



TREVI VILLAGE MULTI-FAMILY DEVELOPMENT STANDARDS

MAY 23, 2016

SITE DEVELOPMENT DATA:

- ACREAGE: 23.13± ACRES
--TAX PARCEL #S: 051-081-26
--EXISTING ZONING: CC, UR-C (CD)
--PROPOSED ZONING: UR-C (CD)
--EXISTING USES: VACANT
--PROPOSED USES: UP TO 275 MULTI-FAMILY DWELLING UNITS TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE UR-C ZONING DISTRICT
--MAXIMUM BUILDING HEIGHT: BUILDING HEIGHT WILL BE LIMITED TO SIXTY (60) FEET. ARCHITECTURAL FEATURES SUCH AS SPIRES, MANSARDS, DOMES, AND THE LIKE AS WELL AS ROOF TOP MECHANICAL EQUIPMENT, AND SCREENS OR DEVICES USED TO SCREEN ROOF TOP STRUCTURES OR EQUIPMENT WILL BE ALLOWED AND WILL NOT BE CONSIDERED PART OF THE ALLOWED SIXTY (60) FOOT BUILDING HEIGHT.
--PARKING: 1.25 SPACES PER UNIT MINIMUM
--OPEN SPACE: A MINIMUM OF 15% OF THE SITE WILL BE ESTABLISHED AS TREE SAVE/OPEN SPACE AREAS AS DEFINED IN THE ORDINANCE. TREE SAVE WILL BE REVIEWED FOR ENTIRE UNIFIED DEVELOPMENT.

1. GENERAL PROVISIONS:

- a. THE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY TREVI PARTNERS, LLC ("THE PETITIONER") TO ACCOMMODATE THE DEVELOPMENT OF AN APPROXIMATELY 23.13 ACRE SITE LOCATED AT 12220 U.S. HIGHWAY 29 ("THE SITE") WITH A MULTI-FAMILY RESIDENTIAL COMMUNITY THAT COULD CONTAIN UP TO 275 MULTI-FAMILY DWELLING UNITS.
b. ON OCTOBER 18, 2010, THE CHARLOTTE CITY COUNCIL REZONED THE SITE TO THE CC & UR-C (CD) DISTRICTS PURSUANT TO REZONING PETITION NO. 2010-047 TO ACCOMMODATE THE DEVELOPMENT OF THE SITE FOR RETAIL, COMMERCIAL, OFFICE, MEDICAL OFFICE, RESIDENTIAL, INDEPENDENT LIVING, ASSISTED LIVING, SKILLED NURSING, FLEX UNITS, AND OTHER ALLOWED USES WITHIN THE ESTABLISHED ZONING DISTRICTS.
c. PURSUANT TO THIS REZONING PETITION, PETITIONER IS REQUESTING THAT THE SITE BE REZONED TO THE UR-C (CD) DISTRICT FOR THE PURPOSE OF REVISING THE LAYOUT AND DESIGN OF THE PROPOSED MULTI-FAMILY.
d. DEVELOPMENT OF THIS SITE WILL BE GOVERNED BY THE ATTACHED REZONING PLAN AND THESE DEVELOPMENT STANDARDS (COLLECTIVELY REFERRED TO AS THE "REZONING PLAN") AS WELL AS THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE ("THE ORDINANCE"), SUBJECT TO THE OPTIONAL PROVISIONS SET OUT BELOW. THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE UR-C (CD) ZONING DISTRICT CLASSIFICATION SHALL GOVERN DEVELOPMENT TAKING PLACE ON THE SITE.
e. THE REZONING AREA WILL BE A PART OF A LARGER UNIFIED DEVELOPMENT WHICH WILL INCLUDE THE PROPERTY EAST OF PUBLIC ROAD 'A' (PARCEL NOS. 051-091-09, 051-091-10, 051-091-11, 051-091-12) AS SHOWN ON THE REZONING PLAN. THIS PROPERTY WAS REZONED UNDER THE APPROVED PETITION NO. 2010-047. SITE REQUIREMENTS SUCH AS TREE SAVE AREA AND STORM WATER MANAGEMENT WILL BE CONSIDERED FOR THE OVERALL PROJECT. THIS PROPERTY WILL BE RE-COMBINED AS PART OF THE SUBDIVISION REVIEW AND APPROVAL PROCESS.

- f. THE REZONING PLAN DEPICTIONS OF THE USES, PARKING AREAS, SIDEWALKS, STRUCTURES AND BUILDINGS, AND OTHER SITE ELEMENTS SET FORTH OF THE REZONING PLAN SHOULD BE REVIEWED IN CONJUNCTION WITH THE PROVISIONS OF THESE DEVELOPMENT STANDARDS. THE ULTIMATE LAYOUT, LOCATIONS AND SIZES OF THE DEVELOPMENT AND SITE ELEMENTS DEPICTED ON THE REZONING PLAN ARE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT AND SITE ELEMENTS PROPOSED, AND THE MAY BE ALTERED OR MODIFIED IN ACCORDANCE WITH THE SETBACK, YARD AND BUFFER REQUIREMENT SET FORTH ON THIS REZONING PLAN AND THE DEVELOPMENT STANDARDS. PROVIDED, HOWEVER, ANY SUCH ALTERATION AND MODIFICATIONS SHALL NOT MATERIALLY CHANGE THE OVERALL DESIGN INTENT DEPICTED ON THE REZONING PLAN. CHANGES TO THE REZONING PLAN NOT PERMITTED BY THE REZONING PLAN WILL BE REVIEWED AND APPROVED AS ALLOWED BY SECTION 6.207 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 AMENDMENT PROCESS PER SECTION 6.207 OF THE ORDINANCE. THESE INSTANCES WOULD INCLUDE CHANGES TO GRAPHICS IF THEY ARE:

- i. EXPRESSLY PERMITTED BY THE REZONING PLAN (IT IS UNDERSTOOD THAT IF A MODIFICATION IS EXPRESSLY PERMITTED BY THE REZONING PLAN IT IS DEEMED A MINOR MODIFICATION FOR THE PURPOSES OF THESE DEVELOPMENT STANDARDS); OR,
ii. MINOR AND DON'T MATERIALLY CHANGE THE OVERALL DESIGN INTENT DEPICTED ON THE REZONING PLAN; OR
iii. MODIFICATIONS TO MOVE STRUCTURES GRAPHICALLY DEPICTED ON THE REZONING PLAN CLOSER TO ADJACENT PROPERTIES BUT NO CLOSER THAN THE "EXTERNAL BUILDING LINE" (IN THIS CASE THE EXTERNAL SETBACKS, SIDE OR REAR YARDS) INDICATED ON SHEET RZ-1; OR
iv. MODIFICATIONS TO ALLOW MINOR INCREASES OR DECREASES IN THE MASS OF THE BUILDINGS THAT DO NOT MATERIALLY CHANGE THE DESIGN INTENT DEPICTED ON OR DESCRIBED IN 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 AMENDMENT PROCESS PER SECTION 6.207 OF THE ORDINANCE; IN EACH INSTANCE, HOWEVER, SUBJECT TO THE PETITIONER'S APPEAL RIGHTS SET FORTH IN THE ORDINANCE.

