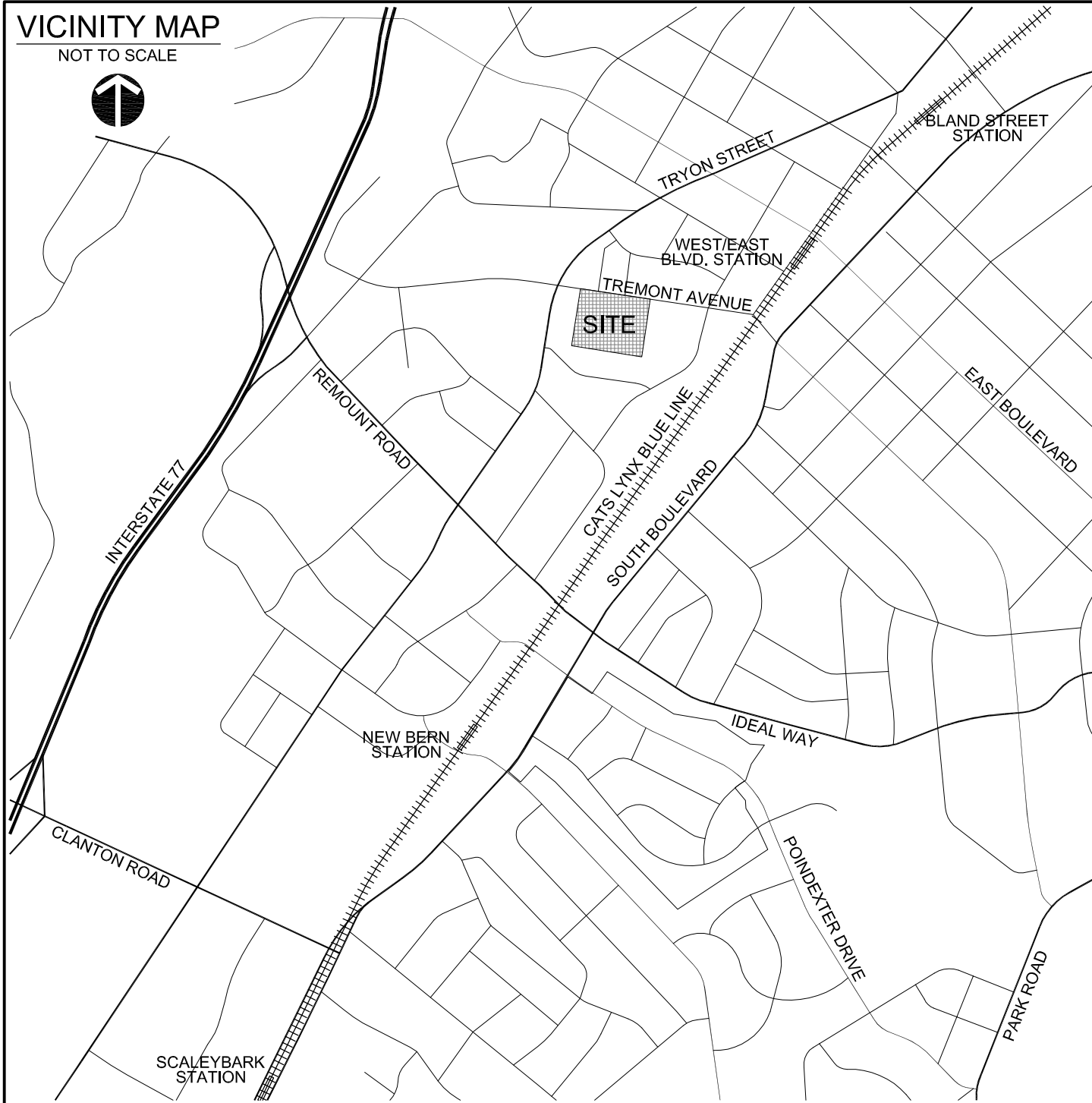


SITE DEVELOPMENT DATA:

- ACREAGE: ± 8.359 ACRES
- TAX PARCEL #S: 121-032-16 AND 17
- EXISTING ZONING: I-2
- PROPOSED ZONING: TOD-M(O)
- EXISTING USES: COMMERCIAL USES.
- PROPOSED USES: RESIDENTIAL DWELLINGS UNITS; AND NON-RESIDENTIAL USES AS PERMITTED BY RIGHT, UNDER PRESCRIBED CONDITIONS AND BY THE OPTIONAL PROVISIONS BELOW TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE TOD-M ZONING DISTRICT (AS MORE SPECIFICALLY DESCRIBED AND RESTRICTED BELOW IN SECTION 3).
- MAXIMUM GROSS SQUARE FEET OF DEVELOPMENT: IN DEVELOPMENT AREA A UP TO 402 RESIDENTIAL DWELLING UNITS, INCLUDING LIVE WORK UNITS, AND UP TO 2,500 SQUARE FEET OF GROSS FLOOR AREA OF NON-RESIDENTIAL USES AS PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS IN THE TOD-M ZONING DISTRICT SUBJECT TO THE LIMITATIONS AND CONVERSION PROVISIONS DESCRIBED IN SECTION 3 BELOW. IN DEVELOPMENT AREA B, AND C RESIDENTIAL AND NON-RESIDENTIAL USES AS PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS IN THE TOD-M ZONING DISTRICT.
- MAXIMUM BUILDING HEIGHT: AS ALLOWED BY THE ORDINANCE.
- PARKING: PARKING AS REQUIRED BY THE ORDINANCE.



