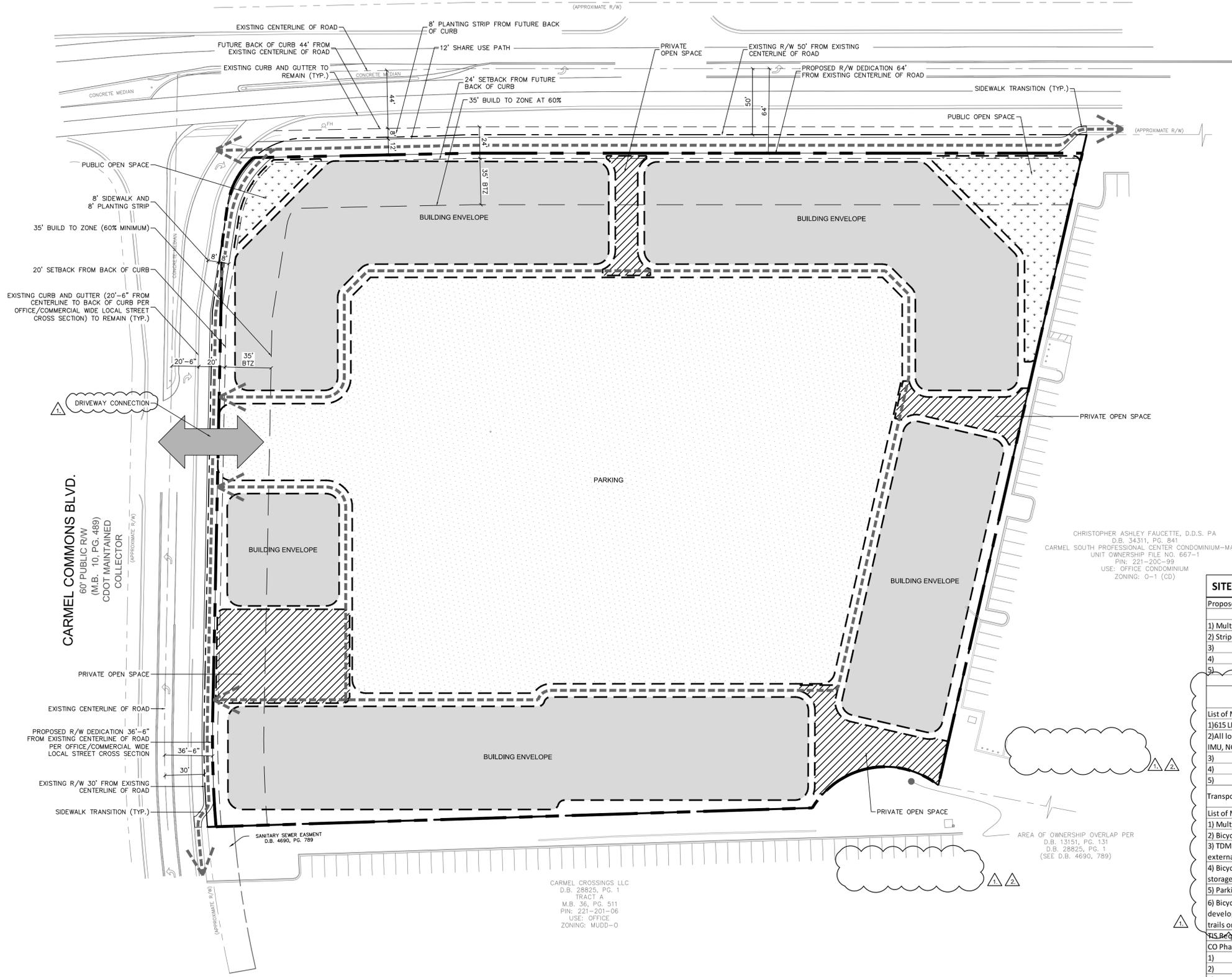


PINEVILLE-MATTHEWS RD. (N.C. HIGHWAY 51)

