

ISSUE FOR  
Rezoning Petition 2014-079

ISSUE DATE  
06/19/14

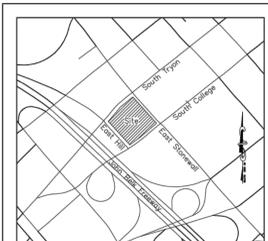
NO.	REASON	DATE
1	PER REVIEW COMMENTS	10.17.14
2	PER REVIEW COMMENTS	11.21.14

PROJECT TEAM

PRINCIPAL IN CHARGE  
EDDIE PORTIS, AIA, LEED® AP BD+C

PROJECT MANAGER  
FRANK DEBOLT, AIA, LEED® AP BD+C

PROJECT ARCHITECT  
CHRISTOPHER HOYT, AIA



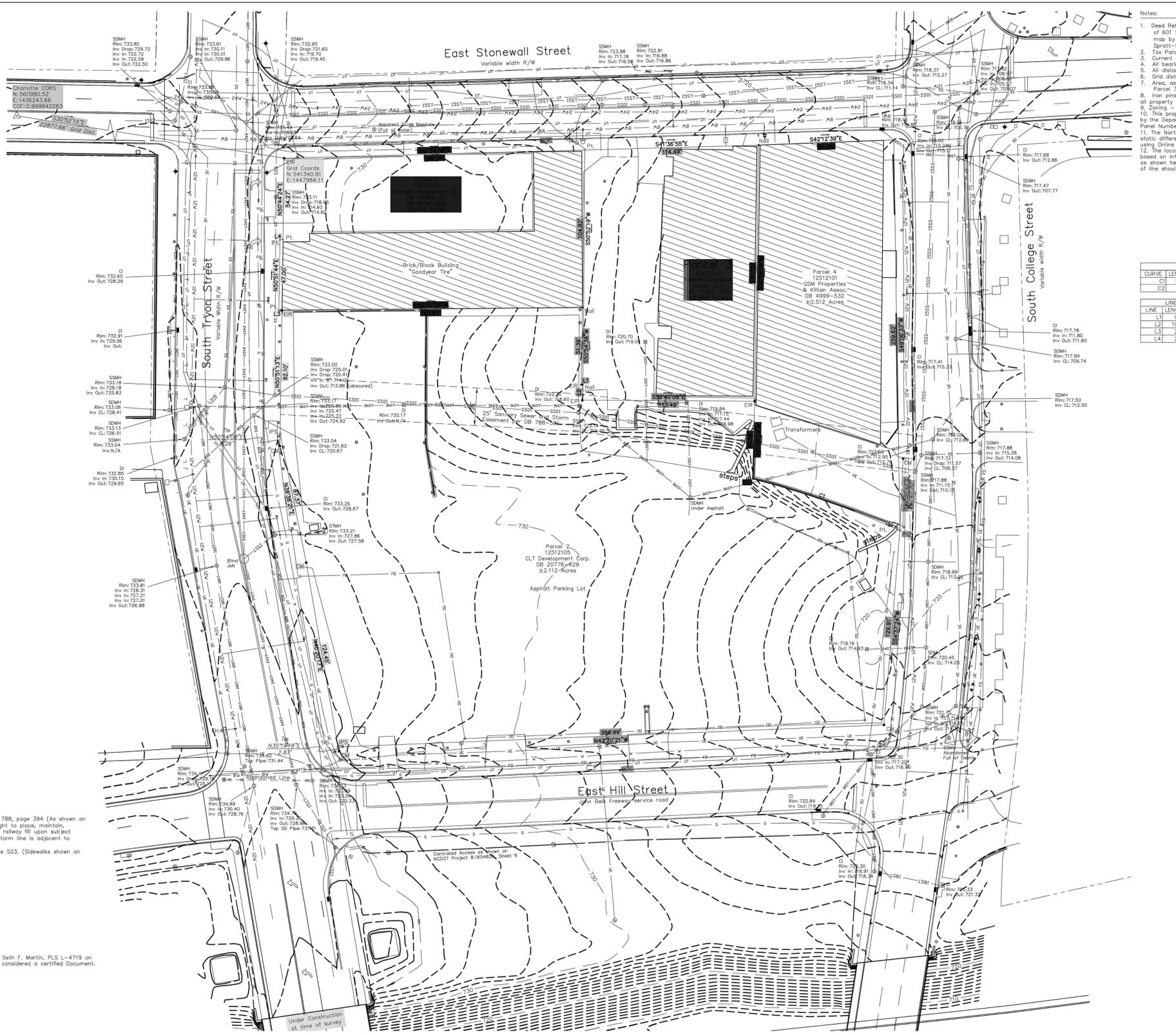
- Vicinity Map - Not to Scale
- Legend
- EIP Existing Iron Pin
  - IPS Iron Pin Set (#5 Rebar)
  - CM Concrete Monument
  - PT Calculated Point
  - LP Light Pole
  - OU Overhead Utility
  - FL Fence Line
  - GL Gas Line
  - UT Underground Telephone
  - FO Fiber Optic
  - S Sign
  - SMH Sanitary Manhole
  - STM Storm Manhole
  - CMH Communications Manhole
  - CI Curb Inlet
  - DI Drain Inlet
  - FH Fire Hydrant
  - WM Water Meter
  - WV Water Valve
  - GV Gas Valve
  - BOC Back of Curb
  - EOP Edge of Pavement
  - R/W Right-of-Way
  - N/F Now or Formerly
  - DB Dead Book
  - MB Map Book
  - CGF Combined Grid Factor

Schedule B Section II - Exceptions  
Commitment No.: 12-13980CH

As to parcel 3:  
5. Rights of way to City of Charlotte recorded in Book 788, page 394 (As shown on survey); and Book 809, page 501. (Provides City the right to place, maintain, deposit earth, ballast or other material necessary for a railway fill upon subject parcel; Exact location not clear from description, 36" storm line is adjacent to Parcel 3)

6. Encroachment easement recorded in Book 4305, page 523. (Sidewalks shown on survey)

This document originally issued and sealed by Seth F. Martin, PLS L-4719 on December 12, 2012. This media shall not be considered a certified Document.

