

George Macon
MPV Properties

521 E. Morehead St.
Suite 400
Charlotte, NC 28202

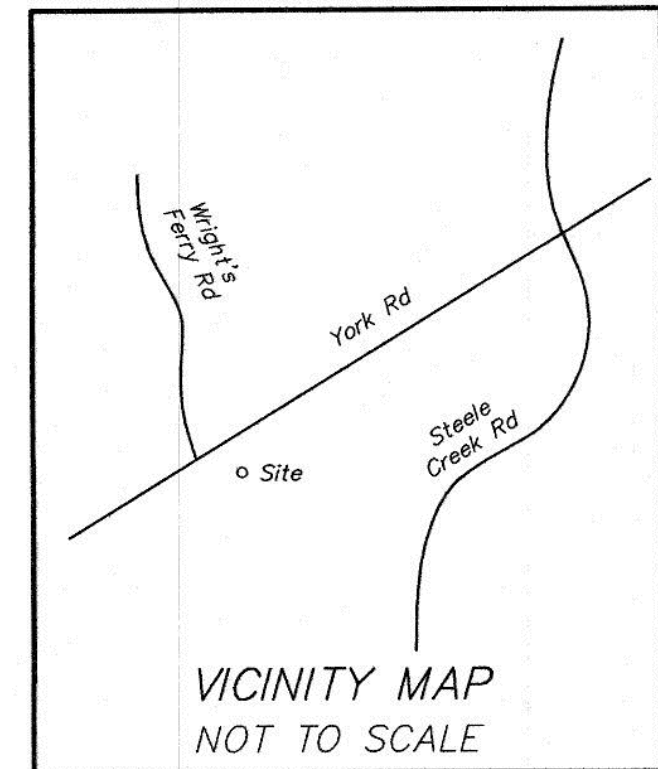
13425 SOUTH TRYON

Existing Conditions/Survey
Charlotte, North Carolina

NO. DATE: BY: REVISIONS:

Project No: 15-100
Date: 12/28/2015
Designed by: udp
Drawn By: udp
Scale: NTS
Sheet No:

SU-1.0



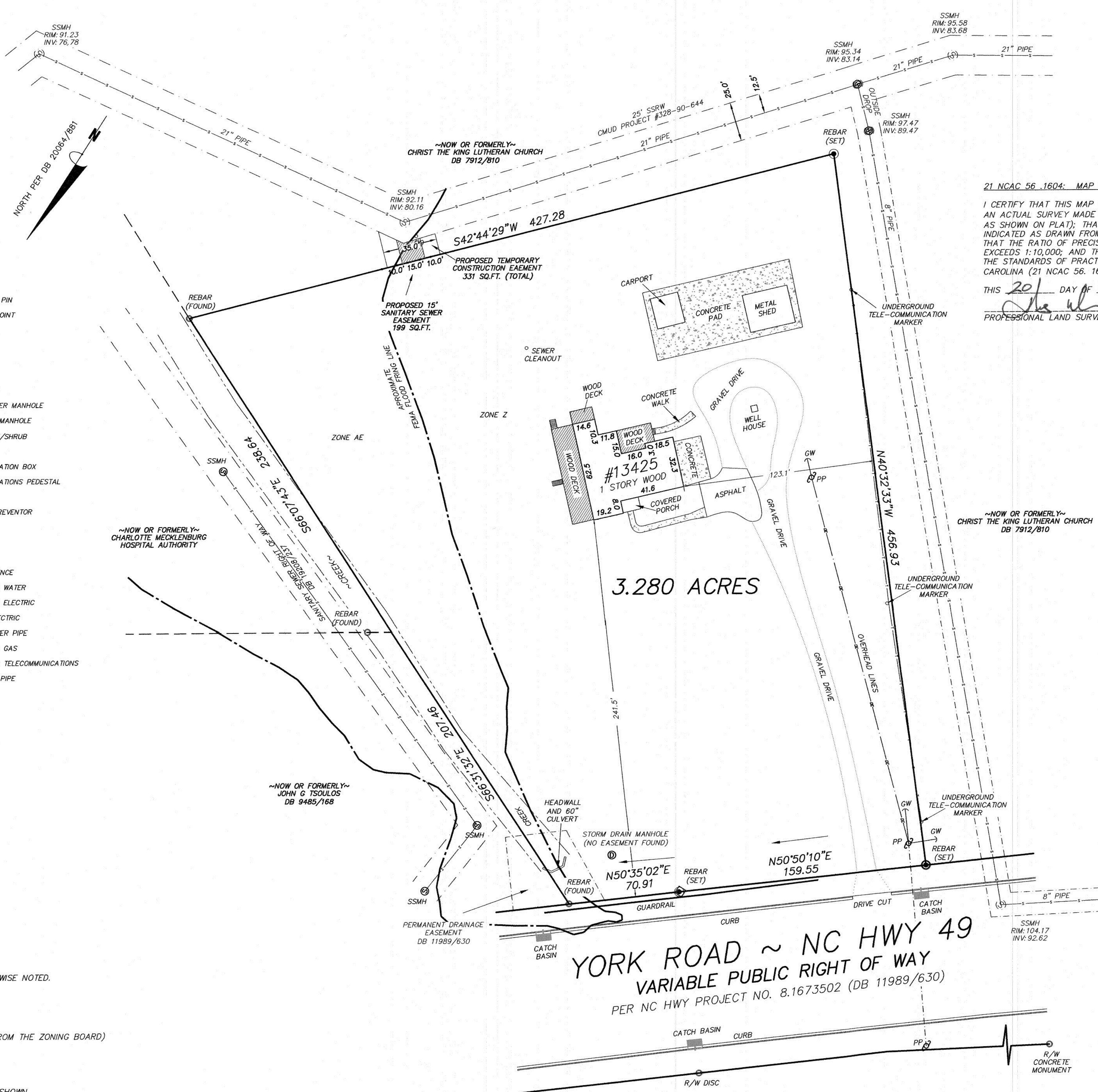
VICINITY MAP
NOT TO SCALE

LEGEND:

- EIP = EXISTING IRON PIN
OIP = OLD IRON PIPE
SIP = SET IRON PIN
PWR = POWER PAD
PM = POWER METER
GM = GAS METER
AC = AIR CONDITIONING
TELE = TELEPHONE PEDESTAL
CATV = CABLE TELEVISION
WM = WATER METER
R/W = RIGHT OF WAY
PP = POWER POLE
LP = LIGHT POLE
CO = SEWER CLEAN OUT
YI = YARD INLET
FES = FLARED END SECTION
CB = CATCH BASIN
SDE = STORM DRAINAGE EASEMENT
SSE = SANITARY SEWER EASEMENT
SDMH = STORM DRAIN MANHOLE
SSMH = SANITARY SEWER MANHOLE
BC = BACK OF CURB
OE = OVERHEAD ELECTRICITY
CP = COVERED PORCH
- SIP = SET IRON PIN
EIP = EXISTING IRON PIN
CP = CALCULATED POINT
GV = GAS VALVE
WV = WATER VALVE
MB = MAIL BOX
WM = WATER METER
FH = FIRE HYDRANT
SSMH = SANITARY SEWER MANHOLE
SDMH = STORM DRAIN MANHOLE
LOCATED TREE/SHRUB
LP = LIGHT POLE
TELECOMMUNICATION BOX
TELECOMMUNICATIONS PEDESTAL
PP = POWER POLE
BFP = BACK FLOW PREVENTOR
GW = GUY WIRE
CB = CATCH BASIN
DI = DROP INLET
- CHAIN LINK FENCE
UNDERGROUND WATER
UNDERGROUND ELECTRIC
OVERHEAD ELECTRIC
SANITARY SEWER PIPE
UNDERGROUND GAS
UNDERGROUND TELECOMMUNICATIONS
STORM DRAIN PIPE

NOTES:

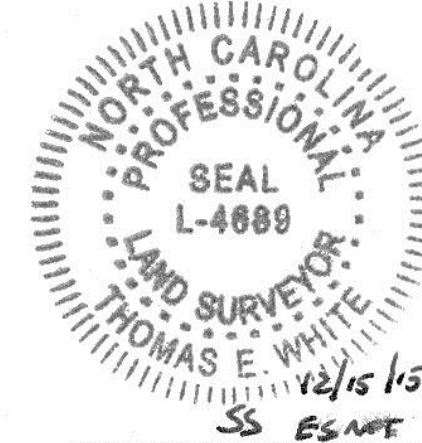
- IRON PINS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
- PROPERTY ZONED: R-3
MINIMUM SETBACK 30' FROM BACK OF CURB
MINIMUM SIDE YARD 6'
MINIMUM REAR YARD 45'
(SETBACKS ARE SUBJECT TO AN INTERPRETATION FROM THE ZONING BOARD)
- TAX PARCEL NUMBER 21912112.
- DEED REFERENCE: DB 20064 PG 881.
- BOUNDARY SURVEY ONLY THROUGH POINTS AS SHOWN.
- A PORTION OF THIS PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION AE BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP (FIRM) NO. 3710440900J, WITH A DATE OF IDENTIFICATION OF 3/2/09.
- THIS PROPERTY MAY BE SUBJECT TO ADDITIONAL RECORDED OR UNRECORDED EASEMENTS, RIGHTS-OF-WAY, OR RESTRICTIVE COVENANTS, OTHER THAN SHOWN. SURVEY MADE WITHOUT THE BENEFIT OF A TITLE EXAMINATION.
- AREA COMPUTED BY COORDINATED METHOD.
- NO NCGS MONUMENT FOUND WITHIN 2000'.
- UTILITY LOCATIONS SHOWN ARE LOCATED BASED ON SITE CONDITIONS AND MARKINGS AT THE TIME OF SURVEY. CONTRACTORS ARE TO HAVE ALL UTILITIES ACCURATELY MARKED PRIOR TO CONSTRUCTION.
- NOT ALL FEATURES SHOWN.



21 NCAC 56 .1604: MAP CERTIFICATION

I CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (TITLE REFERENCES AS SHOWN ON PLAT); THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM TITLE REFERENCES AS SHOWN ON PLAT; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY MEETS OR EXCEEDS 1:10,000; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600).