TREMONT SITE
REZONING DOCUMENTS
POLLACK SHORES | CHARLOTTE, NORTH CAROLINA

SCHEMATIC SITE PLAN

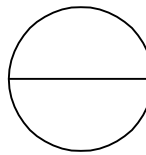
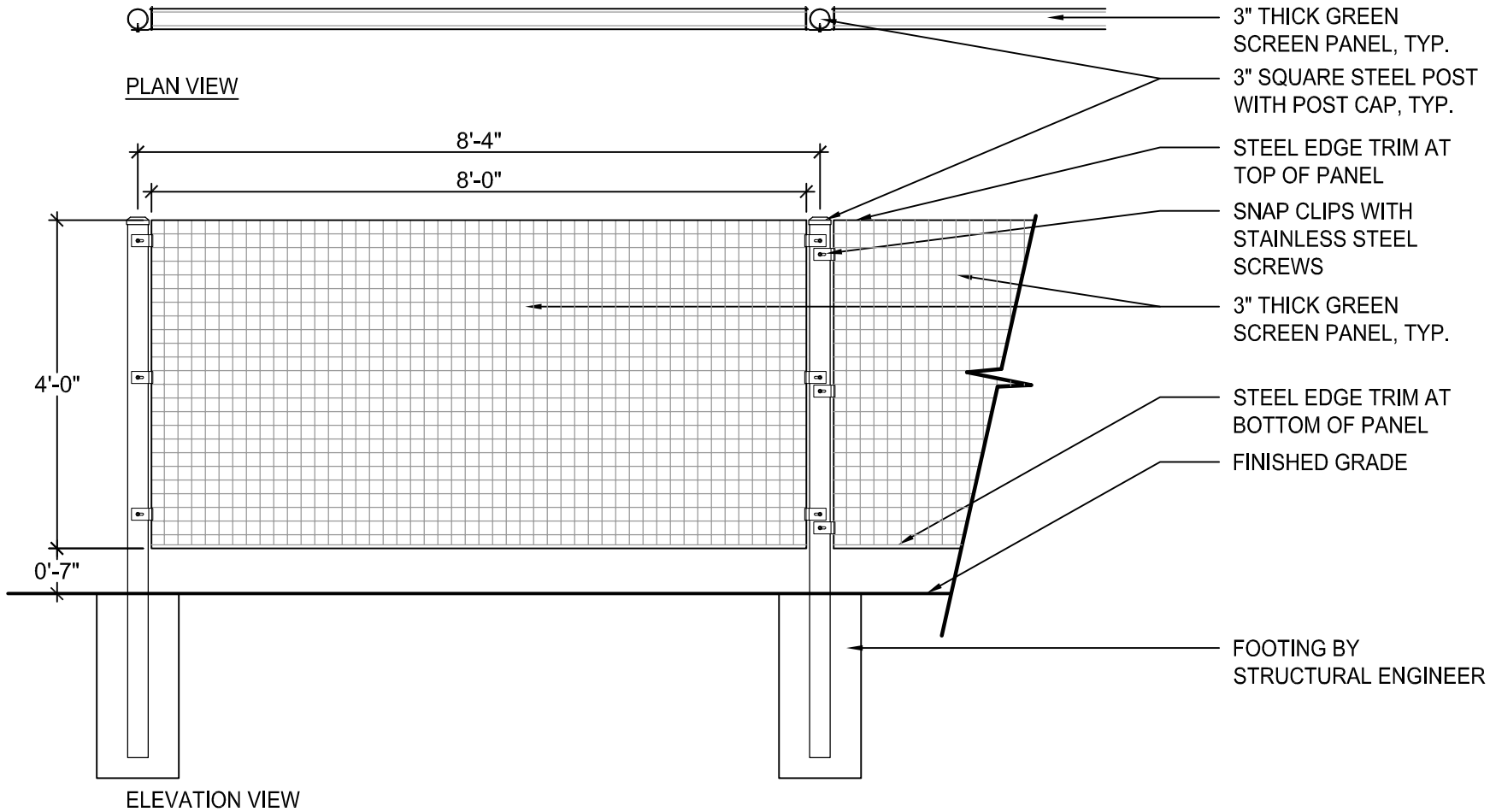
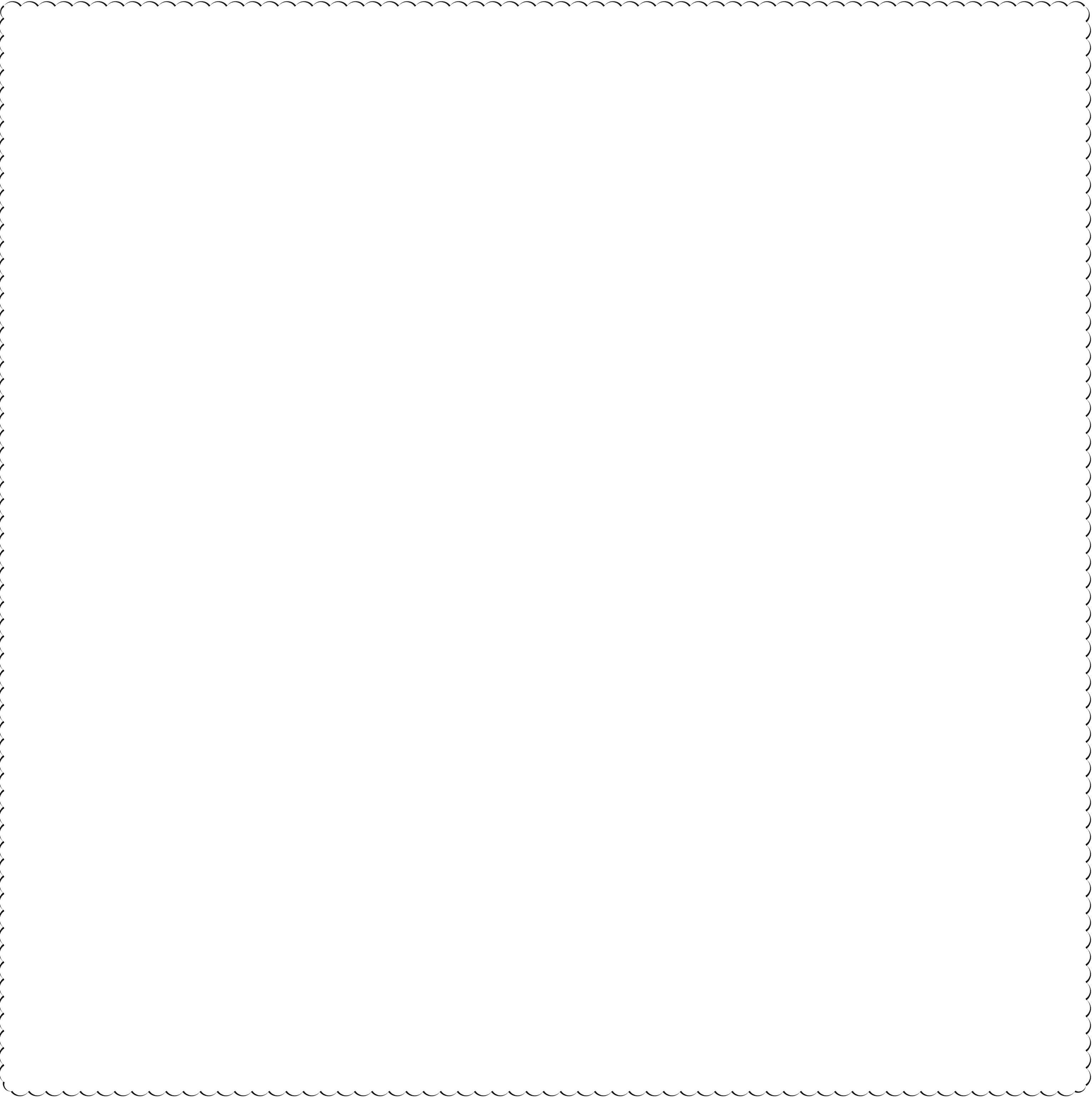
REVISIONS:

DATE	DESIGNED BY	DRAWN BY	CHECKED BY	SCALE	PROJECT #	SHEET #
02/22/2016	DAW	DAW	RP	1" = 40'-0"	1016020	RZ-1.0
04/19/2016	PER STAFF COMMENTS					
05/02/2016	PER STAFF COMMENTS					
06/23/2016	PER STAFF COMMENTS					
07/06/2016	PER STAFF COMMENTS					

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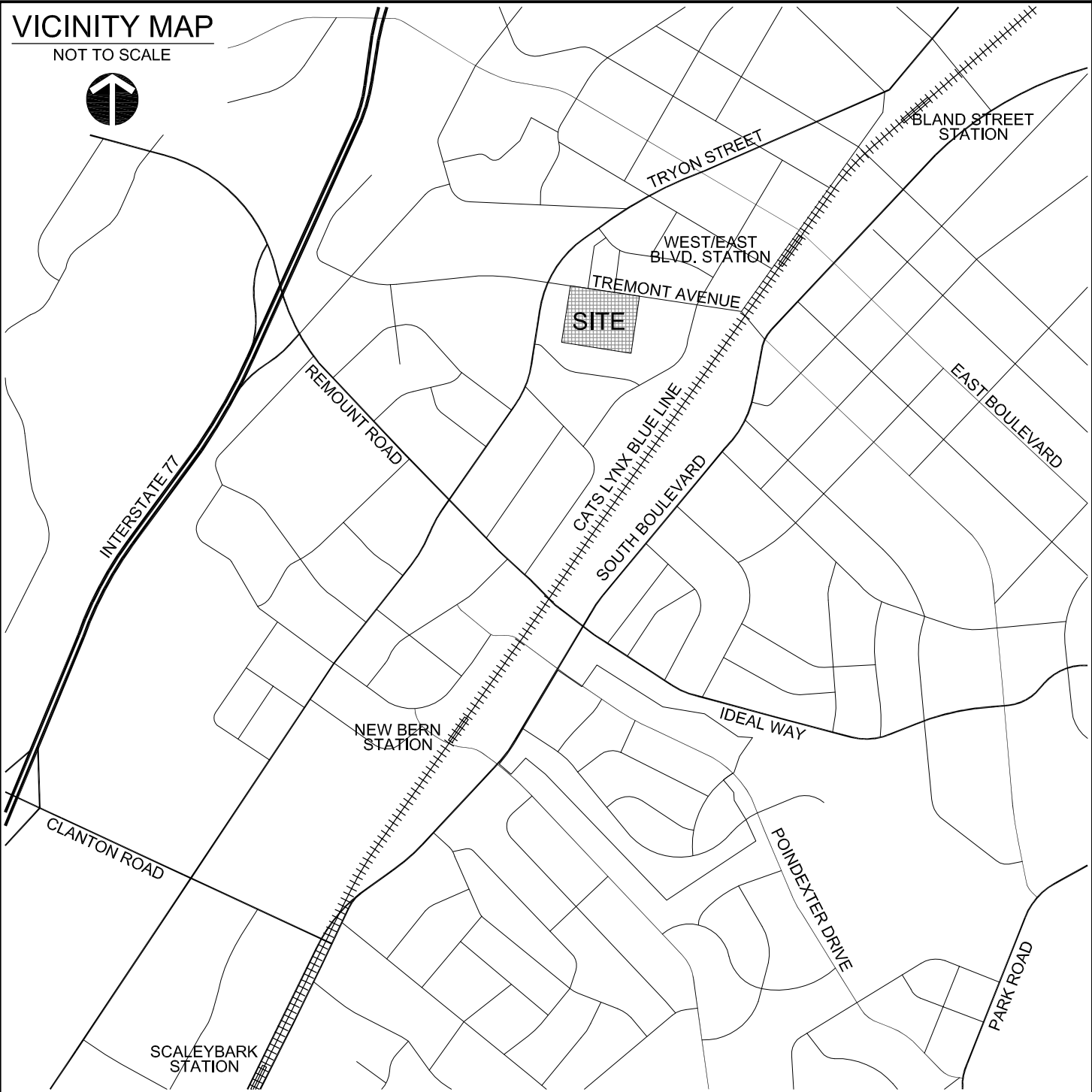
223 N Graham Street Charlotte, NC 28202
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www.LandDesign.com