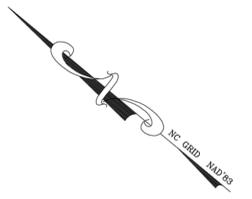


- Notes:
1. Deed Reference(s) - DB 5176-809; DB 20776-629; unrecorded Final plat of 601 S. Tryon by ESP Associates last revised 8/9/2006; unrecorded map by Reece F. McFarlie RLS dated 7/4/1989; unrecorded map by Spratt-Seaver, Inc. last revised 1/20/81; DB 17097-794; DB 4999-532
  2. Tax Parcel ID - 12512103; 12512105; 12512102; 12512101
  3. Current Owner - Faison-Stonewall Street, LLC
  4. All bearings are NC Grid bearings
  5. All distances are shown horizontal
  6. Grid distance = Horizontal distance x Combined Grid Factor (0.999842283)
  7. Area, as determined by coordinate computation  
Parcel 3 - 80.442 Acres
  8. Iron pins (#5 Rebar) or other monumentation (as shown) found or set at all property corners.
  9. Zoning - UMD
  10. This property is not located in a special Flood Hazard Area as determined by the Department of Housing and Urban Development - Reference Community Panel Number: 370190186E Dated: 2/04/2004
  11. The North Carolina Grid Coordinates shown on this map were derived by static differential GPS observations using Trimble 4700 Receivers and processed using Online Positioning User Service.
  12. The location of underground utilities shown on this map are approximate, based on information provided by others or by field location. Utility locations as shown hereon are intended for planning only. Actual location, size or depth of line should be verified with the individual utility company before construction.

CURVE	LENGTH	RADIUS	CHORD	BEARING
C1	95.13	605.40	95.03	S20°36'51"E
C2	7.69	167.00	7.69	S17°25'55"E

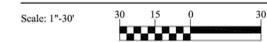
LINE	LENGTH	BEARING
L1	0.88	S41°57'48"E
L2	10.27	S51°02'24"W
L3	2.03	N40°32'29"W
L4	2.00	S39°08'16"E



ALTA Survey  
of  
Faison-Stonewall St. LLC  
for  
Crescent Resources, LLC,  
601 S. Tryon St.  
City of Charlotte,  
Mecklenburg County,  
North Carolina

**LDSI**

Phone: (704) 376-7777  
Fax: (704) 376-2448  
508 W. 5th St., Suite 125  
Charlotte, NC 28202  
License No. C-1923



Date: November 28, 2012  
Project Number: 4112107

Revision 1: 12/12/12  
To correct numbering of exceptions

PID 073-032-01  
600 Charlotte MRP LLC  
902 CLINT MOORE RD  
SUITE 220  
BOCA RATON FL 33487

PID 073-031-02, 10-17, 19-23, 25, & 27  
RBC Corp. C/O Wachovia Corp. R/EST  
201 North Tryon Street, 21st Floor  
Charlotte, NC 28288-0114

PID 073-031-18, 24 & 26  
City of Charlotte  
600 East Fourth Street  
Charlotte, NC 28202

**LITTLE**  
DIVERSIFIED ARCHITECTURAL CONSULTING

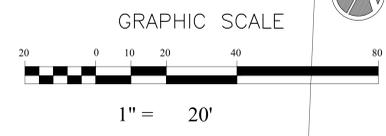
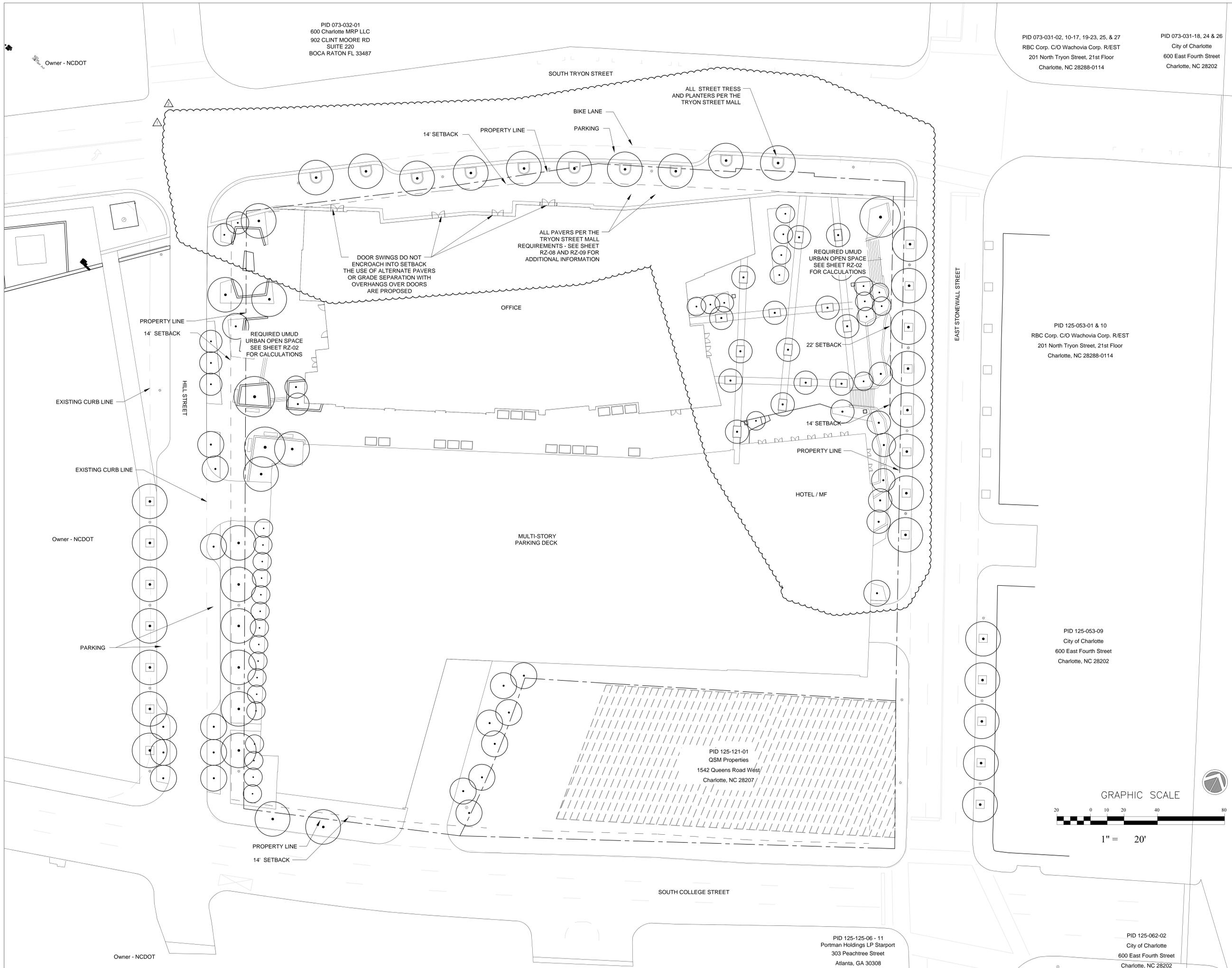
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PROJECT MANAGER  
FRANK DEBOLT, AIA, LEED<sup>®</sup> AP BD+C  
PROJECT ARCHITECT  
CHRISTOPHER HOYT, AIA  
PROJECT NAME

