

NC GRID (NAD 1983)

*** CAUTION NOTE ***
THERE MAY BE UTILITIES OTHER THAN THOSE SHOWN.
THE SURVEYOR ASSUMES NO RESPONSIBILITY FOR UTILITIES
NOT SHOWN HEREON. IT IS THE CONTRACTOR'S
RESPONSIBILITY TO VERIFY THEIR LOCATIONS.

CALL BEFORE YOU DIG
1-800-632-4949

LEGEND	
ch.	chord
LR	curve length & radius
s.f.	square feet (by coordinates)
IRF	1/2" rebar found
IRS	1/2" rebar set
PKS	P.K. nail set
IRF	iron pipe found
RDW(F)	City R/W disk found
conc.	concrete
a/c	air conditioner
MB	DB record map and deed references
SUE	Sidewalk and Utility Esm't.
TCE	Temporary Construction Esm't.
TSV	traffic signal vault
TSP	traffic signal pole
light pole	light pole
utility pole	utility pole
gas valve	gas valve
guy anchor	guy anchor
catch basin	catch basin
water meter	water meter
gas valve	gas valve
water valve	water valve
fire hydrant	fire hydrant
deciduous tree	deciduous tree
electric manhole	electric manhole
temporary bench mark	temporary bench mark
underground gas line	underground gas line
water line	water line
sanitary sewer line	sanitary sewer line
underground electric	underground electric
fence line	fence line
underground telecommunications line	underground telecommunications line
overhead utilities	overhead utilities
CMP	Corrugated Metal Pipe
RCP	reinforced concrete pipe
I.E.	invert elevation
storm drain manhole	storm drain manhole
san. sewer manhole	san. sewer manhole
sanitary sewer cleanout	sanitary sewer cleanout
yard light	yard light
irrigation control valve	irrigation control valve



THIS SURVEY IS CERTIFIED ONLY TO
Merrifield, Patrick, Vermillion, LLC.

I, ANDREW G. ZOUTEWELLE, do hereby certify;
that this survey is based upon my best knowledge, information and belief;
that this map was drawn under my supervision from an actual survey
made under my supervision (deed description recorded in deed and
map books as noted); that the boundaries not surveyed are indicated
as dashed lines drawn from adjoining deed sources as shown hereon;
that the ratio of precision or positional accuracy is 1:10,000;
that this map meets the requirements of The Standards of Practice
for Land Surveying in North Carolina (21 NCAC 56.1600).
This map is not intended to meet G.S. 47-30 recording requirements.
Actual ground elevations are within 1/2 contour interval of the contour
lines shown across 95% of the surveyed area.

This _____ day of _____, 2014.