PETITION NO. 2016-067



GREENSCREEN ELEMENT OR APPROVED EQUAL
PLAN AND ELEVATION

NTS



DATE: 02/22/2016
DESIGNED BY: DAW
DRAWN BY: DAW
CHECKED BY: RP
SCALE: NTS
PROJECT #: 1016020

REVISIONS:

1. 05/20/2016 PER STAFF COMMENTS
2. 06/23/2016 PER STAFF COMMENTS
3. 07/06/2016 PER STAFF COMMENTS

TREMONT SITE
REZONING DOCUMENTS
POLLACK SHORES | CHARLOTTE, NORTH CAROLINA
SCHEMATIC SECTIONS

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PETITION NO. 2016-067

SHEET #:

RZ-1.1

SITE DEVELOPMENT DATA:

--ACREAGE: ± 8.359 ACRES
--TAX PARCEL #S: 121-032-16 AND 17
--EXISTING ZONING: I-2
--PROPOSED ZONING: TOD-M(O)
--EXISTING USES: COMMERCIAL USES.
--PROPOSED USES: RESIDENTIAL DWELLINGS UNITS; AND NON-RESIDENTIAL USES AS PERMITTED BY RIGHT, UNDER PRESCRIBED CONDITIONS AND BY THE OPTIONAL PROVISIONS BELOW TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE TOD-M ZONING DISTRICT (AS MORE SPECIFICALLY DESCRIBED AND RESTRICTED BELOW IN SECTION 3).
--MAXIMUM GROSS SQUARE FEET OF DEVELOPMENT: IN DEVELOPMENT AREA A UP TO 402 RESIDENTIAL DWELLING UNITS, INCLUDING LIVE WORK UNITS, AND UP TO 2,500 SQUARE FEET OF GROSS FLOOR AREA OF NON-RESIDENTIAL USES AS PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS IN THE TOD-M ZONING DISTRICT SUBJECT TO THE LIMITATIONS AND CONVERSION PROVISIONS DESCRIBED IN SECTION 3 BELOW. IN DEVELOPMENT AREA B, AND C RESIDENTIAL AND NON-RESIDENTIAL USES AS PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS IN THE TOD-M ZONING DISTRICT.
--MAXIMUM BUILDING HEIGHT: AS ALLOWED BY THE ORDINANCE.
--PARKING: PARKING AS REQUIRED BY THE ORDINANCE.

1. GENERAL PROVISIONS:

a. SITE LOCATION. THESE DEVELOPMENT STANDARDS, THE TECHNICAL DATA SHEET, SCHEMATIC SITE PLAN AND OTHER SITE PLAN SHEETS FORM THIS REZONING PLAN (COLLECTIVELY REFERRED TO AS THE "REZONING PLAN") ASSOCIATED WITH THE REZONING PETITION FILED BY POLLACK SHORES REAL ESTATE GROUP, LLC ("PETITIONER") TO ACCOMMODATE THE DEVELOPMENT OF TRANSIT SUPPORTIVE RESIDENTIAL AND NON-RESIDENTIAL USES ON AN APPROXIMATELY 8.359 ACRE SITE LOCATED ON THE SOUTH SIDE OF W. TREMONT AVENUE BETWEEN S. TRYON STREET AND HAWKINS STREET (THE "SITE").

b. ZONING DISTRICTS/ORDINANCE. DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN AS WELL AS THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE"). UNLESS THE REZONING PLAN ESTABLISHES MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE TOD-MO ZONING CLASSIFICATION SHALL GOVERN ALL DEVELOPMENT TAKING PLACE ON THE SITE, SUBJECT TO THE OPTIONAL PROVISIONS PROVIDED BELOW.

c. GRAPHICS AND ALTERATIONS. THE SCHEMATIC DEPICTIONS OF THE USES, PARKING AREAS, SIDEWALKS, STRUCTURES AND BUILDINGS, BUILDING ELEVATIONS, DRIVEWAYS, STREETS AND OTHER DEVELOPMENT MATTERS AND SITE ELEMENTS COLLECTIVELY THE "DEVELOPMENT/SITE ELEMENTS") SET FORTH ON THE REZONING PLAN SHOULD BE REVIEWED IN CONJUNCTION WITH THE PROVISIONS OF THESE DEVELOPMENT STANDARDS. THE LAYOUT, LOCATIONS, SIZES AND FORMULATIONS OF THE DEVELOPMENT/SITE ELEMENTS DEPICTED ON THE REZONING PLAN ARE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT/SITE ELEMENTS PROPOSED. CHANGES TO THE REZONING PLAN NOT ANTICIPATED BY THE REZONING PLAN WILL BE REVIEWED AND APPROVED AS ALLOWED BY SECTION 6.207 OF THE ORDINANCE. SINCE THE PROJECT HAS NOT UNDERGONE THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASES, IT IS INTENDED THAT THIS REZONING PLAN PROVIDE FOR FLEXIBILITY IN ALLOWING SOME ALTERATIONS OR MODIFICATIONS FROM THE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT/SITE ELEMENTS. THEREFORE, THERE MAY BE INSTANCES WHERE MINOR MODIFICATIONS WILL BE ALLOWED WITHOUT REQUIRING THE ADMINISTRATIVE AMENDMENT PROCESS PER SECTION 6.207 OF THE ORDINANCE. THESE INSTANCES WOULD INCLUDE CHANGES TO GRAPHICS IF THEY ARE:

i. MINOR AND DON'T MATERIALLY CHANGE THE OVERALL DESIGN INTENT AND STAY WITHIN THE SETBACKS AND YARDS DEPICTED ON THE REZONING PLAN;

THE PLANNING DIRECTOR WILL DETERMINE IF SUCH MINOR MODIFICATIONS ARE ALLOWED PER THIS AMENDED PROCESS, AND IF IT IS DETERMINED THAT THE ALTERATION DOES NOT MEET THE CRITERIA DESCRIBED ABOVE, THE PETITIONER SHALL THEN FOLLOW THE ADMINISTRATIVE AMENDMENT PROCESS PER SECTION 6.207 OF THE ORDINANCE; IN EACH INSTANCE, HOWEVER, SUBJECT TO THE PETITIONER'S APPEAL RIGHTS SET FORTH IN THE ORDINANCE.

d. NUMBER OF BUILDINGS PRINCIPAL AND ACCESSORY. NOTWITHSTANDING THE NUMBER OF BUILDINGS SHOWN ON THE REZONING PLAN, THE TOTAL NUMBER OF PRINCIPAL BUILDINGS TO BE DEVELOPED ON THE SITE WITHIN DEVELOPMENT AREA A WILL BE LIMITED TO TWO (2). ACCESSORY BUILDINGS AND STRUCTURES LOCATED ON THE SITE (DEVELOPMENT AREA A) SHALL NOT BE CONSIDERED IN ANY LIMITATION ON THE NUMBER OF BUILDINGS ON THE SITE. ACCESSORY BUILDINGS AND STRUCTURES WILL BE CONSTRUCTED UTILIZING SIMILAR BUILDING MATERIALS, COLORS, ARCHITECTURAL ELEMENTS AND DESIGNS AS THE PRINCIPAL BUILDING(S) LOCATED WITHIN THE SAME DEVELOPMENT AREA AS THE ACCESSORY STRUCTURE/BUILDING.

