MUDD (CD)
PID 08019804

NOVANT HEALTH INC.

OFC
PID 08019808

NOVANT HEALTH INC.

OFC
PID 12703801

THE PRESBYTERIAN HOSPITAL

PROPOSED DRIVEWAY IS A RELOCATION OF EXISTING DRIVEWAY LOCATED ON HAWTHORNE LANE.

HAWTHORNE LANE
4+ LANE AVENUE WITH MIN. 8' PLANTING STRIP AND MIN. 8' SIDEWALK.

72.50'
FROM C.L. TO PROPOSED BUILD-TO-ZONE

82.50'
FROM C.L. TO PROPOSED SETBACK

91.66'
C.L. TO FUTURE B.O.C.

48.50'
FROM C.L. TO PROPOSED RIGHT-OF-WAY

20 FT FRONT SETBACK

0-20 FT BUILD-TO-ZONE

14 FT FRONT SETBACK (FOLLOWS BACK OF SIDEWALK)

LIMITS OF REZONING

0 FT SIDE SETBACK

0 FT REAR SETBACK

PROPOSED SUBDIVIDED PARCEL A OFC ZONING PID: 12703701

PROPOSED RECOMBINED PARCEL B OFC ZONING PID: 12703710

POTENTIAL LOCATION FOR VEHICULAR SITE ACCESS.

E 5TH ST

PARK DR

LAMAR AVE

N2-B
PID 12703416

MECKLENBURG COUNTY

MUDD-O
PID 12703702

TKC CCCXIII LLC

MUDD-O
PID 12703707

ZALECKI FAMILY LIMITED APRTNERSHIP

DUE TO EXISTING GOLD LINE INFRASTRUCTURE, CURB AND GUTTER TO REMAIN AT CURRENT LOCATION PER AN ADMINISTRATIVE TRANSPORTATION ADJUSTMENT IN COMPLIANCE WITH UDO ARTICLE 32.7.C.3.b.iii.F.

PROPOSED CODE REQUIRED STREETSCAPE IMRPOVEMENTS (8' PLANTING STRIP, 8' SIDEWALK) .

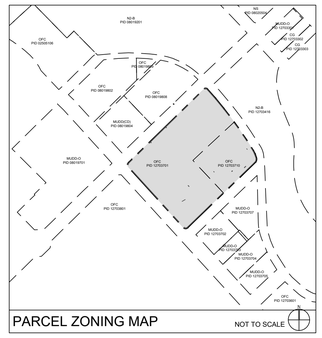
PROPOSED FUTURE RIGHT-OF-WAY LOCATED 2 FEET BEHIND PROPOSED CITY REQUIRED SIDEWALK PER TABLE 33.3 OF THE UDO.

PROPOSED PARKING DECK IS TO MEET THE DESIGN STANDARDS OF ARTICLE 19.7 OF THE UDO, AS WELL AS THE LANDSCAPING REQUIREMENTS OF ARTICLE 20.8 OF THE UDO.

THE SITE SHALL ALSO COMPLY WITH ARTICLE 19.2.G OF THE UDO IN ORDER TO EXCEED PARKING MAXIMUMS.

EXISTING CITY MAINTAINED TRANSFORMER (PID: 12703715).

POTENTIAL LOCATION FOR VEHICULAR SITE ACCESS VIA EXISTING DRIVEWAY ON PARK DRIVE.



PARCEL ZONING MAP NOT TO SCALE

REZONING CASE
2026-071

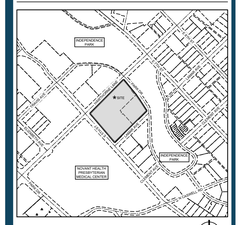
1. CONTRACTOR IS RESPONSIBLE FOR PLACEMENT OF ALL BARRICADES, SIGNAGE, FLAGGERS, SHORING, ETC., TO ENSURE THE SAFETY OF WORKERS AND THE PUBLIC.
2. ALL PAVEMENT CUTS SHALL BE REPLACED ACCORDING TO NORTH CAROLINA DEPARTMENT OF TRANSPORTATION AND CHARLOTTE WATER.

CLIENT INFO:

PROJECT INFO:

DAVIS MOORE INVESTMENT MANAGEMENT - MOB

300 HAWTHORNE LANE & 335 LAMAR AVENUE CHARLOTTE, NC



VICINITY MAP N.T.S.

