

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 AND UP TO 1,000 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 DEPICTED ON THE REZONING PLAN; OR

ii. MODIFICATIONS TO MOVE STRUCTURES GRAPHICALLY DEPICTED ON THE REZONING PLAN CLOSER TO ADJACENT PROPERTIES BUT NO CLOSER THAN THE "EXTERNAL BUILDING LINE" (IN THIS CASE THE EXTERNAL SETBACKS, SIDE OR REAR YARDS) INDICATED ON SHEET RZ-1; OR

iii. MODIFICATIONS TO ALLOW MINOR INCREASES OR DECREASES IN THE MASS OF THE BUILDINGS THAT DO NOT MATERIALLY CHANGE THE DESIGN INTENT DEPICTED ON OR DESCRIBED IN 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 ALLOW DEVELOPMENT AREA A TO BE DEVELOPED 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. THE EXACT ALIGNMENT AND THE AMOUNT OF THE NEW PUBLIC STREET TO BE BUILT AS PART OF THE CONSTRUCTION OF THE ALLOWED USES ON DEVELOPMENT AREA A TO BE DETERMINED DURING THE SITE PLAN APPROVAL PROCESS FOR THE SITE.

b. 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:

a. TO ALLOW THE EXISTING USES IN THE EXISTING BUILDINGS LOCATED WITHIN DEVELOPMENT AREAS B AND C TO UNDERGO A CHANGE OF USE WITHOUT HAVING TO IMPLEMENT THE STREETScape REQUIREMENTS OF THE SOUTH END TRANSIT STATION AREA PLAN ALONG W. TREMONT AVENUE.

b. TO ALLOW THE EXISTING PARKING SPACES LOCATED IN DEVELOPMENT AREA C WITHIN THE ESTABLISHED SETBACK ON W. TREMONT AVENUE TO REMAIN UNTIL DEVELOPMENT AREA C IS REDEVELOPED.

c. TO ALLOW PARKING AND VEHICULAR MANEUVERING BETWEEN THE EXISTING BUILDING LOCATED ON DEVELOPMENT AREA C AND W. TREMONT AVENUE TO REMAIN UNTIL DEVELOPMENT AREA C IS REDEVELOPED. ONCE THE EXISTING BUILDING LOCATED ON DEVELOPMENT AREA C IS DEMOLISHED AND DEVELOPMENT AREA C IS REDEVELOPED, DEVELOPMENT AREA C WILL COMPLY WITH THE TOD-M REGULATIONS AND PARKING AND VEHICULAR MANEUVERING WILL NOT BE ALLOWED BETWEEN THE BUILDINGS AND EXISTING PUBLIC STREETS.

d. TO ALLOW USES (EXISTING OR NEW) LOCATED WITHIN THE EXISTING BUILDINGS LOCATED IN DEVELOPMENT AREAS B, AND C TO MEET THE PARKING REQUIREMENTS OF THE TOD ZONING DISTRICT.