TRYON PLACE  
OFFICE  
601 SOUTH TRYON  
CHARLOTTE, NC

PROJECT NO.  
132.9153.00

SHEET TITLE  
TECHNICAL DATA SHEET

SHEET NUMBER  
RZ-01

**1. General Provisions**

The purpose of this Rezoning Petition is to obtain approval of "Optional" provisions allowing deviations from certain provisions of the City of Charlotte Zoning Ordinance (the "Ordinance") as allowed by section 9.908 of the Ordinance to provide additional development flexibility which will facilitate the development of a 3 +/- acre property bounded by Tryon Street, Stonewall Street, College Street and Hill Street in the City of Charlotte comprised of Mecklenburg County Tax Parcel numbers 125-121-02, 125-121-03 and 125-121-05 (the "Site").

If the Petitioner seeks to take advantage of any of the "Optional" provisions approved as part of the Rezoning Petition, development of the Site will be governed by the accompanying Technical Data Sheet, these Development Standards (including any Optional provisions utilized) and the applicable provisions Ordinance. The development depicted on the Technical Data Sheet is intended to reflect in general terms, the arrangement, location and design of the component parts and street improvements for the Site as if the Optional provisions requested in these Development Standards are implemented.

However, any deviations from the UMUD minimum standards are Optional in nature and relate only to the development and street improvements proposed by the accompanying Technical Data Sheet and these Development Standards. The Site may also be developed in accordance with the standard UMUD requirements and other applicable minimum standards established by other City of Charlotte codes, ordinances and policies. Accordingly, the Petitioner expressly reserves the right to develop the Site and/or portions thereof in a manner wholly different from the development depicted on the Technical Data Sheet in any manner permitted by the Ordinance and other City of Charlotte codes, ordinances and policies as if no Optional provision had been applicable.

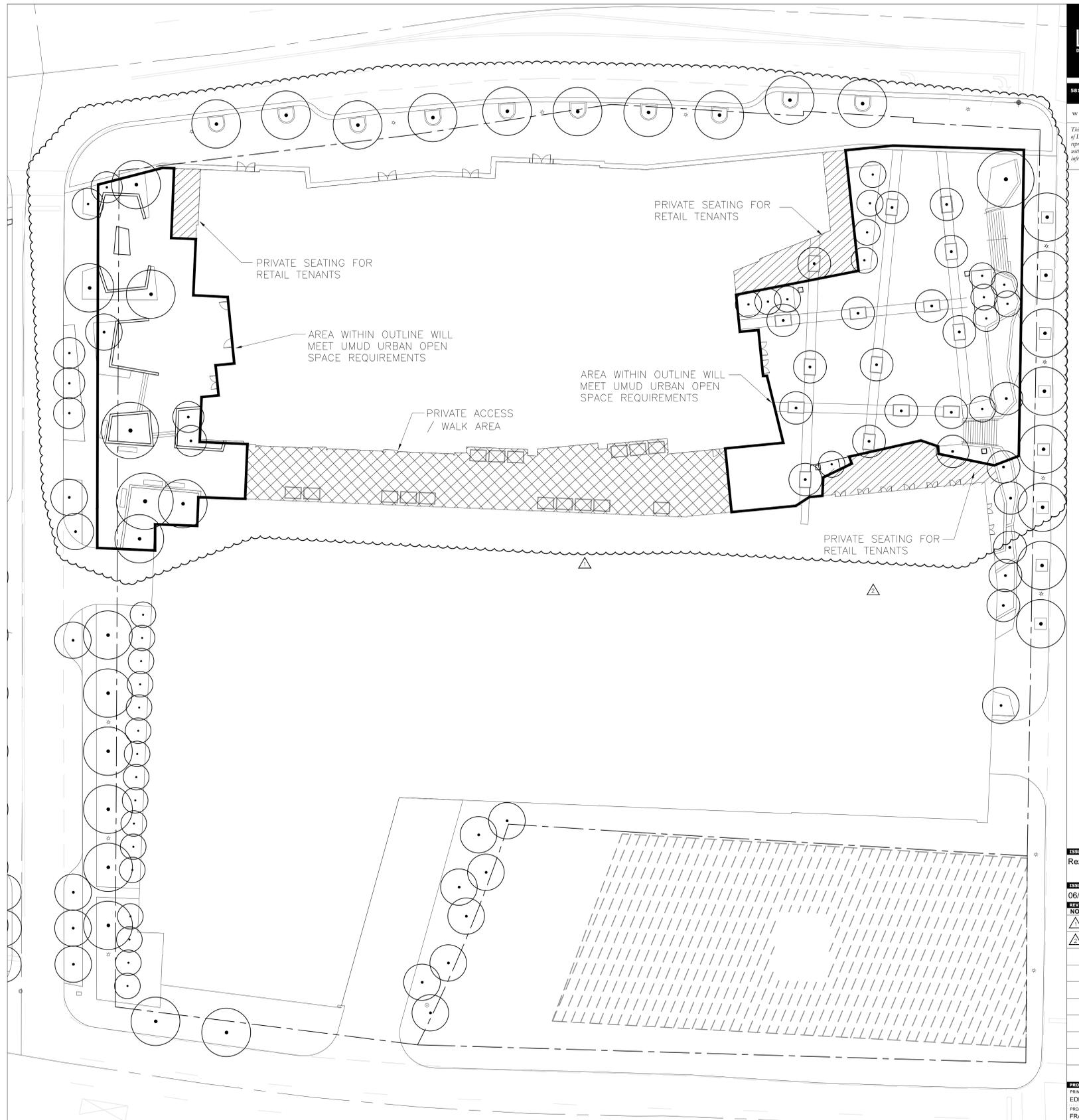
Except as otherwise provided under the UMUD-Optional provisions set forth under Paragraph 2 of these Development Standards and unless the accompanying Technical Data Sheet or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the UMUD Zoning District shall govern all development taking place on the Site.