BOUNDARY SURVEY DATED SEPTMEBER 01, 2026 PROVIDED BY V3 SOUTHEAST, 3700 SOUTH BOULEVARD, STE 200, CHARLOTTE, NC 28209.

Disclaimer ©2026:
Information contained in this document is the property of V3 Southeast and the project client listed on this document. The reproduction, copying, and other use without written consent is prohibited and may be subject to legal action to the fullest extent possible.

V3 Southeast
3700 South Blvd., Suite 200
Charlotte, NC 28209
p: 704-940-2883
www.v3co.com

STAMP/SEAL:

V3 SOUTHEAST, PLLC — PROFESSIONAL ENGINEERING CORPORATION — NORTH CAROLINA

FOR REVIEW ONLY

SCALE/NORTH:

30 15 0 30
1" = 30'

DATE: 09.15.26	PM: SNH
DRAWN BY: WPL	REVIEWED BY: SNH

PROJECT NUMBER: 260184

TITLE:

REZONING PLAN

REVISIONS: (NO. | DATE | DESCRIPTION)

NO.	DATE	DESCRIPTION
1	11.12.26	REZONING COMMENTS

SHEET NO.:

RZ-101

REZONING DOCUMENTS

N:\2026\260184\Drawings\Sheet Drawings\260184_RZ-101 - REZONING PLAN.dwg, 11/16/2026 12:43:26 PM, presley langford, Sheet Size 30x42, V3 Southeast

CONDITIONS OF DEVELOPMENT

NOVEMBER 16, 2026.

SITE DEVELOPMENT DATA:

--ACREAGE: ± 1.58 ACRES
--TAX PARCEL NUMBER: PORTION OF 12703701 AND PORTION OF 12703710
--EXISTING ZONING: OFC (OFFICE FLEX CAMPUS)
--PROPOSED ZONING: NC(CD) (NEIGHBORHOOD CENTER, CONDITIONAL)
--EXISTING USES: INSTITUTIONAL/PLACE OF WORSHIP/ACCESSORY SURFACE PARKING
--PROPOSED USES: THE SITE MAY BE DEVELOPED WITH MEDICAL & GENERAL OFFICE ALONG WITH ALL OTHER USES, INCLUDING ACCESSORY USES, AS ALLOWED IN THE NC ZONING DISTRICT AND AS MORE SPECIFICALLY RESTRICTED BELOW IN SECTION 2.
--MAXIMUM BUILDING HEIGHT: NOT TO EXCEED THE MAXIMUM PERMITTED BY ORDINANCE.

1. GENERAL PROVISIONS:

a. SITE LOCATION. THESE DEVELOPMENT STANDARDS AND THE SITE PLAN AND OTHER GRAPHICS SET FORTH ON ATTACHED SHEETS FORM THIS REZONING PLAN (COLLECTIVELY REFERRED TO AS THE "REZONING PLAN") ASSOCIATED WITH THE REZONING PETITION FILED BY DAVIS MOORE INVESTMENT MANAGEMENT ("PETITIONER") FOR AN APPROXIMATELY 1.58-ACRE SITE LOCATED ON THE SOUTHERN CORNER OF HAWTHORNE LANE AND PARK DRIVE (THE "SITE").

b. 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 UNIFIED DEVELOPMENT ORDINANCE (THE "ORDINANCE"). UNLESS THE REZONING PLAN ESTABLISHES MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE NC ZONING CLASSIFICATION FOR THE SITE SO DESIGNATED ON THE REZONING PLAN SHALL GOVERN ALL DEVELOPMENT TAKING PLACE ON THE SITE.

c. GRAPHICS AND ALTERATIONS. THE SCHEMATIC DEPICTIONS OF THE USES, GREEN AREAS, STORMWATER FACILITIES, DEVELOPMENT AREAS, SIDEWALKS, DRIVEWAYS, STREETS, 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 ARTICLE 37 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 MINOR AMENDMENT PROCESS PER ARTICLE 37.3 OF THE ORDINANCE. THESE INSTANCES WOULD INCLUDE CHANGES TO GRAPHICS IF THEY ARE MINOR AND DON'T MATERIALLY CHANGE THE OVERALL DESIGN INTENT 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 MINOR AMENDMENT PROCESS PER ARTICLE 37.3 OF THE ORDINANCE; IN EACH INSTANCE, HOWEVER, SUBJECT TO THE PETITIONER'S APPEAL RIGHTS SET FORTH IN THE ORDINANCE.

