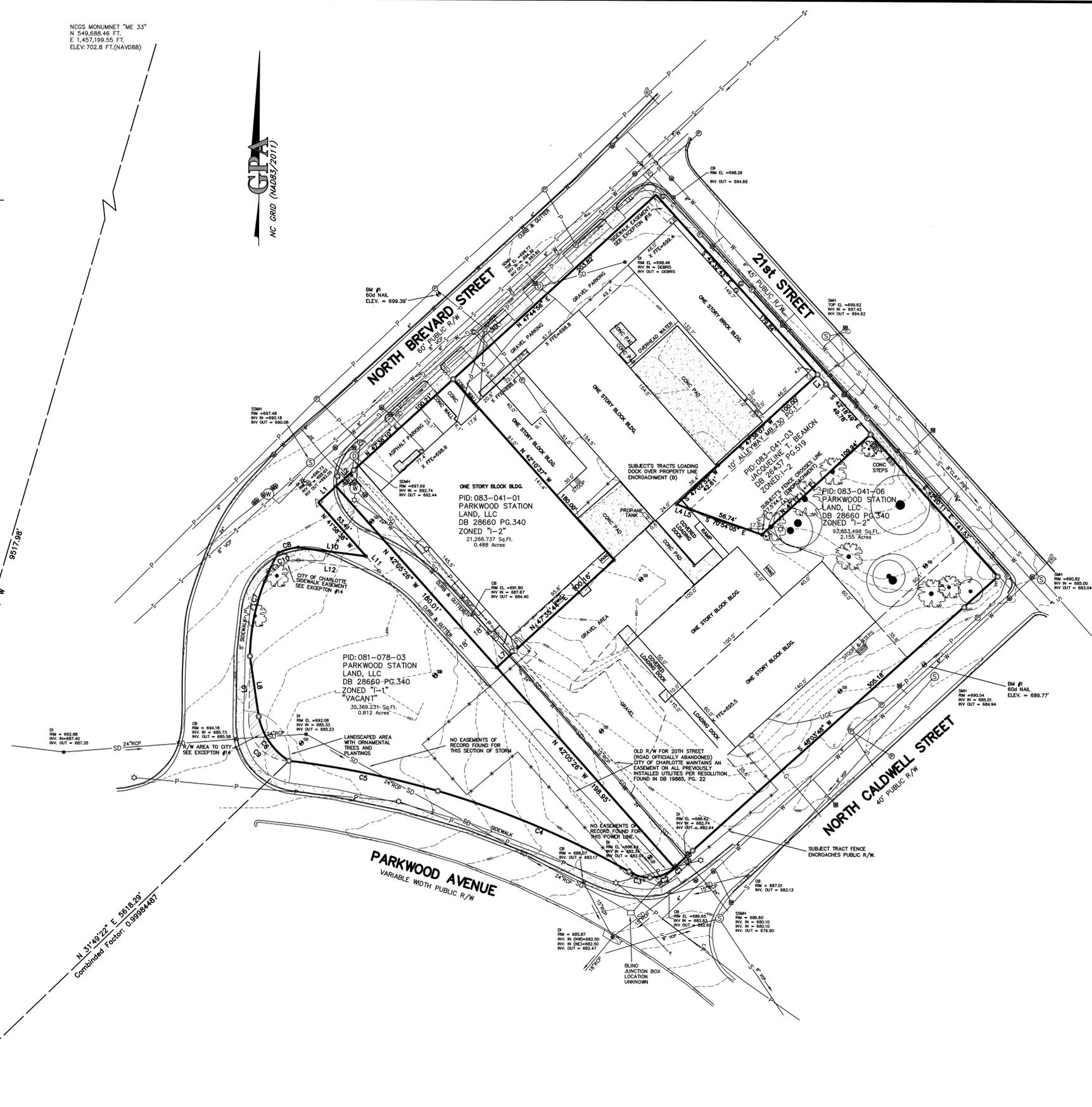


NCGS MONUMENT "ME 33"  
 N 549,688.46 FT.  
 E 1,457,199.55 FT.  
 ELEV: 702.8 FT. (NAVD88)

