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Legend

- N/F - NOW OR FORMERLY
R/W - RIGHT-OF-WAY
N.M.F. - NO MONUMENTATION FOUND
I.P.F. - IRON PIN FOUND (AS NOTED)
MB / PG - DEED BOOK AND PAGE
MB / PG - MAP BOOK AND PAGE
S.F. - SQUARE FEET
AC - ACRE
N.M.F. - NO MONUMENTATION FOUND
N.T.S. - NOT TO SCALE
C.G.F. - COMBINED GRID FACTOR
RCP - REINFORCED CONCRETE PIPE
W.M. - WATER METER
S.D.M.H. - STORM DRAIN MANHOLE
C.O. - CLEAN OUT
H.Y.D. - HYDRANT
P. - POWER POLE
L.P. - LIGHT POLE
C.B. - CATCH BASIN
D.I. - DROP INLET
Y.I. - YARD INLET
B-1 - BORE HOLE (NUMBER 1)
B.M. - BENCHMARK
S.S.M.H. - SANITARY SEWER MANHOLE
M.H. - MANHOLE
UT - UNDERGROUND TELEPHONE
UG - UNDERGROUND GAS
W. - WATERLINE
OE - OVERHEAD ELECTRIC LINES
CL - CHAIN LINK FENCE
SS - SANITARY SEWER LINE
F - FENCELINE
R - REVISION NUMBER

Notes

- 1) SURVEY WAS COMPLETED APRIL 17, 2006.
- 2) UNADJUSTED RATIO OF PRECISION IS 1:10,000+. TRAVERSE ADJUSTED BY COMPASS RULE METHOD.
- 3) OWNER(S) OF RECORD AS SHOWN, PARKING ASSOCIATES, LLC.
- 4) THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA PER F.E.M.A. FLOOD INSURANCE RATE MAP 3701580186 E, DATED FEBRUARY 4, 2004.
- 5) AREAS COMPUTED BY COORDINATE METHOD ARE AS SHOWN.
- 6) THIS PROPERTY MAY BE SUBJECT TO ANY AND ALL EASEMENT(S) OR RIGHT(S) OF WAY, WHETHER WRITTEN OR UNWRITTEN, RECORDED OR UNRECORDED, VISIBLE EVIDENCE INDICATING ANY SUCH USE OF THE LAND IS SHOWN.
- 7) BEING GIS PARCELS 07327108 & 07327101.
- 8) THE UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD SURVEY ABOVE GROUND INFORMATION AND EXISTING RECORDS. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, BOTH IN SERVICE OR ABANDONED NOR THAT THE UNDERGROUND UTILITIES AS SHOWN ARE IN THE EXACT LOCATION BUT, RATHER, AS ACCURATELY AS POSSIBLE FROM AVAILABLE INFORMATION.
- 9) BEING TRACTS 2 AND 3 AS SHOWN ON PLAT ENTITLED ROWE CORPORATION PROPERTY, MAP 1, RECORDED IN MAP BOOK 28 AT PAGE 323.
- 10) NO OBSERVABLE EVIDENCE OF BURIAL GROUNDS WITHIN THIS SITE NOR WERE ANY REPORTED TO THIS FIRM.
- 11) THIS PLAT WAS PREPARED WITH BENEFIT OF A TITLE COMMITMENT PREPARED BY CHICAGO TITLE INSURANCE WITH AN EFFECTIVE DATE OF JANUARY 30, 2006. (COMMITMENT NO. C060-004781).
- 12) THIS PROPERTY MAY OR NOT MAY CONTAIN WETLANDS. NO WETLANDS WERE INVESTIGATED, IDENTIFIED, DELINEATED, LOCATED OR CONFIRMED FOR PURPOSES OF THIS SURVEY.
- 13) ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES BASED ON U.S. SURVEY FEET.
- 14) DEED AND PLAT REFERENCES USED IN THE DETERMINATION OF BOUNDARY LOCATION ARE AS SHOWN. MB 28 PG 323.
- 15) SITE BENCHMARK AS SHOWN.
- 16) VERTICAL DATUM IS NAVD '88.
- 17) CONTOUR INTERVAL IS ONE (1) FOOT.
- 18) SANITARY SEWER INVERTS SHOWN HEREON ARE MEASURED TO CENTER OF MANHOLE.
- 19) THE SYMBOLS USED HEREON TO DENOTE TREES ARE NOT SHOWN TO SCALE NOR ARE THEY TO BE RELIED ON TO DETERMINE THE DRIP LINE. THEY ARE INTENDED TO REPRESENT TREE LOCATION ONLY.
- 20) THE NC GRID COORDINATES SHOWN ON THIS PLAT WERE DERIVED BY STATIC DIFFERENTIAL GPS OBSERVATIONS USING 2 TRIMBLE 5800 RECEIVERS. THE VECTORS WERE ADJUSTED USING THE FIXED STATIONS SHOWN UTILIZING NGS' ONLINE POSITIONING USER SERVICE (OPUS) AND ARE RELATIVE TO THE NGS CORP BASE STATIONS LISTED HEREIN.
- 21) AREA OF 50' x 148' +/- PORTION (FRONTING ON S. CHURCH STREET) IS 0.170 ACRE (7,425 SF).
- 22) MINIMUM BUILDING SETBACKS AS SHOWN AFFECTING GIS PARCEL 07327108 (BASED ON MB 28 PG 323) HAVE BEEN REVISED TO REFLECT MUDD ZONING WHICH CALLS FOR 16' FROM EXISTING BACK OF CURB. NOT SHOWN GRAPHICALLY HEREON FOR PURPOSES OF CLARITY.
- 23) OTHER THAN SHOWN, THERE ARE NO VISIBLE ENCROACHMENTS, EITHER ON TO THE SUBJECT PARCELS OR ONTO ADJOINING PARCELS.

Revision
173200701-DWG
File Name: JMT
Dwn. Chkd. Dsgn. MM.DD.YY

PETITIONER

THE BOULEVARD AT CHURCH AND BLAND, LLC.
715 NORTH CHURCH STREET, SUITE 100
CHARLOTTE, NORTH CAROLINA 28202

EXISTING CONDITIONS PLAN FOR THE
REZONING OF PARCEL 1 AND PARCEL 2 FROM
I-2 AND MUDD TO TOD-MO

Project No. 173200701
Scale 1"=40'
Date 09-20-06
Sheet # RZ-1

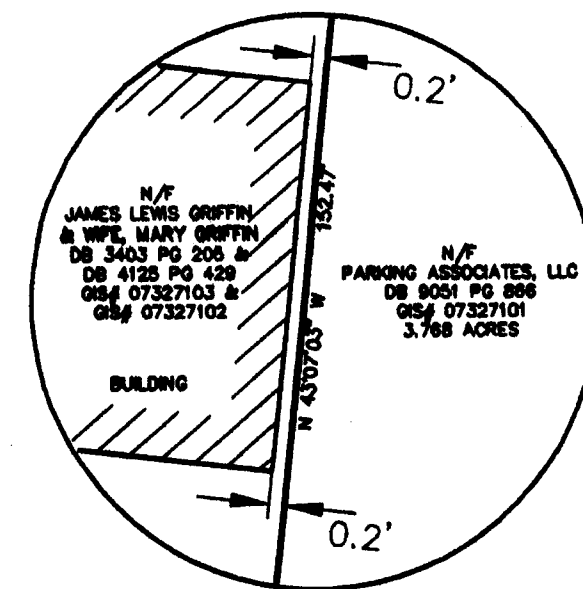
THE FOLLOWING NGS CORS STATIONS WERE USED FOR THIS SURVEY:

PID	DESIGNATION	LATITUDE	LONGITUDE
DF6318	NC77 177 WELCOME CNTR CORS ARP	N350721.254	W0805458.468
AJ8051	CHME CHARLOTTE CORS ARP	N351635.972	W0805320.582
DF7471	NCCO CONCORD CORS ARP	N352235.243	W0803351.114

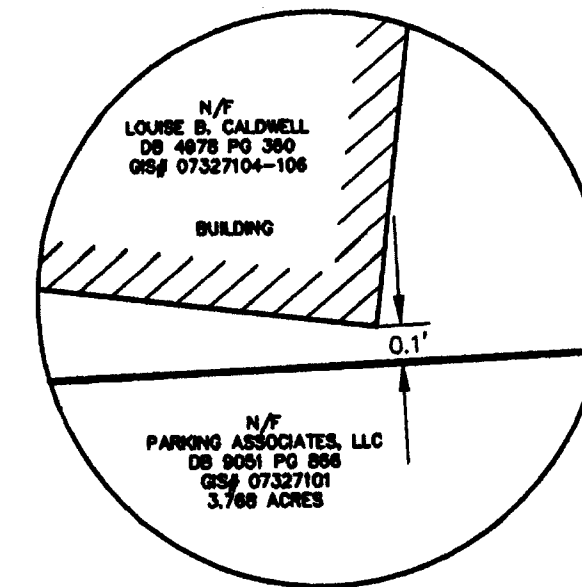
REFERENCES

- 1) PLAT ENTITLED ROWE CORPORATION PROPERTY, MAP 1
RECORDED IN MB 28 PG 323.
- 2) PLAT ENTITLED SURVEY FOR PARKING ASSOCIATES, LLC
PREPARED BY R. B. PHARR & ASSOCIATES, P.A.
DATED 06-17-97, FILE W-6218 (UNRECORDED)

CURVE	LENGTH	RADIUS	CH BEARING	CH DIST.
C1	28.85	20.00'	N07°03'59"W	28.26'
C2	31.43	20.00'	S88°26'48"W	28.28'
C3	82.50	230.00'	S51°42'45"W	82.12'
C4	61.47	170.00'	S81°38'14"W	61.13'
C5	140.65	1184.87'	N64°48'52"E	140.57'
C6	115.98	970.00'	N37°17'02"E	115.91'
C7	88.71	1659.09'	N42°14'27"E	88.70'



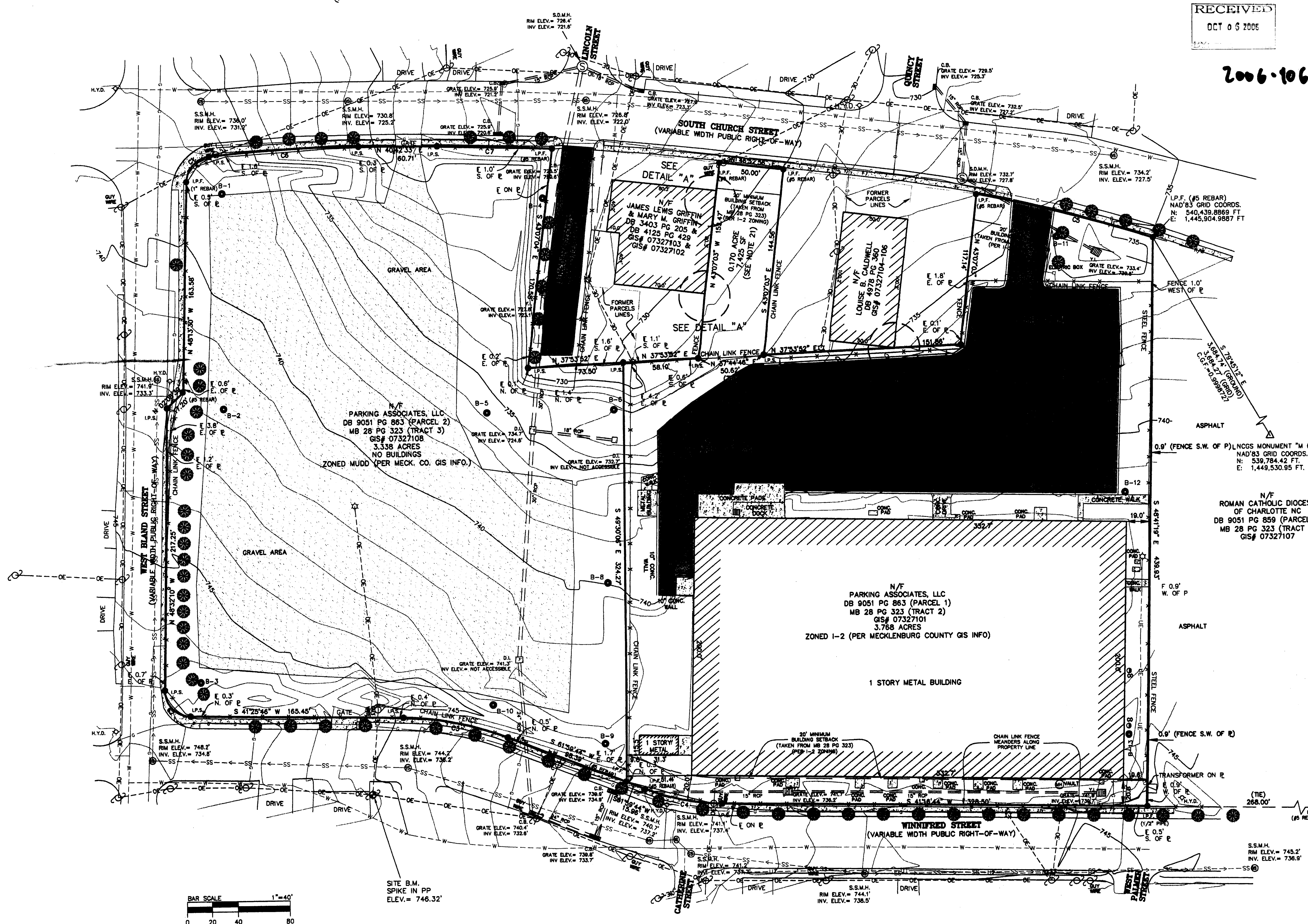
DETAIL "A"
N.T.S.