2. PERMITTED USES & DEVELOPMENT AREA LIMITATION:

a. THE SITE MAY BE DEVELOPED WITH MEDICAL & GENERAL OFFICE ALONG WITH ALL OTHER USES, INCLUDING ACCESSORY USES, AS ALLOWED IN THE NC ZONING DISTRICT, WITH THE FOLLOWING PROHIBITED USES:

i. VEHICLE FUELING FACILITY,

ii. ENCLOSED VEHICLE RENTAL,

iii. MINOR VEHICLE REPAIR FACILITY,

iv. BENEFICIAL FILL SITE, AND

v. WIRELESS TELECOMMUNICATION.

3. ACCESS AND TRANSPORTATION IMPROVEMENTS:

a. ACCESS TO THE SITE WILL BE FROM HAWTHORNE LANE AND POSSIBLY PARK DRIVE AS GENERALLY DEPICTED ON THE REZONING PLAN. CROSS ACCESS IS TO BE PROVIDED BETWEEN THE SITE AND THE REMAINING BALANCE OF THE ABUTTING CHURCH PROPERTY AS GENERALLY DEPICTED ON THE REZONING PLAN.

b. HAWTHORNE LANE IS DESIGNATED A 4 + LANE AVENUE. WITH BUFFERED/SEPARATED BIKE LANES ON THE ADOPTED CHARLOTTE STREETS MAP. THE REQUIRED DISTANCE FROM THE CENTERLINE TO THE FUTURE BACK OF CURB IS A MINIMUM OF THIRTY TWO AND A HALF (32.5) FEET FOR THIS STREET DESIGNATION. DUE TO THE SIGNIFICANT UTILITY CONSTRAINTS OF THE EXISTING OVERHEAD INFRASTRUCTURE FOR THE GOLD LINE STREETCAR ALONG HAWTHORNE LANE, CDOT AND PLANNING HAVE APPROVED AN ADMINISTRATIVE TRANSPORTATION ADJUSTMENT TO ALLOW THE EXISTING CURB AND GUTTER TO REMAIN ALONG THIS FRONTAGE IN COMPLIANCE WITH UDO ARTICLE 32.7.C.3.B.III.F.

THE PETITIONER SHALL PROVIDE A MINIMUM EIGHT (8) FOOT WIDE PLANTING STRIP AND A MINIMUM EIGHT (8) FOOT WIDE SIDEWALK ALONG THE SITE'S HAWTHORNE LANE FRONTAGE MEASURED FROM THE FUTURE BACK OF CURB. A MINIMUM FORTY EIGHT AND A HALF (48.5) FOOT RIGHT-OF-WAY SHALL BE DEDICATED FROM THE CENTERLINE OF HAWTHORNE LANE TO THE BACK OF THE REQUIRED SIDEWALK. AN ADDITIONAL RIGHT-OF-WAY OR PERMANENT SIDEWALK UTILITY EASEMENT WILL BE LOCATED AT A MINIMUM OF TWO (2) FEET BEHIND THE SIDEWALK WHERE FEASIBLE. THE FINAL DESIGN AND REQUIREMENTS ARE SUBJECT TO CDOT'S REVIEW AND APPROVAL.

c. PARK DRIVE IS A LOCAL STREET. WHEN A LOCAL STREET IS LOCATED WITHIN A NEIGHBORHOOD CENTER PLACE TYPE, IT IS TO BE DESIGNED AND CONSTRUCTED AS A LOCAL OFFICE/COMMERCIAL WIDE STREET PER CLDSM U-05. THE ORDINANCE DOES NOT REQUIRE THE EXISTING CURB AND GUTTER TO BE RELOCATED ALONG LOCAL STREETS. THE PETITIONER SHALL PROVIDE A MINIMUM EIGHT (8) FOOT WIDE PLANTING STRIP AND A MINIMUM EIGHT (8) FOOT WIDE SIDEWALK ALONG THE SITE'S PARK DRIVE FRONTAGE MEASURED FROM THE FUTURE BACK OF CURB. A MINIMUM RIGHT-OF-WAY SHALL BE DEDICATED ALONG PARK DRIVE TO INCLUDE THE REQUIRED PLANTING STRIP AND SIDEWALK. ADDITIONAL RIGHT-OF-WAY OR PERMANENT SIDEWALK UTILITY EASEMENT WILL BE LOCATED AT A MINIMUM OF TWO (2) FEET BEHIND THE SIDEWALK WHERE FEASIBLE. THE FINAL DESIGN AND REQUIREMENTS ARE SUBJECT TO CDOT'S REVIEW AND APPROVAL.

