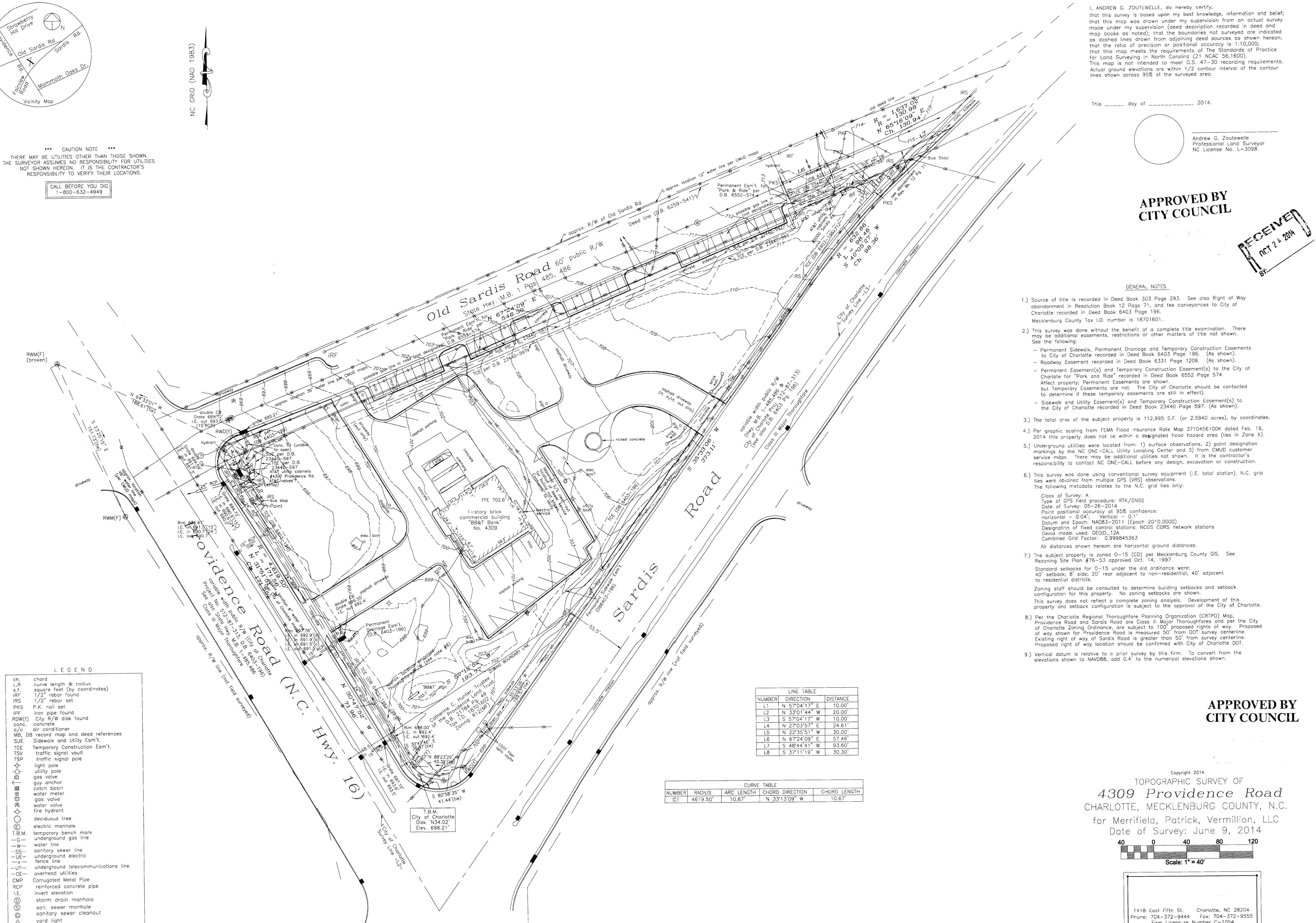


NC GRID (NAD 1983)

*** CAUTION NOTE ***
THERE MAY BE UTILITIES OTHER THAN THOSE SHOWN.
THE SURVEYOR ASSUMES NO RESPONSIBILITY FOR UTILITIES
NOT SHOWN HEREON. IT IS THE CONTRACTOR'S
RESPONSIBILITY TO VERIFY THEIR LOCATIONS.