2. OPTIONAL PROVISIONS:

THE FOLLOWING OPTIONAL PROVISIONS SHALL APPLY TO THE SITE:

- a. TO ALLOW THE OFF-STREET SERVICE AND DELIVERY SPACES TO BE REDUCED TO ONE (1) LOADING SPACE FOR BUILDINGS 1-6 AND ONE (1) LOADING SPACE FOR BUILDINGS 7-8.
b. TO ALLOW THE PRIVATE STREET 'B' DESIGN TO DEVIATE FROM THE URBAN STREET DESIGN GUIDELINES FOR RESIDENTIAL STREETS AND PROVIDE A PEDESTRIAN SIDEWALK CONNECTION ON ONLY ONE (1) SIDE OF THE STREET DUE TO TOPOGRAPHICAL AND ENVIRONMENTAL CONSTRAINTS.

3. PERMITTED USES, DEVELOPMENT AREA LIMITATIONS:

- a. THE SITE MAY BE DEVELOPED WITH UP TO 275 MULTI-FAMILY DWELLING UNITS TOGETHER WITH ACCESSORY USES ALLOWED IN THE UR-C (CD) ZONING DISTRICT.
b. STRUCTURED PARKING FACILITIES MAY BE LOCATED ON THE SITE.
c. BUILDING NOS. 1 THROUGH 8 AS DEPICTED ON THE REZONING PLAN ARE EACH LOCATED IN A BUILDING ENVELOPE THAT IS FORMED BY THE RELEVANT ADJACENT STREETS AND/OR PARKING AREAS, AND EACH OF THESE BUILDING MAY ROTATE AND/OR CHANGE LOCATIONS WITHIN THEIR RESPECTIVE BUILDING ENVELOPES AT THE OPTION OF THE PETITIONER.

4. TRANSPORTATION IMPROVEMENTS AND ACCESS:

1. PROPOSED IMPROVEMENTS:

- a. EXCEPT AS DESCRIBED BELOW IN THIS SUBSECTION, ACCESS TO THE SITE WILL BE FROM U.S. HIGHWAY 29 AS GENERALLY DEPICTED ON THE REZONING PLAN. THE REZONING PLAN, HOWEVER, REFERENCES A POSSIBLE VEHICULAR/PEDESTRIAN CONNECTION FROM THE SITE TO THAT CERTAIN PARCEL LOCATED ADJACENT AND TO THE WEST OF THE SITE AND KNOWN AS TAX PARCEL NO. 051-081-21 (THE "WESTERN ADJACENT PARCEL"). IN ORDER TO PROMOTE SUCH A FUTURE VEHICULAR/PEDESTRIAN CONNECTION BETWEEN THE SITE AND THE WESTERN ADJACENT PARCEL, THE PETITIONER AGREES TO THE FOLLOWING PROVISIONS:

- (1) AS PART OF THE DEVELOPMENT CONTEMPLATED BY THIS REZONING PLAN, SUCH CONNECTION WILL BE INSTALLED BY PETITIONER TO THE COMMON PROPERTY LINE IN SUBSTANTIALLY THE LOCATION AND CONTAINING SUBSTANTIALLY THE SAME DESIGN AS DEPICTED ON THE REZONING PLAN, INCLUDING SIDEWALK IMPROVEMENTS CONSISTING OF A SIX (6) FOOT WIDE SIDEWALK AND EIGHT (8) FOOT WIDE PLANTING STRIP ON ONE SIDE OF SUCH PRIVATE STREET;

- (2) MINOR ADJUSTMENTS IN THE LOCATION OF THE POSSIBLE CONNECTION CAN BE MADE IN CONSULTATION WITH THE PLANNING DEPARTMENT DURING THE PLANNED MULTI-FAMILY REVIEW AND APPROVAL PROCESS;

- (iii) THE CONNECTION SHALL BE OPENED ONLY UPON THE REDEVELOPMENT OF THE WESTERN ADJACENT PARCEL IN SUCH A MANNER AS TO REQUIRE, EITHER BY CONDITIONAL REZONING CONDITIONS, SUBDIVISION REQUIREMENTS OR OTHER REGULATORY REQUIREMENTS, A VEHICULAR AND PEDESTRIAN CONNECTION FROM THE WESTERN ADJACENT PARCEL TO THE SITE.

- b. SUBJECT TO THE PROVISIONS AND DESIGN DESCRIBED IN THE SECTION ABOVE, THE PLACEMENTS AND CONFIGURATIONS OF VEHICULAR ACCESS POINTS ARE SUBJECT TO ANY MINOR MODIFICATIONS, AS APPROVED BY CDOT/NCDOT, REQUIRED TO ACCOMMODATE THE FINAL SITE DEVELOPMENT AND CONSTRUCTION PLANS AND TO ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY THE CDOT/NCDOT IN ACCORDANCE WITH PUBLISHED STANDARDS.

- c. THE ALIGNMENT OF THE INTERNAL VEHICULAR CIRCULATION AND DRIVEWAYS MAY BE MODIFIED BY PETITIONER TO ACCOMMODATE CHANGES IN TRAFFIC PATTERS, PARKING LAYOUTS, AND ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY CDOT IN ACCORDANCE WITH PUBLISHED STANDARDS.

- d. IT IS ANTICIPATED THAT THE PUBLIC STREET SHALL BE PUBLICLY DEDICATED AND CONVEYED TO THE CITY OF CHARLOTTE. IT IS ANTICIPATED THAT THE REMAINING ROADWAYS SHALL BE PRIVATELY MAINTAINED. HOWEVER, THEY MAY BE PUBLICLY DEDICATED AT SOME POINT IN THE FUTURE.

II. STANDARDS, PHASING AND OTHER PROVISIONS.

- a. CDOT/NCDOT STANDARDS. ALL OF THE FOREGOING PUBLIC ROADWAY IMPROVEMENTS WILL BE SUBJECT TO THE STANDARDS AND CRITERIA OF CDOT AS APPLICABLE. 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 AREA, BY WAY OF A PRIVATE/PUBLIC PARTNERSHIP EFFORT OR OTHER PUBLIC SECTOR PROJECT SUPPORT.