AN ADMINISTRATIVE TRANSPORTATION ADJUSTMENT MAY BE REQUESTED DURING THE LAND DEVELOPMENT REVIEW AND APPROVAL PROCESS TO MODIFY THE FUTURE BACK OF CURB FOR PARK DRIVE DUE TO SIGNIFICANT UTILITY CONSTRAINTS CAUSED BY THE PUBLIC UTILITY / TRANSFORMER FOR THE LYNX GOLD LINE ALONG PARK DRIVE WHICH PROHIBITS ANY CURB RELOCATION FOR RECESSED ON-STREET PARKING ALONG THIS WESTERN SIDE OF PARK DRIVE.

d. ALL TRANSPORTATION IMPROVEMENTS, IF ANY, SHALL BE CONSTRUCTED AND APPROVED PRIOR TO THE RELEASE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR THE SITE. THE PETITIONER MAY PHASE TRANSPORTATION IMPROVEMENTS IF SAID IMPROVEMENTS AND PHASING ARE EXPLICITLY DESCRIBED IN SITE PLAN NOTES AND AGREED TO DURING THE LAND DEVELOPMENT APPROVAL PROCESS FOR THE SITE. THE PETITIONER MAY REQUEST THAT CDOT ALLOW A BOND TO BE POSTED FOR ANY IMPROVEMENTS NOT COMPLETED AT THE TIME THE FIRST CERTIFICATE OF OCCUPANCY IS REQUESTED AND RELEASED.

e. THE PLACEMENT AND CONFIGURATION OF THE VEHICULAR ACCESS POINTS ARE SUBJECT TO MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE DEVELOPMENT AND CONSTRUCTION PLANS AND TO ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY THE CDOT AND NCDOT IN ACCORDANCE WITH APPLICABLE PUBLISHED STANDARDS.

f. THE ALIGNMENT OF THE INTERNAL 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 CDOT IN ACCORDANCE WITH APPLICABLE PUBLISHED STANDARDS.

g. THE PETITIONER WILL DEDICATE AND CONVEY IN FEE SIMPLE ALL RIGHTS-OF-WAY TO THE CITY PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY. THE PETITIONER WILL PROVIDE A PERMANENT SIDEWALK EASEMENT FOR ANY OF THE PROPOSED SIDEWALKS LOCATED ALONG THE PUBLIC STREETS LOCATED OUTSIDE OF THE RIGHT-OF-WAY. ADDITIONAL RIGHT-OF-WAY OR A PERMANENT SIDEWALK EASEMENT WILL BE LOCATED A MINIMUM OF TWO (2) FEET BEHIND THE SIDEWALK WHERE FEASIBLE.

h. ALL PUBLIC ROADWAY IMPROVEMENTS WILL BE SUBJECT TO THE STANDARDS AND CRITERIA OF CDOT AND NCDOT, AS APPLICABLE, TO THE ROADWAY IMPROVEMENTS WITHIN THEIR RESPECTIVE ROAD SYSTEM AUTHORITY. IT IS UNDERSTOOD THAT SUCH IMPROVEMENTS MAY BE UNDERTAKEN BY THE PETITIONER ON ITS OWN OR IN CONJUNCTION WITH OTHER DEVELOPMENT OR ROADWAY PROJECTS TAKING PLACE WITHIN THE BROAD SOUTHEASTERN MECKLENBURG AREA, BY WAY OF A PRIVATE/PUBLIC PARTNERSHIP EFFORT OR OTHER PUBLIC SECTOR PROJECT SUPPORT.

i. A RIGHT-OF-WAY ENCROACHMENT AGREEMENT IS REQUIRED FOR THE INSTALLATION OF ANY NON-STANDARD ITEM(S) (IRRIGATION SYSTEMS, DECORATIVE CONCRETE PAVEMENT, BRICK PAVERS, ETC.) WITHIN A PROPOSED/EXISTING CITY MAINTAINED STREET RIGHT-OF-WAY BY A PRIVATE INDIVIDUAL, GROUP, BUSINESS, OR HOMEOWNERS/BUSINESS ASSOCIATION. AN ENCROACHMENT AGREEMENT MUST BE APPROVED BY CDOT PRIOR TO CONSTRUCTION/INSTALLATION. CONTACT CDOT FOR ADDITIONAL INFORMATION CONCERNING COST, SUBMITTAL, AND LIABILITY INSURANCE COVERAGE REQUIREMENTS.

j. THE RAMPS AT THE INTERSECTION OF HAWTHORNE LANE AND PARK DRIVE SHALL BE WIDENED TO MATCH THE SIDEWALK WIDTH IN COORDINATION WITH CDOT DURING PERMITTING.

