

- NOTES: 1. THIS MAP REPRESENTS A SURVEY OF AN EXISTING PARCEL OF LAND. 2. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES.
- 3. AT THE TIME OF THE SURVEY THERE WAS NO EVIDENCE FOUND OF ANY
- CEMETERIES OR BURIAL GROUNDS. 4. AT THE TIME OF THIS SURVEY, THERE WAS NO EVIDENCE OF EARTH MOVING WORK AND OR CONSTRUCTION. 5. AT THE TIME OF THIS SURVEY, THE UNDERSIGNED SURVEYOR WAS NOT AWARE
- OF ANY CHANGES IN STREET RIGHT-OF-WAY LINES (COMPLETED OR PROPOSED)
- AT THE TIME OF THIS SURVEY, THERE WAS NO EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL.
 BEARINGS SHOWN ON THIS SURVEY ARE REFERENCED TO NC GRID NAD 83. 8. THIS SURVEY IS INTENDED ONLY FOR THE NAMED PARTY OR PARTIES AS SHOWN HEREON, NO WARRANTIES ARE HEREBY IMPLIED OR GRANTED TO ANY
- OTHER PARTY FOR ANY PURPOSE. 9. UTILITY LOCATING SERVICE: NC ONE CALL 1-800-632-4949
- 10. NO NCGS MONUMENT LIES WITHIN 2000' OF SUBJECT PROPERTY. 11. ELEVATIONS BASED ON FEMA REFERENCE MARK "RM LSUG 12"
- ELEVATION=604.61 (NAVD 88) 12. THE SUBJECT PROPERTY HAS DIRECT ACCESS TO THE RIGHT OF WAY OF ABBEY PLACE AND HEDGEMORE DRIVE. 13. MARKED PARKING SPACES LOCATED ON THE SUBJECT PROPERTY:
 - REGULAR SPACES: HANDICAPPED PARKING SPACES: TOTAL SPACES:

SCHEDULE B - SECTION 2 EXCEPTIONS

NOTES CORRESPONDING TO SCHEDULE B - SECTION II EXCEPTIONS MASTER TITLE AGENCY, LLC

COMMITMENT NUMBER: MT134887 EFFECTIVE DATE: December 2, 2013

- 1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment. (To be removed on final policy) (NOT ADDRESSED ON SURVEY.)
- 2. Taxes for the year 2013, now due and payable, and for the year 2014 and subsequent years, not yet due and payable, but constituting a lien on the subject property. (NOT ADDRESSED ON SURVEY.) 3. Encroachments, overlaps, overhangs, unrecorded easements, violated restrictive covenants, deficiency in quantity of ground, lack of access, violated plat building lines, or any matters not of record, which would be disclosed by an accurate survey
- and inspection of the land. (SURVEY MATTERS ARE SHOWN.) 4. Easement(s) and / or Right(s) of Way in favor of Duke Power Company recorded in Book 2140 at Page 266 of the Mecklenburg County Registry. (EASEMENT DESCRIBED IN DEED 2140-266 IS GENERAL IN NATURE AND CANNOT BE
- SPECIFICALLY LOCATED.) 5. Easement(s) and / or Right(s) of Way in favor of Southern Public Utilities recorded in Book 814 at Page(s) 571 in the Mecklenburg County Registry. (EASEMENT DESCRIBED IN DEED 814-571 IS GENERAL IN NATURE AND CANNOT BE
- SPECIFICALLY LOCATED.) 6. Easement(s) and / or Right(s) of Way in favor of Highland Park Manufacturing Company, Southern Public Utilities Company, Świft and Company, Sanitary Laundry Company and Domestic Laundry Company recorded in Book 705 at Page(s) 321 in the Mecklenburg County Registry. (DEED 705-321 CONTAINS NO MATTERS THAT CAN BE ADDRESSED ON
- SURVEY THE LOCATION OF LITTLE SUGAR CREEK IS SHOWN.) 7. Easement(s) and / or Right(s) of Way in favor of City of Charlotte recorded in Book 534, Page 275; Book 748 at Page 105; Book 2991, Page 32 of the Mecklenburg County Registry. (EASEMENTS DESCRIBED IN DEED 534-275 AND 2991-32 ARE SHOWN. THE SEWER EASEMENT DESCRIBED IN DEED 748-105 DOES NOT AFFECT THE PROPERTY, BUT THE
- NON-SPECIFIC ACCESS EASEMENT MAY AFFECT THE PROPERTY.) 8. Covenants, conditions, restrictions, rights of way, easements, charges, assessments and liens contained in instrument recorded in Book 2240, Page 297. NOTE: Any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin are hereby deleted to the extent such covenants, conditions or restrictions violate 41 USC 3604 (c). (AMONG OTHER MATTERS, DEED 2240-297 RESERVES A 5' EASEMENT FOR SEWER WHICH MIGHT AFFECT THE PROPERTY. THE EASEMENT RUNS ALONG THE "BRANCH CREEK" BUT IS NOT SPECIFICALLY DESCRIBED AND CANNOT BE SHOWN.)
- 9. Right of Way for Abbey Place and Hedgemore Drive. (RIGHTS-OF-WAY OF ABBEY PLACE & HEDGEMORE DRIVE ARE SHOWN.) 10. Rights of others entitled thereto in and to the continued uninterrupted flow of Sugar Creek located on insured premises. (LITTLE SUGAR CREEK IS SHOWN.)
- 11. Claim to land created or lost by accretion, reliction or avulsion resulting from movement of the branch forming part of the boundary of the insured land. (LITTLE SUGAR CREEK IS SHOWN.) 12. No coverage is provided as to the exact amount of acreage or square footage of the insured property. (ACREAGE

N A=614.98

N B=615.1

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IN=603.36

- CALCULATION IS SHOWN.) 13. Rights of tenant(s) in possession under unrecorded lease(s). (NOT ADDRESSED ON SURVEY.)

