2014-012

CAPITOL TOWERS AT CARNEGIE

CARNEGIE BOULEVARD
80' PUBLIC R/W

SETBACK LINE 14.00' FROM BACK OF CURB
EXISTING RIGHT-OF-WAY
6' SIDEWALK
8' PLANTING STRIP
EXISTING PROPERTY LINE
SETBACK LINE 14.00' FROM BACK OF CURB

PETITION # 2010-056
PETITION # 2014-012

APPROXIMATE FUTURE LOCATION OF BUILDING BY OTHERS

PEDESTRIAN CORRIDOR

TRACT LINE, TYP.

TRACT A/B

PROPOSED PROPERTY AND ZONING LINE, 5' FROM EAST EDGE OF PEDESTRIAN CORRIDOR 'MEWS'

1

5'

CONGRESS STREET
80' PRIVATE R/W

CARNEGIE BOULEVARD
80' PUBLIC R/W

LOCATION OF BUILDING CURRENTLY UNDER CONSTRUCTION BY OTHERS

PEDESTRIAN-FRIENDLY CORRIDOR

60.00'

PEDESTRIAN CORRIDOR

SETBACK LINE
BACK OF CURB

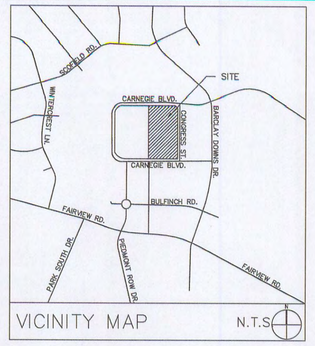
EXISTING PROPERTY LINE
SETBACK LINE 14.00' FROM BACK OF CURB, TYP.
6.00' SIDEWALK, TYP.
8.00' PLANTING STRIP, TYP.

CARNEGIE BOULEVARD
VARIABLE WIDTH PUBLIC R/W

PIEDMONT ROW DRIVE

ASSEMBLY STREET

SIDEWALK DISTANCE FROM BACK OF CURB VARIES AT THIS LOCATION



VICINITY MAP N.T.S

LEGEND 1

SYMBOL

PROPOSED PROPERTY LINE

PROPOSED ZONING BOUNDARY

SCALE: 1"= 40'
0 20 40 80

N

SITE PLAN SPECIFICATIONS

TAX PARCEL NUMBER: 177-063-01

REZONING PETITION NO. 2014-012

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

NET LAND AREA: 5.8± ACRES 1

BUILDING HEIGHT: 150' MAX (TRACT A/B)
NOTE: SEE PLAN

TRACT A/B – 495,000 SF OF COMMERCIAL FLOOR AREA

THE TOTAL AMOUNT OF RETAIL AND/OR RESTAURANT USES DEVELOPED ON THE SITE SHALL NOT EXCEED 25,000 SF.

SEE SHEET RZ2.0 FOR REZONING NOTES

FEB 21 2014

APPROVED BY CITY COUNCIL
MAR 17 2014

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Realizing the Possibilities
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TEL. 704.333.6686 FAX 704.333.2926
WWW.LS3P.COM

1 REVISION DATE: FEBRUARY 21, 2014

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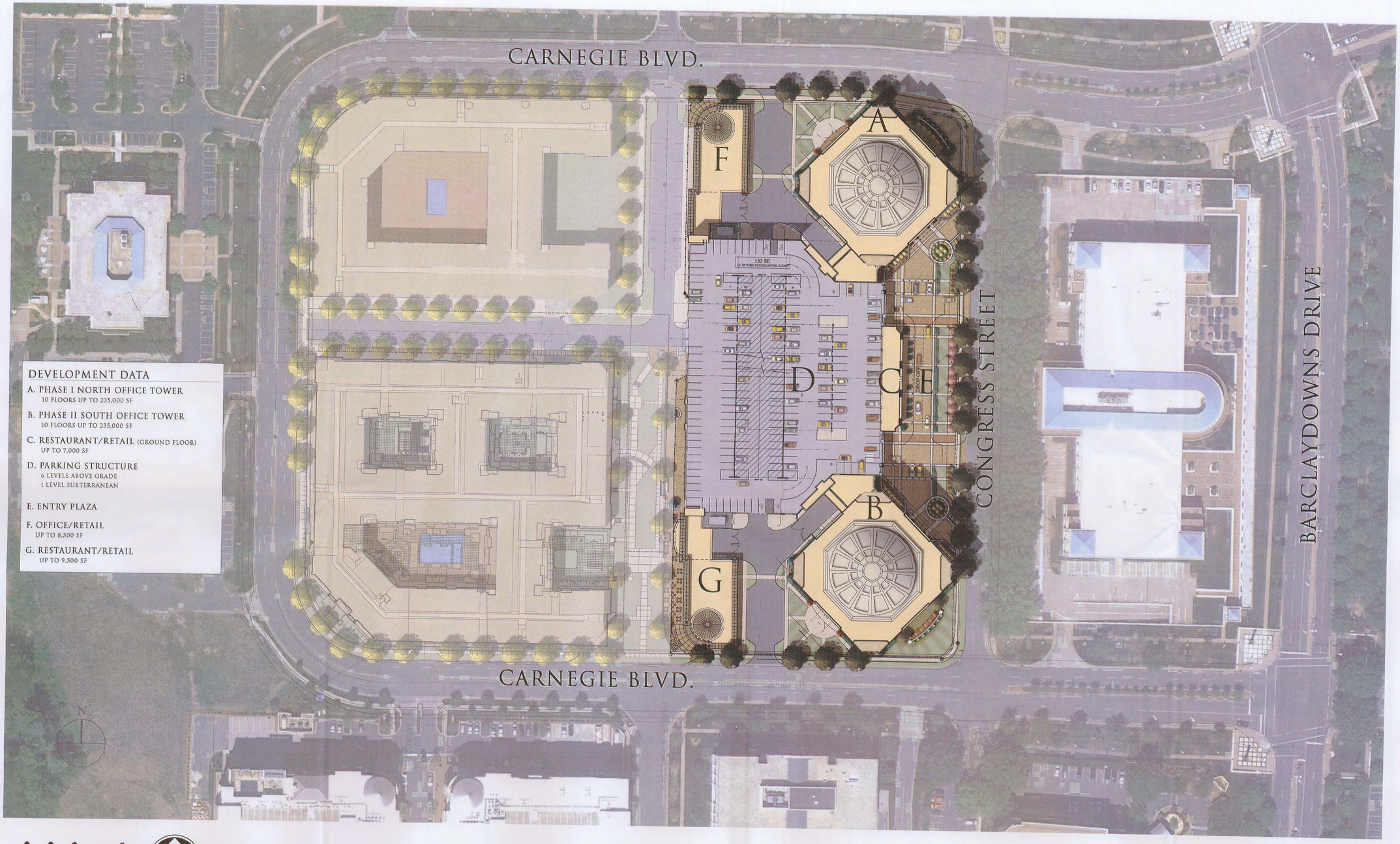
REVISIONS:

PROJECT: 9102-135120
DATE: NOV. 25, 2013
DRAWN BY:
CHECKED BY:

RZ1.0
TECHNICAL DATA SHEET
REZONING PETITION NO. 2014-012

SOLUTIONS THROUGH LISTENING
SERVICE BY DESIGN
SCHEMATIC DESIGN



DEVELOPMENT DATA

A. PHASE I NORTH OFFICE TOWER
10 FLOORS UP TO 235,000 SF

B. PHASE II SOUTH OFFICE TOWER
10 FLOORS UP TO 235,000 SF

C. RESTAURANT/RETAIL (GROUND FLOOR)
UP TO 7,000 SF

D. PARKING STRUCTURE
6 LEVELS ABOVE GRADE
1 LEVEL SUBTERRANEAN

E. ENTRY PLAZA

F. OFFICE/RETAIL
UP TO 8,500 SF

G. RESTAURANT/RETAIL
UP TO 9,500 SF

0 30 60 120
SCALE: 1" = 60'-0"

CAPITOL TOWERS AT CARNEGIE

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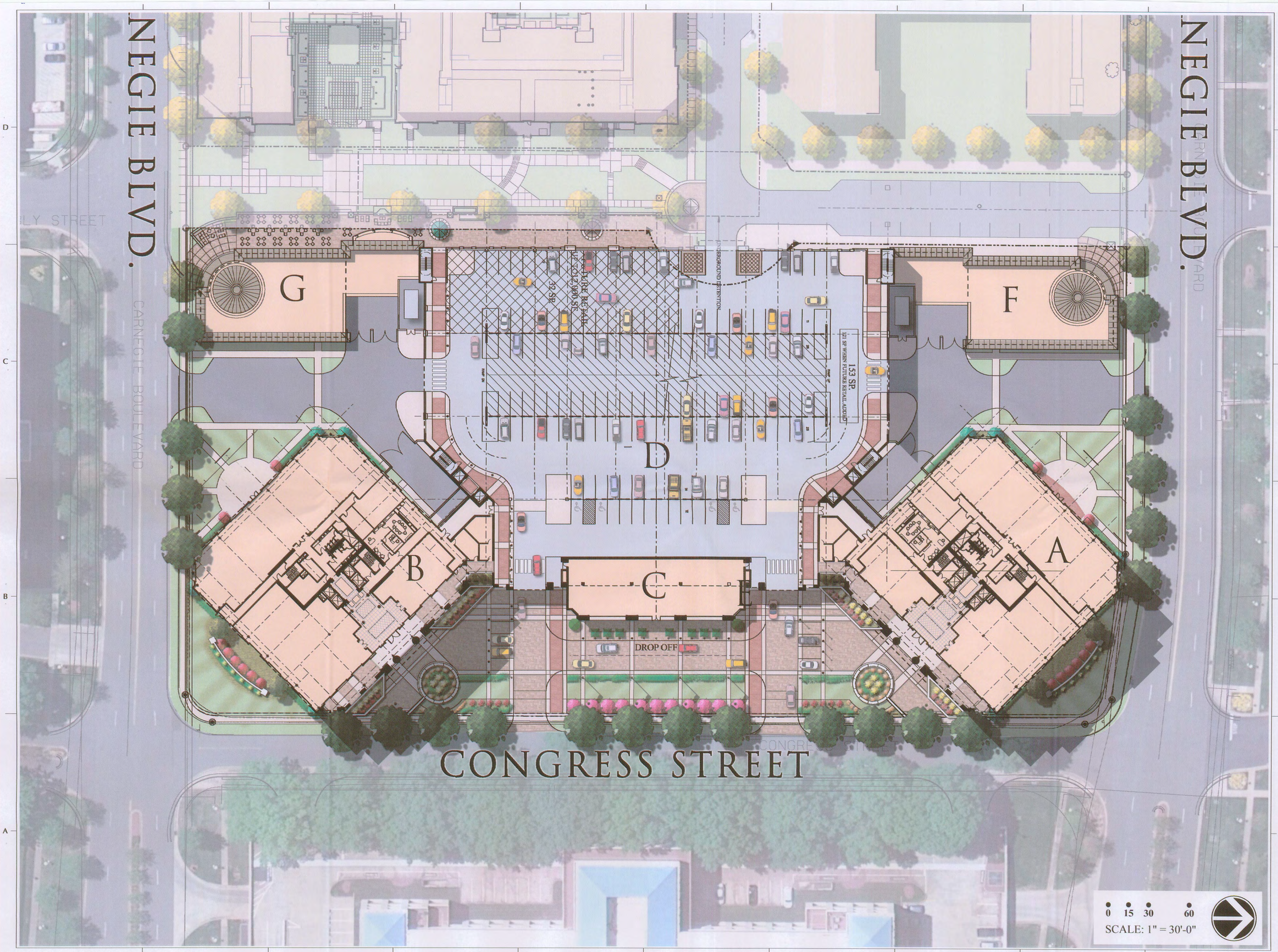
REVISIONS:

PROJECT: 9102-135120
DATE: NOV. 25, 2013
DRAWN BY:
CHECKED BY:

RZ3.0
ILLUSTRATIVE MASTER PLAN
REZONING PETITION NO. 2014-012

SOLUTIONS THROUGH LISTENING
SERVICE BY DESIGN
SCHEMATIC DESIGN



CAPITOL TOWERS AT CARNEGIE

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REVISIONS:

PROJECT: 9102-135120
DATE: NOV. 25, 2013
DRAWN BY:
CHECKED BY:

RZ4.0
CONCEPTUAL SITE PLAN
REZONING PETITION NO. 2014-012

SOLUTIONS THROUGH LISTENING
SERVICE BY DESIGN
SCHEMATIC DESIGN



OFFICE ENTRY ELEVATION

0 5 10 20

SCALE: 1" = 10'-0"

CAPITOL TOWERS AT CARNEGIE

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REVISIONS:

PROJECT: 9102-13S120
DATE: NOV. 25, 2013
DRAWN BY:
CHECKED BY:

RZ5.0

CONCEPTUAL ELEVATIONS
REZONING PETITION NO. 2014-012

SOLUTIONS THROUGH LISTENING
SERVICE BY DESIGN
SCHEMATIC DESIGN



PARTIAL WEST ELEVATION

0 10 20 40

SCALE: 1" = 20'-0"



