

● - DRILL HOLE

- MONUMENT DISC △ - COMPUTED POINT SET #4 REBAR

O - FOUND REBAR OR MONUMENTATION FOUND AS NOTED

← GAS VALVE ₩V— WATER VALVE W - WATER BOX WW - WATER METER

• - BOLLARD ₩ - FIRE HYDRANT MB - MAIL BOX

(S) - SANITARY SEWER MANHOLE N/F - NOW OR FORMERLY

 STORM DRAIN MANHOLE N.C.G.S. - NORTH CAROLINA GEODETIC SURVEY Ø - POWER POLE

R/W - RIGHT-OF-WAY POB - POINT OF BEGINNING

FND - FOUND PID - PARCEL ID

EP - EDGE OF PAVEMENT RCP - REINFORCED CONCRETE PIPE

CMP - CORREGATED METAL PIPE TEMP - TEMPORARY

CONST - CONSTRUCTION ICV - IRRIGATION CONTROL VALVE

⊕ - SEWER CLEAN OUT ■ - CABLE TV BOX TP - TELEPHONE PEDESTAL

TCOMM - TELECOMMUNICATIONS BOX - SIGN - FENCE - GAS LINE

- STORM DRAIN

-CONCRETE

-CONCRETE

-GRAVEL

FEE SIMPLE

TEMPORARY CONSTRUCTION EASEMENT

SANITARY SEWER EASEMENT

STORM DRAIN EASEMENT SANITARY & STORM COMBINED EASEMENT

PERMANENT UTILITY EASEMENT

WATERLINE EASEMENT

☐ GRANTED R/W

R/W AREA TAKEN BY CITY

SIDEWALK/UTILITY EASEMENT

SLOPE EASEMENT LIGHT RAIL EASEMENT

I HAVE EXAMINED THE FLOOD INSURANCE RATE MAP FOR MECKLENBURG COUNTY, NORTH CAROLINA, COMMUNITY PANEL NUMBER 3710455400K WITH AN EFFECTIVE DATE OF FEBRUARY 19, 2014, AND HEREBY CERTIFY THAT NO PORTION OF THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

I, ROY P. FOWLER, PLS, CERTIFY TO THE FOLLOWING; THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND.