GR=625.2

R=626.08

IN A=619.47 IN B=619.77 OUT=620.67

DG

EMORE

DRIVE

GR=619.59

IN A=616.54 IN B=614.24

IN C=612.79

RIM=635.22 0UT=625.32

TEXT LEGEND

BFP - BACK FLOW PREVENTOR CB – CATCH BASIN CFG - COMBINED GRID FACTOR CMP – CORRUGATED METAL PIPE

- CO CLEAN OUT COL - COLUMN DB - DEED BOOK
- EIP EXISTING IRON PIPE EIR - EXISTING IRON ROD EU – END UNKNOWN
- FH FIRE HYDRANT FV – FIRE VALVE
- GNLT GROUNDLIGHT GM – GAS METER GR – GRATE
- GV GAS VALVE GW - GUY WIRE

HVAC – HEATING/COOLING UNIT ICV – IRRIGATION CONTROL VALVE

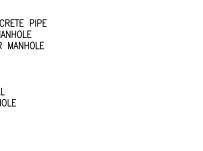
- LPST LAMP POST IP - LIGHT POLF
- (M) MEASURED MA – MAPLE (TREE)
- MB MAP BOOK NCGS - NORTH CAROLINA GEODETIC SURVEY

NIR – NEW IRON ROD NN – NEW NAIL PBX - POWER BOX

- PM POWFR MFTFR POB - POINT OF BEGINNING
- PP POWER POLE PG – PAGE (R) – RECORDED
- R/W RIGHT–OF–WAY RCP - REINFORCED CONCRETE PIPE
- SDMH STORM DRAIN MANHOLE SSMH - SANITARY SEWER MANHOLE
- SQ.FT. SQUARE FEET SY - SYCAMORE (TREE) TB - TELEPHONE BOX
- THW TOP OF HEADWALL

WM - WATER METER

- TMH TELEPHONE MANHOLE WB - WATER BOX
- WV WATER VALVE



LINE LEGEND

RIGHT-OF-WAY (NOT SURVEYED)