4. SETBACKS AND BUILDING DESIGN:

a. A TWENTY (20) FOOT FRONTAGE SETBACK FROM THE FUTURE BACK OF CURB WILL BE PROVIDED ALONG HAWTHORNE LANE AND A SIXTEEN (16) FOOT FRONTAGE SETBACK FROM THE FUTURE BACK OF CURB WILL BE PROVIDED ALONG PARK DRIVE.

b. SIDE AND REAR YARDS WILL BE PROVIDED AS REQUIRED BY ORDINANCE.

c. THE BUILDINGS ON THE SITE WILL COMPLY WITH THE APPLICABLE BUILDING DESIGN STANDARDS, AND BUILDING MATERIAL RESTRICTIONS FOUND IN ARTICLE 10 OF THE ORDINANCE.

5. ENVIRONMENTAL FEATURES:

a. THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED STORMWATER ARTICLES 23 THROUGH 28 OF THE ORDINANCE. THE LOCATION, SIZE, AND TYPE OF STORM WATER MANAGEMENT SYSTEMS THAT MAY BE DEPICTED ON THE REZONING PLAN ARE SUBJECT TO REVIEW AND APPROVAL AS PART OF THE FULL DEVELOPMENT PLAN SUBMITTAL AND ARE NOT IMPLICITLY APPROVED WITH THIS REZONING. ADJUSTMENTS MAY BE NECESSARY IN ORDER TO ACCOMMODATE ACTUAL STORM WATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.

b. THE SITE WILL COMPLY WITH THE TREE PROVISIONS OF THE ORDINANCE FOUND IN ARTICLE 20. THE FINAL LOCATION OF THE REQUIRED GREEN AREAS/TREE SAVE AREAS DEPICTED ON THE REZONING PLAN ARE SUBJECT TO REVIEW AND APPROVAL AS PART OF THE FULL DEVELOPMENT PLAN SUBMITTAL AND ARE NOT IMPLICITLY APPROVED WITH THIS REZONING PETITION AND ARE SUBJECT TO CHANGE.

c. DEVELOPMENT WITHIN ANY SWIM/PCSO BUFFERS SHALL BE COORDINATED WITH CMSWS AND MITIGATED IF REQUIRED BY ORDINANCE. STREAM DELINEATION REPORTS ARE SUBJECT TO REVIEW AND APPROVAL BY CHARLOTTE STORM WATER SERVICES.

6. LIGHTING:

a. ALL FREESTANDING EXTERIOR LIGHTING INSTALLED ON THE SITE SHALL COMPLY WITH ARTICLE 16.2 OF THE ORDINANCE.

7. AMENDMENTS TO THE REZONING PLAN:

a. 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 OR PORTION OF THE SITE AFFECTED BY SUCH AMENDMENT IN ACCORDANCE WITH THE PROVISIONS HEREIN AND OF ARTICLE 37.3 OF THE ORDINANCE.

8. 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 UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONER AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST OR ASSIGNS.

SITE DEVELOPMENT DATA - COMPREHENSIVE TRANSPORTATION REVIEW SUMMARY

Proposed Trip Generation

Land Uses	Density	Daily Trips/Peak Hour Trips
1) Medical-Dental Office (LUC 720)	62K SF	1,477/139 AM/148 PM (w/30% TDM Reductions)
2)		
3)		
4)		
5)		
	Total:	1,477/139 AM/148 PM (w/30% TDM Reductions)

Mulitmodal Mitigation	Tier:	3 - Medium/High Intensity
	Required Points:	14

List of Mitigations:

1) Loading & Solid Waste Pickup within Site - 14 Points
2)
3)
4)
5)

Transportation Demand Management Mitigation	Tier:	3 - Medium/High Intensity
	Required Points:	6

List of Mitigations:

1) TDM Coordinator - 1 Point
2) Multimodal Infrastructure - 1 Point
3) Education & Outreach - 1 Point
4) Bicycle Facilities - 1 Point
5)TDM Wayfinding - 1 Point
6) Ride/Car Share Parking - 1 Point