CALL BEFORE YOU DIG
1-800-632-4949

| LEGEND | |
|--------------------------|-------------------------------------|
| ch. | chord |
| L/R | curve length & radius |
| s.f. | square feet (by coordinates) |
| IRF | 1/2" rebar found |
| IRS | 1/2" rebar set |
| PKS | P.K. nail set |
| IPF | iron pipe found |
| RDW(?) | City R/W disk found |
| conc. | concrete |
| c/c | air conditioner |
| MB, DB | record map and deed references |
| SUE | Sidewalk and Utility Esm't. |
| TCE | Temporary Construction Esm't. |
| TSV | traffic signal vault |
| TSP | traffic signal pole |
| light pole | light pole |
| utility pole | utility pole |
| gas valve | gas valve |
| guy anchor | guy anchor |
| catch basin | catch basin |
| water meter | water meter |
| gas valve | gas valve |
| water valve | water valve |
| fire hydrant | fire hydrant |
| deciduous tree | deciduous tree |
| electric manhole | electric manhole |
| T.B.M. | temporary bench mark |
| -G- | underground gas line |
| -W- | water line |
| -SS- | sanitary sewer line |
| -UE- | underground electric |
| -x- | fence line |
| -UT- | underground telecommunications line |
| -OE- | overhead utilities |
| CMP | Corrugated Metal Pipe |
| RCP | reinforced concrete pipe |
| I.E. | invert elevation |
| storm drain manhole | storm drain manhole |
| san. sewer manhole | san. sewer manhole |
| sanitary sewer cleanout | sanitary sewer cleanout |
| yard light | yard light |
| irrigation control valve | irrigation control valve |



| LINE TABLE | | | |
|------------|---------------|--------------|----------|
| NUMBER | DIRECTION | CHORD LENGTH | DISTANCE |
| L1 | N 57°04'17" E | 10.00' | |
| L2 | N 33°01'44" W | 20.00' | |
| L3 | S 57°04'17" W | 10.00' | |
| L4 | N 27°03'57" E | 24.61' | |
| L5 | N 22°55'51" W | 30.00' | |
| L6 | N 67°24'09" E | 57.46' | |
| L7 | S 48°44'41" W | 93.60' | |
| L8 | S 37°11'19" W | 30.30' | |

| CURVE TABLE | | | |
|-------------|----------|------------|--------------|
| NUMBER | RADIUS | ARC LENGTH | CHORD LENGTH |
| C1 | 4619.50' | 10.67' | 10.67' |

THIS SURVEY IS CERTIFIED ONLY TO
Merrifield, Patrick, Vermillion, LLC:

I, ANDREW G. ZOUTEWELLE, do hereby certify:
that this survey is based upon my best knowledge, information and belief;
that this map was drawn under my supervision from an actual survey
made under my supervision (deed description recorded in deed and
map books as noted); that the boundaries not surveyed are indicated
as dashed lines drawn from adjoining deed sources as shown hereon;
that the ratio of precision or positional accuracy is 1:10,000;
that this map meets the requirements of The Standards of Practice
for Land Surveying in North Carolina (21 NCAC 56.1600).
This map is not intended to meet G.S. 47-30 recording requirements.
Actual ground elevations are within 1/2' contour interval of the contour
lines shown across 95% of the surveyed area.

This _____ day of _____, 2014.