THE NUMBER OF PRINCIPAL AND ACCESSORY BUILDINGS FOR DEVELOPMENT AREAS B AND C WILL BE SUBJECT TO THE STANDARDS OF THE TOD-M ZONING DISTRICT.

2. OPTIONAL PROVISIONS.

I. THE FOLLOWING OPTIONAL PROVISIONS SHALL APPLY TO THE DEVELOPMENT AREA A OF THE SITE:

a. TO NOT REQUIRE PUBLIC OPEN SPACE FOR THE NON-RESIDENTIAL USES DEVELOPED WITHIN DEVELOPMENT AREA A, IF LESS THAN 5,000 SQUARE FEET ARE DEVELOPED.

II. THE FOLLOWING OPTIONAL PROVISIONS SHALL APPLY TO DEVELOPMENT AREAS B AND C OF THE SITE:

DEVELOPMENT AREAS B AND C WILL COMPLY WITH THE PROVISIONS OF THE TOD-M ZONING DISTRICT AT THE TIME EACH DEVELOPMENT AREA IS REDEVELOPED, SUBJECT TO THE OPTIONAL PROVISIONS BELOW.

a. TO ALLOW THE PETITIONER TO MODIFY THE EXISTING PARKING SPACES AND MANEUVERING LOCATED IN DEVELOPMENT AREA C BETWEEN THE EXISTING BUILDING AND W. TREMONT AVENUE AS FOLLOWS AS PART OF A CHANGE OF USE FOR THE BUILDING: (I) TO ALLOW A ONE-WAY DRIVE-BLUE AND PARALLEL UNLIMITED AMOUNT OF PARKING BETWEEN THE PORTION OF THE EXISTING BUILDING CLOSEST TO W. TREMONT AVENUE, AND (II) TO ALLOW THE EXISTING PARKING AND MANEUVERING LOCATED BETWEEN THE PORTION THE BUILDING FURTHEST FROM W. TREMONT AVENUE TO REMAIN. THE REQUIRED STREETScape IMPROVEMENTS WILL BE IMPLEMENTED BY A CHANGE OF USE. IF DEVELOPMENT AREA C IS REDEVELOPED IT WILL COMPLY WITH THE REQUIREMENTS OF THE TOD-M ZONING DISTRICT.

b. TO ALLOW THE EXISTING PARKING LOCATED ON DEVELOPMENT AREA B AND C TO BE SCREENED WITH A GREEN SCREEN WHEN A CHANGE OF USE TRIGGERING SCREENING OCCURS. A GREEN SCREEN MAY ALSO BE USED TO SCREEN PARKING WHEN DEVELOPMENT AREAS B AND C UNDERGO REDEVELOPMENT.

c. TO NOT REQUIRE THE INSTALLATION OF A SIDEWALK CONNECTION FROM THE EXISTING BUILDING WITHIN DEVELOPMENT AREAS B, TO W. TREMONT AVENUE, UNTIL DEVELOPMENT AREA B UNDER GOES REDEVELOPMENT.

d. TO ALLOW THE ON-STREET PARKING ALONG THE SITES FRONTAGE ON W. TREMONT AVENUE TO BE USED TO MEET THE PARKING REQUIREMENTS FOR THE USES (EXISTING OR NEW) LOCATED WITHIN THE EXISTING BUILDINGS LOCATED IN DEVELOPMENT AREA B OR C.

3. PERMITTED USES, DEVELOPMENT AREA LIMITATIONS:

a. FOR EASE OF REFERENCE, THE REZONING PLAN SETS FORTH THREE (3) DEVELOPMENT AREAS AS GENERALLY DEPICTED ON THE TECHNICAL DATA SHEET AS DEVELOPMENT AREAS A, B, AND C (EACH A "DEVELOPMENT AREA" AND COLLECTIVELY THE "DEVELOPMENT AREAS").

b. SUBJECT TO THE RESTRICTIONS, CONVERSION RIGHTS AND LIMITATIONS LISTED BELOW, DEVELOPMENT AREA A MAY BE DEVELOPED WITH UP TO 402 RESIDENTIAL DWELLING UNITS INCLUDING LIVE WORK UNITS, AND UP TO 2,500 SQUARE FEET OF GROSS FLOOR AREA NON-RESIDENTIAL USES AS PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS IN THE TOD-M ZONING DISTRICT TOGETHER WITH ACCESSORY USES AS ALLOWED IN THE TOD-M ZONING DISTRICT.

c. THE PETITIONER WILL DEVELOP A PORTION OF THE GROUND FLOOR OF THE BUILDING CONSTRUCTED WITHIN DEVELOPMENT AREA A FACING W. TREMONT AVENUE WITH NO LESS THAN 2,500 SQUARE FEET OF GROSS FLOOR AREA OF NON-RESIDENTIAL USES (E.G. OFFICE, RETAIL, INSTITUTIONAL, CIVIC, RESTAURANTS (EDGE), ETC.) AS ALLOWED BY THE TOD-M ZONING REGULATIONS, AND WITH LIVE WORK UNITS. THESE 2,500 SQUARE FEET OF NON-RESIDENTIAL USES WILL BE EXCLUSIVE OF THE RESIDENTIAL COMMUNITIES LEASING OFFICE AND CLUB HOUSE AMENITY AREAS.

d. THE PROPOSED NON-RESIDENTIAL USES, AND THE LIVE WORK UNITS WITHIN DEVELOPMENT AREA A AND LOCATED ALONG W. TREMONT AVENUE, SHALL HAVE A USABLE SPACE WITH A MINIMUM DEPTH OF 25 FEET, AND A MINIMUM FLOOR TO CEILING HEIGHT OF 12 FEET. IN ADDITION THE PROPOSED RESIDENTIAL UNITS, LOCATED WITHIN DEVELOPMENT AREA A, AND LOCATED ALONG PROPOSED PUBLIC STREET A WILL HAVE A MINIMUM FLOOR TO CEILING HEIGHT OF 10 FEET.

e. THE PROPOSED NON-RESIDENTIAL USES LOCATED ON GROUND FLOOR OF THE BUILDING CONSTRUCTED ALONG W. TREMONT AVENUE, WITHIN DEVELOPMENT AREA A, WILL ORIENT AND CONNECT A PRIMARY ENTRANCE TO THE SIDEWALK ALONG W. TREMONT AVENUE. THE ENTRANCE TO THE SIDEWALK ALONG W. TREMONT AVENUE WILL BE OPEN AND OPERABLE DURING THE BUSINESS HOURS OF THE ASSOCIATED USE. THIS STANDARD WILL ALSO APPLY TO DEVELOPMENT AREAS B AND C WHEN DEVELOPMENT AREAS B AND C UNDERGO REDEVELOPMENT THAT IS SUBJECT TO THE STANDARDS OF THE TOD-M ZONING DISTRICT AS DESCRIBED BY THE OPTIONAL PROVISIONS ABOVE.

f. IF LESS THAN 402 RESIDENTIAL DWELLING UNITS ARE CONSTRUCTED WITHIN DEVELOPMENT AREA A, THE PERMISSIBLE GROSS FLOOR AREA OF NON-RESIDENTIAL USES ALLOWED IN DEVELOPMENT AREA A, AND DESCRIBED IN SUBSECTION 3.B. ABOVE MAY BE INCREASED AT THE RATE OF 1,000 SQUARE FEET OF GROSS FLOOR AREA FOR EACH RESIDENTIAL DWELLING UNIT NOT CONSTRUCTED UP TO A MAXIMUM INCREASED GROSS FLOOR AREA OF 25,000 SQUARE FEET.

g. DEVELOPMENT AREAS B, AND C MAY BE DEVELOPED/REDEVELOPED WITH RESIDENTIAL AND NON-RESIDENTIAL USES AS PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS IN TOD-M ZONING DISTRICT TOGETHER WITH ALLOWED ACCESSORY USES AS PERMITTED IN THE TOD-M ZONING DISTRICT. THE EXISTING BUILDINGS WITHIN DEVELOPMENT AREAS B AND C MAY UNDERGO CHANGE OF USES AS ALLOWED BY THE TOD-M ZONING DISTRICT AND THE OPTIONAL PROVISIONS ABOVE.

