

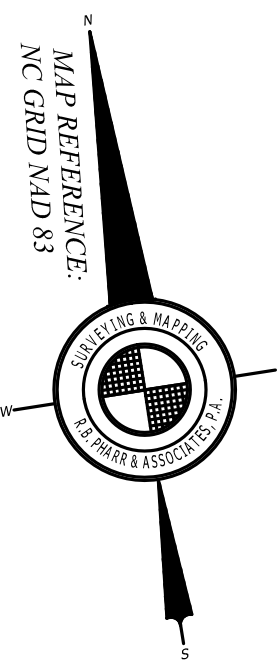
VICINITY MAP
NOT TO SCALE

NOTES:

- THIS PLAN IS NOT FOR RECORDATION AS PER G.S. 47-30 AS AMENDED.
- ALL CORNERS MONUMENTED AS SHOWN.
- THIS PROPERTY IS LOCATED WITHIN 2000' OF A NGS MONUMENT LOCATED.
- THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THIS MAP IS 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.
- THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE COMMITMENT REPORT. R.B. PHARR & ASSOCIATES, P.A. DOES NOT CLAIM THAT ALL MATTERS OF RECORD WHICH MAY OR MAY NOT AFFECT THE SUBJECT PROPERTY ARE SHOWN HEREON.
- ELEVATIONS BASED ON MECKLENBURG COUNTY MONUMENT #568. ELEVATION = 723.55 FEET, NAVD 88.
- BROKEN LINES INDICATE PROPERTY LINES NOT SURVEYED.
- THE OFF-SITE RIGHT-OF-WAY SHOWN HEREON IS FOR ILLUSTRATIVE PURPOSES ONLY. THE UNDERSIGNED CERTIFIES ONLY TO THE RIGHT-OF-WAYS SURVEYED, AND DOES NOT CERTIFY TO THE RIGHT OF WAY WIDTH OF ANY ADJACENT PROPERTIES.

ZONING:

ZONING RESTRICTIONS AS PER ZONING ORDINANCE. SUBJECT PROPERTY ZONED: I-2 (GENERAL INDUSTRIAL).
MINIMUM SETBACK: 20 FEET
MINIMUM SIDE YARD: 0 OR 5
IN I-2 DISTRICTS, NO SIDE YARD IS REQUIRED, BUT IF ONE IS PROVIDED, IT MUST BE A MINIMUM OF FIVE (5) FEET.
MINIMUM REAR YARD: 10 FEET
MAXIMUM BUILDING HEIGHT: 40 FEET
FOR FURTHER INFORMATION CONTACT THE CHARLOTTE-MECKLENBURG ZONING DEPARTMENT AT 704-336-3569.
PARKING:
NO PARKING SPACES OBSERVED ON PROPERTY



LEGEND:

C&G - CURB & GUTTER
CB - CATCH BASIN
CMP - CORRUGATED METAL PIPE
CP - CALCULATED POINT
CO - CLEAN OUT
D.B. - DEED BOOK
ECM - EXISTING CONCRETE MONUMENT
EIP - EXISTING IRON PIPE
EIR - EXISTING IRON ROD
EMM - EXISTING METAL MONUMENT
EN - EXISTING NAIL
EOP - EDGE OF PAVEMENT
FH - FIRE HYDRANT
GM - GAS METER
GP - GATE POST
GV - GAS VALVE
GW - GUY WIRE
HVAC - HEAT, VENT., AIR COND.
ICV - IRRIGATION CONTROL VALVE
LP - LIGHT POLE
(M) - MEASURED
MBX - MAILBOX
M.B. - MAP BOOK
N.G.S. - NATIONAL GEODETIC SURVEY
NIR - NEW IRON ROD
NN - NEW NAIL
OHANG - OVERHANG
PB - POWER BOX
PIN - PARCEL IDENTIFICATION NUMBER
PM - POWER METER
PP - POWER POLE
PG - PAGE
PVC - PLASTIC PIPE
(R) - RECORDED
R/W - RIGHT-OF-WAY
RCP - REINFORCED CONCRETE PIPE
SSMH - SANITARY SEWER MANHOLE
(T) - TOTAL
TB - TELEPHONE BOX
TERR. - TERRACOTTA PIPE
WM - WATER METER
WV - WATER VALVE