Andrew G. Zoutewelle
Professional Land Surveyor
NC License No. L-3098

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CITY COUNCIL

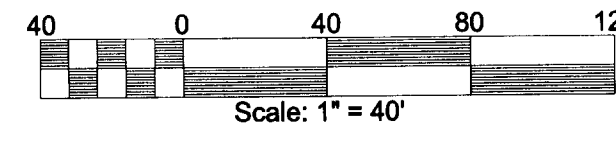
RECEIVED
MAY 24 2014

GENERAL NOTES

- Source of title is recorded in Deed Book 303 Page 293. See also Right of Way abandonment in Resolution Book 12 Page 71, and fee conveyances to City of Charlotte recorded in Deed Book 6403 Page 196. Mecklenburg County Tax I.D. number is 18701601.
- This survey was done without the benefit of a complete title examination. There may be additional easements, restrictions or other matters of title not shown. See the following:
 - Permanent Sidewalk, Permanent Drainage and Temporary Construction Easements to City of Charlotte recorded in Deed Book 6403 Page 196. (As shown).
 - Roadway Easement recorded in Deed Book 6331 Page 1206. (As shown).
 - Permanent Easement(s) and Temporary Construction Easement(s) to the City of Charlotte for "Park and Ride" recorded in Deed Book 6552 Page 574. Affect property: Permanent Easements are shown, but Temporary Easements are not. The City of Charlotte should be contacted to determine if these temporary easements are still in effect).
 - Sidewalk and Utility Easement(s) and Temporary Construction Easement(s) to the City of Charlotte recorded in Deed Book 23440 Page 597. (As shown).
- The total area of the subject property is 112,995 S.F. (or 2.5940 acres), by coordinates.
- Per graphic scaling from FEMA Flood Insurance Rate Map 3710456100K dated Feb. 19, 2014 this property does not lie within a designated flood hazard area (lies in Zone X).
- Underground utilities were located from: 1) surface observations, 2) point designation markings by the NC ONE-CALL Utility Locating Center and 3) from CMUD customer service maps. There may be additional utilities not shown. It is the contractor's responsibility to contact NC ONE-CALL before any design, excavation or construction.
- This survey was done using conventional survey equipment (i.e. total station). N.C. grid ties were obtained from multiple GPS (VRS) observations. The following metadata relates to the N.C. grid ties only:
 - Class of Survey: A
 - Type of GPS field procedure: RTK/GNSS
 - Date of Survey: 05-26-2014
 - Point positional accuracy at 95% confidence:
 - Horizontal - 0.04'
 - Vertical - 0.1'
 - Datum and Epoch: NAD83-2011 (Epoch 2010.0000)
 - Designation of fixed control stations: NCOS CORS network stations
 - Geoid model used: GEOID12A
 - Combined Grid Factor: 0.999845363All distances shown hereon are horizontal ground distances.
- The subject property is zoned O-15 (CD) per Mecklenburg County GIS. See Rezoning Site Plan #76-53 approved Oct. 14, 1997. Standard setbacks for O-15 under the old ordinance were: 40' setback; 8' side; 20' rear adjacent to non-residential; 40' adjacent to residential districts. This survey does not reflect a complete zoning analysis. Development of this property and setback configuration is subject to the approval of the City of Charlotte. Zoning staff should be consulted to determine building setbacks and setback configuration for this property. No zoning setbacks are shown.
- Per the Charlotte Regional Thoroughfare Planning Organization (CRTPO) Map, Providence Road and Sardis Road are Class III Major Thoroughfares and per the City of Charlotte Zoning Ordinance, are subject to 100' proposed rights of way. Proposed of way shown for Providence Road is measured 50' from DOT survey centerline. Existing right of way of Sardis Road is greater than 50' from survey centerline. Proposed right of way location should be confirmed with City of Charlotte DOT.
- Vertical datum is relative to a prior survey by this firm. To convert from the elevations shown to NAVD83, add 0.4' to the numerical elevations shown.

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Copyright 2014
TOPOGRAPHIC SURVEY OF
4309 Providence Road
CHARLOTTE, MECKLENBURG COUNTY, N.C.
for Merrifield, Patrick, Vermillion, LLC
Date of Survey: June 9, 2014



1418 East Fifth St. Charlotte, NC 28204
Phone: 704-372-9444 Fax: 704-372-9555
Firm Licensure Number C-1054

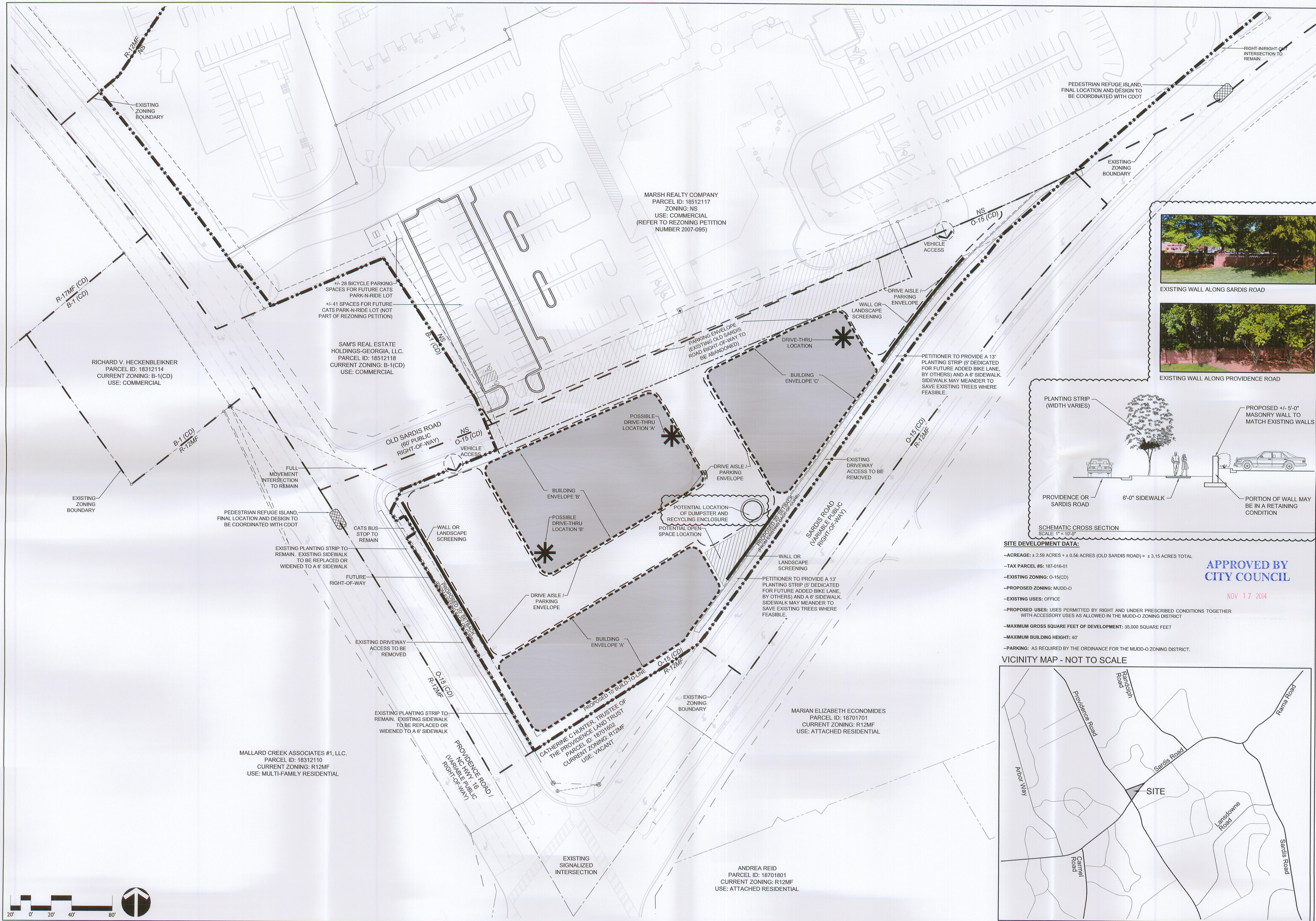
LandDesign
223 N Graham Street Charlotte, NC 28202
V: 704.333.0225 F: 704.332.3246
www.LandDesign.com

