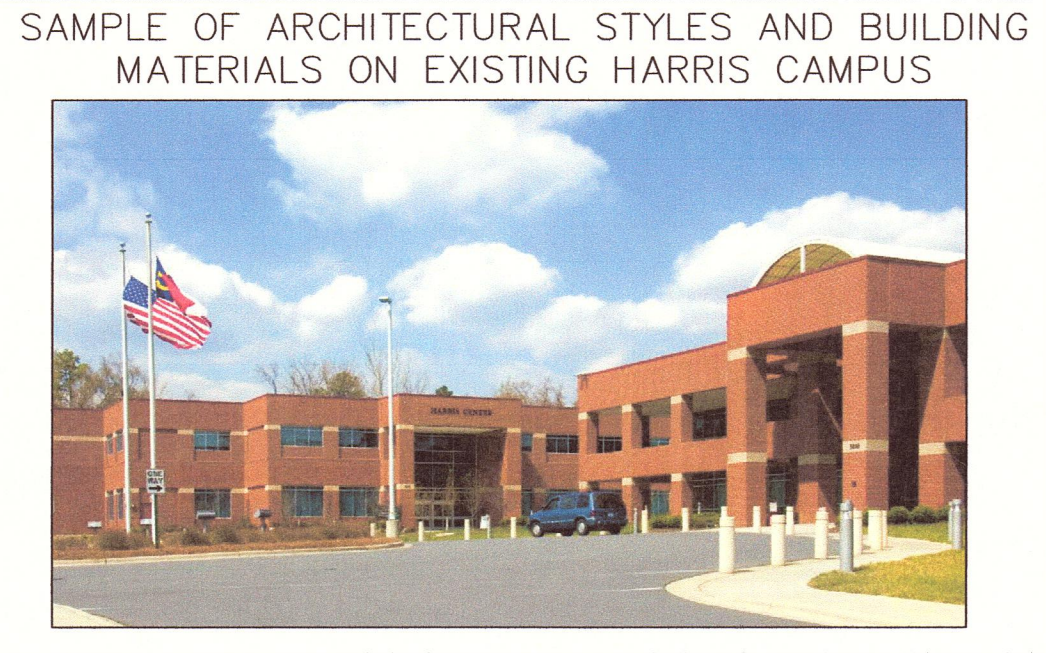
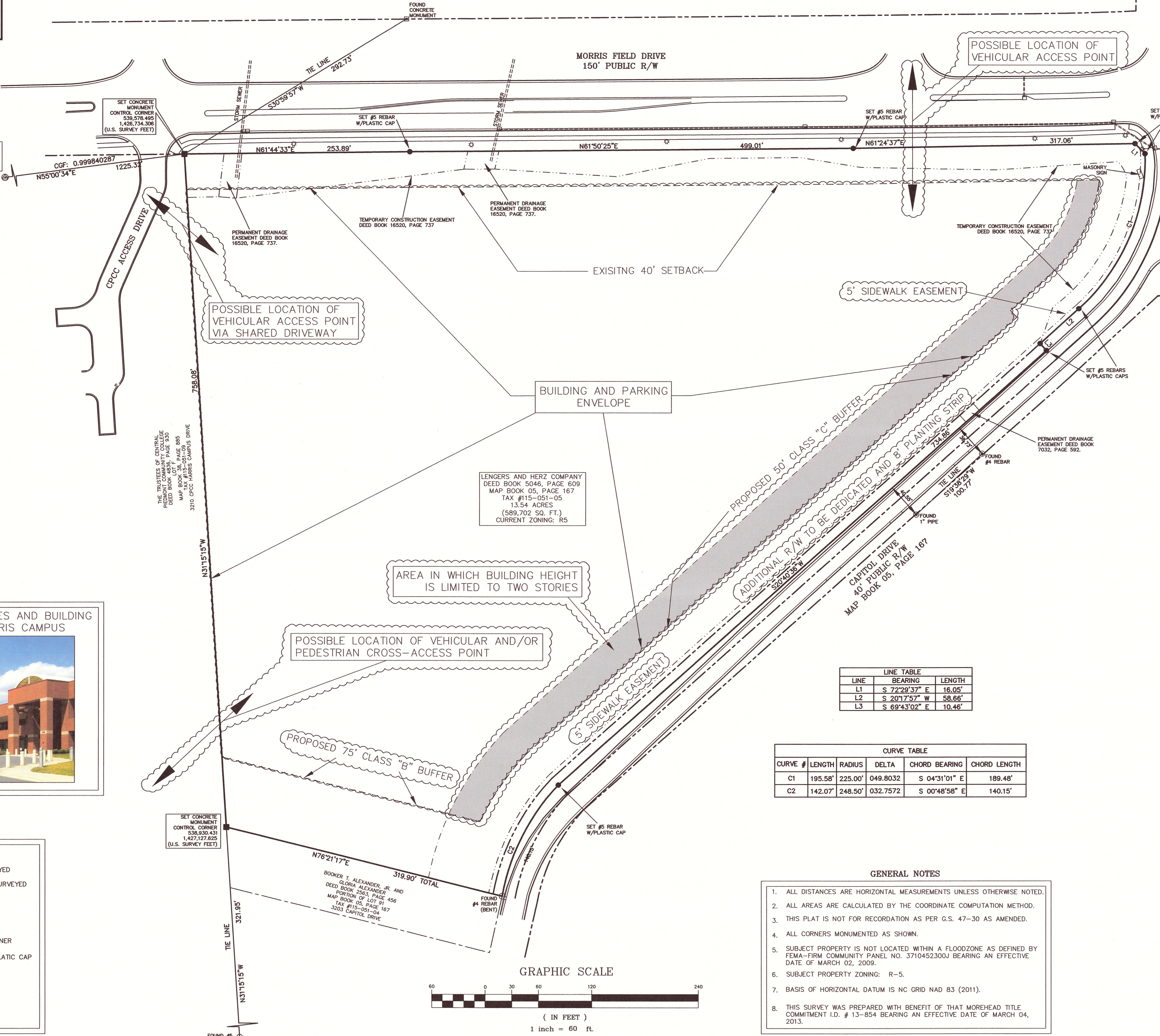