EAST ELEVATION

0 10 20 40

SCALE: 1" = 20'-0"



WEST ELEVATION

0 15 30 60

SCALE: 1" = 30'-0"

CAPITOL TOWERS AT CARNEGIE

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REVISIONS:

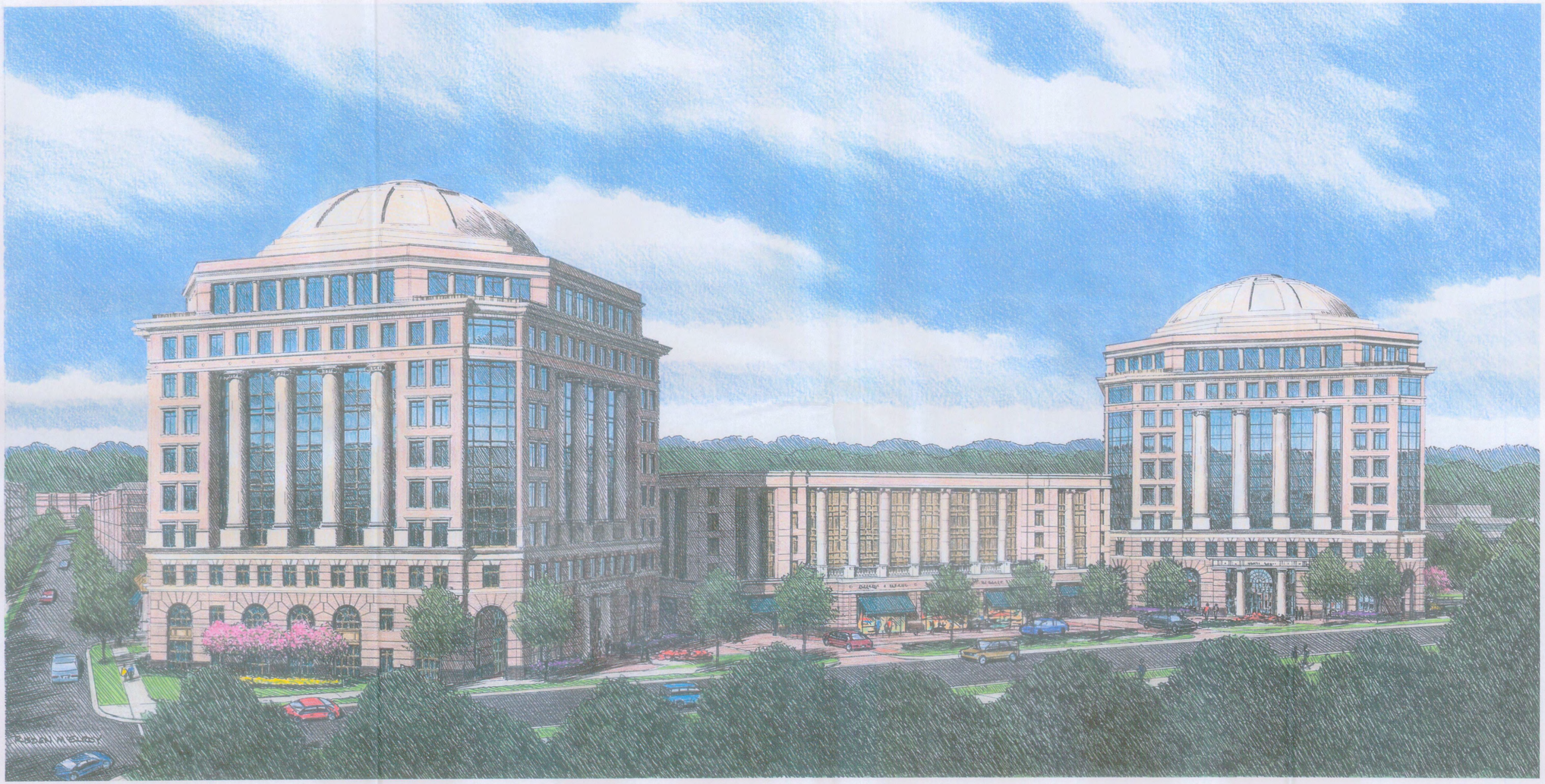
PROJECT: 9102-135120
DATE: NOV. 25, 2013
DRAWN BY:
CHECKED BY:

RZ6.0

CONCEPTUAL ELEVATIONS
REZONING PETITION NO. 2014-012

SOLUTIONS THROUGH LISTENING
SERVICE BY DESIGN

SCHEMATIC DESIGN



CAPITOL TOWERS AT CARNEGIE

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REVISIONS:

PROJECT: 5102-13S120
DATE: NOV. 25, 2013
DRAWN BY:
CHECKED BY:

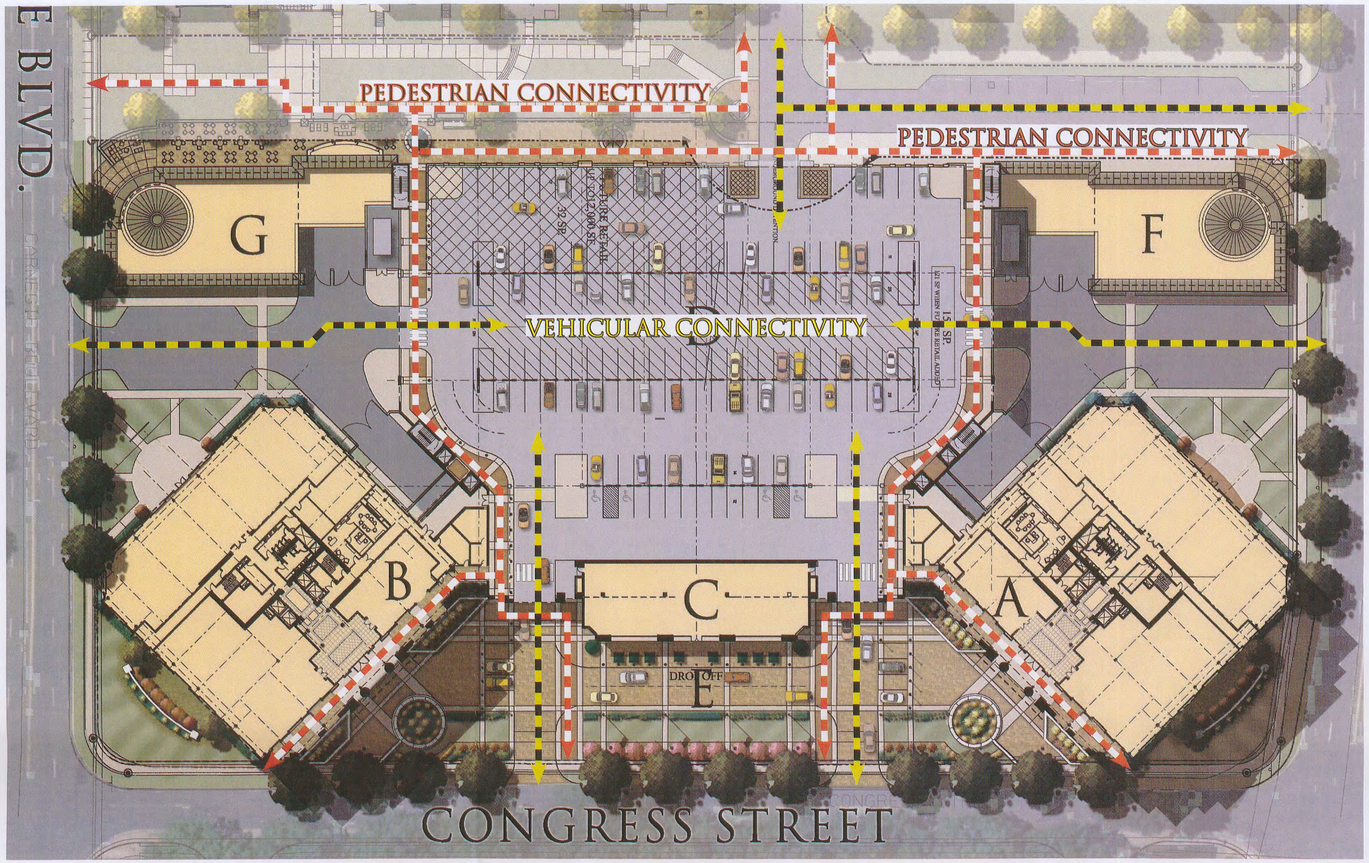
RZ7.0

CONCEPTUAL PERSPECTIVE

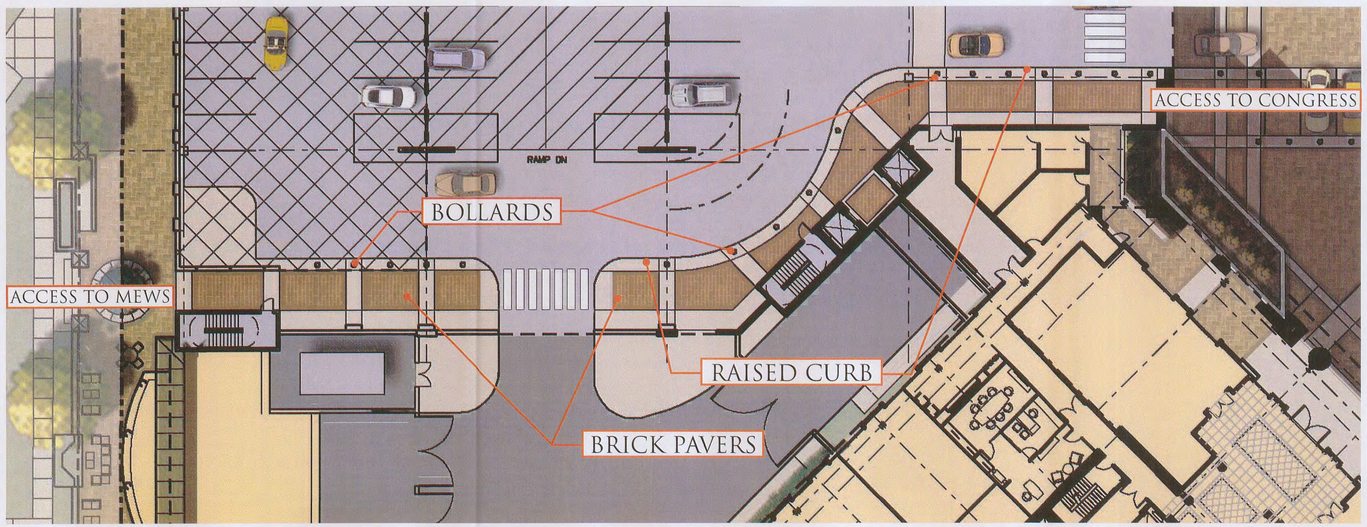
REZONING PETITION NO. 2014-012

SOLUTIONS THROUGH LISTENING
SERVICE BY DESIGN

SCHEMATIC DESIGN



PEDESTRIAN CONNECTIVITY THROUGH DECK (ON GRADE)



PEDESTRIAN WALKWAY THROUGH DECK (ENLARGED VIEW)



EAST PEDESTRIAN ENTRY



WEST PEDESTRIAN ENTRY

CAPITOL TOWERS AT CARNEGIE

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REVISIONS:

PROJECT: 9102-135120
DATE: NOV. 25, 2013
DRAWN BY:
CHECKED BY:

RZ8.0
CONNECTIVITY

REZONING PETITION NO. 2014-012

SOLUTIONS THROUGH LISTENING
SERVICE BY DESIGN
SCHEMATIC DESIGN

VICINITY MAP
NTS



EXISTING PARKING SPACES:
REGULAR SPACES 286
HANDICAP SPACES 15
TOTAL CAR SPACES ... 302
MOTORCYCLE SPACES ... 1

CURVE TABLE					
CURVE	RADIUS	LENGTH	TANGENT	CHORD	CHORD DIRECTION
C1	20.00	31.43	20.04	28.31	S 44°37'20" W
C2	37.50	131.94	127.57	104.84	N 06°35'51" E
C3	5.50	5.71	3.14	5.46	N 26°43'12" W
C4	160.00	15.00	7.51	15.00	S 87°43'23" E
C5	20.00	29.62	18.38	26.92	S 42°18'02" E
C6	100.00	157.13	100.05	141.45	N 44°46'05" E

LEGAL DESCRIPTION:
Being that certain parcel of land located in the City of Charlotte, Mecklenburg County, North Carolina, containing 5.648 acres, more or less, and more particularly described as follows:

Beginning at an existing rebar located at the intersection of the southwestern terminus of the right of way of Congress Street and the northern right of way line of Carnegie Boulevard, said point being the POINT OF BEGINNING; thence along the northern right of way line of said Carnegie Boulevard South 89°46'02" West 343.33 feet to a new iron pipe at the southeastern corner of Tract 5; thence leaving the right of way of Carnegie Boulevard and following the line of Tract 5 North 00°02'09" East 343.03 feet to a point on the southern line of Tract 4; thence following the line of said Tract 4 along a curve to the left having a radius of 57.50 feet, an arc length of 131.94 feet and a chord of North 06°35'51" East 104.84 feet; thence along a curve to the right having a radius of 5.50 feet, an arc length of 5.71 feet and a chord of North 29°41'12" West 5.46 feet; thence North 00°00'00" West 245.05 feet to a new iron pipe on the southern right of way line of Carnegie Boulevard; thence along said right of way line of Carnegie Boulevard thence North 89°46'50" East 226.70 feet to an existing rebar; thence along a curve to the right, having a radius of 160.00 feet, an arc length of 15.00 feet and a chord of South 87°43'23" East 15.00 feet to an existing rebar; thence South 84°52'49" East 92.34 feet to an existing rebar on the western right of way line of Congress Street, a 50-foot private right of way recorded in Map Book 22, Page 813; thence along said right of way line of Congress Street the following three (3) calls: (1) along a curve to the right, having a radius of 20.00 feet, an arc length of 29.62 feet and a chord of South 42°18'02" East 26.99 feet to an existing rebar; thence South 00°13'05" East 647.57 feet to an existing rebar; thence along a curve to the right, having a radius of 20.00 feet, an arc length of 31.43 feet and a chord of South 44°37'20" West 28.31 feet to the POINT OF BEGINNING, containing 5.648 acres, more or less.

To Lincoln Harris Investments, LLC, a North Carolina Limited Liability Company; Investors Title Insurance Company; and First American 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 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11(b), 13 & 17 of Table A thereof.

The field work was completed on September 4, 2013.

Kevin S. Baucom, PLS L-4275 — Date
bcucom@johnmcadams.com

PRELIMINARY

NOTES PERTAINING TO
FIRST AMERICAN TITLE INSURANCE COMPANY
TITLE COMMITMENT NO. 2013030140NCAP
EFFECTIVE: SEPTEMBER 3, 2013 AT 8:00 AM
SCHEDULE B – SECTION 2 (EXCEPTIONS)

ITEM 2 – MATTERS RECORDED IN DEED BOOK 5335, PAGE 486 AND BOOK 5453, PAGE 839 BENEFIT SUBJECT PROPERTY WITH EASEMENTS FOR INGRESS, EGRESS AND REGRESS OVER ROADS, SIDEWALKS AND PATHWAYS WITHIN THE 80-FOOT WIDE AND 50-FOOT WIDE RIGHTS OF WAYS (THE "ACCESS ROADS") AS SHOWN HEREON. BENEFITS SUBJECT PROPERTY WITH EASEMENTS FOR UTILITIES OVER EXISTING LINES SERVING THE PROPERTY THROUGH ADJOINING PROPERTIES (ALL FOUND EVIDENCE OF UTILITIES SERVING SUBJECT PROPERTY IS SHOWN HEREON). BENEFITS SUBJECT PROPERTY WITH AN EASEMENT FOR AIR CONDITIONING EQUIPMENT AND RELATED PIPES AND EQUIPMENT SERVING SUBJECT PARCEL (NO EVIDENCE OBSERVED OF OFFSITE AIR CONDITIONING EQUIPMENT SERVING PROPERTY) AND BENEFITS SUBJECT PROPERTY WITH A PARKING AND ACCESS EASEMENT OVER THE EXISTING PARKING SPACES AT THE TIME OF RECORDING THAT WERE BEING USED BY SUBJECT PROPERTY ON ADJOINING PROPERTIES – NO EVIDENCE OBSERVED THAT OFFSITE PARKING IS BEING USED BY SUBJECT PROPERTY.

ITEM 3 – EASEMENT TO DUKE POWER COMPANY RECORDED IN BOOK 5666, PAGE 653 AND ABANDONMENT OF EASEMENT RECORDED IN BOOK 29025, PAGE 185 DO NOT AFFECT SUBJECT PROPERTY.

ITEM 4 – AGREEMENT BY AND BETWEEN CELANESE CORPORATION AND R.J.H. PROPERTY COMPANY NO. 111 AND UNITED STATES STEEL AND CARNEGIE PENSION FUNDING RECORDED IN BOOK 5340, PAGE 177, AS MODIFIED IN BOOK 5453, PAGE 838 AFFECTS SUBJECT PROPERTY, BUT CONTAINS NO PLOTTABLE MATTERS.

ITEM 5 – EASEMENT TO SOUTHERN BELL TELEPHONE AND TELEGRAPH COMPANY RECORDED IN BOOK 802, PAGE 160 MAY AFFECT SUBJECT PROPERTY, EXACT LOCATION OF 10-FOOT WIDE EASEMENT IS NOT KNOWN, BUT ALL FOUND EVIDENCE OF TELEPHONE LINES AND EQUIPMENT ARE SHOWN HEREON. EASEMENT IN FAVOR OF SOUTHERN BELL TELEPHONE AND TELEGRAPH COMPANY RECORDED IN BOOK 878, PAGE 309 MAY AFFECT SUBJECT PROPERTY, EXACT LOCATION OF 30-FOOT WIDE EASEMENT IS NOT KNOWN, BUT ALL FOUND EVIDENCE OF TELEPHONE LINES AND EQUIPMENT ARE SHOWN HEREON. EASEMENT IN FAVOR OF SOUTHERN BELL TELEPHONE AND TELEGRAPH COMPANY RECORDED IN BOOK 923, PAGE 2 MAY AFFECT SUBJECT PROPERTY, EXACT LOCATIONS OF EASEMENT NOT KNOWN.

ITEM 6 – EASEMENTS TO DUKE POWER COMPANY RECORDED IN BOOK 638, PAGE 559 AND BOOK 938, PAGE 603 AND BOOK 1544, PAGE 191 AFFECT SUBJECT PROPERTY, BUT ARE BLANKET IN NATURE AND NOT PLOTTABLE. EASEMENT TO DUKE POWER COMPANY RECORDED IN BOOK 1633, PAGE 557 AND 30-FOOT EASEMENT TO DUKE POWER COMPANY RECORDED IN BOOK 5173, PAGE 276 DO NOT AFFECT SUBJECT PROPERTY.

ITEM 7 – EASEMENT IN FAVOR OF SOUTHERN BELL TELEPHONE AND TELEGRAPH COMPANY RECORDED IN BOOK 717, PAGE 294 MAY AFFECT SUBJECT PROPERTY, BUT ARE BLANKET IN NATURE AND NOT PLOTTABLE.

ITEM 8 – CONDITIONS, RESTRICTIONS AND RESERVATIONS SET FORTH IN BOOK 1328, PAGE 73 AND BOOK 1344, PAGE 191 AFFECT SUBJECT PROPERTY, BUT ARE BLANKET IN NATURE AND NON-PLOTTABLE.

ITEM 9 – DECLARATION OF COVENANTS BY CAROLINA CENTER COMPANY, LLC AND CAROLINA CENTER PROPERTY OWNERS ASSOCIATION, INC. RECORDED IN BOOK 27192, PAGE 309 AFFECTS SUBJECT PROPERTY, BUT CONTAINS NO PLOTTABLE MATTERS.

