

PETITIONER:
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4725 Piedmont Rd Dr
Suite 800
Charlotte, NC 28210
704.714.7600

ARCHITECT:
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LS3P Associates Ltd
227 West Trade Street
#700
Charlotte, NC 28202
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ATTORNEY:
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K & L Gates
Hearst Tower
214 North Tryon Street
47th Floor
Charlotte, NC 28202
Ph: 704.331.7531

CIVIL ENGINEER:
Nate Doolittle
LandDesign, Inc.
223 North Graham St.
Charlotte, NC 28202
Ph. 704.333.0325

SURVEY:
John R. Adams Company, Inc.
11301 Carmel Commons Boulevard
Suite 111
Charlotte, NC 28226
Ph. 800.733.5646

TAX I.D. 177-062-07
NP CARNEGIE OFFICE HOLDING LLC
C/O AEW CAPITAL MANAGEMENT LP
OFFICE
0-1 ZONING

TAX I.D. 177-062-08
CARNEGIE PARKING DECK
ASSOCIATION INC
C/O SOUTHERN REAL ESTATE
OFFICE
0-1 ZONING

TAX I.D. 177-062-15
MARSH REALTY CO MARLWAY LP
OFFICE
0-1 ZONING

TAX I.D. 177-062-24
NATIONAL GYPSUM SERVICE CO
OFFICE
0-1 ZONING

TAX I.D. 177-062-12
JOBST INSTITUTE INC
OFFICE
0-1 ZONING

TAX I.D. 177-062-04
5725 CARNEGIE BOULEVARD
APARTMENTS INVESTORS LLC
MIXED USE
MUDD-O ZONING

TAX I.D. 177-063-04
D.B. 28246, PG 588
JBL SOUTHPARK APARTMENTS LLC
MIXED USE
MUDD-O ZONING

TAX I.D. 177-063-01
D.B. 29192 PG. 736
CAPITOL TOWERS LLC
MIXED USE
MUDD-O ZONING

POST CONSTRUCTION
CONTROLS EASEMENT
M.B. 55, PG. 711

DEVELOPMENT AREA

OWNER NAME: JLB
CARNEGIE LAND II LLC
TAX I.D. 177-06-305
±2.58 ACRES
EXISTING ZONING: MUDD-O
EXISTING USE: VACANT

SITE DEVELOPMENT AREA

TAX PARCEL NUMBER: 177-063-05

REZONING PETITION NO.: 2018-XXX

ZONING CLASSIFICATION
CURRENT: MUDD-O (PETITION NO.: 2010-56)
PROPOSED: MUDD-O SPA
EXISTING USES: VACANT

PROPOSED USES: USES PERMITTED BY RIGHT AND UNDER
PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES,
AS ALLOWED IN THE MUDD ZONING DISTRICT

MAXIMUM DEVELOPMENT (SUBJECT TO CONVERSION RIGHTS AS
DEFINED HEREIN):
OFFICE: 340,000 SQUARE FEET
RETAIL / EDEE: 16,000 SQUARE FEET

NET LAND AREA: ±2.58 ACRES

MINIMUM SETBACK: 14' FROM BACK OF CURB (EXISTING OR
PROPOSED)

YARD REQUIREMENTS:
SIDE YARD: 10' IF ADJACENT TO RESIDENTIAL USE
REAR YARD: 10' IF ADJACENT TO RESIDENTIAL USE

REQUIRED SCREENING:
PER ORDINANCE - REQUIRED FOR THE SERVICE ENTRANCE /
UTILITY STRUCTURES, LOADING DOCKS, PARKING DECKS,
DUMPSTERS

-MAXIMUM BUILDING HEIGHT: UP TO 180 FEET AS REQUESTED IN
THE OPTIONAL PROVISIONS TO THE MUDD-O ZONING DISTRICT

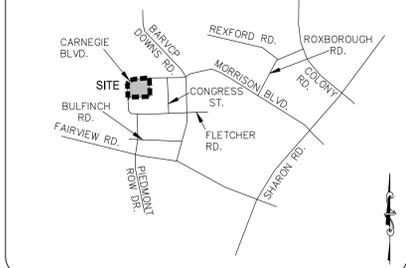
VEHICULAR PARKING: AS REQUIRED BY THE ORDINANCE FOR THE
MUDD ZONING DISTRICT

BICYCLE PARKING: AS REQUIRED BY THE ORDINANCE FOR THE
MUDD ZONING DISTRICT

PARCEL BOUNDARY INFORMATION

CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD
C1	157.12'	100.00'	S 44°49'03" W	141.45'
C2	4.14'	5.50'	N 68°27'29" E	4.04'
C3	14.71'	57.50'	S 37°51'29" W	14.67'
C4	5.71'	5.50'	N 29°44'12" E	5.46'

