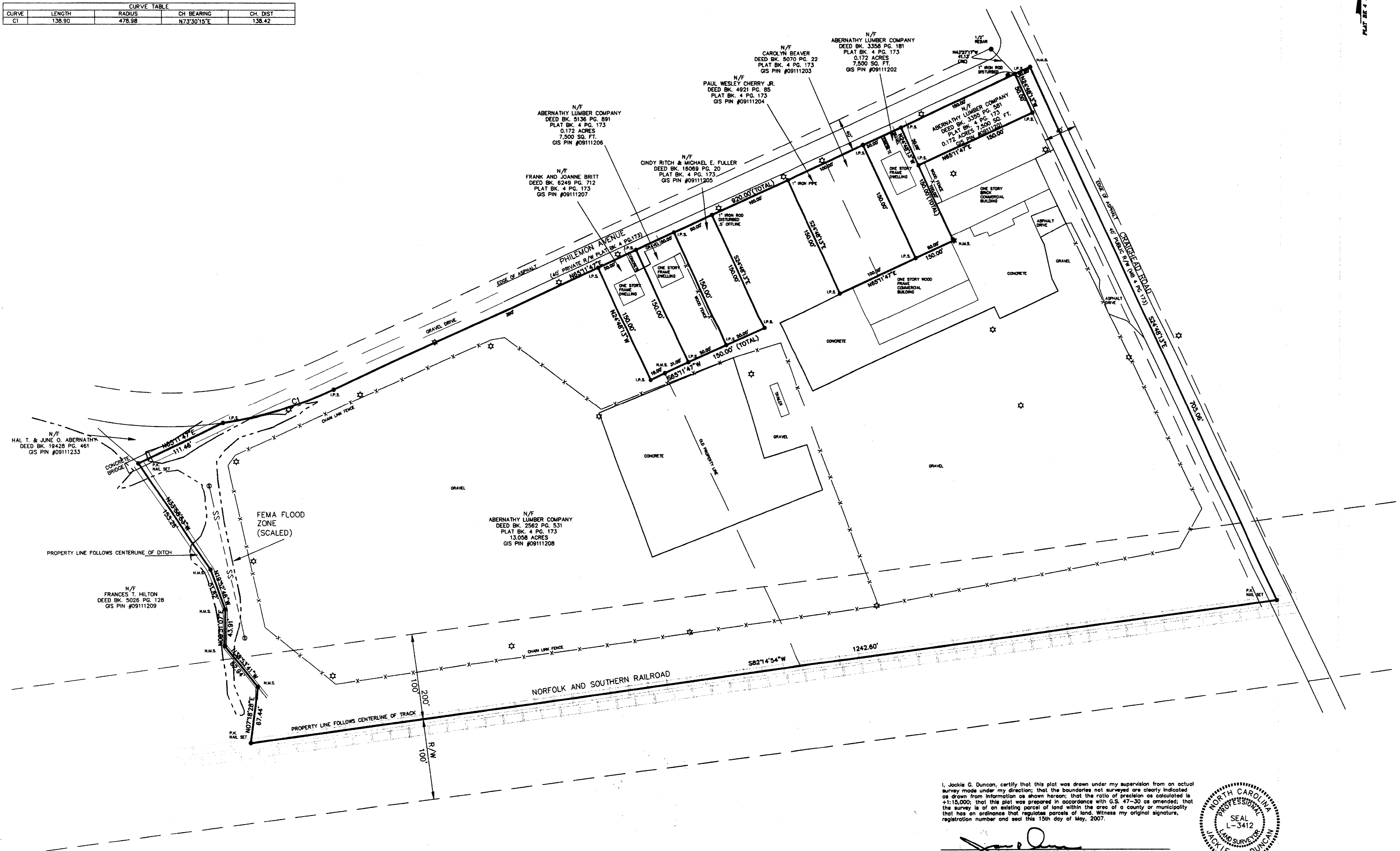
- DEVELOPMENT NOTES**
- Development of the site will be controlled by the standards depicted on this site plan and by the standards of the City of Charlotte Zoning Ordinance (the "Ordinance"). The development depicted on this conceptual site plan is schematic in nature, and is intended to reflect the arrangement of proposed 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 the Ordinance during the design development and construction phases within the building envelope line as shown of the plan per Section 6.2 of the Zoning Ordinance.
  - 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.
  - The use of the site will be for a multifamily housing development and related accessory uses.
  - Building setbacks and yards will be established in the manner depicted on the Rezoning Plan. All required rear yards or side yards of lots located along the perimeter of the Site shall be measured from the exterior project boundary rather than from any common open space.
  - Access will be provided by driveway connection(s) to Philemon Street and Craighead Street. The exact location and configuration of each access point are subject to any minor modifications required to accommodate final site and architectural construction plans and designs, and will be subject to approval by the appropriate transportation authority.
  - Any required buffers shall be established in accordance with the standards of Section 12.302 of the Ordinance. Internal buffers shall not be required between uses on the site. All required buffers, if any, can be reduced with the use of a wall or fence per Section 12.302 of the Ordinance.
  - The Petitioner reserves the right to install fencing along the perimeter of the site. Any fencing installed within a buffer will be located on the interior line of the buffer.
  - Signage will be permitted in accordance with applicable Zoning standards.
