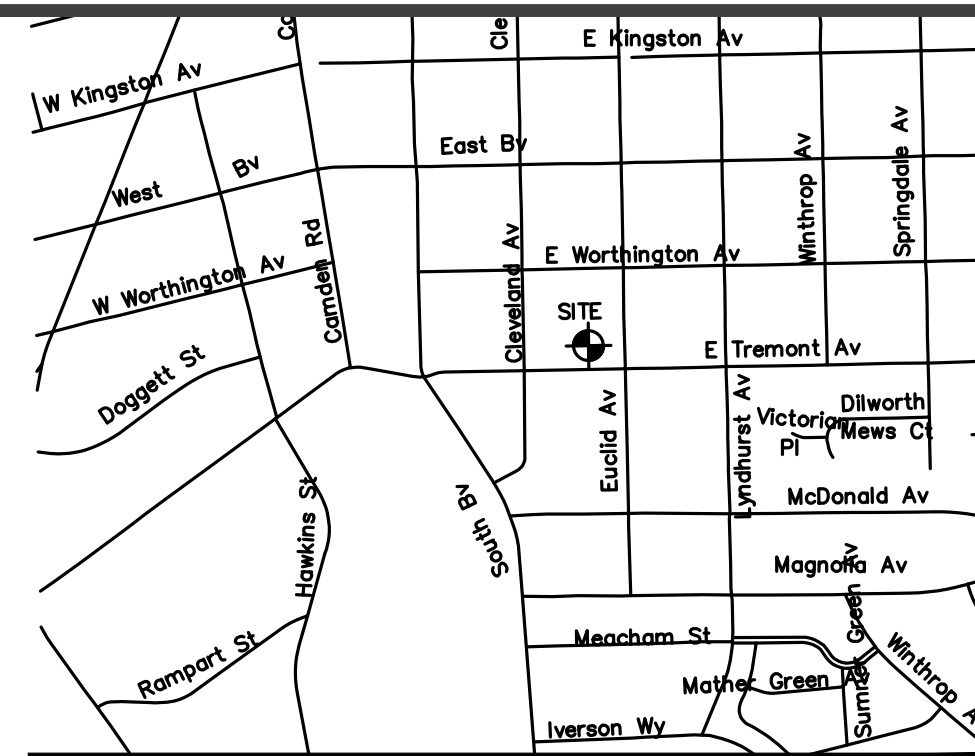




SURVEYORS CERTIFICATION

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 25, 2007, AND MAY 07, 2007, 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.

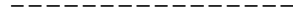
MICHAEL C. SAWHILL, PLS L-3223

DATE _____

GENERAL NOTES

1. ALL DISTANCES ARE HORIZONTAL MEASUREMENTS UNLESS OTHERWISE NOTED.
2. ALL AREAS ARE CALCULATED BY THE COORDINATE COMPUTATION METHOD.
3. THIS PLAT IS NOT FOR RECORDATION AS PER G.S. 47-30 AS AMENDED.
4. ALL CORNERS MONUMENTED AS SHOWN.
5. SUBJECT PROPERTY IS NOT LOCATED WITHIN A FLOODZONE AS DEFINED BY FEMA FIRM COMMUNITY PANEL NO. 37119C0186E BEARING AN EFFECTIVE DATE OF FEBRUARY 04, 2004.
6. BASIS OF HORIZONTAL DATUM IS MAP TITLED "RECOMBINATION PLAT -- TIDEWATER DEVELOPMENT" PREPARED BY GEOSCIENCE GROUP, INC." DATED OCTOBER 10, 2006 AND RECORDED IN MAP BOOK 46, PAGE 895 OF THE MECKLENBURG COUNTY REGISTRY.
7. BASIS OF VERTICAL DATUM IS NAVD 88 PER PLANS PLANS FOR "TIDEWATER--CLEVELAND & TREMONT" PREPARED BY NARMORE WRIGHT CREECH (PROJECT #05-079) DATED SEPTEMBER 14, 2006, LAST REVISED NOVEMBER 27, 2006 AND CIVIL PLANS OF TIDEWATER BY COLE JENEST & STONE (PROJECT #3504) DATED JULY 26, 2006, LAST REVISED NOVEMBER 29, 2006.
8. NO NORTH CAROLINA GRID CONTROL MONUMENT WAS FOUND WITHIN 2000 FEET OF SUBJECT PROPERTY.
9. UNDERGROUND UTILITIES WERE LOCATED PER LOCATION MARKINGS ON SITE PLANS. THE SURVEY COMPANY, INCORPORATED IS RESPONSIBLE ONLY FOR THE LOCATION OF ABOVE GROUND MARKINGS AND NOT THE ACTUAL LOCATION OF UTILITIES BEING MARKED. THERE MAY BE OTHER UNDERGROUND UTILITIES ON THIS SITE OTHER THAN THOSE SHOWN. BEFORE DOING ANY DIGGING CALL NC ONECALL (1-800-632-4949).
10. THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF TITLE COMMITMENT OR REPORT.
11. THE TOTAL AREA OF SUBJECT PARCELS IS 1.090 ACRES (47,491 SQ. FT.).

