





ASANA  
PARTNERS

**REZONING  
PETITION NO.  
2018-136**

SEAL



PROJECT

**436 E. 36TH ST.**

ASANA PARTNERS  
CHARLOTTE, NC

LANDDESIGN PROJ# 1018295

**REVISION / ISSUANCE**

NO.	DESCRIPTION	DATE
1	REZONING	10.22.18
△	REZONING REV. 1	12.22.18

DESIGNED BY: LD  
DRAWN BY: MB  
CHECKED BY: AM

SCALE NORTH

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

SHEET TITLE

SITE PLAN

SHEET NUMBER  
**RZ2-00**

**Site Development Data:**

Acreage: ± 1.103 acres  
Tax Parcel #: 083-084-08  
Existing Zoning: TOD-M(O)  
Proposed Zoning: TOD-M(O) SPA  
Existing Uses: Warehouse Building.  
Proposed Uses: 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 in Section 3 on Sheet RZ3-00).

**Maximum Gross Square Feet of Development:** Up to 22,509 (equal to the existing square footage plus up to 2,500 additional square feet) 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 described in Section 3 below.

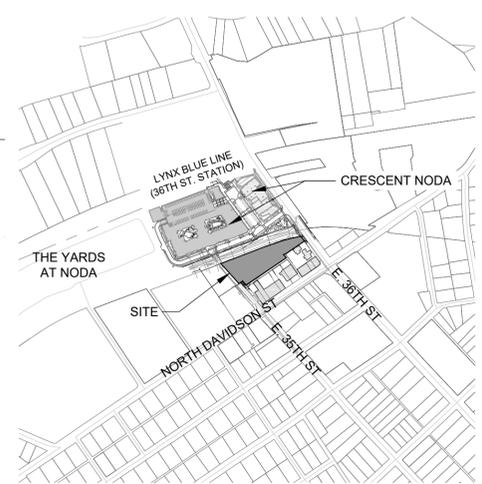
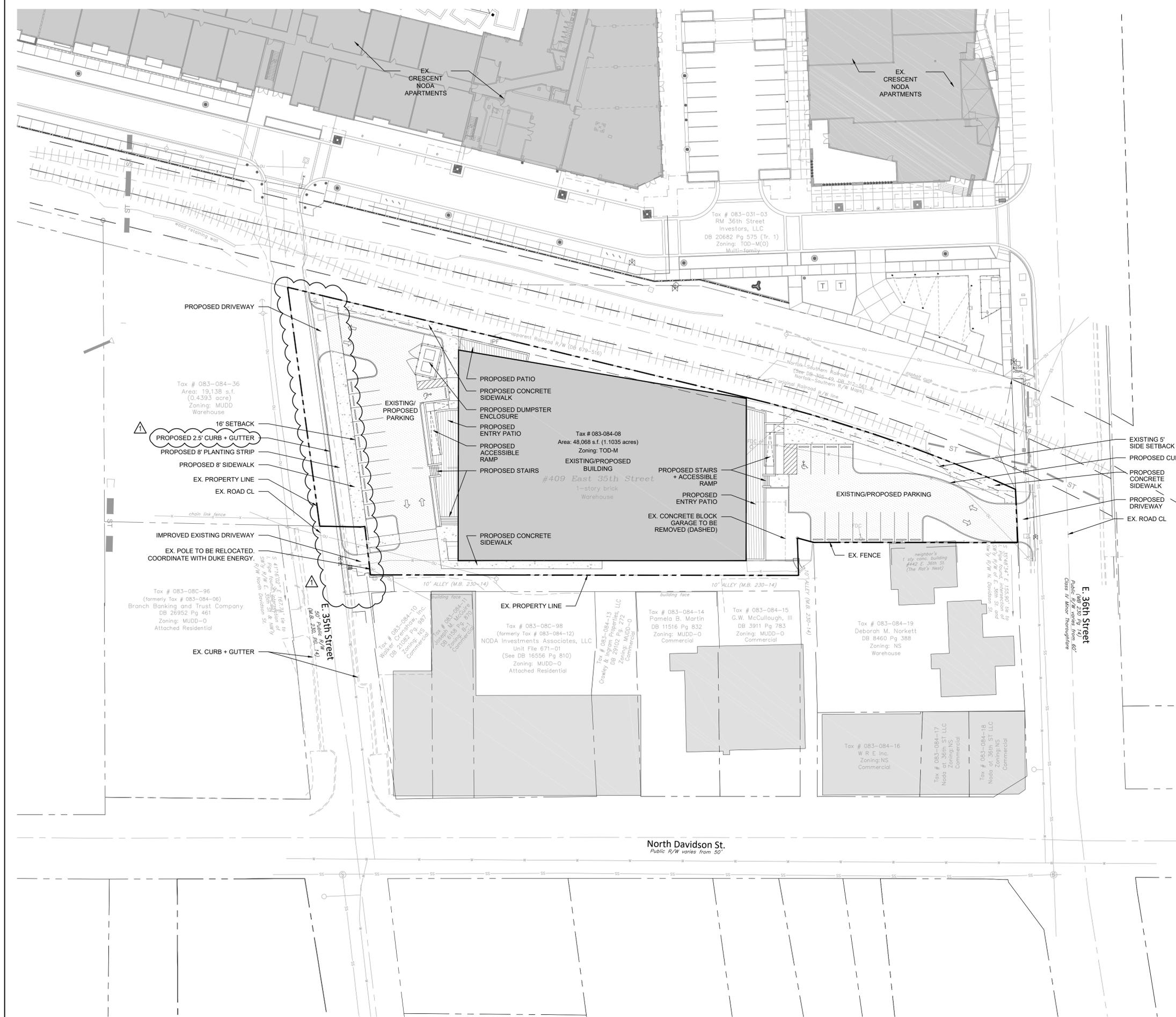
**Maximum Building Height:** As allowed by the Ordinance.

