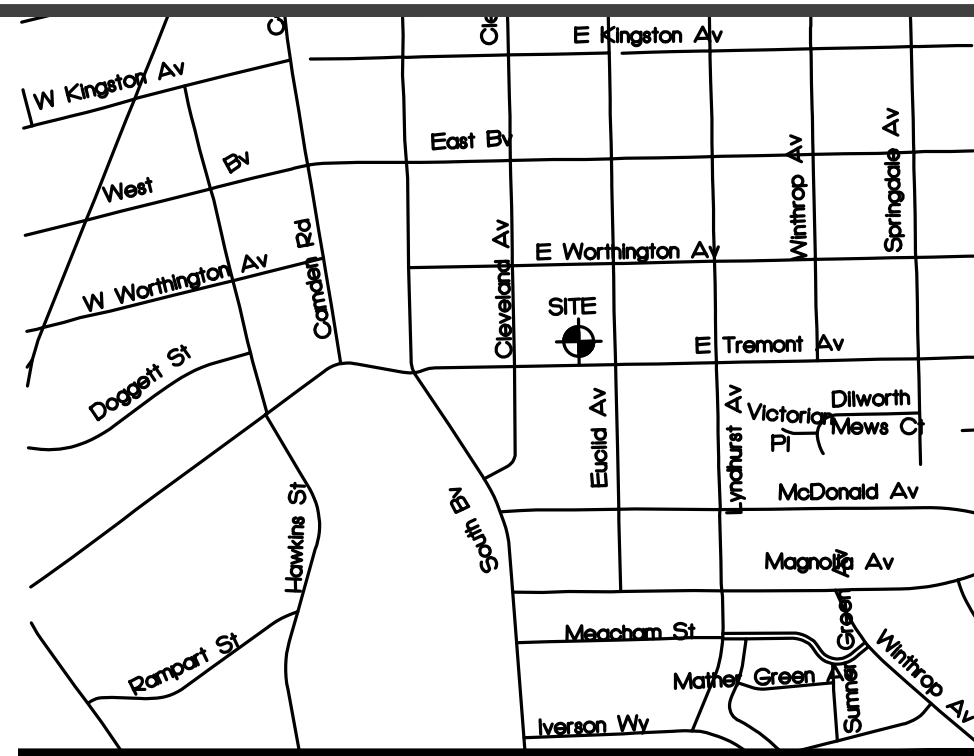




VICINITY MAP
NOT TO SCALE

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 SURVEYS 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. 3719C0186E 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.).