LEGEND

	STORM DRAIN		FOUND PROPERTY CORNER
	CURB		SET 5/8" REBAR OR PK NAIL
	PROPERTY LINE SURVEYED		CALCULATED POINT
	PROPERTY LINE NOT SURVEYED		RIGHT OF WAY MONUMENT
	RIGHT-OF-WAY LINE		ELECTRIC METER
	EASEMENT LINE		LIGHT POLE
	SETBACK LINE		POWER POLE
	OVERHEAD POWER LINE		ELECTRIC TRANSFORMER
	UNDERGROUND ELECTRIC		NATURAL GAS METER
	OVERHEAD TELEPHONE		SEWER CLEANOUT
	UNDERGROUND TELEPHONE		SANITARY SEWER MANHOLE
	UNDERGROUND NATURAL GAS		TELEPHONE PEDESTAL
	WATER LINE		CABLE PEDESTAL
	SANITARY SEWER LINE		WATER VALVE
	FENCE LINE		WATER METER
	STORM MANHOLE		WATER VAULT
	DROP INLET		FIRE HYDRANT
	CATCH BASIN		

NEW PROJECT SITE
(SHADED)

TIDEWATER CORPORATE DEVELOPMENT, LLC
10745 FIVE OAKS CIRCLE
HOUSTON, TEXAS 77036-1000
713.865.1000
www.tidewatercorp.com

CENTRO CITYWORKS
LOT 17, BLOCK 22
MAP BOOK 332, PAGE 214
DEED BOOK 18480, PAGE 660
TAX# 121-056-04
0.172 ACRES
(7,486 SQ. FT.)

CENTRO CITYWORKS
LOT 16, BLOCK 22
MAP BOOK 332, PAGE 214
DEED BOOK 10277, PAGE 253
TAX# 121-056-05
0.171 ACRES
(7,452 SQ. FT.)

BETSY S. BULLARD
LOT 12, BLOCK 22
MAP BOOK 332, PAGE 21
DEED BOOK 6325, PAGE 2
TAX# 121-056-09
0.231 ACRES
(10,074 SQ. FT.)

LARD
TS 14
22
AGE 214
PAGE 18
-06
S
(T.)

BETSY S. BULLARD
PORTION OF LOTS 14
& 15, BLOCK 22
MAP BOOK 332, PAGE 214
DEED BOOK 6325, PAGE 18
TAX# 121-056-07
0.138 ACRES
(6,000 SQ. FT.)

BETSY S. BULLARD
LOT 13, BLOCK 22
MAP BOOK 332, PAGE 214
DEED BOOK 6325, PAGE 20
TAX# 121-056-08
0.172 ACRES
(7,491 SQ. FT.)

BUILDING HEIGHT AT
THIS POINT=749.83

BENCHMARK
#8 REBAR
ELEVATION=727.67'
(REFERENCE #1)

EAST TREMONT AVENUE
(60' PUBLIC R/W)

I	EXISTING SITE SURVEY
RZ.01	1/16" = 1'-0"

A X I O M

ARCHITECTURE
WEST TRADE ST.
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CHARLOTTE, NC 28202
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D I L W O R T H
CHARLOTTE, NORTH CAROLINA
NEW CAROLINA INCOME PROPERTIES