VICINITY MAP (NTS)

- LEGEND**
- ▲ - PK NAIL FOUND
  - ▲ - SET PK NAIL FOUND
  - - CONCRETE MONUMENT
  - - FOUND #4 REBAR
  - - SET #4 REBAR
  - - COMPUTED POINT
  - ⊕ - POWER POLE
  - ⊕ - GUY
  - ⊕ - ELECTRICAL BOX (TRAFFIC SIGNAL)
  - ⊕ - FIRE HYDRANT
  - ⊕ - WATER VALVE
  - ⊕ - WATER METER
  - ⊕ - SEWER MANHOLE
  - ⊕ - STORM MANHOLE
  - ⊕ - GAS VALVE
  - ⊕ - STORM CATCH BASIN
  - ⊕ - STORM DROP INLET
  - ⊕ - SIGN (MISC)
  - ⊕ - SOIL BORE FOUND
  - CHAIN LINK FENCE (ALL)
  - RIGHT-OF-WAY
  - CENTER LINE
  - 750' CONTOUR LINE
  - PAVEMENT STRIPING
  - OVERHEAD POWER LINE
  - SEWER LINE
  - STORM DRAIN
  - WATER LINE
  - GAS LINE
  - TREE LINE
  - GUARD RAIL
  - REINFORCED CONCRETE PIPE
  - CORRUGATED PLASTIC PIPE
  - DUCTILE IRON PIPE
  - CONCRETE PAD AREA



**TITLE REFERENCES:**

DEED BOOK 28660, PAGE 340  
 MAP BOOK 230, PAGE 1

**SURVEY NOTES:**

- 1) NORTH ORIENTATION IS BASED ON NC GRID (NAD83-2011) USING GPS OBSERVATIONS ON MONUMENTS "MCDOWELL" AND "ME-33" SHOWN HEREON. VERTICAL DATUM IS NAVD88 FROM SAME MONUMENTS.
- 2) UTILITIES ON SUBJECT TRACT ARE FROM FIELD OBSERVATIONS, 811 LOCATE TICKETS A152151805-00A, A152151803-00A, & C152151546-00C.
- 3) TITLE OF SUBJECT PROPERTY IS BASED ON COUNTY GIS AND DEEDS REFER TO MECKLENBURG COUNTY, NC REGISTRY.
- 4) THIS PROJECT SUBJECT TO RESTRICTIONS AND EASEMENTS OF RECORD.
- 5) ALL IMPROVEMENTS SHOWN FOR THE PERFORMANCE OF THIS SURVEY.
- 6) THE SUBJECT PROPERTY IS ZONED: "I-1 & I-2" PER MECKLENBURG COUNTY GIS AND IS SUBJECT TO CHANGE WITH USE AND SHOULD BE VERIFIED BY USERS.
- 7) SETBACKS I-1: FRONT-20', SIDE-0', REAR-10', MAXIMUM BLDG. HEIGHT 40'  
 SETBACKS I-2: FRONT-20', SIDE-0', REAR-10', MAXIMUM BLDG. HEIGHT 40'
- 8) THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA PER COMMUNITY FLOOD PANEL MAP# 3710455400K DATED 2/19/2014.
- 9) NO ENVIRONMENTAL ISSUES ADDRESSED DURING THE PERFORMANCE OF THIS SURVEY.
- 10) IRONS AT ALL CORNERS, UNLESS NOTED OTHERWISE.
- 11) FIELD WORK FOR SURVEY UPDATE WAS PERFORMED ON SEPTEMBER 21, 2015.
- 12) LINE CONNECTIVITY FOR UNDERGROUND UTILITIES WERE DERIVED FROM SURVEYED LOCATIONS OF SURFACE EVIDENCE MARKED BY OTHERS. ACTUAL LOCATION OF THE UNDERGROUND LINE MAY VARY.