Alterations or modifications which, in the opinion of the Planning Director, substantially alter the character of the development or significantly alter the accompanying Technical Data Sheet or its respective conditions shall not be deemed to be minor and may only be made in accordance with the provisions of subsections 6.207(1) or (2) of the Ordinance, as applicable.

**2. UMUD Optional Provisions**

Pursuant to the Optional provisions of Section 9.908 of the Ordinance, the Petitioner seeks approval of the following UMUD Optional provisions to allow deviations from specific provisions of the Ordinance in order to accommodate the development depicted on the Technical Data Sheet:

- (a) Deviations from the signage standards established under Section 9.906(e) of the Ordinance to allow up to two attached electronic signs (video or LED screen) with a maximum size of 300 square feet each. Design and location of these signs shall be reviewed and approved by the Planning Department prior to application for sign permits. This signage shall be limited to building identification, tenant identification, and artistic/civic/cultural displays or messages. Off-premises Signs and Outdoor Advertising Signage shall not be permitted.
- (b) Deviations from the signage standards established under Section 9.906(e) of the Ordinance to allow up to 3,000 square feet of wall signage per street frontage (in addition to any approved electronic signs (video or LED)). Signage shall be located with the sign zones shown on RZ-06 and RZ-07. Design and location of a master sign plan shall be reviewed and approved by the Planning Department prior to application for sign permits. This signage shall be limited to building identification, tenant identification, and artistic/civic/cultural displays or messages. Off-premises Signs and Outdoor Advertising Signage shall not be permitted.
- (c) Deviations from the street right-of-way and streetscape requirements established under Section 9.906(i2)(f) of the Ordinance in order to accommodate temporary retail vendor zones, within the right-of-way or setback, subject to the approval of any necessary Encroachment Agreements. The temporary retail vendor zones shall be allowed only in the locations specified on the Technical Data Sheet. Any vendors within the retail vendor zone must comply with any applicable street vendor ordinances or policies.
- (e) Deviations from the street right-of-way and streetscape requirements established under Section 9.906(i2)(f) of the Ordinance to remove the requirement to provide furniture or benches within the right-of-way along the Site's Tryon Street frontage.
- (f) Deviations from the setback requirements established under Section 9.905(2) of the Ordinance, and any applicable streetscape plans, in order to allow a reduced setback of fourteen (14) feet measured from the back of curb along Stonewall Street. This reduced setback shall only apply to an approximately 270 foot portion of the Site's Stonewall Street frontage measured from the back of curb on the south side of Tryon Street and extending in a southerly direction down Stonewall Street. Portions of the Site's Stonewall Street frontage beyond this area must comply with standard Ordinance provisions. Structures within the reduced setback area shall be limited to retaining walls and other features necessary to accommodate a publicly accessible plaza on-grade with Tryon Street, no buildings shall be permitted in the reduced setback area. Walls within the reduced setback area shall incorporate plantings, integrated seating, or other features to stimulate pedestrian interest; all as generally depicted on RZ-03, RZ-04, RZ-05 and RZ-09. Additionally, such walls shall be made of decorative architectural precast or stone or other natural materials, or a combinations thereof.
- (g) Deviations from the urban open space seating and tree requirements established under Sections 9.906(4)(d) and (e) of the Ordinance to remove prescribed seating and tree requirements within any non-required, non-public open spaces areas. Standard seating and tree requirements shall be met within portions of the urban open space areas required to meet the minimum UMUD urban open space requirement. Areas not subject to seating and tree requirements are generally identified on RZ-02.
- (h) Deviations from the loading standards established under Section 9.907(2)(c) of the Ordinance to allow a 50% reduction in the number required of loading spaces.



**DEVELOPMENT DATA TABLE**

Site Area:	3 acres +/-
Tax Parcels:	125-121-02, 125-121-03, 125-121-05
Existing Zoning:	UMUD
Proposed Zoning:	UMUD-O
Existing Uses:	Vacant Buildings and Surface Parking Lots
Proposed Use:	All Uses Permitted in UMUD District
Maximum Development:	N/A
Maximum Square Footage:	N/A
Maximum FAR:	N/A
Maximum Building Height:	N/A
Parking:	Must satisfy or exceed UMUD minimum requirements

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PROJECT MANAGER	FRANK DEBOLT, AIA, LEED <sup>®</sup> AP BD-C
PROJECT ARCHITECT	CHRISTOPHER HOYT, AIA