- b. RIGHT-OF-WAY AVAILABILITY. IT IS UNDERSTOOD THAT SOME OF THE PUBLIC ROADWAY IMPROVEMENTS REFERENCED IN SUBSECTION A. ABOVE MAY NOT BE POSSIBLE WITHOUT THE ACQUISITION OF ADDITIONAL RIGHT OF WAY. IF AFTER THE EXERCISE OF DILIGENT GOOD FAITH EFFORTS OVER A MINIMUM OF A 60 DAY PERIOD, THE PETITIONER IS UNABLE TO ACQUIRE ANY LAND NECESSARY TO PROVIDE FOR ANY SUCH ADDITIONAL RIGHT OF WAY UPON COMMERCIALLY REASONABLE TERMS AND AT MARKET PRICES, THEN CDOT, THE CITY OF CHARLOTTE ENGINEERING DIVISION OR OTHER APPLICABLE AGENCY, DEPARTMENT OR GOVERNMENTAL BODY AGREE TO PROCEED WITH ACQUISITION OF ANY SUCH LAND. IN SUCH EVENT, THE PETITIONER SHALL REIMBURSE THE APPLICABLE AGENCY, DEPARTMENT OR GOVERNMENTAL BODY FOR THE COST OF ANY SUCH ACQUISITION PROCEEDINGS INCLUDING COMPENSATION PAID BY THE APPLICABLE AGENCY, DEPARTMENT OR GOVERNMENTAL BODY FOR ANY SUCH LAND AND THE EXPENSES OF SUCH PROCEEDINGS. FURTHERMORE, IN THE EVENT PUBLIC ROADWAY IMPROVEMENTS REFERENCED IN SUBSECTION A. ABOVE ARE DELAYED BECAUSE OF DELAYS IN THE ACQUISITION OF ADDITIONAL RIGHT-OF-WAY AS CONTEMPLATED HEREIN AND SUCH DELAY EXTENDS BEYOND THE TIME THAT THE PETITIONER SEEKS TO OBTAIN A CERTIFICATE OF OCCUPANCY FOR BUILDING(S) ON THE SITE IN CONNECTION WITH RELATED DEVELOPMENT PHASING DESCRIBED ABOVE, THEN THE PETITIONER WILL WORK WITH CITY STAFF TO DETERMINE A PROCESS TO ALLOW THE ISSUANCE OF CERTIFICATES OF OCCUPANCY FOR THE APPLICABLE BUILDINGS; PROVIDED, HOWEVER, THE PETITIONER CONTINUES TO EXERCISE GOOD FAITH EFFORTS TO COMPLETE THE APPLICABLE ROAD-WAY IMPROVEMENTS; IN SUCH EVENT THE PETITIONER MAY BE ASKED TO POST A LETTER OF CREDIT OR A BOND FOR ANY IMPROVEMENTS NOT IN PLACE AT THE TIME SUCH A CERTIFICATE OF OCCUPANCY IS ISSUED TO SECURE COMPLETION OF THE APPLICABLE IMPROVEMENTS.

- c. ALTERNATIVE IMPROVEMENTS. CHANGES TO THE ABOVE REFERENCED ROADWAY IMPROVEMENTS CAN BE APPROVED THROUGH THE ADMINISTRATIVE AMENDMENT PROCESS UPON THE DETERMINATION AND MUTUAL AGREEMENT OF PETITIONER, CDOT, AND THE PLANNING DIRECTOR AS APPLICABLE. PROVIDED, HOWEVER, THE PROPOSED ALTERNATE TRANSPORTATION IMPROVEMENTS PROVIDE (IN THE AGGREGATE) COMPARABLE TRANSPORTATION NETWORK BENEFITS TO THE IMPROVEMENTS IDENTIFIED IN THIS PETITION.

5. ARCHITECTURAL STANDARDS:

- a. THE PORTION OF THE BUILDING EXTERIORS LOCATED BELOW THE ROOF LINE AND WITH THE EXCEPTION OF WINDOWS, DOORS, GARAGE DOORS, ARCHITECTURAL ACCENTS, FENESTRATION AND WALL SIGNAGE SHALL BE COMPOSED OF BRICK, STONE, CULTURED STONE, OTHER EQUAL MASONRY PRODUCTS TO 20% OF EACH BUILDING EXTERIOR.

- b. NO VINYL SIDING OR EIFS SHALL BE USED IN THE CONSTRUCTION OF THE UNITS.

- c. DUMPSTER AREAS WILL BE ENCLOSED ON ALL FOUR SIDES BY AN OPAQUE ENCLOSURE WITH ONE SIDE BEING A HINGED OPAQUE GATE. IF ONE OR MORE SIDES OF A DUMPSTER AREA ADJOIN A SIDE OR REAR WALL OF A BUILDING, THEN THE SIDE OR REAR WALL OF THAT BUILDING MAY BE SUBSTITUTED FOR A SIDE.

- d. METER BANKS WILL BE SCREENED.

- e. HVAC AND RELATED MECHANICAL EQUIPMENT WILL BE SCREENED FROM PUBLIC VIEW AT GRADE.

6. STREETScape, BUFFERS AND LANDSCAPING:

- a. SETBACKS AND YARDS SHALL BE PROVIDED AS DEPICTED ON THE REZONING PLAN.

- b. AS GENERALLY DEPICTED ON THE REZONING PLAN, PETITIONER WILL PROVIDE A SIDEWALK AND CROSS-WALK NETWORK THAT LINKS THE BUILDING ON THE SITE WITH ONE ANOTHER AND LINKS THE BUILDING TO THE SIDEWALKS ALONG THE ABUTTING PUBLIC AND PRIVATE STREETS.

- c. PETITIONER SHALL PROVIDE AND ESTABLISH A TWENTY (20) FOOT REAR YARD AND FIFTY (50) FOOT CLASS 'C' BUFFER ALONG THE WESTERN AND SOUTHERN BOUNDARIES OF THE SITE AS GENERALLY DEPICTED ON THE REZONING PLAN. THIS 50 FOOT CLASS 'C' BUFFER WILL BE LANDSCAPED WITH A COMBINATION OF TREES AND SHRUBS THAT WILL MEET OR EXCEED THE BUFFER REQUIREMENTS OF THE ORDINANCE. THE WIDTH OF THE 50 FOOT CLASS 'C' BUFFER MAY BE REDUCED BY 25% TO A WIDTH OF 37.5 FEET WITH USE OF A FENCE OR BERM PER SECTION 12.302 OF THE ORDINANCE. ACCESSORY STRUCTURES WILL NOT BE ALLOWED IN THE 50 FOOT CLASS 'C' BUFFER.

- d. ABOVE GROUND BACKFLOW PREVENTERS WILL BE SCREENED FROM PUBLIC VIEW AND WILL BE LOCATED OUTSIDE OF THE REQUIRED SETBACKS.

7. ENVIRONMENTAL FEATURES:

- a. THE SITE SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION CONTROLS ORDINANCE.

- b. THE LOCATION, SIZE, AND TYPE OF STORM WATER MANAGEMENT SYSTEMS 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.

- c. THE SITE WILL COMPLY WITH THE TREE ORDINANCE. TREE SAVE AREAS ARE GENERALLY DEPICTED ON THE REZONING PLAN BUT MAY BE RELOCATED TO OTHER PORTIONS OF THE SITE DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASES.

- d. TREE SAVE AND STORM WATER MANAGEMENT REQUIREMENTS WILL BE REVIEWED FOR THE ENTIRE UNIFIED DEVELOPMENT TOTALING APPROXIMATELY 68.90 ACRES.

8. SIGNAGE:

- a. SIGNAGE AS ALLOWED BY THE ORDINANCE WILL BE PROVIDED.

