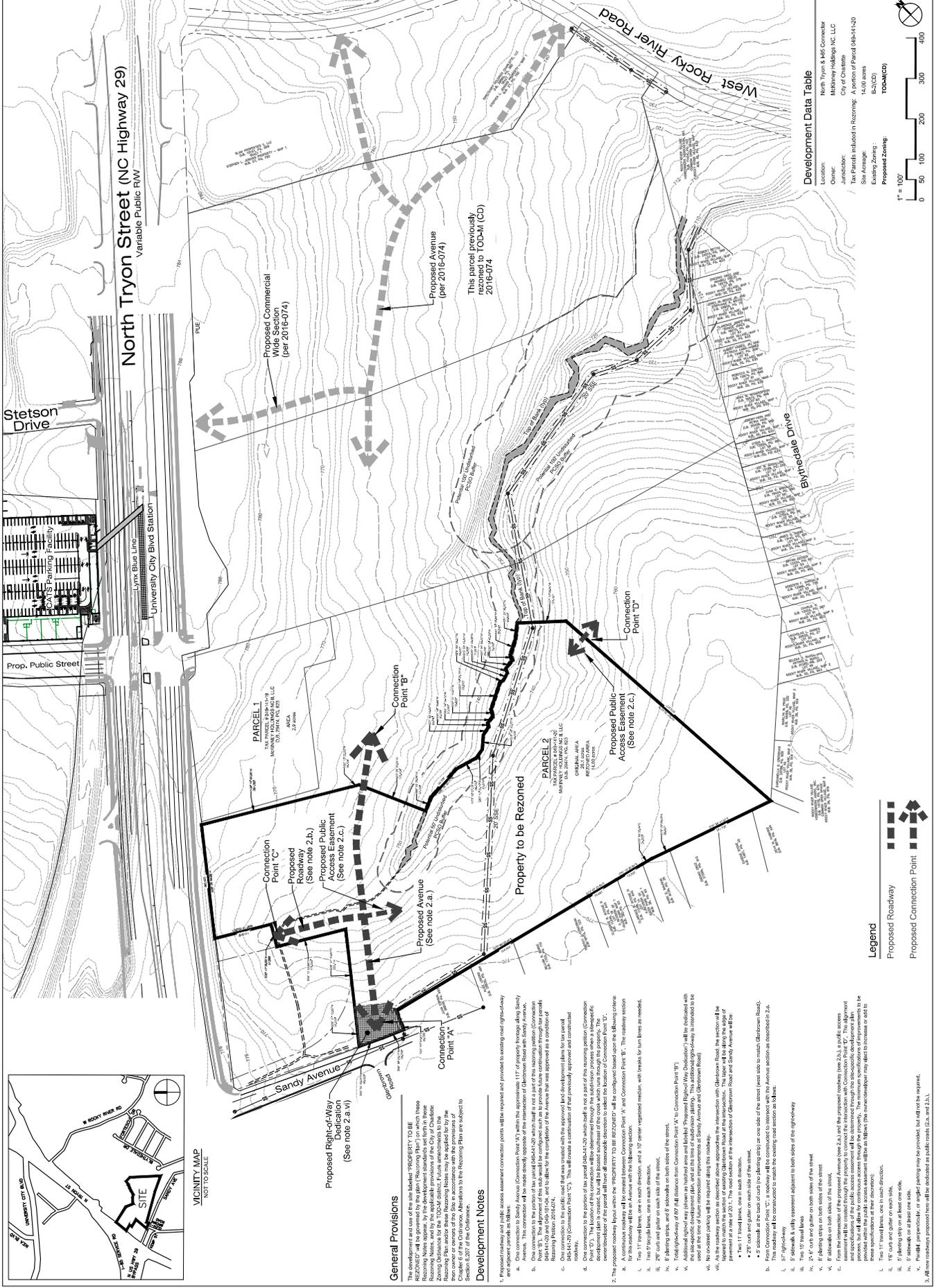


NO.	DATE	DESCRIPTION
1	3/24/2017	APPROVED BY: KM
2	3/24/2017	DESIGNED BY: KM
3	3/24/2017	DRAWN BY: ESH
4	3/24/2017	CHECKED BY: ESH
5	3/24/2017	DATE

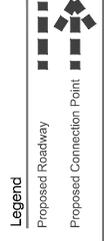
MCKINNEY HOLDINGS
NO. LLC
5411 N Tryon Street
Charlotte, NC 28213



Development Data Table

Location:	North Tryon & H&C Connector
Owner:	McKinney Holdings NC, LLC
City:	City of Charlotte
Site Address:	5411 N Tryon Street
Parcel:	100-M (CD)
Map:	Map 1404-14-20
Scale:	As Shown
Existing Zoning:	E-2 (CD)
Proposed Zoning:	TOD-M(CD)

1" = 100'
0 50 100 200 300 400

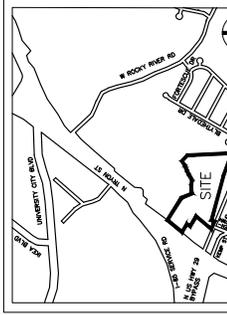


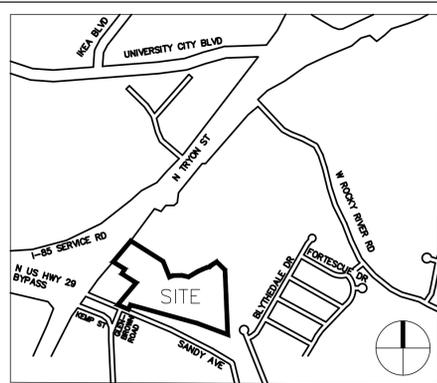
General Provisions

The development and use of the site labeled "PROPERTY TO BE REZONED" will be governed by the plan ("Rezoning Plan") on which these provisions are based. The Rezoning Plan is subject to the City of Charlotte Zoning Ordinance for the 100-M district. Future amendments to the City of Charlotte Zoning Ordinance may affect the Rezoning Plan. The Rezoning Plan is subject to the City of Charlotte Zoning Ordinance. All references to the Rezoning Plan are subject to the City of Charlotte Zoning Ordinance.

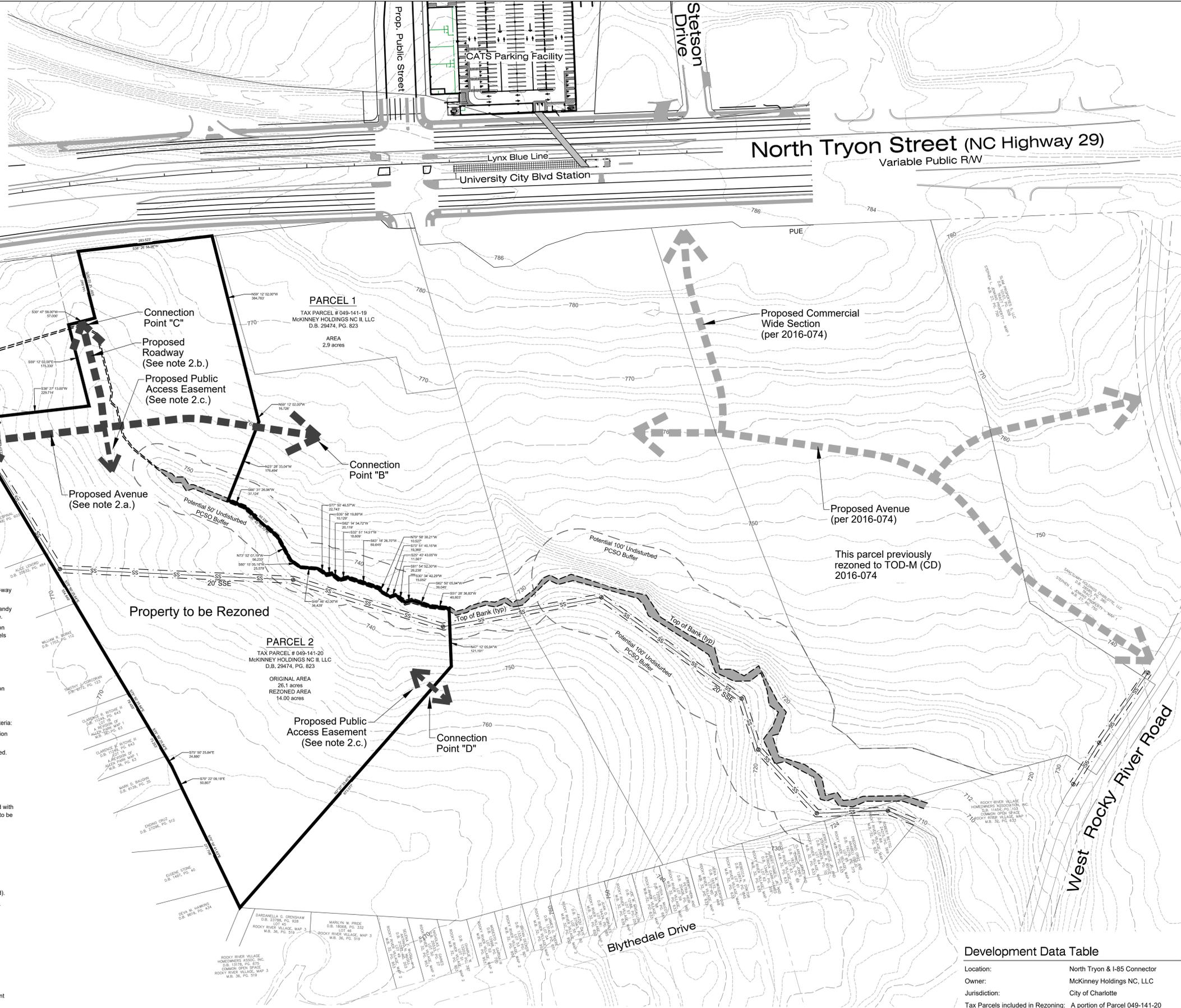
Development Notes

1. Proposed roadway layout within the "PROPERTY TO BE REZONED" will be provided and provided to existing and proposed roadway easement points as follows:
 - a. One connection to Sandy Avenue (Connection Point "A") within the approximate 117' of property through Sandy Avenue. This connection will be made directly opposite the intersection of Blymede Road and Sandy Avenue.
 - b. One connection to Blymede Drive (Connection Point "B") within the approximate 117' of property through Sandy Avenue. This connection will be made directly opposite the intersection of Blymede Road and Sandy Avenue.
 - c. One connection to the public road that was created with the approved land development plan for Parcel 100-M (CD) (Connection Point "C"). This connection will be made directly opposite the intersection of Blymede Road and Sandy Avenue.
 - d. One connection to the portion of the parcel labeled "2b" which shall not be a part of this rezoning portion (Connection Point "D"). The location of this connection will be determined through the subdivision process when a specific subdivision plan is submitted to the City of Charlotte for review and approval.
2. The proposed roadway layout within the "PROPERTY TO BE REZONED" will be provided based upon the following criteria:
 - a. Two 11' travel lanes, one in each direction, and a 10' center separated median, with breaks for turn lanes as needed.
 - b. Two 11' travel lanes, one in each direction.
 - c. Two 10' travel lanes, one in each direction.
 - d. 20' curb and gutter on each side of the street.
 - e. 8' sidewalk on each side of the street.
 - f. 8' sidewalk on each side of the street.
 - g. 8' sidewalk on each side of the street.
 - h. 8' sidewalk on each side of the street.
 - i. 8' sidewalk on each side of the street.
 - j. 8' sidewalk on each side of the street.
 - k. 8' sidewalk on each side of the street.
 - l. 8' sidewalk on each side of the street.
 - m. 8' sidewalk on each side of the street.
 - n. 8' sidewalk on each side of the street.
 - o. 8' sidewalk on each side of the street.
 - p. 8' sidewalk on each side of the street.
 - q. 8' sidewalk on each side of the street.
 - r. 8' sidewalk on each side of the street.
 - s. 8' sidewalk on each side of the street.
 - t. 8' sidewalk on each side of the street.
 - u. 8' sidewalk on each side of the street.
 - v. 8' sidewalk on each side of the street.
 - w. 8' sidewalk on each side of the street.
 - x. 8' sidewalk on each side of the street.
 - y. 8' sidewalk on each side of the street.
 - z. 8' sidewalk on each side of the street.
3. All new roadways proposed hereon will be dedicated as public roads (2.a, and 2.b.).





VICINITY MAP
NOT TO SCALE

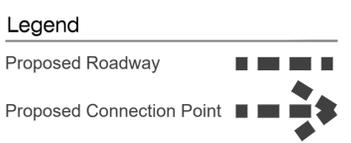


General Provisions

The development and use of the site labeled "PROPERTY TO BE REZONED" will be governed by the plan ("Rezoning Plan") on which these Rezoning Notes appear, by the development standards set forth in these Rezoning Notes, and by the applicable provisions of the City of Charlotte Zoning Ordinance for the TOD-M district. Future amendments to the Rezoning Plan and/or these Rezoning Notes may be applied 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.

Development Notes

- Proposed roadway and public access easement connection points will be required and provided to existing road rights-of-way and adjacent parcels as follows:
 - One connection to Sandy Avenue (Connection Point "A") within the approximate 117' of property frontage along Sandy Avenue. This connection will be made directly opposite of the intersection of Glenbrown Road with Sandy Avenue.
 - One connection to the portion of tax parcel 049-141-20 which itself is not a part of this rezoning petition (Connection Point "B"). The alignment of this stub would be configured such as to provide future continuation through tax parcels 049-141-20 and 049-181-04, and to allow for the completion of the Avenue that was approved as a condition of Rezoning Petition 2016-074.
 - One connection to the public road that was created with the approved land development plans for tax parcel 049-141-70 (Connection Point "C"). This will create a continuation of that previously approved and constructed roadway.
 - One connection to the portion of tax parcel 049-141-20 which itself is not a part of this rezoning petition (Connection Point "D"). The location of this connection will be determined through the subdivision process when a site-specific development plan is created, but will be located southeast of the creek which runs through the property. The owner/developer of the parcel will have all reasonable discretion to select the location of Connection Point "D".
- The proposed roadway layout within the "PROPERTY TO BE REZONED" will be configured based upon the following criteria:
 - A continuous roadway will be created between Connection Point "A" and Connection Point "B". The roadway section for this roadway will be an Avenue with the following section:
 - Two 11' travel lanes, one in each direction, and a 10' center vegetated median, with breaks for turn lanes as needed.
 - Two 5' bicycle lanes, one in each direction.
 - 2'6" curb and gutter on each side of the street.
 - 8' planting strips, and 8' sidewalks on both sides of the street.
 - Total right-of-way of 80' (full distance from Connection Point "A" to Connection Point "B")
 - Additional right-of-way (shown as hatched area and labeled "Proposed Right-of-Way Dedication") will be dedicated with the site-specific development plan, and at the time of subdivision platting. This additional right-of-way is intended to be used at the time of future intersection improvements at Sandy Avenue and Glenbrown Road
 - No on-street parking will be required along this roadway.
 - As the roadway section as described above approaches the intersection with Glenbrown Road, the section will be tapered to match the section of existing Glenbrown Road at the intersection. The taper will be along the edge of pavement at a rate of 20:1. The road section at the intersection of Glenbrown Road and Sandy Avenue will be:
 - Two 11' travel lanes, one in each direction.
 - 2'6" curb and gutter on each side of the street.
 - 5' sidewalk at the back of curb (no planting strip) on one side of the street (west side to match Glenbrown Road).
 - From Connection Point "C", a roadway will be constructed to intersect with the Avenue section as described in 2.a. This roadway will be constructed to match the existing road section as follows:
 - 57' right-of-way
 - 5' sidewalk & utility easement adjacent to both sides of the right-of-way
 - Two 15' travel lanes
 - 2'-6" curb and gutter on both sides of the street
 - 8' planting strips on both sides of the street
 - 8' sidewalks on both sides of the street.
 - From the intersection of the proposed Avenue (see 2.a.) and the proposed roadway (see 2.b.), a public access easement will be created through the property to connect the intersection with Connection Point "D". The alignment and specifications of the public access easement will be determined through the site-specific development plan process, but will allow for continuous access through the property. The minimum specifications of improvements to be provided within the public access easement will be as follows (the owner/developer may elect to increase or add to these specifications at their discretion):
 - Two 11' travel lanes, one in each direction.
 - 1'6" curb and gutter on each side.
 - 5' planting strip on at least one side.
 - 5' sidewalk on at least one side.
 - Parallel, perpendicular, or angled parking may be provided, but will not be required.
- All new roadways proposed here will be dedicated as public roads (2.a. and 2.b.).



Development Data Table

Location:	North Tryon & I-85 Connector
Owner:	McKinney Holdings NC, LLC
Jurisdiction:	City of Charlotte
Tax Parcels included in Rezoning:	A portion of Parcel 049-141-20
Site Acreage:	14.00 acres
Existing Zoning:	B-2(CD)
Proposed Zoning:	TOD-M(CD)

1" = 100'

MERRICK & COMPANY
 1001 MOREHEAD SQUARE DRIVE, SUITE 630
 CHARLOTTE, NC 28203
 PHONE: 704.530.8500
 FAX: 704.530.8501
 WWW.MERRICKANDCOMPANY.COM
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McKINNEY HOLDINGS NC, LLC
 8411 N Tryon Street
 Charlotte, NC 28213

REVISIONS:

NO.	REVISION DESCRIPTION	DATE	BY	CHKD	APP'D
1	Revision per Staff Comments (6.12.17)	6/12/17	JM	JM	JM

DATE:	DESIGN BY:	DATE:	DESIGN BY:
3/24/2017	JM	3/24/2017	JM
3/24/2017	JM	3/24/2017	JM

UNIVERSITY CITY GATEWAY
 City of Charlotte, North Carolina

Technical Data Sheet
 2017-079

JOB NO.:	65118785
DATE:	3.24.2017
SHEET	1

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