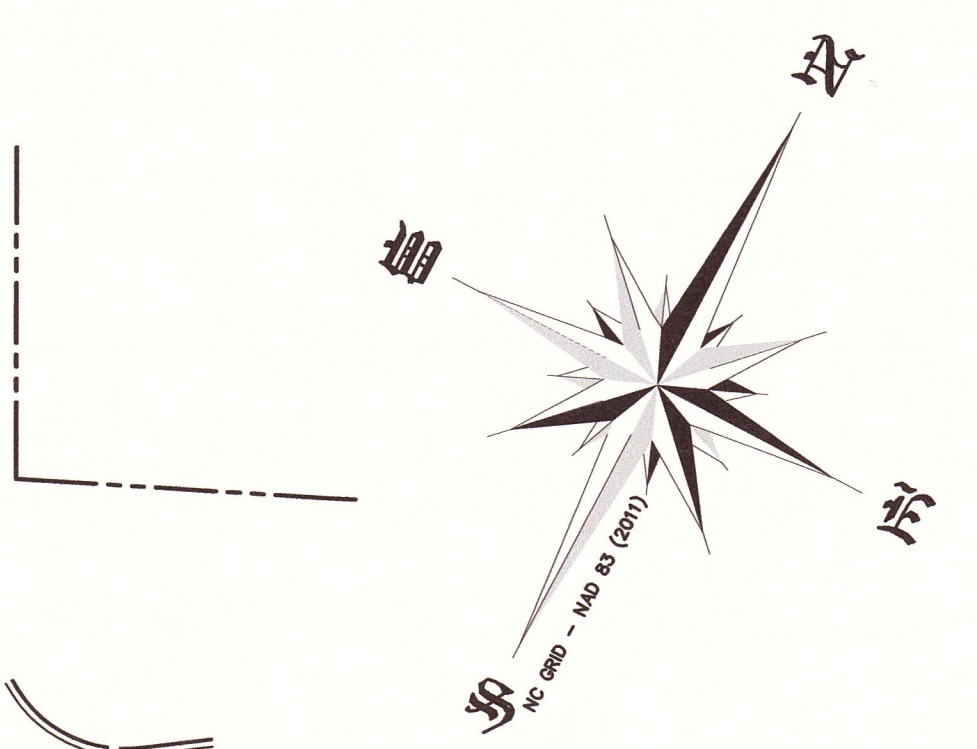