**Parking:** Parking as required by the Ordinance and the Optional Provision below.

**Bicycle Parking:** As required by the Ordinance for the TOD-M(O) SPA zoning district.

**Required Screening:** Per Ordinance, required for service entrances, utility structures, loading docks and dumpsters.

**NOTE:**  
THE REZONING PLAN IS ILLUSTRATIVE IN NATURE AND IS INTENDED TO DEPICT BUILDING, PARKING AND CIRCULATION RELATIONSHIPS.





ASANA  
PARTNERS

REZONING  
PETITION NO.  
2018-136

SEAL



PROJECT

436 E. 36TH ST.

ASANA PARTNERS  
CHARLOTTE, NC

LANDDESIGN PROJ# 1018295

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	REZONING	10.22.18
△	REZONING REV. 1	12.22.18

DESIGNED BY: LD  
DRAWN BY: MB  
CHECKED BY: AM

SCALE: \_\_\_\_\_ NORTH

VERT: N/A  
HORZ: NTS



(NOT TO SCALE)

SHEET TITLE

DEVELOPMENT STANDARDS  
NOTES

SHEET NUMBER

RZ3-00

Asana Partners LP- E. 36th Street  
Development Standards

12/22/18

Rezoning Petition No. 2018-136

Site Development Data Table

Site Area: +/- 1.103 acres  
Tax Parcel: 083-084-08  
Existing Zoning: TOD-M(O)  
Proposed Zoning: TOD-M(O) SPA  
Existing Use: Warehouse building.

Proposed Uses: 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: Up to 22,509 (equal to the existing building square footage plus up to 2,500 additional square feet) 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 described in Section 3 below.

Maximum Building Height: As allowed by the Ordinance.

Parking: Parking as required by the Ordinance and the Optional Provision below.