PROJECT A-1312

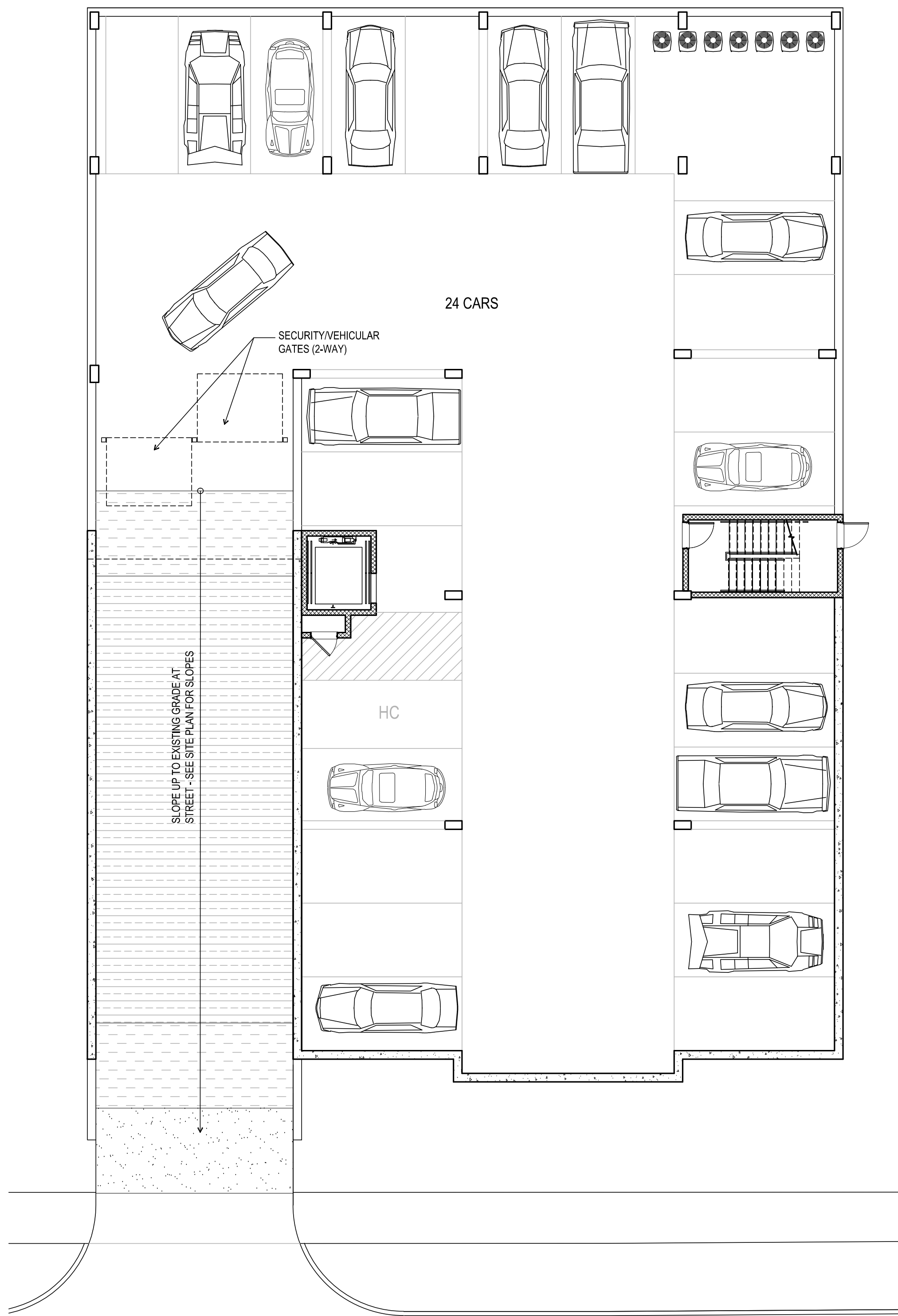
EXISTING SURVEY

Z PET# - 2013-000

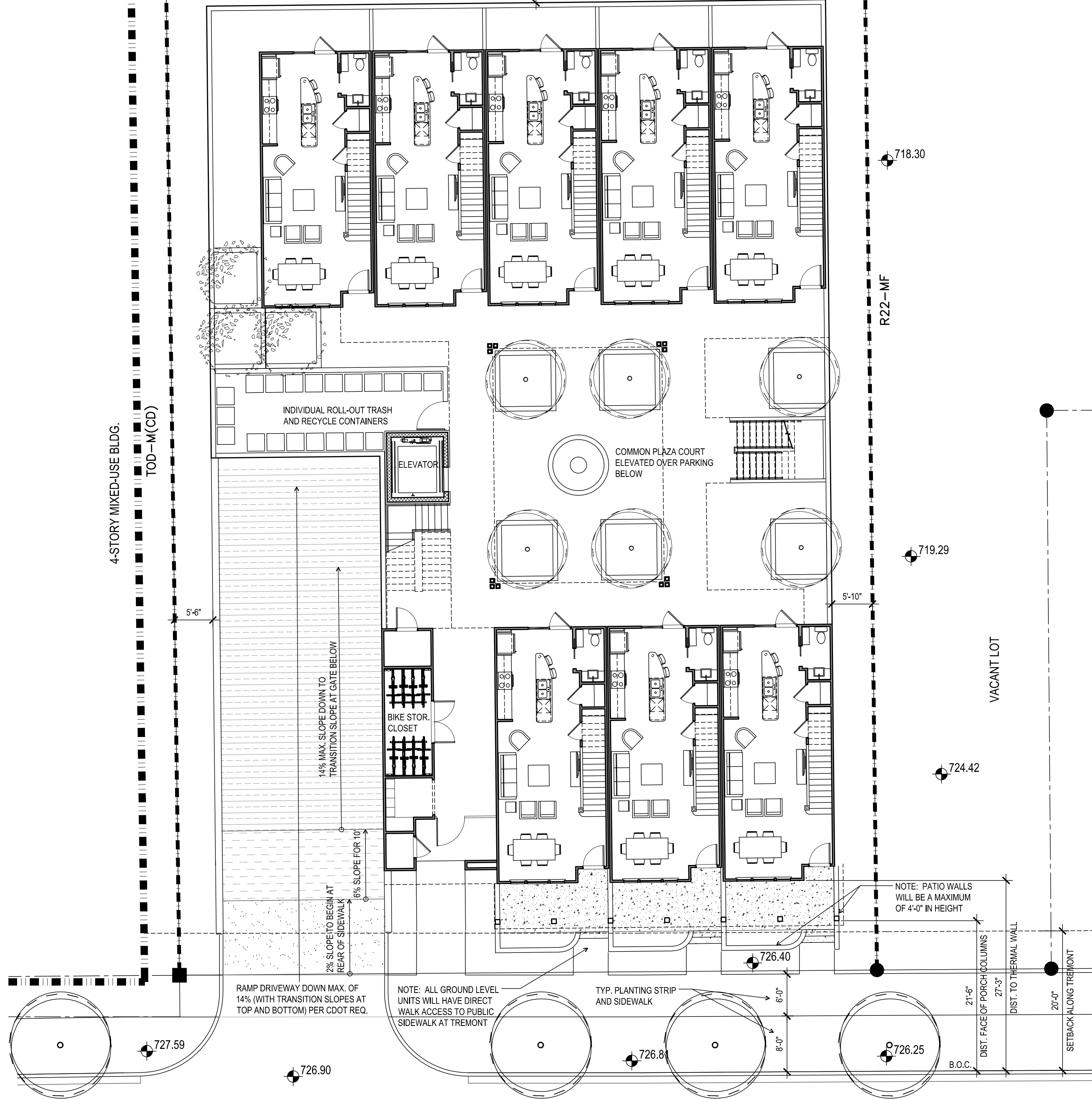
NOVEMBER 25, 2013

VISION 1 -
VISION 2 -
VISION 3 -
VISION 4 -

RZ.01



2 LOWER LEVEL/PARKING PLAN
RZ.02 1" = 10'-0"



1 ARCHITECTURAL SITE PLAN
RZ.02 1" = 10'-0"

DEVELOPMENT DATA TABLE	
a. SITE AREA:	0.34 ACRES
b. TAX PARCEL ID NUMBERS:	121-056-04 AND 121-056-05
c. EXISTING ZONING:	UR-2 (CD) AND HD-O (Dilworth)
d. PROPOSED ZONING:	TOD-R (CD)
e. EXISTING USE = SINGLE FAMILY - PROPOSED USE =	MULTIFAMILY (RESIDENTIAL ONLY)
f. (12) MULTIFAMILY DWELLING UNITS	
g. PROPOSED RESIDENTIAL DENSITY =	35.2
h. NON-RESIDENTIAL SQUARE FOOTAGE - "NON-APPLICABLE"	
i. PROPOSED F.A.R.:	1.67
j. MAXIMUM HEIGHT OF 50' - NOT TO EXCEED THREE STORIES	
k. PARKING REQUIRED:	1 CAR PER UNIT (TOD-R) = 12 CARS 2 CAR PER UNIT MAXIMUM WITH 25% INCREASE = 24 CARS
l. OPEN SPACE = APPROX. 20% OF SITE EXCLUDING PARKING	
GENERAL PROVISIONS	
a. THE CONFIGURATION, PLACEMENT, SIZE, AND NUMBER OF INDIVIDUAL BUILDINGS/DWELLING UNITS AND/OR SITE ELEMENTS MAY BE ALTERED OR MODIFIED WITHIN THE LIMITS PRESCRIBED BY THE ZONING ORDINANCE AS SPECIFIED IN SECTION 6.207.	
b. ALTERATIONS TO THE CONDITIONAL PLAN ARE SUBJECT TO SECTION 6.207 - ALTERATIONS TO APPROVAL.	
OPTIONAL PROVISIONS (N/A)	
PERMITTED USES	
a. ALLOWED USES = MULTIFAMILY RESIDENTIAL	
b. PROHIBITED USES = NON-RESIDENTIAL	
c. OTHER RESTRICTIONS (N/A)	
TRANSPORTATION	
a. DEDICATED AND RESERVATION OF STREET R/W TO CITY	
b. TRANSPORTATION IMPROVEMENTS (N/A)	