DETAIL "B"
N.T.S.

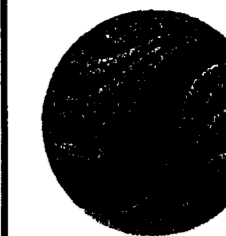
RECEIVED
OCT 05 2006

2006-106



BAR SCALE 1"=40'
0 20 40 80

SITE B.M.
SPIKE IN PP
ELEV. = 746.32'

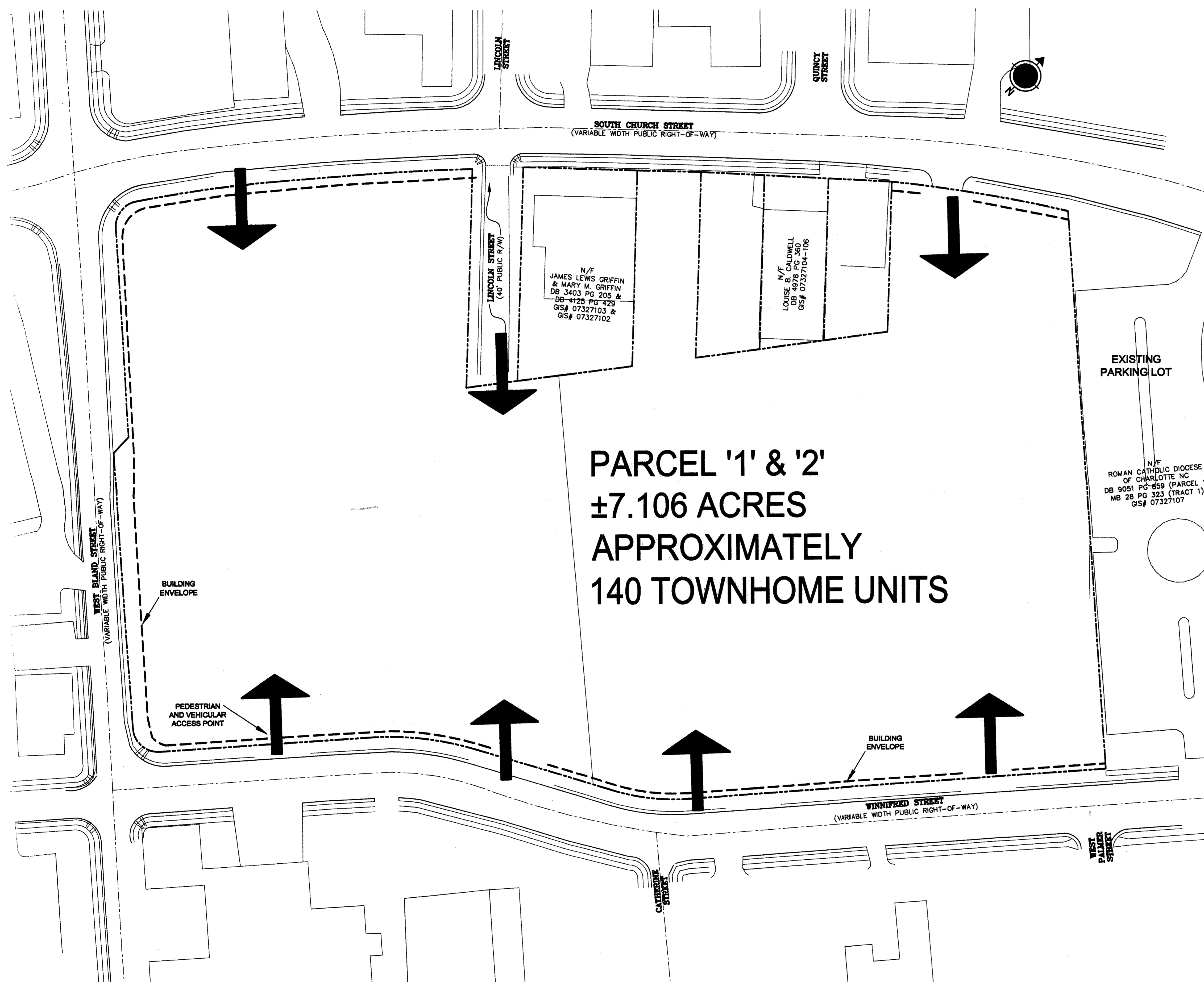


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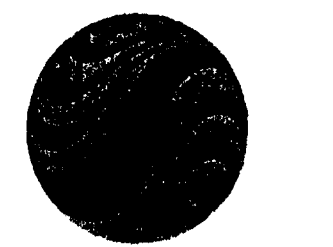


Revision	By	Appd.	MM.DD.YY.
170303131V--DWG	JMT	WJL	STAN
File Name:	Dwn.	Chkd.	Dsgn.

PETITIONER
THE BOULEVARD AT CHURCH AND BLAND, LLC.
715 NORTH CHURCH STREET, SUITE 100
CHARLOTTE, NORTH CAROLINA 28202

TECHNICAL DATA SHEET FOR THE
REZONING OF PARCEL 1 AND PARCEL 2
FROM I-2 AND MUDD TO TOD-MO

Project No.	Scale	Date
173200701	1"=40'	09-20-06
Sheet #		
RZ-2		



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Notes

SITE DEVELOPMENT DATA:	
JURISDICTION:	CITY OF CHARLOTTE
EXISTING ZONING:	MUDD AND I-2
PROPOSED ZONING:	TOD-MO
TAX ID#:	07327101 & 07327108
PROPOSED USE:	RESIDENTIAL - APPROXIMATELY 140 TOWNHOME UNITS
PROPOSED DENSITY:	MIN. 15 UNITS/ACRE
TOTAL SITE ACREAGE:	± 7.108 ACRES
SIDE YARD =	NONE, BUT IF PROVIDED THE MINIMUM WIDTH SHALL BE 5'
REAR YARD =	NONE, BUT IF PROVIDED THE MINIMUM WIDTH SHALL BE 5'
SETBACK 15' (6' PLANTING STRIP & 9' SIDEWALK) ALONG WEST BLAND STREET AND SOUTH CHURCH STREET	
MAXIMUM BLDG. HEIGHT:	120'
PARKING REQUIREMENTS:	MAX. SPACES PROVIDED (2 PER UNIT: 1 GARAGE, 1 DRIVEWAY)
LOADING REQUIREMENTS:	SPACES REQUIRED: 0 SPACES PROVIDED: 0
BIKE PARKING REQUIREMENTS:	SPACES REQUIRED: 0 SPACES PROVIDED: 0
URBAN OPEN SPACE REQUIREMENTS:	REQUIRED: 1 S.F./100 S.F. GROSS FLOOR AREA PROVIDED: 1 S.F./100 S.F. GROSS FLOOR AREA
SOLID WASTE/RECYCLING REQUIREMENTS:	REQUIRED SOLID WASTE: ONE (1) CU. YD. DUMPSTER PER 30 UNITS OR ONE (1) CU. YD. COMPACTOR PER 90 UNITS. (2) 144 SQ. FT. RECYCLING STATIONS (2) 144 SQ. FT. RECYCLING STATIONS
PROVIDED:	
REQUIRED RECYCLING:	
PROVIDED:	

NOTE:

1. PEDESTRIAN SCALE LIGHTING WILL BE PROVIDED ALONG ALL INTERIOR STREETS. THE LIGHTING WILL BE SHIELDED WITH FULL CUT-OFF. LIGHT POLE LOCATIONS SHOWN ARE PRELIMINARY AND MAY CHANGE AS A RESULT OF FULL LIGHTING DESIGN OF AND/OR FIELD CONDITIONS.