4. ACCESS:

a. ACCESS TO THE SITE (DEVELOPMENT AREAS A, B AND C) WILL BE FROM W. TREMONT AVENUE AND THE FUTURE PUBLIC STREET AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PETITIONER MAY REQUEST ADDITIONAL ACCESS POINTS TO W. TREMONT AND THE FUTURE PUBLIC STREET FROM CDOT THROUGH THE DRIVEWAY PERMIT PROCESS.

b. DEVELOPMENT AREA A MAY BE REDEVELOPED AS ALLOWED BY THE REZONING PLAN WITHOUT CONSTRUCTING THE FULL CROSS-SECTION OF A NEW PUBLIC STREET THAT WILL EXTEND FROM W. TREMONT AVENUE TO THE SOUTHERN PROPERTY LINE AS GENERALLY DEPICTED ON THE REZONING PLAN.

c. AS PART OF THE DEVELOPMENT OF DEVELOPMENT AREA A AND B THE PETITIONER WILL CONSTRUCT A NEW PUBLIC STREET EXTENDING FROM W. TREMONT AVENUE TO THE SOUTHERN PROPERTY BOUNDARY AS GENERAL DEPICTED ON THE REZONING PLAN (PUBLIC STREET A). THE RIGHT-OF-WAY WIDTH OF THIS PROPOSED ROADWAY WILL BE 43 FEET. THE ALIGNMENT OF PUBLIC STREET A, AND THE AMOUNT OF PUBLIC STREET A TO BE BUILT AS PART OF EACH DEVELOPMENT AREA TO BE DETERMINED DURING THE SITE PLAN APPROVAL PROCESS FOR EACH DEVELOPMENT AREA. BECAUSE EACH OF THESE DEVELOPMENT AREAS IS IMPROVED WITH EXISTING BUILDINGS, AND USES, AND MAY BE DEVELOPED INDEPENDENTLY, THE CONSTRUCTION OF THE FUTURE PUBLIC STREET MAY BE PHASED AND WILL NOT BE COMPLETED UNTIL BOTH DEVELOPMENT AREA A, AND B HAVE BOTH UNDERGO REDEVELOPMENT AS ALLOWED BY THE REZONING PLAN.

d. AS PART OF THE DEVELOPMENT OF DEVELOPMENT AREA B THE PETITIONER WILL CONSTRUCT A NEW PUBLIC STREET (PUBLIC STREET B) THAT EXTENDS FROM PUBLIC STREET A TO THE EASTERN PROPERTY LINE AS GENERALLY DEPICTED ON THE REZONING PLAN. PUBLIC STREET B WILL BE DESIGNED WITH A 41 FOOT RIGHT-OF-WAY WITH ONE LANE IN EACH DIRECTION (TWO LANES), EIGHT (8) FOOT PLANTING STRIPS, AND (8) FOOT SIDEWALKS AS GENERALLY DEPICTED IN THE REZONING PLAN. THE LOCATION OF PUBLIC STREET B MAY VARY FROM THE LOCATION INDICATED ON THE REZONING PLAN. PUBLIC STREET B MAY BE LOCATED ANYWHERE BETWEEN THE SOUTHERN PROPERTY LINE AND LOCATION INDICATED ON THE REZONING PLAN. THE EXACT LOCATION TO BE DETERMINED WHEN DEVELOPMENT AREA B IS REDEVELOPED.

e. THE ALIGNMENT OF THE VEHICULAR CIRCULATION AND DRIVEWAYS MAY BE MODIFIED BY THE PETITIONER TO ACCOMMODATE CHANGES IN TRAFFIC PATTERNS, PARKING LAYOUTS AND ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY THE CHARLOTTE DEPARTMENT OF TRANSPORTATION (CDOT) IN ACCORDANCE WITH PUBLISHED STANDARDS SO LONG AS THE STREET NETWORK SET FORTH ON THE REZONING PLAN IS NOT MATERIALLY ALTERED.

5. STREETScape, LANDSCAPING OPEN SPACE AND SCREENING:

a. ALONG W. TREMONT AVENUE A 16 FOOT SETBACK AS MEASURED FROM THE EXISTING/FUTURE BACK OF CURB FOR DEVELOPMENT AREA A WILL BE PROVIDED, AND A 16 FOOT SETBACK AS MEASURED FROM THE EXISTING/FUTURE BACK OF CURB WILL BE PROVIDED FOR DEVELOPMENT AREA B AND C WHEN THESE DEVELOPMENT AREAS ARE REDEVELOPED.

b. A 16 FOOT SETBACK WILL ALSO BE PROVIDED FROM THE BACK OF THE CURB OF THE PUBLIC STREET A AND B IF NON-RESIDENTIAL USES ARE DEVELOPED ALONG ITS FRONTAGE, AND A 21 FOOT SETBACK WILL BE PROVIDED IF RESIDENTIAL USES ARE DEVELOPED ALONG THE STREET FRONTAGES.

c. AS PART OF THE REDEVELOPMENT OF DEVELOPMENT AREA A, THE PETITIONER WILL PROVIDE THE FOLLOWING STREETScape IMPROVEMENTS ALONG DEVELOPMENT AREA A'S FRONTAGE ON W. TREMONT AVENUE AN EIGHT (8) FOOT PLANTING STRIP WITH STREET TREES, AND AN EIGHT (8) FOOT SIDEWALK AS GENERALLY DEPICTED ON THE REZONING PLAN. DEVELOPMENT AREA B AND C WILL ALSO PROVIDE THESE STREETScape IMPROVEMENTS WHEN EACH OF THOSE DEVELOPMENT AREAS IS REDEVELOPED, OR AS PART OF A CHANGE OF USE WHICHEVER OCCURS FIRST.

d. AN EIGHT (8) FOOT PLANTING STRIP AND AN EIGHT (8) FOOT SIDEWALK WILL BE PROVIDED ALONG DEVELOPMENT AREA A'S EASTERN PROPERTY BOUNDARY AS PART OF PUBLIC STREET A TO BE BUILT FROM W. TREMONT AVENUE TO THE SOUTHERN PROPERTY BOUNDARY AS GENERALLY DEPICTED ON THE REZONING PLAN.

e. AS PART OF THE REDEVELOPMENT OF DEVELOPMENT AREA B AN EIGHT (8) FOOT PLANTING STRIP AND AN EIGHT (8) FOOT SIDEWALK WILL BE PROVIDED ALONG DEVELOPMENT AREAS B FRONTAGE ON PUBLIC STREET A AND ON BOTH SIDES OF PUBLIC STREET B.

f. THE PETITIONER WILL PROVIDED A 25 FOOT PEDESTRIAN AND BIKE EASEMENT ALONG THE SOUTHERN PROPERTY BOUNDARY OF DEVELOPMENT AREA A AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PROPOSED EASEMENT WILL BE PROVIDED WHEN DEVELOPMENT AREA A UNDERGOES REDEVELOPMENT. THIS PEDESTRIAN AND BIKE PATH WILL BE OPEN TO THE PUBLIC AND WILL PROVIDED FOR FUTURE CONNECTIVITY THROUGH THE SITE FROM S. TRYON STREET TO PUBLIC STREET A SHOULD IT BE EXTENDED AS PART OF THE REDEVELOPMENT OF THE ADJOIN PROPERTIES.

