

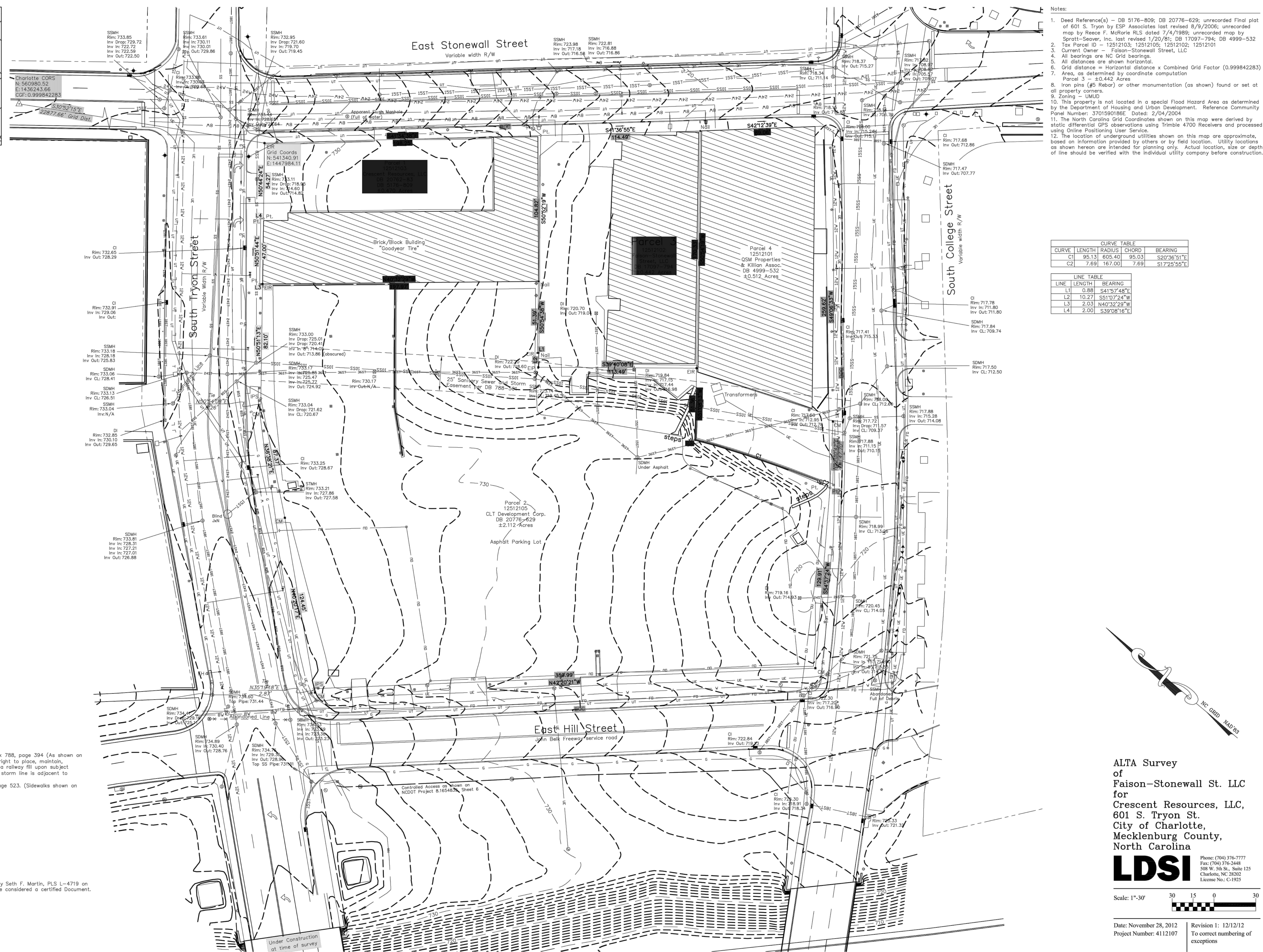
Vicinity Map - Not to Scale

Legend	
• EIP	Existing Iron Pin
• IPS	Iron Pin Set (#5 Rebar)
• CM	Concrete Monument
• PT	Calculated Point
• LP	Light Pole
• UT	Overhead Utility
• GL	Fence Line
• UT	Gas Line
• UT	Underground Telephone
• FO	Fiber Optic
• S	Sign
• SMH	Sanitary Manhole
• SMH	Storm Manhole
• SMH	Communications Manhole
• CI	Curb Inlet
• FI	Fire Hydrant
• WM	Water Meter
• WV	Water Valve
• GV	Gas Valve
• BOC	Back of Curb
• EOP	Edge of Pavement
• R/W	Right-of-Way
• N/F	Now or Formerly
• DB	Deed Book
• MS	Map Book
• CGF	Combined Grid Factor

Schedule B Section II - Exceptions  
Commitment No.: 12-13980CH

As to parcel 3:  
5. Rights of way to City of Charlotte recorded in Book 788, page 394 (As shown on survey); and Book 809, page 501. (Provides City the right to place, maintain, deposit earth, ballast or other material necessary for a railway fill upon subject parcel; Exact location not clear from description, 36" storm line is adjacent to Parcel 3)  
6. Encroachment easement recorded in Book 4305, page 523. (Sidewalks shown on survey)

This document originally issued and sealed by Seth F. Martin, PLS L-4719 on December 12, 2012. This media shall not be considered a certified Document.





PID 125-062-02  
City of Charlotte  
600 East Fourth Street  
Charlotte, NC 28202

PID 125-121-01  
QSM Properties  
42 Queens Road West  
Charlotte, NC 28207

PROPERTY LINE  
14' SETBACK

Owner - NCDOT



The purpose of this Rezoning Petition is to obtain approval of "Optional" provisions allowing deviations from certain provisions of the City of Charlotte Zoning Ordinance (the "Ordinance") as allowed by section 9.908 of the Ordinance to provide additional development flexibility which will facilitate the development of a 3 +/- acre property bounded by Tryon Street, Stonewall Street, College Street and Hill Street in the City of Charlotte comprised of Mecklenburg County Tax Parcel numbers 125-121-02, 125-121-03 and 125-121-05 (the "Site").