  - Landscaping will be provided which will meet or exceed the standards of the Zoning Ordinance.
  - Tree save areas will be provided which will meet or exceed the standards of the Zoning Ordinance.
  - The development of the site will comply with the post-construction storm water ordinance.
  - Open space will meet or exceed the standards of the Zoning Ordinance. The open space areas on the site will be developed to include active and passive recreation amenities such as a swimming pool and other amenities.
  - Parking will be provided which will meet or exceed the standards of the Zoning Ordinance. Parking layouts for surface and/or structured parking may be modified to accommodate final building locations and ancillary facilities and parking spaces may be located inside or outside development area boundaries to the extent permitted by the Ordinance.
  - The Petitioner will install an internal sidewalk system that will connect the units on the site with sidewalks on the adjacent public streets.
  - All dumpsters and/or compactors on the site will be screened with a solid enclosure with gates.
  - The Petitioner acknowledges that other standard development requirements imposed by other city ordinances, such as those that regulate streets, sidewalks, trees, bicycle parking, 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.
  - Future amendments to this Rezoning Plan and these Development Standards may be applied for by the then Owner or Owners of the applicable parcel or parcels affected by such amendment in accordance with the provisions of Chapter 6 of the Ordinance.
  - If this Rezoning Petition is approved, all conditions applicable to the development of the site imposed under these Development Standards and this Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and to the benefit of Petitioner and subsequent owners of the site and their respective heirs, devisees, personal representatives, successors in interest or assigns.