1. General Provisions:

- 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 Asana Partners, LP ("Petitioner") to accommodate the reuse of the existing building located between East 36th Street and East 35th Street with non-residential uses allowed by the TOD-M zoning district and the Optional Provisions below on an approximately 1.103 acre site located at 436 E 36th Street (the "Site").
- 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.
- Graphics and Alterations.** The depictions of the building and parking envelopes, sidewalks, driveways, 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:

- minor and don't materially change the overall design intent and stay within the setbacks and yards depicted on 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.

- 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 will be limited to two (2). Accessory buildings and structures located on the Site shall not be considered in any limitation on the number of buildings on the Site.

2. Optional Provisions:

The following optional provisions shall apply to the Site:

- To allow a minimum of 18 on-site parking spaces to meet the minimum parking requirements of the TOD-M zoning district for the allowed uses.
- To not require additional parking spaces when new or additional EDEE/ restaurant square footage including outdoor dining for EDEE's/restaurants is constructed on the Site. A minimum of 18 on-site parking spaces will be provided.
- To allow existing and new parking spaces located on the Site to be screened from the adjoining public streets (and from adjoining properties) with a green screen. Parking areas need not be screened from the existing rail line of the future multi-use path when constructed.

- To not require the installation of the required streetscape improvements along E. 36th Street due to the limited street frontage and the need to access the Site from E. 36th Street. The proposed streetscape improvements proposed are generally depicted on the Rezoning Plan.
- To allow the existing parking located between the existing building and E. 36th Street to remain, and to allow the existing parking located between the building and the future extension of E. 35th Street across the Site's western property boundary to remain, should E. 35th Street be extended.
- To allow a major facade renovation whose value exceeds 25% of the currently listed tax value without providing the required streetscape improvements along E. 36th Street.
- To allow a building expansion of up to 2,500 square feet without providing additional parking and to allow the existing parking located between the building and E. 36th Street and E. 35th (existing and future extension of) to remain.
- To not require functional entrance to the future multi-use trail until the trail is constructed. Entrances will be added in the future when the multi-use trail is constructed. The building fenestration along the future multi-use trail will be designed to allow entrances to be added in the future.

3. Permitted Uses, Development Area Limitations:

- The Site may be developed with up to with up to 22,509 (equal to the existing square footage plus an additional 2,500 square feet) square feet of gross floor area of non-residential uses 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.
- The allowed uses and the allowed square footage will be utilized within the existing buildings located on the Site as generally depicted on the Rezoning Plan (not all portions of the existing buildings currently located on the Site need be preserved). Minor building additions that do not exceed 2,500 square feet will be allowed as long as the total allowed square footage does not exceed 22,509 square feet and the building additions occur within the building envelopes indicated on the Rezoning Plan.
- Portions of the Site will be utilized as an improved urban open space areas including outdoor seating area for the proposed tenants. This improved urban open space area may be utilized as seating and outdoor dining areas for the allowed uses on the Site. A minimum of 500 square feet of improved Urban Open area will be set aside on the Site.

4. Access:

- Access to the Site will be from E. 36th Street and E. 35th Street as generally depicted on the Rezoning Plan.
- The Petitioner will improve the Site's western property boundary with ten (10) feet of pavement + 2'-5" foot curb and gutter, an eight (8) foot planting strip and an eight (8) foot sidewalk to accommodate for the future extension of E. 35th across the Site's frontage as generally depicted on the Rezoning Plan. The Petitioner will also dedicate and convey to the City 27.5 feet of right-of-way along the Site's western frontage when requested by the City to allow for the completion of E. 35th Street Extension.
- The Petitioner will improve E. 36th Street as generally depicted on the Rezoning Plan.
- The Petitioner will work with the City to construct a sidewalk connection in the existing AC + W rail road R/W to allow a connection between the E. 36th side of the building and the E. 35th Street Extension side of building, should the City acquire the rights from AC + W to construct a sidewalk within the existing R/W.
- 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.
- Any required transportation improvements will be approved and constructed before the Site's first building certificate of occupancy is issued.
- The Petitioner will provide a sidewalk easement for any portions of the existing and proposed sidewalk that falls outside of the existing right-of-way. The sidewalk easement will be recorded prior to the issuance of the first certificate of occupancy for the Site.

