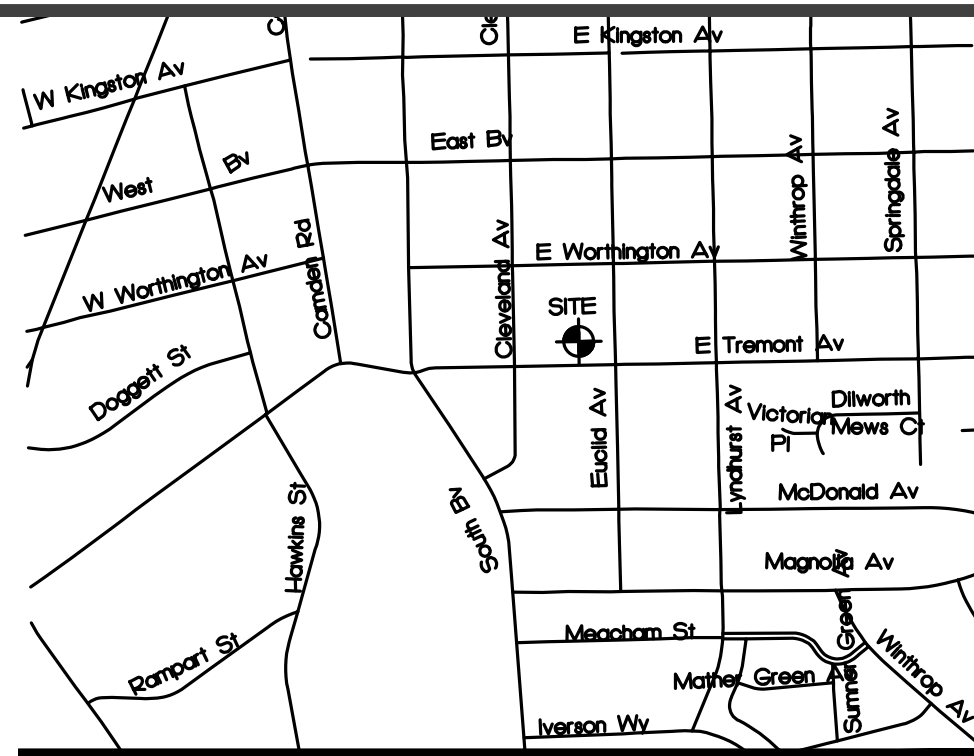




VICINITY MAP
NOT TO SCALE

ROBERT ELLI HAMRICK AND
RAY H. HAMRICK
LOT 2, BLOCK 22
MAP BOOK 332, PAGE 214
DEED BOOK 4012, PAGE 950
TAX# 121-056-19

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 BY OTHERS. 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 0.750 ACRES (32,560 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 | |

TIDEWATER CORPORATE DEVELOPMENT, LLC
MAP BOOK 332, PAGE 214
DEED BOOK 20813, PAGE 87
TAX# 121-056-03

FOUND PROPERTY CORNER
SET 5/8" REBAR OR PK NAIL
CALCULATED POINT
RIGHT OF WAY MONUMENT
ELECTRIC METER
LIGHT POLE
POWER POLE
ELECTRIC TRANSFORMER
NATURAL GAS METER
SEWER CLEANOUT
SANITARY SEWER MANHOLE
TELEPHONE PEDESTAL
CABLE PEDESTAL
WATER VALVE
WATER METER
WATER VAULT
FIRE HYDRANT

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

EAST TREMONT AVENUE
(60' PUBLIC R/W)

EXISTING SITE SURVEY

RZ.01

1/16"=1'-0"

A X O M

ARCHITECTURE
333 WEST TRADE ST.
SUITE 200
CHARLOTTE, NC 28202
T 704.343.9900
F 704.343.9980
www.axiomarchitecture.com

DILWORTH COURT TOWNHOMES

CHARLOTTE, NORTH CAROLINA
NEW CAROLINA INCOME PROPERTIES

PROJECT A-1405

EXISTING
SURVEY

RZ PET# - 2014-085

AUGUST 15, 2014

REVISION 1 - 08.01.14 REZONING COMMENTS
REVISION 2 - 10.24.14 REZONING COMMENTS
REVISION 3 -
REVISION 4 -

RZ.01

DEVELOPMENT DATA TABLE

- a. SITE AREA: 0.75 ACRES
b. TAX PARCEL ID NUMBERS: 121-056-07 AND 121-056-08
c. EXISTING ZONING: UR-2 (CD) HD-O (DINWORTH)
d. PROPOSED ZONING: TOD-RO HD-O
e. EXISTING USE = SINGLE FAMILY AND MULTIFAMILY
PROPOSED USE = MULTIFAMILY (RESIDENTIAL ONLY)
f. MULTIFAMILY DWELLING UNITS = 12
g. PROPOSED RESIDENTIAL DENSITY = 16.0
h. (N/A)
i. PROPOSED F.A.R.: 1.00