General Provisions

The Development of the Site will be governed by the Technical Data Sheet (Sheet 2 of 4), these Development Standards, the Schematic Site Plan (Sheet 3 of 4), and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). Unless the Technical Data Sheet or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the TOD-MO District zoning classification shall govern the development of Parcel 1 (tax identification # 07327101) and parcel 2 (tax identification # 07327108) of the Site.

The development depicted on the Schematic Site Plan is intended to reflect the arrangement of proposed uses on the Site. However, the exact configurations, placements, and sizes of individual site elements may be altered or modified during design development and construction document phases. This allowance applies to all site elements, including building areas, open space areas, recreation areas, and the configurations of lots and streets.

Background Statement

The Boulevard at Church and Bland LLC (the "Petitioner") is the petitioner on that certain Rezoning Application (the "Petition") relating to property located at 1305 and 1325 South Church Street in Charlotte, North Carolina (the "Site"). The portion of the site located at 1305 South Church Street is presently zoned I-2; the portion of the site located at 1325 South Church Street is presently zoned MUDD. The Petitioner seeks to have the Site rezoned to TOD-MO.

The Petitioner is contemplating two alternative development plans for the Site, each of which is described below. One of the development plans seeks certain variations from TOD-M and the South End Transit Station Plan adopted by the Charlotte City Council on June 13, 2006 (the "Station Plan") and the other development plan does not.

Development Plan A - TOD-M with Options (TOD-MO)

The Petitioner is contemplating the development of a residential townhome project that will contain approximately 150-140 townhome units. The Petitioner seeks certain variations from the requirements of the Station Plan for Development Plan A.

A. Optional Provisions for Development Plan A

The Petitioner is requesting that the development of Development Plan A may proceed in accordance with the design and development standards reflected on the Technical Data Sheet and the site plans to which these Development Standards are attached (collectively, the "Technical Data Sheet, the 'Site Plan'"). Without limiting the generality of the foregoing, the Petitioner is requesting the following variations from the Station Plan and TOD-M minimum standards for design and development of the Site:

1. The location of the two interior public streets and associated sidewalks and planting strips to be constructed by petitioner (the "Interior Public Streets") shall be allowed as shown on the Site Plans.
2. The Interior Public Streets shall be allowed to be designed to the width reflected on the Site Plans.
3. The Interior Public Streets shall be allowed to have a minimum sidewalk width of 5'. No planting strip shall be required with the Interior Public Streets. An 18' private driveway (as measured from back of sidewalk to the face of garage) shall be allowed to connect from petitioner's contemplated improvements to the Interior Public Streets.
4. A maximum of 2 parking spaces per unit shall be allowed.
5. The setback applicable along the Interior Public Streets shall be 15' and shall be measured from the back of the curb to be constructed by Petitioner.
6. The setback applicable along Winnifred Street shall be 14' and shall be measured from the back of curb. Within this setback Petitioner will install an 8' planting strip and a 6' sidewalk.
7. No sight triangles will be required at the intersection of all public roads. Only a 10x10' pedestrian sight triangle will be required at the intersection of a private road and a public road. The 10x10' pedestrian sight triangle shall be shown using the back of curb of the private road and the setback line along the public road.

The variations from the TOD-M and Station Plan minimum standards requested for Development Plan A are optional in nature and relate solely to the development contemplated in connection with Development Plan A.

B. Alterations to Development Plan A

The Petitioner may seek alterations to the standards described in this Petition upon application to the Charlotte-Mecklenburg Planning Director. The Planning Director may, at her discretion, approve any such alterations upon a determination that the same are substantially in keeping with the Optional provisions provided herein and with the overall intent and purpose of the TOD-M district.

The Petitioner intends to construct improvements on the Site in material conformance with the elevations included with this Petition. Petitioner may seek alterations and changes to these elevations as a part of the building permit process and subject to the approval of the Charlotte-Mecklenburg Planning Director. The Planning Director may, at her discretion, approve any such alterations upon a determination that the same are substantially in keeping with the Optional provisions provided herein for Development Plan A and with the overall intent and purpose of the TOD-M district.

C. Miscellaneous

Subject to the optional provisions described above, the development of Development Plan A is to be governed by the Technical Data Sheet, these Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). Unless the Technical Data Sheet or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the TOD-MO zoning shall govern all development taking place on the Site, subject, however, to the optional provisions provided above.

Development Plan B - TOD-M without Options

The Petitioner is contemplating the development of the Site in a manner that is wholly different from Development Plan A. This alternative development (Development Plan B) would not have the benefits of the optional provisions requested for Development Plan A. Instead, Development Plan B would consist of a development of the Site subject to the requirements of TOD-M and the Station Plan.

General

A. Upon application of the TOD-MO zoning district to the Site in accordance with this Petition, all conditions of any application to the development of the Site imposed under these Development Standards in accordance with Development Plan A, unless amended in the manner provided in the Ordinance, shall be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site and their respective successors and assigns.

B. Throughout these Development Standards, the terms "Petitioner", "owner" and "owners" shall be deemed to include their respective heirs, devisees, personal representatives, successors-in-interest and assigns from time to time who may be involved in any future development of the Site.

C. The development standards associated with these development plans are a part of the Technical Data Sheet associated with the Petition.

Revision

Revision	By	Appd.	MM.DD.YY.
170303131V-DWG	JMT	WJL	04.20.06
File Name:	Dwn.	Chkd.	MM.DD.YY.