c. PUBLIC/PRIVATE STREETS - PRIVATE DRIVE ADDED WITHIN DEVELOPMENT TO CONNECT TREMONT TO STRUCTURED PARKING GARAGE. DRIVE TO BE DESIGNED/CONSTRUCTED AS A CMLD STANDARD TYPE TWO DRIVEWAY.	
d. PARKING TO BE STRUCTURED - BELOW PRIMARY STRUCTURE	
e. TRANSIT FACILITIES (N/A)	
f. RIGHT-OF-WAY ABANDONMENT (N/A)	
g. SIDEWALKS AND PLANTING STRIPS ALONG THE SITE'S PUBLIC STREET FRONTAGE SHALL BE ESTABLISHED AS INDICATED ON SITE PLAN	
h. SEE SITE PLAN FOR EXISTING THOROUGHFARES AND PROPOSED DRIVEWAY	
ARCHITECTURAL STANDARDS	
a. SEE BUILDING MATERIALS KEY NEXT TO BUILDING ELEVATION FOR NOTES.	
b. ONE NEW THREE-STORY BUILDING WILL BE ON THE SITE	
c. URBAN DESIGN AND ARCHITECTURAL ELEMENTS INCLUDE: GROUND LEVEL, MASONRY PATIO WALLS WITH CONNECTIVITY TO PUBLIC WALKS/STREETS. A CENTRAL COMMON ENTRY WITH GATHERING SPACE IS LOCATED IN THE MIDDLE OF THE TREMONT AVE. ELEVATION - PROVIDING VISIBILITY AND ACCESS TO CENTRAL, INTERNAL COURTYARD. ALL UNITS HAVE EXTERIOR BALCONIES AND THEY MAY ENCRUSH 2 FEET INTO THE SETBACK PROVIDED THEY ARE 10 FEET MIN. ABOVE GRADE PER SECTION 9.406 OF THE CHARLOTTE ZONING ORDINANCE. OTHER ELEMENTS INCLUDE LARGE WINDOWS AND ENHANCED TRIM AND DETAILING AT CASINGS AND CORNERBOARDS.	
d. INDIVIDUAL ROLL-OUT TRASH AND RECYCLE BINS WILL BE PROVIDED ON MAIN PLAZA FOR TYPICAL CURBSIDE PICKUP	
e. THE PETITIONER ACKNOWLEDGES THAT OTHER STANDARD DEVELOPMENT REQUIREMENTS IMPOSED BY OTHER CITY ORDINANCES, STANDARDS, POLICIES AND APPROPRIATE DESIGN MANUALS WILL EXIST. THOSE CRITERIA (FOR EXAMPLE, THOSE THAT REQUIRE BUFFERS, REGULATE STREETS, SIDEWALKS, STORMWATER, TREES, ETC.) WILL APPLY