- j. MAXIMUM HEIGHT OF 50' - NOT TO EXCEED THREE STORIES
SHOWN WITH 2.5 STORIES AND < 50' ALONG EUCLID

- k. PARKING REQUIRED: 1 CAR PER UNIT (TOD-R) = 12 CARS
PARKING PROVIDED: 26 SPACES (SEE OPTIONAL REQUEST BELOW)
MAX ALLOWED = 1.6 PER UNIT + 25% INCREASE = 24 TOTAL CARS

- l. OPEN SPACE = APPROX. 20% OF SITE EXCLUDING PARKING
AND SIDEWALKS

GENERAL PROVISIONS

- a. ALTERATIONS TO THE CONDITIONAL PLAN ARE SUBJECT TO
SECTION 6.207 - ALTERATIONS TO APPROVAL

OPTIONAL PROVISIONS

- a. REQUEST TO REDUCE SIDE YARD BUFFER FROM 10' TO 5' MIN.
BUFFER REQUIREMENTS OF 6 TREES AND 20 SHRUBS PER 100' WILL
BE MAINTAINED WITH ADDITION OF 6' HIGH PRIVACY FENCE RATHER
THAN MASONRY WALL. PETITIONER WILL CONSULT WITH A
LICENSED ARBORIST TO DEVELOP AND IMPLEMENT A PLAN TO
PRESERVE EXISTING TREES IN THE 5' BUFFER DURING
CONSTRUCTION.

- b. REQUEST FOR 10% INCREASE IN ORDINANCE MAXIMUM FOR
PARKING. PROVIDED PARKING = 2 SP. PER UNIT (x12) = 24 SPACES.
REQUEST FOR ADDITIONAL INCREASE FOR COMMUNITY/VISITOR
PARKING OVERFLOW.

PERMITTED USES

- a. ALLOWED USES = MULTIFAMILY RESIDENTIAL
b. PROHIBITED USES = NON-RESIDENTIAL

TRANSPORTATION

- a. 8' PLANTING STRIP AND 6' SIDEWALK TO BE CONSTRUCTED WITHIN
EXISTING 60' R.W.
b. (N/A)
c. PARKING TO BE STRUCTURED - BELOW PRIMARY STRUCTURE
d. (N/A)
e. (N/A)

- f. SIDEWALKS AND PLANTING STRIPS ALONG THE SITE'S PUBLIC
STREET FRONTAGE SHALL BE ESTABLISHED AS INDICATED ON SITE
PLAN
g. SEE SITE PLAN FOR EXISTING THOROUGHFARES AND PROPOSED
DRIVEWAY

ARCHITECTURAL STANDARDS

- a. SEE BUILDING MATERIALS KEY NEXT TO BUILDING ELEVATION
FOR NOTES.
b. TWO NEW TWO & THREE-STORY TOWNHOUSE BUILDINGS WILL BE
ON THE SITE
c. URBAN DESIGN AND ARCHITECTURAL ELEMENTS INCLUDE:
GROUND LEVEL, MASONRY PATIO WALLS WITH CONNECTIVITY TO
PUBLIC WALKS/STREETS. MOST TOWNHOMES FRONT THE PRIMARY
STREETS WITH PORCH ELEMENTS. ALL UNITS HAVE EXTERIOR
BALCONIES AND THEY MAY ENCROACH 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. AN INTERIOR DRIVE SERVICES 3
TOWNHOMES WITH SMALL FRONT GARDENS. ALL UNIT PARKING IS
FED TO INDIVIDUAL GARAGES FROM INTERNAL DRIVE.
d. INDIVIDUAL ROLL-OUT TRASH AND RECYCLE BINS WILL BE
PROVIDED FOR EACH TOWNHOUSE AND ROLL TO CURB SIDE.
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. SPECIAL BUFFER/SCREENING: SEE OPTIONAL PROVISIONS a.
ABOVE.