PROJECT NAME	TRYON PLACE OFFICE
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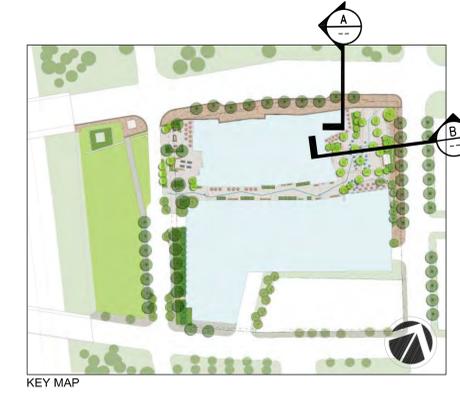
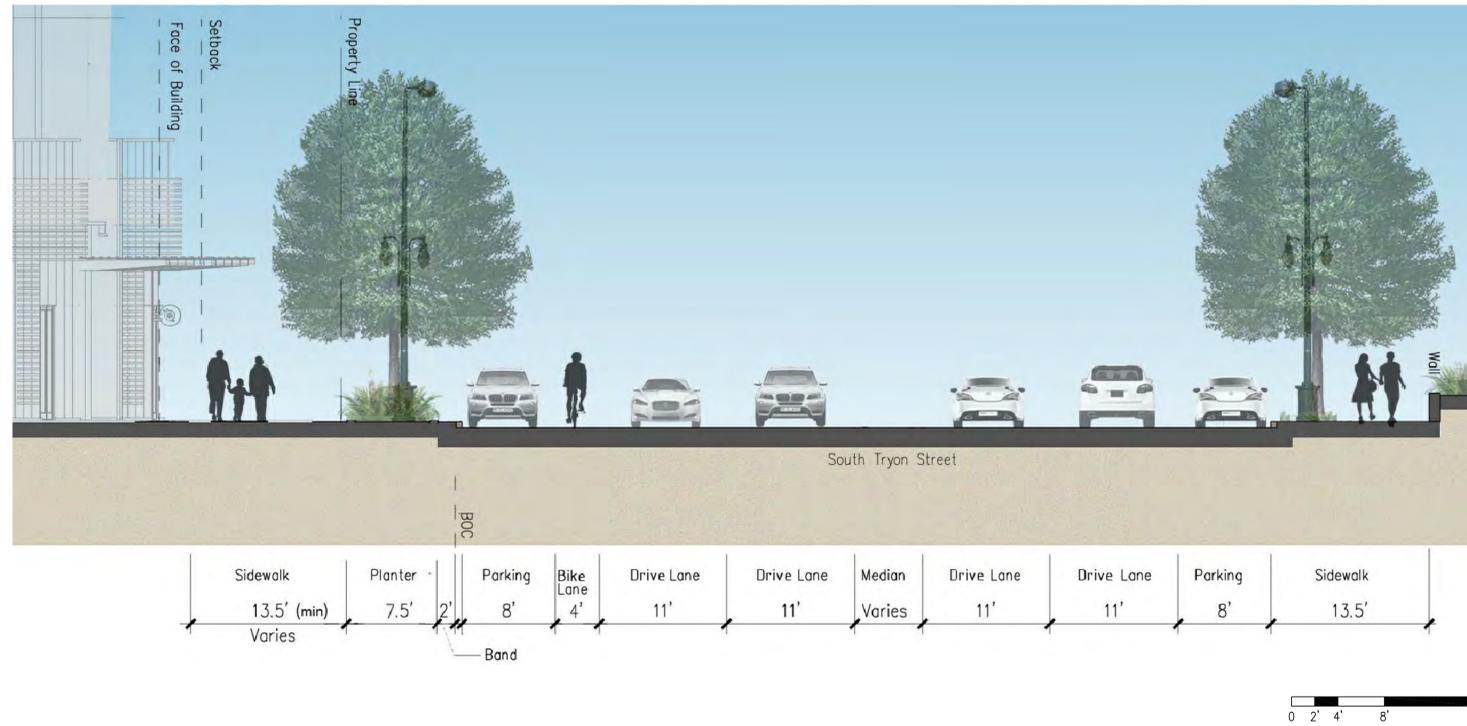
PROJECT NO.	601 SOUTH TRYON CHARLOTTE, NC
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SHEET NO.	132.9153.00
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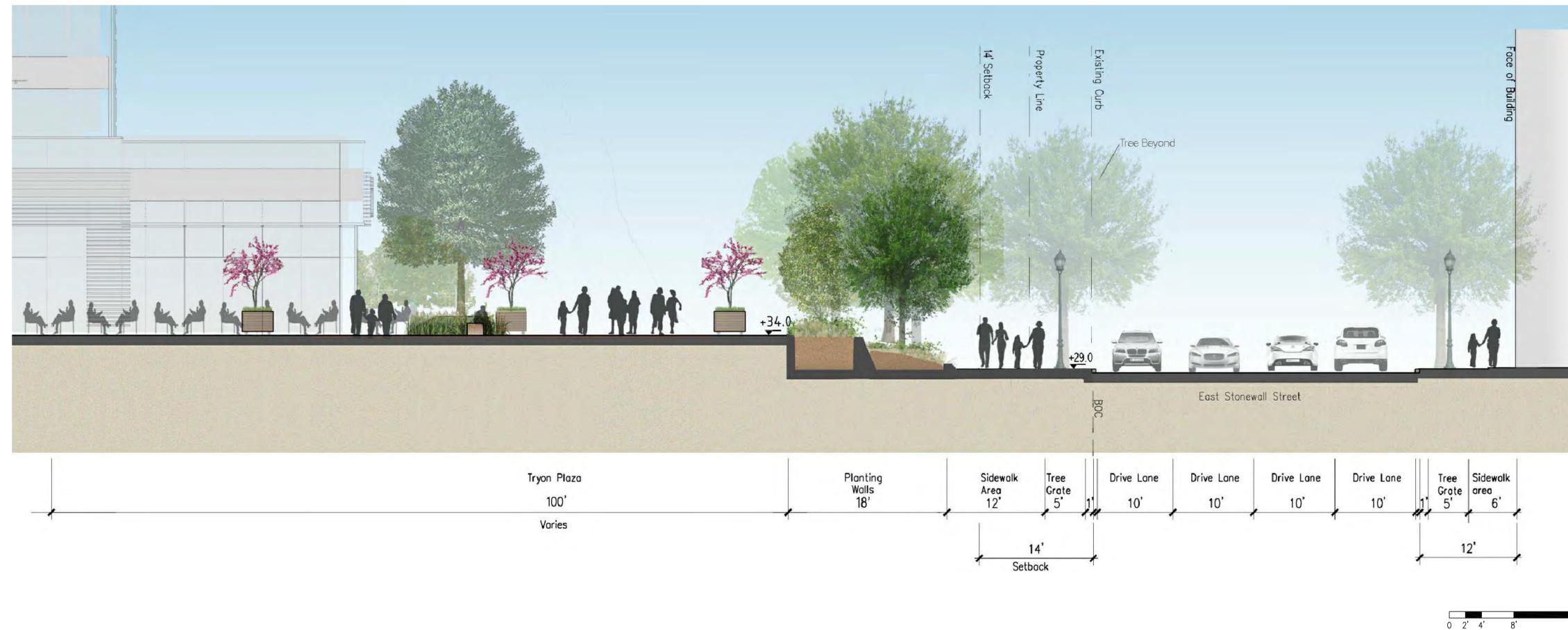
DEVELOPMENT STANDARDS AND REQUIRED UMUD URBAN OPEN SPACE CALCULATIONS
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SHEET NUMBER	RZ-02
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# STREET CROSS SECTIONS