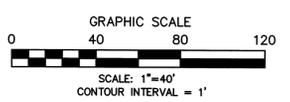
**ENCROACHMENT LIST:**

- A. SUBJECTS FENCE CROSSES ON ADJONER.
- B. COVERED LOADING DOCK ENCROACHES PARCEL: 083-041-03

CURV. ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	0.90	27.92	S 48°31'52" W	0.90
C2	20.19	27.92	S 68°10'20" W	19.75
C3	16.43	27.92	N 74°14'58" W	16.20
C4	155.72	675.56	N 83°36'14" W	154.88
C5	113.54	680.39	N 78°50'59" W	113.41
C6	41.08	50.00	N 34°48'29" W	39.93
C7	80.27	157.65	N 15°17'11" E	79.41
C8	15.50	44.64	N 74°46'39" E	15.22
C9	46.46	30.00	N 45°59'32" W	41.96
C10	30.49	35.14	N 58°22'16" E	29.54

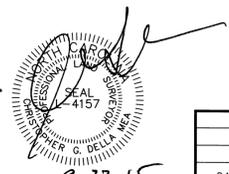
LINE	BEARING	DISTANCE
L1	N 47°34'32" E	17.80
L2	N 47°34'32" E	17.80
L3	S 40°10'08" E	9.59
L4	S 70°10'03" E	8.83
L5	S 70°54'03" E	2.14
L6	S 47°07'13" W	17.65
L7	N 47°35'44" E	18.12
L8	S 68°34'47" E	45.01
L9	S 09°50'05" W	48.18
L10	S 24°45'49" W	51.02
L11	S 41°58'38" E	14.47
L12	S 62°45'49" E	60.58

NCGS MONUMENT "MCDOWELL"  
 N 541,237.39 FT.  
 E 1,452,816.02 FT.  
 ELEV: 681.8 FT. (NAVD88)  
 CSF: 0.99984487



I, CHRISTOPHER G. DELLA MEA, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN PB 59, PG 143; THAT THE RATIO OF PRECISION AS CALCULATED IN 1:10,000+; THAT THIS PLAT MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (NCAC 21-56.1600) WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 22ND DAY OF SEPTEMBER, 2015.

CHRISTOPHER G. DELLA MEA, PLS L-4157



DATE	REVISION	BY

**GPA**  
 PROFESSIONAL LAND SURVEYORS  
 N.C. License C-2893  
 608 PHILIP DAVIS DRIVE  
 CHARLOTTE, NC 28216-0914  
 OFFICE (704) 333-8600  
 FAX (704) 333-8655  
 CPA OF SUMMERVILLE  
 237 OLD SUMMERVILLE RD  
 UNIT H  
 SUMMERVILLE, SC 29483  
 OFFICE (843) 285-2424  
 CPA OF RALEIGH, INC.  
 313 MADE AVENUE  
 RALEIGH, NC 27605  
 CHARLESTON, SC 29492  
 OFFICE (843) 971-5099  
 FAX (843) 971-9992  
 "Integrity Without Boundaries"  
 www.gpaland.com

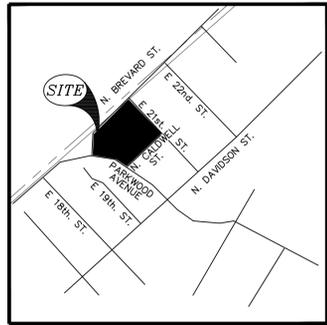
SCALE  
 1"=40'  
 FLD. BK. PG.  
 JOB NO.  
 150037  
 DATE  
 09/22/15  
 DRAWN BY  
 JEC  
 CHECKED BY  
 CGD

TAX PARCELS - 081-078-03, 083-041-01, & 083-041-06  
 OWNED BY  
 PARKWOOD STATION LAND, LLC  
 LOCATED IN THE CITY OF CHARLOTTE  
 CHARLESTON COUNTY, NORTH CAROLINA  
**BOUNDARY AND TOPOGRAPHIC SURVEY**