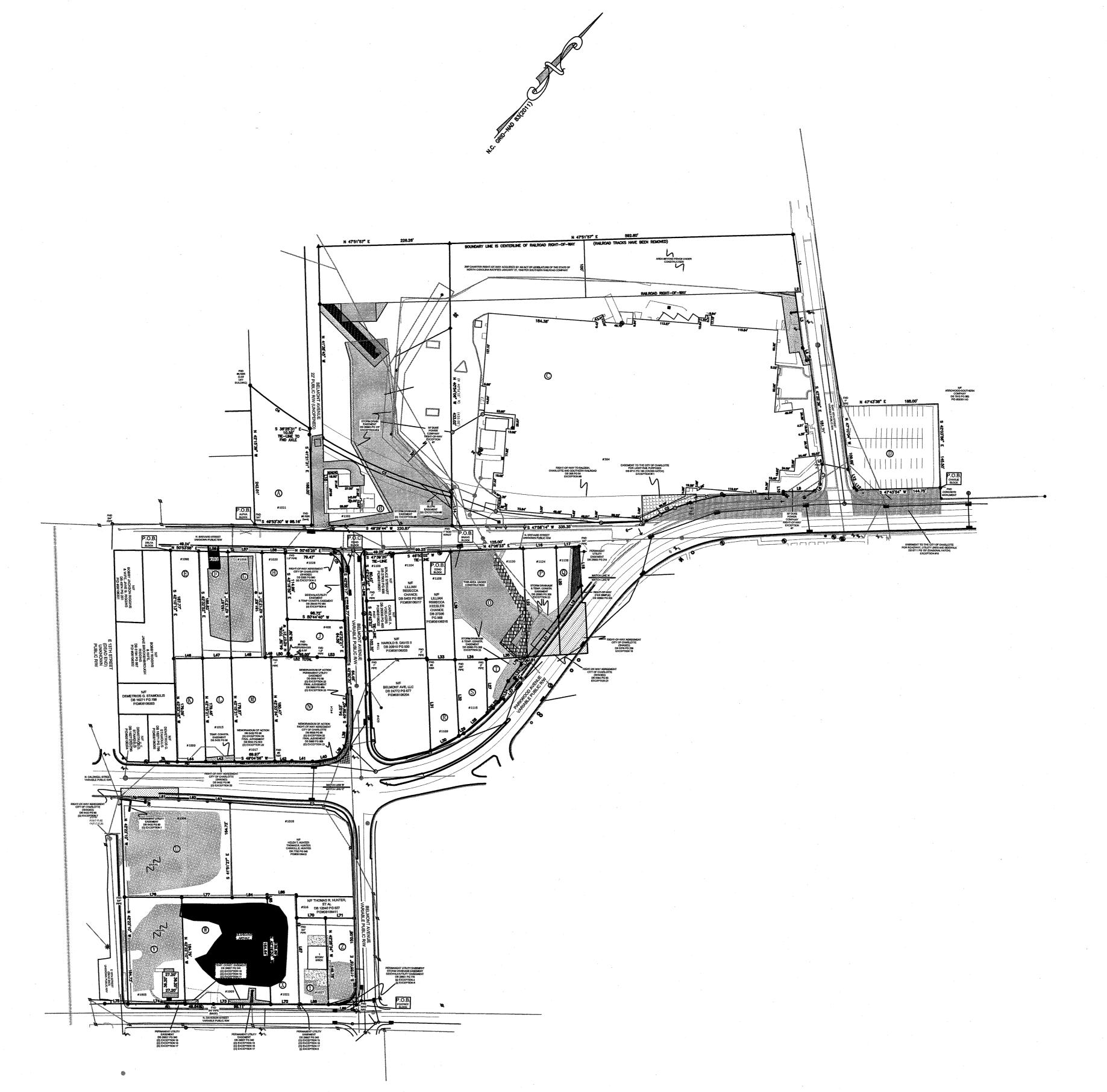
TO: WHITE POINT PACES PARTNERS, LLC & WELLS FARGO BANK, NATIONAL ASSOCIATION, THEIR SUCCESSORS AND/OR ASSIGNS & FIDELITY NATIONAL TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6(a), 7(a), 8, 11(a), 13, & 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON OCTOBER 22, 2015.

DATE OF PLAT: OCTOBER 30, 2015

ROY P. FOWLER, PLS





GRAPHIC SCALE

(IN FEET)

1 inch = 100 ft.

