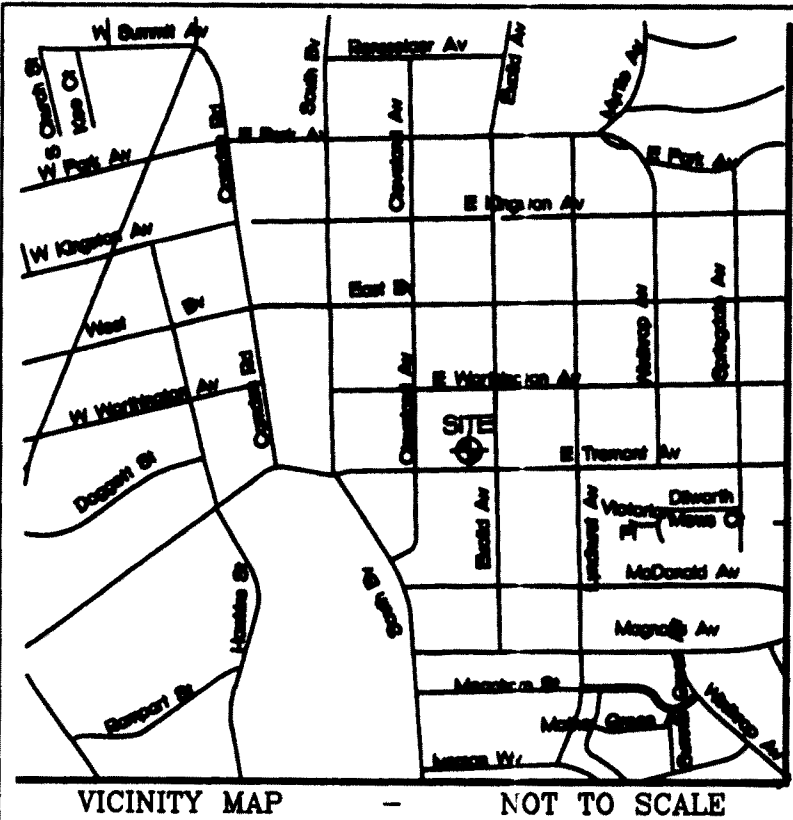


2007-099

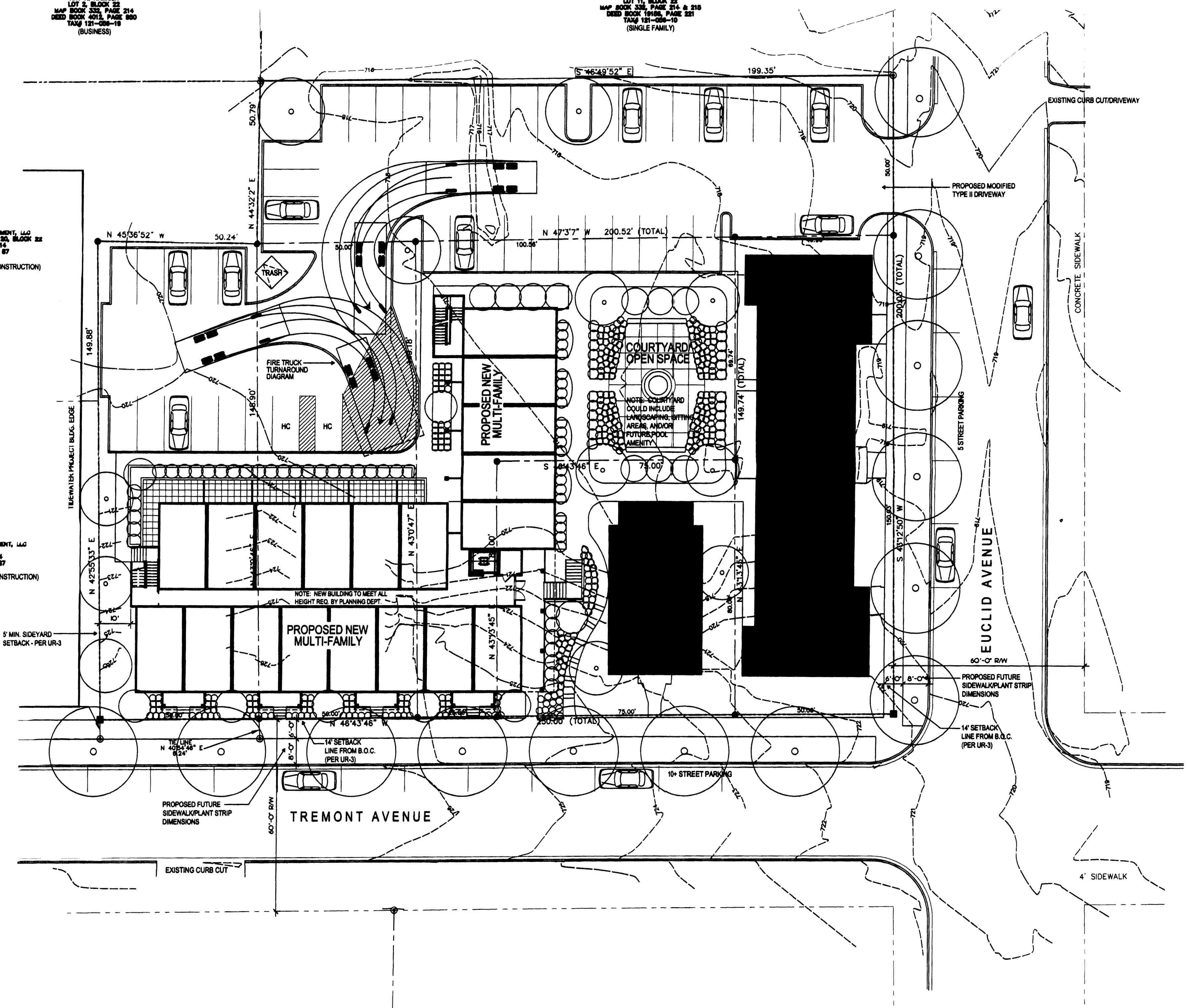


ROBERT E. HAMMOND AND
DAY N. HAMMOND
LOT 2, BLOCK 22
MAP BOOK 332, PAGE 214
DEED BOOK 3015, PAGE 89
TAX 121-028-18
(BUSINESS)

ERIC J. THOMPSON
AND CELINE V. THOMPSON
LOT 11, BLOCK 22
MAP BOOK 332, PAGE 214 & 215
DEED BOOK 1468, PAGE 221
TAX 121-028-10
(SINGLE FAMILY)

TRENTWATER CORPORATE DEVELOPMENT, LLC
LOT 1 AND PORTION OF LOTS 18 & 20, BLOCK 22
MAP BOOK 332, PAGE 214
DEED BOOK 3015, PAGE 87
TAX 121-028-02
(FUTURE MULTI-FAMILY, UNDER CONSTRUCTION)

TRENTWATER CORPORATE DEVELOPMENT, LLC
LOT 18, BLOCK 22
MAP BOOK 332, PAGE 214
DEED BOOK 3015, PAGE 87
TAX 121-028-03
(FUTURE MULTI-FAMILY, UNDER CONSTRUCTION)



SITE DATA:	
SITE AREA:	1.1 ACRES
TAX PARCEL ID NUMBERS:	12105604, 12105605, 12105606, 12105607, 12105608, 12105609
EXISTING ZONING:	B-1 AND R-22MF
PROPOSED ZONING:	UR-3
PROPOSED UNITS:	(38) NEW FOR SALE CONDOS - 13 EXISTING UNITS TO BE RENOVATED AND RESOLD
PARKING REQUIRED:	1 CAR PER UNIT (PER UR-3) = 51 CARS
PARKING PROPOSED:	48 CARS ON SITE - 15 ON STREET (64 TOT.)