**A** TRYON STREET



**B** STONEWALL @ TRYON PLAZA

**LITTLE**  
DIVERSIFIED ARCHITECTURAL CONSULTING

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**WATG**

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**TRYON PLACE**

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PROJECT TEAM

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PROJECT ARCHITECT: CHRISTOPHER HOYT, AIA

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601 SOUTH TRYON CHARLOTTE, NC

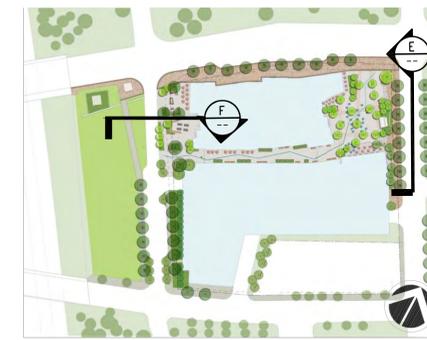
PROJECT NO: 132.9153.00

SHEET TITLE: STREET CROSS SECTION

SHEET NUMBER: RZ-03



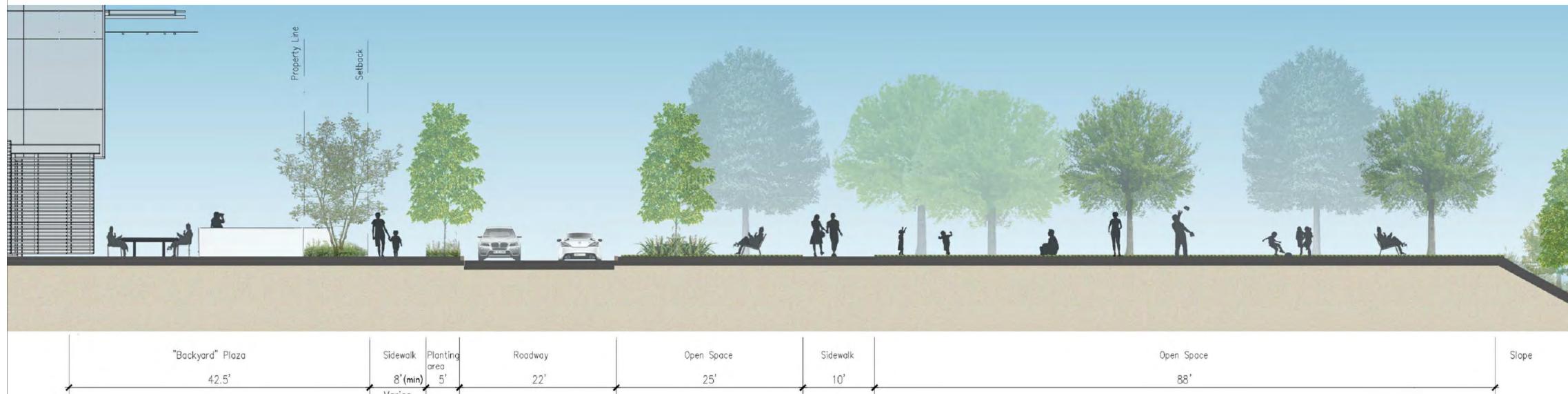
# STREET CROSS SECTIONS



KEY MAP



**E** EAST STONEWALL STREET



**F** HILL STREET @ "BACKYARD" AND PUBLIC PARK



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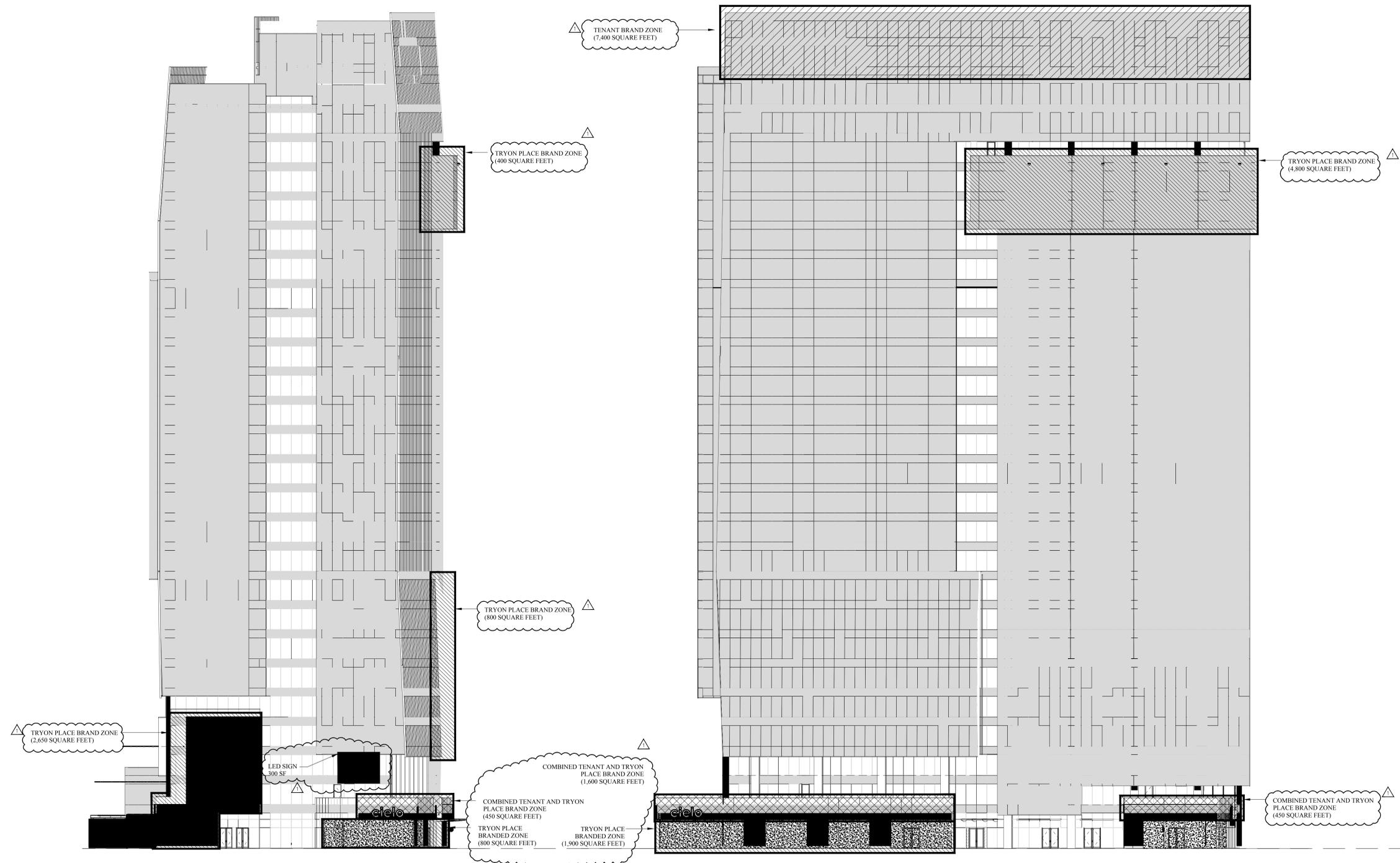