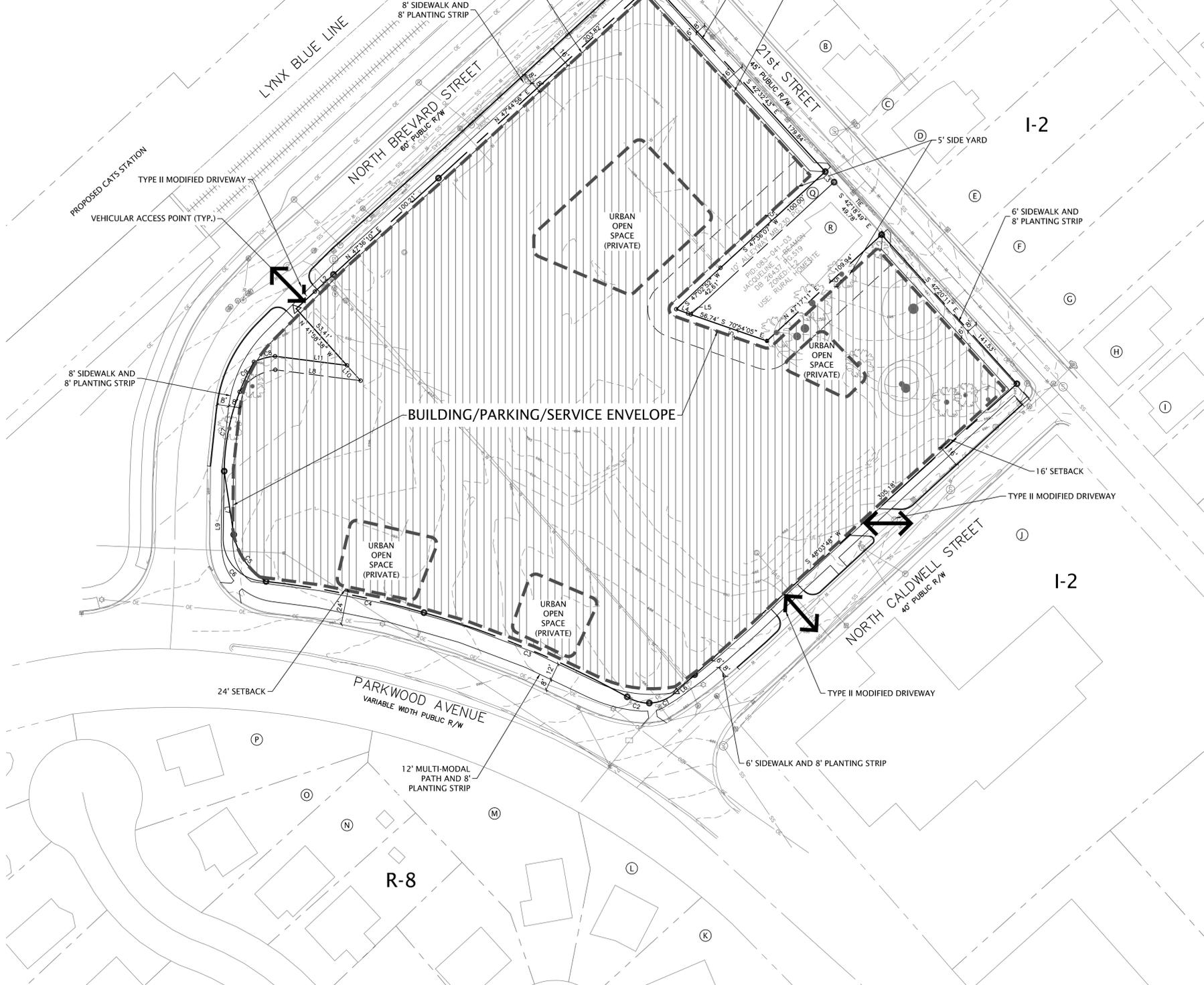
PREPARED FOR:  
 LLC  
 5035 TRANSPORTATION BLVD.  
 CLEVELAND OHIO, 44125



SHEET 1 OF 1



VICINITY MAP (NTS)