LINE LEGEND:

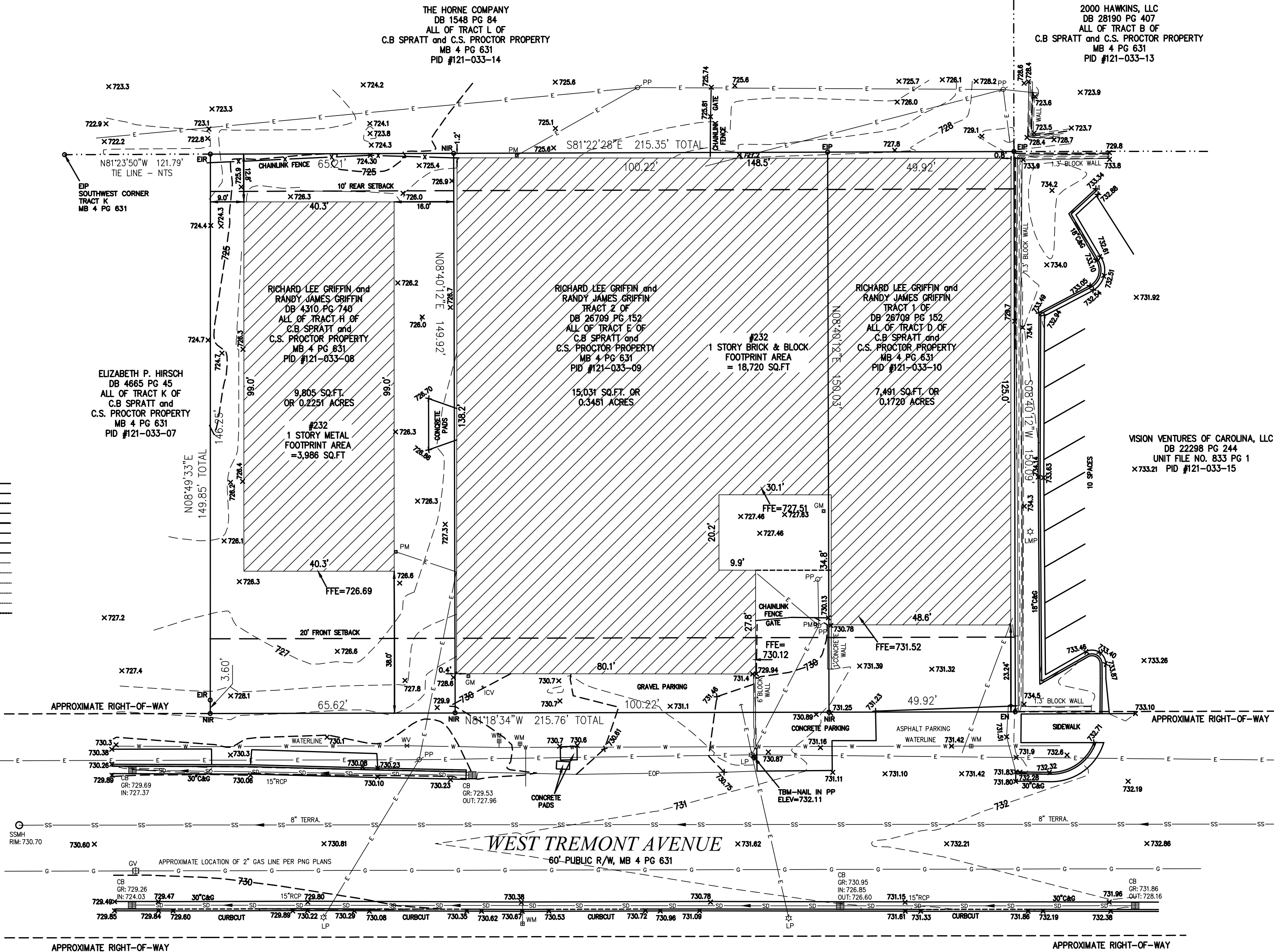
EASEMENT
FENCE
GUARD RAIL
PROPERTY LINE
PROPERTY LINE (NOT SURVEYED)
RIGHT-OF-WAY
RIGHT-OF-WAY (NOT SURVEYED)
SETBACK
GAS LINE
POWER LINE
SANITARY SEWER PIPE
STORM DRAIN PIPE
WATER LINE
WOOD FENCE