TIS Required (Yes/No): No w/TDM Reductions Applied

CO Phasing (list CO phasing of CTR mitigations and/or TIS improvements if applicable):

1) N/A
2)
3)
4)

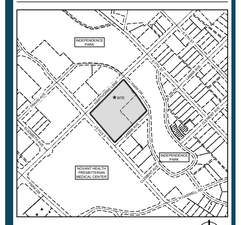
1. CONTRACTOR IS RESPONSIBLE FOR PLACEMENT OF ALL BARRICADES, SIGNAGE, FLAGGERS, SHORING, ETC., TO ENSURE THE SAFETY OF WORKERS AND THE PUBLIC.
2. ALL PAVEMENT CUTS SHALL BE REPLACED ACCORDING TO NORTH CAROLINA DEPARTMENT OF TRANSPORTATION AND CHARLOTTE WATER.

CLIENT INFO:

PROJECT INFO:

DAVIS MOORE INVESTMENT MANAGEMENT - MOB

300 HAWTHORNE LANE & 335 LAMAR AVENUE CHARLOTTE, NC



VICINITY MAP N.T.S.

BOUNDARY SURVEY DATED SEPTMEBER 01, 2026 PROVIDED BY V3 SOUTHEAST, 3700 SOUTH BOULEVARD, STE 200, CHARLOTTE, NC 28209.

Disclaimer ©2026:
Information contained in this document is the property of V3 Southeast and the project client listed on this document. The reproduction, copying, and other use without written consent is prohibited and may be subject to legal action to the fullest extent possible.

V3 Southeast
3700 South Blvd., Suite 200
Charlotte, NC 28209
p: 704-940-2883
www.v3co.com

STAMP/SEAL:

V3 SOUTHEAST ENGINEERING CORPORATION P.C. NORTH CAROLINA

FOR REVIEW ONLY

SCALE/NORTH:

DATE: 09.15.26 | PM: SNH

DRAWN BY: WPL | REVIEWED BY: SNH

PROJECT NUMBER: 260184

TITLE:

DEVELOPMENT NOTES

REVISIONS: (NO. | DATE | DESCRIPTION)

NO.	DATE	DESCRIPTION
1	11.12.26	REZONING COMMENTS

SHEET NO.:

RZ-102

REZONING DOCUMENTS

HAWTHORNE LANE

PROPOSED ENTRANCE PLAZA.

PROPOSED DRIVEWAY.

PROPOSED MEDICAL OFFICE BUILDING

PROPOSED REQUIRED STREETSCAPE, TYP. (8' PLANTING STRIP, 8' SIDEWALK).

PROPOSED PARKING DECK.

EXISTING PUBLIC UTILITY

E 5TH ST

EXISTING CHURCH BUILDING

PROPOSED PARKING DECK

PARK DR

EXISTING SURFACE PARKING
25 PARKING SPOTS TO REMAIN

EXISTING SURFACE PARKING
67 PARKING SPOTS TO REMAIN

EXISTING BUILDING

EXISTING BUILDING

PROPOSED RELOCATED SHARED DUMPSTER AND ENCLOSURE.

LAMAR AVE

ST JOHNS MOB

CHARLOTTE, NC | DATE: 09.15.26 | PROJECT NO.: 260184

CONCEPTUAL SITE PLAN

SCALE: 1"=20'