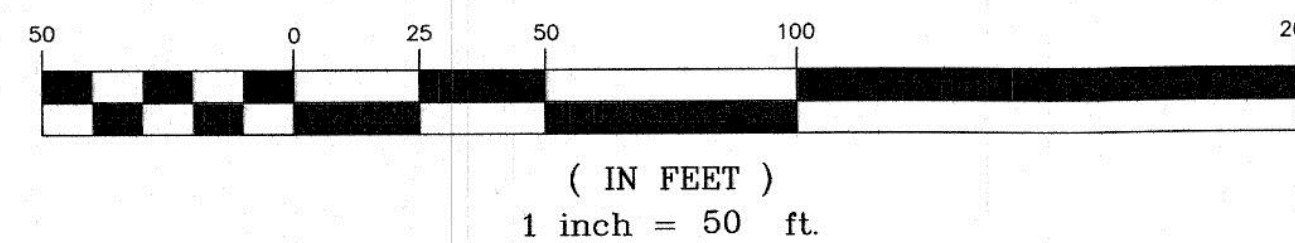
THIS 20 DAY OF JANUARY, 2015
PROFESSIONAL LAND SURVEYOR



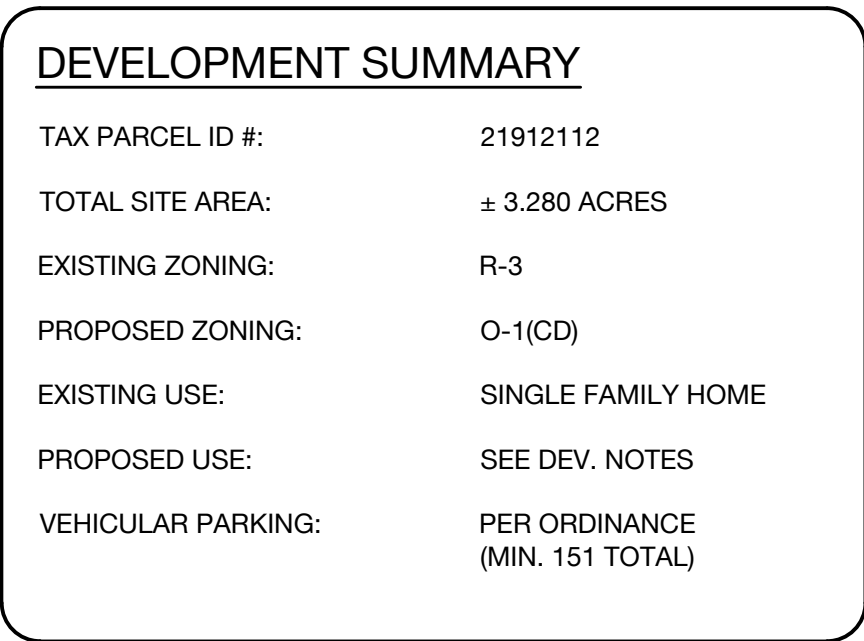
CAROLINA SURVEYORS, INC.
P.O. BOX 267 PINEVILLE, N.C. 28134 - 0267
HUSH E. WHITE, JR., NCRLS & SCRLS 889 - 7661
CERTIFICATE OF AUTHORIZATION NCIC-1242 SC-886

A PHYSICAL SURVEY OF
#13425 YORK ROAD
SURVEYED FOR: REES & REETHA RUSSELL
AREA: 3.280 ACRES
CITY OF CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA

GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.



- a. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by MPV Properties (the "Petitioner") to accommodate an office development that could contain, among other uses, office and childcare uses on that approximately 3.48-acre site located on the south/east side of South Tryon Street more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of a single parcel of land designated as Tax Parcel Number 21912112.
- b. The development of the Site will be governed by the Rezoning Plan, these Development Standards, and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance").
- c. The development and uses depicted on the Rezoning Plan are schematic in nature and are intended to depict the general arrangement of uses and improvements on the Site. The ultimate layout, locations, and sizes of the development and site elements depicted on the Rezoning Plan are graphic representations of the proposed development and its site elements and they may be altered or modified within the limits prescribed by the Ordinance during the Design Development and Construction Phases. Such alterations and modifications shall not materially change the overall design intent depicted on the Rezoning Plan.
- d. Future amendments to the Rezoning Plan and/or these Development Standards may be applied for by the then owner or owners of the Site in accordance with the provisions of Chapter 6 of the Ordinance. Alterations to the Rezoning Plan are subject to Section 6.207 of the Ordinance.
- e. The Petitioner acknowledges that other standard development requirements imposed by other city ordinances, such as those that regulate streets, sidewalks, trees, bicycle parking, and site development, may apply to the development of this site. These are not zoning regulations, are not administered by the zoning administrator, and are not separate zoning conditions imposed by this site plan. Unless specifically noted in the conditions for this site plan, these other standard development requirements will be applied to the development of this site as defined by those other city ordinances.

2. Permitted Uses

- a. The Site may be devoted to the uses and any associated incidental or accessory uses which are permitted under the Ordinance by right or under prescribed conditions in the O-1 zoning district.
- b. The buildings developed on the Site may contain a total maximum of 45,000 square feet of gross floor area.

3. Transportation

- a. Vehicular access to the site will be provided by a driveway connection to South Tryon Street as generally depicted on the Rezoning Plan. The exact placement and configuration of the vehicular access point is subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required for approval by the North Carolina Department of Transportation and/or the Charlotte Department of Transportation.
- b. Parking areas shall be as generally depicted on the Rezoning Plan and within the limits of the Parking Envelopes and Building/Parking Envelopes depicted on the Technical Data Sheet. Exact configuration of parking spaces and internal drives are subject to any minor modifications or alterations required during the construction permitting process.
- c. Vehicular parking provided on site shall comply with the minimum requirements of the Ordinance.

4. Architectural Standards

- a. Buildings will utilize 4-sided architecture.
- b. The buildings constructed on site may be one, two, or three stories.
- c. The maximum height of buildings to be constructed on the site shall be 50'. Height increase allowances above the base height of 40' shall comply with provisions set forth in the Ordinance.
- d. Buildings shall be located on the Site as generally depicted on the Rezoning Plan and within the limits of the Building Envelopes and Building/Parking Envelopes depicted on the Technical Data Sheet.