g. THE PETITIONER WILL ALSO EXTEND THE 25 FOOT PEDESTRIAN AND BIKE EASEMENT ALONG THE SOUTHERN PROPERTY BOUNDARY OF DEVELOPMENT AREA B IF PUBLIC STREET B IS DEVELOPED AT THE MIDPOINT OF DEVELOPMENT AREA B AS GENERALLY DEPICTED ON THE REZONING PLAN. IF PUBLIC STREET B IS CONSTRUCTED ALONG THE SOUTHERN PROPERTY BOUNDARY OF DEVELOPMENT AREA B THEN THE 25 PEDESTRIAN AND BIKE PATH NEED NOT TO BE BUILT AS PART OF DEVELOPMENT AREA B.

h. THE PETITIONER WILL IMPROVE THE 25 FOOT PEDESTRIAN AND BIKE EASEMENT WITH A 12 FOOT SIDEWALK, LANDSCAPING, SEATING AREAS, AND LIGHTING AS EACH DEVELOPMENT AREA REDEVELOPS.

i. THE PETITIONER WILL ALSO PROVIDE AN EIGHT (8) FOOT SIDEWALK BETWEEN THE BUILDING AND WESTERN PROPERTY LINE AS GENERALLY DEPICTED ON THE REZONING PLAN.

j. THE OPEN SPACE AREAS ON THE SITE WILL BE IMPROVED WITH LANDSCAPING, LIGHTING, SEATING AND HARDSCAPE ELEMENTS.

k. METER BANKS WILL BE SCREENED WHERE VISIBLE FROM PUBLIC VIEW AT GRADE LEVEL.

6. ARCHITECTURAL STANDARDS:

a. THE BUILDING MATERIALS USED ON THE PRINCIPAL BUILDINGS CONSTRUCTED ON SITE WILL BE A COMBINATION OF SOME OF THE FOLLOWING: BRICK, STONE, PRECAST STONE, PRECAST CONCRETE, SYNTHETIC STONE, CEMENTATIONOUS SIDING (SUCH AS HARDI-PLANK), STUCCO, EIFS, DECORATIVE METAL PANELS, DECORATIVE BLOCK AND/OR WOOD. VINYL AS A BUILDING MATERIAL MAY ONLY BE USED ON WINDOWS, SOFFITS, AND ON HANDRAILS/RAILINGS

b. THE PRINCIPAL BUILDINGS CONSTRUCTED ON THE SITE WILL BE CONSTRUCTED SO THE PERCENTAGE OF BRICK, STONE, PRECAST STONE, PRECAST CONCRETE, SYNTHETIC STONE PER EXTERIOR BUILDING FAÇADE MAY VARY BUT IN NO CASE BE LESS THAN 25% EXCLUSIVE OF WINDOWS, DOORS AND ROOFS.

c. THE RESIDENTIAL BUILDINGS CONSTRUCTED WITHIN DEVELOPMENT AREA A, AND ANY FUTURE RESIDENTIAL USES CONSTRUCTED ON DEVELOPMENT AREAS B AND C, WILL HAVE PRIMARY PEDESTRIAN ENTRANCES FROM THE BUILDING TO EACH OF THE ADJOINING PUBLIC STREETS AT LEAST EVERY 150 FEET (W. TREMONT AND THE FUTURE PUBLIC STREETS). EACH ENTRANCE SHALL INCLUDE A MINIMUM OF THREE OF THE FOLLOWING:

- DECORATIVE PEDESTRIAN LIGHTING/SCONES.
- ARCHITECTURAL DETAILS CARRIED THROUGH TO UPPER STORIES (E.G. SUCH AS SIMILAR OPENINGS AND MATERIALS)
- COVERED PORCHES, CANOPIES, AWNINGS OR SUNSHADES.
- ARCHWAYS OR OTHER SIMILAR TREATMENT IN KEEPING WITH THE DESIGN CHARTER OF THE BUILDING.
- TRANSOM WINDOWS.
- TERRACED OR RAISED PLANTERS THAT CAN BE UTILIZED AS SEAT WALLS.
- COMMON OUTDOOR SEATING ENHANCED WITH SPECIALTY DETAILS, PAVING, LANDSCAPING, OR WATER FEATURES.
- DOUBLE DOORS (ENTRANCES SHOULD GIVE AN APPEARANCE OF A FRONT DOOR ORIENTATION RATHER THAN A BACK PATIO DESIGN).
- STOOPS OR STAIRS.

d. RESIDENTIAL UNITS LOCATED ALONG A PUBLIC STREET SHALL BE RAISED AN AVERAGE OF 24" ABOVE GRADE. UNITS SHALL BE NO MORE THAN 5' ABOVE GRADE AND 2' BELOW.

e. STREET WALLS IN ADDITION TO MEETING THE TOD STANDARDS WILL TREAT BLANK WALLS WITH BOTH HORIZONTAL AND VERTICAL VARIATIONS IN WALL PLANES.

f. NON-RESIDENTIAL USES WITH FAÇADES FRONTING ON PUBLIC STREETS SHALL INCLUDE A MINIMUM OF 60% TRANSPARENT GLASS BETWEEN 2' AND 10' ON THE FIRST FLOOR.

g. NEW RESIDENTIAL AND NON-RESIDENTIAL BUILDINGS OVER 150' IN LENGTH SHALL PROVIDE FAÇADE VARIATIONS SUCH AS WINDOW ARRANGEMENT AND SIZE VARIATION, UNIT ENTRANCE DESIGN, ROOF VARIATION, MATERIAL CHANGES, AND/OR OFFSET WALL PLANES.

h. IF DEVELOPMENT AREAS B AND C ARE REDEVELOPED WITH NON-RESIDENTIAL USES, THE GROUND FLOOR OF THE BUILDING(S) ALONG THE EXISTING AND PROPOSED STREETS, WILL HAVE BUILDING ENTRANCES THAT ORIENT AND CONNECT TO THE SIDEWALKS ALONG THE ABUTTING PUBLIC STREETS (EACH COMMERCIAL ESTABLISHMENT ALONG THE STREETS WILL HAVE AN OPERABLE PEDESTRIAN DOOR TO THE ABUTTING STREET). THE ENTRANCES TO THE SIDEWALKS ALONG THE ABUTTING STREETS WILL BE OPEN AND OPERABLE DURING THE BUSINESS HOURS OF THE ASSOCIATED USE.

i. ALONG STREETS WITH ON-STREET PARKING THE PETITIONER MAY UTILIZE TREE GRATES PER THE CLDSM. ALL OTHER STREETScape INFRASTRUCTURE SHALL BE BUILT PER TOD ORDINANCE.

7. PARKING AND MANEUVERING RESTRICTIONS:

a. AS ALLOWED BY THE OPTIONAL PROVISIONS ABOVE THE EXISTING PARKING AND MANEUVERING FOR PARKING LOCATED IN THE SETBACKS AND BETWEEN THE PUBLIC STREETS AND EXISTING BUILDING ON DEVELOPMENT AREAS B AND C MAY REMAIN UNTIL SUCH TIME AS DEVELOPMENT AREAS B AND C ARE REDEVELOPED.

8. ENVIRONMENTAL FEATURES:

a. THE SITE SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION CONTROLS ORDINANCE.

b. THE SITE WILL COMPLY WITH THE TREE ORDINANCE.

9. LIGHTING:

a. ALL NEW DETACHED AND ATTACHED LIGHTING SHALL BE FULL CUT-OFF TYPE LIGHTING FIXTURES EXCLUDING: LOW LANDSCAPE, DECORATIVE, SPECIALTY, AND ACCENT LIGHTING THAT MAY BE INSTALLED ALONG THE DRIVEWAYS, SIDEWALKS, OPEN SPACE/AMENITY AREAS, AND PARKING AREAS.

b. DETACHED LIGHTING ON THE SITE, EXCEPT STREET LIGHTS LOCATED ALONG PUBLIC STREETS, WILL BE LIMITED TO 16 FEET IN HEIGHT.

10. AMENDMENTS TO THE REZONING PLAN:

a. FUTURE AMENDMENTS TO THE REZONING PLAN (WHICH INCLUDES THESE DEVELOPMENT STANDARDS) MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE APPLICABLE DEVELOPMENT AREA PORTION OF THE SITE AFFECTED BY SUCH AMENDMENT IN ACCORDANCE WITH THE PROVISIONS HEREIN AND OF CHAPTER 6 OF THE ORDINANCE.