5. Architectural Standards:

- The building facades fronting on E. 36th Street and the future extension of E. 35th Street (E. 35th Street Extension") shall include windows for a minimum of 60% of the facade facing E. 36th Street and E. 35th Street Extension elevation, transparent glass between 2' feet and 10' feet on the first floor. Up to 20% of this requirement may be comprised of display windows. These display windows must maintain a minimum of 3'-0" foot clear depth between window and rear wall. Windows within this zone shall not be screened with film, decals, and other opaque material, or glazing finishes.

- The building design will include a door(s) facing/oriented toward E. 36th Street and E. 35th Street Extension.
- The ground floor portion of the building facing the future cross-Charlotte trail (the existing A C and W Line) will be designed to have store fronts that will allow for future access from the building to the future cross-Charlotte trail. A minimum of (40%) of the linear ground floor frontage of the building facing the future cross-Charlotte trail will be designed with transparent glass between 2' and 10' feet.
- A pedestrian connection shall be provided between the building and E. 36th Street and E. 35th Street Extension, to the sidewalk along E. 36th Street and E. 35th Street Extension as generally depicted on the Rezoning Plan. The sidewalk connection between E. 36th Street and the existing building will be a minimum of eight (8) feet wide.
- Building elevations facing E. 36th Street and E. 35th Street Extension shall not have expanses of blank walls greater than 20 feet in all directions and architectural features such as but not limited to banding, medallions, or design features or materials will be provided to avoid a sterile, unarticulated blank treatment of such walls.
- The Petitioner will purchase or have commissioned a minimum of \$10,000 dollars worth of public Art that will be installed on the Site. The Petitioner will have the proposed public Art installed prior to issuance of the final certificate of occupancy for the Site. The Petitioner may alternately choose to contribute the \$10,000 to the Arts and Science Fund that will be established to implement public Art on the Site. If this option is chosen, a minimum of \$10,000 will be contributed to this fund by the Petitioner prior to the issuance of a certificate of occupancy for the proposed building. Unless approved by the Petitioner, the art work secured or commissioned by these funds must be located on the Site, or if approved by the Petitioner off-site in the NoDa neighborhood. The Petitioner will have the right to review and approve the art work purchased or commissioned by these funds.
- Utilities shall be screened from the future Cross-Charlotte Trail. This includes transformers, mechanical and electrical equipment, utility meters, dumpsters, and backflow preventers. No fencing shall be located between the building and the future Cross-Charlotte Trail. However, fencing may be provided between the building and any open space areas located adjacent to A C and W Line while it is in use.

- The Petitioner will design a portion of the parking area between the building and E. 36th Street with decorative pavement treatments to create an area for shared parking and pedestrian courtyard space.

6. Parking and Maneuvering Restrictions:

- As allowed by the Optional Provisions above the existing parking areas and maneuvering for parking located between the building and the public street will be allowed to remain.

7. Environmental Features:

- The Site shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance.
- The Site will meet the applicable Tree Ordinance requirements.

8. Lighting:

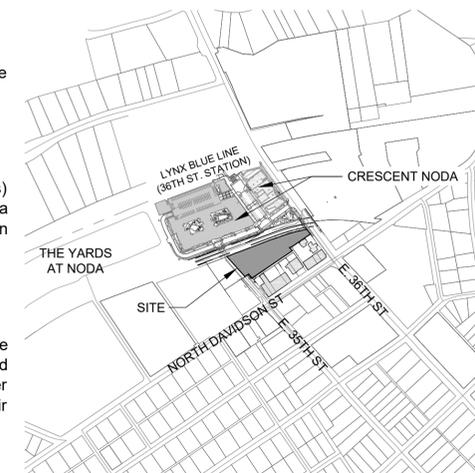
- All new detached and attached lighting shall be full cut-off type lighting fixtures excluding; low landscape, decorative, specialty, and accent lighting that may be installed along the driveways, sidewalks, open space/amenity areas, and parking areas.
- Detached lighting on the Site, except street lights located along public streets, will be limited to 16 feet in height.