I, MICHAEL C. SAWHILL, HEREBY CERTIFY THAT THIS MAP REPRESENTS THE CONDITIONS EXISTING ON THE GROUND AT THE TIME OF A SURVEY PERFORMED UNDER MY DIRECTION BETWEEN APRIL 03, 2013 AND APRIL 15, 2013, AND THAT THIS MAP AND FIELD SURVEY UPON WHICH IT IS BASED WAS PREPARED UNDER MY SUPERVISION AND CONFORMS WITH THE STANDARDS OF PRACTICE FOR LAND SURVEYS IN NORTH CAROLINA (SECTION 1600 OF THE RULES OF THE BOARD OF REGISTRATION FOR ENGINEERS AND LAND SURVEYORS) THE PROPERTY SHOWN HEREON MAY BE SUBJECT TO EASEMENTS, COVENANTS OR RESTRICTIONS OF WHICH THE UNDERSIGNED HAS NO KNOWLEDGE.

*Michael C. Sawhill* 7/22/2013  
MICHAEL C. SAWHILL, NORTH CAROLINA PROFESSIONAL LAND SURVEYOR L-3223



# REZONING PETITION#: 2013-58 FIRST SUBMITTAL 04/22/2013



- LEGEND**
- CURB
  - PROPERTY LINE SURVEYED
  - - - PROPERTY LINE NOT SURVEYED
  - - - RIGHT-OF-WAY LINE
  - - - EASEMENT LINE
  - - - SETBACK LINE
  - FOUND PROPERTY CORNER
  - SET 5/8" REBAR W/PLASTIC CAP
  - LIGHT POLE
  - CATCH BASIN
  - TREE LOCATION
  - OLD LOT NUMBERS

LINE TABLE				
LINE	BEARING	LENGTH		
L1	S 22°29'37" E	16.05'		
L2	S 20°17'57" W	58.66'		
L3	S 69°43'02" E	10.46'		

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING
C1	195.58'	225.00'	049.8032	S 04°31'01" E
C2	142.07'	248.50'	032.7572	S 00°48'58" E

- GENERAL NOTES**
- ALL DISTANCES ARE HORIZONTAL MEASUREMENTS UNLESS OTHERWISE NOTED.
  - ALL AREAS ARE CALCULATED BY THE COORDINATE COMPUTATION METHOD.
  - THIS PLAT IS NOT FOR RECORDATION AS PER G.S. 47-30 AS AMENDED.
  - ALL CORNERS MONUMENTED AS SHOWN.
  - SUBJECT PROPERTY IS NOT LOCATED WITHIN A FLOODZONE AS DEFINED BY FEMA-FIRM COMMUNITY PANEL NO. 3710452300J BEARING AN EFFECTIVE DATE OF MARCH 02, 2009.
  - SUBJECT PROPERTY ZONING: R-5.
  - BASIS OF HORIZONTAL DATUM IS NC GRID NAD 83 (2011).
  - THIS SURVEY WAS PREPARED WITH BENEFIT OF THAT MOREHEAD TITLE COMMITMENT I.D. # 13-854 BEARING AN EFFECTIVE DATE OF MARCH 04, 2013.