_____T ____T ____T ____T ____T

_____ G _____ G _____ G _____ G _____

_____ Е _____ Е _____ Е _____ Е _____

_____SD_____SD_____SD_____SD_____

_____T ____T ____T ____T ____T

_____ w _____ w _____ w _____ w _____

_____ x _____ x _____ x _____ x _____

—ss—___ss____ss____

PROPERTY LINE

RIGHT-OF-WAY

CABLE TV LINE

FIBER OPTIC LINE

SANITARY SEWER PIPE

STORM DRAIN PIPE

TELEPHONE LINE

TREES/WOODLINE

WATER LINE

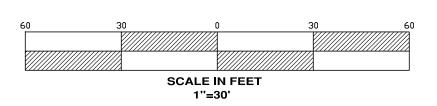
FENCE

EASEMENT

GAS LINE

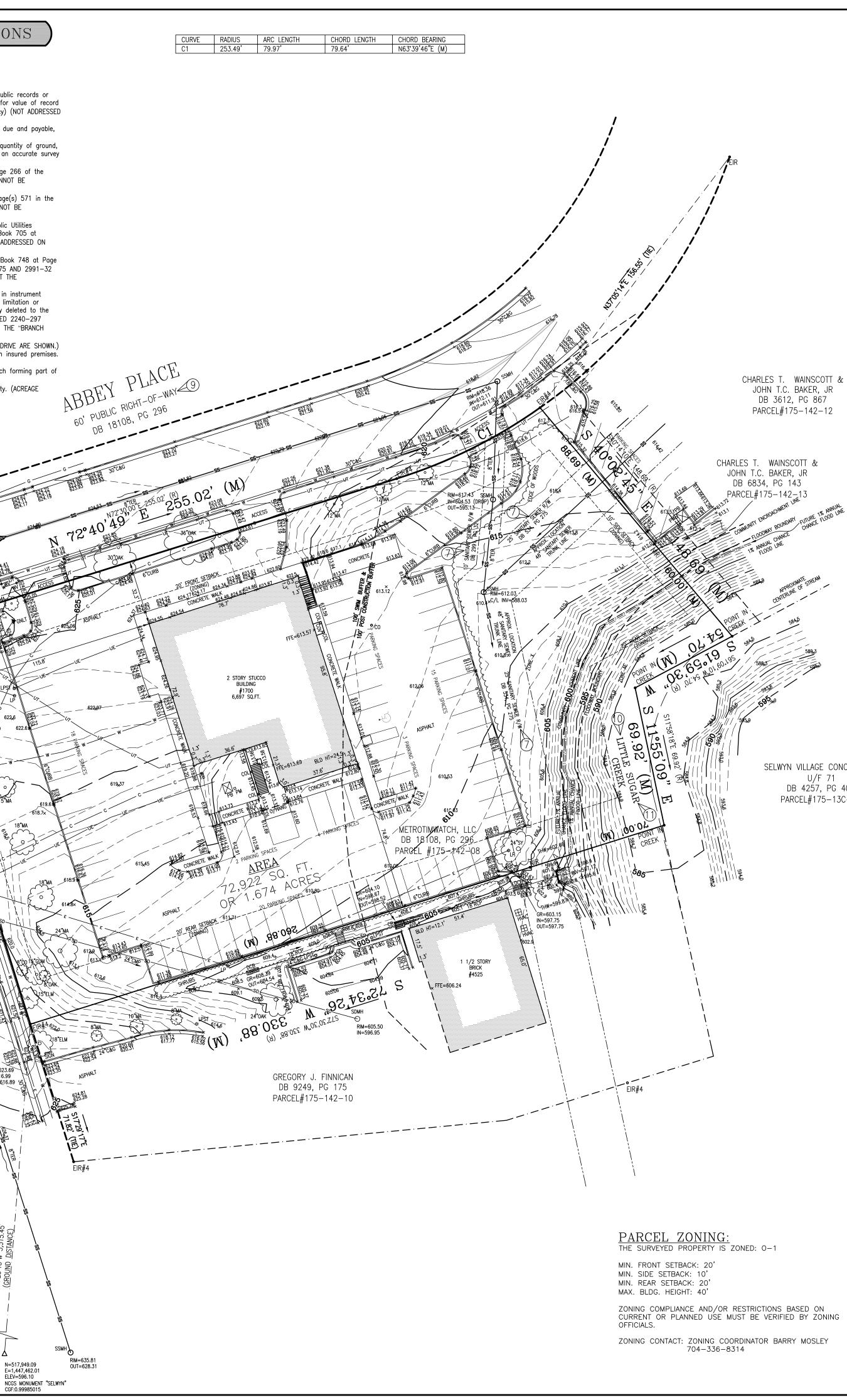
POWER LINE

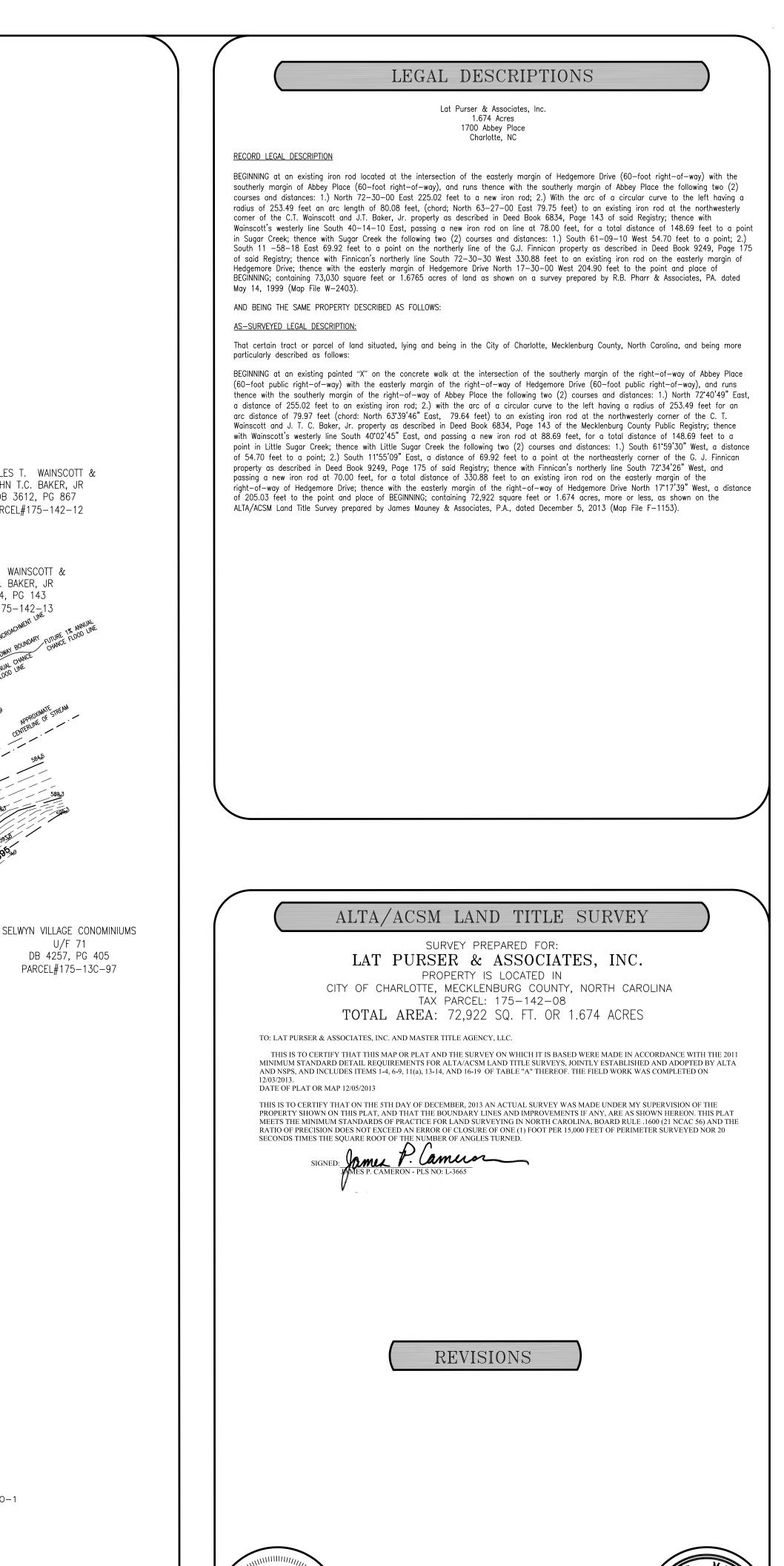
SETBACK



FLOOD CERTIFICATION

THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS PARTIALLY LOCATED IN A SPECIAL FLOOD HAZARD AREA ACCORDING TO THE CURRENT FLOOD INSURANCE RATE MAP. COMMUNITY/PANEL: 370150 4542 K EFFECTIVE DATE: APRIL 11, 2012 (PRELIMINARY) FLOOD ZONE: X & AE





PETITION #2014-028

SEAL

L-3665

JAMES MAUNEY & ASSOCIATES, P.A.