9. Amendments to the Rezoning Plan:

- 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.

10. Binding Effect of the Rezoning Application:

- 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.

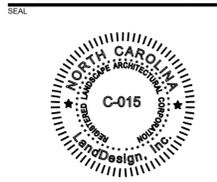


VICINITY MAP  
\*NOT TO SCALE





**REZONING  
PETITION NO.  
2018-136**



**436 E. 36TH ST.**

ASANA PARTNERS  
CHARLOTTE, NC

LANDDESIGN PROJ# 1018295

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	REZONING	10.22.18
△	REZONING REV. 1	12.22.18

DESIGNED BY: LD  
DRAWN BY: MB  
CHECKED BY: AM

SCALE: NORTH

VERT: N/A  
HORZ: NTS

(NOT TO SCALE)

SHEET TITLE

EXISTING CONDITIONS

SHEET NUMBER

**RZ4-00**

**PARKING:**  
REGULAR PARKING SPACES 40  
HANDICAPPED PARKING SPACES 0  
TOTAL PARKING SPACES 40

**GPS CERTIFICATION:**  
1. CHARLES E. BELL, 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: CLASS. A(1)-10,000;  
(2) POSITIONAL ACCURACY: N=0.0033; E=0.0030; VERT.=0.0045;  
(3) TYPE OF GPS FIELD PROCEDURE: REAL-TIME KINEMATIC;  
(4) DATES OF SURVEY: 03/12/2018  
(5) DATUM/EPOCH: NAD83(2011)/NAD83  
(6) PUBLISHED GRID CONTROL USE: MONUMENT "NCR ME M375 2"  
(7) GEOID MODEL: GEOID13CONUS  
(8) COMBINED GRID FACTOR(S): 0.99984344  
(9) UNITS: US SURVEY FEET

**ZONING:**  
ZONING RESTRICTIONS AS PER ZONING ORDINANCE:  
SUBJECT PROPERTY ZONED: TOD-M(0)

ZONING SHOWN HEREON PER REZONING PETITION #2016-086

E. 35TH STREET: 16 FT FROM BACK OF CURB FOR FIRST 25 FT OF BUILDING HEIGHT; 29 FT FROM BACK OF CURB FOR BUILDING HEIGHT ABOVE 25 FT. (REZONING PETITION)

E. 30TH STREET: 40 FT FROM BACK OF CURB (REZONING PETITION)  
MINIMUM SIDE: NONE, EXCEPT IF ONE IS PROVIDED, THE MINIMUM WIDTH SHALL BE 3 FT. 3 FT IF ABUTS A RESIDENTIAL DISTRICT (ZONING ORDINANCE)  
MAXIMUM HEIGHT: 29 FT (REZONING ORDINANCE)

A ZONING REPORT WAS NOT PROVIDED AT THE TIME OF SURVEY. R.B. PHARR & ASSOCIATES, P.A. ARE NOT RESPONSIBLE FOR MISSING OR INCORRECTLY SHOWN ZONING RESTRICTIONS.

FOR FURTHER INFORMATION CONTACT THE CHARLOTTE-MECKLENBURG ZONING DEPARTMENT AT 704-336-3369.

**NOTES:**

- THIS PLAT IS NOT FOR RECORDATION AS PER G.S. 47-30.45 (AMENDED).
- ALL CORNERS MONUMENTED AS SHOWN.
- 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.
- BROKEN LINES UNLESS THEY HAVE A METES AND BOUNDS DESCRIPTION, INDICATE PROPERTY LINES NOT SURVEYED.
- EAST 36TH STREET IS SHOWN AS A "MINOR THOROUGHFARE" ON THE MECKLENBURG-LYNX METROPOLITAN PLANNING ORGANIZATION THOROUGHFARE PLAN OF 2004 AND MAY BE SUBJECT TO A FUTURE RIGHT-OF-WAY 30' FROM CENTERLINE.
- 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.
- (ALTA 14) AT THE TIME OF THIS SURVEY, THERE WAS NO OBSERVED EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS.
- (ALTA 17) AT THE TIME OF THIS SURVEY, THERE WAS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS. SURVEYOR IS UNAWARE OF PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES, WITH THE EXCEPTION OF THE PROPOSED EXTENSION OF E. 35TH STREET AS PER REZONING PETITION #2016-086.
- (ALTA 18) AT THE TIME OF THIS SURVEY, NO WETLAND DELINEATION MARKINGS WERE FOUND ON THE SUBJECT PROPERTY.