- GENERAL ZONING NOTES:**
1. THE DEVELOPMENT OF THE SITE WILL BE CONTROLLED BY THE STANDARDS DEPICTED ON THIS SITE PLAN AND THE STANDARDS OF THE CITY OF CHARLOTTE ZONING ORDINANCE. THE DEVELOPMENT DEPICTED BY THIS PLAN IS INTENDED TO REFLECT THE GENERAL ARRANGEMENT OF PROPOSED USES ON THE SITE, BUT EXACT DETAILS OF THE CONFIGURATION, PLACEMENT, SIZE AND NUMBER OF INDIVIDUAL BUILDINGS/DWELLING UNITS AND/OR SITE ELEMENTS MAY BE ALTERED OR MODIFIED WITHIN THE LIMITS PRESCRIBED BY THE ORDINANCE AS SPECIFIED IN SECTION 6.206 (2) AS MAY BE APPLICABLE. MINOR AND INCIDENTAL CHANGES OF DETAIL WHICH DO NOT ALTER THE BASIC OVERALL LAYOUT AND/OR THE RELATIONSHIP OF ADJUTING SITES ARE PERMITTED AS A MATTER OF RIGHT FOR THE PETITIONER/DEVELOPER.
 2. ALL PROPOSED DEVELOPMENT ON THE SITE SHALL COMPLY WITH APPLICABLE ORDINANCE REQUIREMENTS REGARDING SUCH THINGS AS THE NUMBER AND ARRANGEMENT OF OFF-STREET PARKING, SETBACK/YARD DIMENSIONS, SIGNAGE, BUFFERS, SCREENING, OPEN SPACE, LANDSCAPING, TREE ORDINANCE, ETC. (UNLESS OTHERWISE INDICATED)
 3. VEHICULAR POINTS OF ACCESS SHALL BE LIMITED TO THOSE SHOWN ON THE PLAN. THE EXACT LOCATION MAY VARY FROM THAT DEPICTED, BUT SHALL COMPLY WITH ALL APPLICABLE DESIGN AND LOCATIONAL REQUIREMENTS OF THE CHARLOTTE DEPT. OF TRANSPORTATION AND/OR THE NC DOT.
 4. ALL LANDSCAPE PLANTING WILL CONFORM TO CHAPTER 21 OF THE CITY OF CHARLOTTE ORDINANCE.
 5. SIDEWALKS AND PLANTING STRIPS ALONG THE SITE'S PUBLIC STREET FRONTAGE SHALL BE ESTABLISHED AS INDICATED ON SITE PLAN.
 6. THE DRIVEWAY CONNECTION TO EUCLID AVE. SHALL BE DESIGNED AND CONSTRUCTED AS A CMLD STANDARD TYPE TWO DRIVEWAY.
 7. PARKING STANDARDS: RESIDENTIAL USE IN UR-3 REQUIRES A MINIMUM OF 1 SPACE PER DWELLING UNIT COMBINED FROM OFF-STREET AND ON-STREET PARKING. ON-STREET PARKING SHALL NOT COUNT TOWARD MAXIMUM PARKING SPACE ALLOTMENT.
 8. BALCONIES MAY ENROACH 2 FEET INTO THE SETBACK PROVIDED THEY ARE 10 FEET MIN. ABOVE GRADE PER SECTION 9.1208 OF THE CHARLOTTE ZONING ORDINANCE.
 9. THE PETITIONER ACKNOWLEDGES THAT OTHER STANDARD DEVELOPMENT REQUIREMENTS IMPOSED BY OTHER CITY ORDINANCES, STANDARDS, POLICIES AND APPROPRIATE DESIGN MANUALS WILL EXIST. THOSE CRITERIA (FOR EXAMPLE, THOSE THAT REQUIRE BUFFERS, REGULATE STREETS, SIDEWALKS, STORMWATER, TREES, ETC.) WILL APPLY TO THE DEVELOPMENT SITE. THIS INCLUDES CHAPTERS 6, 9, 12, 17, 18, 19, 20, AND 21 OF THE CITY CODE. CONDITIONS SET FORTH IN THIS PETITION ARE SUPPLEMENTAL REQUIREMENTS IMPOSED ON THE DEVELOPMENT IN ADDITION TO OTHER STANDARDS. WHERE CONDITIONS ON THIS PLAN DIFFER FROM ORDINANCES, STANDARDS, POLICIES, AND APPROACHES IN EXISTENCE AT THE TIME OF FORMAL ENGINEERING PLAN REVIEW AND SUBMISSION, THE STRICTER CONDITION OR EXISTING REQUIREMENTS SHALL APPLY.
 10. THE DEVELOPER WILL COMPLY WITH ALL REQUIREMENTS REGARDING COMPACTOR AND RECYCLING AREAS AS STATED IN CHAPTERS 9 AND 12 OF THE CHARLOTTE CITY CODE.