NCDOT MAINTAINED
 100' PUBLIC R/W
 (M.B. 19, PG. 489)
 6+ BOULEVARD PER CLT STREETS MAP

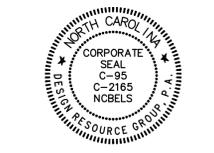


SITE DATA	
TAX MAP NO:	22120111
MUNICIPALITY:	CITY OF CHARLOTTE
EXISTING SITE AREA:	7.09 ACRES (308,904 SF)
EXISTING ZONING:	O-1 (CD)
PROPOSED ZONING:	CAC-1 (CD)
PROPOSED USE:	MIXED (APARTMENTS/NON-RESIDENTIAL)
PROPOSED UNITS:	UP TO 380
PROPOSED COMMERCIAL/NON-RESIDENTIAL USES:	4,000 SF MINIMUM / 4,500 SF MAXIMUM
MAXIMUM BUILDING HEIGHT:	80' (120' WITH BONUS)
PROPOSED BUILDING HEIGHT:	PER ORDINANCE REQUIREMENTS
FRONT SETBACK:	PINEVILLE MATTHEWS ROAD: 24' FROM FUTURE BACK OF CURB CARMEL COMMONS BOULEVARD: 0-35' (FROM SETBACK)
GREEN AREA REQUIRED:	15% PER ORDINANCE REQUIREMENTS
GREEN AREA PROVIDED:	10% PER ORDINANCE REQUIREMENTS
OPEN SPACE REQUIRED:	10% PER ORDINANCE REQUIREMENTS
OPEN SPACE PROVIDED:	10% PER ORDINANCE REQUIREMENTS

SITE DEVELOPMENT DATA - COMPREHENSIVE TRANSPORTATION REVIEW SUMMARY

Proposed Trip Generation		
Land Uses	Density	Daily Trips/Peak Hour Trips
1) Multi-Family (Mid-Rise) [221]	380	1766 Daily/ 156 AM/ 149 PM
2) Strip Retail [822]	4,000	218 Daily/9 AM/26 PM
3)		
4)		
5)		
		Total: 1984 Daily/ 165 AM/ 175 PM
Multimodal Mitigation		Tier: 3
		Required Points: 14
List of Mitigations:		
1) 615 LF Shared Use Path along Pineville Matthews Road = 12 points		
2) All loading and solid waste pickup within the site (zoning districts IC-2, IMU, NC, CAC-1, CAC-2, RAC, UE, UC, TOD-CC, TOD-NC) = 14 points		
3)		
4)		
5)		
Transportation Demand Management Mitigation		Tier: 3
		Required Points: 6
List of Mitigations: Project may utilize options listed below to meet 6 required points		
1) Multimodal Infrastructure – Completion of required Multimodal Assessment (MA) improvements = 1 point		
2) Bicycle Parking – Provide secure long-term bicycle spaces at a rate of 1 per 20 dwelling units = 1 point		
3) TDM Wayfinding – Provide TDM supportive wayfinding/signage at key locations internally and externally to site and area-related multimodal transportation options and amenities = 1 point		
4) Bicycle Repair Station – Provide a bicycle repair station on-site in a covered area such as a bicycle storage room or garage with tools and supplies necessary perform basic maintenance = 1 point		
5) Parking Supply – Provide < 75% of maximum allowed parking per land use = 1 point		
6) Bicycle Facilities – Construct Streets Map designated bicycle facility along the development frontage (including ordinance requirements) and/or off-street trails or crossing treatments that encourage bicycling to and from the site = 3 points		
TIS Required (Yes/No): No		
CO Phasing (List CO phasing of CTR mitigations and/or TIS improvements if applicable):		
1)		
2)		
3)		
4)		
5)		

LANDSCAPE ARCHITECTURE
 CIVIL ENGINEERING
 TRANSPORTATION PLANNING
 1111 Hawthorne Lane, Charlotte, NC 28205
 704.343.0608
 www.drgpr.com

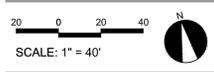


REZONING PETITION FOR PUBLIC HEARING
 2025-098

REZONING DOCUMENTS

CARMEL COMMONS
 CHARLOTTE, NORTH CAROLINA
HIGH STREET DISTRICT DEVELOPMENT, INC.
 1422 S. TRYON ST., SUITE 300
 CHARLOTTE, NC 28203

SCHEMATIC SITE PLAN

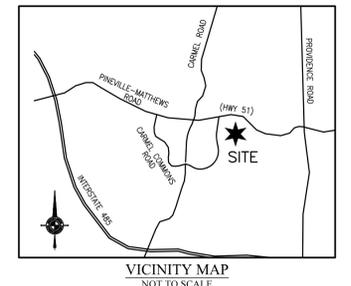


PROJECT #: 914-005
 DRAWN BY: SG
 CHECKED BY: BG

AUGUST 8, 2025

REVISIONS:
 1) 10/13/2025 PER STAFF COMMENTS
 2) 11/20/2025 PER STAFF COMMENTS

PINEVILLE-MATTHEWS ROAD
N.C. HIGHWAY 51
 100' PUBLIC RIGHT-OF-WAY
 (M.B. 19, PG. 489)