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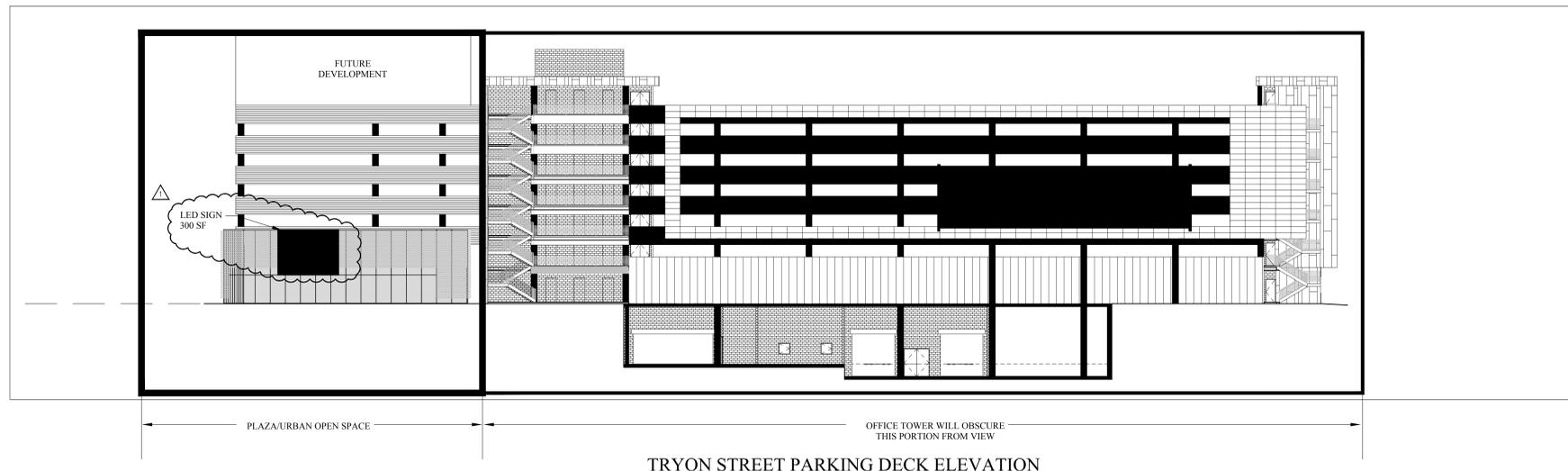
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SHEET TITLE  
STREET CROSS SECTION



STONEWALL STREET ELEVATION

TRYON STREET ELEVATION



TRYON STREET PARKING DECK ELEVATION

NOTE: ELEVATIONS SHOWN ARE SCHEMATIC IN NATURE AND SUBJECT TO CHANGE WHEN PRESENTED FOR CONSTRUCTION DOCUMENT REVIEW

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PROJECT NAME

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601 SOUTH TRYON  
CHARLOTTE, NC

PROJECT NO.  
132.9153.00

SHEET TITLE  
SIGN ZONES

SHEET NUMBER  
RZ-06

NO.	REASON	DATE
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PROJECT TEAM