UTILITIES:

POWER
DUKE POWER ENERGY
1-800-777-9898
TELEPHONE
BELL SOUTH TELECOMMUNICATIONS
1-888-757-6500
WATER & SEWER
CHAR-MECK. UTILITY DEPT. (CMUD)
(704) 336-2564 WATER
(704) 337-6064 SEWER
GAS
PIEDMONT NATURAL GAS CO.
1-800-752-7504
CABLE TELEVISION
TIME WARNER CABLE
1-800-892-2253

GPS CERTIFICATION:

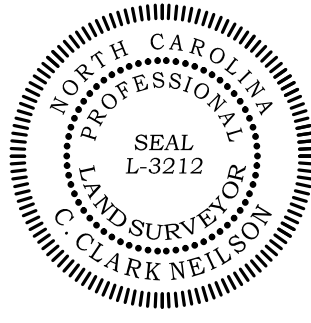
I, C. CLARK NELSON, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:
(1) CLASS OF SURVEY: A(1:10,000)
(2) POSITIONAL ACCURACY:
(3) TYPE OF GPS FIELD PROCEDURE: REAL-TIME KINEMATIC
(4) DATE OF SURVEY: DECEMBER 14, 2006
(5) DATUM/EPOCH: NAVD 88
(6) PUBLISHED/FIXED-CONTROL USE: #4 REBAR W/CAP, MECKLENBURG COUNTY MONUMENT #568
(7) GEOD. MODEL: GEOD03(CONUS)
(8) COMBINED GRID FACTOR: 0.99984297
(9) UNITS: US FEET



FLOOD CERTIFICATION
THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY FLOOD LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, DATED FLOOD DATE
MAP NUMBER: MAP-NUMBER

THIS IS TO CERTIFY THAT ON THE DAY DAY OF MONTH 20 04, AN ACTUAL SURVEY WAS MADE UNDER MY SUPERVISION OF THE PROPERTY SHOWN ON THIS PLAT, AND THAT THE BOUNDARY LINES AND THE IMPROVEMENTS, IF ANY, ARE AS SHOWN HEREON. THIS PLAN MEETS THE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA, BOARD RULE, 1600(2) NCAC 56, AND THE RATIO OF PRECISION DOES NOT EXCEED AN ERROR OF CLOSURE OF ONE (1) FOOT PER 10,000 FEET OF PERIMETER SURVEYED NOR 20 SECONDS TIMES THE SQUARE ROOT OF THE NUMBER OF ANGLES TURNED.

SIGNED: C. Clark Nelson



REVISIONS			FOR: NEW CAROLINA INCOME PROPERTIES, LLC		
			224, 228 AND 232 WEST TREMONT AVENUE TRACTS D, E AND H OF C.B. SPRATT AND C.S. PROCTOR PROPERTY CITY OF CHARLOTTE, MECKLENBURG COUNTY, N.C. DEED REFERENCE: 4310-740, 26709-152 MAP REFERENCE: 4-631 TAX PARCEL NO: 121-03-308, 309 AND 310		
			R.B. PHARR & ASSOCIATES, P.A. SURVEYING & MAPPING LICENSE NO. C-441 420 HAWTHORNE LANE CHARLOTTE, NC 28204 TEL 704 376-286		
CREW	DRAWN	REVISED	SCALE:	DATE:	FILE NO. XX-
			1"=20'		JOB NO. JOB-NO

Petition #

PROJECT A-1504

EXISTING
CONDITIONS /
SURVEY

JUNE 19, 2015

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

RZ.01



Know what's below.
Call before you dig.