- LEGEND**
- AS - AUTO SPRINKLER
 - BFP - BACK FLOW PREVENTOR
 - C&G - CURB & GUTTER
 - CB - CATCH BASIN
 - CP - CALCULATED POINT
 - C/O - CLEAN OUT
 - D.B. - DEED BOOK
 - DI - DROP INLET
 - DIP - DUCTILE IRON PIPE
 - EB - ELECTRIC BOX
 - EIR - EXISTING IRON ROD
 - EU - END UNKNOWN
 - FB - FIBER OPTIC BOX
 - FFE - FINISHED FLOOR ELEVATION
 - FH - FIRE HYDRANT
 - GDP - GUARD POST
 - GP - GATE POST
 - GV - GAS VALVE
 - GW - GUY WIRE
 - HVAC - HEATING, VENTILATION, AIR COND.
 - ICV - IRRIGATION CONTROL VALVE
 - LMP - LAMP POST
 - LP - LIGHT POLE
 - MB - MAIL BOX
 - M.B. - MAP BOOK
 - N.G.S. - NATIONAL GEODETIC SURVEY
 - NIR - NEW IRON ROD
 - NN - NEW NAIL
 - PB - POWER BOX
 - FIN - PARCEL IDENTIFICATION NUMBER
 - PM - POWER METER
 - PP - POWER POLE
 - PG - PAGE
 - PVC - PLASTIC PIPE
 - R/W - RIGHT-OF-WAY
 - RCP - REINFORCED CONCRETE PIPE
 - SDMH - STORM DRAIN MANHOLE
 - SSMH - SANITARY SEWER MANHOLE
 - TBM - TEMPORARY BENCHMARK
 - TRK - TERRAZZOTA PIPE
 - TPED - TELEPHONE PEDESTAL
 - TMH - TELEPHONE MANHOLE
 - WB - WATER BOX
 - WM - WATER METER
 - WMH - WATER MANHOLE
 - WV - WATER VALVE
 - VI - YARD INLET

- LINE LEGEND**
- FENCE
 - PROPERTY LINE
 - PROPERTY LINE (NOT SURVEYED)
 - RIGHT-OF-WAY
 - RIGHT-OF-WAY (NOT SURVEYED)
 - SETBACK
 - POWER LINE
 - POWER LINE (UNDERGROUND)
 - WOOD FENCE

- TREE LEGEND**
- BRAD - BRADFORD PEAR TREE
 - CRP - CRAPE MYRTLE TREE
 - OAK - OAK TREE
- NOTE: SEE NOTE #7 IN "NOTES" SECTION REGARDING TREE DIAMETER MEASUREMENTS.

GPS STATEMENT

1. ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES UNLESS OTHERWISE NOTED.

2. GPS CONTROL SHOWN HEREON WAS SET BY USE OF THE NORTH CAROLINA REAL TIME NETWORK UTILIZING NAD83(2011) HORIZONTAL DATUM AND NAVD83 VERTICAL DATUM.
 INSTRUMENT USED: CARLSON BRC-7
 METHOD USED: REAL TIME KINEMATIC
 COMBINED SCALE FACTOR: 1.000000000
 FIELD WORK WAS COMPLETED ON 07/10/2025