SITE PLAN
S1.0 1" = 20'-0"

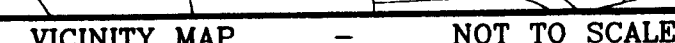
multi-family development
and historic renovation at
TREMONT | EUCLID AVENUES
A DOWNTOWN CENTRO DEVELOPMENT

FOR PUBLIC HEARING
REZONING PETITION
NO. 2007-009

10 MAY 2007

REZONING
SITE PLAN

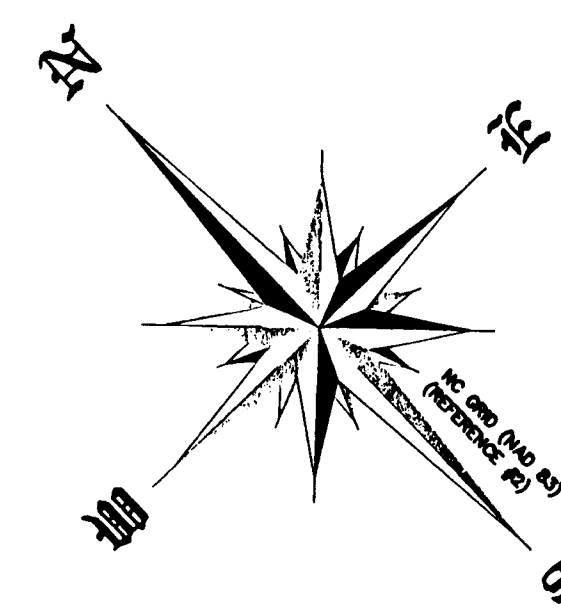
S1.0



I, MICHAEL C. SAWHILL, HEREBY CERTIFY THAT THIS MAP REPRESENTS THE CONDITIONS EXISTING ON THE GROUND AT THE TIME OF A SURVEY PERFORMED UNDER MY DIRECTION BETWEEN APRIL 25, 2007 AND MAY 07, 2007, AND THAT THIS MAP AND FIELD SURVEY UPON WHICH IT IS BASED WAS PREPARED UNDER MY SUPERVISION AND CONFORMS WITH THE STANDARDS OF PRACTICE FOR LAND SURVEYS IN NORTH CAROLINA (SECTION 1600 OF THE RULES OF THE BOARD OF REGISTRATION FOR ENGINEERS AND LAND SURVEYORS). THE PROPERTY SHOWN HEREON MAY BE SUBJECT TO EASEMENTS, COVENANTS OR OTHER INTERESTS NOT RECORDED OR OTHERWISE KNOWN TO ME.