V3co.com

landscape architecture | planning | civil engineering | surveying

V3 Southeast

NC FIRM#: C-4911, C-672

SURVEY GENERAL NOTES

1. FIELD WORK COMPLETED ON 08/26/26. OFFICE WORK COMPLETED 09/01/26.
2. THE BASIS OF ELEVATIONS FOR THIS SURVEY IS NAVD88, BASED OBSERVATIONS MADE ON 08/26/26 USING THE NC REAL TIME NETWORK.
3. THE BASIS OF BEARING FOR THIS SURVEY IS NC GRID, BASED ON NAD83 (2011) FROM OBSERVATIONS MADE ON 08/26/26 USING NC REAL TIME NETWORK.
4. AREA COMPUTED BY COORDINATE METHOD.
5. ALL DISTANCES SHOWN HEREON ARE IN US SURVEY FEET.
6. PROPERTY SHOWN HEREON IS SUBJECT TO ALL RIGHTS-OF-WAYS, EASEMENTS AND RESTRICTIONS WHICH MAY EXIST.
7. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
8. PROPERTY SHOWN HEREON IS SUBJECT TO THE RULES, REGULATIONS, ORDINANCES, AND/OR JURISDICTIONS OF LOCAL, STATE, AND/OR FEDERAL AGENCIES. IF ANY, THE REQUIREMENTS OF SAID RULES, REGULATIONS, ORDINANCES, AND/OR THE LIMITS OF SAID JURISDICTIONS ARE NOT SHOWN HEREON UNLESS STATED OTHERWISE.
9. BOUNDARY INFORMATION WAS TAKEN FROM RECORDED INFORMATION IN THE MECKLENBURG COUNTY REGISTER OF DEEDS AS SHOWN HEREON.
10. THIS PROPERTY IS SUBJECT TO APPLICABLE CITY OF MATTHEWS ZONING AND SETBACK REQUIREMENTS FOR ZONE R-12.
11. BOUNDARY INFORMATION WAS TAKEN FROM DEED BOOK 19420 PAGE 508.
12. THIS MAP IS NOT FOR RECORDATION.
13. SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 3710448900K, WITH A DATE OF IDENTIFICATION OF 02/19/2014, FOR COMMUNITY NO. 370310, IN MECKLENBURG COUNTY, STATE OF NORTH CAROLINA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED.
14. NO EVIDENCE OF CONSTRUCTION, DEMOLITION, AND/OR EARTHWORK WERE NOTED PER FIELD EVALUATION AT THE TIME OF THE SURVEY.

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1	2,154.75'	127.53'	S40°14'04"E	127.50'	3°23'27"
C2	2,154.75'	51.05'	S37°51'37"E	51.05'	1°21'27"
C3	2,154.75'	20.69'	S36°54'23"E	20.69'	0°33'00"

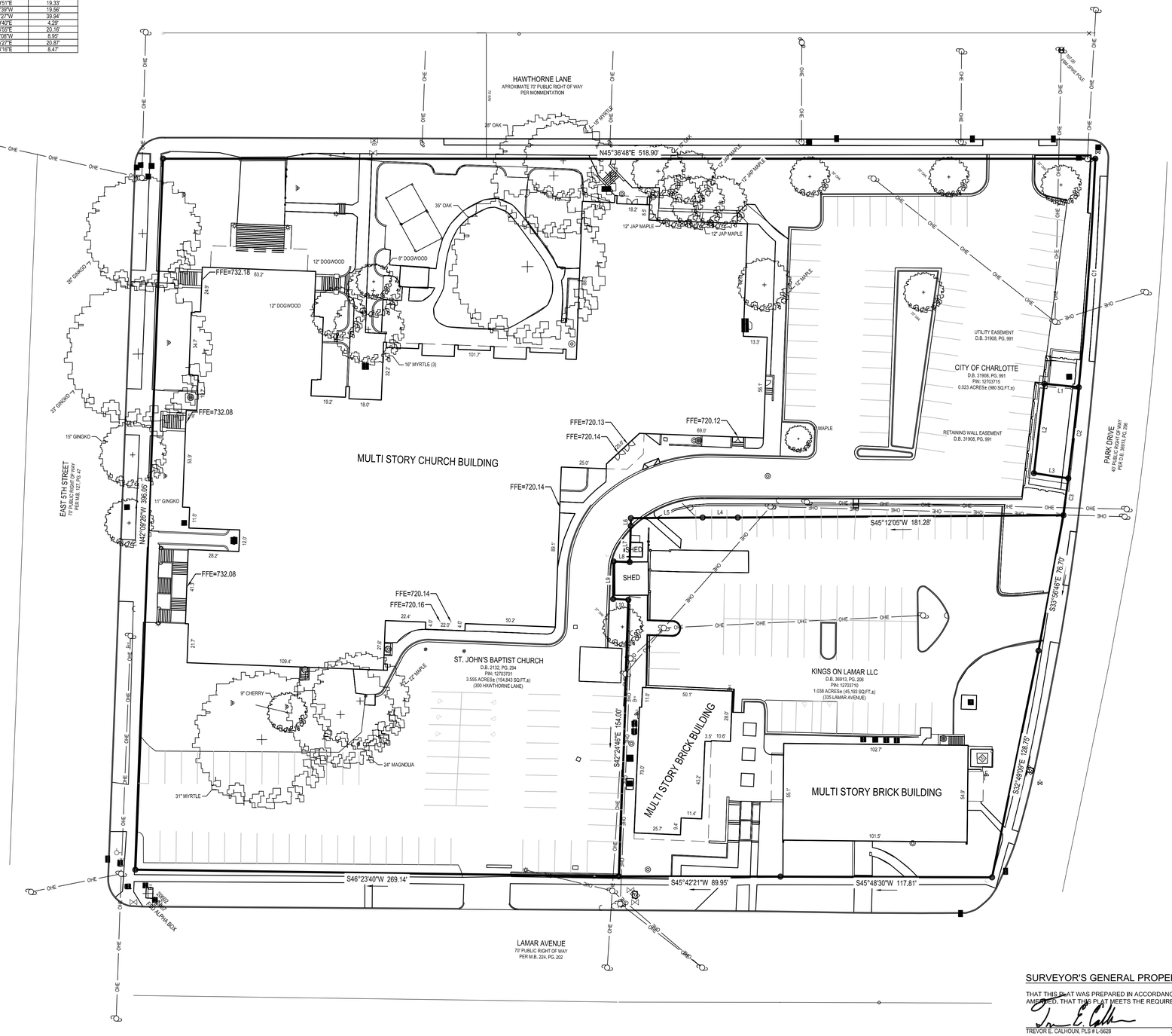
LINE	BEARING	DISTANCE
L1	S51°21'36"W	19.22'
L2	S37°44'48"E	50.11'
L3	N54°09'51"E	19.33'
L4	S45°39'39"W	19.56'
L5	S45°04'27"W	39.94'
L6	S43°49'40"E	4.29'
L7	S42°36'55"E	20.16'
L8	S47°39'08"W	5.95'
L9	S43°45'27"E	20.87'
L10	N48°43'16"E	8.47'