**SITE DEVELOPMENT DATA**

SITE AREA:	±3.45 ACRES
PARCEL ID #:	08107803, 08304106, 08304101
EXISTING ZONING:	I-1 & I-2
EXISTING USE:	INDUSTRIAL
PROPOSED ZONING:	TOD-R
PROPOSED USE:	351 DWELLING UNITS (MULTI-FAMILY APARTMENTS)
RESIDENTIAL DENSITY:	20 UNITS/ACRE MINIMUM
BUILDING HEIGHT:	85' (120' MAXIMUM)
PARKING SPACES:	1 SPACE/UNIT MINIMUM - 1.6 SPACE/UNIT MAXIMUM
URBAN OPEN SPACE:	1 SF/100 SF GROSS FLOOR AREA OR 1 SF/200 SF LOT AREA (WHICHEVER IS GREATER)

**DEVELOPMENT STANDARDS**

**GENERAL PROVISIONS**

- THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY PARKWOOD RESIDENCES LLC (THE "PETITIONER") FOR AN APPROXIMATELY 3.45 ACRE SITE BOUNDED BY PARKWOOD AVENUE, NORTH BREVARD STREET, EAST 21ST STREET AND NORTH CALDWELL STREET, WHICH SITE IS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (HEREINAFTER REFERRED TO AS THE "SITE").
- THE DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN, THESE DEVELOPMENT STANDARDS AND THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE"). THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE TOD-R ZONING DISTRICT SHALL GOVERN THE DEVELOPMENT AND USE OF THE SITE.
- THE DEVELOPMENT AND USES DEPICTED ON THE REZONING PLAN ARE SCHEMATIC IN NATURE AND ARE INTENDED TO DEPICT THE GENERAL ARRANGEMENT OF USES AND IMPROVEMENTS ON THE SITE. ACCORDINGLY, THE ULTIMATE LAYOUT, LOCATIONS AND SIZES OF THE DEVELOPMENT AND SITE ELEMENTS DEPICTED ON THE REZONING PLAN ARE GRAPHIC REPRESENTATIONS OF THE PROPOSED DEVELOPMENT AND SITE ELEMENTS, AND THEY MAY BE ALTERED OR MODIFIED IN ACCORDANCE WITH THE REQUIREMENTS SET FORTH ON THIS REZONING PLAN AND THE DEVELOPMENT STANDARDS, PROVIDED, HOWEVER, THAT ANY SUCH ALTERATIONS AND MODIFICATIONS SHALL NOT MATERIALLY CHANGE THE OVERALL DESIGN INTENT DEPICTED ON THE REZONING PLAN.
- PURSUANT TO SECTION 15.150 OF THE ORDINANCE AND SECTION 160A-385.1 OF THE NORTH CAROLINA GENERAL STATUTES, THE REZONING PLAN, IF APPROVED, SHALL BE VESTED FOR A PERIOD OF 5 YEARS DUE TO THE SIZE AND PHASING OF THE DEVELOPMENT, THE LEVEL OF INVESTMENT, ECONOMIC CYCLES AND MARKET CONDITIONS.
- FUTURE AMENDMENTS TO THE REZONING PLAN AND/OR THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE SITE IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 6 OF THE ORDINANCE. ALTERATIONS TO THE REZONING PLAN ARE SUBJECT TO SECTION 6.207 OF THE ORDINANCE.

**PERMITTED USES**

- THE SITE MAY ONLY BE DEVOTED TO A MULTI-FAMILY RESIDENTIAL COMMUNITY CONTAINING A MAXIMUM OF 351 DWELLING UNITS AND TO ANY INCIDENTAL AND ACCESSORY USES RELATING THERETO THAT ARE ALLOWED IN THE TOD-R ZONING DISTRICT. INCIDENTAL AND ACCESSORY USES TO THE MULTI-FAMILY RESIDENTIAL USE MAY INCLUDE, WITHOUT LIMITATION, A LEASING AND MANAGEMENT OFFICE AND AMENITIES FOR THE RESIDENTS SUCH AS A FITNESS CENTER.