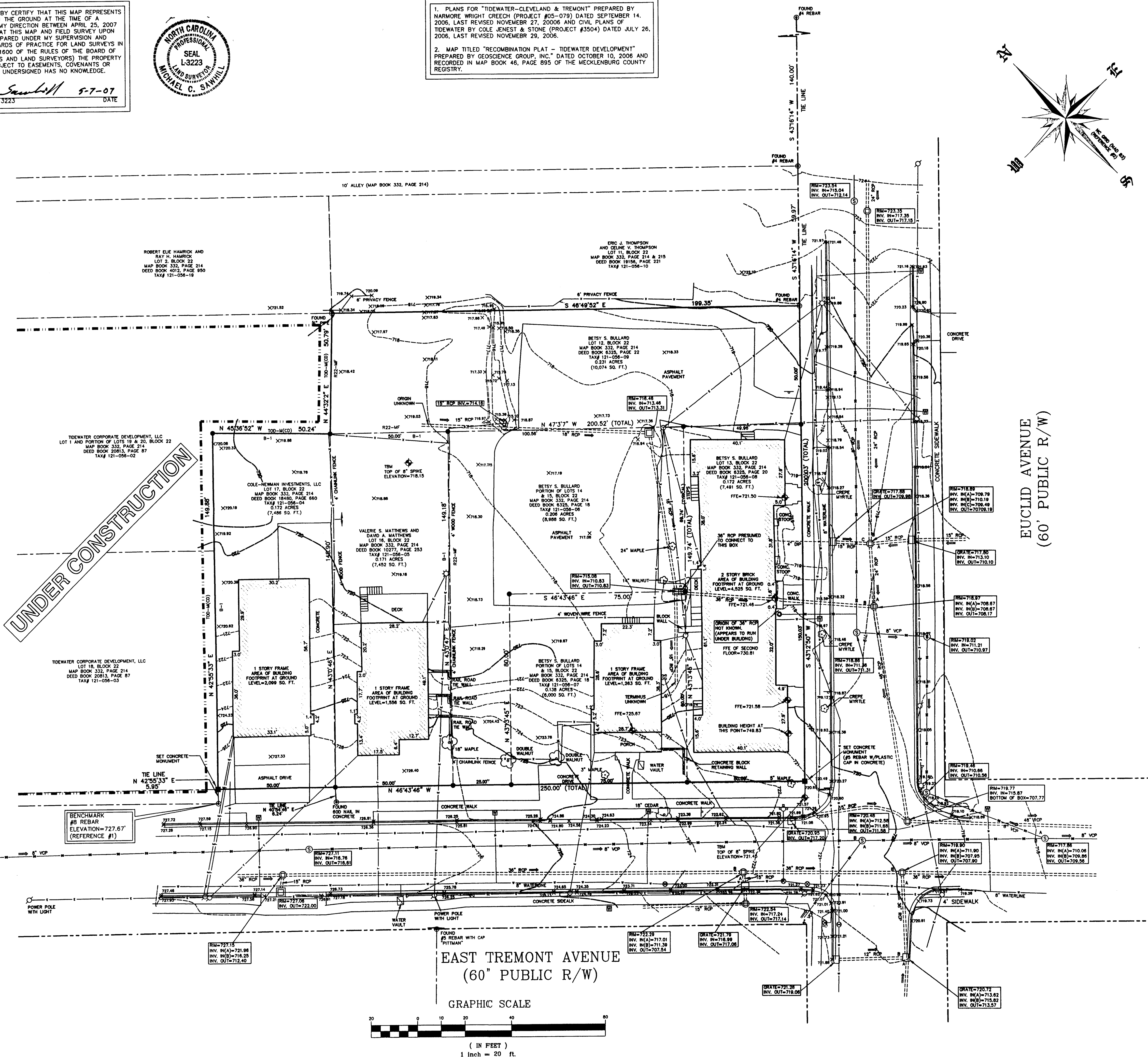
1. PLANS FOR "TIDEWATER-CLEVELAND & TREMONT" PREPARED BY NARMORE WRIGHT CREECH (PROJECT #05-079) DATED SEPTEMBER 14, 2006, LAST REVISED NOVEMBER 27, 2006 AND CIVIL PLANS OF TIDEWATER BY COLE JENEST & STONE (PROJECT #3504) DATED JULY 26, 2006, LAST REVISED NOVEMBER 29, 2006.

2. MAP TITLED "RECOMBINATION PLAT - TIDEWATER DEVELOPMENT" PREPARED BY GEOSCIENCE GROUP, INC." DATED OCTOBER 10, 2006 AND RECORDED IN MAP BOOK 46, PAGE 895 OF THE MECKLENBURG COUNTY REGISTRY.