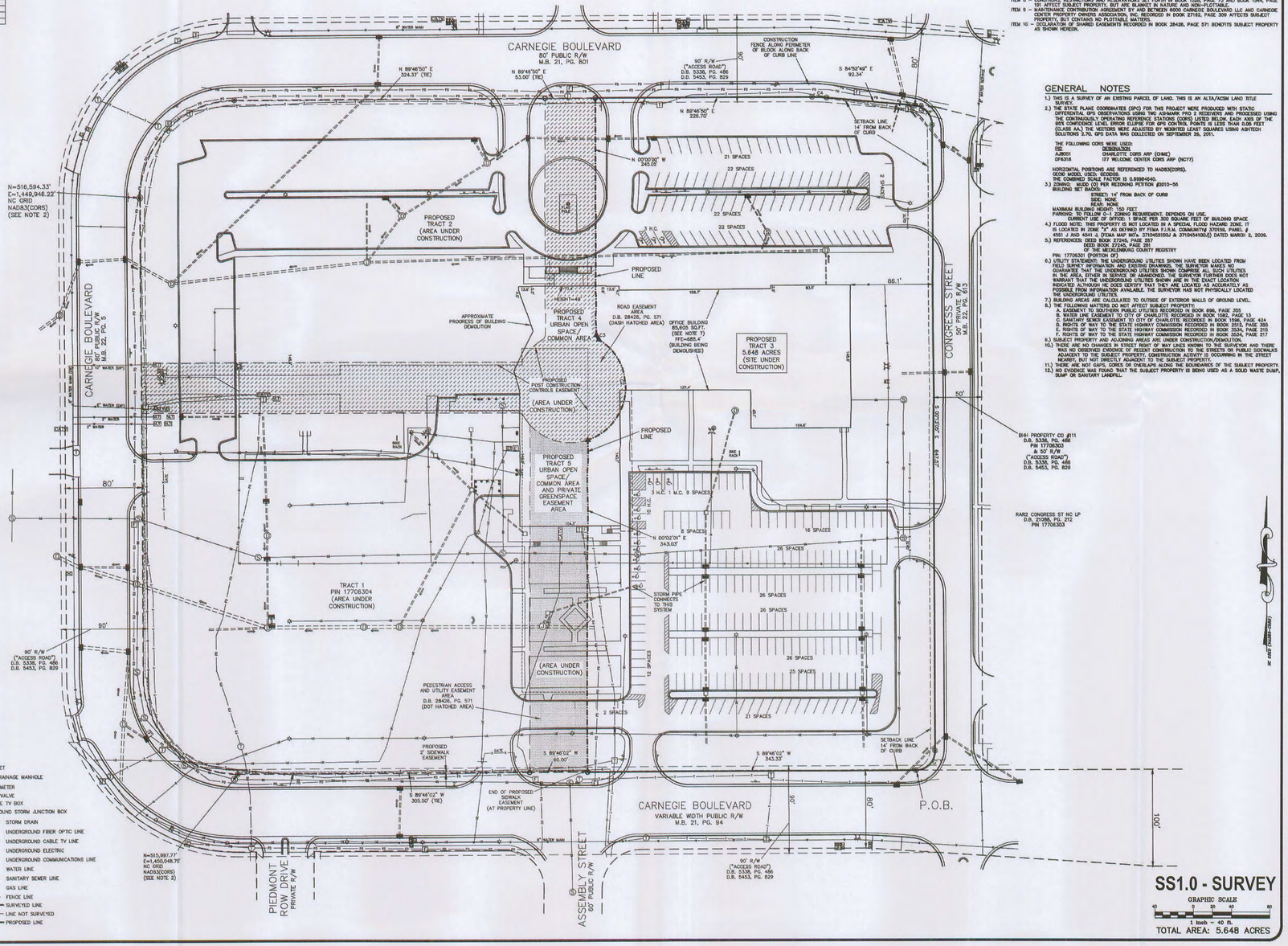
ITEM 10 – DECLARATION OF SHARED EASEMENTS RECORDED IN BOOK 28426, PAGE 571 BENEFITS SUBJECT PROPERTY AS SHOWN HEREON.

GENERAL NOTES

1.) THIS IS A SURVEY OF AN EXISTING PARCEL OF LAND. THIS IS AN ALTA/ACSM LAND TITLE SURVEY.
2.) THE STATE PLANE COORDINATES (SPC) FOR THIS PROJECT WERE PRODUCED WITH STATIC DIFFERENTIAL GPS OBSERVATIONS USING TWO ASHAMN 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 3.70. GPS DATA WAS COLLECTED ON SEPTEMBER 26, 2011.

THE FOLLOWING CORS WERE USED:
PID — DESIGNATION
AJ8051 — CHARLOTTE CORS ARP (CHAC)
DF8316 — 177 WILDOWE CENTER CORS ARP (NC77)

HORIZONTAL POSITIONS ARE REFERENCED TO NAD83(CORS).
GEOID MODEL USED: GEOID09.
THE COMBINED SCALE FACTOR IS 0.99984640.
3.) ZONING: MUDD (O) PER REZONING PETITION #2010-56
BUILDING SET BACKS:
STREET: 14' FROM BACK OF CURB
SIDE: NONE
REAR: NONE
MAXIMUM BUILDING HEIGHT: 150 FEET
PARKING: TO FOLLOW O-1 ZONING REQUIREMENT. DEPENDS ON USE.
CURRENT USE OF OFFICE: 1 SPACE PER 300 SQUARE FEET OF BUILDING SPACE.
4.) 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 370158, PANEL # 4051 J AND 4062 J (FEMA MAP NUMBER 3710465100J & 3710465400J) DATED MARCH 2, 2009.
5.) REFERENCES: DB13, BOOK 1344, PAGE 191
DEED BOOK 27345, PAGE 357
OF THE MECKLENBURG COUNTY REGISTRY
PIN: 17706301 (PORTION OF)
6.) UTILITY STATEMENT: THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
7.) BUILDING AREAS ARE CALCULATED TO OUTSIDE OF EXTERIOR WALLS OF GROUND LEVEL.
8.) THE FOLLOWING MATTERS DO NOT AFFECT SUBJECT PROPERTY:
A. EASEMENT TO SOUTHERN PUBLIC UTILITIES RECORDED IN BOOK 696, PAGE 355
B. WATER LINE EASEMENT TO CITY OF CHARLOTTE RECORDED IN BOOK 1582, PAGE 13
C. SANITARY SEWER EASEMENT TO CITY OF CHARLOTTE RECORDED IN BOOK 1596, PAGE 424
D. RIGHTS OF WAY TO THE STATE HIGHWAY COMMISSION RECORDED IN BOOK 3534, PAGE 360
E. RIGHTS OF WAY TO THE STATE HIGHWAY COMMISSION RECORDED IN BOOK 3534, PAGE 215
F. RIGHTS OF WAY TO THE STATE HIGHWAY COMMISSION RECORDED IN BOOK 3534, PAGE 217
9.) SUBJECT PROPERTY AND ADJOINING AREAS ARE UNDER CONSTRUCTION/DEMOLITION.
10.) THERE ARE NO CHANGES IN STREET RIGHT OF WAY LINES KNOWN TO THE SURVEYOR AND THERE WAS NO OBSERVED EVIDENCE OF RECENT CONSTRUCTION TO THE STREETS OR PUBLIC SIDEWALKS ADJACENT TO THE SUBJECT PROPERTY. CONSTRUCTION ACTIVITY IS OCCURRING IN THE STREET NEARBY, BUT NOT DIRECTLY ADJACENT TO THE SUBJECT PROPERTY.
11.) THERE ARE NOT GAPS, GORES OR OVERLAPS ALONG THE BOUNDARIES OF THE SUBJECT PROPERTY.
12.) NO EVIDENCE WAS FOUND THAT THE SUBJECT PROPERTY IS BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.