**TRANSPORTATION**

- VEHICULAR ACCESS SHALL BE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PLACEMENT AND CONFIGURATION OF THE ACCESS POINTS ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED BY THE CHARLOTTE DEPARTMENT OF TRANSPORTATION ("CDOT").
- PARKING SPACES SHALL PROVIDED AT 1 SPACE PER UNIT MINIMUM AND A 1.6 SPACE PER UNIT MAXIMUM.

**STREETScape/LANDSCAPING/URBAN OPEN SPACE**

- THE SITE WILL COMPLY WITH THE TOD-R STANDARDS WITH RESPECT TO THE STREETScape ALONG THE SITE'S FRONTAGE ON PUBLIC STREETS.
- THE DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE APPLICABLE LANDSCAPING AND SCREENING REQUIREMENTS OF THE ORDINANCE.
- URBAN OPEN SPACE WILL BE PROVIDED AS REQUIRED BY THE ORDINANCE.

**LIGHTING**

- ALL FREESTANDING LIGHTING FIXTURES INSTALLED ON THE SITE (EXCLUDING STREET LIGHTS, LOWER, DECORATIVE LIGHTING THAT MAY BE INSTALLED ALONG THE DRIVEWAYS, SIDEWALKS AND PARKING AREAS AND LANDSCAPING LIGHTING) SHALL BE FULLY CAPPED AND SHIELDED AND THE ILLUMINATION DOWNWARDLY DIRECTED SO THAT DIRECT ILLUMINATION DOES NOT EXTEND PAST ANY PROPERTY LINE OF THE SITE.
- THE MAXIMUM HEIGHT OF ANY FREESTANDING LIGHTING FIXTURE INSTALLED ON THE SITE SHALL BE 20 FEET.
- ANY LIGHTING FIXTURES ATTACHED TO THE BUILDINGS TO BE CONSTRUCTED ON THE SITE SHALL BE DECORATIVE, CAPPED AND DOWNWARDLY DIRECTED.

**BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS**

- IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE USE AND DEVELOPMENT OF THE SITE IMPOSED UNDER THESE DEVELOPMENT STANDARDS AND THE REZONING PLAN WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF PETITIONER AND THE CURRENT AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE SUCCESSORS IN INTEREST AND ASSIGNS.
- THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERM "PETITIONER" SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS OF PETITIONER OR THE OWNER OR OWNERS OF THE SITE FROM TIME TO TIME WHO MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREOF.

**ADJACENT PARCEL INFORMATION**

(A) 08304401	SUMMIT AVENUE BROWDER FAMILY LLC 1440 S TRYON ST STE 104 CHARLOTTE NC 28203	(J) 08304212	1708 N CALDWELL STREET LLC 1708 N CALDWELL ST CHARLOTTE NC 28206
(B) 08304402	VIRGINIA ANN WASHINGTON 411 E 21ST ST CHARLOTTE NC 28206	(K) 08107524	FRANCISCO VEJAR, MARIA VEJAR 1608 JULIA MAULDEN PL CHARLOTTE NC 28206
(C) ALLEY		(L) 08107523	CHARLES GAITHER, VICTORIA GAITHER 1609 JULIA MAULDEN PL CHARLOTTE NC 28206
(D) 08304403	CALLON D GILLESPIE 415 E 21ST ST CHARLOTTE NC 28206	(M) 08107522	JOHN W MCBRIDE, DEBBIE W MCBRIDE 1607 JULIA MAULDEN PL CHARLOTTE NC 28206
(E) 08304404	1708 N CALDWELL STREET LLC 1708 N CALDWELL ST CHARLOTTE NC 28206	(N) 08107517	JOHN T BURRIS, GWENDOLYN BURRIS 419 E 19TH ST CHARLOTTE NC 28206
(F) 08304405	LLC SUMMIT AVENUE BROWDER FAMILY 1440 S TRYON ST SUITE 104 CHARLOTTE NC 28203	(O) 08107516	THADDAEUS WHITE 413 E 19TH ST CHARLOTTE NC 28206 C/O HABITAT FOR HUMANITY PO BOX 220287 CHARLOTTE NC 28222
(G) 08304406	CHARLES A EMINA, ROBERT JEFFREY LOWERY, C/O MARK LOWERY PO BOX 92 LEWIS CENTER OH 43035	(P) 08107515	JAMES L ATKINSON 8816 SOFTWOOD DR CHARLOTTE NC 28273
(H) 08304407	LLC CAROLINA REALTY INVESTMENTS, ROBERT JEFF JR LOWERY, C/O MARK LOWERY PO BOX 92 LEWIS CENTER OH 43035	(Q) 10' ALLEY WAY	
(I) 08304408	IDEAL INVESTMENTS & PROPERTY MANAGEMENT LLC 1331 EMERALD SHORES RD MT GILEAD NC 27306	(R) 08304103	JACQUELINE TORRENCE BEAMON 414 E 21ST ST CHARLOTTE NC 28206