However, any deviations from the UMUD minimum standards are Optional in nature and relate only to the development and street improvements proposed by the accompanying Technical Data Sheet and these Development Standards. The Site may also be developed in accordance with the standard UMUD requirements and other applicable minimum standards established by other City of Charlotte codes, ordinances and policies. Accordingly, the Petitioner expressly reserves the right to develop the Site and/or portions thereof in a manner wholly different from the development depicted on the Technical Data Sheet in any manner permitted by the Ordinance and other City of Charlotte codes, ordinances and policies as if no Optional provision had been applicable.

Alterations or modifications which, in the opinion of the Planning Director, substantially alter the character of the development or significantly alter the accompanying Technical Data Sheet or its respective conditions 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.

Pursuant to the Optional provisions of Section 9.908 of the Ordinance, the Petitioner seeks approval of the following UMUD Optional provisions to allow deviations from specific provisions of the Ordinance in order to accommodate the development depicted on the Technical Data Sheet:

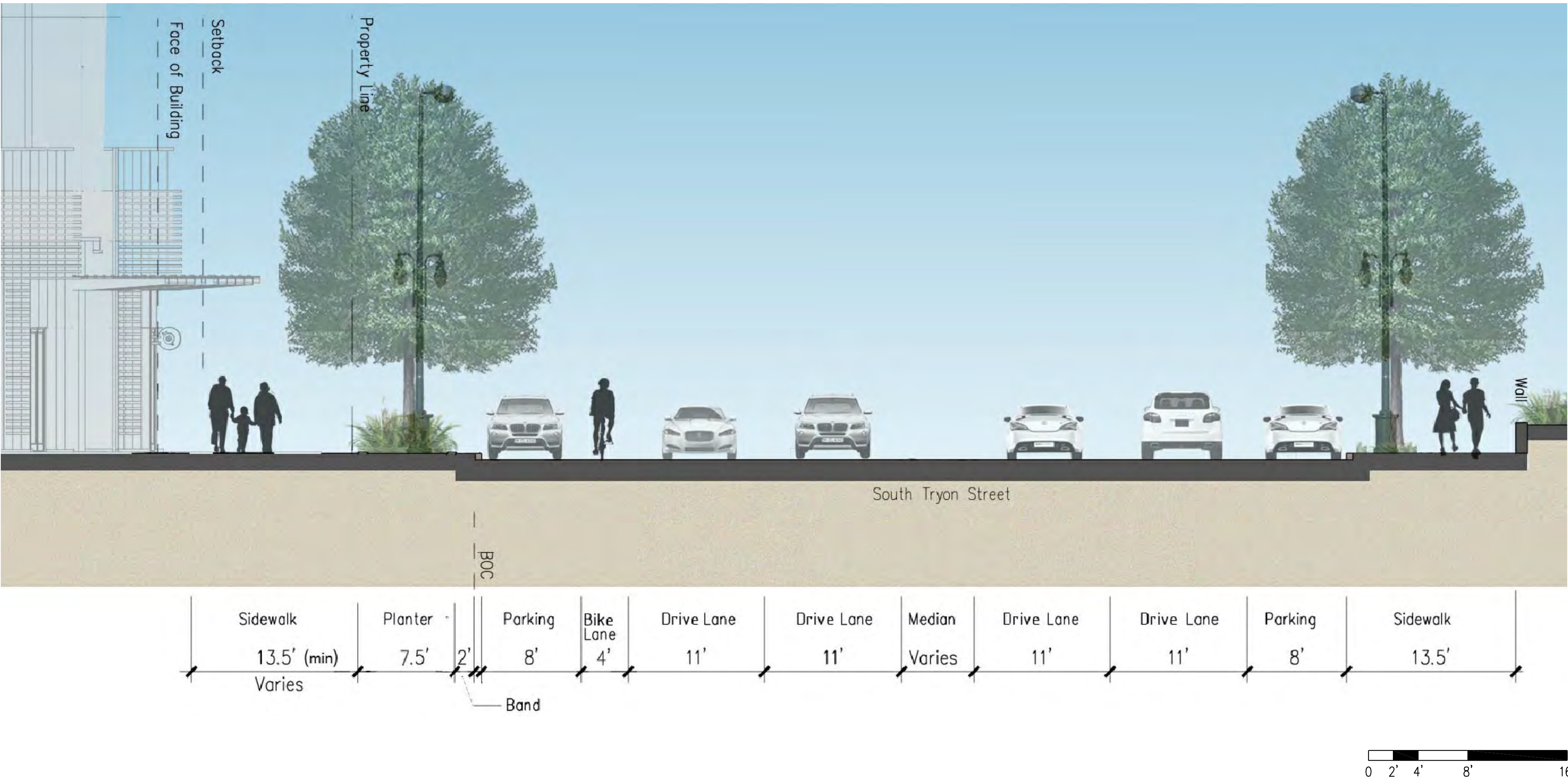
- [illegible]

Site Area:	3 acres +/-
Tax Parcels:	125-121-02, 125-121-03, 125-121-05
Existing Zoning:	UMUD
Proposed Zoning:	UMUD-O
Existing Uses:	Vacant Buildings and Surface Parking Lots
Proposed Use:	All Uses Permitted in UMUD District
Maximum Development:	N/A
Maximum Square Footage:	N/A
Maximum FAR:	N/A
Maximum Building Height:	N/A
Parking:	Must satisfy or exceed UMUD minimum requirements