Andrew G. Zoutewelle
Professional Land Surveyor
NC License No. L-3098

GENERAL NOTES

- Source of title is recorded in Deed Book 303 Page 293. See also Right of Way abandonment in Resolution Book 12 Page 71, and fee conveyances to City of Charlotte recorded in Deed Book 6403 Page 196. Mecklenburg County Tax I.D. number is 18701601.
- This survey was done without the benefit of a complete title examination. There may be additional easements, restrictions or other matters of title not shown. See the following:
 - Permanent Sidewalk, Permanent Drainage and Temporary Construction Easements to City of Charlotte recorded in Deed Book 6403 Page 196. (As shown).
 - Roadway Easement recorded in Deed Book 6331 Page 1206. (As shown).
 - Permanent Easement(s) and Temporary Construction Easement(s) to the City of Charlotte for "Park and Ride" recorded in Deed Book 6552 Page 574. Affect property; Permanent Easements are shown, but Temporary Easements are not. The City of Charlotte should be contacted to determine if these temporary easements are still in effect).
 - Sidewalk and Utility Easement(s) and Temporary Construction Easement(s) to the City of Charlotte recorded in Deed Book 23440 Page 597. (As shown).
- The total area of the subject property is 112,995 S.F. (or 2.5940 acres), by coordinates.
- Per graphic scaling from FEMA Flood Insurance Rate Map 3710456100K dated Feb. 19, 2014 this property does not lie within a designated flood hazard area (lies in Zone X).
- Underground utilities were located from: 1) surface observations, 2) paint designation markings by the NC ONE-CALL Utility Locating Center and 3) from CMUD customer service maps. There may be additional utilities not shown. It is the contractor's responsibility to contact NC ONE-CALL before any design, excavation or construction.
- This survey was done using conventional survey equipment (i.e. total station). N.C. grid ties were obtained from multiple GPS (VRS) observations. The following metadata relates to the N.C. grid ties only:
 - Class of Survey: A
 - Type of GPS field procedure: RTK/GNSS
 - Date of Survey: 05-26-2014
 - Point positional accuracy at 95% confidence:
 - Horizontal - 0.04'; Vertical - 0.1'
 - Datum and Epoch: NAD83-2011 (Epoch 2010.0000)
 - Designation of fixed control stations: NCGS CORS network stations
 - Geoid model used: GEOID_12A
 - Combined Grid Factor: 0.999845363All distances shown hereon are horizontal ground distances.
- The subject property is zoned O-15 (CD) per Mecklenburg County GIS. See Rezoning Site Plan #76-53 approved Oct. 14, 1997. Standard setbacks for O-15 under the old ordinance were: 40' setback; 8' side; 20' rear adjacent to non-residential; 40' adjacent to residential districts. Zoning staff should be consulted to determine building setbacks and setback configuration for this property. No zoning setbacks are shown. This survey does not reflect a complete zoning analysis. Development of this property and setback configuration is subject to the approval of the City of Charlotte.
- Per the Charlotte Regional Thoroughfare Planning Organization (CRTPO) Map, Providence Road and Sardis Road are Class III Major Thoroughfares and per the City of Charlotte Zoning Ordinance, are subject to 100' proposed rights of way. Proposed of way shown for Providence Road is measured 50' from DOT survey centerline. Existing right of way of Sardis Road is greater than 50' from survey centerline. Proposed right of way location should be confirmed with City of Charlotte DOT.
- Vertical datum is relative to a prior survey by this firm. To convert from the elevations shown to NAVD83, add 0.4' to the numerical elevations shown.

LINE TABLE		
NUMBER	DIRECTION	DISTANCE
L1	N 57°04'17" E	10.00'
L2	N 33°01'44" W	20.00'
L3	S 57°04'17" W	10.00'
L4	N 27°03'57" E	24.61'
L5	N 22°35'51" W	30.00'
L6	N 67°24'09" E	57.46'
L7	S 48°44'41" W	93.60'
L8	S 37°11'19" W	30.30'

CURVE TABLE			
NUMBER	RADIUS	ARC LENGTH	CHORD DIRECTION
C1	4619.50'	10.67'	N 33°13'09" W

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TOPOGRAPHIC SURVEY OF
4309 Providence Road
CHARLOTTE, MECKLENBURG COUNTY, N.C.
for Merrifield, Patrick, Vermillion, LLC
Date of Survey: June 9, 2014

Scale: 1" = 40'

1418 East Fifth St. Charlotte, NC 28204
Phone: 704-372-9444 Fax: 704-372-9555
Firm Licensure Number C-1054

REVISIONS:
1. 09/19/14 REVISIONS PER STAFF COMMENTS

DATE: 07/28/2014
DESIGNED BY: SURVEYOR
DRAWN BY: SURVEYOR
CHECKED BY: SURVEYOR
SCALE: 1" = 40'-0"
PROJECT #: 1014209
SHEET #:

RZ-1.0

STRAWBERRY HILL
REZONING DOCUMENTS
Merrifield, Patrick, Vermillion Properties, Charlotte, NC
EXISTING CONDITIONS

REZONING PETITION
#2014-093

LandDesign
223 N Graham Street Charlotte, NC 28202
V: 704-333-0325 F: 704-332-3746
www.LandDesign.com

DEVELOPMENT STANDARDS

1. GENERAL PROVISIONS

THE PURPOSE OF THIS REZONING REQUEST IS TO ACCOMMODATE THE REDEVELOPMENT OF AN APPROXIMATELY 3.15 ACRE PROPERTY LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF PROVIDENCE ROAD AND SARDIS ROAD ALSO IDENTIFIED AS MECKLENBURG COUNTY TAX PARCEL 187-016-01 (THE "SITE").

DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE ACCOMPANYING TECHNICAL DATA SHEET, THESE DEVELOPMENT STANDARDS AND THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE").

EXCEPT AS OTHERWISE PROVIDED UNDER THE MUDD-OPTIONAL PROVISIONS SET FORTH UNDER SECTION 2 HEREOF AND UNLESS THE TECHNICAL DATA SHEET OR THESE DEVELOPMENT STANDARDS ESTABLISH MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE MUDD ZONING DISTRICT SHALL GOVERN ALL DEVELOPMENT TAKING PLACE ON THE SITE.

THE DEVELOPMENT DEPICTED ON THE TECHNICAL DATA SHEET IS INTENDED TO REFLECT THE SETBACKS, BUILDING ENVELOPES AND VEHICULAR ACCESS POINT RELATED TO THE PROPOSED DEVELOPMENT 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 TECHNICAL DATA SHEET OR ITS RESPECTIVE CONDITIONS AS WELL AS ANY CHANGES WHICH INCREASE THE INTENSITY OF DEVELOPMENT SHALL NOT BE DEEMED TO BE MINOR AND MAY ONLY BE MADE IN ACCORDANCE WITH THE PROVISIONS OF SUBSECTIONS 5.207(1) OR (2) OF THE ORDINANCE, AS APPLICABLE.

OLD SARDIS ROAD RIGHT-OF-WAYCATS PARK-AND-RIDE FACILITY

IN THE EVENT THAT THIS REZONING PETITION IS APPROVED, THE PETITIONER INTENDS TO PURSUE THE ABANDONMENT OF A PORTION OF THE RIGHT-OF-WAY OF OLD SARDIS ROAD. IN ORDER TO ACCOMMODATE THE ABANDONMENT, IT WOULD BE NECESSARY FOR THE PETITIONER TO PROVIDE AN ALTERNATE CATS PARK-AND-RIDE FACILITY TO REPLACE THE ONE CURRENTLY LOCATED WITHIN THE OLD SARDIS ROAD RIGHT-OF-WAY. A PROPOSED DESIGN FOR THE REPLACEMENT PARK-AND-RIDE FACILITY IS SHOWN ON THE ATTACHED SITE PLANS FOR ILLUSTRATIVE PURPOSES. THEREFORE, PRIOR TO CITY COUNCIL APPROVAL OF THIS REZONING PETITION, THE PETITIONER WILL SUBMIT A REQUEST FOR AN ADMINISTRATIVE AMENDMENT TO REZONING PETITION 2007-095 IN ORDER TO ACCOMMODATE A NEW PARK-AND-RIDE FACILITY ON THE PROPERTY NORTH OF THE OLD SARDIS ROAD RIGHT-OF-WAY. SUBSEQUENT TO APPROVAL OF THIS REZONING PETITION, PETITIONER SHALL WORK WITH CATS AND CDOT WITH REGARD TO THE PROPOSED ABANDONMENT AND PARK-AND-RIDE RELOCATION. IT IS UNDERSTOOD THAT NO DEVELOPMENT ACTIVITY CAN TAKE PLACE WITHIN THE OLD SARDIS ROAD RIGHT-OF-WAY UNLESS AND UNTIL THAT AREA IS ABANDONED BY THE CITY OF CHARLOTTE.