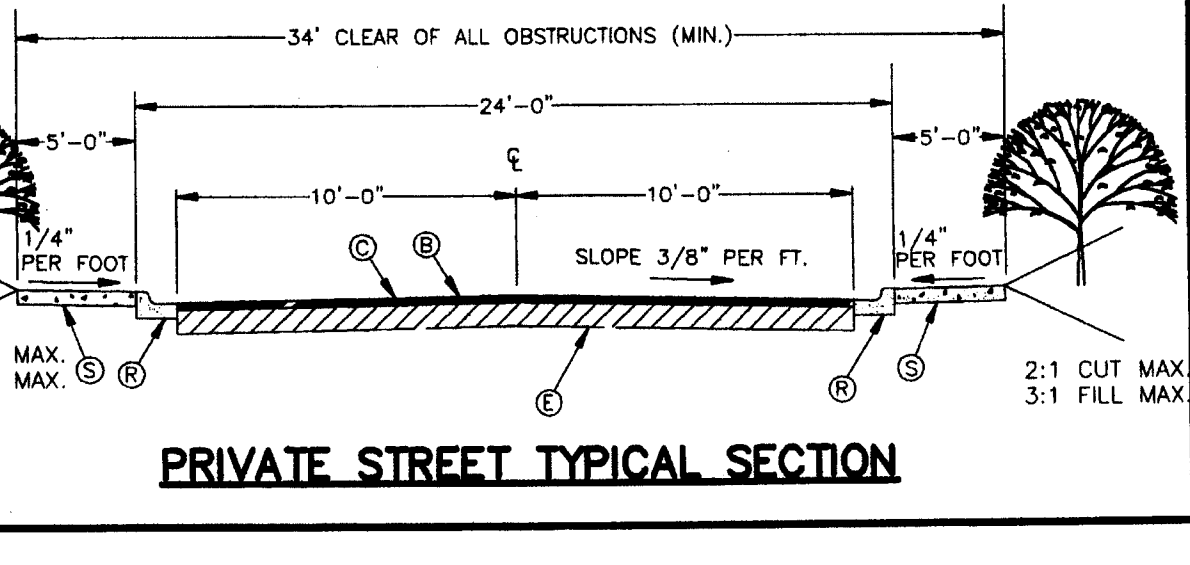
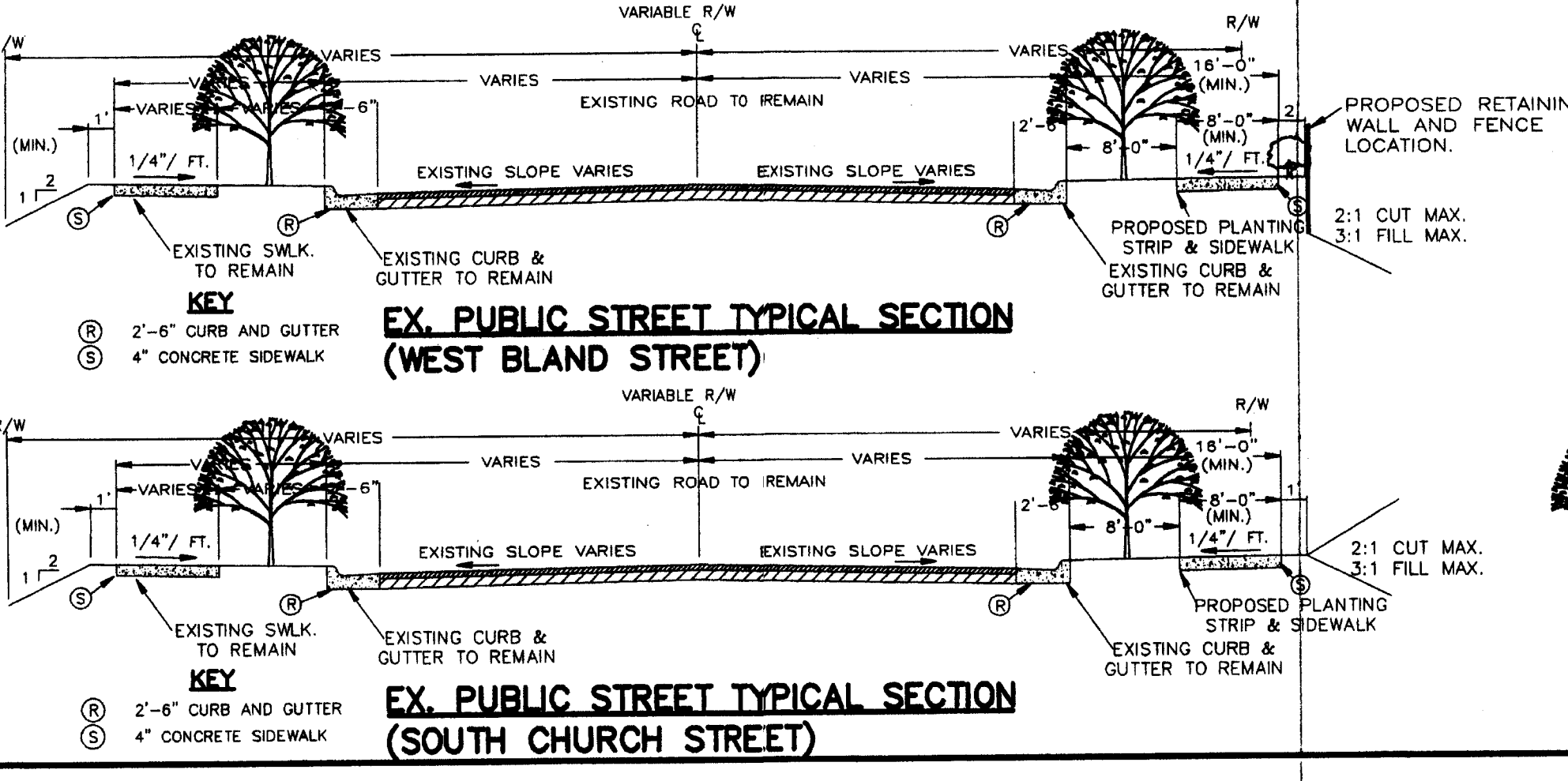