VICINITY MAP (N.T.S.)

CURVE TABLE				
CURVE	LENGTH	RADIUS	CH BEARING	CH. DIST
CI	138.90	478.98	N73°30'15"E	138.42



I, Jackie G. Duncan, certify that this plot was drawn under my supervision from an actual survey made under my direction; that the boundaries not surveyed are clearly indicated as shown from information as shown hereon; that the ratio of precision as calculated is +1:15,000; that this plot was prepared in accordance with G.S. 47-30 as amended; that the survey is of an existing parcel of land within the area of a county or municipality that has an ordinance that regulates parcels of land. Witness my original signature, registration number and seal this 15th day of May, 2007.

Jackie G. Duncan, P.L.S. LICENSE NO. L-3412



Stantec Consulting Services Inc.  
2127 Ayrley Town Blvd. Suite 300  
Charlotte, NC 28273  
Tel. (704) 329-0900  
Fax. (704) 329-0905  
www.stantec.com

Copyright Reserved

The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec without delay. The Copyrights to all designs and drawings are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is forbidden.

Legend

- N/F - NOW OR FORMERLY
- R/W - RIGHT-OF-WAY
- X - FENCE LINE
- N.M.S. - NO MONUMENTATION SET
- N.M.F. - NO MONUMENTATION FOUND
- C.C. - CONTROL CORNER
- I.P.S. - IRON PIN SET (#4 REBAR)
- I.P.F. - IRON PIN FOUND (AS NOTED)
- F.S. - FRONT SETBACK
- S.Y. - SIDE YARD (SETBACK)
- R.Y. - REAR YARD (SETBACK)
- SURVEYED LINE
- LINE NOT SURVEYED
- DB / PG - DEED BOOK AND PAGE
- MB / PG - MAP BOOK AND PAGE
- ☆ - LIGHT/POWER POLE

Notes

- 1.) SURVEY WAS COMPLETED 04/18/2007.
- 2.) CALCULATED RATIO OF PRECISION BEFORE ADJUSTMENTS IS 1:45,000. TRAVERSE ADJUSTED BY COMPASS RULE METHOD.
- 3.) OWNER(S) OF RECORD FOR SUBJECT PROPERTY AS SHOWN HEREON.
- 4.) TITLE REFERENCES REGARDING ADJOINERS ARE SUBJECT TO INFORMATION PROVIDED BY LOCAL GOVERNMENT.
- 5.) A PORTION OF THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD AREA PER F.E.M.A. FLOOD INSURANCE RATE MAP 3701590168E, DATED FEBRUARY 4, 2004.
- 6.) AREAS (COMPUTED BY COORDINATE METHOD) ARE AS SHOWN HEREON.
- 7.) THIS PROPERTY MAY BE SUBJECT TO ANY AND ALL EASEMENT(S) OR RIGHT(S) OF WAY, WHETHER WRITTEN OR UNWRITTEN, RECORDED OR UNRECORDED, VISIBLE EVIDENCE INDICATING ANY SUCH USE OF THE LAND IS SHOWN.
- 8.) PROPERTY ZONED I-1 AND 1-2(CD) PER MECKLENBURG COUNTY GIS.
- 9.) NO U.S. OR N.C. HORIZONTAL CONTROL MONUMENT FOUND WITHIN 2,000 FEET OF SITE.
- 10.) NO OBSERVABLE EVIDENCE OF BURIAL GROUNDS WITHIN THIS SITE NOR WERE ANY REPORTED TO THIS FIRM.
- 11.) THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO AN UP-TO-DATE TITLE SEARCH. THIS SURVEYOR MAKES NO GUARANTEE THAT ALL EASEMENT(S), RIGHT(S)-OF-WAY OR OTHER RIGHT(S) OF RECORD EXIST OTHER THAN SHOWN.
- 12.) THIS PROPERTY MAY OR MAY NOT CONTAIN WETLANDS. NO WETLANDS WERE INVESTIGATED, IDENTIFIED, DELINEATED, LOCATED OR CONFIRMED FOR PURPOSES OF THIS SURVEY.
- 13.) DEED AND PLAT REFERENCES USED IN THE DETERMINATION OF BOUNDARY LOCATION ARE AS SHOWN.
- 14.) DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES BASED ON THE U.S. SURVEY FOOT.

Revision	By	Appd.	MM.DD.YY.
170303185-bo	RDB	JGD	N/A 05/15/07
	Dwn.	Chkd.	Dsgn. MM.DD.YY

Client/Owner:  
**S2 CONSTRUCTION**  
11220 ELM LANE  
CHARLOTTE, N.C. 29277

**BOUNDARY SURVEY OF  
LANDS OF ABERNATHY LUMBER COMPANY  
GIS PARCELS - 09111201,202,206 & 208  
BEING 13.402 ACRES TOTAL  
CITY OF CHARLOTTE  
COUNTY OF MECKLENBURG  
STATE OF NORTH CAROLINA**

Project No.	Scale	Date
170303185	1"=60'	05-15-07
Drawing No.	Sheet	Revision
	1 of 1	0

V:\70303\170303185\Record\Survey\170303185V-bo.dwg, 5/15/2007 11:35:50 AM, dbnison