2. MUDD-O OPTIONAL PROVISIONS

THE PETITIONER PROPOSES TO UTILIZE THE MUDD-O PROVISIONS OF THE ORDINANCE IN ORDER TO ACCOMMODATE THE FOLLOWING:

- (a) A MAXIMUM OF TWO DRIVE-THROUGH SERVICE WINDOWS. HOWEVER, DRIVE-THROUGH SERVICE WINDOWS SHALL NOT BE PERMITTED AS AN ACCESSORY TO RESTAURANT USES. ALL DRIVE-THROUGH USES SHALL BE SCREENED FROM PUBLIC STREETS BY BUILDINGS OR WALLS.
- (b) MAINTAINING THE EXISTING PLANTING STRIP AND SIDEWALK LOCATION ALONG THE SITE'S FRONTAGE ON PROVIDENCE ROAD.
- (c) PARKING AND VEHICLE MANEUVERING AREAS BETWEEN BUILDINGS AND PROVIDENCE ROAD.
- (b) ANY SIGNAGE ON THE SITE FOR EXISTING OR FUTURE CATS PARK-AND-RIDE FACILITIES ON OR NEAR THE SITE MAY BE REVIEWED AND APPROVED BY THE PLANNING DIRECTOR. SIGNAGE RELATED TO CATS FACILITIES SHALL NOT BE FACTORED INTO TO THE AMOUNT OF SIGNAGE OTHERWISE ALLOWED ON THE SITE UNDER THE MUDD DISTRICT STANDARDS.

3. PERMITTED USES AND MAXIMUM DEVELOPMENT

THE SITE MAY BE DEVELOPED WITH UP TO 35,000 SQUARE FEET OF COMMERCIAL FLOOR AREA WITHIN UP TO FIVE BUILDINGS. PERMITTED USES SHALL INCLUDE ALL PRINCIPAL AND ACCESSORY USES PERMITTED IN THE MUDD ZONING DISTRICT AS WELL AS ANY DRIVE-THROUGH SERVICE WINDOWS PERMITTED SUBJECT TO THE OPTIONAL PROVISIONS IN PARAGRAPH 2 ABOVE.

4. TRANSPORTATION

- (a) VEHICULAR ACCESS WILL BE AS GENERALLY DEPICTED ON THE TECHNICAL DATA SHEET. THE PLACEMENTS AND CONFIGURATIONS OF THE VEHICULAR ACCESS POINT SHOWN ON THE TECHNICAL DATA SHEET ARE SUBJECT TO ANY MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE AND CONSTRUCTION PLANS AND DESIGNS AND TO ANY ADJUSTMENTS REQUIRED BY CDOT FOR APPROVAL.
- (b) PETITIONERS SHALL ELIMINATE ONE EXISTING DRIVEWAY ACCESS TO PROVIDENCE ROAD AND ONE EXISTING DRIVEWAY ACCESS TO SARDIS ROAD AS GENERALLY DEPICTED ON THE TECHNICAL DATA SHEET.
- (c) THE PETITIONERS RESERVE THE RIGHT TO DEVIATE FROM THE STREET DESIGN DEPICTED ON THE TECHNICAL DATA SHEET, PROVIDED ANY PROPOSED CHANGE IS APPROVED IN ADVANCE BY CDOT.
- (c) ALL PRIVATE STREETS MAY BE CONVERTED TO PUBLIC STREETS AT THE PETITIONERS' OPTION, PROVIDED THEY ARE DESIGNED TO PUBLIC STREET STANDARDS.
- (d) PETITIONER SHALL PETITION FOR THE ABANDONMENT OF A PORTION OF THE OLDMODIFY EXISTING PORTIONS OF PROVIDENCE ROAD AND SARDIS ROAD RIGHT-OF-WAY AS GENERALLY DEPICTED ON THE TECHNICAL DATA SHEET. IN THE EVENT THAT A PORTION OF THE OLD SARDIS ROAD RIGHT-OF-WAY IS ABANDONED, THE ABANDONED AREA SHALL BE SUBJECT TO THE PROVISIONS OF THE REZONING PLAN TO PROVIDE ONE PEDESTRIAN REFUGE ISLAND WITHIN EACH RIGHT-OF-WAY. PETITIONER SHALL COORDINATE WITH CDOT WITH REGARD TO THE DESIGN AND LOCATION OF THE PEDESTRIAN REFUGES.
- (e) PETITIONER SHALL COORDINATE WITH CATS STAFF TO RELOCATE THE EXISTING PARK-AND-RIDE EASEMENT LYING WITHIN THE OLD SARDIS ROAD RIGHT-OF-WAY.