1. ALL DISTANCES ARE HORIZONTAL MEASUREMENTS UNLESS OTHERWISE NOTED
2. ALL AREAS ARE CALCULATED BY THE COORDINATE COMPUTATION METHOD.
3. THIS PLAT IS NOT FOR RECORDATION AS PER G.S. 47-30 AS AMENDED.
4. ALL CORNERS MONUMENTED AS SHOWN.
5. SUBJECT PROPERTY IS NOT LOCATED WITHIN A FLOODZONE AS DEFINED BY FEMA-FIRM COMMUNITY PLAN NO. 37119C0188E BEARING AN EFFECTIVE DATE OF FEBRUARY 04, 2004.
6. BASIS OF HORIZONTAL DATUM IS MAP TITLED "RECOMBINATION PLAT - TIDEWATER DEVELOPMENT" PREPARED BY GEOSKIENCE GROUP, INC., DATED OCTOBER 10, 2006 AND MONUMENTED IN MAP BOOK 46, PAGE 895 OF THE ROCKLEBURG COUNTY REGISTRY.
7. BASIS OF VERTICAL DATUM IS NAVD 88 PER PLANS PLANS FOR "TIDEWATER - CLEVELAND & TREMONT" PREPARED BY NARMORE WRIGHT CREECH (PROJECT #05-079) DATED SEPTEMBER 14, 2006, LAST REVISED NOVEMBER 27, 2006 AND CIVIL PLANS OF TIDEWATER BY COLE JENEST & STONE (PROJECT #3504) DATED JULY 26, 2006, LAST REVISED NOVEMBER 29, 2006.
8. NO NORTH CAROLINA GRID CONTROL MONUMENT WAS FOUND WITHIN 2000 FEET OF SUBJECT PROPERTY.
9. UNDERGROUND UTILITIES WERE LOCATED PER LOCATION MARKINGS ON SITE. BY OTHERS. THE SURVEY COMPANY, INCORPORATED IS RESPONSIBLE ONLY FOR THE LOCATION OF ABOVE GROUND MARKINGS AND NOT THE ACTUAL LOCATION OF UTILITIES BEING MARKED. THERE MAY BE OTHER UNDERGROUND UTILITIES ON THIS SITE OTHER THAN THOSE SHOWN. BEFORE DOING ANY DIGGING CALL NC ONECALL (1-800-632-4349).
10. THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF TITLE COMMITMENT OR REPORT.
11. THE TOTAL AREA OF SUBJECT PARCELS IS 1,090 ACRES (47,491 SQ. FT.).

-----	STORM DRAIN	⊙	FOUND PROPERTY CORNER
=====	CURB	●	SET 5/8" REBAR OR PK NAIL
-----	PROPERTY LINE SURVEYED	○	CALCULATED POINT
-----	PROPERTY LINE NOT SURVEYED	△	RIGHT OF WAY MONUMENT
-----	RIGHT-OF-WAY LINE	⊕	ELECTRIC METER
-----	EASEMENT LINE	⊕	LIGHT POLE
-----	SETBACK LINE	⊕	POWER POLE
-----	OVERHEAD POWER LINE	⊕	ELECTRIC TRANSFORMER
-----	UNDERGROUND ELECTRIC	⊕	NATURAL GAS METER
-----	OVERHEAD TELEPHONE	⊕	SEWER CLEANOOUT
-----	UNDERGROUND TELEPHONE	⊕	SANITARY SEWER MANHOLE
-----	UNDERGROUND NATURAL GAS	⊕	TELEPHONE PEDESTAL
-----	WATER LINE	⊕	CABLE PEDESTAL
-----	SANITARY SEWER LINE	⊕	WATER VALVE
-----	FENCE LINE	⊕	WATER VAULT
⊕	STORM MANHOLE	⊕	FIRE HYDRANT
⊕	DROP INLET		
⊕	CATCH BASIN		



**THE SURVEY
COMPANY, INC.**
1105-B STUART ANDREW BLVD
CHARLOTTE, NC 28217
(704) 561-9970 (704) 561-9972 FAX
WWW.SURVEYCO.COM

BOUNDARY, TOPOGRAPHIC AND UTILITY LOCATION SURVEY OF:
MECKLENBURG COUNTY TAX PARCELS: 121-056-04, 121-056-05,
121-056-06, 121-056-07, 121-056-08 AND 121-056-09
CORNER OF EAST TREMONT AND EUCLID AVENUE
CITY OF CHARLOTTE
MECKLENBURG COUNTY - NORTH CAROLINA

PROPERTY OWNER:
MULTIPLE OWNERS
SEE MAP FOR EACH PARCEL

PREPARED FOR:
DAVID FURMAN ARCHITECTURE
600 EAST BOULEVARD
CHARLOTTE, NC 28203
ATTENTION: MATT MAJORS
PHONE: 704.332.9380

PROJECT NUMBER:	DFA
SURVEYED BY:	MCS/R
DRAWN BY:	TR
CHECKED BY:	MC
ISSUE DATE:	05/07/20

CAD FILE: DFA01.DWG