PROFESSIONAL LAND SURVEYORS

6405 WILKINSON BLVD., SUITE 11, BELMONT, NC 28012

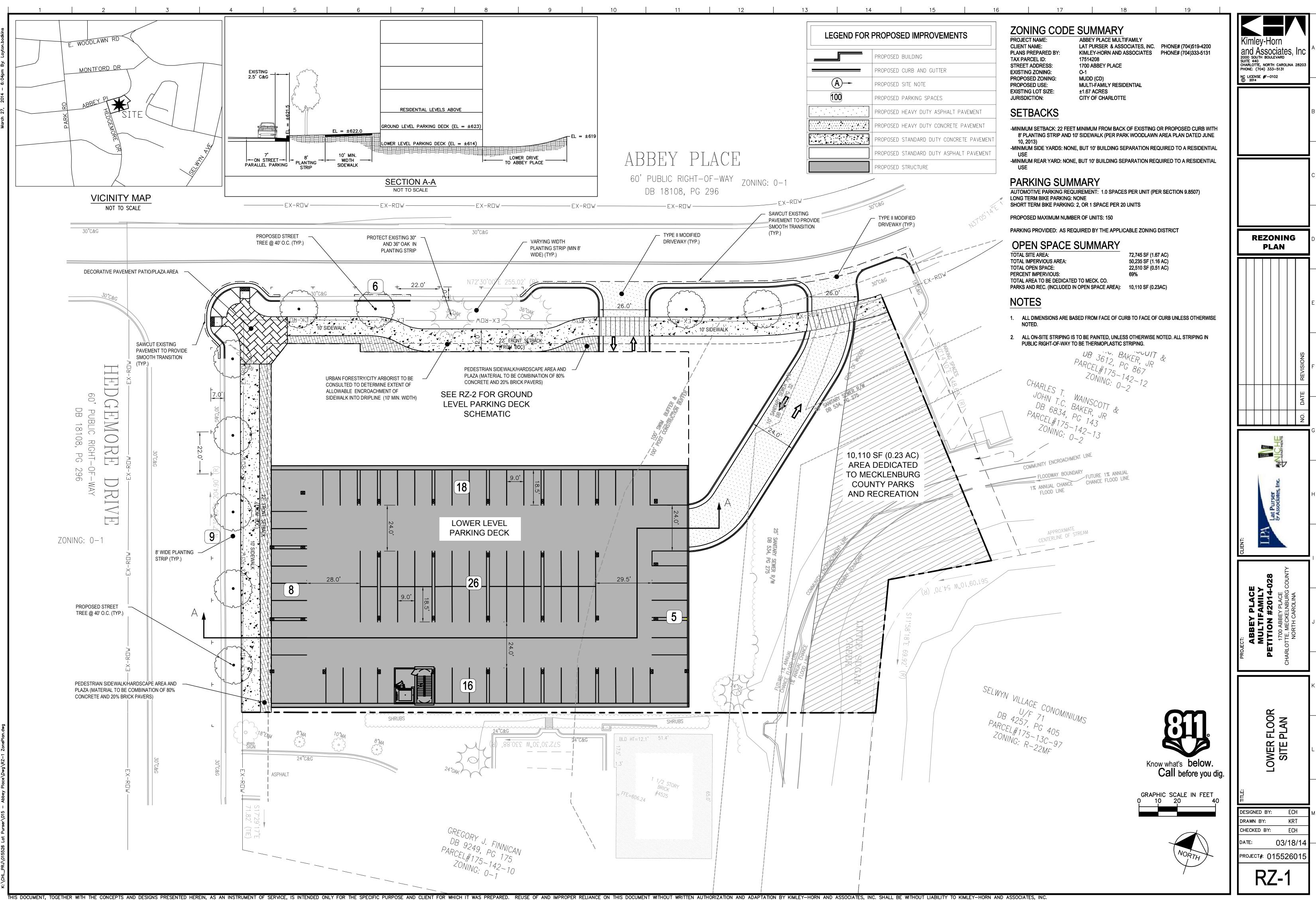
LICENSE NO. C-2373

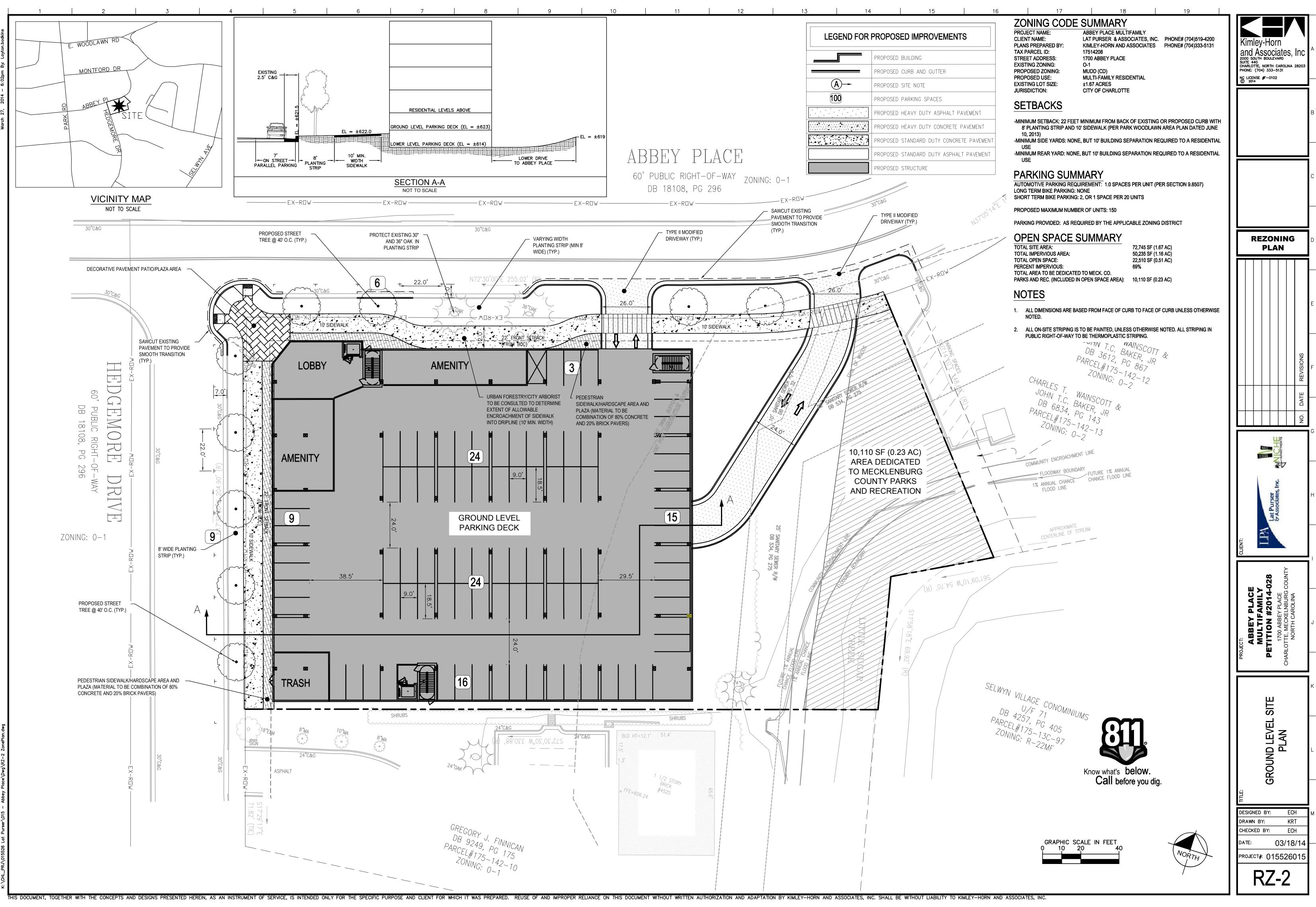
DATE

12/05/201

6004

TEL: (704) 829-9623 - FAX: (704) 829-9625





ins	REZONING PETITION NO. 2014-028 3 4 SITE DEVELOPMENT DATA: 4	3. ACCESS:
yton.bodki	• ACREAGE: ± 1.67 ACRES	A. ACCESS TO THE SITE WILL BE FROM ABBE
By: La)	 TAX PARCEL #S: 175-142-08 EXISTING ZONING: O-1 PROPOSED ZONING: MUDD(O) 	GENERALLY DEPICTED ON THE REZONING PLAN
March 28, 2014 - 10:12am By: Layton.bodkins	 EXISTING USES: MEDICAL OFFICE BUILDING PROPOSED USES: USES PERMITTED BY RIGHT, INCLUDING MULTIFAMILY, AS ALLOWED IN THE MUDD ZONING DISTRICT MAXIMUM GROSS SQUARE FEET OF DEVELOPMENT: AS ALLOWED BY THE ORDINANCE 	B. THE PLACEMENT AND CONFIGURATION OF ACCESS POINTS ARE SUBJECT TO ANY MINOR M REQUIRED TO ACCOMMODATE FINAL SITE DEVE CONSTRUCTION PLANS AND TO ANY ADJUSTME APPROVAL BY CDOT IN ACCORDANCE WITH APP STANDARDS.
	 MAXIMUM BUILDING HEIGHT: BUILDING HEIGHT, AS DEFINED BY THE ORDINANCE, SHALL NOT EXCEED 66 FEET AS MEASURED FROM AVERAGE GRADE ALONG ABBEY PLACE AND SHALL NOT EXCEED 65 FEET AS MEASURED FROM AVERAGE GRADE ALONG HEDGEMORE DRIVE. PARKING: AS REQUIRED BY THE ORDINANCE. PROPOSED DENSITY: 107.6 DUA (BASED ON NET ACREAGE) 	C. THE ALIGNMENT OF THE INTERNAL DRIVE CIRCULATION AND DRIVEWAYS MAY BE MODIF PETITIONER TO ACCOMMODATE CHANGES IN TH PARKING LAYOUTS AND ANY ADJUSTMENTS RE APPROVAL BY THE CHARLOTTE DEPARTMENT C (CDOT) IN ACCORDANCE WITH PUBLISHED STAN
	1. <u>GENERAL PROVISIONS</u> :	4. TRANSPORTATION IMPROVEMENTS:
	A. SITE LOCATION. THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY LAT PURSER AND ASSOCIATES, INC. ("PETITIONER") TO ACCOMMODATE DEVELOPMENT OF A MULTIFAMILY RESIDENTIAL COMMUNITY ON AN APPROXIMATELY1.67± ACRE SITE LOCATED ON THE SOUTHEAST CORNER OF THE INTERSECTION OF HEDGEMORE DRIVE AND ABBEY PLACE IN CHARLOTTE, NC.	I. <u>PROPOSED IMPROVEMENTS:</u> THE PETITIONER PLANS TO PROVIDE OR CAUSE T ITS OWN OR IN COOPERATION WITH OTHER PART IMPLEMENT PORTIONS OF THE IMPROVEMENTS, SET FORTH BELOW TO BENEFIT OVERALL TRAFF THROUGHOUT THE AREA IN ACCORDANCE WITH