ENVIRONMENTAL FEATURES

- a. TREE SAVE - PER ORDINANCE
b. PCO TREATMENT - PER ORDINANCE
c. (N/A)

PARKS, GREENWAYS AND OPEN SPACE

- a. (N/A)
b. (N/A)
c. (N/A)
d. PRIVATELY CONSTRUCTED OPEN SPACE DESIGNED TO MEET
REQUIREMENTS IN SECTION 9.1208(12)
e. MINIMUM 300 sf PRIVATE OPEN SPACE WILL BE PROVIDED PER TOD
ORDINANCE W/ SEATING AND/OR OTHER AMENITIES

FIRE PROTECTION

- N/A

SIGNAGE

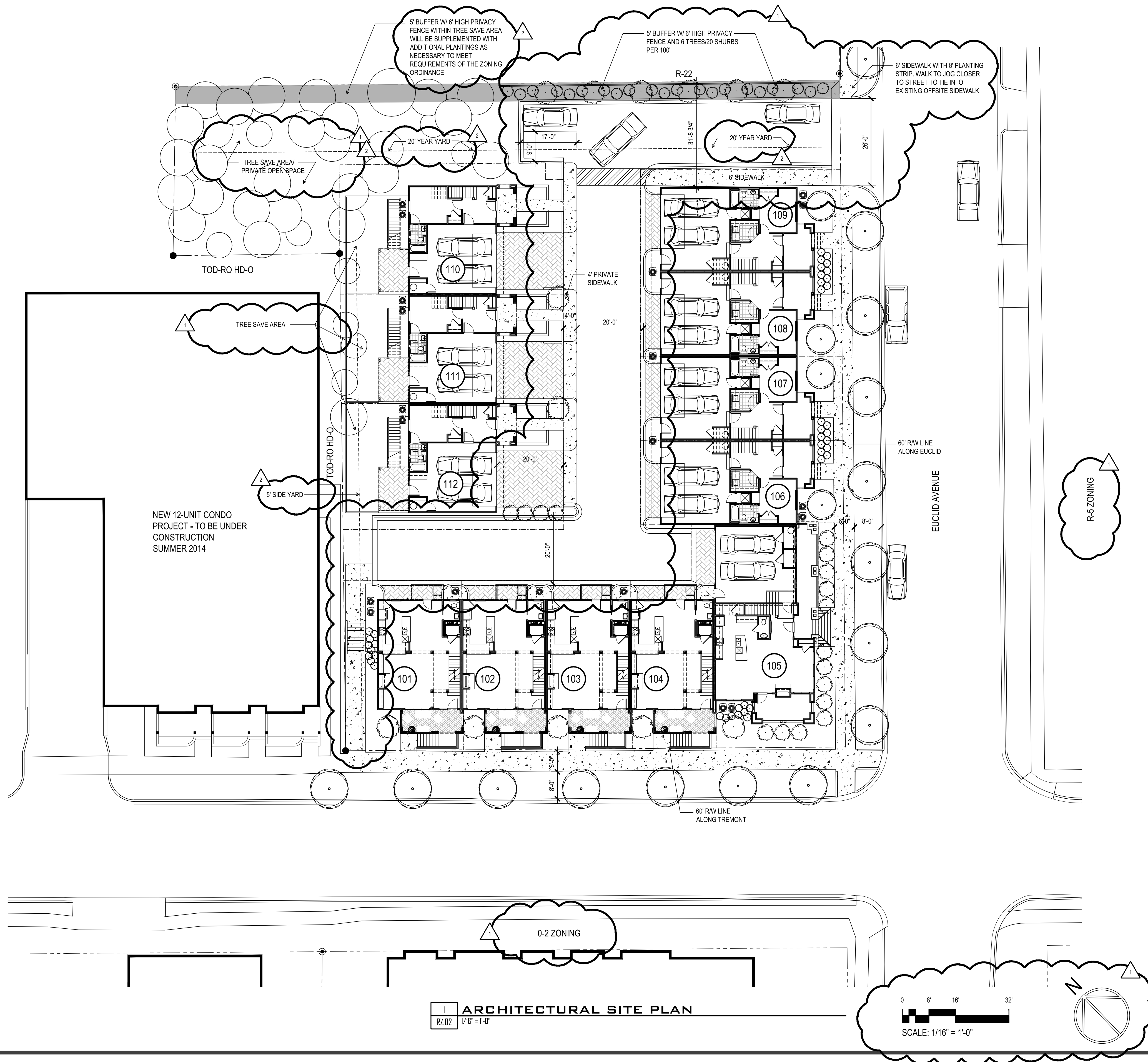
- a. SIGN LIMITATIONS (N/A)

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.