LEGEND

EXISTING REBAR	CURB INLET
SANITARY SEWER MANHOLE	STORM DRAINAGE MANHOLE
FIRE DEPARTMENT CONNECTION	GAS METER
POST INDICATOR VALVE	GAS VALVE
VAULT	CABLE TV BOX
BACKFLOW PREVENTER	UNDERGROUND STORM JUNCTION BOX
WATER VALVE	STORM DRAIN
WATER METER	UNDERGROUND FIBER OPTIC LINE
FIRE HYDRANT	UNDERGROUND CABLE TV LINE
TELEPHONE PEDESTAL	UNDERGROUND ELECTRIC
TELEPHONE MANHOLE	UNDERGROUND COMMUNICATIONS LINE
ELECTRIC TRANSFORMER	WATER LINE
ELECTRIC BOX	SANITARY SEWER LINE
FIBER OPTIC BOX	GAS LINE
LIGHT POLE	FENCE LINE
BOLLARD	SURVEYED LINE
PEDESTRIAN ACCESS AND UTILITY EASEMENT AREA PER D.B. 28426, PG. 571	LINE NOT SURVEYED
ROAD EASEMENT AREA PER D.B. 28426, PG. 571	PROPOSED LINE

SS1.0 - SURVEY
GRAPHIC SCALE
40 0 20 40 80
1 inch = 40 ft.
TOTAL AREA: 5.648 ACRES

THE JOHN R. McADAMS COMPANY, INC.
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Carmel, North Carolina 28226
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SURVEY FOR:
LINCOLN HARRIS
4215 PIEDMONT ROW DRIVE
CHARLOTTE, NORTH CAROLINA 28210

CARNEGIE
6000 CARNEGIE BOULEVARD
CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA
ALTA/ACSM LAND TITLE SURVEY

PROJECT NO.	LHB-13010
FILENAME:	LHB13010-AT1
SURVEYED BY:	KSB
DRAWN BY:	KSB
SCALE:	1"=40'
DATE:	9-11-2013
SHEET NO.	C-1

McADAMS

REVISIONS:

1 REVISION DATE: FEBRUARY 21, 2014

CAPITOL TOWERS AT CARNEGIE

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APPROVED BY CITY COUNCIL
MAR 17 2014

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REVISIONS:

PROJECT: 9102-135120
DATE: NOV. 25, 2013
DRAWN BY:
CHECKED BY:

SS1.0
SITE SURVEY
REZONING PETITION NO. 2014-012

SOLUTIONS THROUGH LISTENING
SERVICE BY DESIGN
SCHEMATIC DESIGN

SITE PLAN AMENDMENT
REZONING PETITION NO. 2014-012
DEVELOPMENT STANDARDS
2/25/2014

1. General Provisions

These Development Standards form a part of the Technical Data Sheet associated with the Site Plan Amendment filed by Lincoln Harris to modify the Development Standards established by Rezoning Petition No. 2010-056 in order to accommodate redevelopment of an approximately 5.8 ± acre tract depicted on the Technical Data Sheet (the "Site").

Development of the Site will be governed by the accompanying Technical Data Sheet, these Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance").

Except as otherwise provided under the MUDD-Optional provisions set forth under Section 2 hereof and unless the Technical Data Sheet or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the MUDD Zoning District shall govern all development taking place on the Site.

The development depicted on the Technical Data Sheet is intended to reflect the arrangement of the maximum number of buildings proposed on the Site. The Petitioner has also provided an Illustrative Master Plan, Conceptual Site Plan and a Conceptual Elevations which accompany the Technical Data Sheet.
Alterations or modifications which in the opinion of the Planning Director, substantially alter the character of the development or significantly alter the Technical Data Sheet or its respective conditions as well as any changes which increase the intensity of development shall not be deemed to be minor and may only be made in accordance with the provisions of Subsections 6.207(1) or (2) of the Ordinance, as applicable.

2. MUDD-Optional Provisions

This Petition proposes utilization of the MUDD-O provisions to allow for the following optional deviations:
a) Deviations that would allow short-term surface level parking and drives within areas between public or private streets and buildings fronting these streets to accommodate: drop off areas in front of office buildings, pick-up and drop off areas in front of restaurants and residential buildings, valet parking; and service areas for uses such as mail delivery, loading and delivery;

b) Deviations from the height requirements to allow buildings which are up to but not exceeding 150 feet in height or 10 stories above ground, exclusive of ornamental roof structures such as parapets, spires, mansards, domes, dormers or other architectural features, on Tract A/ B, as generally depicted on the Conceptual Perspective Rendering.

3. Permitted Uses

Subject to the Maximum Development provisions set forth under Section 4, Tract A/B of the Site may be devoted to office, bank, retail, and restaurant uses together with any incidental or accessory uses associated therewith which are permitted by right or under prescribed conditions in the MUDD Zoning District.

4. Maximum Development

a) Tract A/B may be developed with up to 470,000 square feet of office floor area. Areas devoted to structured parking, outdoor dining, courtyards and plazas are not included in the square footage limitations. but outdoor dining areas for retail restaurants shall be counted toward the required parking calculation.

Floor area calculations for office development shall not include areas used for building and equipment access (such as stairs, elevator shafts and maintenance crawl space), service areas, rooftop equipment rooms, storage areas and mechanical and electrical rooms.

b) Tract A/B may be developed with up to 10,000 square feet of retail, bank or restaurant uses. However, this amount may be increased to 25,000 square feet in the event that the retail allocation allotted to Tract D by Rezoning Petition 2010-056 is eliminated through an administrative amendment to that rezoning plan. The total amount of retail and/or restaurant uses developed on Tract A/B shall not exceed, in the aggregate, 25,000 square feet.