	B. ZONING DISTRICTS/ORDINANCE . DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN AS WELL AS THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE"). UNLESS THE REZONING PLAN ESTABLISHES MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE MUDD ZONING CLASSIFICATION SHALL GOVERN ALL DEVELOPMENT TAKING PLACE ON SUCH PORTION OF THE SITE.	 IMPLEMENTATION PROVISIONS: THE FOLLOWING TRANSPORTATION IMPROVEMEN ON SHEET RZ-1 AND SHEET RZ-2 OF THE REZONING ADDITIONAL ON STREET PARKING ALONG ABBEY F HEDGEMORE ROAD AS REQUESTED BY THE PARK N PLAN DATED JUNE 10, 2013. II. STANDARDS, PHASING AND OTHER PROV
	C. GRAPHICS AND ALTERATIONS . THE SCHEMATIC DEPICTIONS OF THE USES, PARKING AREAS, SIDEWALKS, STRUCTURES AND BUILDINGS, AND OTHER SITE ELEMENTS SET FORTH ON THE REZONING PLAN SHOULD BE REVIEWED IN CONJUNCTION WITH THE PROVISIONS OF THESE DEVELOPMENT STANDARDS. THE ULTIMATE LAYOUT, LOCATIONS AND SIZES OF THE DEVELOPMENT AND SITE ELEMENTS DEPICTED ON THE REZONING PLAN AS WELL AS ANY SCHEMATIC BUILDING ELEVATIONS ARE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT AND SITE ELEMENTS PROPOSED, AND THEY MAY BE ALTERED OR MODIFIED IN ACCORDANCE WITH THE SETBACK, YARD AND BUFFER REQUIREMENTS SET FORTH ON THIS REZONING PLAN AND THE DEVELOPMENT STANDARDS, PROVIDED, FURTHER THAT ANY ALTERATIONS OR MODIFICATIONS SHALL NOT MATERIALLY CHANGE THE OVERALL DESIGN INTENT DEPICTED ON THE REZONING PLAN. CHANGES TO THE REZONING PLAN NOT PERMITTED BY THE REZONING PLAN WILL BE REVIEWED AND APPROVED AS ALLOWED BY SECTION 6.207 OF THE ORDINANCE	A. <u>CDOT STANDARDS.</u> ALL OF THE FOREGOI ROADWAY IMPROVEMENTS WILL BE SUBJECT TO AND CRITERIA OF CDOT, AS APPLICABLE, TO THE IMPROVEMENTS WITHIN THEIR ROAD SYSTEM A UNDERSTOOD THAT SUCH IMPROVEMENTS MAY THE PETITIONER ON ITS OWN OR IN CONJUNCTION DEVELOPMENT OR ROADWAY PROJECTS TAKING PROJECT AREA, BY WAY OF A PRIVATE/PUBLIC I OR OTHER PUBLIC SECTOR PROJECT SUPPORT.