ZONING DISCLAIMER

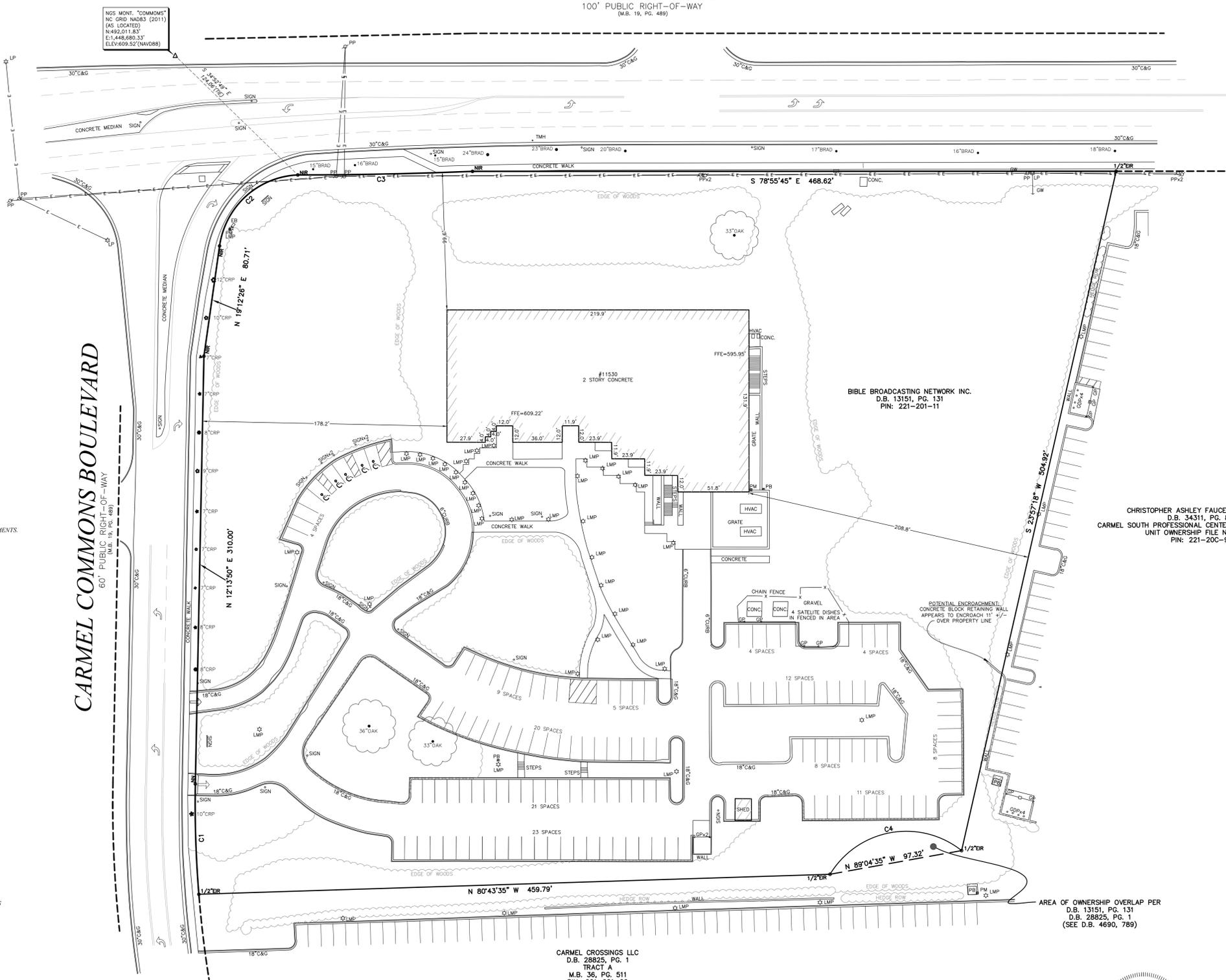
SUBJECT PROPERTY ZONED: OFC (OFFICE FLEX CAMPUS)
 ZONING RESTRICTIONS AS PER ZONING ORDINANCE.

FOR FURTHER INFORMATION CONTACT THE
 CHARLOTTE-MECKLENBURG ZONING DEPARTMENT AT 704-336-3569.

UNDERGROUND UTILITY DISCLAIMER

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. SEE UTILITIES CONTACT INFORMATION NOTE.

- UTILITY CONTACT INFORMATION**
- POWER:** DUKE ENERGY: (800) 777-9898
 - TELEPHONE:** AT&T: (888) 757-6500
 - WATER & SEWER:** CHARLOTTE WATER: (704) 336-2564
 - GAS:** PIEDMONT NATURAL GAS CO.: (800) 752-7504
 - CABLE TELEVISION:** SPECTRUM: (800) 892-2253
 - NO ONE CALL:** 811 (CALL BEFORE YOU DIG)

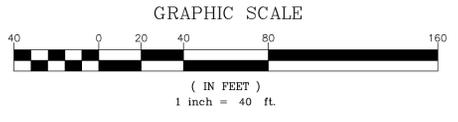


CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	793.31'	79.98'	N 09°14'17" E	79.95'
C2	60.00'	83.51'	N 58°59'06" E	76.78'
C3	3176.61'	127.24'	S 80°05'23" E	127.23'
C4	65.00'	109.98'	N 89°04'35" W	97.32'

CHRISTOPHER ASHLEY FAUCETTE, D.D.S. PA
 D.B. 34311, PG. 841
 CARMEL SOUTH PROFESSIONAL CENTER CONDOMINIUM-MAP 1
 UNIT OWNERSHIP FILE NO. 667-1
 PIN: 221-200-99