LINE LEGEND

- SITE BOUNDARY
- OVERHEAD ELECTRICAL LINE — OHE —

SYMBOL LEGEND

- IRON PIN FOUND(AS NOTED)
- LANDSCAPE LIGHT
- AIR CONDITIONER UNIT
- TRANSFORMER
- CATCHBASIN
- STORM MANHOLE - CLOSED LID
- STORM MANHOLE - OPEN
- DECIDUOUS TREE
- UTILITY POLE
- RISER POLE ANCHOR
- LIGHT STANDARD
- HANDHOLE
- WATER MAIN VALVE
- WATER METER
- UTILITY VAULT (VLT)



SURVEYOR'S GENERAL PROPERTY CERTIFICATE

THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH NORTH CAROLINA G.S. 47-30 AS AMENDED. THAT THIS PLAT MEETS THE REQUIREMENTS OF G.S. 47-30.

TREVOR E. CALHOUN, PLS # L-5628 XX/XX/26
trevorcalhoun@v3co.com

N:\2026\260184\Correspondence\Data Out\2026\1108 Design Team (Boundary Plat)\260184 - Novant St Johns MOB Boundary 20260926.dwg, 11/9/2026 3:14:29 PM, trevor calhoun , Sheet Size 24x36, V3 Companies

REVISIONS			
ORIGINAL ISSUE DATE: 09/08/2026	NO.	DATE	DESCRIPTION
SUBMISSION	1	XX/XX/XX	

Disclaimer ©2026:
Information contained in this document is the property of V3 Southeast and the project client listed on this document. The reproduction, copying, and other use without written consent is prohibited and may be subject to legal action to the fullest extent possible.

V 3 Southeast
3700 South Blvd., Suite 200
Charlotte, NC 28209
p: 704-940-2883
www.v3co.com

SEALS:

V3 SOUTHEAST, P.C. PROFESSIONAL CORPORATION C-4911 C-672 NORTH CAROLINA

U.S. CARTOGRAPHY INC. PROFESSIONAL LAND SURVEYING SEAL L-5628 NORTH CAROLINA

DATE: 09/08/2026	PM: TEC
DRAWN BY: AJH	REVIEWED BY: TEC
PROJECT NUMBER: 260184	

SCALE/NORTH:
30 15 0 30
1" = 30'

TITLE:

PLAT OF BOUNDARY SURVEY

ST. JOHN'S MOB

NOVANT HEALTH

300 HAWTHORNE LANE & 335 LAMAR AVENUE

CITY OF CHARLOTTE MECKLENBURG COUNTY NORTH CAROLINA

SHEET NO.:

V1.01

SHEET 1 OF 1