REZONING PETITION
#2014-093

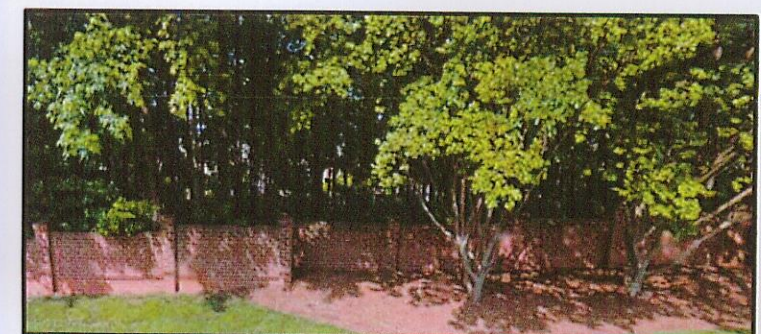
STRAWBERRY HILL
REZONING DOCUMENTS
Merrifield, Patrick, Vermillion Properties, Charlotte, NC
EXISTING CONDITIONS

REVISIONS:
1.09/19/14 REVISIONS PER STAFF COMMENTS.

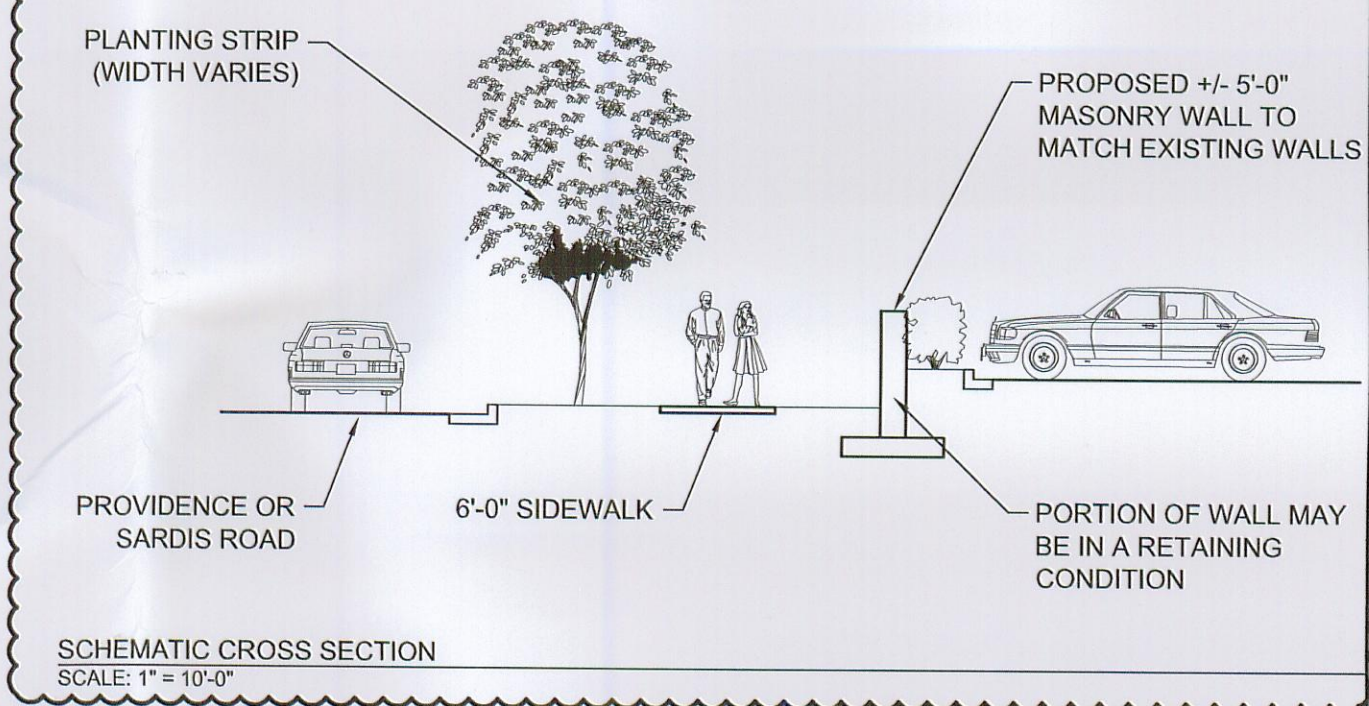
DATE: 07/28/2014
DESIGNED BY: SURVEYOR
CHECKED BY: SURVEYOR
Q.C. BY: SURVEYOR
SCALE: 1" = 40'-0"
PROJECT #: 1014209
SHEET #:
RZ-I.0