- b. ON PREMISES DIRECTIONAL AND INSTRUCTIONAL SIGNS MAY BE LOCATED THROUGHOUT THE SITE PER THE STANDARDS OF THE ORDINANCE.

- c. SIGNAGE MAY BE INSTALLED ON THE WALLS LOCATED AT OR IN PROXIMITY TO THE SITE'S FRONTAGE ALONG U.S. HIGHWAY 29.

9. LIGHTING:

- a. ALL NEW ATTACHED AND DETACHED LIGHTING SHALL BE FULLY SHIELDED DOWNWARDLY DIRECTED AND FULL CUT OFF FIXTURE TYPE LIGHTING EXCLUDING LOWER, DECORATIVE LIGHTING THAT MAY BE INSTALLED ALONG THE DRIVEWAYS, SIDEWALKS, AND PARKING AREAS.

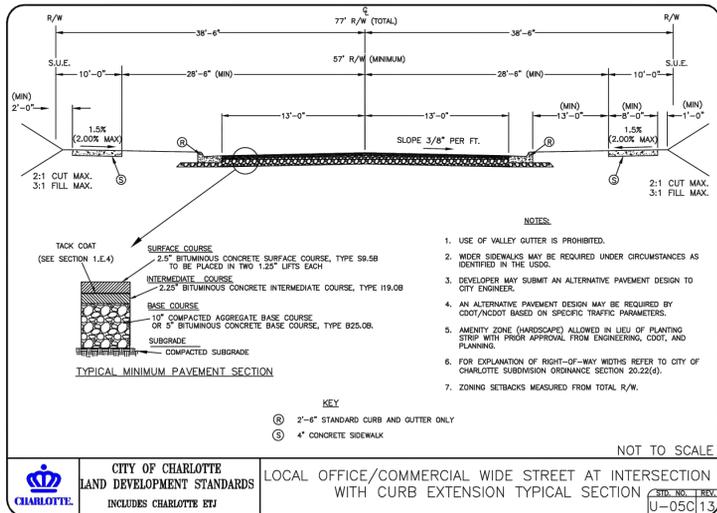
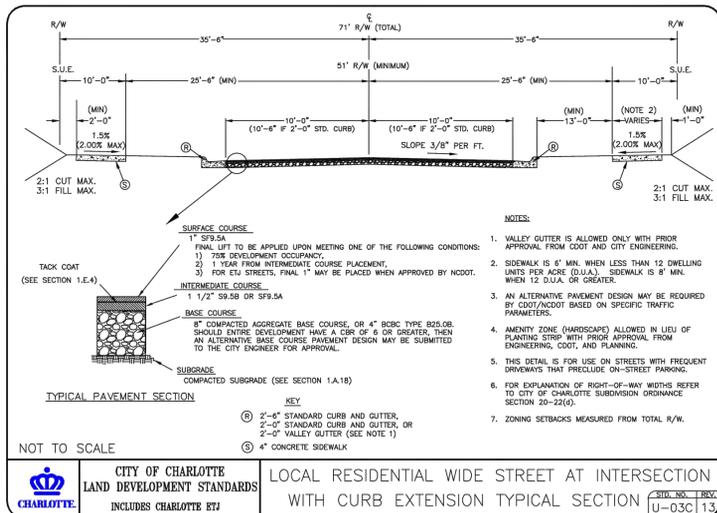
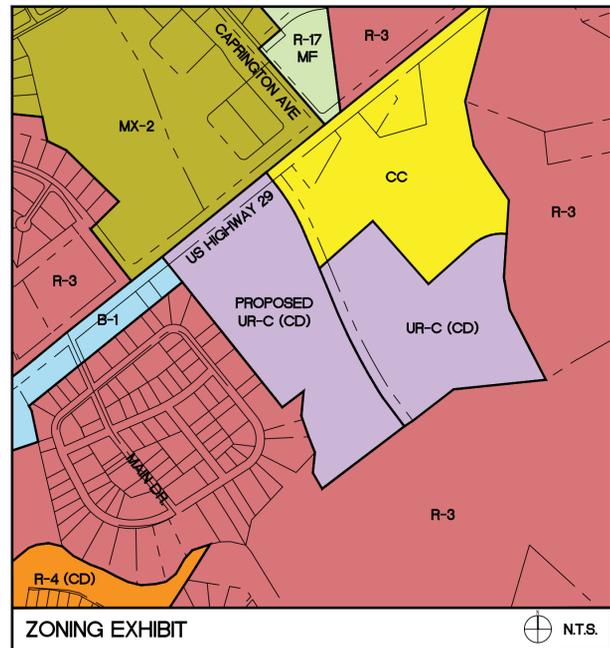
- b. DETACHED LIGHTING ON THE SITE, EXCEPT STREET LIGHTS LOCATED ALONG PUBLIC STREETS, WILL BE LIMITED TO 20 FEET IN HEIGHT.

10. 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 PORTION OF THE SITE AFFECTED BY SUCH AMENDMENT IN ACCORDANCE WITH THE PROVISIONS HEREIN AND OF CHAPTER 6 OF THE ORDINANCE.

11. BINDING EFFECT OF THE REZONING APPLICATION:

- a. IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE DEVELOPMENT OF THE SITE IMPOSED UNDER THE REZONING PLAN UNLESS AMENDED IN THE MANNER PROVIDED HEREIN AND UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONER AND SUBSEQUENT OWNERS OF THE SITE OR REPRESENTATIVE AREAS, AS APPLICABLE, AND THEIR RESPECTIVE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST OR ASSIGNS.



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55 MIDTOWN PARK EAST MOBILE, AL 36606

TREVI VILLAGE MULTI-FAMILY REZONING 12220 U.S. HIGHWAY 29 CHARLOTTE, NC 28262

DEVELOPMENT STANDARDS

Project No.

4004

Issued

05/23/16

Revised



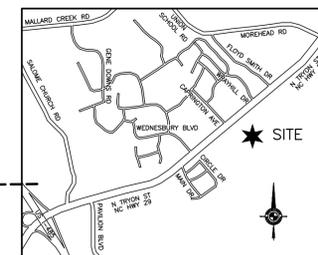
RZ-200

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PETITION #: 2016-XXX

**US HIGHWAY 29**  
120' PUBLIC R/W  
DB. 21291, PG. 483



VICINITY MAP  
NOT TO SCALE

**NOTES:**

- THIS PLAT IS NOT FOR RECORDATION AS PER G.S. 47-30 AS AMENDED.
- ALL CORNERS MONUMENTED AS SHOWN.
- THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THIS MAP IS APPROXIMATE. 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.
- THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE COMMITMENT REPORT. R.B. PHARR & ASSOCIATES, P.A. DOES NOT CLAIM THAT ALL MATTERS OF RECORD WHICH MAY OR MAY NOT AFFECT THE SUBJECT PROPERTY ARE SHOWN HEREON.
- ELEVATIONS BASED ON N.G.S. MONUMENT "DALE". ELEVATION = 664.0 FEET, NAVD 88.
- BROKEN LINES INDICATE PROPERTY LINES NOT SURVEYED.
- NORTH TRYON STREET IS SHOWN AS A "MAJOR THOROUGHFARE" ON THE MECKLENBURG-UNION METROPOLITAN PLANNING ORGANIZATION THOROUGHFARE PLAN OF 2004 AND MAY BE SUBJECT TO A FUTURE RIGHT-OF-WAY OF 50' FROM CENTERLINE.
- 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.
- SEE SHEET 2 OF 2 FOR WETLAND INFORMATION.

