

THE HORNE COMPANY
D.B. 1546, PG. 84
ALL OF TRACT L OF
C.B. SPRATT and C.S. OF PROCTOR
PROPERTY
M.B. 4, PG. 631
PIN #121-033-14

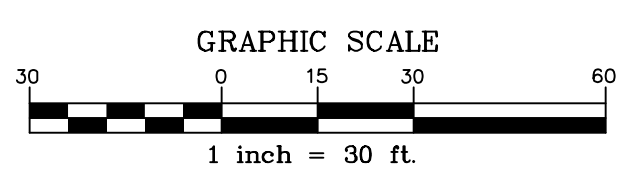
2000 HAWKINS, LLC
D.B. 28190, PG. 407
ALL OF TRACT B OF
C.B. SPRATT and C.S.
PROCTOR PROPERTY
M.B. 4, PG. 631
PIN #121-033-13

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

214 W. TREMONT CONDOMINIUM
UNIT FILE NO. 833 PG 1
PID #121-030-98

SITE LEGEND

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



- DEVELOPMENT STANDARDS**
- 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 .74 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 TOD-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 MAY, AT ITS OPTION, 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"). DEVELOPMENT OPTION 1 IS DEPICTED ON THE REZONING PLAN. ALTERNATIVELY, PETITIONER MAY 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 PARCELS NOS. 121-033-09 AND 121-033-10 ("DEVELOPMENT OPTION 2"). OFF-STREET PARKING WOULD BE LOCATED ON THE OTHER PORTIONS OF THE SITE. THE DEVELOPMENT STANDARDS FOR EACH DEVELOPMENT OPTION ARE SET FORTH BELOW.
 - ALL PRINCIPAL BUILDINGS, ACCESSORY STRUCTURES, SURFACE PARKING FACILITIES AND STRUCTURED PARKING FACILITIES (IF ANY) SHALL BE LOCATED WITHIN THE BUILDING/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.
 - DEVELOPMENT OPTION 1**
 - OPTIONAL PROVISIONS**
 - THE OPTIONAL PROVISIONS SET OUT BELOW SHALL APPLY TO THE DEVELOPMENT OF THE SITE. THE SITE SHALL NOT BE REQUIRED TO MEET THE MINIMUM FLOOR AREA RATIO REQUIREMENTS OF THE TOD-M ZONING DISTRICT.
 - THE SITE SHALL NOT BE REQUIRED TO MEET THE MINIMUM PARKING REQUIREMENTS FOR EATING, DRINKING AND ENTERTAINMENT ESTABLISHMENTS (TYPE 1AND/OR TYPE 2).
 - 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 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 PRIVATE STREET (DEFINED BELOW) TO BE CONSTRUCTED ALONG THE EASTERN BOUNDARY LINE OF THE SITE. A PARKING LOT LOCATED ON THE SITE SHALL NOT BE REQUIRED TO MEET THE SCREENING REQUIREMENTS OF SECTION 9.1208(6)(K) OF THE ORDINANCE ALONG THE WESTERN AND NORTHERN BOUNDARY LINES OF THE SITE. HOWEVER, A PARKING LOT LOCATED ON THE SITE SHALL BE REQUIRED TO MEET THE SCREENING REQUIREMENTS OF SECTION 9.1208(6)(K) OF THE ORDINANCE ALONG THE SITE'S FRONTAGES ON WEST TREMONT AVENUE AND THE NEW PRIVATE STREET.
 - PERMITTED USES**
 - 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 TOD-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 TOD-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.
 - A PRIVATE STREET WITH A PUBLIC ACCESS EASEMENT 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 "PRIVATE STREET").
 - 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 6 FOOT TALL WOODEN FENCE SHALL BE INSTALLED ALONG THE WESTERN AND NORTHERN BOUNDARY LINES OF THE SITE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE MINIMUM 6 FOOT TALL WOODEN FENCE SHALL NOT CONTAIN ANY GATES OR OPENINGS.
 - DEVELOPMENT OPTION 2**
 - OPTIONAL PROVISIONS**
 - THE SITE SHALL NOT BE REQUIRED TO MEET THE MINIMUM FLOOR AREA RATIO REQUIREMENTS OF THE TOD-M ZONING DISTRICT.
 - THE SITE SHALL NOT BE REQUIRED TO MEET THE MINIMUM PARKING REQUIREMENTS FOR EATING, DRINKING AND ENTERTAINMENT ESTABLISHMENTS (TYPE 1AND/OR TYPE 2).
 - 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.
 - A PARKING LOT LOCATED ON THE SITE SHALL NOT BE REQUIRED TO MEET THE SCREENING REQUIREMENTS OF SECTION 9.1208(6)(K) OF THE ORDINANCE ALONG THE WESTERN AND NORTHERN BOUNDARY LINES OF THE SITE. HOWEVER, A PARKING LOT LOCATED ON THE SITE SHALL BE REQUIRED TO MEET THE SCREENING REQUIREMENTS OF SECTION 9.1208(6)(K) OF THE ORDINANCE ALONG THE SITE'S FRONTAGE ON WEST TREMONT AVENUE.
 - PARKING SPACES ON THE SITE MAY BE LOCATED IMMEDIATELY ADJACENT TO THE EXISTING BUILDINGS LOCATED ON THE SITE THAT WILL BE RENOVATED AND RE-PURPOSED.
 - UP TO 50% OF THE PARKING SPACES LOCATED ON THE SITE MAY BE COMPACT PARKING SPACES.
 - 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.
 - THE EXISTING BUILDINGS LOCATED ON THE SITE SHALL NOT BE REQUIRED TO MEET THE URBAN DESIGN STANDARDS OF THE TOD-M ZONING DISTRICT.
 - PERMITTED USES**
 - 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 TOD-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 TOD-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.
 - PETITIONER SHALL NOT BE REQUIRED TO CONSTRUCT THE PRIVATE STREET OR ANY OTHER STREET WITHIN THE SITE, WHETHER PUBLIC OR PRIVATE.
 - STREETScape AND LANDSCAPING/SCREENING**
 - SUBJECT TO PARAGRAPH B 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 AS REQUIRED 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 WESTERN AND NORTHERN EDGES OF THE PARKING LOT LOCATED ON THE SITE. 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

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MCADAMS

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SUITE 2800
CHARLOTTE, NC 28202

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

TECHNICAL DATA SHEET

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

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