VICINITY MAP



PETITION #:
CITY OF CHARLOTTE
PETITIONER:

**REZONING
PETITION NO.
2018-XXX**



**5954 CARNEGIE
BLVD.**

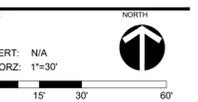
LINCOLN HARRIS
5954 CARNEGIE
CHARLOTTE, NC

LANDDESIGN PROJ.# 1018301

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1st	SUBMITTAL	08.20.2018

DESIGNED BY:
DRAWN BY:
CHECKED BY:



VERT: N/A
HORZ: 1"=30'

TECHNICAL DATA SHEET -
DEVELOPMENT STANDARDS

SHEET NUMBER

RZ-1

REZONING PETITION NO. 2018-XXX



5954 CARNEGIE BLVD.

LINCOLN HARRIS
5954 CARNEGIE
CHARLOTTE, NC

PROJECT NO. 1018301

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1st	SUBMITTAL	08.20.2018

NO.	DESCRIPTION	DATE
4-15-2016	TREES ADDED REVISIONS:	

DESIGNED BY: N/A
DRAWN BY: N/A
CHECKED BY: N/A

SCALE: NORTH

VERT: N/A
HORZ:

SHEET TITLE

SURVEY

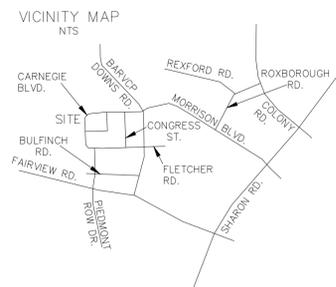
SHEET NUMBER

RZ-2

SEE NOTE 2

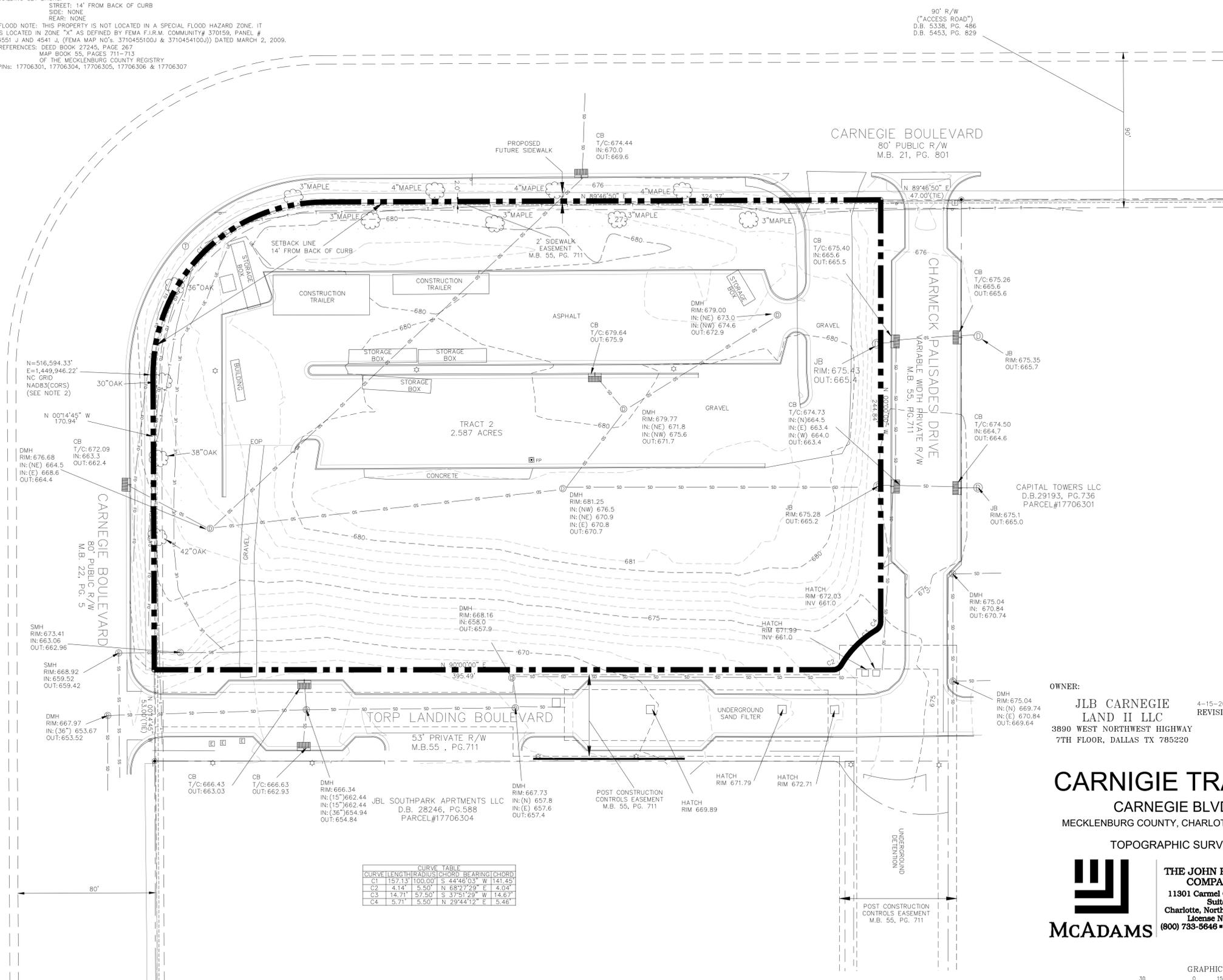
GENERAL NOTES

- THIS IS A SURVEY OF EXISTING PARCELS OF LAND. THIS IS A RECOMBINATION AND EASEMENT DEDICATION PLAT. ALL CORNERS MARKED WITH IRON PIPES, OR AS NOTED.
 - THE STATE PLANE COORDINATES (SPC) FOR THIS PROJECT WERE PRODUCED WITH STATIC DIFFERENTIAL GPS OBSERVATIONS USING TWO ASHMARK PRO 2 RECEIVERS AND PROCESSED USING THE CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS) LISTED BELOW. EACH AXIS OF THE 95% CONFIDENCE LEVEL ERROR ELLIPSE FOR GPS CONTROL POINTS IS LESS THAN 0.05 FEET (CLASS AA). THE VECTORS WERE ADJUSTED BY WEIGHTED LEAST SQUARES USING ASHTECH SOLUTIONS 2.70. GPS DATA WAS COLLECTED ON SEPTEMBER 26, 2011.
- THE FOLLOWING CORS WERE USED:
 PID: DESIGNATION
 AJ8051 CHARLOTTE CORS ARP (OHME)
 DF6318 177 WELCOME CENTER CORS ARP (NC77)