**ZONING:**

ZONING RESTRICTIONS AS PER ZONING ORDINANCE. SUBJECT PROPERTY ZONED: CC (COMMERCIAL CENTER DISTRICT).  
FOR FURTHER INFORMATION CONTACT THE CHARLOTTE-MECKLENBURG ZONING DEPARTMENT AT 704-339-3369.



**UTILITIES:**

- POWER**  
DUKE POWER ENERGY  
1-800-777-9898
- TELEPHONE**  
BELL SOUTH TELECOMMUNICATIONS  
1-888-757-6500
- WATER & SEWER**  
CHAR-MECK UTILITY DEPT. (CMUD)  
(704) 336-2564 WATER  
(704) 357-6064 SEWER
- GAS**  
PIEDMONT NATURAL GAS CO.  
1-800-752-7504
- CABLE TELEVISION**  
TIME WARNER CABLE  
1-800-892-2253

**LEGEND:**

- BFP - BACK FLOW PREVENTOR
- C&C - CURB & GUTTER
- CB - CATCH BASIN
- CI - CURB INLET
- CMF - CORRUGATED METAL PIPE
- CP - CALCULATED POINT
- CPP - CORRUGATED PLASTIC PIPE
- CO - CLEAN OUT
- D.B. - DRAIN BOX
- DI - DROP INLET
- DIP - DUCTILE IRON PIPE
- ECM - EXISTING CONCRETE MONUMENT
- EIP - EXISTING IRON PIPE
- EIR - EXISTING IRON ROD
- EMM - EXISTING METAL MONUMENT
- EX - EXISTING
- EOG - EDGE OF GRAVEL
- EOP - EDGE OF PAVEMENT
- EU - END UNKNOWN
- FC - FIRE CONNECTION
- FH - FIRE HYDRANT
- FP - FLAG POLE
- FV - FIRE VALVE
- GDP - GUARD POST
- GM - GAS METER
- GP - GATE POST
- GV - GAS VALVE
- GW - GUY WIRE
- HVC - HEATING, VENTILATION, AIR COND.
- HW - HEADWALL
- ICV - IRRIGATION CONTROL VALVE
- JBX - JUNCTION BOX
- LMP - LAMP POST
- LP - LIGHT POLE
- (M) - MEASURED
- MIX - MAILBOX
- M.B. - MAP BOOK
- MW - MONITORING WELL
- N.G.S. - NATIONAL GEODETIC SURVEY
- NIK - NEW IRON ROD
- NN - NEW NAIL
- OHANG - OVERHANG
- PR - POWER BOX
- PIN - PARCEL IDENTIFICATION NUMBER
- PM - POWER METER
- PMH - POWER MANHOLE
- PP - POWER POLE
- PG - PAGE
- PVC - PLASTIC PIPE
- (R) - RECORDED
- R/W - RIGHT-OF-WAY
- RCF - REINFORCED CONCRETE PIPE
- RW - RETAINING WALL
- SRB - BELLEBOARD
- SDMH - STORM DRAIN MANHOLE
- SMP - MULTI-POST SIGN
- SSMH - SANITARY SEWER MANHOLE
- (T) - TOTAL
- TB - TELEPHONE BOX
- TERR - TERRACOTTA PIPE
- TMH - TELEPHONE MANHOLE
- TSB - TRAFFIC SIGNAL BOX
- TVB - CABLE TV BOX
- WB - WATER BOX
- WM - WATER METER
- WSP - WATER SPIGOT
- WV - WATER VALVE

**ALTA CERTIFICATION:**

TO: TREVI PARTNERS, LLC  
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE (1) IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005, AND (II) INCLUDES ITEMS 1, 2, 3, 4, 5, 6, 7(a), 7(b), 7(c), 8, 9, 10, 11(a), 11(b), AND 13, OF TABLE A THEREOF, PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION. (III) UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF NORTH CAROLINA, THE RELATIVE POSITIONAL ACCURACY OF THE SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.



PEGGY DEAN LOVE TAYLOR  
DB. 2020, PG. 313  
PIN: 051-091-05

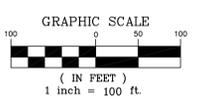
JUSTIN F. CLOINGER  
NCPLS. L-4430

**AERIAL NOTES:**

INDEPENDENT MAPPING CONSULTANTS, INC.  
A PORTION OF THIS MAP WAS PRODUCED BY PHOTOGRAMMETRIC METHODS FROM LIDAR DATA AND AERIAL PHOTOGRAPHY IN ACCORDANCE WITH NATIONAL MAP ACCURACY STANDARDS FOR 1"=40' SCALE MAPPING WITH 1' CONTOURS AS PUBLISHED BY THE U.S.G.S. PLANIMETRIC AND TOPOGRAPHIC FEATURES THAT LIE IN AREAS DELINEATED AS "OBSCURE" MAY NOT ADHERE TO NATIONAL MAP ACCURACY STANDARDS, THOUGH EFFECTIVE AT PENETRATING AVERAGE LEAF COVERAGE. LIDAR TECHNOLOGY CANNOT BE GUARANTEED IN AREAS OF ESPECIALLY DENSE LEAF CANOPY. THEREFORE, IMC CANNOT GUARANTEE THE ACCURACY OF THE TOPOGRAPHIC CONTOURS IN DENSELY VEGETATED AREAS.  
NINETY-FIVE (95) PERCENT OF ALL CONTOURS ON CLEAR UNOBSERVED GROUND WILL BE CORRECT TO WITHIN ONE-HALF (1/2) OF THE CONTOUR INTERVAL. THE REMAINING FIVE (5) PERCENT WILL NOT EXCEED ERROR OF MORE THAN THE CONTOUR INTERVAL.  
DASHED-LINE CONTOURS SHALL HAVE AN ACCURACY WITH RESPECT TO TRUE ELEVATION OF ONE CONTOUR INTERVAL OR ONE-FOURTH (1/4) THE AVERAGE HEIGHT OF THE GROUND COVER, WHICHEVER IS GREATER.  
NINETY (90) PERCENT OF ALL SPOT ELEVATIONS ON CLEAR UNOBSERVED GROUND WILL BE CORRECT TO WITHIN TWENTY-FIVE (25) PERCENT OF THE SPECIFIED CONTOUR INTERVAL, AND NONE WILL BE IN ERROR BY MORE THAN FIFTY (50) PERCENT OF THAT CONTOUR INTERVAL.  
NINETY-FIVE (95) PERCENT OF ALL VISIBLE PLANIMETRIC FEATURES SHALL BE WITHIN ONE-FORTIETH (1/40) OF AN INCH (1" MAP SCALE) OF THEIR CORRECT COORDINATE POSITIONS, NO SUCH WELL DEFINED FEATURES SHALL BE IN ERROR BY MORE THAN ONE-TWENTIETH (1/20) OF AN INCH.  
CONTACT BOB CARL, PLS. PFS FOR QUESTIONS. 704-540-0087.