**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 5/8" existing iron rod located on the Western margin of the right-of-way of East 36th Street (variable width public r/w) and being a common corner with the property owned (now or formerly) by Deborah Norgett as recorded in Deed Book 3460, Page 388 in the Mecklenburg County Public Registry, and being the true Point and Place of BEGINNING;  
Thence along the Northernly line of the aforesaid Deborah Norgett property South 55-44-31 West a distance of 124.76 feet to an 1/2" existing iron rod located on the Northernly margin of a ten (10) foot alley described in Map Book 230, Page 14 in the aforesaid Registry; Thence with the aforesaid Northernly margin of a ten (10) foot alley the following three (3) courses and distances: 1) South 72-31-54 West a distance of 10.29 feet to an existing nail; 2) South 35-56-25 East a distance of 22.82 feet to a 1/2" new iron rod; 3) South 55-53-23 West passing an 5/8" existing iron rod at a distance of 183.61 feet and continuing 80.54 feet for a total distance of 264.15 feet to an existing nail located on the Eastern margin of the right-of-way of East 35th Street 50' public r/w; Thence with the aforesaid right-of-way of East 35th Street the following two (2) courses and distances: 1) North 41-57-38 West a distance of 29.64 feet to an 5/8" existing iron rod; 2) South 56-56-29 West a distance of 24.58 feet to an existing nail; Thence with a new line North 41-52-51 West a distance of 146.82 feet to an existing nail, said nail located on the Southernly line of the property owned (now or formerly) by Norfolk-Southern Railroad as recorded in Deed Book 312, Page 561 in the aforesaid Registry; Thence with the aforesaid Norfolk-Southern Railroad property the following four (4) courses and distances: 1) North 69-16-22 East a distance of 26.47 feet to an 1/2" existing iron rod; 2) North 69-12-55 East a distance of 107.32 feet to an 3/4" existing iron pipe; 3) North 69-23-04 East a distance of 154.50 feet to an 5/8" existing iron rod; Thence with a curve turning to the right with an arc length of 174.15 feet, with a radius of 944.64 feet, with a chord bearing of North 74-54-37 East, with a chord length of 173.90 feet, to an existing nail located on the aforesaid Westernly right-of-way of East 35th Street; Thence with the aforesaid right-of-way of East 36th Street South 36-29-44 East a distance of 32.49 feet to the Point and Place of BEGINNING;

Containing 48,050 square feet or 1.1031 acres as shown on a survey prepared by R.B. Pharr & Associates, P.A. dated MARCH 15, 2018, JOB NO. 88237.

**CHICAGO TITLE INSURANCE COMPANY**  
COMMITMENT NO. 18-0343CH, EFFECTIVE DATE: MARCH 1, 2018  
REVISION 3: APRIL 11, 2018  
SCHEDULE B - II (EXCEPTIONS)

The following matters disclosed by PRELIMINARY survey entitled "ALTA/NSPS Land Title Survey Prepared for Asana Partners, LP" by Charles E. Bell, P.L.S., of R.B. Pharr & Associates, P.A., dated March 15, 2018, Job No. 88237 (the "Survey"): (a) Service utilities; (b) Encroachments of fences, parking spaces and retaining walls; and (c) Encroachment of gate and walls into ten foot (10') alley shown on plat recorded in Map Book 230, page 14 (AS SHOWN HEREON)