	D. NUMBER OF BUILDINGS PRINCIPAL AND ACCESSORY. THE TOTAL NUMBER OF PRINCIPAL BUILDINGS TO BE DEVELOPED ON THE SITE DEVELOPED FOR RESIDENTIAL USES SHALL NOT EXCEED WHAT IS SHOWN ON THE REZONING PLAN. ACCESSORY BUILDINGS AND STRUCTURES LOCATED ON THE SITE SHALL NOT BE CONSIDERED IN ANY LIMITATION ON THE NUMBER OF BUILDINGS ON THE SITE. ACCESSORY BUILDINGS AND STRUCTURES WILL BE CONSTRUCTED UTILIZING SIMILAR BUILDING MATERIALS, COLORS, ARCHITECTURAL ELEMENTS AND DESIGNS AS THE PRINCIPAL BUILDING(S) LOCATED WITHIN THE SAME DEVELOPMENT AREA AS THE ACCESSORY STRUCTURE/BUILDING.	
	2. <u>PERMITTED USES, DEVELOPMENT AREA LIMITATIONS,</u> <u>TRANSFER & CONVERSION RIGHTS, AND CERTAIN BUILDING EDGE</u> <u>TREATMENTS</u> :	
	A. SUBJECT TO THE RESTRICTIONS AND LIMITATIONS LISTED BELOW, THE PRINCIPAL BUILDING CONSTRUCTED ON THE SITE MAY BE DEVELOPED UP TO 150 DWELLING UNITS (EITHER: ATTACHED; DETACHED; DUPLEX; TRIPLEX; QUADRAPLEX; OR MULTI-FAMILY OR ANY COMBINATION OF THESE), RETAIL SALES LIMITED TO USES PERMITTED IN B-1 DISTRICT, AND PROFESSIONAL BUSINESSES AND GENERAL OFFICES.	
15526 Lat Purser\015 - Abbey Place\Dwg\RZ-3 Zone notes.dwg	FOR PURPOSES OF THE DEVELOPMENT LIMITATIONS SET FORTH IN THESE DEVELOPMENT STANDARDS (BUT NOT TO BE CONSTRUED AS A LIMITATION ON FAR REQUIREMENTS), THE TERM "GROSS FLOOR AREA" OR "GFA" SHALL MEAN AND REFER TO THE SUM OF THE GROSS HORIZONTAL AREAS OF EACH FLOOR OF A PRINCIPAL BUILDING ON THE SITE MEASURED FROM THE OUTSIDE OF THE EXTERIOR WALLS OR FROM THE CENTER LINE OF PARTY WALLS; PROVIDED, HOWEVER, SUCH TERM SHALL EXCLUDE ANY SURFACE OR STRUCTURED PARKING FACILITIES, AREAS USED FOR BUILDING AND EQUIPMENT ACCESS (SUCH AS STAIRS, ELEVATOR SHAFTS, VESTIBULES, ROOF TOP EQUIPMENT ROOMS AND MAINTENANCE CRAWL SPACES), ALL LOADING DOCK AREAS (OPEN OR ENCLOSED), OUTDOOR COOLERS AND OUTDOOR DINING AREAS WHETHER ON THE ROOF OF THE BUILDING(S) OR AT STREET LEVEL (PARKING FOR OUTDOOR DINING AREAS WILL BE PROVIDED AS REQUIRED BY THE ORDINANCE OR THESE DEVELOPMENT STANDARDS).	
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ENTS ARE ILLUSTRATED NG PLAN AND INCLUDE Y PLACE AND K WOODLAWN AREA