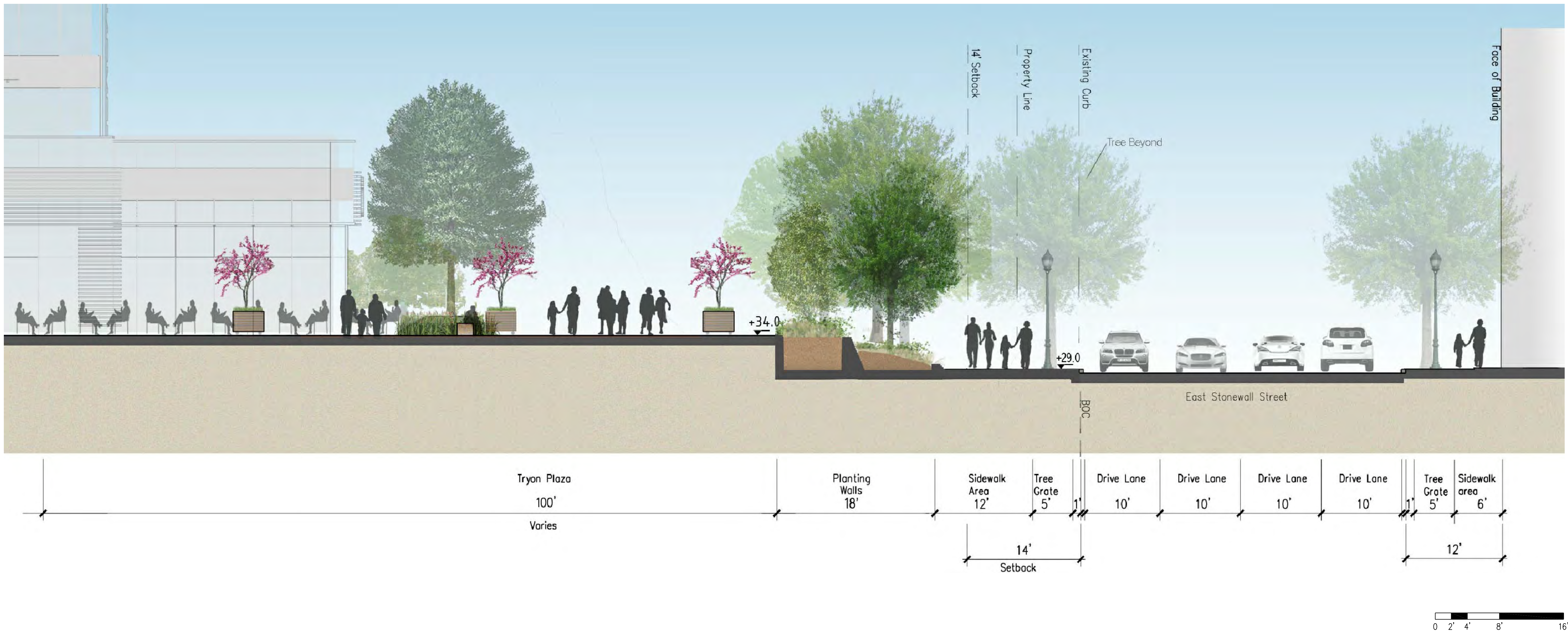
RZ-02



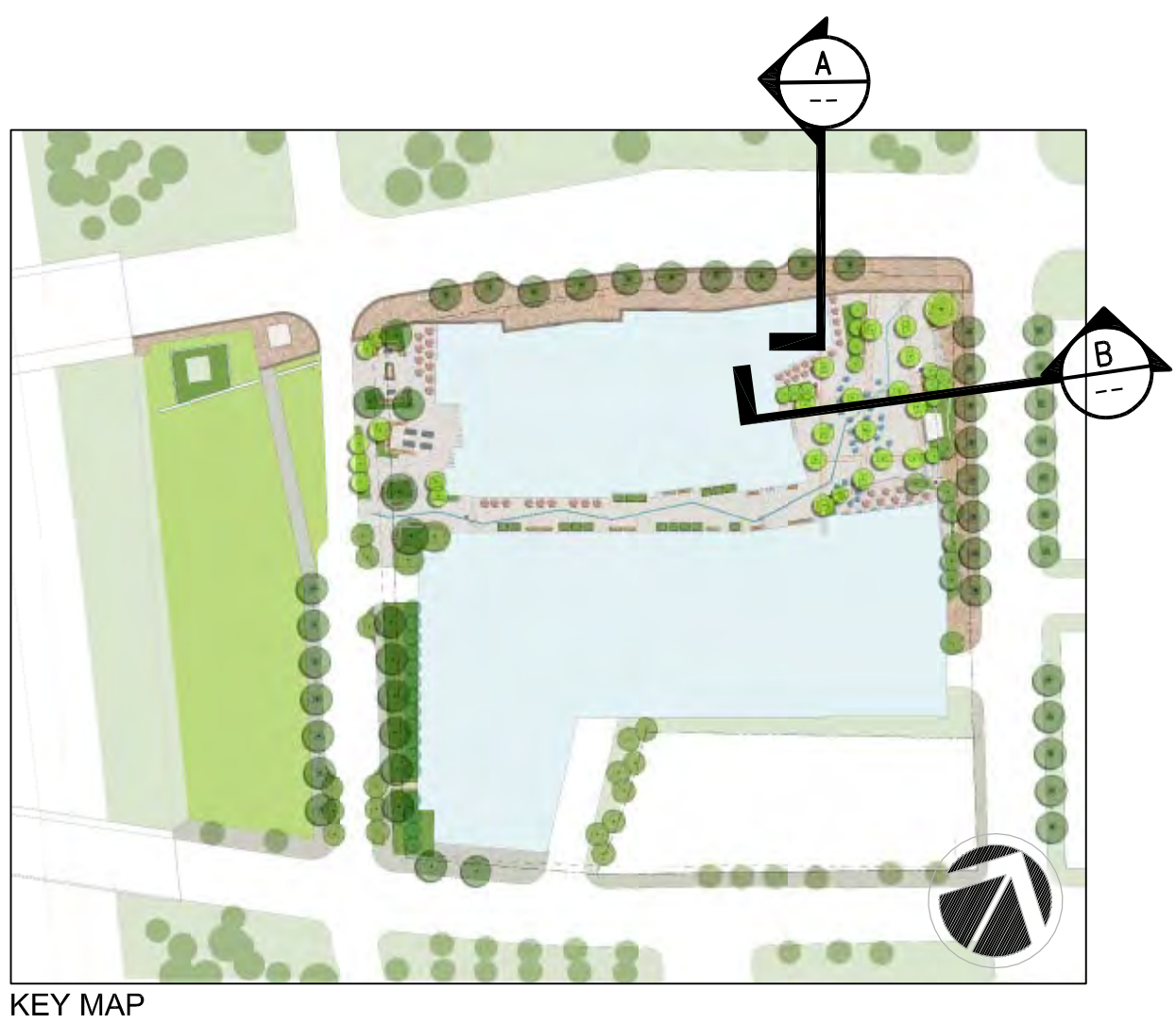
STREET CROSS SECTIONS



A TRYON STREET



B STONEWALL @ TRYON PLAZA



LITTLE

DIVERSIFIED ARCHITECTURAL CONSULTING

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TRYON PLACE

ISSUE FOR

Rezoning Petition 2014-079

ISSUE DATE

08/19/14

NO.	REASON	DATE
1	PER REVIEW COMMENTS	10.17.14

PROJECT TEAM

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PROJECT ARCHITECT  
CHRISTOPHER HOYT, AIA

PROJECT NAME

TRYON PLACE OFFICE

601 SOUTH TRYON  
CHARLOTTE, NC

PROJECT NO.