EXISTING WALL ALONG SARDIS ROAD



EXISTING WALL ALONG PROVIDENCE ROAD



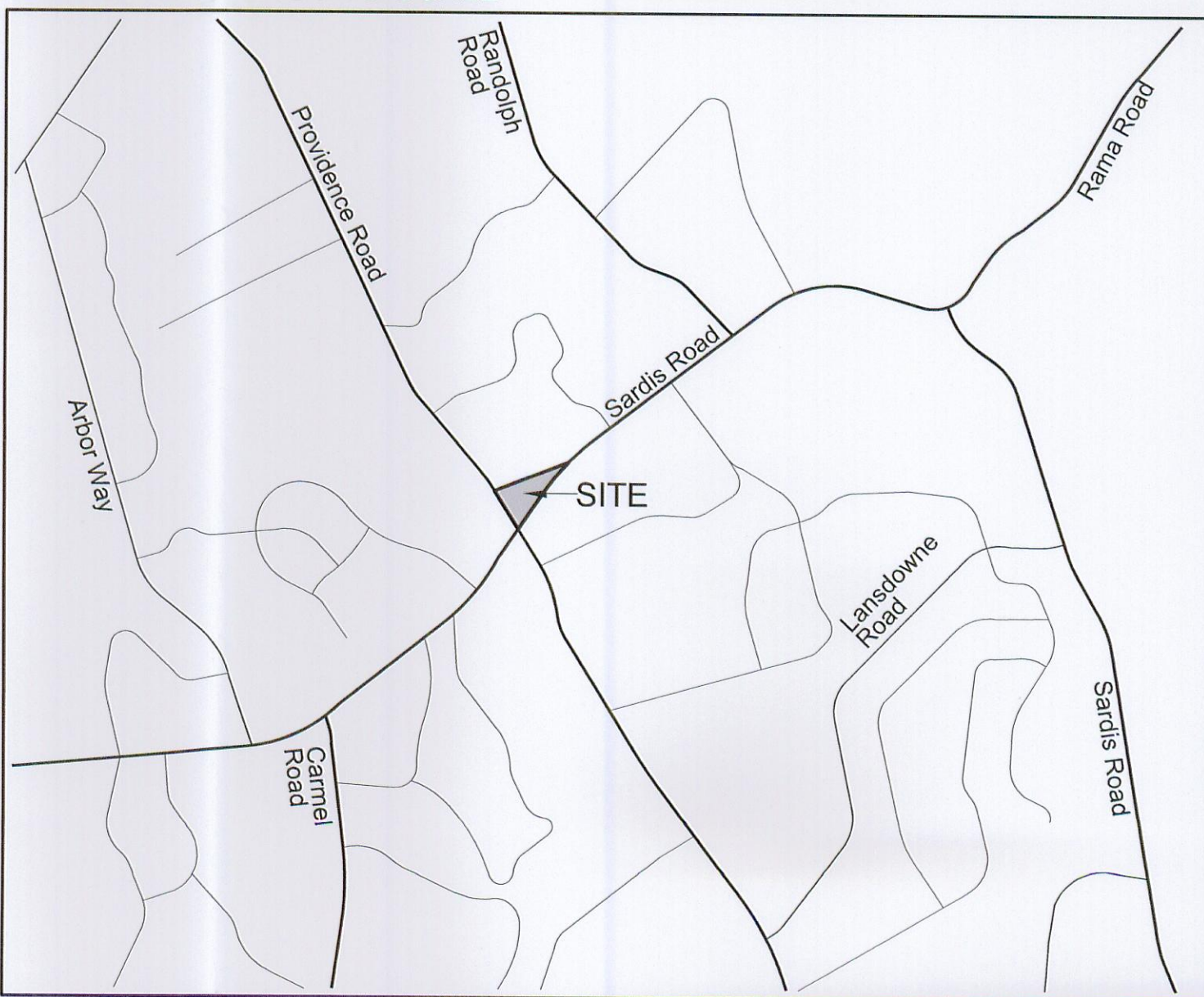
SITE DEVELOPMENT DATA:

- ACREAGE: ± 2.59 ACRES ± 0.56 ACRES (OLD SARDIS ROAD) = ± 3.15 ACRES TOTAL
- TAX PARCEL #S: 187-016-01
- EXISTING ZONING: O-15(CD)
- PROPOSED ZONING: MUDD-O
- EXISTING USES: OFFICE
- PROPOSED USES: USES PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES AS ALLOWED IN THE MUDD-O ZONING DISTRICT
- MAXIMUM GROSS SQUARE FEET OF DEVELOPMENT: 35,000 SQUARE FEET
- MAXIMUM BUILDING HEIGHT: 40'
- PARKING: AS REQUIRED BY THE ORDINANCE FOR THE MUDD-O ZONING DISTRICT.

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NOV 17 2014

VICINITY MAP - NOT TO SCALE



DEVELOPMENT STANDARDS

1. GENERAL PROVISIONS

THE PURPOSE OF THIS REZONING REQUEST IS TO ACCOMMODATE THE REDEVELOPMENT OF AN APPROXIMATELY 3.15 ACRE PROPERTY LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF PROVIDENCE ROAD AND SARDIS ROAD ALSO IDENTIFIED AS MECKLENBURG COUNTY TAX PARCEL 187-016-01 (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 SETBACKS, BUILDING ENVELOPES AND VEHICULAR ACCESS POINT RELATED TO THE PROPOSED DEVELOPMENT ON THE SITE.

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.

OLD SARDIS ROAD RIGHT-OF-WAY/CATS PARK-AND-RIDE FACILITY

IN THE EVENT THAT THIS REZONING PETITION IS APPROVED, THE PETITIONER INTENDS TO PURSUE THE ABANDONMENT OF A PORTION OF THE RIGHT-OF-WAY OF OLD SARDIS ROAD. IN ORDER TO ACCOMMODATE THE ABANDONMENT, IT WOULD BE NECESSARY FOR THE PETITIONER TO PROVIDE AN ALTERNATE CATS PARK-AND-RIDE FACILITY WITHIN A PERMANENT EASEMENT TO REPLACE THE ONE CURRENTLY LOCATED WITHIN THE OLD SARDIS ROAD RIGHT-OF-WAY. A PROPOSED DESIGN FOR THE REPLACEMENT PARK-AND-RIDE FACILITY IS SHOWN ON THE ATTACHED SITE PLANS FOR ILLUSTRATIVE PURPOSES. THEREFORE, PRIOR TO CITY COUNCIL APPROVAL OF THIS REZONING PETITION, THE PETITIONER WILL SUBMIT A REQUEST FOR AN ADMINISTRATIVE AMENDMENT TO REZONING PETITION 2007-095 IN ORDER TO ACCOMMODATE A NEW PARK-AND-RIDE FACILITY ON THE PROPERTY NORTH OF THE OLD SARDIS ROAD RIGHT-OF-WAY. SUBSEQUENT TO APPROVAL OF THIS REZONING PETITION, PETITIONER SHALL WORK WITH CATS AND CDOT WITH REGARD TO THE PROPOSED ABANDONMENT AND PARK-AND-RIDE RELOCATION. IT IS UNDERSTOOD THAT NO DEVELOPMENT ACTIVITY CAN TAKE PLACE WITHIN THE OLD SARDIS ROAD RIGHT-OF-WAY UNLESS AND UNTIL THAT AREA IS ABANDONED BY THE CITY OF CHARLOTTE AND A REPLACEMENT PARK AND RIDE FACILITY (A TEMPORARY PARKING ARRANGEMENT MAY BE ALLOWED DURING THE CONSTRUCTION PERIOD) IS ESTABLISHED FOR CATS.

2. MUDD-O OPTIONAL PROVISIONS

THE PETITIONER PROPOSES TO UTILIZE THE MUDD-O PROVISIONS OF THE ORDINANCE IN ORDER TO ACCOMMODATE THE FOLLOWING:

(a) A MAXIMUM OF TWO DRIVE-THROUGH SERVICE WINDOWS. HOWEVER, DRIVE-THROUGH SERVICE WINDOWS SHALL NOT BE PERMITTED AS AN ACCESSORY TO RESTAURANT/EATING, DRINKING AND ENTERTAINMENT ESTABLISHMENT USES. ALL DRIVE-THROUGH USES SHALL BE SCREENED FROM PUBLIC STREETS BY BUILDINGS OR WALLS.

(b) MAINTAINING THE EXISTING PLANTING STRIP AND SIDEWALK LOCATION ALONG THE SITE'S FRONTAGE ON PROVIDENCE ROAD.

(c) PARKING AND VEHICLE MANEUVERING AREAS BETWEEN BUILDINGS AND PROVIDENCE ROAD.