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	27.92	21.09	20.59	S 67°14'55" W
C2	27.92	16.43	16.20	N 74°14'58" W
C3	675.56	155.22	154.88	N 67°36'14" W
C4	680.39	113.54	113.41	N 78°50'59" W
C5	50.00	41.08	39.83	N 34°46'29" W
C6	30.00	46.46	41.96	N 45°59'32" W
C7	157.65	80.27	79.41	N 151°11' E
C8	44.64	15.50	15.42	N 74°45'49" W
C9	35.14	30.49	29.54	S 58°22'16" W

LINE	BEARING	DISTANCE
L1	N 47°34'32" E	17.80
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L7	N 08°33'47" W	45.01
L8	N 82°45'49" W	60.58
L9	N 00°50'05" E	45.16
L10	S 41°58'38" E	14.47
L11	S 82°45'49" E	51.02



design resource group

- landscape architecture
- civil engineering
- urban design
- land planning
- traffic engineering
- transportation planning

2459 wilkinson boulevard, suite 200  
charlotte, nc 28208  
p 704.343.0608 f 704.358.3093  
www.drgrp.com

the  
NRP  
group LLC

**PARKWOOD PROPERTY**  
CHARLOTTE, NORTH CAROLINA

**PARKWOOD RESIDENCES LLC**  
5309 TRANSPORTATION BLVD  
CLEVELAND, OHIO 44125  
216-584-0602

REZONING PETITION  
#2015-

SCALE: 1" = 40'

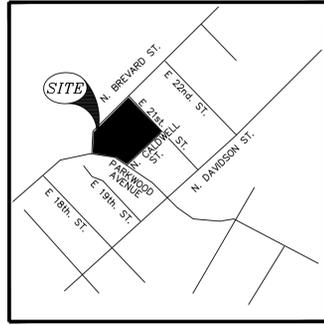
PROJECT #: 394-004  
DRAWN BY: BG  
CHECKED BY: BS