132.9153.00

SHEET TITLE

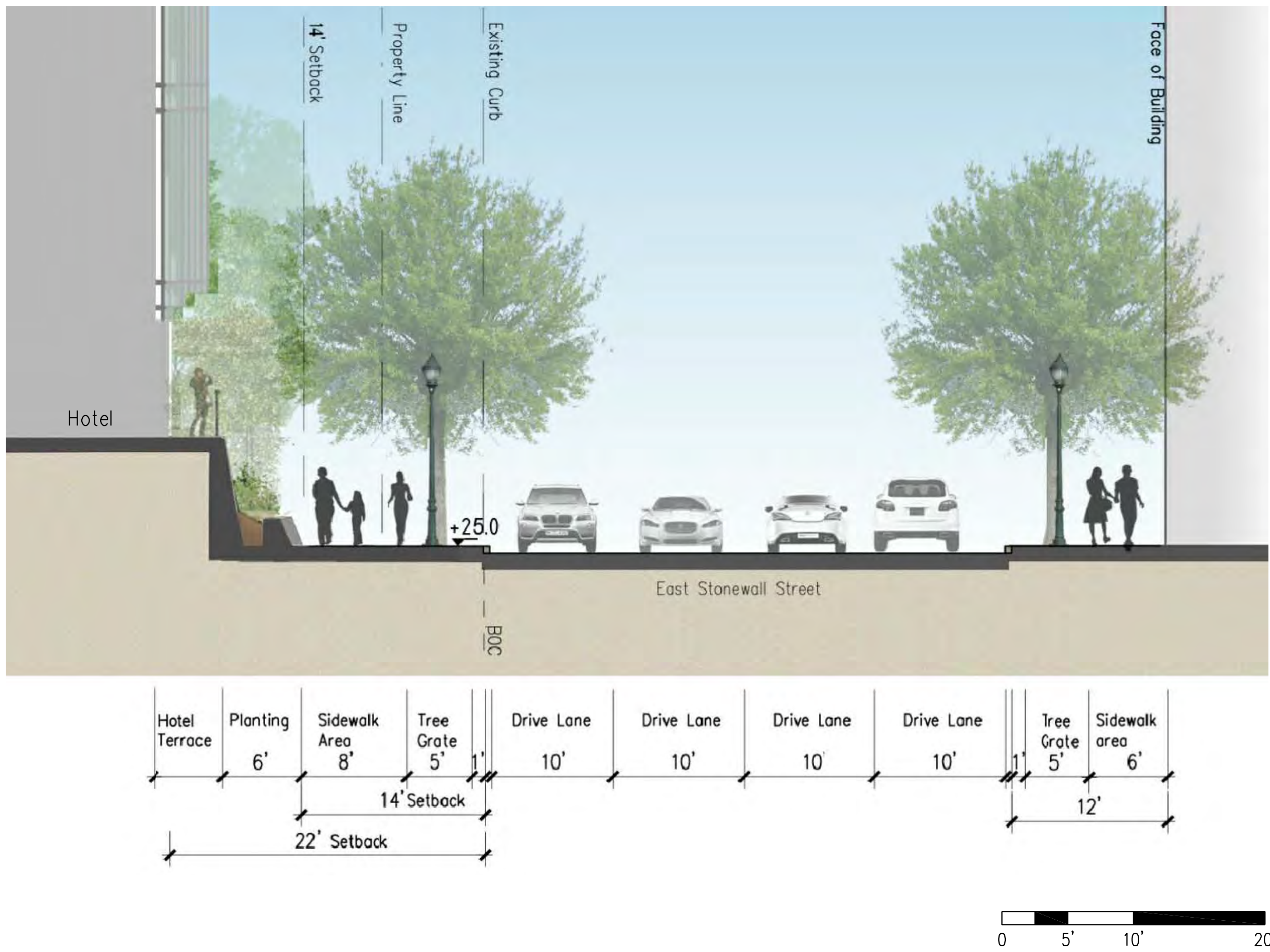
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SHEET NUMBER