TO THE DEVELOPMENT SITE. THIS INCLUDES CHAPTERS 6, 9, 12, 17, 18, 19, 20, AND 21 OF THE CITY CODE. CONDITIONS SET FORTH IN THIS PETITION ARE SUPPLEMENTAL REQUIREMENTS IMPOSED ON THE DEVELOPMENT IN ADDITION TO OTHER STANDARDS. WHERE CONDITIONS ON THIS PLAN DIFFER FROM ORDINANCES, STANDARDS, POLICIES, AND APPROACHES IN EXISTENCE AT THE TIME OF FORMAL ENGINEERING PLAN REVIEW AND SUBMISSION, THE STRICTER CONDITION OR EXISTING REQUIREMENTS SHALL APPLY.	
STREETSCAPE AND LANDSCAPING	
a. SEE PLANS FOR STREETSCAPE (SIDEWALK/PLANTING STRIP) DIMENSIONS PER CITY OF CHARLOTTE ORDINANCES	
b. SEE PLANS FOR NOTES ON SPECIAL BUFFER/FENCE SCREENING	
ENVIRONMENTAL FEATURES	
a. TREE SAVE - PER ORDINANCE	
b. PCCO TREATMENT - PER ORDINANCE	
c. ENVIRONMENTAL PROVISIONS (N/A)	
PARKS GREENWAYS AND OPEN SPACE	
a. RESERVATION/DEDICATION OF PARK OR GREENWAY (N/A)	
b. PARK AND/OR GREENWAY IMPROVEMENTS (N/A)	
c. CONNECTIONS TO PARK AND/OR GREENWAYS (N/A)	
d. PRIVATELY CONSTRUCTED OPEN SPACE (N/A)	
FIRE PROTECTION	
a. FIRE PROTECTION: PRIVATE DRIVE TO BE CONFORM TO ALL NECESSARY DRIVE, SURFACE AND TURN RADII STANDARDS.	
SIGNAGE	
a. SIGN LIMITATIONS (N/A)	
LIGHTING	
a. ALL FREESTANDING AND ATTACHED LIGHTING WILL HAVE FULL CUT-OFF TYPE LIGHTING FIXTURES. FREESTANDING LIGHTING WILL BE LIMITED TO 20 FEET IN HEIGHT. PEDESTRIAN SCALE LIGHTING WILL BE INSTALLED THROUGHOUT THE SITE.	
b. PEDESTRIAN SCALE LIGHTING WILL BE INSTALLED WITHIN SITE	
PHASING	
a. DEVELOPMENT PHASING (N/A)	
OTHER	
a. IMPROVEMENTS WITHIN THE SETBACKS WILL COMPLY WITH THE SOUTHDEND TRANSIT STATION AREA PLAN.	