5. ARCHITECTURAL STANDARDS

- (a) THE ARCHITECTURAL STYLE AND QUALITY OF BUILDINGSBUILDINGS WITHIN THE SITE SHALL BE GENERALLY CONSISTENT WITH THE CONCEPTUAL ELEVATIONS PROVIDED AS A PART OF THETHIS REZONING PETITION.
- (b) EXTERIOR BUILDING MATERIALS MAY INCLUDE BRICK, STONE, CAST STONE, PRECAST CONCRETE, CEMENTITIOUS SIDING, STUCCO, EIFS, AND METAL PANEL.
- (c) ALL ROOF MOUNTED MECHANICAL EQUIPMENT WILL BE SCREENED FROM VIEW FROM ADJOINING PUBLIC RIGHTS-OF-WAY AND ABUTTING PROPERTIES AS VIEWED FROM GRADE.
- (d) DUMPSTER AREAS WILL BE ENCLOSED ON ALL FOUR SIDES BY AN OPAQUE WALL WITH ONE SIDE BEING A HINGED OPAQUE GATE. IF ONE OR MORE SIDES OF A DUMPSTER AREA ADJOIN A SIDE OR REAR WALL OF A BUILDING, THEN THE SIDE OR REAR WALL MAY BE SUBSTITUTED FOR A SIDE.

6. STREETSCAPE AND LANDSCAPING

- (a) PETITIONERS SHALL PROVIDE A NINETEEN (19) FOOT SETBACK ALONG THE SITE'S SARDIS ROAD FRONTAGE.
- (b) ALONG THE SITE'S SARDIS ROAD FRONTAGE, PETITIONERS SHALL RESERVE A FIVE (5) FOOT WIDE AREA ADJACENT TO THE EXISTING BACK-OF-CURB TO ACCOMMODATE THE CONSTRUCTION OF A BIKE LANE IN THE FUTURE BY CDOT OR OTHERS. ADDITIONALLY, PETITIONERS SHALL PROVIDE AN EIGHT (8) FOOT WIDE PLANTING STRIP AND SIX (6) FOOT SIDEWALK BEHIND THE AREA RESERVED FOR A FUTURE BIKE LANE.
- (c) PETITIONERS SHALL PROVIDE A TWENTY (20) FOOT SETBACK ALONG THE PORTIONS OF THE SITE THAT FRONTS PROVIDENCE ROAD AND SARDIS ROADFRONTAGE.
- (d) PETITIONERPETITIONERS SHALL MAINTAIN THE EXISTING CURB LINES AND SIDEWALKSPLANTING STRIPS ALONG PROVIDENCE ROAD AND SARDIS ROADSHALL WIDEN THE EXISTING SIDEWALK ALONG THE SITE'S FRONTAGE ON PROVIDENCE ROAD TO AT LEAST SIX (6) FEET IN WIDTH.

7. ENVIRONMENTAL FEATURES

DEVELOPMENT ON THE SITE SHALL COMPLY WITH THE POST CONSTRUCTION CONTROLS ORDINANCE. PETITIONER MAY RELEASE PORTIONS THE PROPERTY LYING TO THE NORTH OF THE SITE (CURRENTLY IDENTIFIED AS MECKLENBURG COUNTY TAX PARCEL 185-121-17) TO ACCOMMODATE STORMWATER FACILITIES THAT WILL SERVE THE SITE.