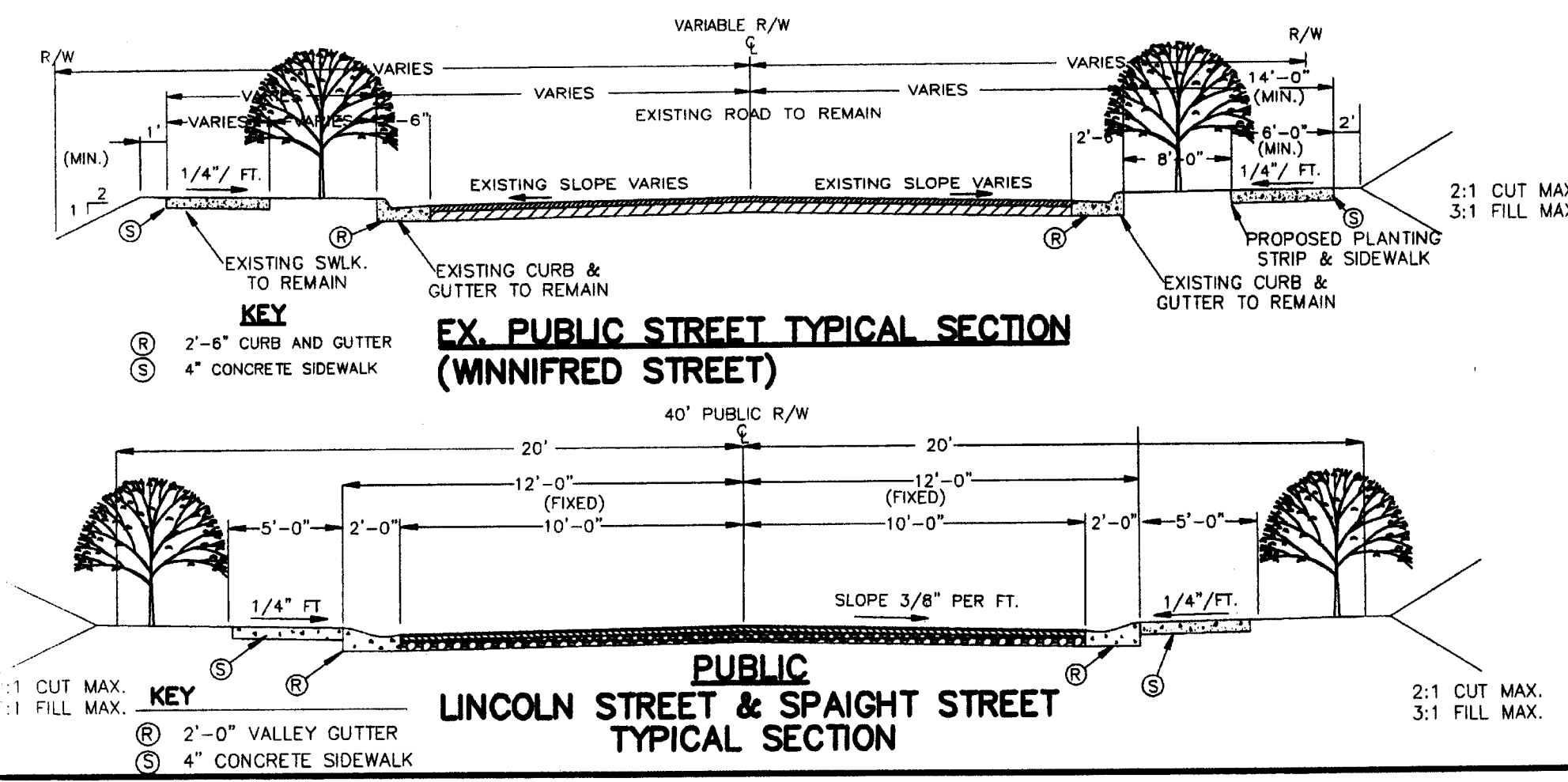
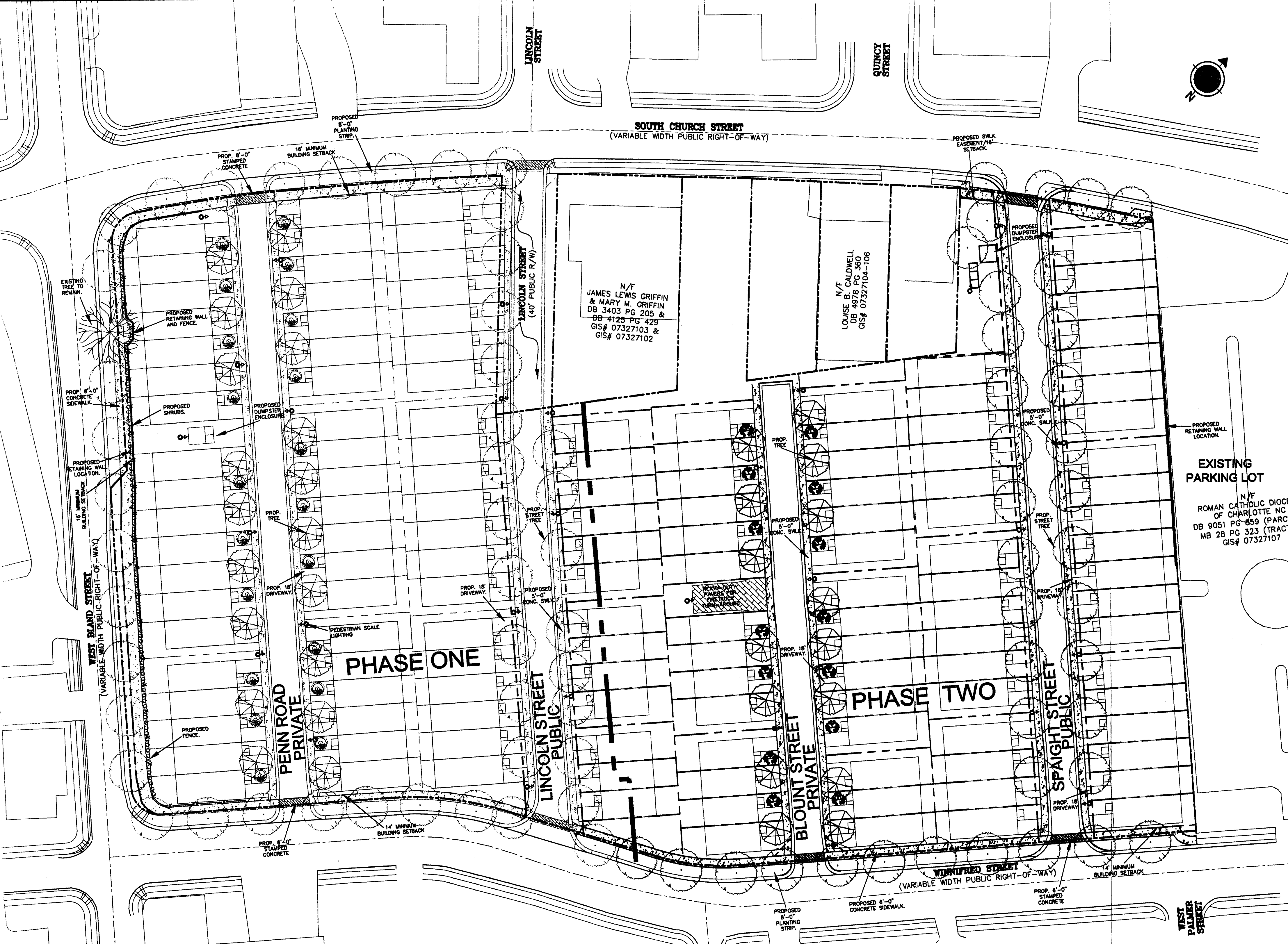
PETITIONER