PRELIMINARY

NOT FOR SALE OR CONVEYANCE

L2 S 47'51'57" W L3 S 48°12'25" E L4 S 58*29'56" E L5 N 41*47'35" E 22.40' L6 N 41'52'08" E L7 | S 34°50'51" E | L8 S 02°39'12" E L9 S 47°45'02" W L10 S 42°38'36" E 4.02 L11 N 47'46'43" E L12 N 58'40'59" W L13 N 86'03'44" W L14 | S 41°04'51" E L15 N 41'21'31" W L16 N 47'06'23" E 57.00 L17 N 47*06'23" E L18 | S 43°25'34" E | 67.28 L19 S 04'45'54" E 67.17 L20 S 42°30'11" E | L21 | S 02°43'12" E 88.04 L22 S 42°42'18" E L23 N 02°37'59" W 40.06 L24 N 15°21'49" W L25 S 00°30'41" E 14.03 L26 N 09'25'01" E L27 | S 41°52'51" E 92.50' 54.56 L28 | N 08°15'08" E L29 N 21°44'31" E L30 N 21°54'57" E 55.01 L31 S 42°33'42" E L32 S 43'20'41" E 132.33 L33 N 49'12'03" E 47.86 L34 | S 48'45'14" W L35 S 45*19'46" W L36 N 42*44'46" W 188.24 L37 N 00°30'41" W 49.93' TIE-LINE ONLY L38 S 33*54'14" E 35.43 L39 S 01'17'30" E L40 S 40°15'56" W L41 S 50°55'54" W L42 S 49°01'47" W 29.35 L43 S 49°04'56" W L44 S 49°02'36" W L45 S 48'36'23" W L46 S 48'37'38" W L47 S 48'35'38" W L48 S 48'36'23" W 59.04 L49 S 48'35'21" W L50 S 46°41'22" W L52 S 51°06'43" W 45.00' L53 S 50°34'26" W L56 N 50°40'46" E 49.19' L57 N 50°40'46" E L58 N 50°40'46" E L59 S 57°48'35" W L60 N 39°20'25" W 5.00' L61 N 50°46'48" E L62 S 51'43'31" W L63 N 53'32'37" E 39.06 L64 S 49'54'24" W L65 S 42*19'53" E L66 N 49°43'01" E L67 N 42'07'29" W L68 N 49'27'12" E L69 S 50°09'15" W L70 N 49°44'33" E 48.31 49.71 L71 S 49°44'33" W L72 | S 49'43'11" W 49.42' L73 N 49'43'11" E 148.75 L74 S 49*43'11" W L75 S 49'43'11" W 40.44 L76 S 49°41'03" W L77 S 49°41'03" W L78 S 02°36'36" E 15.12' L79 | S 02°43'12" E 0.67 L80 N 89'14'01" W 4.98' TIE-LINE ONLY

LINE BEARING

L1 S 47*55'39" E

- 1. BEARINGS BASED ON NORTH CAROLINA GRID NAD 83 (2011)
- 2. RECORD INFORMATION FROM TITLE COMMITMENTS IS SHOWN IN PARENTHESIS. 3. AREA COMPUTED BY COORDINATE GEOMETRY METHOD.

L81 N 46'48'20" E

- 4. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
- 5. REFERENCES AS SHOWN ON PLAT. 6. DASHED LINES INDICATE LINES NOT SURVEYED.
- 7. BOUNDARY SURVEY COMPLETED 10/05/15 BY SUMMIT LAND SERVICES
- 8. CURRENT PROPERTY OWNERS AND REFERENCES AS SHOWN.
- 9. TOTAL ACREAGE OF THE SUBJECT PARCELS = 16.211 ACRES.

ALTA/ACSM LAND TITLE SURVEY OF

12.90' TIE-LINE ONLY

PROJECT:

SUMMIT LAND SERVICES, P.C P.O. BOX 7442 CHARLOTTE, NC 28241 OFFICE: 704.626.2800 FAX: 704.626.2805 WWW.SUMMIT-COMPANIES.COM FIRM #C-3126

REVISIONS:

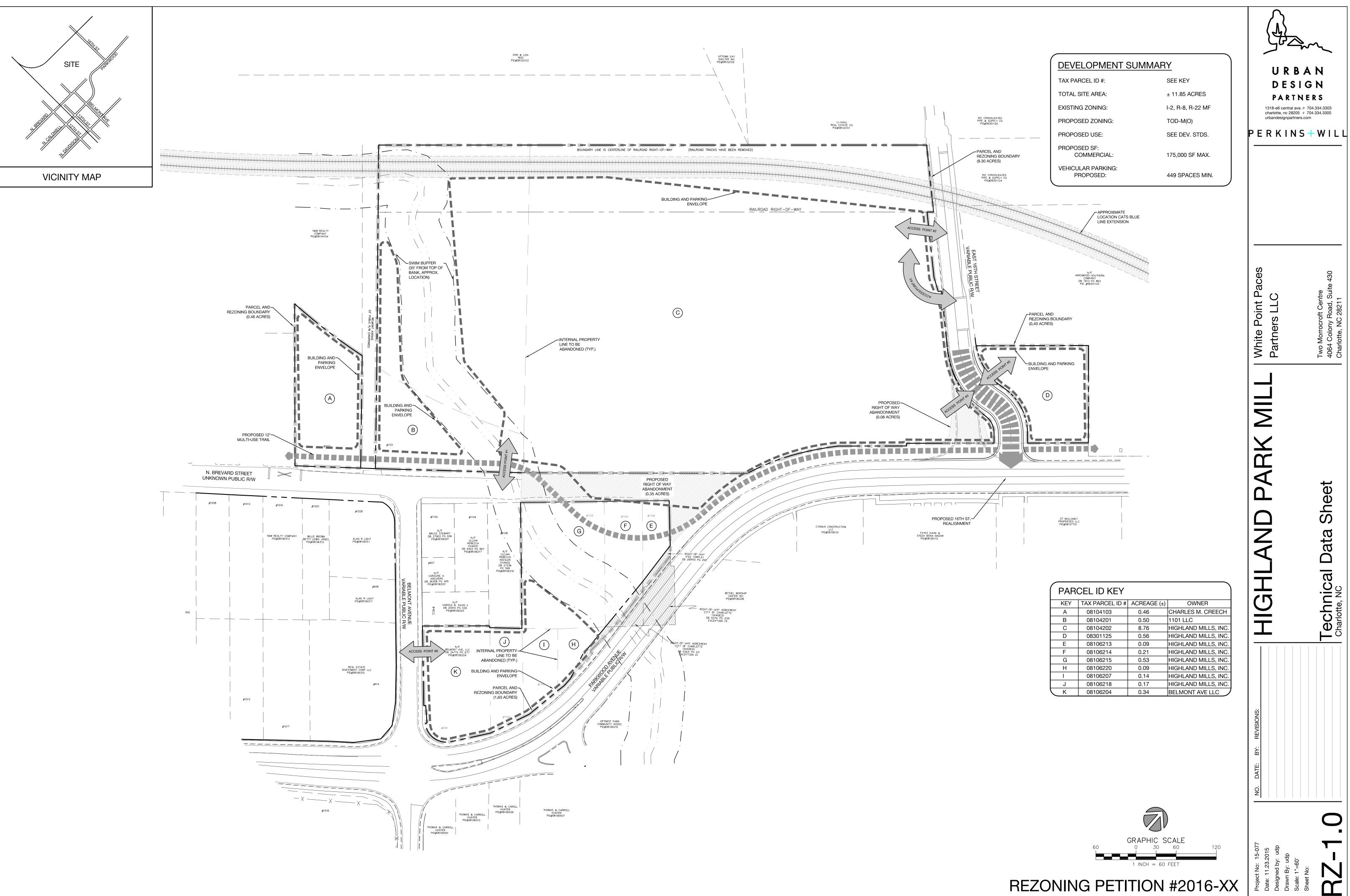
CLIENT:

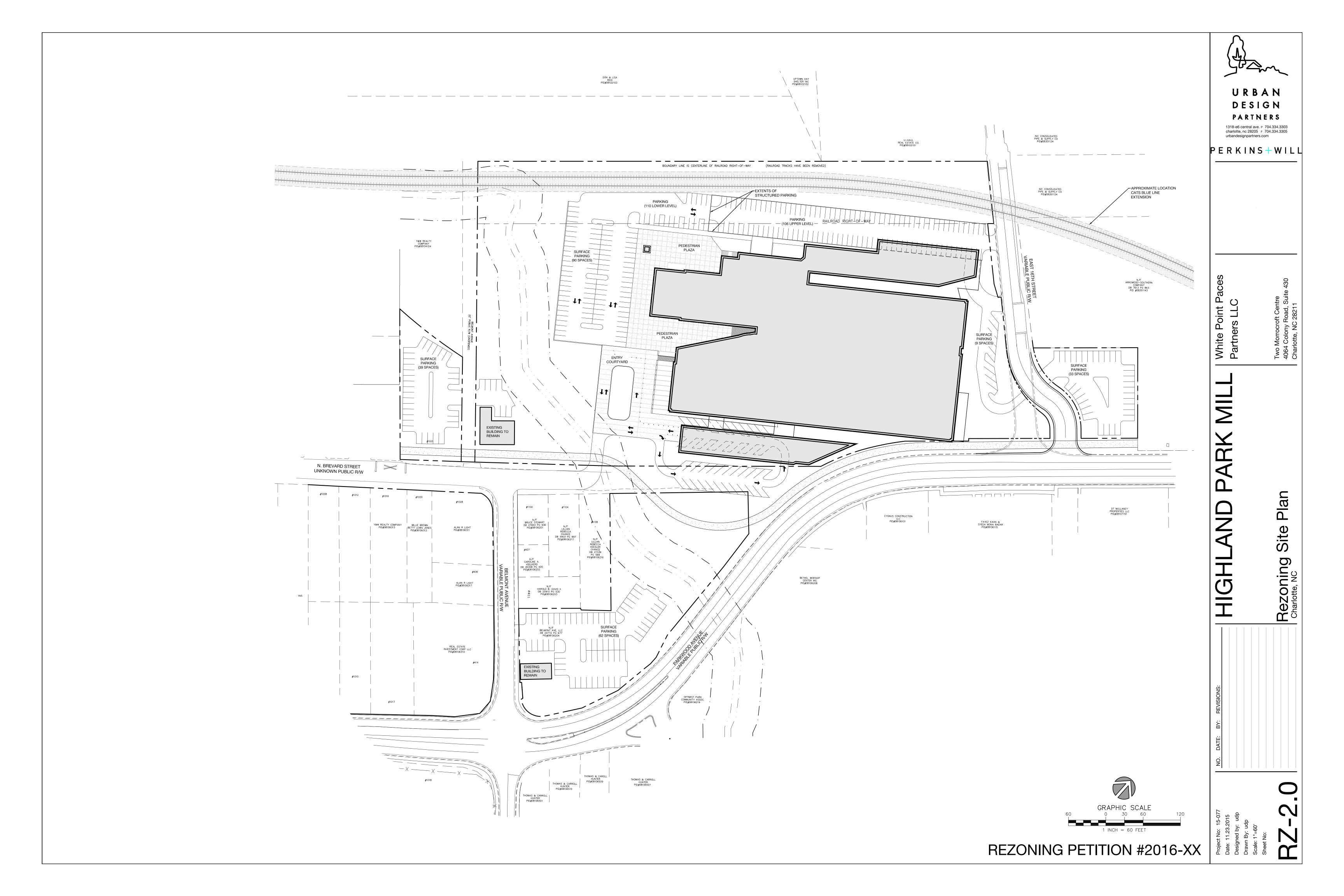
OVERALL SITE VIEW

ORIG.PROJ.DATE:	10/09/15
SCALE:	1" = 100'
DRAWN BY:	RPF
CHECKED BY:	KCH
PROJECT NO:	

SHEET

#3569





DEVELOPMENT STANDARDS

- I. GENERAL PROVISIONS
- A. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by White Point Paces Properties, LLC (the "Petitioner") to accommodate a mixed use development that could contain, among other uses, office and retail uses and eating, drinking and entertainment establishments on that approximately 11.85 acre site located on the north and south sides of North Brevard Street at the intersection of North Brevard Street and Belmont Avenue, which site is more particularly depicted on the Rezoning Plan (hereinafter referred to as the "Site"). The Site is comprised of those parcels of land designated as Tax Parcel Nos. 083-011-25, 081-042-02, 081-062-13, 081-062-14, 081-062-15, 081-062-20, 081-062-07, 081-062-18, 081-041-03, 081-042-01 and 081-062-04.
- B. 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"). Subject to the optional provisions set out below, the regulations established under the Ordinance for the TOD-MO zoning district shall govern the development and use of the Site.
- C. 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.
- D. Parking layouts and driveways may be modified. Sidewalks generally depicted on the Rezoning Plan are intended to reflect the general pedestrian circulation for development on the Site but the specific locations of such sidewalks may be subject to variations that do not materially change the design intent generally depicted on the Rezoning Plan.
- E. The parcels of land that comprise the Site may be recombined at the option of the Petitioner or further subdivided.
- F. The Site shall be considered to be a planned/unified development. Therefore, side and rear yards, buffers, building height separation requirements, building separation requirements and other zoning standards shall not be required internally between improvements and uses on the Site. The Site shall be required to meet any applicable side and rear yard requirements and buffer requirements with respect to the exterior boundaries of the Site.
- G. Pursuant to Section 1.110 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.
- H. 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.
- II. OPTIONAL PROVISIONS