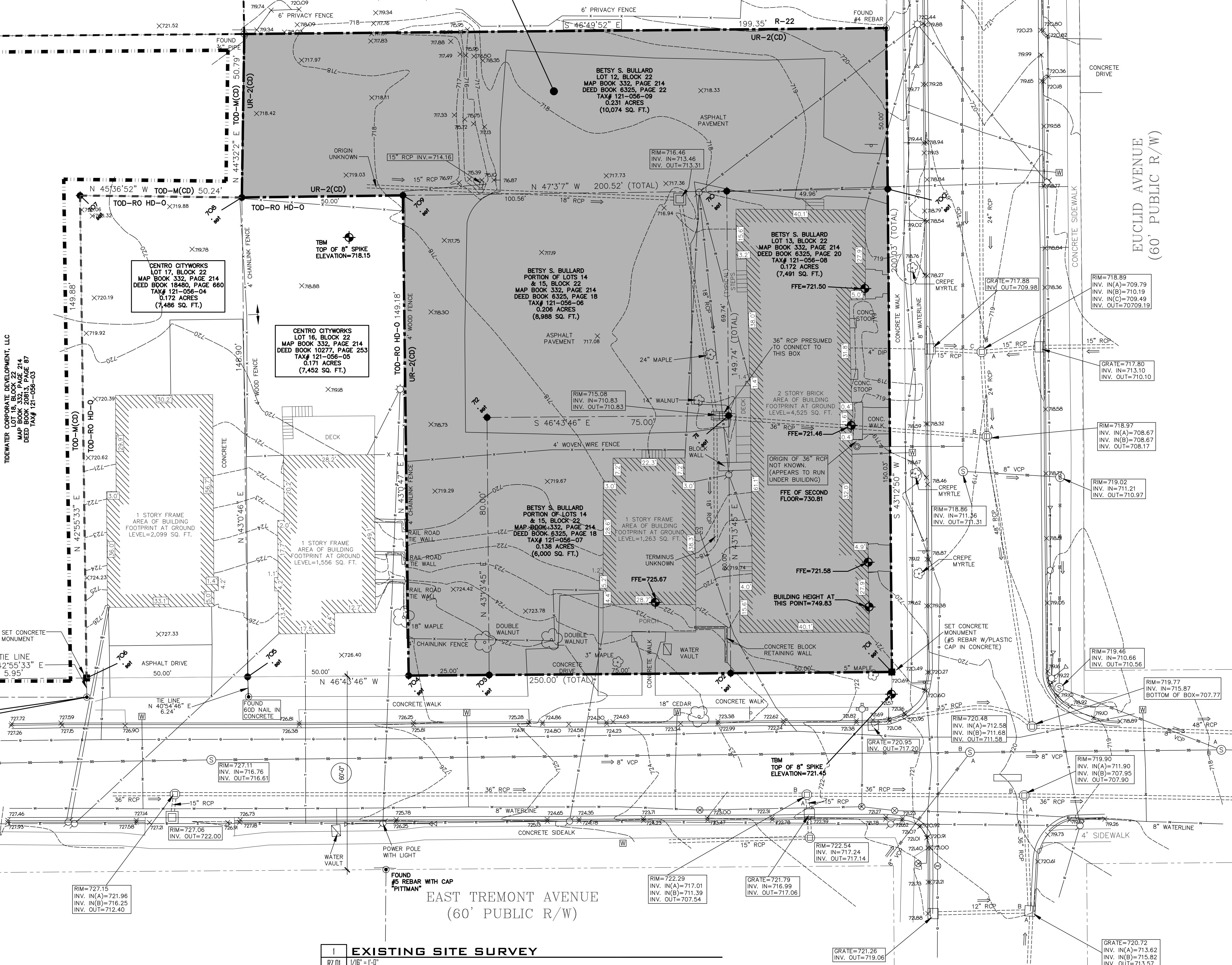
LEGEND

- | | |
|----------------------------|---------------------------|
| 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

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

NEW PROJECT SITE (SHADED)



EXISTING SITE SURVEY

RZ.01 1/16"=1'-0"



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 (Dilworth)
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. NON-RESIDENTIAL SQUARE FOOTAGE - "NON-APPLICABLE"	
i. PROPOSED F.A.R.:	1.00
j. MAXIMUM HEIGHT OF 50' - NOT TO EXCEED THREE STORIES	
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	

GENERAL PROVISIONS

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

a. REQUEST TO REDUCE SIDE YARD BUFFER FROM 10' TO 5' MIN.	
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	
c. OTHER RESTRICTIONS (N/A)	

TRANSPORTATION

a. 8' PLANTING STRIP AND 6' SIDEWALK TO BE CONSTRUCTED WITHIN EXISTING 60' R/W.	
b. TRANSPORTATION IMPROVEMENTS (N/A)	
c. PARKING TO BE STRUCTURED - BELOW PRIMARY STRUCTURE	
d. TRANSIT FACILITIES (N/A)	
e. RIGHT-OF-WAY ABANDONMENT (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 ENCRATCH 2 FEET INTO THE SETBACK PROVIDED THEY ARE 10 FEET MIN. ABOVE GRADE PER SECTION 9.06 OF THE CHARLOTTE ZONING ORDINANCE. OTHER ELEMENTS INCLUDE LARGE WINDOWS AND ENHANCED TRIM AND DETAILING AT CASINGS AND CORNERBOARDS. AN INTERIOR DRIVE SERVES 3 TOWNHOMES WITH SMALL FRONT GARAGES. ALL UNIT PARKING IS FED TO INDIVIDUAL GARAGES FROM INTERIOR 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 BUFFER 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:	

ENVIRONMENTAL FEATURES

a. TREE SAVE - PER ORDINANCE	
b. PCOD 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 DESIGNED TO MEET REQUIREMENTS IN SECTION 9.1208(12)	