OVISIONS.

OING PUBLIC TO THE STANDARDS HE ROADWAY AUTHORITY. IT IS AY BE UNDERTAKEN BY FION WITH OTHER NG PLACE WITHIN THE C PARTNERSHIP EFFORT

5. ARCHITECTURAL STANDARDS:

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A. THE FINAL DESIGN OF THE BUILDING WILL INCLUDE A VARIETY OF COLORS AND MATERIALS WITHIN THE FAÇADE TO HELP BREAK UP THE BUILDING MASSING AND HELP CREATE A QUALITY ARCHITECTURAL TREATMENT IN KEEPING WITH A HIGH QUALITY URBAN MULTIFAMILY DEVELOPMENT. IN ADDITION THE BUILDING WILL UTILIZE SOME OR ALL OF THE FOLLOWING ELEMENTS AS VISUALLY DEPICTED ON THE EXTERIOR RENDERING: FAÇADE SURFACE ARTICULATION AND DEPTH, BALCONIES WITH PAINTED RAILINGS, DECORATIVE CAST MASONRY ELEMENTS, ARCHITECTURAL CAST CONCRETE WALLS, DECORATIVE CANOPY ELEMENTS AT POINTS ALONG THE BASE OF THE BUILDING AND AT THE CORNER ROOF ELEMENT. THE BUILDING MATERIALS ON THE BUILDING WILL REFLECT A MODERN AESTHETIC IN KEEPING WITH THE SURROUNDING AREA AND BE A COMBINATION OF THE FOLLOWING: BRICK, STONE, PRECAST STONE, ARCHITECTURALLY FINISHED EXPOSED CONCRETE, CEMENTITIOUS SIDING (SUCH AS HARDIE PLANK OR HARDIE PANEL), STUCCO, OR WOOD. VINYL AS A BUILDING MATERIAL MAY ONLY BE USED ON WINDOWS AND SOFFITS.

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- B. DUMPSTER AREAS AND RECYCLING AREAS THAT ARE NOT INTERIOR TO THE BUILDING WILL BE ENCLOSED BY A SOLID WALL OR FENCE WITH ONE SIDE BEING A DECORATIVE GATE. THE WALL OR FENCE USED TO ENCLOSE THE DUMPSTER WILL BE ARCHITECTURALLY COMPATIBLE WITH THE BUILDING MATERIALS AND COLORS USED ON THE PRINCIPAL BUILDING. REFER TO SITE PLAN FOR LOCATION.
- C. METER BANKS WILL BE SCREENED WHERE VISIBLE FROM PUBLIC VIEW AT GRADE LEVEL.
- D. ROOF TOP HVAC AND RELATED MECHANICAL EQUIPMENT WILL BE SCREENED FROM PUBLIC VIEW AT GRADE LEVEL WITHIN THE AREA OF THE SITE ADJACENT TO SUCH EQUIPMENT.