DEVELOPMENT DATA TABLE

- a. SITE AREA: .74 ACRES
b. TAX PARCEL ID NUMBERS:
121-033-08
121-033-09
121-033-10
c. EXISTING ZONING: I-2
d. PROPOSED ZONING: TOD-RO
e. EXISTING USE = SURFACE PARKING
PROPOSED USE = MULTIFAMILY (RESIDENTIAL ONLY)
f. MULTIFAMILY DWELLING UNITS = 16
g. PROPOSED RESIDENTIAL DENSITY = 21
h. NON-RESIDENTIAL SQUARE FOOTAGE: N/A
i. PROPOSED F.A.R.: .4
j. MAXIMUM HEIGHT OF 50' - NOT TO EXCEED THREE STORIES.
k. PARKING REQUIRED: 1 CAR PER UNIT (TOD-R) = 16 CARS
MAX ALLOWED = 1.6 PER UNIT + 25% INCREASE = 32 TOTAL CARS

GENERAL PROVISIONS

- a. THE CONFIGURATION, PLACEMENT, SIZE, AND NUMBER OF INDIVIDUAL BUILDINGS/DWELLING UNITS AND/OR SITE ELEMENTS MAY BE ALTERED OR MODIFIED WITHIN THE LIMITS PRESCRIBED BY THE ZONING ORDINANCE AS SPECIFIED IN SECTION 6.207.
b. ALTERATIONS TO THE CONDITIONAL PLAN ARE SUBJECT TO SECTION 6.207 - ALTERATIONS TO APPROVAL.
c. 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, 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.

OPTIONAL PROVISIONS

- a. REQUEST TO REDUCE WIDTH OF EXIT WALK FOR COMMON CONNECTIVITY FROM 6' TO 4'.
a. ALLOWED USES = MULTIFAMILY RESIDENTIAL
b. PROHIBITED USES = NON-RESIDENTIAL
c. OTHER RESTRICTIONS (N/A)

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. PRIVATE STREET TO BE CONSTRUCTED AS PART OF THE PROJECT AS MEANS TO PARKING AND EMERGENCY VEHICLE ACCESS
d. PARKING TO BE STRUCTURED - BELOW PRIMARY STRUCTURES
e. TRANSIT FACILITIES: 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 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.

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. PETITIONER WILL PROVIDE TREE SAVE PER CITY OF CHARLOTTE TREE ORDINANCE.
b. THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION CONTROLS ORDINANCE.

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 sq ft PRIVATE OPEN SPACE WILL BE PROVIDED PER TOD ORDINANCE W/ SEATING AND/OR OTHER AMENITIES

FIRE PROTECTION

- a. FIRE PROTECTION: PRIVATE DRIVE TO CONFORM TO ALL NECESSARY DRIVE, SURFACE, AND TURN RADII STANDARDS

SIGNAGE

- a. SIGN LIMITATIONS (N/A)