FIRE PROTECTION

a. FIRE PROTECTION: PRIVATE DRIVE TO BE CONFORM TO ALL NECESSARY DRIVE, SURFACE AND TURN RADI STANDARDS.	
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SIGNAGE

a. SIGN LIMITATIONS (N/A)	
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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.	
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PHASING

a. DEVELOPMENT PHASING (N/A)	
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OTHER (REMOVED NOTE)



- 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

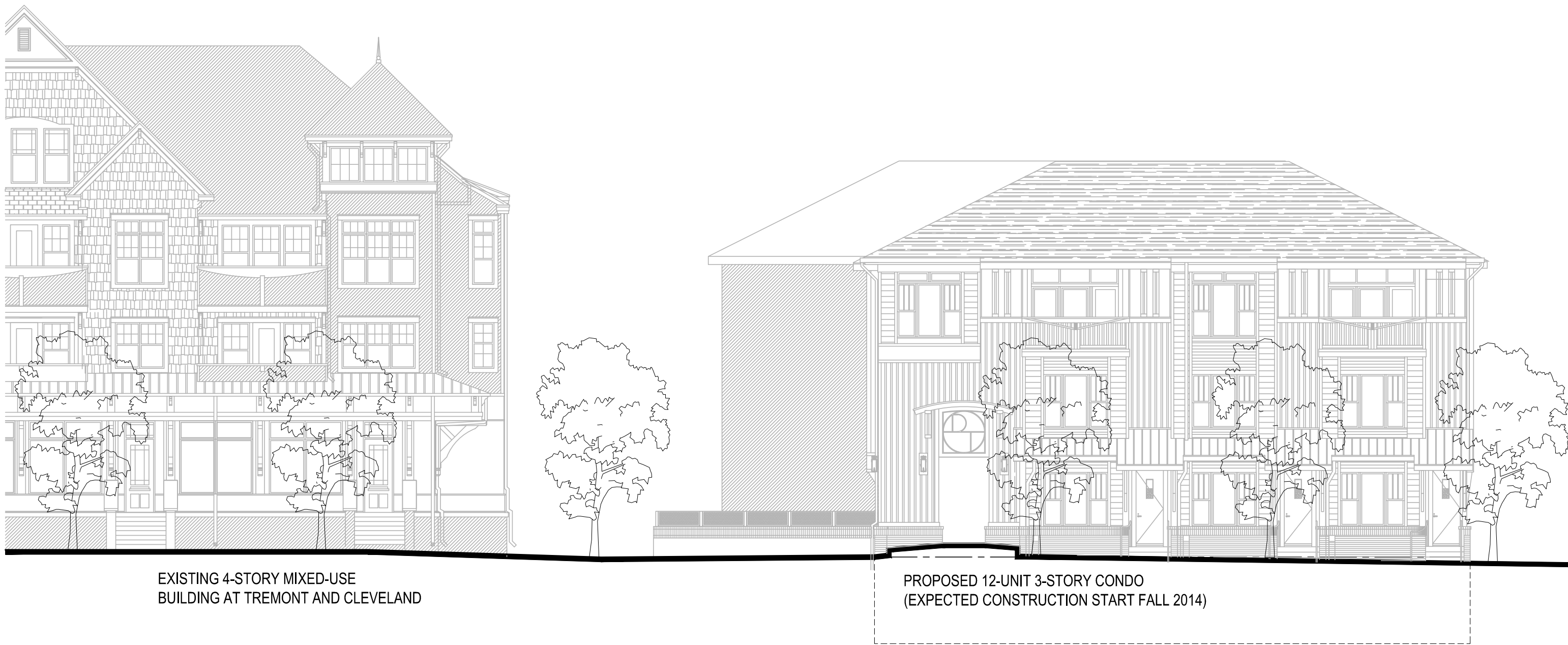
3PROJECT RENDERING

RZ.03NTS



2EUCLID AVENUE ELEVATION

RZ.033/32" = 1'-0"



1TREMONT AVENUE ELEVATION

RZ.033/32" = 1'-0"

DILWORTH COURT TOWNHOMES

CHARLOTTE, NORTH CAROLINA
NEW CAROLINA INCOME PROPERTIES

PROJECT A-1405

STREET ELEVATIONS
AND RENDERING

RZ PET# - 2014-000

JUNE 23, 2014

REVISION 1 -
REVISION 2 -
REVISION 3 -
REVISION 4 -

RZ.03