11. BINDING EFFECT OF THE REZONING APPLICATION:

a. IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE DEVELOPMENT OF THE SITE IMPOSED UNDER THE REZONING PLAN WILL, UNLESS AMENDED IN THE MANNER PROVIDED HEREIN AND UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONER AND SUBSEQUENT OWNERS OF THE SITE OR DEVELOPMENT AREAS, AS APPLICABLE, AND THEIR RESPECTIVE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST OR ASSIGNS.



1 Internal Street Elevation
Scale: 1/32" = 1'-0"

Elevation



2 Tremont Elevation
Scale: 1/32" = 1'-0"

Elevation



3 Fire Lane Elevation
Scale: 1/32" = 1'-0"

Elevation



4 Rear Elevation
Scale: 1/32" = 1'-0"

Elevation

NOTE:
THESE ELEVATIONS ARE PROVIDED TO REFLECT THE ARCHITECTURAL STYLE AND QUALITY OF THE BUILDING THAT MAY BE CONSTRUCTED ON THIS SITE. THE ACTUAL BUILDING CONSTRUCTED ON THIS SITE MAY VARY FROM THIS ILLUSTRATION AS LONG AS THE GENERAL ARCHITECTURAL CONCEPTS AND INTENT ILLUSTRATED IS MAINTAINED.

NOTE:
THESE PERSPECTIVES ARE PROVIDED TO REFLECT THE ARCHITECTURAL STYLE AND QUALITY OF THE BUILDING THAT MAY BE CONSTRUCTED ON THIS SITE. THE ACTUAL BUILDING CONSTRUCTED ON THIS SITE MAY VARY FROM THIS ILLUSTRATION AS LONG AS THE GENERAL ARCHITECTURAL CONCEPTS AND INTENT ILLUSTRATED IS MAINTAINED.



1 Internal Street Perspective
Scale: N.T.S.

Perspective



2 Tremont Perspective
Scale: N.T.S.

Perspective



3 Tremont Perspective
Scale: N.T.S.

Perspective

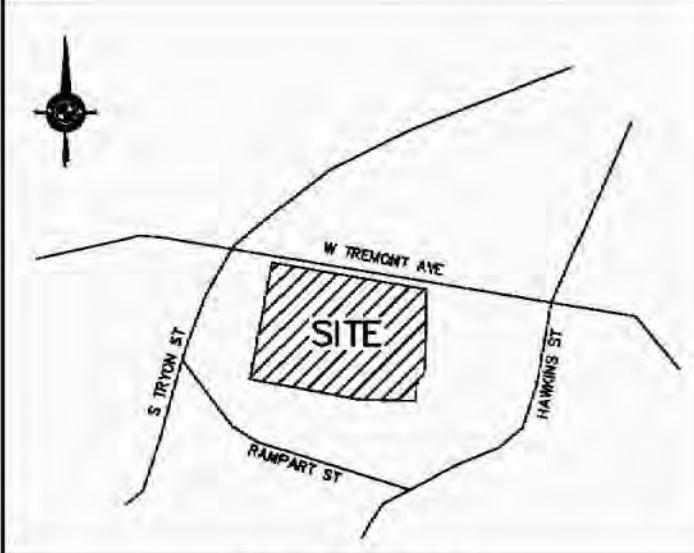
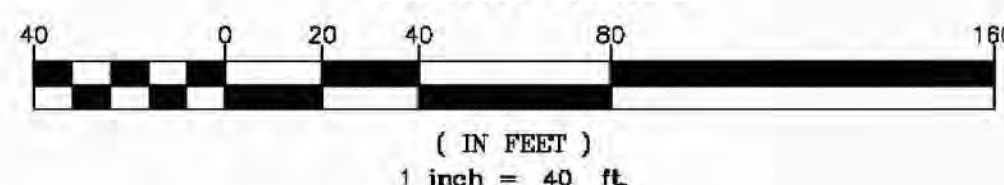
LINE LEGEND:

PROPERTY LINE
PROPERTY LINE (NOT SURVEYED)
RIGHT-OF-WAY
RIGHT-OF-WAY (NOT SURVEYED)
EASEMENT
SETBACK
CABLE TV LINE
FIBER OPTIC LINE
GAS LINE
POWER LINE
POWER LINE (UNDERGROUND)
SANITARY SEWER PIPE
STORM DRAIN PIPE
TELEPHONE LINE
TELEPHONE LINE (UNDERGROUND)
WATER LINE
SIDEWALK EASEMENT
CHAIN LINK FENCE

BORING LEGEND:

SOIL BORING LOCATION (SB)
GROUND WATER WELL LOCATION (GW)
INDOOR AIR SAMPLE

GRAPHIC SCALE



VICINITY MAP
NOT TO SCALE

LEGEND:

121-032-01
DADO INVESTMENT, INC.
D.B. 17027, PG. 78

121-032-02
JOE B. LILES
D.B. 29407, PG. 87

121-032-03
DAVID R. BOWLES
D.B. 17698, PG. 315

121-032-04
DOMA VDA INVESTMENTS, LLC
D.B. 27199, PG. 543

121-032-05
JAMES G. PAPPAS
D.B. 6192, PG. 918

121-032-06
MARY MARIE MITCHELL
D.B. 9313, PG. 616

121-032-07
NED MORRIS HENSON
JUDITH MULLIGAN
D.B. 3869, PG. 392

121-032-08
PARK AVENUE PARTNERS, LLC
D.B. 24146, PG. 905

121-033-02
THE BOULEVARD COMPANY
D.B. 27409, PG. 714

121-033-04
330 WEST TREMONT LLC
D.B. 27409, PG. 719

121-033-06
THE HORNE CO
D.B. 1789, PG. 103

121-033-07
ALAN R. HIRSH
D.B. 4665, PG. 45

121-033-08
RICHARD & GAIL GRIFFIN
D.B. 4310, PG. 740

121-032-16
JOSEPH ROBERT COLE, SR.
D.B. 5140, PG. 855

121-032-13
HAWKINS STREET DESIGN CENTER, LLC
D.B. 11595, PG. 128

121-032-12
VIRGINIA L. HARGRAVE
D.B. 18790, PG. 600

121-032-19
RAM CAPITOL, LLC
D.B. 19794, PG. 838

121-032-09
SINKOE BROS.
D.B. 24236, PG. 453

CCIP TREMONT, LLC
TRACT A & B
D.B. 29263, PG. 78
PIN: 121-032-17

1 STORY BRICK
64,508 SQ. FT.
#349

1 STORY BRICK
47,245 SQ. FT.
#307

CHICAGO TITLE INSURANCE COMPANY
COMMITMENT NO: 16-00233CH, EFFECTIVE DATE: DECEMBER 30, 2015
SCHEDULE B - II (EXCEPTIONS)

1. Defects, liens, encumbrances, adverse claims or other matter, if any, created, first appearing in the public records or attaching subsequent to the Effective Date but prior to the date the proposed insured acquires for value of record the estate or interest or mortgages thereon covered by this Commitment.

2. Taxes or assessments for the year 2016, and subsequent years, not yet due or payable.

3. Any discrepancy, conflict, access, shortage in area or boundary lines, encroachment, encumbrance, violation, variation, overlap, setback, easement or claims of easement, riparian right, and title to land within roads, ways, railroads, watercourses, burial grounds, marshes, dredged or filled areas or land below the mean high water mark or within the bounds of any adjoining body of water, or other adverse circumstance affecting the Title that would be disclosed by a current inspection and accurate and complete land survey of the Land.

4. The correctness of the square footage/acreage computation contained in the description of the Land is not warranted.

5. Any right, easement, setback, interest, claim, encroachment, encumbrance, violation, variations or other adverse circumstance affecting the Title disclosed by plat(s) recorded in Map Book 35, Page 332 and Map Book 35, Page 333 (to be recorded).

6. (AFFECTS THE SUBJECT PROPERTY) (SAMPLE LOCATIONS AS SHOWN HEREON)

7. (AFFECTS THE SUBJECT PROPERTY) (AS SHOWN HEREON)

8. Notice of Brownfields Property recorded in Book 3319, page 404.

9. Rights of tenants in possession, as tenants only, under unrecorded leases.

UTILITIES:
POWER
DUKE POWER ENERGY
1-800-777-9898

TELEPHONE
BELL SOUTH TELECOMMUNICATIONS
1-888-757-4500

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
1-800-892-3253



Know what's below.
Call before you dig.