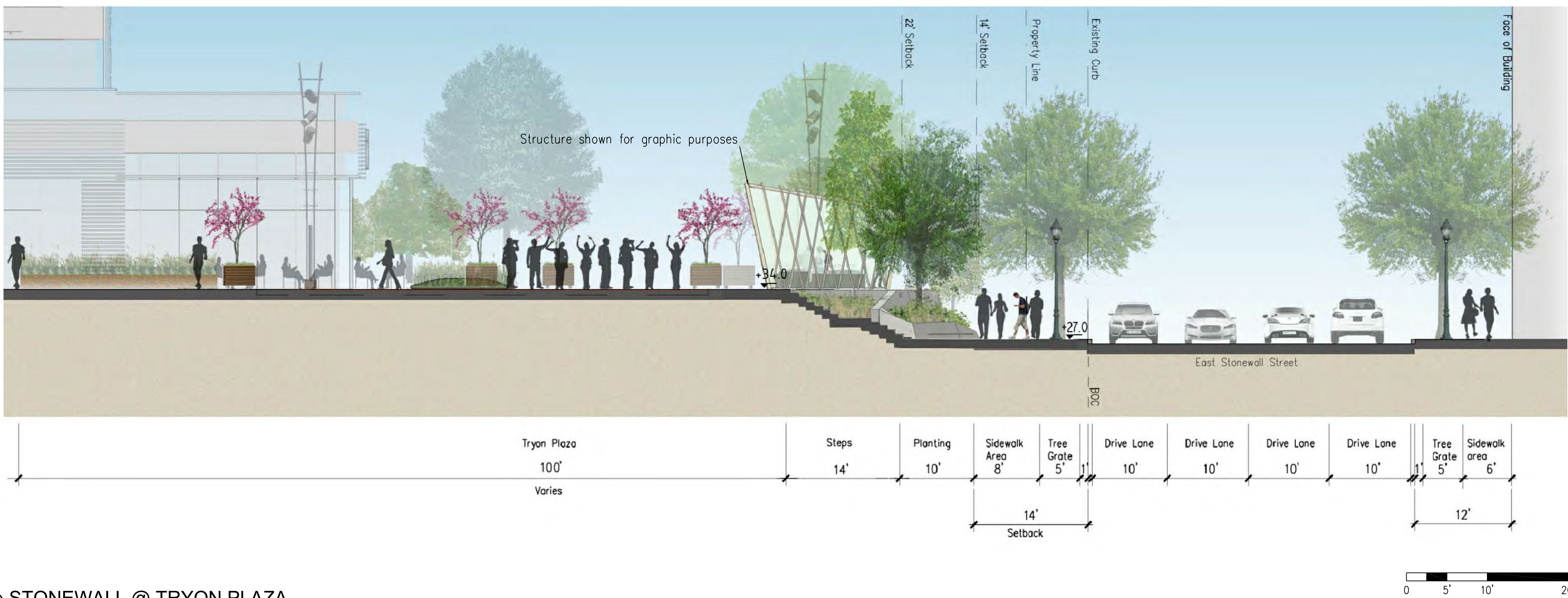
RZ-03



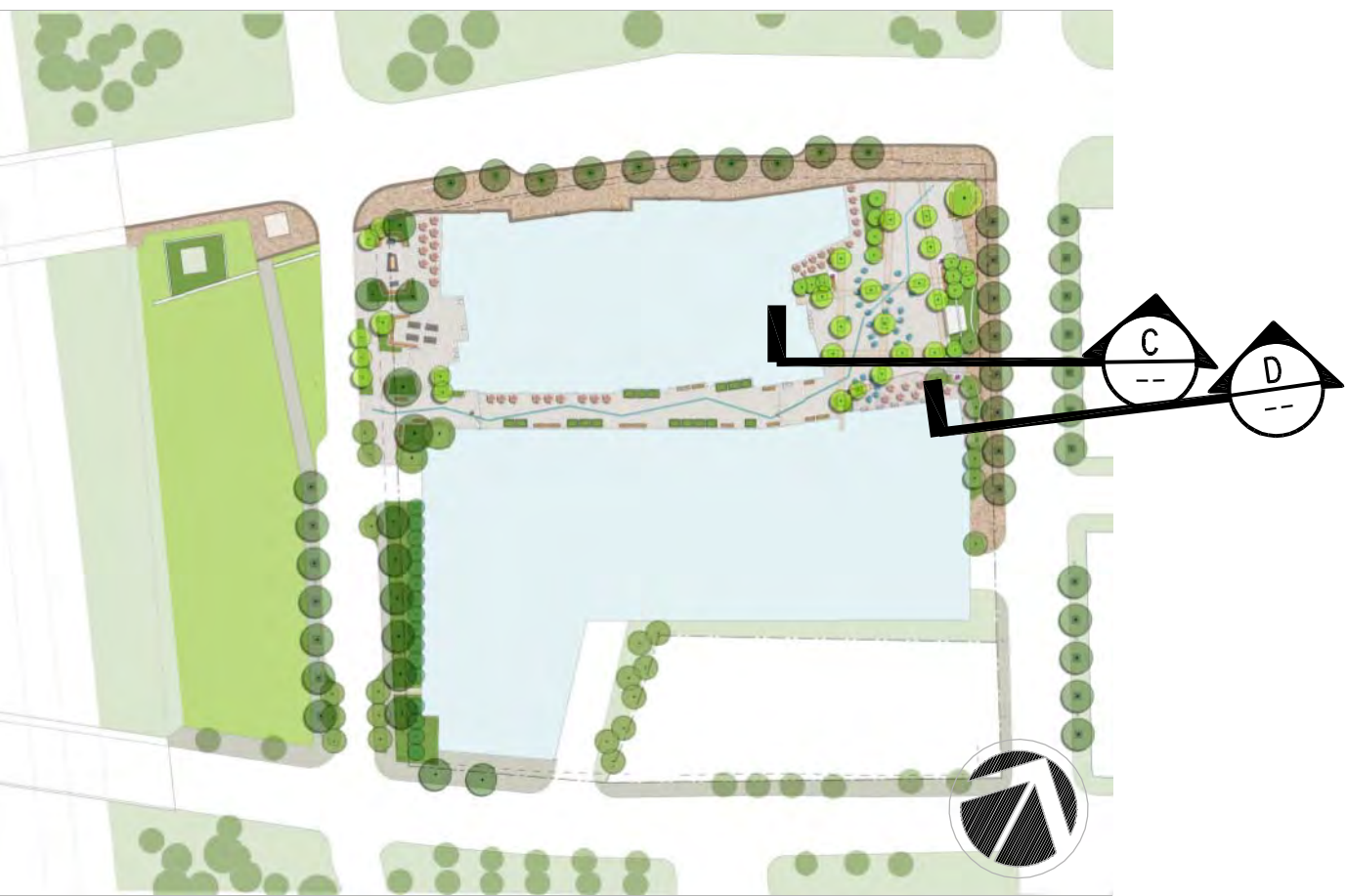
STREET CROSS SECTIONS



D STONEWALL @ TRYON PLAZA



C STONEWALL @ TRYON PLAZA



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TRYON PLACE

Issue FOR