6. STREETSCAPE, LANDSCAPING AND BUFFERS:

- A. A SETBACK AS REQUIRED BY THE MUDD ZONING DISTRICT AND THE PARK WOODLAWN SMALL AREA PLAN WILL BE ESTABLISHED ALONG EXISTING AND PROPOSED PUBLIC STREETS. REFER TO SITE PLAN FOR SETBACK WIDTHS AND LOCATION.
- B. THE PETITIONER WILL PROVIDE A TEN (10) FOOT SIDEWALK AND A MINIMUM EIGHT (8) FOOT PLANTING STRIP ALONG THE SITE'S FRONTAGE ON EXISTING AND PROPOSED STREETS.

ENVIRONMENTAL FEATURES: 7.

- A. THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION CONTROLS ORDINANCE.
- B. THE LOCATION, SIZE, AND TYPE OF STORM WATER MANAGEMENT SYSTEMS DEPICTED ON THE REZONING PLAN ARE SUBJECT TO REVIEW AND APPROVAL AS PART OF THE FULL DEVELOPMENT PLAN SUBMITTAL AND ARE NOT IMPLICITLY APPROVED WITH THIS REZONING. ADJUSTMENTS MAY BE NECESSARY IN ORDER TO ACCOMMODATE ACTUAL STORM WATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.
- C. THE SITE WILL COMPLY WITH THE TREE ORDINANCE IN EFFECT AT THE TIME OF THIS REZONING PETITION.

8. SIGNAGE:

A. SIGNAGE AS ALLOWED BY THE ORDINANCE MAY BE PROVIDED. THE ALLOWED SIGNS MAY CONTAIN IDENTIFICATION SIGNAGE FOR ANY OF THE BUSINESSES OR TENANTS LOCATED ON THE SITE.

9. LIGHTING:

A. ALL NEW LIGHTING SHALL BE FULL CUT-OFF TYPE LIGHTING FIXTURES EXCLUDING LOWER, DECORATIVE LIGHTING THAT MAY BE INSTALLED ALONG THE DRIVEWAYS, SIDEWALKS, AND PARKING AREAS. MAXIMUM HEIGHT OF FREESTANDING LIGHTING IS 25 FT.

11. AMENDMENTS TO THE REZONING PLAN:

A. FUTURE AMENDMENTS TO THE REZONING PLAN (WHICH INCLUDES THESE DEVELOPMENT STANDARDS) MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE APPLICABLE DEVELOPMENT AREA PORTION OF THE SITE AFFECTED BY SUCH AMENDMENT IN ACCORDANCE WITH THE PROVISIONS HEREIN AND OF CHAPTER 6 OF THE ORDINANCE.

12. BINDING EFFECT OF THE REZONING APPLICATION:

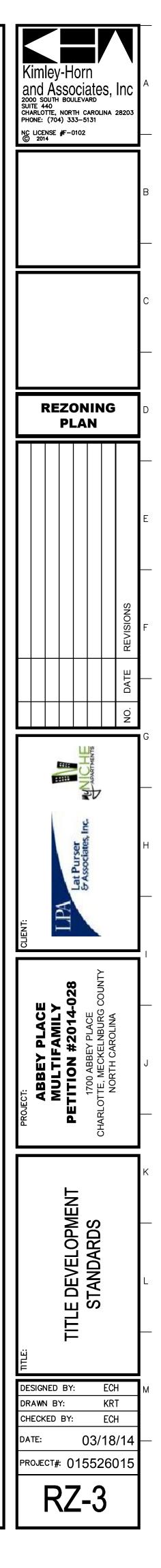
A. IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE DEVELOPMENT OF THE SITE IMPOSED UNDER THE REZONING PLAN WILL, UNLESS AMENDED IN THE MANNER PROVIDED HEREIN AND UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONER AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST OR ASSIGNS.

13. URBAN OPEN SPACE:

A. URBAN OPEN SPACE SHALL BE PROVIDED AT A RATE OF 1 SF FOR EVERY 100 SF GROSS FLOOR AREA OF BUILDING AREA. BUILDING AREA SHALL INCLUDE UPPER PARKING DECK LEVEL ONLY. LOWER DECK LEVEL IS EXCLUDED.

14. TRASH SERVICE:

A. A COMPACTOR WILL BE PROVIDED IN THE DECK FOR TRASH SERVICE. RECYCLE SERVICE WILL BE PROVIDED WITH 16 YARD ROLL OFF CONTAINERS WITH ACCESS TO HEDGEMORE DRIVE AS SHOWN ON RZ-1 AND RZ-2.



PERSPECTIVE AT CORNER OF ABBEY PLACE & HEDGEMORE DRIVE







BEACHAM BUNCE + MANLEY ARCHITECTURE PLL(

1435 WEST MOREHEAD STREET SUITE 160 CHARLOTTE, NC 28208 704.334.1716

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ABBEY PLACE MULTIFAMILY



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PERSPECTIVE RENDERING