- DEVELOPMENT CONDITIONS**
- Site Development Data**
    - Site Area: 4/13.57 Acres
    - Parcel ID Number: 115-051-05
    - Existing Zoning: R-5
    - Proposed Zoning: COMMUNITY COLLEGE CAMPUS
    - Proposed Use: MAXIMUM OF 170,000 SQ. FT. OF BUILDING SPACE FOR COMMUNITY COLLEGE BUILDINGS AND CONFERENCE CENTER
    - Proposed Square Footage: MAXIMUM OF TWO (2) STORIES FOR ALL PORTIONS OF BUILDINGS WITHIN 100 FEET OF THE LINE OF CAPITOL DRIVE OTHERWISE, AS PERMITTED BY THE ORDINANCE
  - General Provisions**
    - a. These Development Conditions form a part of the rezoning petition filed by Central Piedmont Community College ("Petitioner" or "Owner") to accommodate the development of an approximately 13.57 gross acre site located at the intersection of Morris Field Drive and Capitol Drive in Charlotte, North Carolina, and which is more particularly depicted on the enclosed Site Plan (the "Site").
    - b. These Development Conditions, the Site Plan, Petitioner's Application for Rezoning ("Application") and any revisions thereof are collectively referred to as the "Rezoning Petition" or "Conditional Plan".
    - c. The development of this Site will be governed by the Rezoning Petition, the Site Plan, and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance").
    - d. Alterations to the Conditional Plan are subject to Section 6.207 Alterations to Approval of the Ordinance.
  - Optional Provisions:** N/A
  - Permitted uses**
    - a. Site will be devoted to use as a Community College Campus and Conference Center, together with incidental and/or accessory use associated therewith, that are permitted under the Ordinance by right or under prescribed conditions in the Institutional Zoning District.
  - Transportation**
    - a. **Parking:**
      - (1) Quantity and design of surface. Parking or loading areas will meet or exceed the standards established under the Ordinance.
      - (2) Bicycle parking spaces, long term and short term, shall be provided in accordance with the Ordinance.
    - b. **Driveways:**
      - (1) Access to the Site shall be provided through an existing driveway on Morris Field Drive (the "Existing Driveway") and a second (2) full access driveway on Morris Field Drive in the location as generally depicted on the Site Plan.
      - (2) Petitioner will provide connectivity of driveways, sidewalks, and/or parking areas located on the Site with those located on the Existing Campus by at least one (1) of the possible locations identified on the Site Plan.
      - (3) "Easement" shall mean the right to use the land for a purpose other than that for which it is zoned.
      - (4) Adequate sight triangles shall be maintained at the existing/imposed street intersections. All proposed trees, berms, walls, fences, and/or identification signs must not interfere with sight distances at the entrance(s).
      - (5) No access will be provided from Capitol Drive.
    - c. **Right-of-Way:**
      - (1) Petitioner will dedicate additional right-of-way along Capitol Drive such that the right-of-way of Capitol Drive will measure 28' from the existing centerline prior to the issuance of the first certificate of occupancy for the Site.
  - Streetscape, Landscaping and Signage**
    - a. A 50' Class "C" buffer shall be established along Capitol Drive. The buffer shall be regulated by all applicable standards and requirements of the Ordinance; provided, however, Petitioner reserves the right to construct a sidewalk within the buffer as shown on the Site Plan.
    - b. A 75' Class "B" buffer shall be established within the right-of-way along the common boundary line of parcel # 11505104. The buffer shall be regulated by all applicable standards and requirements of the Ordinance.
    - c. Water quality basins will not be permitted in the buffer/setbacks.
    - d. An 8' planting strip will be established within the right-of-way along Capitol Drive that Petitioner will dedicate pursuant to Note 5.c.1 above in the location generally shown on the Site Plan.
    - e. Petitioner will grant a 5' sidewalk easement within the Class "C" buffer along Capitol Drive, and establish a sidewalk therein, in the location generally shown on the Site Plan. The sidewalk may meander to preserve existing trees.
    - f. The existing planting strip and sidewalk along Morris Field Drive will remain.
    - g. Petitioner will either (i) remove the existing neighborhood identification sign at the corner of Capitol Drive and Morris Field Drive, or (ii) seek a variance to allow the sign to remain and allow a new identification sign for the proposed use prior to the issuance of the first certificate of occupancy for the Site.
  - Lighting**
    - a. Freestanding lighting will be limited to twenty five feet (25') in height. All lighting to have full cut-off lighting fixtures.
  - Architectural Standards**
    - a. Building materials and architectural styles will harmonize with and be comparable to those used for the buildings located on the Existing Campus. Exterior building materials will not include vinyl, hardiplank, or sheet metal siding.
- Amendments to Rezoning Plan:**  
Future amendments to this Conditional Plan, including these development conditions may be applied for by the then Owner or Owners of the Site in accordance with the provisions of Chapter 6 of the Ordinance.
- Vesting**  
Pursuant to the provisions of Section 1.110 of the Ordinance and N.C.G.S. §160A-385.1, due to the nature of the redevelopment, the level of investment, the timing of the redevelopment and certain infrastructure, economic cycles and market conditions this Rezoning Petition includes vesting of the approved Conditional Plan and conditional zoning district associated with this Rezoning Petition for a five (5) year period.
- Binding Effect of the Rezoning Petition:**  
If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under these development conditions and the Conditional Plan, will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of Petitioner and subsequent owners of the Site and their respective heirs, devisees, personal representatives, successors in interest or assigns, throughout the term of the development conditions, the terms Petitioner and Owner(s) shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioner or the owner or owners of the Site from time to time who may be involved in any future development thereof.

**THE SURVEY COMPANY, INC.**  
4105-B STUART ANDREW BLVD  
CHARLOTTE, NC 28217  
(704) 561-9970 (704) 561-9972 FAX  
WWW.SURVEYCO.COM  
NORTH CAROLINA FIRM  
REGISTRATION NUMBER C-1716

**REZONING SITE PLAN  
LENGERS AND HERZ COMPANY TRACT**  
TAX #115-051-05  
CITY OF CHARLOTTE  
MECKLENBURG COUNTY - NORTH CAROLINA

**PROPERTY OWNER:**  
LENGERS AND HERZ COMPANY  
8893 COLLINS ROAD  
FT. MILL, SC 29715

**PREPARED FOR:**  
CPC DESIGN AND  
CONSTRUCTION DIVISION  
1325 E. SEVENTH STREET  
CHARLOTTE, NC 28235  
CONTACT: DOUG HARDAWAY  
PHONE: 704.350.6224

**PROJECT NUMBER:** CPC 39  
**SURVEYED BY:** RRD/WJJ  
**DRAWN BY:** TRB  
**CHECKED BY:** MCS  
**ISSUE DATE:** 04/19/2013  
**REVISIONS:**  
① CLIENT COMMENTS - 04/22/2013  
② CLIENT COMMENTS - 06/11/2013  
③ CLIENT COMMENTS - 06/14/2013  
④ CLIENT COMMENTS - 07/19/2013  
⑤ CLIENT COMMENTS - 07/22/2013

CAD FILE: CPC39 REZONING.DWG