THE BOULEVARD AT CHURCH AND BLAND, LLC.
715 NORTH CHURCH STREET, SUITE 100
CHARLOTTE, NORTH CAROLINA 28202

ILLUSTRATIVE SITE PLAN FOR THE
REZONING OF PARCEL 1 AND PARCEL 2
FROM I-2 AND MUDD TO TOD-MO

Project No. 173200701
Scale 1"=40'
Date 09-20-06

Sheet # RZ-3





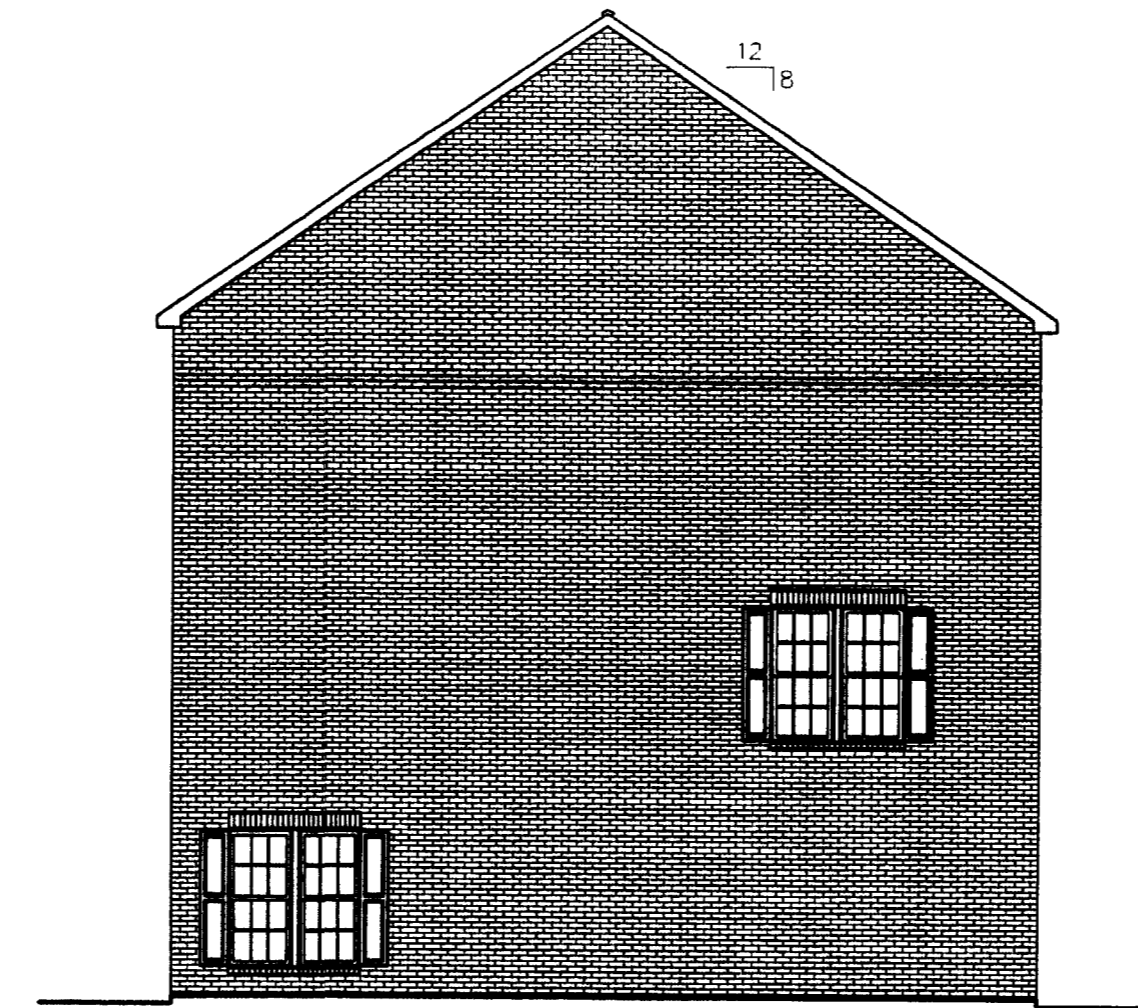
1 TYPICAL FRONT ELEVATION
A-1 SCALE: 1/8" = 1'-0"



2 REAR ELEVATION @ BLAND STREET
A-1 SCALE: 1/8" = 1'-0" (TYP. ALL UNITS ALONG BLAND STREET)



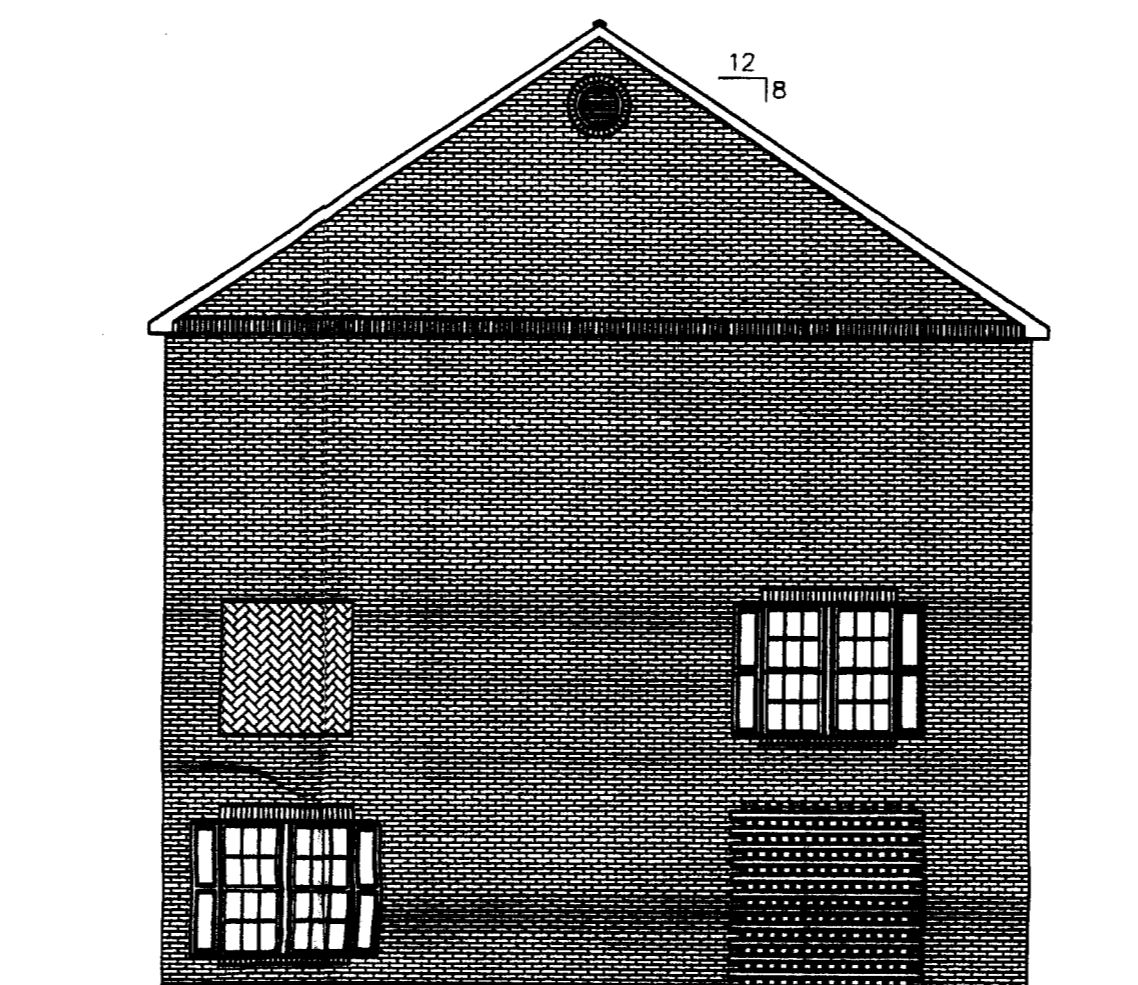
3 TYPICAL REAR ELEVATION
A-2 SCALE: 1/8" = 1'-0" (ALL UNITS NOT ALONG BLAND STREET)