- NOTES**
- THIS PLAT IS NOT FOR RECORDATION AS PER G.S. 47-30 AS AMENDED.
 - BROKEN LINES UNLESS THEY HAVE A METES AND BOUNDS DESCRIPTION. INDICATE PROPERTY LINES NOT SURVEYED.
 - PINEVILLE-MATTHEWS ROAD IS SHOWN AS A "6'-0" BOULEVARD, SHARED USE PATH" ON THE CHARLOTTE STREETS MAP (ADOPTED 8/22/22, AMENDED JUNE 2025) AND MAY BE SUBJECT TO A DISTANCE OF 44' FROM CENTERLINE TO FUTURE BACK OF CURB, AN 8' PLANTING STRIP, AND A 12' SIDEWALK SHARED USE PATH WIDTH, AS DETERMINED BY THE CDOT. PER CHARLOTTE LIDO (ADOPTED 8/22/22), TABLE 33-1, IF BUILDING IS TWO FEET OR MORE BEHIND THE REQUIRED SHARED-USE PATH, THE RIGHT-OF-WAY SHALL BE INCREASED BY TWO (2) FEET OR SHALL BE PUT IN A SIDEWALK UTILITY EASEMENT (SUE).
 - 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.
 - ELEVATIONS ARE BASED OFF NAVD83, SEE GPS STATEMENT AND TEMPORARY BENCHMARKS AS SHOWN HEREON.
 - BOUNDARY INFORMATION SHOWN HEREON WAS TAKEN FROM R.B. PHARR AND ASSOCIATES, P.A. JOB NO. 96909, DATED: 03/05/25. IMPROVEMENTS ON THIS PROPERTY MAY EXIST THAT ARE NOT SHOWN HEREON.
 - TREE DIAMETERS SHOWN FOR CRAPE MYRTLES ALONG THE EASTERN MARGIN OF THE CARMEL COMMONS BOULEVARD RIGHT OF WAY ADJOINING THE SUBJECT PROPERTY ARE AGGREGATED. THESE CRAPE MYRTLES ARE ALL MULTIPLE STEM TREES. THE TREE DIAMETER WAS MEASURED AT 4.5' ABOVE GROUND (DIAMETER BREST HEIGHT) AND AGGREGATED. ALL OTHER TREES DIAMETERS SHOWN HEREON ARE SINGLE STEM TREES MEASURED AT DIAMETER BREST HEIGHT.
 - THE PURPOSE OF THIS SURVEY IS TO SHOW EXISTING TREES 3" OR GREATER WITHIN THE EASTERN MARGIN OF THE ROAD RIGHT OF WAY FOR CARMEL COMMONS BOULEVARD ADJOINING THE SUBJECT PROPERTY, AND THE SOUTHERN MARGIN OF THE ROAD RIGHT OF WAY ADJOINING PINEVILLE-MATTHEWS ROAD (N.C. HIGHWAY 51).



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: 3710444900K; ZONE X

THIS IS TO CERTIFY THAT ON THE 15TH DAY OF OCTOBER 2025, THIS MAP WAS PREPARED UNDER MY SUPERVISION AND THAT NO BOUNDARY WAS PERFORMED IN ITS PREPARATION. THE PURPOSE OF THIS MAP IS TO SHOW THE LOCATION OF TREES LOCATED ON A PORTION OF THE PROPERTY AND ADJOINING RIGHT OF WAYS ONLY, AND IT DOES NOT MEET THE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA, BOARD RULE 1600(C) NCAC 36, AND IS NOT INTENDED TO BE USED FOR RECORDATION, CONVEYANCES, OR SALES, HOWEVER THE POSITIONAL AND VERTICAL ACCURACY OF THE TREES SHOWN ARE RELIABLE AND MEET THE ACCURACY STANDARDS OF THE AFORESAID STANDARDS OF PRACTICE.

SIGNED **PRELIMINARY**



REVISIONS			PARTIAL TREE SURVEY PREPARED FOR:		
			TC MIDATLANTIC DEVELOPMENT V, INC.		
			11530 CARMEL COMMONS BOULEVARD CITY OF CHARLOTTE, MECKLENBURG COUNTY, NC DEED REFERENCE: 13151-131 TAX PARCEL NO: 221-201-11		
			R.B. PHARR & ASSOCIATES, P.A. SURVEYING & MAPPING LICENSE NO. C-474		
CREW:	DRAWN:	PM:	SCALE:	DATE:	JOB NO.
TKM	KMM	KMM	1" = 40'	OCTOBER 15, 2025	96992