5. Transportation

a) Prior to the issuance of building permits for vertical development on Tract A/B, the Petitioner agrees to contribute to the City of Charlotte the sum of $366,000.00. In the event that these funds have not been dedicated to street improvements within the boundaries of the SouthPark Small Area Plan within seven (7) years of the contribution they shall be refunded to the Petitioner by the City.

b) The Site's internal street system shall be composed of private streets built to public street standards.

c) The Petitioner reserves the right to deviate from the street alignments depicted on the Technical Data Sheet, provided any proposed change in alignment is approved in advance by CDOT and the Planning Department.

d) All private streets may be converted to public streets at the Petitioner's option.

e) Vehicular access will be as generally depicted on the Technical Data Sheet. The placements and configurations of the vehicular access points shown on the Technical Data Sheet are subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required by CDOT for approval.

6. Architectural Standards/Streetscape and Landscaping

a) The intent of the redevelopment concept is to create a variety of architectural experiences. The redevelopment will utilize primarily glass, stone, brick, stucco, architectural pre-cast concrete panels, and/or architectural face block construction materials. The Conceptual Elevations are intended to describe the conceptual architectural theme proposed for the Site. Alterations to the architectural theme must be approved by the Planning Director or his/her designee.

b) Except as otherwise provided under Section 2, all buildings constructed on this Site shall conform to the MUDD Urban Design and Development Standards outlined in Section 9.8506 of the Ordinance.

c) Dumpster areas will be enclosed on all four sides by an opaque wall with one side being a hinged opaque gate. If one or more sides of a dumpster area adjoin a side or rear wall of a building, then the side or rear wall may be substituted for a side.

d) Internal areas of the Site will be landscaped in accordance with the requirements of the Ordinance.

e) All roof mounted mechanical equipment will be screened from view from adjoining public rights-of-way and abutting properties as viewed from grade.

f) All other screening and landscaping shall conform to the standards of the Ordinance.

g) The street elevations of the first floors of all buildings in which ground floor Commercial uses are to be located on Carnegie Boulevard will be designed to encourage and complement pedestrian – scale interest and activity by the use of doors which shall remain open during business hours and transparent store front glass so that the uses are visible from and accessible to the street.

h) Expanses of blank walls exceeding 20 feet in length will be eliminated through the use of various design elements, including one or more of the following design elements:

awnings,
display windows,
art,
sculptures,
mosaics
ornamentation,
molding,
string courses,
belt courses,
fountains,
street furniture,
landscaping and garden areas, or
display areas.

Provided, however, that the use of opaque or reflective glass may not be utilized as a means for addressing blank walls.
i) Meter boxes, back flow preventers, and similar items will be screened from public view.

j) Except as otherwise provided in these Development Standards, the streetscape treatment along the Carnegie Boulevard and Congress Street frontages will meet or exceed the standards of the Ordinance and include large maturing trees, supplemental shrubbery, sidewalks of at least six feet in width and planting strips of at least 8 feet in width. Sidewalks may meander to preserve existing trees.

k) Off-street parking may be provided either through surface lots or through parking structures.

l) Petitioner shall design and construct the western elevation of the ground floor level of the parking structure in a manner that will allow the portion of the structure that fronts the Pedestrian Friendly Corridor to be converted into retail or office space in the future.

m) Petitioner shall provide two separate pedestrian connections through the parking structure in order to provide direct connections between the east and west sides of the parking structure as depicted on RZ8. Entrances to these pedestrian connections shall be clearly defined as primary pedestrian entries through the use of architectural details similar to those used for the primary office entries such as signage, lighting, sconces, awnings or recesses. Pedestrian connections shall include pedestrian oriented decorative lighting.

7. Signage

No building sign over forty feet above average grade mounted on any building elevation which faces in a westerly direction shall be permitted. All signage shall meet the requirements of the MUDD zoning district.

8. Pedestrian Friendly Corridor

The Technical Data Sheet contemplates a landscaped/pedestrian friendly corridor running in a generally southerly to northerly direction from Carnegie Boulevard along the western boundary of Tract A/B and extending, as a street corridor, to Carnegie Boulevard (the "Corridor"). Buildings fronting on the Corridor shall be designed as generally depicted on the Conceptual Site Plan and Conceptual Elevations.

9. Environmental Features

(a) The Petitioner shall satisfy the requirements of the Post Construction Controls Ordinance and, in addition, provide for a reduction of the peak flow in a 100-year storm event by 50 % or more over the conditions of the Site as they existed at the time Rezoning Petition No. 2010-056 was approved.
(b) If the Petitioner elects to satisfy the requirements of Paragraph (a) of this Section with on-site above-ground detention facilities each such facility must be designed as a permanent water feature amenity for the Site.

10. Lighting

(a) Any lighting attached to an exterior building wall facing a residential component shall be capped and downwardly directed.

(b) All street and parking lot lighting fixtures will be shielded with full cut-off fixtures.

(c) External facing wall-pak lighting will be prohibited throughout the Site.

(d) Pedestrian scale lighting will be provided within the Site along all interior streets.

11. Setbacks, Side Yards and Rear Yards

The developer may subdivide any of the Tracts and create lots within the interiors of the Tracts with no side or rear yards as part of a unified development plan.
12. Waiver of Sight Triangle Requirements

In addition to the deviations allowed under the MUDD optional provisions set forth under Section 2, the Petitioner reserves the right to request the Director of the Charlotte Department of Transportation (CDOT) to waive all or part of the sight triangle requirements of the Ordinance in accordance with the provisions of Section 12.109(7) thereof.

13. Parking

Off-street parking spaces shall satisfy or exceed the parking requirements of the O-1 Zoning District.

14. Amendments to Rezoning Plan

Future amendments to the Technical Data Sheet and these Development Standards may be applied for by the then Owner or Owners of a particular Tract within the Site involved in accordance with the provisions of Chapter 6 of the Ordinance.
15. Binding Effect of the Rezoning Documents and Definitions

If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under the Technical Data Sheet and these Development Standards will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site and their respective successors in interest and assigns.
Throughout these Development Standards, the terms, "Petitioner" and "Owner" or "Owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioner or the owner or owners of any part of the Site from time to time who may be involved in any future development thereof.

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1 REVISION DATE: FEBRUARY 25, 2014

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REVISIONS:

PROJECT: 9102-135120
DATE: NOV. 25, 2013
DRAWN BY:
CHECKED BY:

RZ2.0
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