Rezoning Petition 2014-079

Issue DATE

06/19/14

Revisions

NO.	REASON	DATE
1	PER REVIEW COMMENTS	10.17.14

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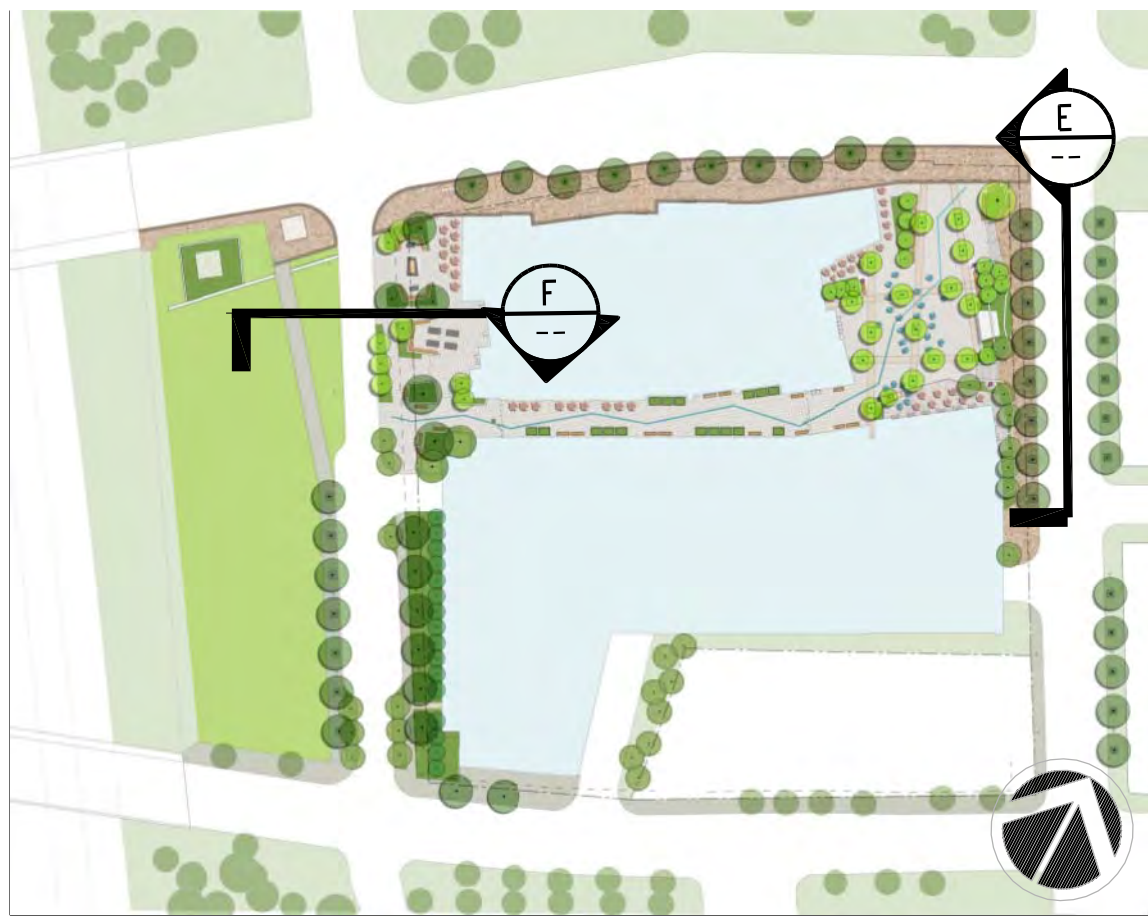
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SHEET NUMBER