**LINE LEGEND:**

- EASEMENT
- FENCE
- GUARD RAIL
- PROPERTY LINE
- PROPERTY LINE (NOT SURVEYED)
- RIGHT-OF-WAY
- RIGHT-OF-WAY (NOT SURVEYED)
- SETBACK
- CABLE TV LINE
- FIBER OPTIC LINE
- GAS LINE
- POWER LINE
- POWER LINE (UNDERGROUND)
- SANITARY SEWER PIPE
- STORM DRAIN PIPE
- TELEPHONE LINE
- TELEPHONE LINE (UNDERGROUND)
- WATER LINE
- WOOD FENCE



**FLOOD CERTIFICATION**

THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS PARTLY LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, DATED MARCH 2, 2009.

THIS IS TO CERTIFY THAT ON THE 06 DAY OF JUNE 20 10 AN ACTUAL SURVEY WAS MADE UNDER MY SUPERVISION OF THE PROPERTY SHOWN ON THIS PLAT, AND THAT THE BOUNDARY LINES AND THE IMPROVEMENTS, IF ANY, ARE AS SHOWN HEREON. THIS PLAT MEETS THE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA, BOARD RULE. 1600.21 (NAC 50) AND THE RATIO OF PRECISION DOES NOT EXCEED ERROR OF CLOSURE OF ONE (1) FOOT PER 10,000 FEET OF PERIMETER SURVEYED NOR 50 SECONDS TIMES THE SQUARE ROOT OF THE NUMBER OF ANGLES TURNED.

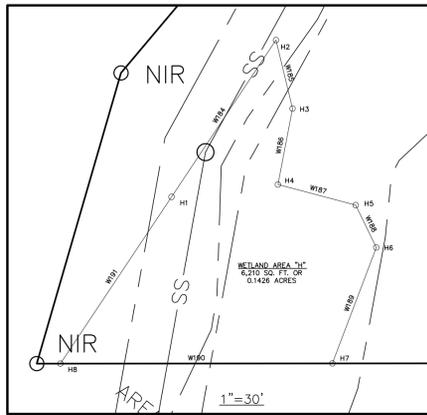
SIGNED

LINE	BEARING	DISTANCE
L1	S39°15'03"E	7.49'
L2	S42°12'08"E	0.46'
L3	N50°53'37"E	59.99'
L4	N52°21'58"E	31.13'
L5	N39°15'03"W	8.98'
L6	N38°46'52"W	69.71'
L7	S32°15'03"E	115.64'
L8	S35°46'02"E	79.80'

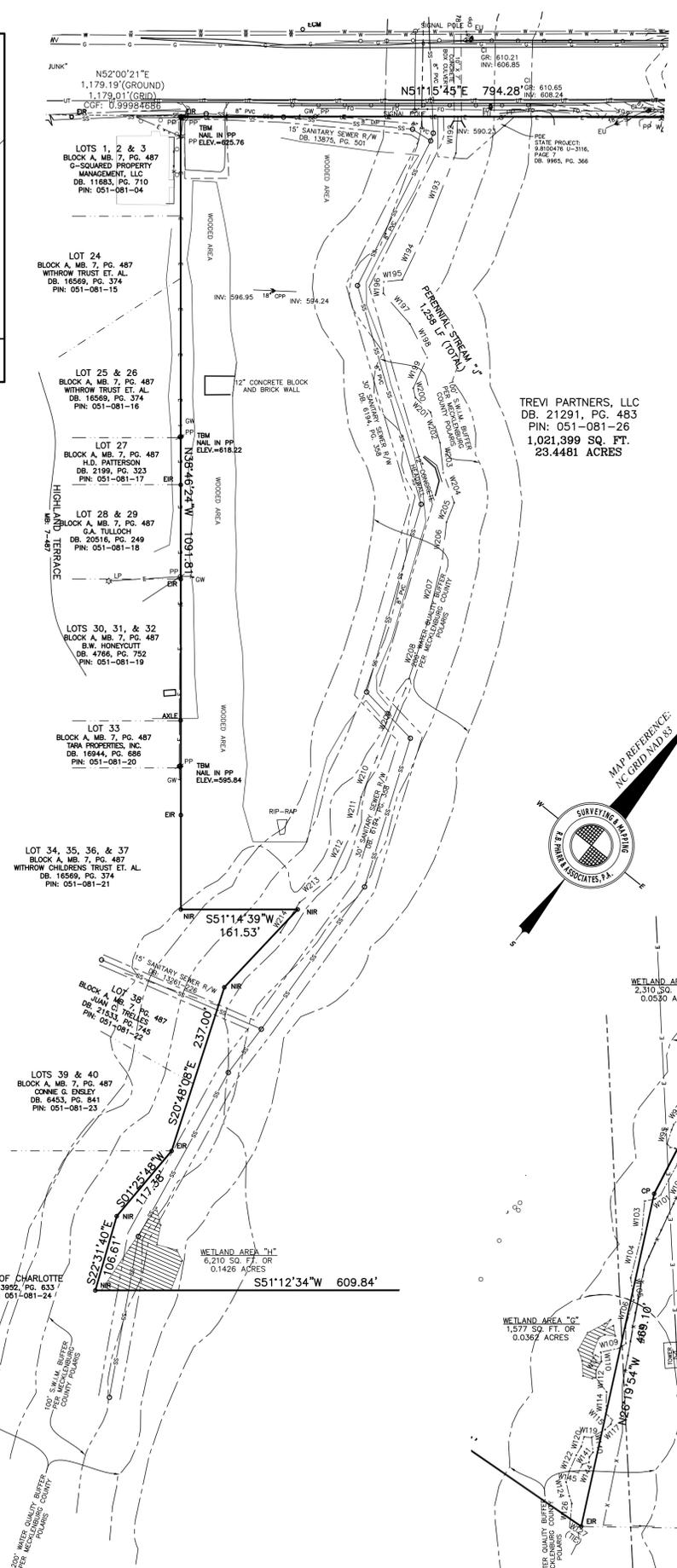
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	1525.52'	440.08'	N30°25'52"W	438.55'
C2	1585.52'	456.33'	S30°24'43"E	454.70'
C3	2971.88'	798.20'	N29°49'33"W	795.80'
C4	2911.98'	781.93'	S29°49'26"E	779.59'

**SHEET 1 OF 2**

REVISIONS	ALTA/ACSM LAND TITLE SURVEY PREPARED FOR:
	<b>TREVI PARTNERS, LLC</b> NORTH TRYON STREET/US HIGHWAY 29 CITY OF CHARLOTTE, MECKLENBURG COUNTY, NC DB. 21291, PG. 483 TAX PARCEL NO: 051-091-09 & 051-081-26
	<b>R.B. PHARR &amp; ASSOCIATES, P.A.</b> SURVEYING & MAPPING 420 HAWTHORNE LANE CHARLOTTE, NC 28204 TEL. (704) 376-2186
CREW: TR	DATE: JUNE 06, 2010
DRAWN: CW	FILE NO. W-3916
REVISED:	JOB NO. 76218
SCALE: 1" = 100'	PLOTTED: 7/13/2010