- HORIZONTAL POSITIONS ARE REFERENCED TO NAD83(CORS).
 GEOID MODEL USED: GEOID09.
 THE COMBINED SCALE FACTOR IS 0.99984640.
- ZONING: MUDD (O) PER REZONING PETITION #2010-56
 BUILDING SET BACKS:
 STREET: 14' FROM BACK OF CURB
 SIDE: NONE
 REAR: NONE
 - FLOOD NOTE: THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE "X" AS DEFINED BY FEMA F.I.R.M. COMMUNITY# 370159, PANEL # 4551 J AND 4541 J, (FEMA MAP NO.'S. 3710455100J & 3710454100J) DATED MARCH 2, 2009.
 - REFERENCES: DEED BOOK 27245, PAGE 267
 MAP BOOK 55, PAGES 711-713
 OF THE MECKLENBURG COUNTY REGISTRY
 PINs: 17706301, 17706304, 17706305, 17706306 & 17706307



LEGEND

- EXISTING AS NOTED
- IRON PIPE SET
- ⊕ STORM DRAINAGE MANHOLE
- ⊕ CURB INLET
- ⊕ SANITARY SEWER MANHOLE
- ⊕ SANITARY SEWER CLEANOUT
- ⊕ WATER MANHOLE
- ⊕ WATER VALVE
- ⊕ WATER METER
- ⊕ LIGHT POLE
- ⊕ TELEPHONE PEDESTAL
- ⊕ TELEPHONE MANHOLE
- ⊕ ELECTRIC MANHOLE
- ⊕ ELECTRIC BOX
- ⊕ SIGN
- SURVEYED LINE
- - - LINE NOT SURVEYED
- STORM DRAIN
- - - UNDERGROUND ELECTRIC
- - - UNDERGROUND COMMUNICATIONS LINE
- - - UNDERGROUND FIBER OPTIC
- - - LINE OF BUSHES



CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD	BEARING	CHORD
C1	157.13	100.00	S 44°46'03" W	141.45	
C2	4.14	5.50	N 88°27'29" E	4.04	
C3	14.71	57.50	S 37°51'29" W	14.67	
C4	5.71	5.50	N 29°44'12" E	5.48	

I CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (REFERENCES AS NOTED); THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION IN BOOK AND PAGE SHOWN; THAT THE RATIO OF PRECISION IS GREATER THAN 1:10,000; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600). DATE OF LAST FIELD WORK: JUNE 17, 2015.

KEVIN S. BAUCOM, PLS L-4275