RZ-04



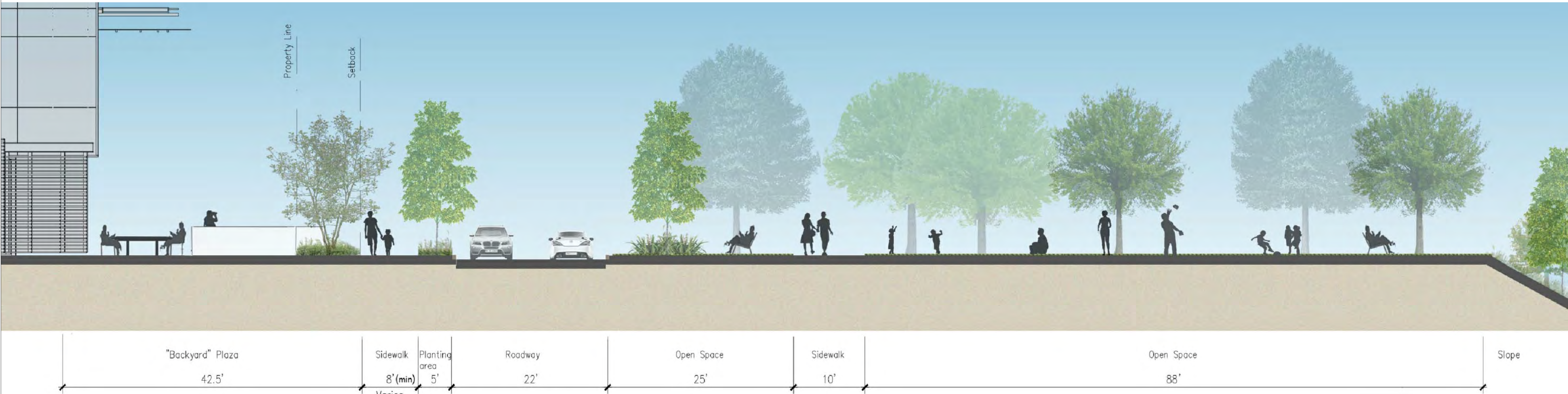
STREET CROSS SECTIONS



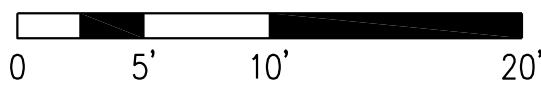
KEY MAP



E EAST STONEWALL STREET



F HILL STREET @ "BACKYARD" AND PUBLIC PARK



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TRYON PLACE

ISSUE FOR  
Rezoning Petition 2014-079

ISSUE DATE  
06/19/14

REVISIONS  
NO. REASON DATE  
1 PER REVIEW COMMENTS 10.17.14

PROJECT TEAM  
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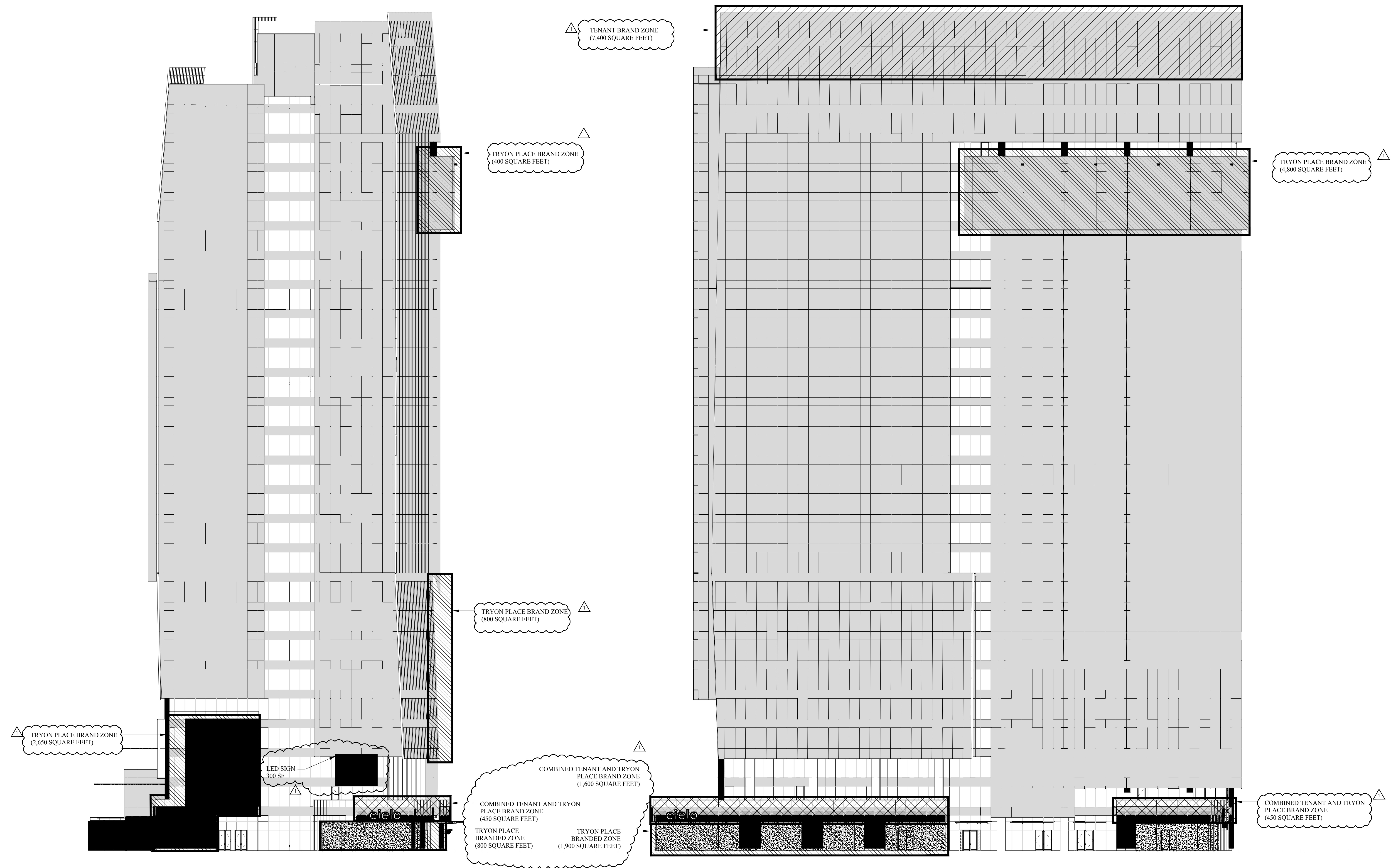
PROJECT NAME  
TRYON PLACE  
OFFICE  
601 SOUTH TRYON  
CHARLOTTE, NC