(d) ANY SIGNAGE ON THE SITE FOR EXISTING OR FUTURE CATS PARK-AND-RIDE FACILITIES ON OR NEAR THE SITE MAY BE REVIEWED AND APPROVED BY THE PLANNING DIRECTOR. SIGNAGE RELATED TO CATS FACILITIES SHALL NOT BE FACTORED INTO THE AMOUNT OF SIGNAGE OTHERWISE ALLOWED ON THE SITE UNDER THE MUDD-O DISTRICT STANDARDS.

3. PERMITTED USES AND MAXIMUM DEVELOPMENT

THE SITE MAY BE DEVELOPED WITH UP TO 35,000 SQUARE FEET OF COMMERCIAL FLOOR AREA WITHIN UP TO FIVE BUILDINGS. PERMITTED USES SHALL INCLUDE ALL PRINCIPAL AND ACCESSORY USES PERMITTED IN THE MUDD ZONING DISTRICT AS WELL AS ANY DRIVE-THROUGH SERVICE WINDOWS PERMITTED SUBJECT TO THE OPTIONAL PROVISIONS IN PARAGRAPH 2 ABOVE.

4. TRANSPORTATION

(a) VEHICULAR ACCESS WILL BE AS GENERALLY DEPICTED ON THE TECHNICAL DATA SHEET. THE PLACEMENTS AND CONFIGURATIONS OF THE VEHICULAR ACCESS POINT SHOWN ON THE TECHNICAL DATA SHEET ARE SUBJECT TO ANY MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE AND CONSTRUCTION PLANS AND DESIGNS AND TO ANY ADJUSTMENTS REQUIRED BY CDOT FOR APPROVAL.

(b) PETITIONERS SHALL ELIMINATE ONE EXISTING DRIVEWAY ACCESS TO PROVIDENCE ROAD AND ONE EXISTING DRIVEWAY ACCESS TO SARDIS ROAD AS GENERALLY DEPICTED ON THE TECHNICAL DATA SHEET.

(c) THE PETITIONERS RESERVE THE RIGHT TO DEVIATE FROM THE STREET DESIGN DEPICTED ON THE TECHNICAL DATA SHEET, PROVIDED ANY PROPOSED CHANGE IS APPROVED IN ADVANCE BY CDOT.

(d) ALL PRIVATE STREETS MAY BE CONVERTED TO PUBLIC STREETS AT THE PETITIONERS' OPTION, PROVIDED THEY ARE DESIGNED TO PUBLIC STREET STANDARDS.

(e) PETITIONER SHALL MODIFY EXISTING PORTIONS OF PROVIDENCE ROAD AND SARDIS ROAD RIGHT-OF-WAY TO PROVIDE ONE PEDESTRIAN REFUGE ISLAND WITHIN EACH RIGHT-OF-WAY. PETITIONER SHALL COORDINATE WITH CDOT WITH REGARD TO THE DESIGN AND LOCATION OF THE PEDESTRIAN REFUGES.

5. ARCHITECTURAL STANDARDS

(a) THE ARCHITECTURAL STYLE AND QUALITY OF BUILDINGS WITHIN THE SITE SHALL BE GENERALLY CONSISTENT WITH THE CONCEPTUAL ELEVATIONS PROVIDED AS A PART OF THIS REZONING PETITION.

(b) EXTERIOR BUILDING MATERIALS MAY INCLUDE BRICK, STONE, CAST STONE, PRECAST CONCRETE, CEMENTITIOUS SIDING, STUCCO, EIFS, AND METAL PANEL.

(c) ALL ROOF MOUNTED MECHANICAL EQUIPMENT WILL BE SCREENED FROM VIEW FROM ADJOINING PUBLIC RIGHTS-OF-WAY AND ADJUTING PROPERTIES AS VIEWED FROM GRADE.

(d) 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.

6. STREETScape AND LANDSCAPING

(a) PETITIONERS SHALL PROVIDE A NINETEEN (19) FOOT SETBACK ALONG THE SITE'S SARDIS ROAD FRONTAGE.

(b) ALONG THE SITE'S SARDIS ROAD FRONTAGE, PETITIONERS SHALL RESERVE A FIVE (5) FOOT WIDE AREA ADJACENT TO THE EXISTING BACK-OF-CURB TO ACCOMMODATE THE CONSTRUCTION OF A BIKE LANE IN THE FUTURE BY CDOT OR OTHERS. ADDITIONALLY, PETITIONERS SHALL PROVIDE AN EIGHT (8) FOOT WIDE PLANTING STRIP AND SIX (6) FOOT SIDEWALK BEHIND THE AREA RESERVED FOR A FUTURE BIKE LANE.

(c) PETITIONERS SHALL PROVIDE A TWENTY (20) FOOT SETBACK ALONG THE SITE'S PROVIDENCE ROAD FRONTAGE.