5. Streetscape and Landscaping

- a. The Petitioner shall install an 8 foot wide planting strip and 6 foot wide sidewalk along the Site's frontage on South Tryon Street.
- b. A 22 foot wide Class C buffer shall be established along those portions of the Site's northern boundary line as more particularly depicted on the Rezoning Plan and Technical Data Sheet. Pursuant to Section 12.302(8) of the Ordinance, the Petitioner may reduce the required width of this buffer by up to 25% by installing a wall, fence, or berm that meets the standards of Section 12.302(8) of the Ordinance.
- c. In the event that an adjacent parcel of land is either rezoned to a zoning district or devoted to a use that eliminates or reduces the buffer requirements on the Site, the Petitioner may reduce or eliminate, as the case may be, the buffer areas accordingly.
- d. Any dumpsters located on the Site shall be screened from view by a solid enclosure with gate.

6. Environmental Features

- a. The Site will comply with the City of Charlotte Tree Ordinance.
- b. The Site will comply with the City of Charlotte Post Construction Ordinance for stormwater.

7. Lighting

Freestanding lighting fixture, including the base, shall not exceed 25 feet in height. Fixtures shall utilize full cut-off luminaires. No "WallPak" type lighting will be utilized, except that architectural lighting on the exterior of buildings will be permitted.

8. Binding Effect of the Rezoning Documents and Definitions

- a. If this Rezoning Petition is approved, all conditions applicable to the use and development of the Site imposed under these Development Standards and the Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of Petitioner and the current and subsequent owners of the Site and their respective successors in interests and assigns.
- b. Throughout these Development Standards, the term "Petitioner" shall be deemed to include the heirs, devisees, personal representatives, successors in interest, and assigns of Petitioner or the owner or owners of the Site from time to time who may be involved in any future development thereof.
- c. Any reference to the Ordinance herein shall be deemed to refer to the requirements of the Ordinance in effect as of the date this Rezoning Petition is approved.



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George Macon
MPV Properties

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Suite 400
Charlotte, NC 28202

13425 SOUTH TRYON

Technical Data Sheet

Charlotte, North Carolina

NO. DATE BY: REVISIONS:

Project No: 15-100
Date: 12.28.2015
Designed by: udp
Drawn By: udp
Scale: 1"=30'
Sheet No:

RZ-1.0

REZONING PETITION #2016-XX

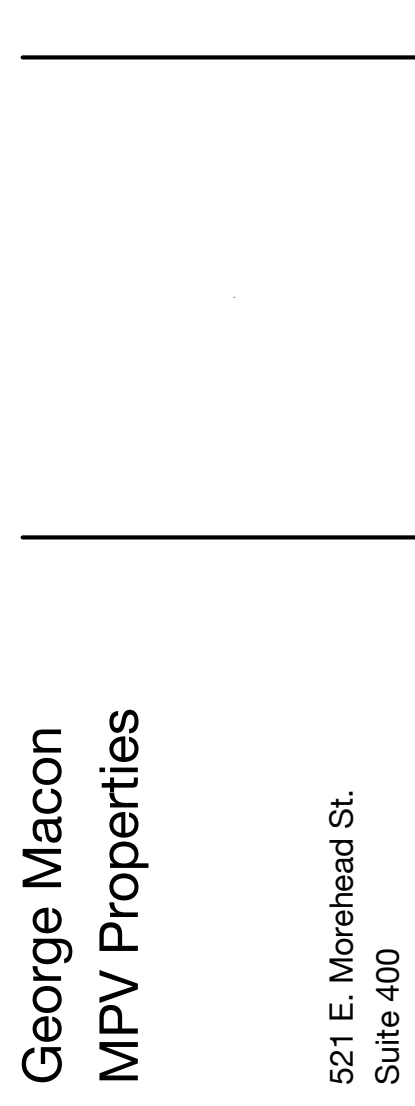


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NO. DATE: BY: REVISIONS:

Project No: 15-100
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Project No: 15-100	NO.	DATE:	BY:	REVISIONS:
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REZONING PETITION #2016-XX