7. Notice of Brownfields Property recorded in Book 31275, page 163. In connection therewith Exhibit B to the Notice of Brownfields Property Survey Plat recorded in Map Book 60, page 86 (BLANKET IN NATURE)

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1(M)	944.64'	174.15'	N74°34'37"E	173.90'
C1(R)	944.64'	173.91'	N75°12'19"E	173.66'

LINE	BEARING	DISTANCE
L1(M)	S72°31'54"W	10.29'
L1(R)	S71°31'47"W	10.20'

**LEGEND:**  
BFP - BACK FLOW PREVENTOR  
C&G - CURB & GUTTER  
CB - CURB CUT  
C.C. - CURB CUT  
C.G.F. - COMBINED GRID FACTOR  
D.B. - DEED BOOK  
EIP - EXISTING IRON PIPE  
EIR - EXISTING IRON ROD  
EN - EXISTING NAIL  
EU - END UNKNOWN  
FDC - FIRE CONNECTION  
GMP - GUARD POST  
GMKR - GAS MARKER  
HVAC - HEATING, VENTILATION, AIR COND.  
LP - LIGHT POLE  
M - MEASURED  
M.B. - MAP BOOK  
NGS - NATIONAL GEODETIC SURVEY  
NR - NEW IRON ROD  
PIN - PARCEL IDENTIFICATION NUMBER  
POB - POINT OF BEGINNING  
PM - POWER METER  
PP - POWER POLE  
PG - PAGE  
(R) - RECORDED  
RW - RIGHT-OF-WAY  
RCP - REINFORCED CONCRETE PIPE  
(T) - TOTAL  
WM - WATER METER  
WY - WATER YALTE

**LINE LEGEND:**  
EASEMENT  
FENCE  
PROPERTY LINE  
PROPERTY LINE (NOT SURVEYED)  
RIGHT-OF-WAY  
RIGHT-OF-WAY (NOT SURVEYED)  
SETBACK  
POWER LINE  
STORM DRAIN PIPE

**GRAPHIC SCALE**  
1 inch = 30 ft.

**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 FEBRUARY 19, 2014.  
MAP NUMBER: 3710456400K; ZONE "X"

THIS IS TO CERTIFY THAT ON THE 15 DAY OF MARCH 20 18, 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 36) 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: *Charles E. Bell*

**ALTA/NSPS CERTIFICATION:**  
TO: ASANA PARTNERS FUND I REIT, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AP 436 E. 36TH STREET, LP, A DELAWARE LIMITED PARTNERSHIP, 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 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, 6(a), 6(b), 7a, 7b(1), 7c, 8, 9, 13, 14, 16, 17, 18, 19, AND 20 OF TABLE 1 THEREOF. THE FIELD WORK WAS COMPLETED ON MARCH 15, 2018.

*Charles E. Bell* 04/16/2018  
CHARLES E. BELL DATE  
cbell@rpharr.com

**AREA = 48,050 SQ. FT. OR 1.1031 ACRES**

REVISIONS  
4-16+18 CLIENT COMMENTS

ALTA/NSPS LAND TITLE SURVEY PREPARED FOR:  
**ASANA PARTNERS FUND I REIT, LLC**

A PORTION OF  
436 EAST 36TH STREET  
CITY OF CHARLOTTE, MECKLENBURG COUNTY, NC  
DEED REFERENCE: 30548-580  
TAX PARCEL NO: 083-084-09

**R.B. PHARR & ASSOCIATES, P.A.**  
SURVEYING & MAPPING  
LICENSE NO. C-1471  
420 HAWTHORNE LANE, CHARLOTTE, NC 28204 TEL: (704) 376-2186  
FILE NO. XX-4622  
DATE: MARCH 15, 2018 JOB NO. 88237  
SCALE: 1" = 30'  
CREW: BR DRAWN: DJ REVISED: [ ]  
PLOTTED: 4/16/2018  
G:\88\2\88237\DWG\88237.DWG

**VICINITY MAP**  
NOT TO SCALE