**TECHNICAL  
DATA SHEET**

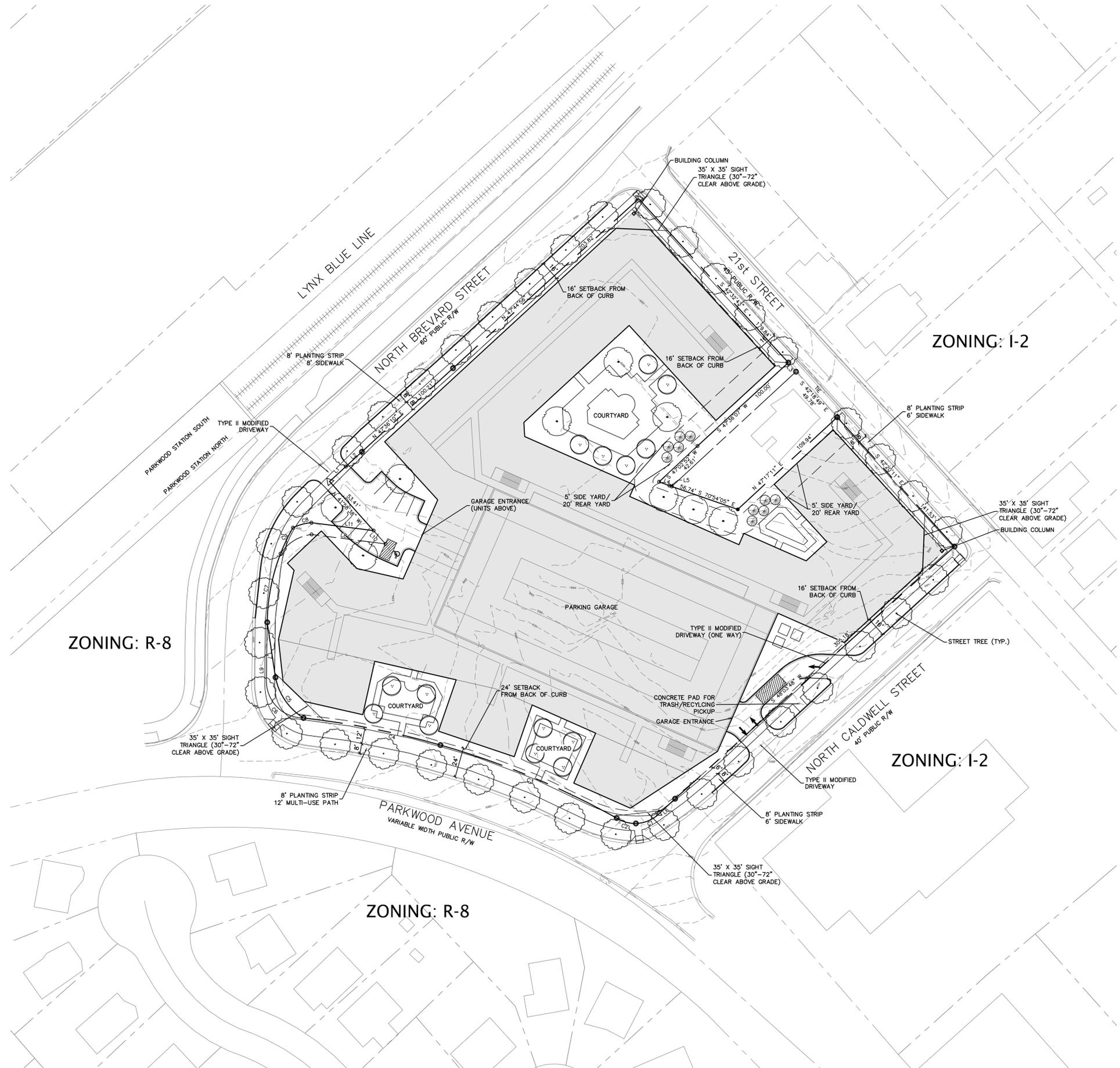
SEPTEMBER 24, 2015

REVISIONS:

RZ1.0



VICINITY MAP (NTS)



design resource group

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- traffic engineering
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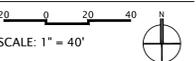
2459 wilkinson boulevard, suite 200  
charlotte, nc 28208  
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the  
NRP  
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PARKWOOD PROPERTY  
CHARLOTTE, NORTH CAROLINA

PARKWOOD RESIDENCES LLC  
5309 TRANSPORTATION BLVD  
CLEVELAND, OHIO 44125  
216-584-0602

REZONING PETITION  
#2015-



PROJECT #: 394-004  
DRAWN BY: BG  
CHECKED BY: BS

**SCHEMATIC  
ILLUSTRATIVE  
PLAN**

SEPTEMBER 24, 2015

REVISIONS:

RZ2.0