The optional provisions set out below shall apply to the development of the Site.

- A. Surface parking and vehicular maneuvering areas shall be permitted between the permitted uses on the Site and the required setbacks as generally depicted on the Rezoning Plan.
- B. Surface parking lots may be located as depicted on the Rezoning Plan.
- C. Parking areas may cover the entire width of a lot as generally depicted on the Rezoning Plan.
- D. The maximum height of the buildings located on the Site shall be 50 feet, excluding any smokestacks on the existing mill building located on the Site. Any smokestacks may remain on the existing mill building at the option of Petitioner.
- E. The development located on the Site shall not be required to meet the minimum floor area ratio requirements of the TOD-M zoning district.
- F. The minimum setbacks from North Brevard Street and Belmont Avenue shall not be required to meet the standards of Section 9.1208(1)(a)(1) of the Ordinance, and such setbacks shall be as depicted on the Rezoning Plan.
- III. PERMITTED USES
- A. The Site may only be devoted to the uses set out below (including any combination of such uses), together with any incidental or accessory uses associated therewith that are permitted under the Ordinance in the TOD-M zoning district.
- (1) Dramatic, musical, or cultural activities.
- (2) Colleges, universities, commercial schools and schools providing adult training in any of the arts, sciences, trades and professions.
- (3) Convention centers and halls, conference centers, exhibition halls, merchandise marts and similar uses.
- (4) Open air, fresh food market on private or public property, not including the streets and sidewalks, for the selling of fresh food, (not consumed on the premises), and plants, but shall be subject to all applicable State laws and regulations. Such an open air, fresh food market need not comply with the development standards of Section 9.1208.
- (5) Outdoor seasonal sales subject to the requirements of Section 12.519.
- (6) Outdoor and indoor entertainment.
- (7) Parking decks.
- (8) Parking lots.
- (9) Professional business and general offices such as banks, offices, clinics, medical, dental and doctor's offices, government and public utility office buildings, post offices, opticians' offices and similar uses.
- (10) Eating, Drinking and Entertainment Establishments (Type 1). No drive-through service windows permitted.
- (11) Eating, Drinking and Entertainment Establishments (Type 2) provided that:
- (a) No drive-through service windows are permitted.
- (b) Eating, Drinking and Entertainment Establishments (Type 2) are subject to the regulations of Section 12.546.
- (12) Retail sales, showrooms and service establishments, multi-tenant shopping centers, and personal service establishments with less than 30,000 square feet of gross floor area per floor, per single tenant. No drive through windows or outdoor storage is permitted.
- (13) Retail sales, showrooms and service establishment and personal service establishments with more than 30,000 square feet of gross floor area per floor, subject to the following requirements:
- (a) Transparent, clear glass windows and doors shall be visible from and to the street at least 75% of the first floor street façade of the building, and there shall be at least one entrance per street frontage; or
- (b) The building is designed to accommodate other single tenant uses along the linear street frontages to create pedestrian interest and activity.
- (14) Services such as beauty shops, barbershops, and dry-cleaning establishments. No drive-through service windows permitted.
- (15) Utility and related facilities such as distribution lines and railroad right-of-way.
- (16) Breweries, subject to the regulations of Section 12.544.
- (17) Mobile Food Vending Service, subject to Section 12.510.
- (18) Outdoor fresh produce stands and fresh produce market, subject to the regulations of Section 12.539.
- IV. DEVELOPMENT LIMITATIONS
- A. Subject to the limitations set out below, the buildings located on the Site may contain a total maximum of 175,000 square feet of gross floor area.
- B. A maximum of 60,000 square feet of the 175,000 square feet of gross floor area allowed on the Site may be devoted to retail sales and eating, drinking and entertainment establishments (Type 1 and Type 2).
- C. For purposes of these development limitations and the development standards in general, the term "gross floor area" shall mean and refer to the sum of the gross horizontal areas of each floor of a principal building on the Site measured from the outside of the exterior walls or from the center line of party walls; provided, however, such term shall exclude any surface or structured parking facilities, areas used for building and equipment access (such as stairs, elevator shafts, vestibules, roof top equipment rooms and maintenance crawl spaces), all loading dock areas (open or enclosed), outdoor coolers and outdoor dining areas whether on the roof of the building(s) or at street level. Parking for outdoor dining areas will be provided as required by the Ordinance.