AXOM

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TREMONT PLACE CONDOMINIUMS

DILWORTH

CHARLOTTE, NORTH CAROLINA

NEW CAROLINA INCOME PROPERTIES

PROJECT A-1312

ARCHITECTURAL SITE PLAN AND NOTES

RZ PET# - 2013-000

NOVEMBER 25, 2013

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REVISION 4 -

RZ.02



- EXTERIOR BUILDING MATERIAL KEY
1. MASONRY BASE AND PATIO WALLS: STANDARD, MODULAR OR QUEEN SIZE BRICK
 2. WINDOWS: COMPOSITE/WOOD, PAINTABLE
 3. LAPPED AND BOARD/BATTEN SIDING: WOOD
 4. BRACKETS, COLUMNS, ACCENTS: WOOD WITH FIBER CEMENT CLAD OR BLEND
 5. FASCIA AND UPPER FRIEZE AREAS: SMOOTH FIBER CEMENT PANELING
 6. BALCONY RAILINGS: PAINTED WOOD/PREFINISHED ALUMINUM BLEND
 7. ROOFING: 30-YEAR ARCHITECTURAL ASPHALT SHINGLES ON PRIMARY ROOF - STANDING SEAM METAL PORCH ROOF
 8. PORCH WALLS/MISC: PRECAST AND POURED CONCRETE PORCH, STEPS, AND WALL ACCENTS



1
RZ.03

PROJECT RENDERING
NOT TO SCALE

TREMONT PLACE CONDOMINIUMS

D I L W O R T H
CHARLOTTE, NORTH CAROLINA
NEW CAROLINA INCOME PROPERTIES

PROJECT A-1312

STREET ELEVATION
AND RENDERING

RZ PET# - 2013-000

NOVEMBER 25, 2013

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REVISION 2 -
REVISION 3 -
REVISION 4 -

RZ.03