LINE	BEARING	DISTANCE
W1	S2817°04'W	19.94'
W2	S23°36'03"W	27.91'
W3	S19°32'18"W	19.70'
W4	S09°41'33"E	7.92'
W5	S211°32'8"W	11.49'
W6	S2511°32'W	36.47'
W7	S16°58'01"W	10.24'
W8	S0517°59'W	32.63'
W9	S0012°34"E	30.30'
W10	S0420°06'W	30.26'
W11	S5727°17'W	20.33'
W12	S25°24'38"W	20.83'
W13	S38°00'09'W	27.52'
W14	S0811°06'W	19.27'
W15	S32°48'26"E	7.38'
W16	S25°33'39"E	10.06'
W17	S08°38'44"E	24.40'
W18	S11°43'00"E	16.83'
W19	S26°38'12"E	8.08'
W20	S49°34'27"E	13.86'
W21	S26°32'37'W	27.46'
W22	S47°44'49'W	19.73'
W23	S27°05'10'W	17.13'
W24	S30°50'46'E	10.43'
W25	S022°01'07"E	4.95'
W26	S10°56'25'W	24.85'
W27	S0310°20'E	11.23'
W28	S241°50'07"E	14.20'
W29	S31°56'22'E	19.50'
W30	S03°39'45'E	24.18'
W31	S0027°20'E	29.43'
W32	S17°38'29'E	49.35'
W33	S0516°02'W	4.28'
W34	S0105°53'E	8.57'
W35	S0640°36'W	50.25'
W36	S122°34'8"E	12.19'
W37	S21°29'13"E	40.31'
W38	S24°38'01"E	20.40'
W39	S29°49'44'E	17.14'
W40	S40°28'17'E	30.02'
W41	S211°41'07"E	14.46'
W42	S20°37'39'E	16.30'
W43	S68°00'52'E	19.48'
W44	S24°52'54'E	18.91'
W45	S32°36'30'E	38.17'
W46	S32°50'34'E	43.50'
W47	S26°30'10"E	41.47'
W48	S13°58'14"W	27.28'
W49	S13°21'50"E	25.88'
W50	S35°25'21"E	5.15'
W51	S59°33'25'E	31.28'
W52	S78°34'09"E	4.68'
W53	N76°00'38"E	18.43'
W54	S72°39'28'E	25.39'
W55	S48°31'48'E	25.38'
W56	S41°46'13'E	13.65'
W57	S0217°42'E	15.70'
W58	S44°20'06'W	9.55'
W59	S67°27'29'W	8.22'
W60	S80°25'55'W	11.18'
W61	S53°54'21'W	6.18'
W62	S10°46'10'W	18.19'
W63	S17°00'59'W	25.01'
W64	S10°37'39'E	28.91'
W65	S15°30'51'W	26.99'
W66	S06°00'08'W	32.86'
W67	S09°32'39'W	61.49'
W68	S061°15'16'W	21.66'
W69	S2516°40'W	7.07'
W70	S4919°21'W	24.30'
W71	S45°41'17'W	40.71'
W72	S47°51'00'W	19.27'
W73	S37°52'04'W	10.55'
W74	S0914°08'E	9.92'
W75	S43°36'08'E	9.65'
W76	S79°55'39'E	40.60'
W77	S31°17'17'E	26.17'
W78	S29°33'20'W	14.13'
W79	S68°30'14'W	10.65'
W80	S4211°50'W	20.82'
W81	S5317°45'W	10.89'
W82	S5347°10'W	14.58'
W83	S3847°13'W	11.06'
W84	S47°01'08'W	15.07'
W85	S5310°23'E	6.29'
W86	S32°05'08'E	16.30'
W87	S17°08'10'E	21.76'
W88	S24°05'07'W	7.75'
W89	S39°34'02'W	23.00'
W90	S19°20'37'E	16.95'
W91	S0947°57'W	7.37'
W92	S0748°10'W	19.28'
W93	S0023°05'W	22.37'
W94	S16°26'33'E	7.76'
W95	S21°05'47'E	20.63'



LINE	BEARING	DISTANCE
W96	S79°38'22'E	6.33'
W97	N61°48'48'E	7.03'
W98	S82°20'06'E	5.21'
W99	S37°33'22'E	17.59'
W100	S10°18'17'E	48.81'
W101	S16°31'08'W	9.67'
W102	S3917°30'W	14.52'
W103	S33°52'29'E	46.05'
W104	S24°24'12'E	61.66'
W105	S46°36'18'E	30.89'
W106	S20°56'15'E	36.67'
W107	S39°28'50'E	24.92'
W108	S14°53'49'W	10.74'
W109	S39°01'38'W	26.68'
W110	S43°01'32'E	12.75'
W111	S06°13'18'E	14.02'
W112	S37°09'05'E	10.60'
W113	S75°49'36'E	24.95'
W114	S36°35'12'E	29.23'
W115	S84°06'52'E	12.51'
W116	S20°18'53'E	6.44'
W117	S08°41'55'W	10.83'
W118	S21°22'08'W	21.78'
W119	S55°51'18'W	10.17'
W120	S21°52'05'E	14.08'
W121	S08°48'29'E	13.62'
W122	S15°05'48'E	23.55'
W123	S21°48'00'E	15.92'
W124	S51°40'56'E	19.75'
W125	S57°00'39'E	11.28'
W126	S33°14'11'E	21.08'
W127	N85°40'03'W	18.32'
W128	N67°05'36'W	7.83'
W129	N45°19'28'W	11.29'
W130	N76°41'22'W	7.30'
W131	S80°31'14'W	19.91'
W132	N50°00'09'W	14.07'
W133	N65°53'00'W	8.53'
W134	S18°04'56'E	5.48'
W135	S49°16'11'W	8.78'
W136	S01°47'13'W	37.78'
W137	S38°03'59'E	18.87'
W138	S29°23'10'E	24.60'
W139	S20°46'38'W	24.86'
W140	S44°58'47'E	20.56'
W141	S00°16'48'W	8.08'
W142	S34°44'46'E	7.74'
W143	S35°40'08'W	9.45'
W144	S12°33'36'E	12.67'