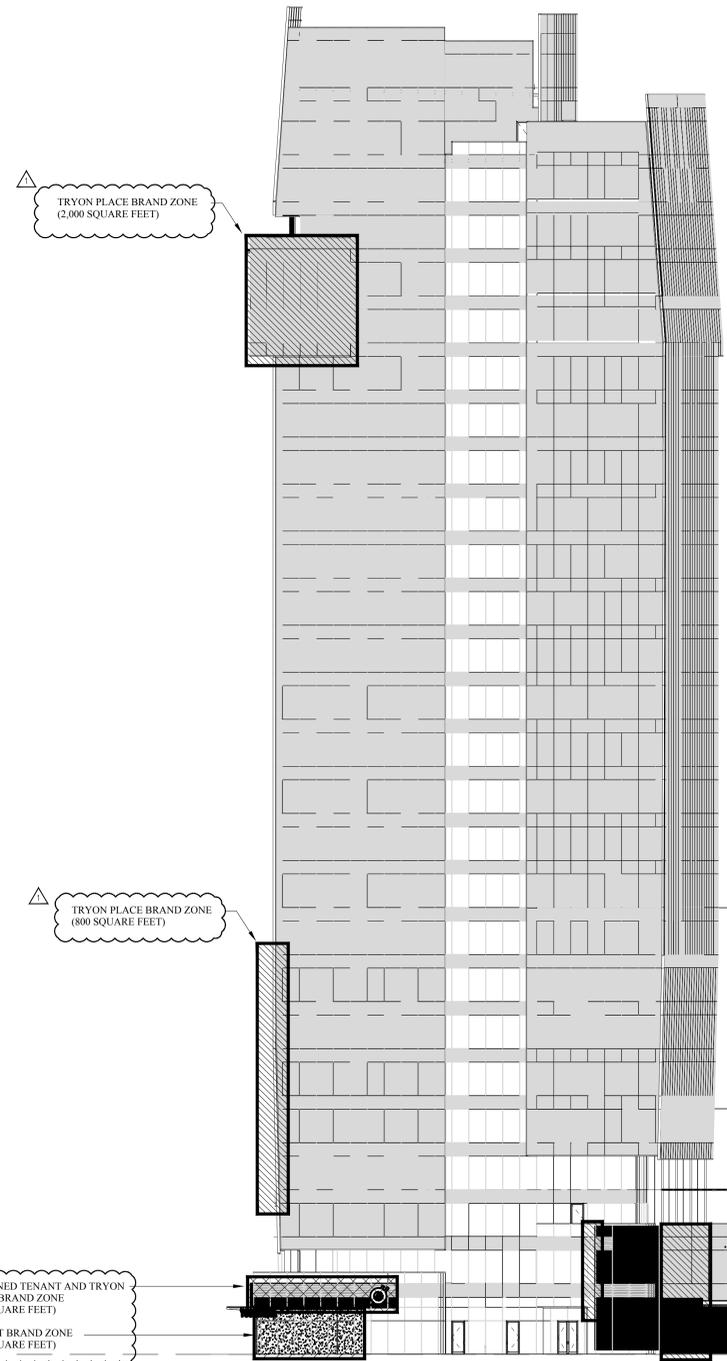
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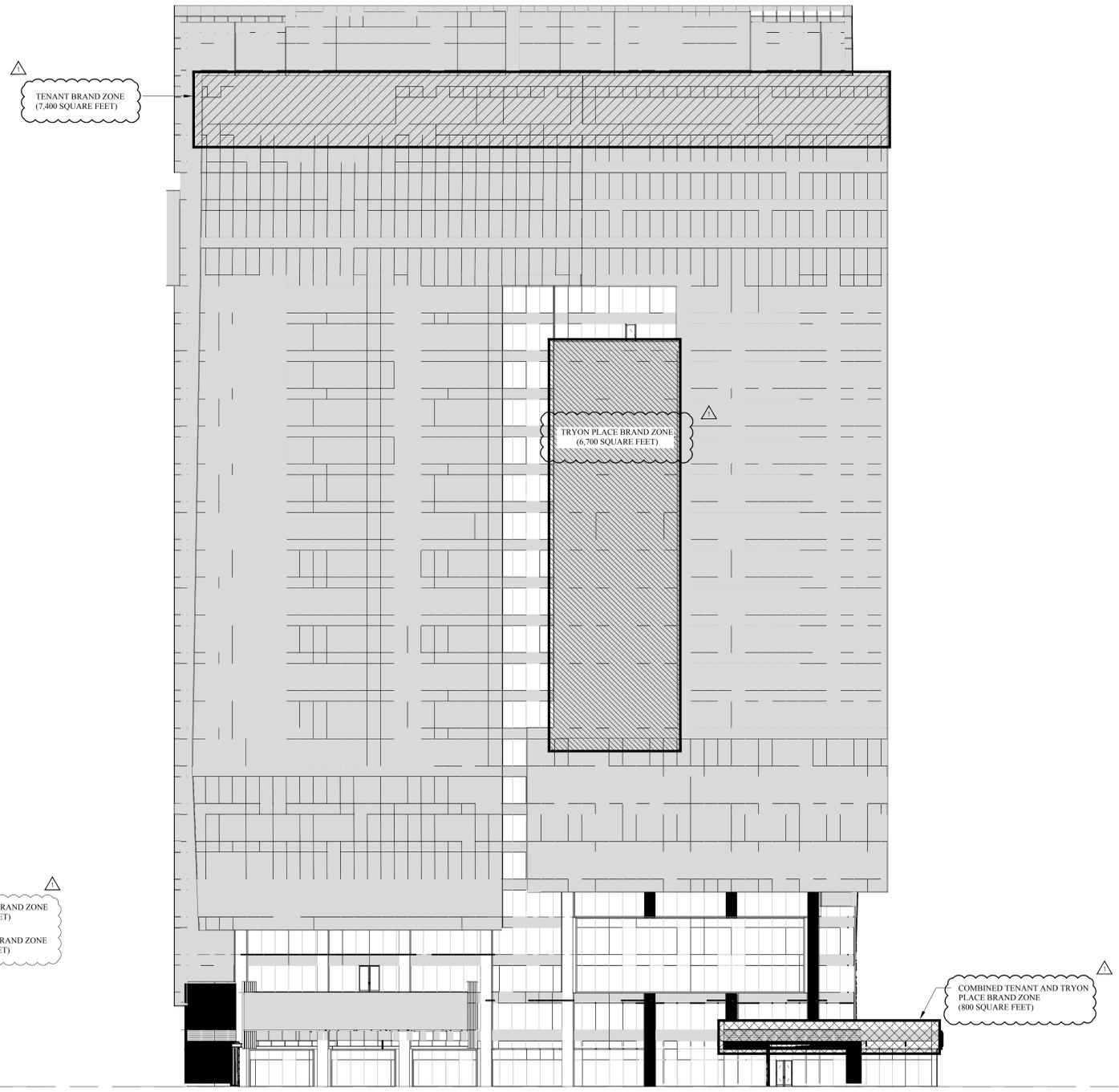
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SHEET TITLE  
SIGN ZONES

SHEET NUMBER  
RZ-07



HILL STREET ELEVATION



COLLEGE STREET ELEVATION

NOTE: ELEVATIONS SHOWN ARE SCHEMATIC IN NATURE AND SUBJECT TO CHANGE WHEN PRESENTED FOR CONSTRUCTION DOCUMENT REVIEW