GPS CERTIFICATION:

I, JUSTIN F. CLONINGER, 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: M-1 (10.00)

(2) POSITIONAL ACCURACY: HORZ. N=0.0145; E=0.0093; VERT. =0.0200

(3) TYPE OF GPS FIELD PROCEDURE: REAL-TIME KINEMATIC

(4) DATES OF SURVEY: JUNE 29, 2015

(5) DATUM/EPOCH: NAD83/2011.0

(6) PUBLISHED/FIXED-CONTROL USE: NGS MONUMENT "MCDOWELL"

(7) GEOID MODEL: GEOID08/CONUS

(8) COMBINED GRID FACTOR(S): 0.99984487

(9) UNITS: US SURVEY FT

ALTA CERTIFICATION:

TO: POLLACK SHORES REAL ESTATE GROUP AND CHICAGO 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 1, 2, 3, 4, 7a, 7b(1), 7c, 8, 9, 10a, 11, 13, 15, 17, AND 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JANUARY 14, 2016.

JUSTIN F. CLONINGER
NCELS, L-4430
jcloninger@tgharr.com

DATE

FLOOD CERTIFICATION

THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, DATED SEPTEMBER 2, 2015.

COMMUNITY PANEL NO: 370159 4543L (ZONE: X UNSHADED)

THIS IS TO CERTIFY THAT ON THE 14TH DAY OF JANUARY 2016, ADEQUATE MEASUREMENTS WERE TAKEN TO DETERMINE THE FLOOD HAZARD STATUS OF THE SUBJECT PROPERTY. THE MEASUREMENTS WERE TAKEN AT THE CORNERS OF THE SUBJECT PROPERTY AND AT THE CENTER OF THE PROPERTY. THE MEASUREMENTS WERE TAKEN AT THE CORNERS OF THE SUBJECT PROPERTY AND AT THE CENTER OF THE PROPERTY. THE MEASUREMENTS WERE TAKEN AT THE CORNERS OF THE SUBJECT PROPERTY AND AT THE CENTER OF THE PROPERTY.

SIGNED

LEGAL DESCRIPTION:

THAT CERTAIN PARCEL OF LAND, SITUATED, LYING AND BEING IN THE CITY OF CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING IRON ROD, SAID POINT BEING LOCATED AT A SOUTHWEST CORNER OF THE VIRGINIA L. HARGRAVE PROPERTY AS DESCRIBED IN DEED BOOK 18790, PAGE 600 OF THE MECKLENBURG COUNTY REGISTRY, THENCE WITH THE AFORESAID VIRGINIA L. HARGRAVE PROPERTY THE FOLLOWING 2 COURSES AND DISTANCES: 1) N 0°04'04" E A DISTANCE OF 21.58 FEET TO A CALCULATED POINT; 2) N 89°07'21" W A DISTANCE OF 99.66 FEET TO A NEW IRON ROD SAID POINT BEING LOCATED ON A NORTHERN LINE OF THE RAM CAPITOL, LLC, PROPERTY AS DESCRIBED IN DEED BOOK 19794, PAGE 838 OF THE MECKLENBURG COUNTY REGISTRY, WHICH IS THE POINT OF BEGINNING, THENCE FROM SAID POINT OF BEGINNING WITH THE AFORESAID RAM CAPITOL, LLC, PROPERTY N 89°25'50" W A DISTANCE OF 26.22 FEET TO AN EXISTING IRON ROD, SAID POINT BEING LOCATED AT A NORTHEAST CORNER OF THE SINKOE BROS. PROPERTY AS DESCRIBED IN DEED BOOK 24236, PAGE 453 OF THE MECKLENBURG COUNTY REGISTRY, THENCE WITH THE AFORESAID SINKOE BROS. PROPERTY N 79°23'43" W CROSSING A NEW IRON ROD AT A DISTANCE OF 33.58 FEET FOR A TOTAL DISTANCE OF 471.16 FEET TO AN EXISTING IRON PIPE, SAID POINT BEING LOCATED AT A SOUTHEAST CORNER OF THE NED M. HINSON PROPERTY AS DESCRIBED IN DEED BOOK 3469, PAGE 392 OF THE MECKLENBURG COUNTY REGISTRY, THENCE WITH THE AFORESAID NED M. HINSON PROPERTY N 19°40'35" E A DISTANCE OF 494.41 FEET TO A PUNCH HOLE IN CONCRETE, SAID POINT BEING LOCATED ON THE SOUTHERN RIGHT-OF-WAY OF W. TREMONT AVE, THENCE WITH THE SOUTHERN RIGHT-OF-WAY OF W. TREMONT AVE, S 89°07'21" W CROSSING A PUNCH HOLE IN CONCRETE AT A DISTANCE OF 392.05 FEET FOR A TOTAL DISTANCE OF 631.41 FEET TO AN EXISTING IRON ROD, SAID POINT BEING LOCATED AT THE NORTHWEST CORNER OF THE JOSEPH R. COLE SR. PROPERTY AS DESCRIBED IN DEED BOOK 11595, PAGE 128, AND THE VIRGINIA L. HARGRAVE PROPERTY AS DESCRIBED IN DEED BOOK 18790, PAGE 600 OF THE MECKLENBURG COUNTY REGISTRY THE FOLLOWING 1 COURSE AND DISTANCES: 1) S 0°04'04" W A DISTANCE OF 330.86 FEET TO AN EXISTING MAIL, 2) S 46°56'57" W A DISTANCE OF 42.03 FEET TO AN EXISTING IRON, 3) S 64°01'21" W A DISTANCE OF 83.60 FEET TO THE POINT OF BEGINNING, CONTAINING 335.58 SQUARE FEET OR 7.701 ACRES AS SHOWN ON A SURVEY BY R.B. PHARR & ASSOCIATES P.A. DATED JANUARY 14, 2016 (MAP FILE W-3468B)(PROJECT NO. 84382).

NOTES:

- THIS PLAT IS NOT FOR RECORDATION AS PER G.S. 47-30 AS AMENDED.
- ALL CORNERS MONUMENTED AS SHOWN.
- NO RECOVERABLE NGS MONUMENT LOCATED WITHIN 2,000 FEET OF SUBJECT PROPERTY.
- 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.
- ELEVATIONS BASED ON N.G.S. MONUMENT "MCDOWELL", ELEVATION = 681.79', 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.

AREA
335,548 SQ. FT. OR 7.7031 ACRES

REVISIONS				ALTA/ACSM LAND TITLE SURVEY PREPARED FOR:			
				POLLACK SHORES REAL ESTATE GROUP			
				307, 327 AND 349 WEST TREMONT AVENUE CITY OF CHARLOTTE, MECKLENBURG COUNTY, NC DEED REFERENCE: 29263-78 TAX PARCEL #: 121-032-17			
				R.B. PHARR & ASSOCIATES, P.A. SURVEYING & MAPPING			
				420 HAWTHORNE LANE CHARLOTTE, NC 28204 TEL: (704) 376-2186			
				SCALE: 1" = 40'			
				DATE: JANUARY 14, 2016			
				FILE NO. W-3468C			
				JOB NO. 84382			
				CREW: RBP			
				DRAWN: CW			
				REVISED:			

REVISIONS:
1. 04/19/2016 PER STAFF COMMENTS
2. 05/23/2016 PER STAFF COMMENTS
3. 06/23/2016 PER STAFF COMMENTS
4. 07/06/2016 PER STAFF COMMENTS

DESIGNED BY: DAW
DRAWN BY: DAW
CHECKED BY: RBP
SCALE: AS SHOWN
PROJECT #: 1016020
SHEET #:

RZ-4.0

TREMONT SITE
REZONING DOCUMENTS
POLLACK SHORES | CHARLOTTE, NORTH CAROLINA

SURVEY

PETITION NO. 2016-067

LandDesign

223 N Graham Street Charlotte, NC 28202
V: 704.333.3245 F: 704.333.3246
www.LandDesign.com