PROJECT NO.  
132.9153.00

SHEET TITLE  
STREET CROSS SECTION

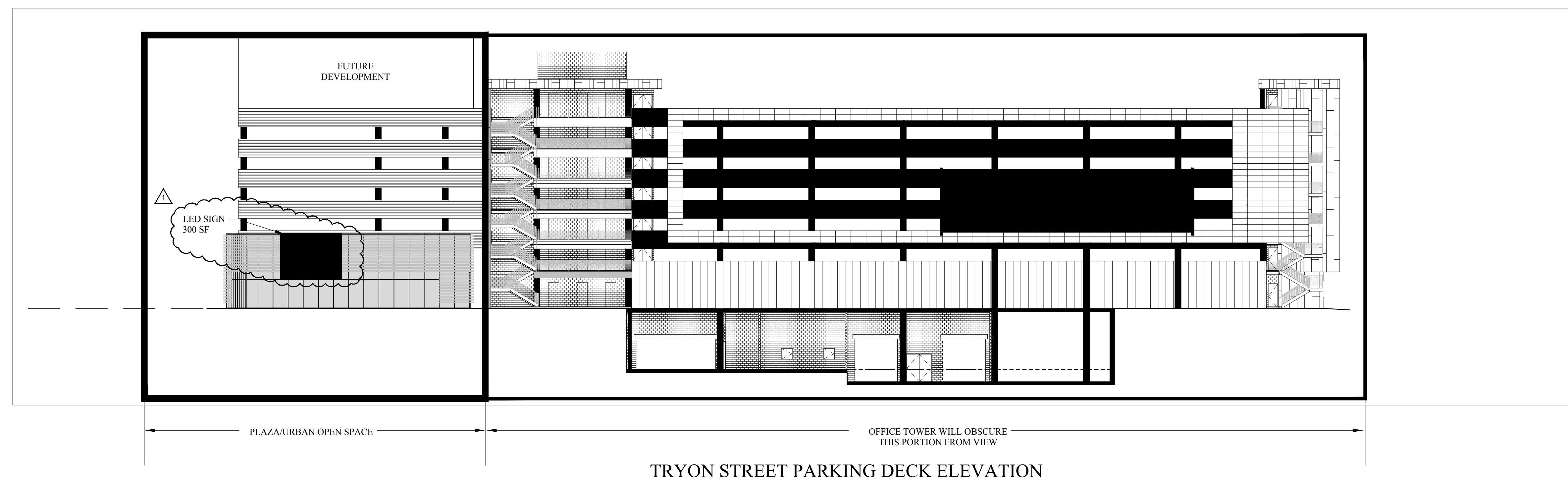
SHEET NUMBER  
RZ-05





STONEWALL STREET ELEVATION

TRYON STREET ELEVATION



TRYON STREET PARKING DECK ELEVATION

NOTE: ELEVATIONS SHOWN ARE SCHEMATIC IN NATURE AND SUBJECT TO CHANGE WHEN PRESENTED FOR CONSTRUCTION DOCUMENT REVIEW

NO.	REASON	DATE
△	PER REVIEW COMMENTS	10.17.14
△	PER REVIEW COMMENTS	11.21.14

PROJECT TEAM
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PROJECT NAME

TRYON PLACE  
OFFICE

601 SOUTH TRYON  
CHARLOTTE, NC

PROJECT NO.  
132.9153.00

SHEET TITLE  
SIGN ZONES





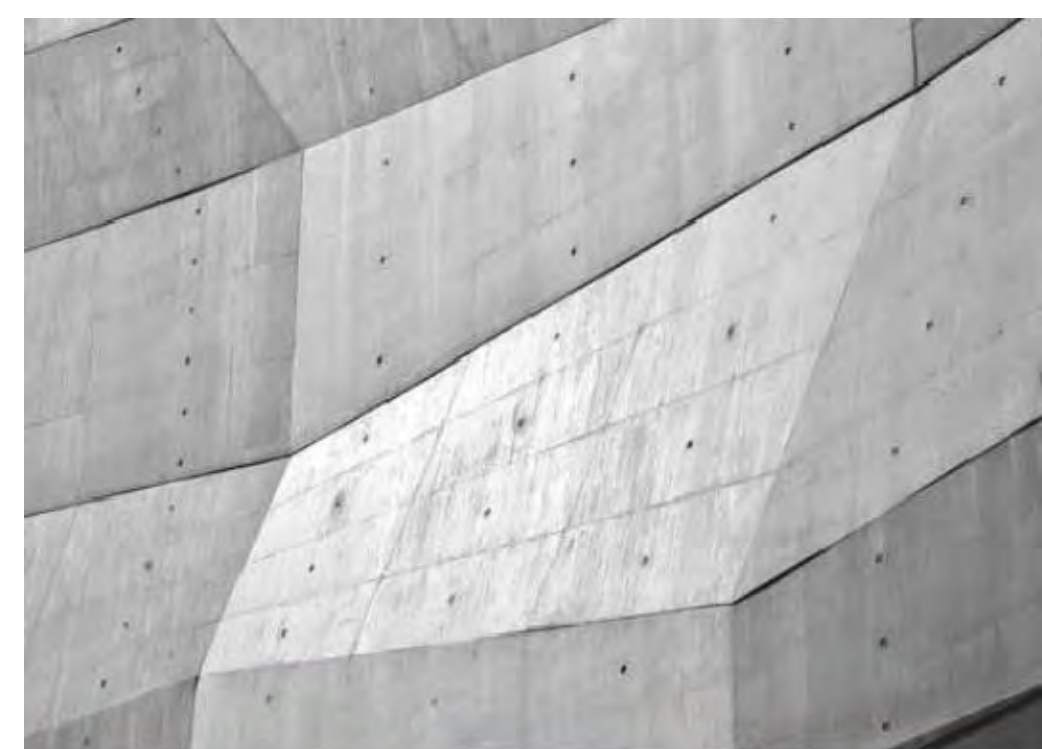
NOTE: ELEVATIONS SHOWN ARE  
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CHANGE WHEN PRESENTED FOR  
CONSTRUCTION DOCUMENT REVIEW







An architectural rendering of a modern urban plaza. In the foreground, a large, angular concrete structure sits on a brick-paved area. A man in a green shirt and jeans is walking towards the viewer, talking on a phone. In the background, there are several trees, a few people sitting on benches, and a large, modern building with a glass facade. The scene is brightly lit, suggesting a sunny day.

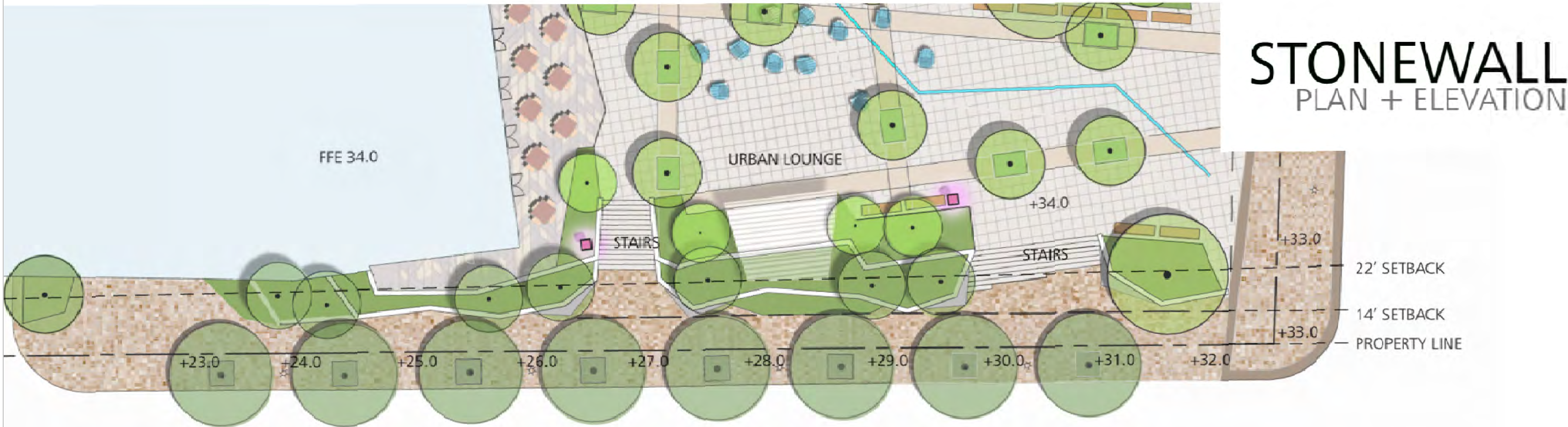


A close-up photograph of a brick paver pattern, showing a mix of reddish-brown and greyish-brown bricks laid in a herringbone or similar interlocking pattern. A small white circle with the number '2' is in the bottom left corner.

#### 4 Existing conditions



STONEWALL PLAN AND ELEVATION



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REVISIONS  
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CHARLOTTE, NC

PROJECT NO.  
132.9153.00

SHEET TITLE  
Stonewall Plan and Elevation

SHEET NUMBER  
RZ-10