4 TYPICAL SIDE ELEVATION
A-2 SCALE: 1/8" = 1'-0" (WITHOUT OPTIONAL SUNROOM)



5 TYPICAL SIDE ELEVATION
A-2 SCALE: 1/8" = 1'-0" (WITH OPTIONAL TWO-STORY SUNROOM)



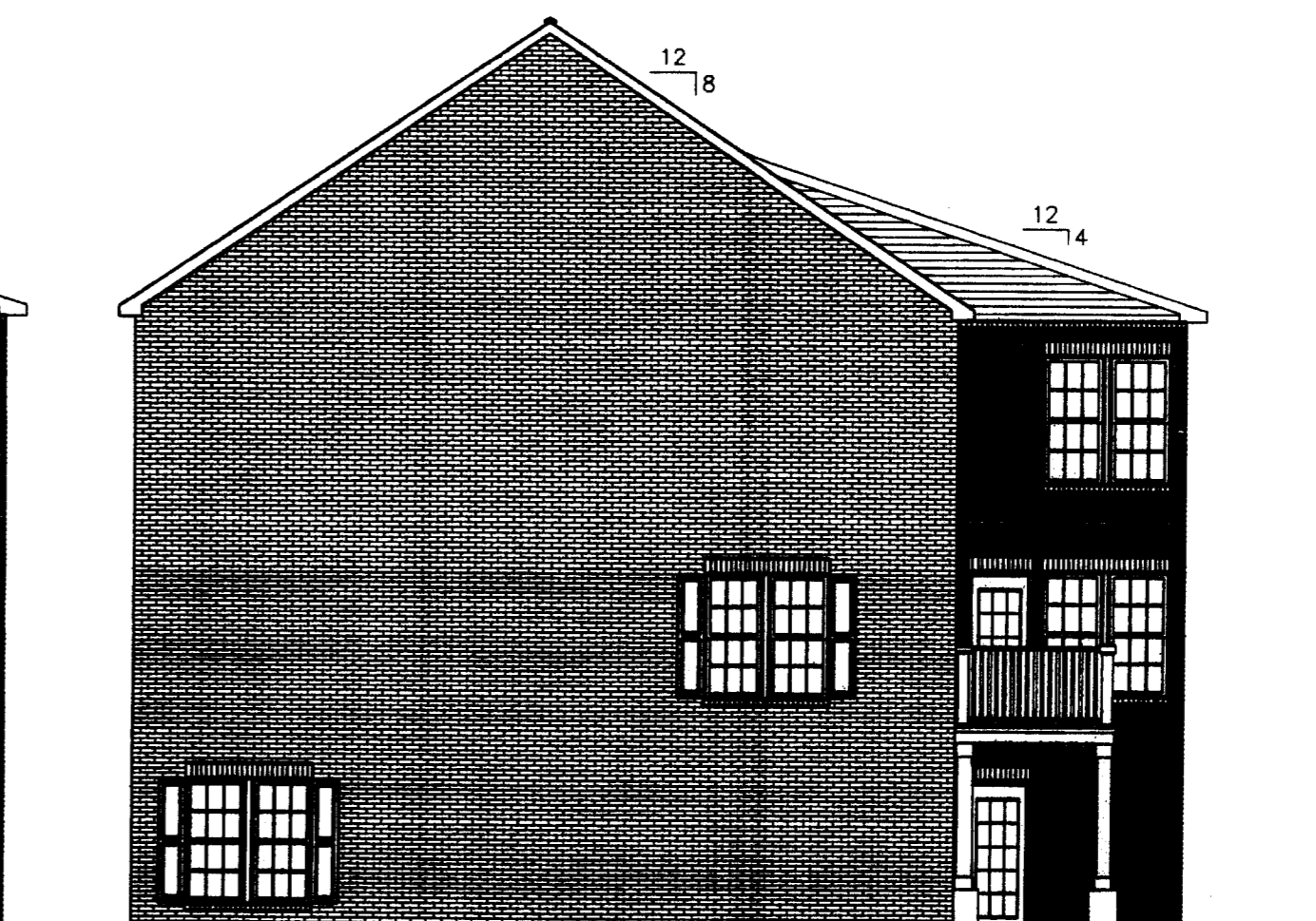
7 SIDE ELEVATION @ CHURCH & WINNIFRED
A-2 SCALE: 1/8" = 1'-0" (WITHOUT OPTIONAL SUNROOM)
(NOTE: THIS ELEVATION ONLY WHERE THE BUILDING SIDE ABUTS CHURCH OR WINNIFRED STREETS)



8 SIDE ELEVATION @ CHURCH & WINNIFRED
A-2 SCALE: 1/8" = 1'-0" (WITH OPTIONAL TWO-STORY SUNROOM)
(NOTE: THIS ELEVATION ONLY WHERE THE BUILDING SIDE ABUTS CHURCH OR WINNIFRED STREETS)



9 SIDE ELEVATION @ CHURCH & WINNIFRED
A-2 SCALE: 1/8" = 1'-0" (WITH OPTIONAL THREE-STORY SUNROOM)
(NOTE: THIS ELEVATION ONLY WHERE THE BUILDING SIDE ABUTS CHURCH OR WINNIFRED STREETS)



6 TYPICAL SIDE ELEVATION
A-2 SCALE: 1/8" = 1'-0" (WITH OPTIONAL THREE-STORY SUNROOM)



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Revision	By	Appd.	MM.DD.YY
170303131V-DWG	JMT	WJL	04.20.06
File Name:	Dwn.	Chkd.	Desgn.

PETITIONER
THE BOULEVARD AT CHURCH AND BLAND, LLC.
715 NORTH CHURCH STREET, SUITE 100
CHARLOTTE, NORTH CAROLINA 28202

ARCHITECTURAL ELEVATIONS FOR THE
REZONING OF PARCEL 1 AND PARCEL 2
FROM I-2 AND MUDD TO TOD-MO

Project No. 173200701 Scale AS SHOWN Date 09-20-06
Sheet # RZ-4