DEVELOPMENT ON THE SITE SHALL COMPLY WITH THE CHARLOTTE TREE ORDINANCE. REDEVELOPMENT ACTIVITY ON THE SITE IS EXEMPT FROM TREE SAVE REQUIREMENTS UNDER TREE ORDINANCE. HOWEVER, PETITIONER WILL PRESERVE TREES OVER EIGHT (8) INCHES DBH LOCATED WITHIN FOURTEEN (14) FEET OF THE BACK-OF-CURB ALONG THE PROVIDENCE ROAD AND SARDIS ROAD RIGHT-OF-WAYSSETBACK.

8. OPEN SPACE

OPEN SPACES SHALL BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF THE ORDINANCE.

9. FIRE PROTECTION

FIRE PROTECTION SHALL BE PROVIDED IN CONFORMITY WITH THE SPECIFICATIONS OF THE FIRE MARSHALL.

10. SIGNAGE

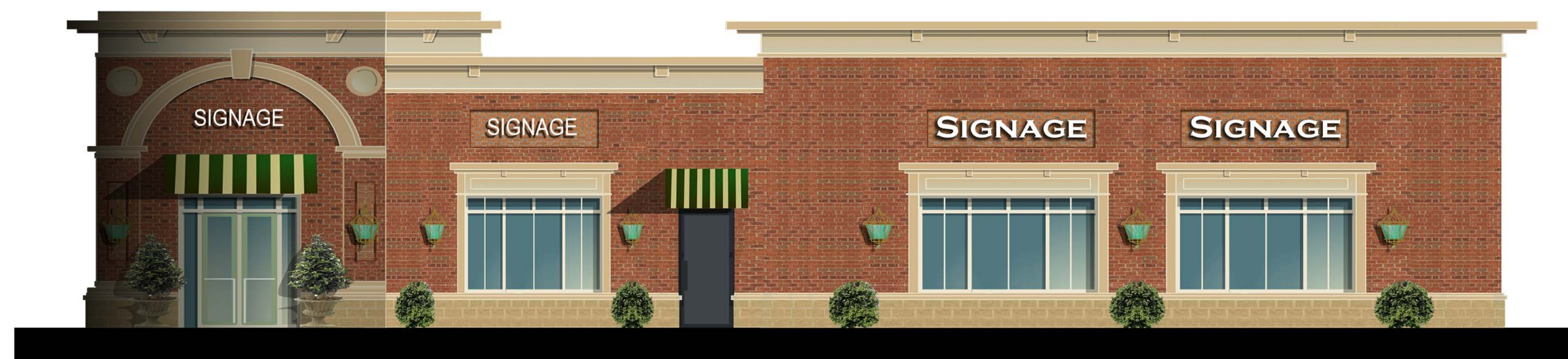
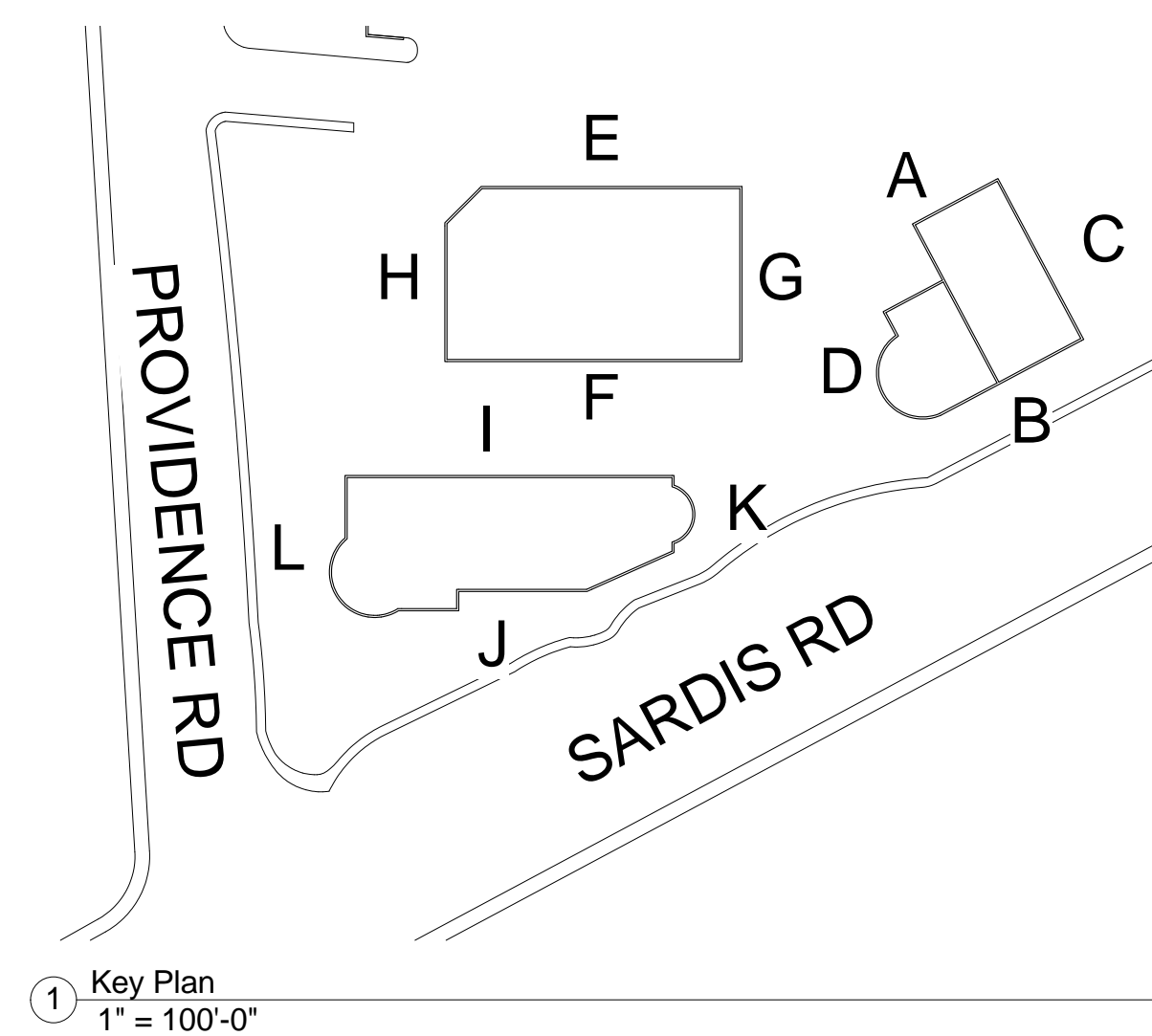
OPEN SPACES SHALL BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF THE ORDINANCE.

11. LIGHTING

- (a) FREESTANDING LIGHTS SHALL NOT EXCEED 20 FEET IN HEIGHT.

12. OTHER

PETITIONER REQUESTS VESTED-RIGHTS FOR A PERIOD OF FIVE YEARS.



MPV
PROPERTIES
Merrifield Patrick Vermillion

STRAWBERRY HILL

**Merrifield
Patrick
Vermillion**

Strawberry Hill
Charlotte, NC

[illegible]

ARCHITECTS PA
1928 South Boulevard
Charlotte, NC 28203
704.333.5931
www.bhmarc.com

Project Number	Strawberry Hill
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Date	09/18/2014
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Author

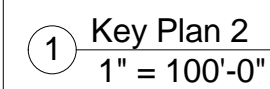
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Schematic Elevations

SHEET

RZ4.0

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STRAWBERRY HILL

Strawberry Hill
Charlotte, NC

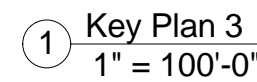


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Schematic Elevations

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STRAWBERRY HILL

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Schematic Elevations

SHEET

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Scale

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