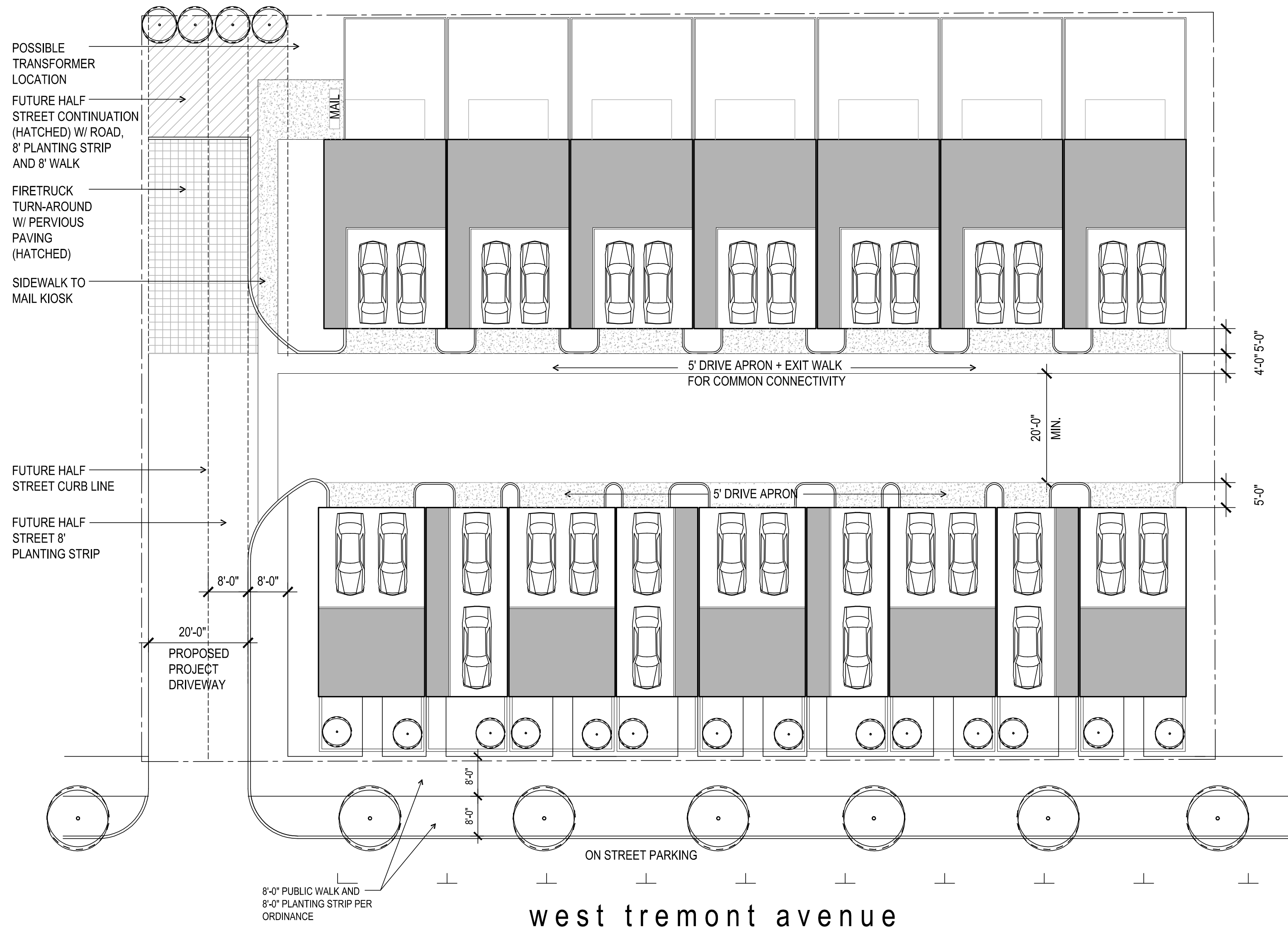
LIGHTING

- 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)

2 WEST TREMONT ELEVATION
RZ.02 1/8" = 1'-0"



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

SOUTHEND COURT TOWNS
CHARLOTTE, NORTH CAROLINA
NEW CAROLINA INCOME PROPERTIES

Petition # _____

PROJECT A-1504

ARCHITECTURAL SITE
PLAN & NOTES

JUNE 19, 2015

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

RZ.02