PHASING

- a. DEVELOPMENT PHASING (N/A)



1 ARCHITECTURAL SITE PLAN
RZ.02 1/16" = 1'-0"

0 8' 16' 32'
SCALE: 1/16" = 1'-0"



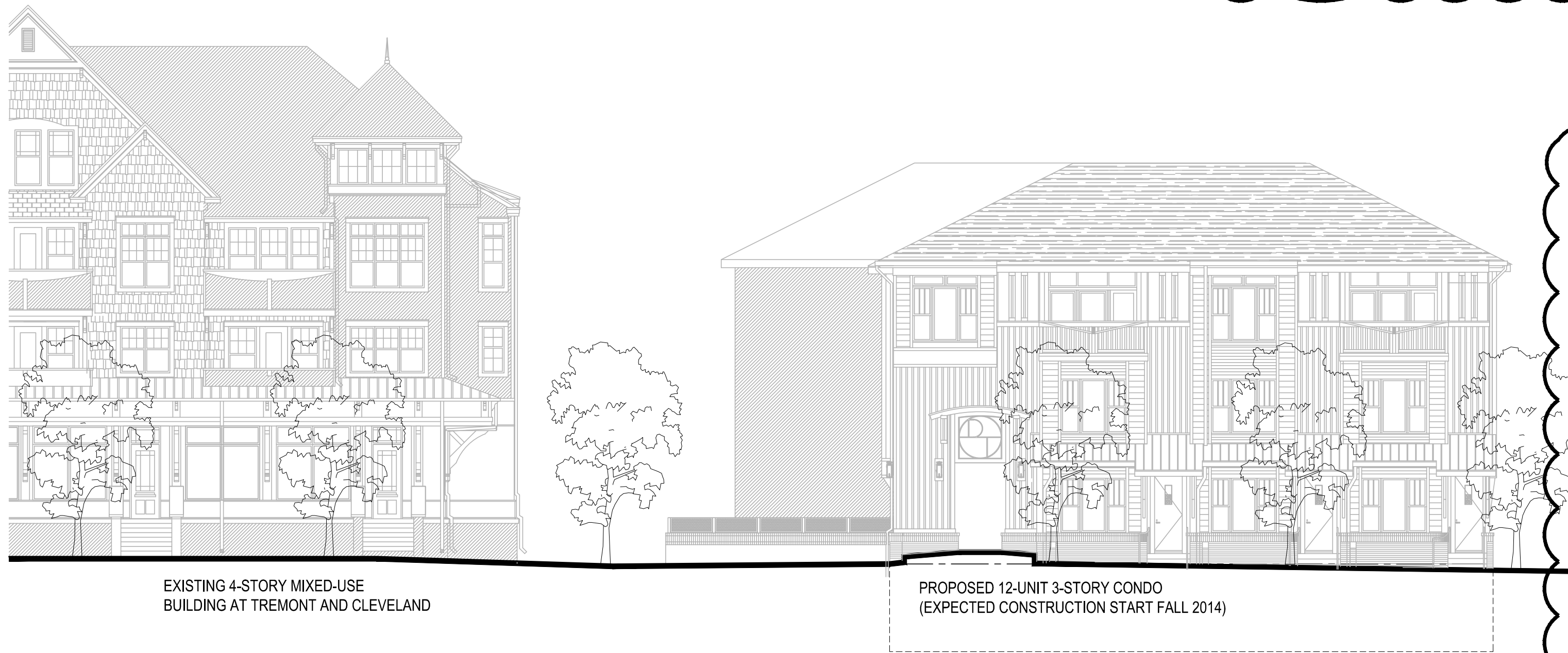
EXTERIOR BUILDING MATERIAL KEY

1. MASONRY BASE, 1ST AND 2ND FLOOR VENEER AND PATIO WALLS: LARGE MODULAR STONE AND STANDARD, MODULAR OR QUEEN SIZE BRICK
2. WINDOWS: COMPOSITE/WOOD, PAINTABLE
3. LAPPED, SHINGLES AND BOARD/BATTEN SIDING: WOOD - STAINED OR PAINTED
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

3 PROJECT RENDERING
RZ.03 NTS



2 EUCLID AVENUE ELEVATION
RZ.03 3/32" = 1'-0"



EXISTING 4-STORY MIXED-USE
BUILDING AT TREMONT AND CLEVELAND

PROPOSED 12-UNIT 3-STORY CONDO
(EXPECTED CONSTRUCTION START FALL 2014)



1 TREMONT AVENUE ELEVATION
RZ.03 3/32" = 1'-0"

DILWORTH COURT TOWNHOMES
CHARLOTTE, NORTH CAROLINA
NEW CAROLINA INCOME PROPERTIES

PROJECT A-1405

STREET ELEVATIONS
AND RENDERING

RZ PET# - 2014-085

AUGUST 15, 2014

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