LINE	BEARING	DISTANCE
W145	S61°47'50'W	12.59'
W146	S22°04'27'E	4.05'
W147	S76°18'59'W	11.65'
W148	N88°00'33'W	7.75'
W149	N46°28'21'W	10.32'
W150	N42°30'56'W	13.01'
W151	N20°39'02'E	3.85'
W152	S66°38'45'E	24.27'
W153	S66°26'05'E	11.10'
W154	N44°59'34'W	22.37'
W155	N73°41'38'W	20.48'
W156	N10°08'34'W	15.83'
W157	N82°33'49'W	13.06'
W158	N36°48'51'W	13.74'
W159	N29°02'52'E	10.90'
W160	N26°20'11'E	12.89'
W161	S56°02'36'E	11.53'
W162	S39°25'37'E	13.64'
W163	N31°49'51'E	7.82'
W164	N43°03'24'E	16.46'
W165	N03°19'12'E	7.50'
W166	S72°24'14'E	15.03'
W167	S72°23'12'E	13.18'
W168	N40°48'54'E	7.57'
W169	S38°15'11'W	4.93'
W170	S66°59'23'W	13.29'
W171	N42°27'06'W	20.76'
W172	N59°08'46'W	16.29'
W173	N09°13'27'W	27.03'
W174	N23°25'54'E	26.55'
W175	N16°34'12'E	10.02'
W176	S06°02'14'E	17.04'
W177	N26°22'09'E	14.44'
W178	S49°19'24'E	14.70'

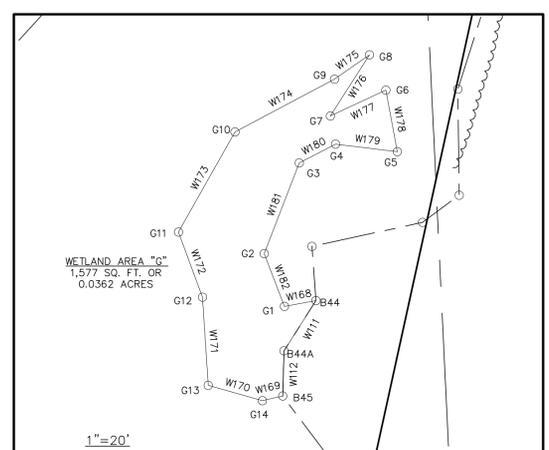
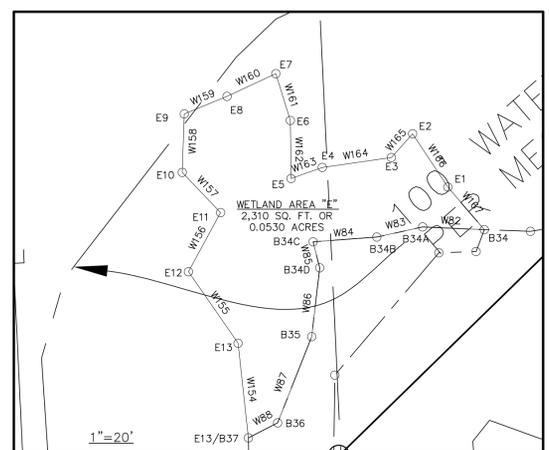
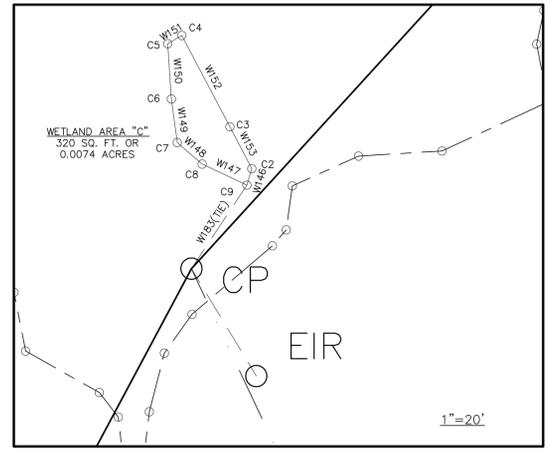
PEGGY DEAN LOVE TAYLOR  
DB. 2020, PG. 313  
PIN: 051-091-05

**FLOOD CERTIFICATION**  
THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS PARTLY LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, DATED MARCH 2, 2009. COMMUNITY PLAN NO: 371045 9800J

THIS IS TO CERTIFY THAT ON THE 06 DAY OF JUNE 2010 AN ACTUAL SURVEY WAS MADE UNDER MY SUPERVISION OF THE PROPERTY SHOWN ON THIS PLAT, AND THAT THE BOUNDARY LINES AND THE IMPROVEMENTS, IF ANY, ARE AS SHOWN HEREON. THIS PLAT MEETS THE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA, BOARD RULE 1600.21 NAC 50 AND THE RATIO OF PRECISION DOES NOT EXCEED AN ERROR OF CLOSURE OF ONE (1) FOOT PER 10,000 FEET OF PERIMETER SURVEYED NOR 50 SECONDS TIMES THE SQUARE ROOT OF THE NUMBER OF ANGLES TURNED.

LINE	BEARING	DISTANCE
W179	S58°06'54'W	14.68'
W180	S24°01'20'W	9.64'
W181	S17°35'07'E	22.84'
W182	S59°48'14'E	13.27'
W183	N05°03'10'W	23.56'
W184	N04°58'06'W	66.44'
W185	S52°24'58'E	24.82'
W186	S27°48'46'E	27.28'
W187	N65°59'58'E	28.43'
W188	S64°52'47'E	16.60'
W189	S17°55'32'E	43.69'
W190	S51°12'34'W	96.19'
W191	N04°58'06'W	70.64'
W192	S35°37'27'E	50.40'
W193	S17°23'58'E	115.93'
W194	S13°02'45'E	73.75'
W195	S44°51'04'W	25.55'
W196	S36°00'10'E	15.89'
W197	S80°00'07'E	55.66'
W198	S65°55'37'E	52.39'
W199	S14°08'25'E	46.22'
W200	S52°00'08'E	13.40'
W201	S84°50'17'E	29.03'
W202	S56°09'23'E	43.89'
W203	S44°58'06'E	41.73'
W204	S59°51'38'E	43.81'
W205	S17°41'20'E	28.77'
W206	S32°10'19'E	50.64'
W207	S25°30'49'E	91.24'
W208	S20°25'28'E	94.15'
W209	S15°59'16'E	104.09'
W210	S17°00'41'E	55.35'
W211	S26°19'15'E	40.43'
W212	S13°52'08'E	78.60'
W213	S12°56'44'W	55.30'
W214	S06°21'18'E	49.10'

NOTES:  
1. SEE SHEET 1 OF 2 FOR ALL NOTE INFORMATION.



SHEET 2 OF 2

REVISIONS			ALTA/ACSM LAND TITLE SURVEY PREPARED FOR:		
			<b>TREVI PARTNERS, LLC</b>		
			NORTH TRYON STREET/US HIGHWAY 29 CITY OF CHARLOTTE, MECKLENBURG COUNTY, NC DB. 21291, PG. 483 TAX PARCEL NO: 051-091-09 & 051-081-26		
			<b>R.B. PHARR &amp; ASSOCIATES, P.A.</b>		
			SURVEYING & MAPPING LICKINGWATER RD. 211 420 HAWTHORNE LANE CHARLOTTE, N.C. 28204 TEL. (704) 376-2186		
CREW:	DRAWN:	REVISED:	SCALE:	DATE:	FILE NO. W-3916
TR	CW		1" = 100'/20'	JUNE 06, 2010	JOB NO. 76218