- V. TRANSPORTATION
- A. 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") and/or the North Carolina Department of Transportation ("NCDOT").
- B. The alignment of the internal vehicular circulation areas and the driveways may be modified by Petitioner to accommodate changes in traffic patterns, parking layouts and any adjustments required for approval by CDOT and/or NCDOT in accordance with applicable published standards.
- C. Vehicular parking shall meet the minimum requirements of the Ordinance. On-site parking may be located in surface parking lots or in structured parking facilities.
- VI. STREETSCAPE/LANDSCAPING/OPEN SPACE
- A. The Site will comply with the TOD-M standards with respect to the streetscape along the Site's frontage on public streets.
- B. The development of the Site shall comply with the applicable landscaping and screening requirements of the Ordinance.
- C. Petitioner shall install a 12 foot wide multi-use path within the Site as generally depicted on the Rezoning Plan. In those locations where the 12 foot wide multi-use path is not located within right-of-way, Petitioner shall grant to the City an easement to accommodate the relevant portions of the 12 foot wide multi-use path. The City shall be responsible for the maintenance of the 12 foot wide multi-use path.
- D. Sidewalks and planting strips can meander to save existing trees.
- E. Urban open space will be provided as required by the Ordinance.
- VII. ARCHITECTURAL AND DESIGN STANDARDS
- A. The original portions of the mill building located on the Site shall be preserved and re-purposed to accommodate the permitted uses.
- B. All roof mounted mechanical equipment will be screened from view from adjoining public rights-of-way and abutting properties as viewed from grade
- C. Dumpster and recycling areas will be enclosed on all four sides by an opaque wall or fence with one side being a hinged opaque gate. If one or more sides of a dumpster and recycling area adjoin a side wall or rear wall of a building, then the side wall or rear wall of the building may be substituted for the wall or fence along each such side. Alternatively, such facilities may be located within or under the structures proposed to be constructed on the Site.

VIII. LIGHTING

- A. All outdoor lighting fixtures for parking lots, and pedestrian activity areas shall be classified as full cut-off, cutoff or semi-cutoff. In addition, any building light fixtures used to illuminate parking and pedestrian areas, and service areas shall be classified as full cutoff, cutoff or semi-cutoff.
- B. No outdoor lighting fixture or building light fixtures shall cause glare on public travel lanes or on adjacent residentially used or zoned property. All fixtures shall be screened in such a way that the light source shall not cast light directly on public travel lanes or on adjacent residentially used or zoned property.
- C. The lighting of signs shall be in accordance with standards of Chapter 13
- IX. BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS
- A. 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.
- B. 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
- C. Any reference to the Ordinance herein shall be deemed to refer to the requirements of the Ordinance in effect as of the date this Rezoning Petition is approved.



PERKINS+WIL

e uite 430

White Partne Two Morrocroft Centre 4064 Colony Road, Suite

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NO. DATE: BY: REVISIONS:

Date: 11.23.2015
Designed by: udp
Drawn By: udp
Scale:
Sheet No:

