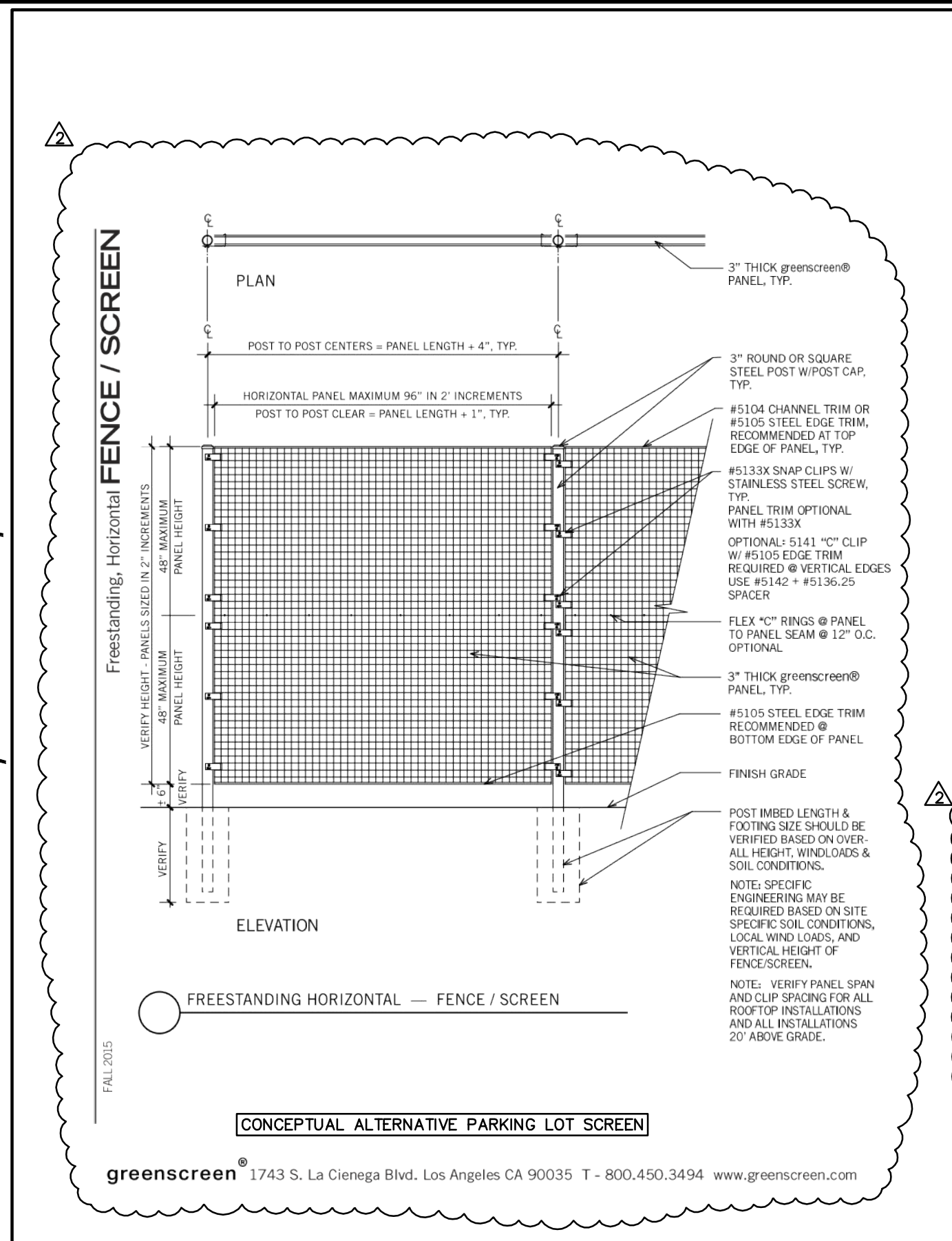
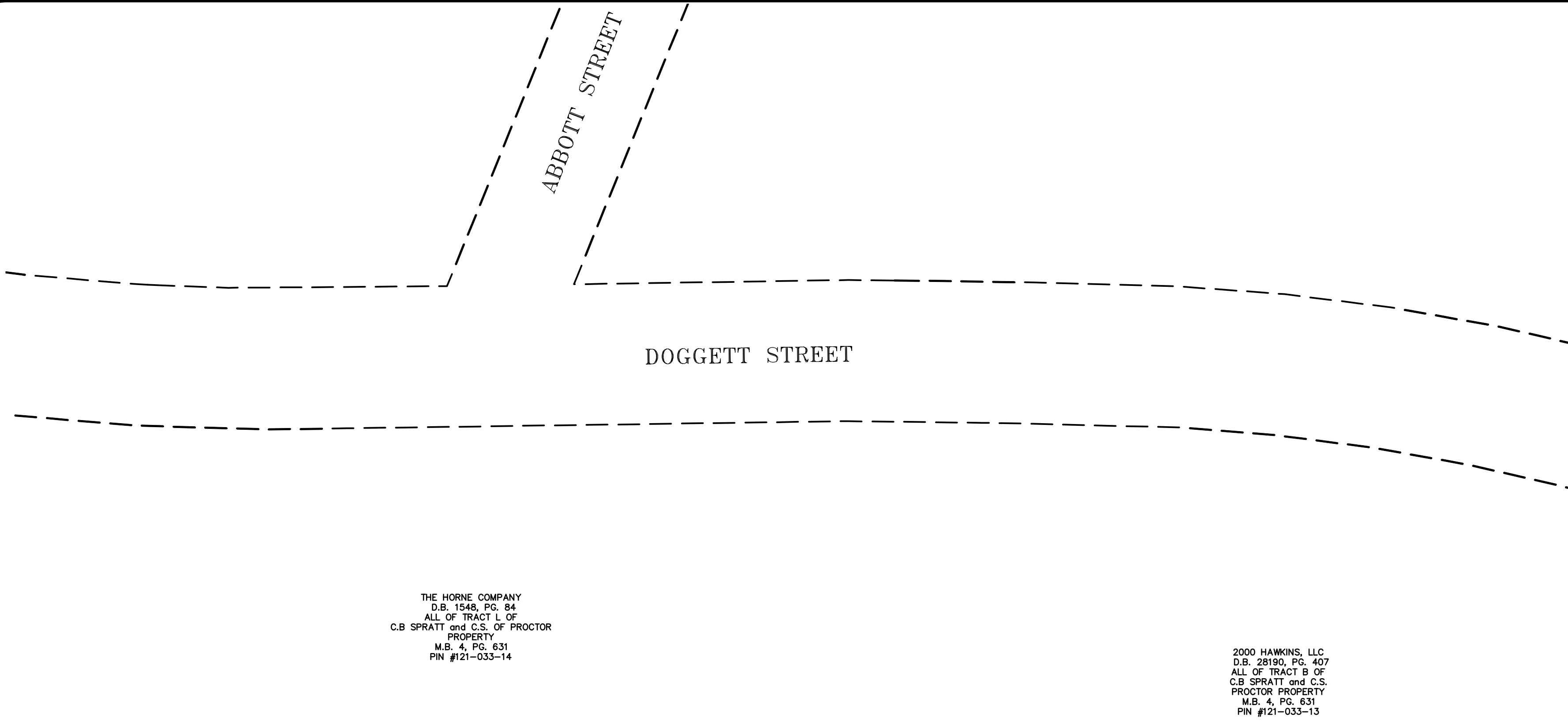


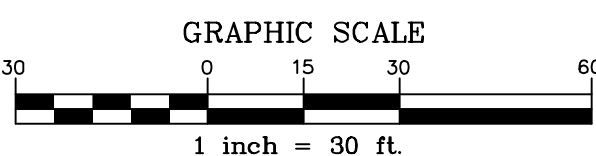
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- DEVELOPMENT STANDARDS—DEVELOPMENT OPTION 1 — NEW BUILDING
- October 22, 2018
- GENERAL PROVISIONS
 - THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY BOULEVARD REAL ESTATE ADVISORS LLC (THE PETITIONER) FOR AN APPROXIMATELY 7.4 ACRE SITE LOCATED ON THE NORTH SIDE OF WEST TREMONT AVENUE BETWEEN SOUTH TRYON STREET AND HAWKINS STREET, WHICH SITE IS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (THE "SITE"). THE SITE IS COMPRISED OF TAX PARCEL NOS. 121-033-08, 121-033-09 AND 121-033-10.
 - 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 TOO-M ZONING DISTRICT SHALL GOVERN THE DEVELOPMENT AND USE OF THE SITE.
 - THE SITE CONTAINS THREE EXISTING BUILDINGS, WITH ONE BUILDING BEING LOCATED ON EACH TAX PARCEL THAT COMPRISES THE SITE. PETITIONER SHALL DEMOLISH EACH EXISTING BUILDING LOCATED ON THE SITE AND REDEVELOP THE SITE WITH A NEW BUILDING IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF THIS REZONING PLAN AND THE ORDINANCE (DEVELOPMENT OPTION 1—NEW BUILDING). DEVELOPMENT OPTION 1—NEW BUILDING IS DEPICTED ON SHEET NO. RZ-1 OF THE REZONING PLAN.
 - THE SITE SHALL CONTAIN ONE PRINCIPAL BUILDING. THE PRINCIPAL BUILDING AND ANY ACCESSORY STRUCTURES SHALL BE LOCATED WITHIN THE BUILDING ENVELOPE DEPICTED ON THE REZONING PLAN. AT THE PETITIONER'S OPTION, THE PRINCIPAL BUILDING AND ANY ACCESSORY STRUCTURES MAY ALSO EXTEND INTO THE BUILDING OR PARKING ENVELOPE DEPICTED ON THE REZONING PLAN.
 - SURFACE PARKING FACILITIES AND STRUCTURED PARKING FACILITIES (IF ANY) SHALL BE LOCATED WITHIN THE PARKING ENVELOPE DEPICTED ON THE REZONING PLAN. AT THE PETITIONER'S OPTION, AND IF THE CHARLOTTE DEPARTMENT OF TRANSPORTATION ("CDOT") APPROVES A VEHICULAR ACCESS POINT TO THE SITE OFF OF WEST TREMONT AVENUE, SURFACE PARKING FACILITIES AND STRUCTURED PARKING FACILITIES (IF ANY) MAY ALSO BE LOCATED WITHIN THE BUILDING OR PARKING ENVELOPE DEPICTED ON THE REZONING PLAN.
 - 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.
 - OPTIONAL PROVISIONS
- THE OPTIONAL PROVISIONS SET OUT BELOW SHALL APPLY TO THE DEVELOPMENT OF THE SITE.
- PARKING THAT IS LOCATED TO THE SIDE/REAR OF A PRIMARY STRUCTURE MAY COVER UP TO 50% OF THE TOTAL WIDTH OF THE SITE'S FRONTAGE ALONG THE NEW PUBLIC STREET (DEFINED BELOW) TO BE CONSTRUCTED ALONG THE EASTERN BOUNDARY LINE OF THE SITE.
 - THE SOUTHERN EDGE OF ANY PARKING LOT ADJACENT TO WEST TREMONT AVENUE SHALL MEET THE SCREENING REQUIREMENTS OF THE ORDINANCE BY WAY OF THE INSTALLATION OF A GREEN SCREEN WALL BY PETITIONER. THE GREEN SCREEN WALL SHALL BE SUBSTANTIALLY SIMILAR IN APPEARANCE TO THE GREEN SCREEN WALL DEPICTED ON THE REZONING PLAN.
 - THE WESTERN EDGE OF ANY PARKING LOT SHALL NOT BE REQUIRED TO MEET THE SCREENING REQUIREMENTS OF SECTION 8.1208(6)(K) OF THE ORDINANCE. A PARKING LOT MAY BE BUILT UP TO THE WESTERN BOUNDARY LINE OF THE SITE.
 - THE NORTHERN EDGE OF A PARKING LOT SHALL NOT BE REQUIRED TO MEET THE SCREENING REQUIREMENTS OF SECTION 8.1208(6)(K) OF THE ORDINANCE. NOTWITHSTANDING THE FOREGOING, THE PARKING LOT SHALL BE SCREENED TO THE NORTH BY THE MINIMUM 6 FOOT TALL WOODEN FENCE DESCRIBED BELOW IN PARAGRAPH 6.D.
 - PERMITTED USES/DEVELOPMENT LIMITATIONS
- SUBJECT TO THE TERMS OF PARAGRAPH B BELOW, THE SITE MAY BE DEVOTED TO ANY USE OR USES ALLOWED BY RIGHT OR UNDER PRESCRIBED CONDITIONS IN THE TOO-M ZONING DISTRICT (INCLUDING ANY COMBINATION OF SUCH USES), TOGETHER WITH ANY INCIDENTAL OR ACCESSORY USES ASSOCIATED THEREWITH THAT ARE PERMITTED UNDER THE ORDINANCE IN THE TOO-M ZONING DISTRICT.
 - NOTWITHSTANDING THE TERMS OF PARAGRAPH A ABOVE, RESIDENTIAL USES OF ANY TYPE SHALL NOT BE PERMITTED ON THE SITE.
 - NOTWITHSTANDING ANYTHING CONTAINED HEREIN TO THE CONTRARY, ANY NEW BUILDING OR STRUCTURE CONSTRUCTED ON THE SITE SHALL BE LOCATED A MINIMUM OF 5 FEET FROM THE WESTERN BOUNDARY LINE OF THE SITE.
 - TRANSPORTATION
- VEHICULAR ACCESS SHALL BE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PLACEMENT AND CONFIGURATION OF THE ACCESS POINT(S) ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE AND CONSTRUCTION PLANS AND DESIGNS AND TO ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY THE CHARLOTTE DEPARTMENT OF TRANSPORTATION ("CDOT").
 - THE ALIGNMENTS OF THE INTERNAL DRIVES AND VEHICULAR CIRCULATION AREAS MAY BE MODIFIED BY PETITIONER DURING THE PERMITTING PROCESS TO ACCOMMODATE CHANGES IN TRAFFIC PATTERNS AND BUILDING AND PARKING LAYOUTS, AND TO ACCOMMODATE ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY CDOT IN ACCORDANCE WITH APPLICABLE PUBLISHED STANDARDS.
 - A NEW PUBLIC STREET SHALL BE CONSTRUCTED ON TAX PARCEL NO. 121-033-10 ALONG THE EASTERN BOUNDARY LINE OF THE SITE WITHIN THE AREA DEPICTED ON THE REZONING PLAN (THE "PUBLIC STREET").
 - PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR A NEW BUILDING CONSTRUCTED ON THE SITE, PETITIONER SHALL DEDICATE AND CONVEY TO THE CITY OF CHARLOTTE THOSE PORTIONS OF THE SITE LOCATED IMMEDIATELY ADJACENT TO THE NEW PUBLIC STREET AS REQUIRED TO PROVIDE RIGHT OF WAY MEASURING, WHERE FEASIBLE, TO TWO FEET BEHIND THE BACK OF SIDEWALK AS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN, TO THE EXTENT THAT SUCH RIGHT OF WAY DOES NOT ALREADY EXIST.
 - ALL REQUIRED TRANSPORTATION IMPROVEMENTS SHALL BE CONSTRUCTED AND APPROVED PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR A NEW BUILDING TO BE CONSTRUCTED ON THE SITE.
 - STREETSCAPE AND LANDSCAPING/SCREENING
- A MINIMUM 8 FOOT WIDE PLANTING STRIP AND A MINIMUM 8 FOOT WIDE SIDEWALK SHALL BE INSTALLED ALONG THE SITE'S FRONTAGE ON WEST TREMONT AVENUE. THE MINIMUM 8 FOOT WIDE PLANTING STRIP AND MINIMUM 8 FOOT WIDE SIDEWALK SHALL BE LOCATED BEHIND THE FUTURE BACK OF CURB ON WEST TREMONT AVENUE, NOTWITHSTANDING THE FOREGOING, THE WIDTH OF THE PLANTING STRIP AND THE WIDTH OF THE SIDEWALK MAY BE REDUCED AS REQUIRED WHERE THE SIDEWALK TIES INTO THE EXISTING SIDEWALK LOCATED ON THE SITE'S WESTERN AND EASTERN BOUNDARY LINES.
 - PORTIONS OF THE MINIMUM 8 FOOT WIDE SIDEWALK TO BE INSTALLED ALONG THE SITE'S FRONTAGE ON WEST TREMONT AVENUE MAY BE LOCATED IN A SIDEWALK UTILITY EASEMENT.
 - A MINIMUM 8 FOOT WIDE PLANTING STRIP AND A MINIMUM 8 FOOT WIDE SIDEWALK SHALL BE INSTALLED ALONG THE SITE'S FRONTAGE ON THE NEW PUBLIC STREET. THE MINIMUM 8 FOOT WIDE PLANTING STRIP AND MINIMUM 8 FOOT WIDE SIDEWALK SHALL BE LOCATED BEHIND THE FUTURE BACK OF CURB ON SUCH PUBLIC STREET.
 - A MINIMUM 6 FOOT TALL WOODEN FENCE SHALL BE INSTALLED ALONG THE NORTHERN BOUNDARY LINE OF THE SITE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE MINIMUM 6 FOOT TALL WOODEN FENCE SHALL NOT CONTAIN ANY GATES OR OPENINGS.
 - 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.
 - 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.

SITE LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- CENTERLINE
- REZONING BOUNDARY
- PARKING ENVELOPE
- BUILDING ENVELOPE
- PARKING OR ENVELOPE
- EXISTING EDGE OF PAVEMENT/BACK OF CURB/FRONT OF CURB



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

THE JOHN R. MCADAMS COMPANY, INC.
3436 Torington Way
Charlotte, North Carolina 28277
Suite 110
License No.: C-0283
704.527.0800 • McAdamsCo.com

MCADAMS

REVISIONS:

REVISIONS PER 1ST REVIEW 08-13-2018
REVISIONS PER OUTSTANDING ISSUES 10-22-2018

OWNER: BOULEVARD REAL ESTATE ADVISORS
121 WEST TRADE ST
SUITE 2800
CHARLOTTE, NC 28202

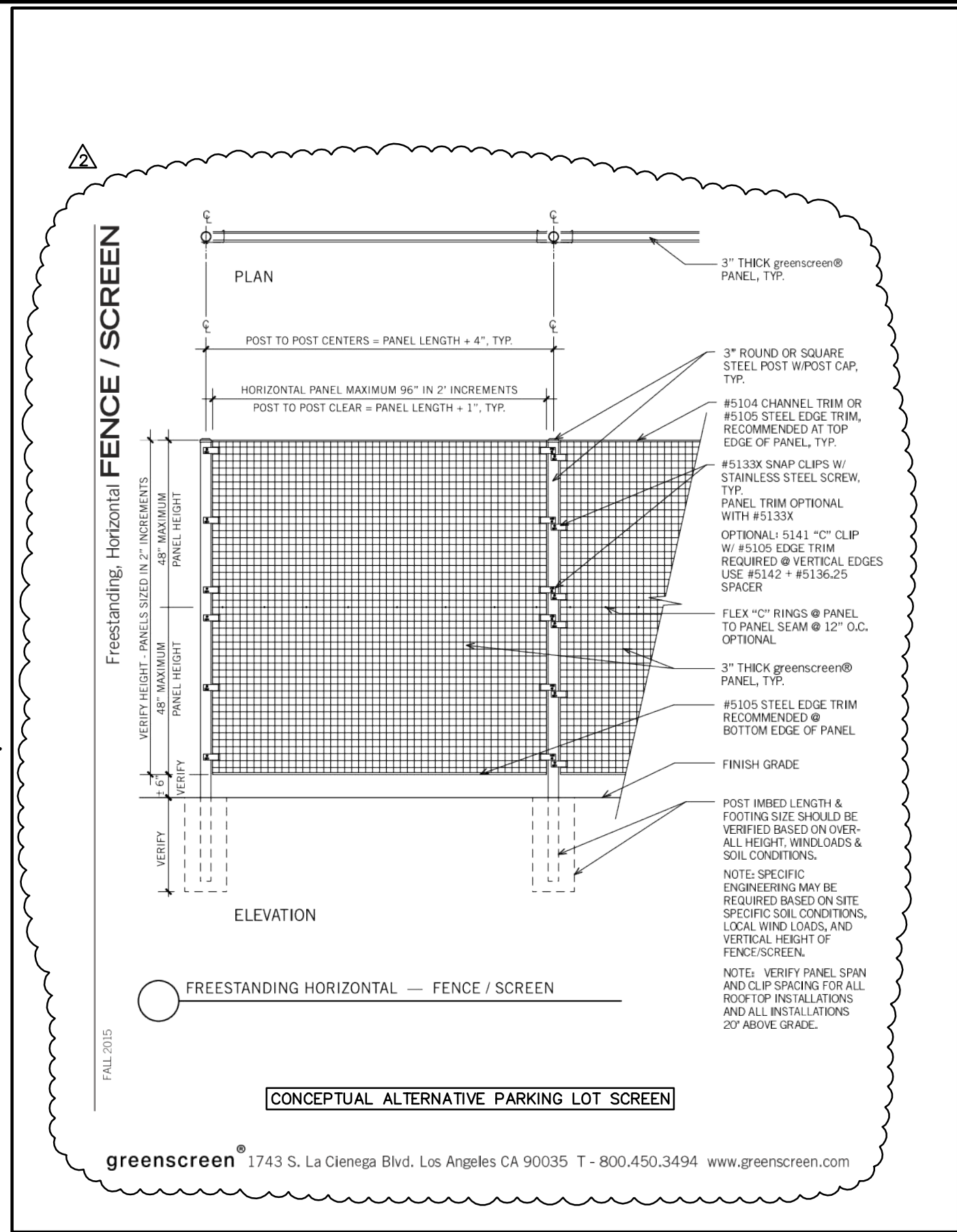
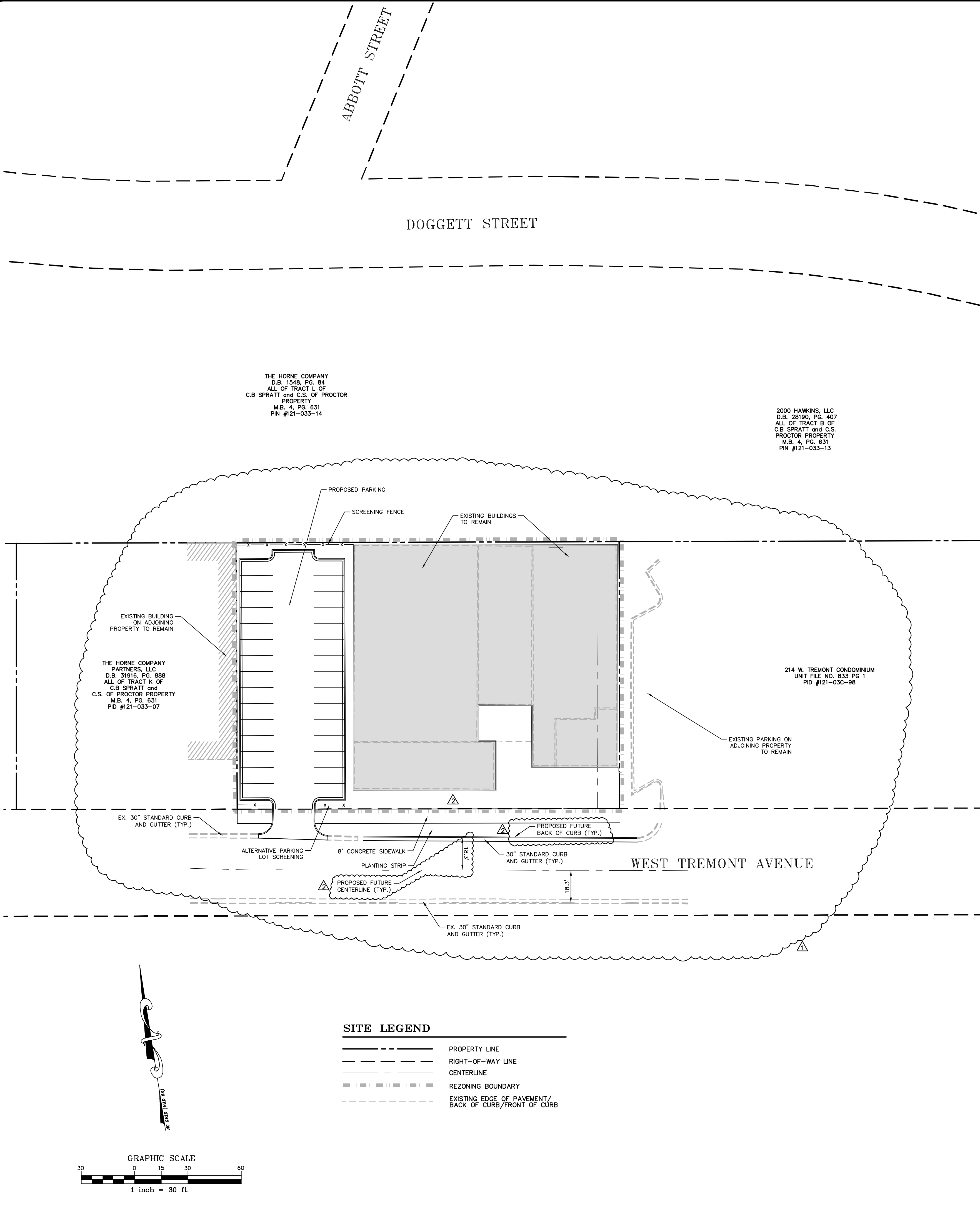
224 WEST TREMONT
PETITION 2018-003
214 WEST TREMONT AVENUE, CHARLOTTE, NORTH CAROLINA 28203

TECHNICAL DATA SHEET - OPTION 1

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FILENAME: BRE18010-S1
CHECKED BY: BGP
DRAWN BY: CEG
SCALE: 1"=30'
DATE: 03-09-18
SHEET NO. RZ-1

McADAMS

Y:\Projects\BRE-18010\Land\Construction Drawings\Current Drawings\BRE18010-S1.dwg, 10/22/2018 3:50:08 PM, Plunkett, Brandon



- DEVELOPMENT OPTION 2 — REHABILITATION OPTION
- OCTOBER 22, 2018
- GENERAL PROVISIONS
 - THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY BOULEVARD REAL ESTATE ADVISORS LLC (THE "PETITIONER") FOR AN APPROXIMATELY 7.4 ACRE SITE LOCATED ON THE NORTH SIDE OF WEST TREMONT AVENUE BETWEEN SOUTH TRYON STREET AND HAWKINS STREET, WHICH SITE IS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (THE "SITE"). THE SITE IS COMPRISED OF TAX PARCEL NOS. 121-033-08, 121-033-09 AND 121-033-10.
 - 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 TOO-M ZONING DISTRICT SHALL GOVERN THE DEVELOPMENT AND USE OF THE SITE.
 - THE SITE CONTAINS THREE EXISTING BUILDINGS, WITH ONE BUILDING BEING LOCATED ON EACH TAX PARCEL. THE PETITIONER SHALL DEMOLISH THE EXISTING BUILDING LOCATED ON TAX PARCEL NO. 121-033-08 IN ITS ENTIRETY AND RENOVATE AND RE-PURPOSE THE REMAINING EXISTING BUILDINGS (OR PORTIONS THEREOF) LOCATED ON TAX PARCEL NOS. 121-033-09 AND 121-033-10 (DEVELOPMENT OPTION 2—REHABILITATION OPTION). OFF-STREET PARKING WOULD BE LOCATED ON TAX PARCEL NO. 121-033-08. DEVELOPMENT OPTION 2—REHABILITATION OPTION IS DEPICTED ON SHEET NO. RZ-2 OF THE REZONING PLAN.
 - 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.
 - OPTIONAL PROVISIONS
 - THE SITE SHALL NOT BE REQUIRED TO MEET THE MINIMUM FLOOR AREA RATIO REQUIREMENTS OF THE TOO-M ZONING DISTRICT.
 - PARKING THAT IS LOCATED TO THE SIDE/REAR OF A PRIMARY STRUCTURE MAY COVER UP TO 40% OF THE TOTAL WIDTH OF THE SITE'S FRONTAGE ALONG WEST TREMONT AVENUE.
 - PARKING SPACES ON THE SITE MAY BE LOCATED IMMEDIATELY ADJACENT TO THE WESTERN EDGE OF THE EXISTING BUILDINGS LOCATED ON THE SITE THAT WILL BE RENOVATED AND RE-PURPOSED. NO SURFACE PARKING OR MANEUVERING SPACE SHALL BE PERMITTED WITHIN ANY REQUIRED OR ESTABLISHED SETBACK, AND NO SURFACE PARKING OR MANEUVERING SPACE IS ALLOWED BETWEEN THE PERMITTED USE AND THE REQUIRED SETBACK.
 - UP TO 50% OF THE PARKING SPACES LOCATED ON THE SITE MAY BE COMPACT PARKING SPACES.
 - THE SOUTHERN EDGE OF THE PARKING LOT ADJACENT TO WEST TREMONT AVENUE SHALL MEET THE SCREENING REQUIREMENTS OF THE ORDINANCE BY WAY OF THE INSTALLATION OF A GREEN SCREEN WALL BY PETITIONER. THE GREEN SCREEN WALL SHALL BE SUBSTANTIALLY SIMILAR IN APPEARANCE TO THE GREEN SCREEN WALL DEPICTED ON THE REZONING PLAN.
 - THE WESTERN EDGE OF THE PARKING LOT SHALL NOT BE REQUIRED TO MEET THE SCREENING REQUIREMENTS OF SECTION 9.120B(6)(K) OF THE ORDINANCE. THE PARKING LOT MAY BE BUILT UP TO THE WESTERN BOUNDARY LINE OF THE SITE.
 - THE NORTHERN EDGE OF THE PARKING LOT SHALL NOT BE REQUIRED TO MEET THE SCREENING REQUIREMENTS OF SECTION 9.120B(6)(K) OF THE ORDINANCE. NOTWITHSTANDING THE FOREGOING, THE PARKING LOT SHALL BE SCREENED TO THE NORTH BY THE MINIMUM 6 FOOT TALL WOODEN FENCE DESCRIBED BELOW IN PARAGRAPH 5.C.
 - PERMITTED USES
 - SUBJECT TO THE TERMS OF PARAGRAPH 8 BELOW, THE SITE MAY BE DEVOTED TO ANY USE OR USES ALLOWED BY RIGHT OR UNDER PRESCRIBED CONDITIONS IN THE TOO-M ZONING DISTRICT (INCLUDING ANY COMBINATION OF SUCH USES), TOGETHER WITH ANY INCIDENTAL OR ACCESSORY USES ASSOCIATED THEREWITH THAT ARE PERMITTED UNDER THE ORDINANCE IN THE TOO-M ZONING DISTRICT.
 - NOTWITHSTANDING THE TERMS OF PARAGRAPH A ABOVE, RESIDENTIAL USES OF ANY TYPE SHALL NOT BE PERMITTED ON THE SITE.
 - TRANSPORTATION
 - VEHICULAR ACCESS SHALL BE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PLACEMENT AND CONFIGURATION OF THE ACCESS POINT(S) ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE AND CONSTRUCTION PLANS AND DESIGNS AND TO ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY THE CHARLOTTE DEPARTMENT OF TRANSPORTATION ("CDOT").
 - THE ALIGNMENTS OF THE INTERNAL DRIVES AND VEHICULAR CIRCULATION AREAS MAY BE MODIFIED BY PETITIONER DURING THE PERMITTING PROCESS TO ACCOMMODATE CHANGES IN TRAFFIC PATTERNS AND BUILDING AND PARKING LAYOUTS, AND TO ACCOMMODATE ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY CDOT IN ACCORDANCE WITH APPLICABLE PUBLISHED STANDARDS.
 - STREETSCAPE AND LANDSCAPING/SCREENING
 - SUBJECT TO PARAGRAPH 8 BELOW, A MINIMUM 8 FOOT WIDE PLANTING STRIP AND A MINIMUM 8 FOOT WIDE SIDEWALK SHALL BE INSTALLED ALONG THE SITE'S FRONTAGE ON WEST TREMONT AVENUE. THE MINIMUM 8 FOOT WIDE PLANTING STRIP AND MINIMUM 8 FOOT WIDE SIDEWALK SHALL BE LOCATED BEHIND THE FUTURE BACK OF CURB ON WEST TREMONT AVENUE. NOTWITHSTANDING THE FOREGOING, THE WIDTH OF THE PLANTING STRIP AND THE WIDTH OF THE SIDEWALK MAY BE REDUCED WHERE THE SIDEWALK TIES INTO THE EXISTING SIDEWALK LOCATED ON THE SITE'S WESTERN AND EASTERN BOUNDARY LINES.
 - NOTWITHSTANDING THE TERMS OF PARAGRAPH A ABOVE, THAT PORTION OF THE SIDEWALK AND PLANTING STRIP LOCATED ALONG THE SITE'S FRONTAGE ON WEST TREMONT AVENUE BETWEEN THE EXISTING BUILDINGS ON THE SITE TO BE RENOVATED AND RE-PURPOSED AND WEST TREMONT AVENUE SHALL BE OF A WIDTH THAT DOES NOT REQUIRE THE REMOVAL OR MODIFICATION OF ANY PORTION OF THE EXISTING BUILDINGS. THE WIDTH OF THIS PORTION OF THE SIDEWALK AND PLANTING STRIP SHALL BE DETERMINED DURING THE PERMITTING PROCESS.
 - PORTIONS OF THE SIDEWALK TO BE INSTALLED ALONG THE SITE'S FRONTAGE ON WEST TREMONT AVENUE MAY BE LOCATED IN A SIDEWALK UTILITY EASEMENT.
 - A MINIMUM 6 FOOT TALL WOODEN FENCE SHALL BE INSTALLED ALONG THE NORTHERN EDGE OF THE PARKING LOT LOCATED ON THE SITE, IN THE LOCATION MORE PARTICULARLY DEPICTED ON THE REZONING PLAN. THE MINIMUM 6 FOOT TALL WOODEN FENCE SHALL NOT CONTAIN ANY GATES OR OPENINGS.
 - 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.
 - 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.

PRELIMINARY DRAWING — NOT RELEASED FOR CONSTRUCTION

THE JOHN R. MCADAMS
COMPANY, INC.
3436 Torregallon Way
Suite 110
Charlotte, North Carolina 28277
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704.527.0800 • McAdamsCo.com

MCADAMS

REVISIONS:

△	REVISIONS PER 1ST REVIEW 08-13-2018
△	REVISIONS PER OUTSTANDING ISSUES 10-22-2018

OWNER:

BOULEVARD
REAL ESTATE ADVISORS
121 SUITE 2800
CHARLOTTE, NC 28202

224 WEST TREMONT
PETITION 2018-003
214 WEST TREMONT AVENUE, CHARLOTTE, NORTH CAROLINA 28203

TECHNICAL DATA SHEET - OPTION 2

PROJECT NO. BRE-18010
FILENAME: BRE18010-S1
CHECKED BY: BGP
DRAWN BY: CEG
SCALE: 1"=30'
DATE: 03-09-18
SHEET NO. **RZ-2**
MCADAMS

LEGEND:

C&G - CURB & GUTTER
CB - CATCH BASIN
CMP - CORRUGATED METAL PIPE
CP - CALCULATED POINT
C/O - CLEAN OUT
D.B. - DEED BOOK
ECM - EXISTING CONCRETE MONUMENT
EIP - EXISTING IRON PIPE
EIR - EXISTING IRON ROD
EMM - EXISTING METAL MONUMENT
EN - EXISTING NAIL
EOP - EDGE OF PAVEMENT
FH - FIRE HYDRANT
GM - GAS METER
GP - GATE POST
GV - GAS VALVE
GW - GUY WIRE
HVAC - HEAT, VENT., AIR COND.
ICV - IRRIGATION CONTROL VALVE
LP - LIGHT POLE
(M) - MEASURED
MBX - MAILBOX
M.B. - MAP BOOK
N.G.S. - NATIONAL GEODETIC SURVEY
NIR - NEW IRON ROD
NN - NEW NAIL
O/HANG - OVERHANG
PB - POWER BOX
PIN - PARCEL IDENTIFICATION NUMBER
P.O.B. - POINT OF BEGINNING
PM - POWER METER
PP - POWER POLE
PG - PAGE
PVC - PLASTIC PIPE
(R) - RECORDED
R/W - RIGHT-OF-WAY
RCP - REINFORCED CONCRETE PIPE
SSMH - SANITARY SEWER MANHOLE
(T) - TOTAL
TB - TELEPHONE BOX
TERR - TERRACOTTA PIPE
WM - WATER METER
WV - WATER VALVE

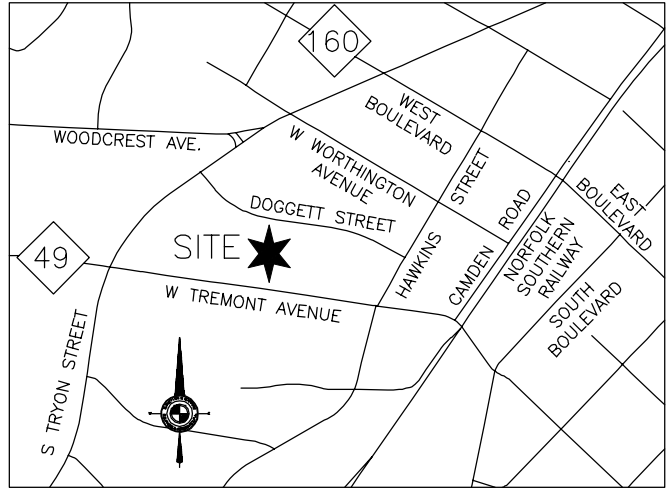
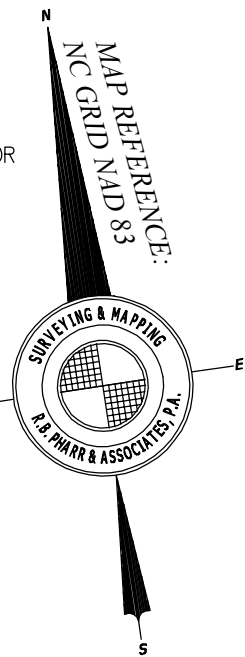
LINE LEGEND:

EASEMENT
FENCE
PROPERTY LINE
PROPERTY LINE (NOT SURVEYED)
RIGHT-OF-WAY
RIGHT-OF-WAY (NOT SURVEYED)
SETBACK
GAS LINE
POWER LINE
SANITARY SEWER PIPE
STORM DRAIN PIPE
WATER LINE

THE HORNE COMPANY
PARTNERS, LLC
D.B. 31916, PG. 888
ALL OF TRACT K OF
C.B. SPRATT and
C.S. PROCTOR PROPERTY
M.B. 4, PG. 631
PID #121-033-07

THE HORNE COMPANY
D.B. 1548, PG. 84
ALL OF TRACT L OF
C.B. SPRATT and C.S. PROCTOR PROPERTY
M.B. 4, PG. 631
PID #121-033-14

2000 HAWKINS, LLC
D.B. 28190, PG. 407
ALL OF TRACT B OF
C.B. SPRATT and C.S. PROCTOR
PROPERTY
M.B. 4, PG. 631
PID #121-033-13



VICINITY MAP
NOT TO SCALE

NOTES:

- THIS PLAT IS NOT FOR RECORDATION AS PER G.S. 47-30 AS AMENDED.
- ALL CORNERS MONUMENTED AS SHOWN.
- THIS PROPERTY IS LOCATED WITHIN 2000' OF A NGS MONUMENT LOCATED.
- UNDERGROUND UTILITIES MAY EXIST THAT ARE NOT SHOWN HEREON. 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.
- THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE COMMITMENT REPORT. R.B. PHARR & ASSOCIATES, P.A. DOES NOT CLAIM THAT ALL MATTERS OF RECORD WHICH MAY OR MAY NOT AFFECT THE SUBJECT PROPERTY ARE SHOWN HEREON.
- ELEVATIONS BASED ON MECKLENBURG COUNTY MONUMENT #568. ELEVATION = 723.55 FEET, 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.

AS-SURVEYED DESCRIPTION:

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

BEGINNING AT AN EXISTING NAIL LOCATED ON THE NORTHERLY MARGIN OF THE RIGHT-OF-WAY OF WEST TREMONT AVENUE (60 FEET PUBLIC RIGHT-OF-WAY), SAID POINT ALSO BEING THE SOUTHWEST CORNER OF THE 214 WEST TREMONT CONDOMINIUM AS RECORDED IN UNIT FILE 833, PAGE 1 IN THE MECKLENBURG PUBLIC REGISTRY; THENCE WITH THE NORTHERLY MARGIN OF WEST TREMONT AVENUE NORTH 81°18'34" WEST, PASSING A NEW NAIL AT 50.01 FEET AND A NEW 12" IRON ROD AT 150.04 FEET, FOR A TOTAL DISTANCE OF 215.06 FEET TO AN EXISTING 1/2" IRON ROD BEING THE SOUTHEAST CORNER OF THE HORNE COMPANY PARTNERS, LLC PROPERTY AS DESCRIBED IN DEED BOOK 31916, PAGE 888 IN AFORESAID REGISTRY; THENCE WITH THE EASTERLY LINE OF THE HORNE COMPANY PARTNERS, LLC PROPERTY NORTH 08°33'36" EAST A DISTANCE OF 149.85 FEET TO AN EXISTING 1/2" IRON ROD LYING ON THE SOUTHERLY LINE OF THE HORNE COMPANY PROPERTY AS DESCRIBED IN DEED BOOK 1548, PAGE 84 IN AFORESAID REGISTRY; THENCE WITH THE SOUTHERLY LINE OF THE HORNE COMPANY PROPERTY SOUTH 81°22'28" EAST, PASSING A NEW 1/2" IRON ROD AT 65.17 FEET AND AN EXISTING 3/4" IRON PIPE AT 165.43 FEET, FOR A TOTAL DISTANCE OF 215.35 FEET TO AN EXISTING 1" IRON PIPE BEING THE NORTHWEST CORNER OF THE AFOREMENTIONED 214 WEST TREMONT CONDOMINIUMS; THENCE WITH THE WESTERLY LINE OF THE 214 WEST TREMONT CONDOMINIUMS SOUTH 08°40'12" WEST A DISTANCE OF 150.09 FEET TO THE POINT AND PLACE OF **BEGINNING**, CONTAINING A TOTAL OF 32,274 SQUARE FEET OR 0.7409 ACRES OF LAND, MORE OR LESS, AS SHOWN ON A SURVEY PREPARED BY R.B. PHARR & ASSOCIATES, P.A., DATED OCTOBER 19, 2017, BEARING MAP FILE NO. XX-4118A AND JOB NO. 87571.

GPS CERTIFICATION:

I, ANDREW B. BAKER, 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:

- CLASS OF SURVEY: A1(10,000)
- POSITIONAL ACCURACY:
- TYPE OF GPS FIELD PROCEDURE: REAL-TIME KINEMATIC
- DATE OF SURVEY: DECEMBER 14, 2006
- DATUM/EPOCH: NAVD 88
- PUBLISHED/FIXED-CONTROL USE: #4 REBAR W/CAP, MECKLENBURG COUNTY MONUMENT #568
- GEOID MODEL: GEOID03(CONUS)
- COMBINED GRID FACTOR: 0.99984297
- UNITS: US FEET

AREA SUMMARY

PID #121-033-08 - 9,757 SQ.FT. OR 0.2240 ACRES
PID #121-033-09 - 15,019 SQ.FT. OR 0.3448 ACRES
PID #121-033-10 - 7,498 SQ.FT. OR 0.1721 ACRES
TOTAL AREA - 32,274 SQ.FT. OR 0.7409 ACRES

REVISIONS

ALTA/NSPS LAND TITLE SURVEY PREPARED FOR:
BOULEVARD REAL ESTATE ADVISORS LLC

224, 228 AND 232 WEST TREMONT AVENUE
CITY OF CHARLOTTE, MECKLENBURG COUNTY, N.C.
DEED REFERENCE: 30776-692
TRACTS D, E AND H OF C.B. SPRATT AND C.S. PROCTOR PROPERTY
MAP REFERENCE: 4-631
TAX PARCEL NO: 121-033-08, 09 AND 10

R.B. PHARR & ASSOCIATES, P.A.

SURVEYING & MAPPING
LICENSURE NO: C-1471
420 HAWTHORNE LANE CHARLOTTE, NC. 28204 TEL: (704) 376-2186
SCALE: 1"=20' DATE: OCT 19, 2017 FILE NO. XX-4118A JOB NO. 87571

CREW: PH
DRAWN: DJ
REVISED:

UTILITIES:

POWER
DUKE POWER ENERGY
1-800-777-9898

TELEPHONE
BELL SOUTH TELECOMMUNICATIONS
1-888-757-6500

WATER & SEWER
CHAR-MECK. UTILITY DEPT. (CMUD)
(704) 336-2564 WATER
(704) 357-6064 SEWER

GAS
PIEDMONT NATURAL GAS CO.
1-800-752-7504

CABLE TELEVISION
TIME WARNER CABLE
1-800-892-2253



Know what's below.
Call before you dig.

ALTA/NSPS CERTIFICATION:

TO: BOULEVARD REAL ESTATE ADVISORS LLC

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(a), 7(a), 7(b)(1), 7c, 8, 9, AND 13 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON OCTOBER 19, 2017.

ANDREW B. BAKER, PLS (L-4542)
email: abaker@rbpharr.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
MAP NUMBER: 3710454300L; ZONE "X"

THIS IS TO CERTIFY THAT ON THE 19th DAY OF OCTOBER 2017 AN ACTUAL SURVEY WAS MADE UNDER MY SUPERVISION OF THE PROPERTY SHOWN ON THIS PLAT, AND THAT THE BOUNDARY LINES AND THE IMPROVEMENTS, IF ANY, ARE AS SHOWN HEREON. THIS PLAT MEETS THE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA, BOARD RULE .1600 (21 NCAC 56) AND THE RATIO OF PRECISION DOES NOT EXCEED AN ERROR OF CLOSURE OF ONE (1) FOOT PER 10,000 FEET OF PERIMETER SURVEYED NOR 20 SECONDS TIMES THE SQUARE ROOT OF THE NUMBER OF ANGLES TURNED.

SIGNED

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.