- e. TO NOT REQUIRE SCREENING OF THE EXISTING PARKING LOCATED WITHIN DEVELOPMENT AREAS B, AND C UNTIL EACH DEVELOPMENT AREA IS REDEVELOPED AT WHICH TIME EACH PARKING AREAS WILL BE SCREENED AS REQUIRED BY THE TOD-M ZONING DISTRICT.
- f. TO NOT REQUIRE THE INSTALLATION OF SIDEWALK CONNECTIONS FROM THE EXISTING BUILDINGS WITHIN DEVELOPMENT AREAS B, AND C TO W. TREMONT AVENUE, UNTIL EACH OF THE DEVELOPMENT AREAS UNDER GOES REDEVELOPMENT.
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, AND UP TO 1,000 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 1,000 SQUARE FEET OF GROSS FLOOR AREA OF NON-RESIDENTIAL USES (E.G. OFFICE, RETAIL, INSTITUTIONAL, CIVIC, RESTAURANTS (EDEE), ETC.) AS ALLOWED BY THE TOD-M ZONING REGULATIONS.
- d. 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.
- e. 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. 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. THE ALIGNMENT OF THE STREET, AND THE AMOUNT OF THE STREET 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.
- c. 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 FUTURE PUBLIC STREET.
- 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.
- 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 THE FUTURE PUBLIC STREET TO BE BUILT FROM W. TREMONT AVENUE TO THE SOUTHERN PROPERTY BOUNDARY AS GENERALLY DEPICTED ON THE REZONING PLAN.
- e. THE PETITIONER WILL PROVIDED A 20 FOOT PEDESTRIAN AND BIKE EASEMENT ALONG THE SOUTHERN PROPERTY BOUNDARY OF DEVELOPMENT AREAS A AND B AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PROPOSED EASEMENT WILL BE PROVIDED WHEN EACH DEVELOPMENT AREA 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 HAWKINS STREET SHOULD IT BE EXTENDED AS PART OF THE REDEVELOPMENT OF THE ADJOIN PROPERTIES.
- f. THE PETITIONER WILL IMPROVE THE 20 FOOT PEDESTRIAN AND BIKE EASEMENT WITH A TEN (10) FOOT SIDEWALK, LANDSCAPING, SEATING AREAS, AND LIGHTING AS EACH DEVELOPMENT AREA REDEVELOPS.
- g. THE OPEN SPACE AREAS ON THE SITE WILL BE IMPROVED WITH LANDSCAPING, LIGHTING, SEATING AND HARDSCAPE ELEMENTS.
- h. METER BANKS WILL BE SCREENED WHERE VISIBLE FROM PUBLIC VIEW AT GRADE LEVEL.
- i. ROOF TOP HVAC AND RELATED MECHANICAL EQUIPMENT WILL BE SCREENED 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, CEMENTATIOUS 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 RESIDENTIAL BUILDINGS CONSTRUCTED WITHIN DEVELOPMENT AREA A WILL HAVE PEDESTRIAN ENTRANCES FROM THE BUILDING TO EACH OF THE ADJOINING PUBLIC STREETS (W. TREMONT AND THE FUTURE PUBLIC STREET).

- c. 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.
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 MY 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. SIGNAGE:
- a. SIGNAGE AS ALLOWED BY THE ORDINANCE MAY BE PROVIDED.
10. 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 15 FEET IN HEIGHT.
11. 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.
12. 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.

REVISIONS:

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

RZ-2.0

TREMONT SITE
REZONING DOCUMENTS
POLLACK SHORES | CHARLOTTE, NORTH CAROLINA
DEVELOPMENT NOTES

PETITION NO. 2016-XXX

LandDesign

223 N Graham Street Charlotte, NC 28202
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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.



2 Future Road Elevation
Scale: 1" = 30'-0"

Elevation



2 Future Road Elevation
Scale: 1" = 30'-0"

Elevation



1 Tremont Ave Elevation
Scale: 1" = 30'-0"

Elevation



1 Tremont Ave
Scale: n/a

Perspective

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

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

AG - CURB & GUTTER
 B - BATCH RASIN
 L - CURB INLET
 NF - CHAIN LINK FENCE
 NF - CONCRETE NAIL FOUND
 O - CLEAN OUT
 P - CALCULATED POINT
 P - DROPPED POINT
 P - DROPPED INLET
 PIP - EXISTING IRON PIPE
 RIR - EXISTING IRON ROD
 RIR - EXISTING IRON ROD
 ROR - EDGE OF PAVEMENT
 TH - FIRE HYDRANT
 V - FILL VALVE
 VFD - GUARD POST
 VM - GAS METER
 VV - GAS VALVE
 VW - GUY WIRE
 P - LIGHT POLE
 M.B. - MAP BOOK
 N.C.G.S. - NORTH CAROLINA GE
 N.D. - NORTH DAKOTA
 NW - NEW NAIL
 O/HANG - OVERHANG
 P - POWER BOX
 P - POWER BOX
 P.O.B. - POINT OF BEGINNING
 P - POWER POLE
 PG - PAGE
 P - RIGHT-OF-WAY
 RCP - REINFORCED CONCRETE
 SSMH - SANITARY SEWER MAIN
 T - TELEPHONE BOX
 T - TELEPHONE BOX
 U - TERMINUS UNKNOWN
 VV - CABLE TV BOX
 V - WATER
 VM - WATER METER
 VV - WATER VALVE

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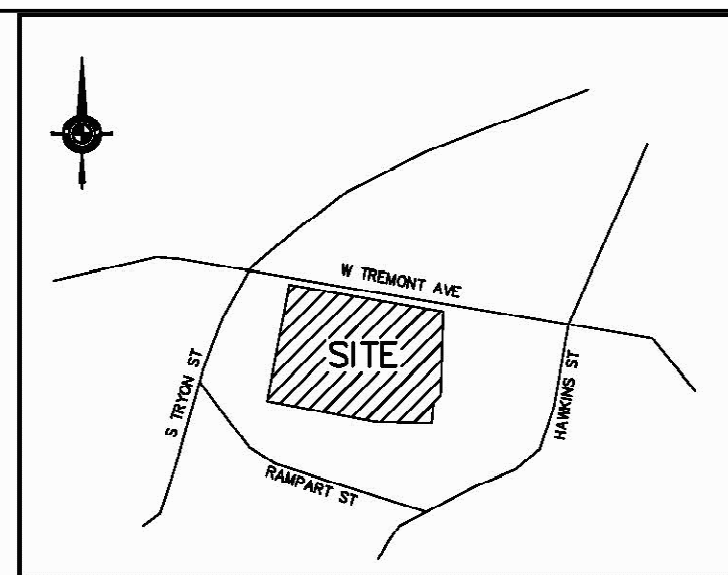
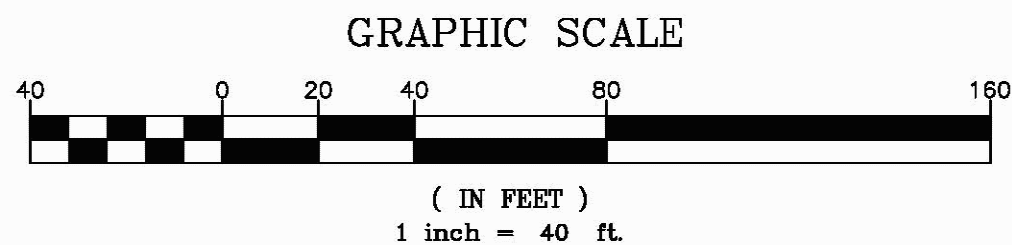
J. JUSTIN F. CLONINGER, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

- (1) CLASS OF SURVEY:** A(1-10.000)
- (2) POSITIONAL ACCURACY:** HORIZ: N=0.0145, E=0.0003, VERT: 0.0200
- (3) TYPE OF GPS FIELD PROCESSING:** REAL-TIME KINEMATICS
- (4) DATES OF SURVEY:** JUNE 29, 2013
- (5) DATUM/EPOCH:** NAVD83/NA83
- (6) PUBLISHED/FIXED-CONTROL USE:** NGS MONUMENT "MCDOWELL"
- (7) GEOID MODEL:** GEOID03(CONUS)
- (8) COMBINED GRID FACTOR(S):** 0.99994487
- (9) UNITS:** US SURVEY FEET

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, 11a, 13, 16, 17, AND 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JANUARY 14, 2016.

JUSTIN F. CLONINGER
NCPLS, L-4430
jcloninger@rbpharr.com

[illegible]

PARKING (PERMITTED USES - (0.2 SPACES PER 1,000 SQUARE FEET))

REGULAR PARKING SPACES=7
HANDICAPPED PARKING SPACES=
TOTAL PARKING SPACES=7

ZONING RESTRICTIONS AS PER ZONING ORDINANCE
SUBJECT PROPERTY ZONED: I-2

MINIMUM SETBACK: 20 FT
MINIMUM SIDE YARD: 0 FT - 5 FT
MINIMUM REAR YARD: 10 FT
MAXIMUM BUILDING HEIGHT: 40 FT

FOR FURTHER INFORMATION CONTACT THE
CHARLOTTE-MECKLENBURG ZONING DEPARTMENT
AT 704-336-3569.

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 MCKENZIEBORG COUNTY REGISTRY; THENCE WITH THE FOLLOWING COURSE AND DISTANCES: TO N 89°01'W *A DISTANCE OF 25.38 FEET TO A CALCULATED POINT; N 89°02'11"W *A DISTANCE OF 96.6 FEET TO A NEW IRON ROD PLACED ON THE EAST LINE OF THE FORESAYED NEAD & MINSON PROPERTY AS DESCRIBED IN DEED BOOK 19794, PAGE 838 OF THE MCKENZIEBORG COUNTY REGISTRY; WHICH IS THE POINT OF BEGINNING; THENCE FROM SAID POINT OF BEGINNING, CONTAINING 33.15 SQUARE ACRES OR THEREABOUTS, BY THE FOLLOWING COURSE AND DISTANCES: TO AN EXISTING IRON ROD, SAID POINT BEING LOCATED AT A NORTHWEST CORNER OF THE SINKEO BROS PROPERTY AS DESCRIBED IN DEED BOOK 24236, PAGE 453 OF THE MCKENZIEBORG COUNTY REGISTRY; THENCE WITH THE FOLLOWING COURSE AND DISTANCES: TO AN EXISTING IRON ROD AT A DISTANCE OF 323.16 FEET FOR A TOTAL DISTANCE OF 157.16 FEET TO AN EXISTING IRON PIPE, SAID POINT BEING LOCATED AT A SOUTHEAST CORNER OF THE SINKEO BROS PROPERTY AS DESCRIBED IN DEED BOOK 24236, PAGE 453 OF THE MCKENZIEBORG COUNTY REGISTRY; THENCE WITH THE FOLLOWING COURSE AND DISTANCES: TO THE FORESAYED NEAD & MINSON PROPERTY N 10°03'E *A DISTANCE OF 40.41 FEET TO A PUNCH HOLE IN TREMONT AVENUE, *THENCE WITH THE SOUTHERN RIGHT-OF-WAY OF W. TREMONT AVE. S 89°07'38"E CROSSING A PUNCH HOLE IN CONCRETE AT A DISTANCE OF 392.03 FEET TO AN EXISTING IRON ROD, SAID POINT BEING LOCATED AT A SOUTH-EAST CORNER BEING LOCATED AT THE NORTHWEST CORNER OF THE JOSEPH R. COLE SR. PROPERTY AS DESCRIBED IN DEED BOOK 3140, PAGE 835; THENCE WITH THE FORESAYED JOSEPH R. COLE SR. PROPERTY, THE HAWKINS STREET DESIGN CENTER, INC., TRACT NO. 100, MAP FILE # 34689/SQUARE FOOTAGE = 1,016,701 ACRES, PROJECT NO. 34689, AS DESCRIBED IN DEED BOOK 18790, PAGE 600 OF THE MCKENZIEBORG COUNTY REGISTRY THE FOLLOWING 3 COURSES AND DISTANCES: 1) S 01°43'00 "W *A DISTANCE OF 12.0 FEET TO AN EXISTING IRON ROD; 3) S 04°03'25 "W *A DISTANCE OF 85.80 FEET TO THE POINT OF BEGINNING; CONTAINING 33.15 SQUARE ACRES OR 77,031 ACRES AS SHOWN ON MAP FILE # 34689/SQUARE FOOTAGE = 1,016,701 ACRES, PROJECT NO. 34689 (MAP FILE # 34689)/PROJECT NO. 3483).

1. THIS PLAT IS NOT FOR RECORDATION AS PER G.S. 47-30 AS AMENDED.

2. ALL CORNERS MONUMENTED AS SHOWN.
3. NO RECOVERABLE NGS MONUMENT LOCATED WITHIN 2,000 FEET OF SUBJECT PROPERTY.
4. 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 PURPOSES ONLY. LOCATION, SIZE, OR DEPTH OF LINES SHOULD BE VERIFIED WITH THE INDIVIDUAL UTILITY COMPANY BEFORE CONSTRUCTION.
5. ELEVATIONS BASED ON N.G.S. MONUMENT "MCDOWELL"; ELEVATION = 681.79', NAVD 88
6. BROKEN LINES INDICATE PROPERTY LINES NOT SURVEYED.
7. THE OFF-SITE RIGHT-OF-WAY SHOWN HEREON IS FOR ILLUSTRATIVE PURPOSES ONLY. THE LOCATION OF THE RIGHT-OF-WAY SHOULD BE VERIFIED WITH THE ADJACENT PROPERTY OWNERS. THE RIGHT-OF-WAY SHOWN HEREON DOES NOT CURE 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 LICENSE NO. C-4741			
		420 HAWTHORNE LANE CHARLOTTE, NC 28204 TEL. (704) 376-2186			
CREW:	DRAWN:	REVISED:	SCALE:	DATE:	FILE NO.
RBP	CW		1" = 40'	JANUARY 14, 2016	W-3468C JOB NO. 84382

REVISIONS:

DATE: 02/22/2016
DESIGNED BY: DAW
DRAWN BY: DAW

SHEET #133H5

**TREMONT SITE
REZONING DOCUMENTS**
POLLACK SHORES | CHARLOTTE, NORTH CAROLINA

PETITION NO. 2016-XXXX

LandDesign

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