(d) PETITIONERS SHALL MAINTAIN THE EXISTING PLANTING STRIPS ALONG PROVIDENCE ROAD AND SHALL WIDEN THE EXISTING SIDEWALK ALONG THE SITE'S FRONTAGE ON PROVIDENCE ROAD TO AT LEAST SIX (6) FEET IN WIDTH.

7. ENVIRONMENTAL FEATURES

DEVELOPMENT ON THE SITE SHALL COMPLY WITH THE POST CONSTRUCTION CONTROLS ORDINANCE.

DEVELOPMENT ON THE SITE SHALL COMPLY WITH THE CHARLOTTE TREE ORDINANCE. REDEVELOPMENT ACTIVITY ON THE SITE IS EXEMPT FROM TREE SAVE REQUIREMENTS UNDER TREE ORDINANCE. HOWEVER, PETITIONER WILL PRESERVE TREES OVER EIGHT (8) INCHES DBH LOCATED WITHIN THE PROVIDENCE ROAD SETBACK.

8. OPEN SPACE

OPEN SPACES SHALL BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF THE ORDINANCE.

9. FIRE PROTECTION

FIRE PROTECTION SHALL BE PROVIDED IN CONFORMITY WITH THE SPECIFICATIONS OF THE FIRE MARSHALL.

10. SIGNAGE

OPEN-SPACE SIGNAGE SHALL BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF THE ORDINANCE.

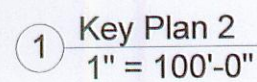
11. LIGHTING

(a) FREESTANDING LIGHTS SHALL NOT EXCEED 20 FEET IN HEIGHT.

12. OTHER

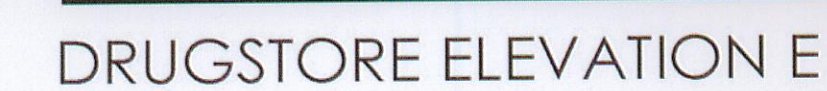
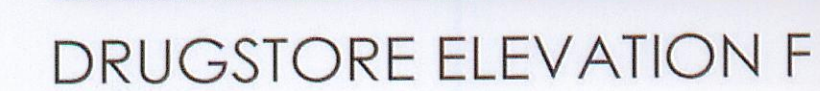
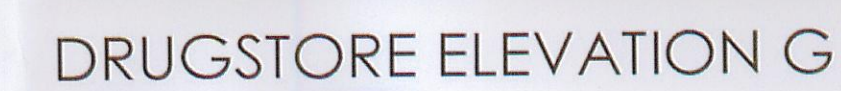
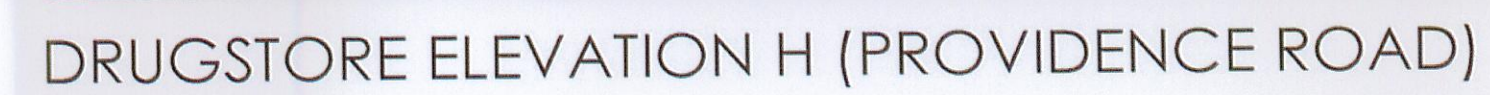
PETITIONER REQUESTS VESTED RIGHTS FOR A PERIOD OF FIVE YEARS.

APPROVED BY
CITY COUNCIL



Strawberry Hill
Charlotte, NC

NOV 17 2014



STRAWBERRY HILL



ARCHITECTS PA
1928 South Boulevard
Charlotte, NC 28203
704.333.5931
www.bhmarc.com

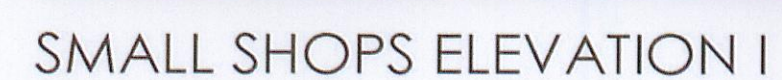
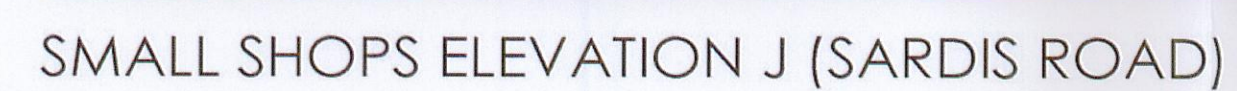
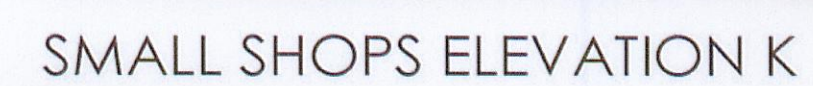
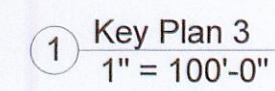
Checker

SHEET

RZ4.1

Scale

NOV 17 2014



STRAWBERRY HILL

[illegible]

| | |
|----------------|-----------------|
| Project Number | Strawberry Hill |
| Date | 09/18/2014 |
| | Author |
| | Checker |

Schematic Elevations

SHEET

RZ4.2

Scale