

- LEGEND**
- R/W RIGHT-OF-WAY
 - RIGHT-OF-WAY LINE
 - △ COMPUTED POINT
 - ⊕ NOT TO SCALE
 - ⊙ SIGN
 - ⊙ WATER METER
 - ⊙ WATER VALVE
 - ⊙ HYDRANT
 - ⊙ CLEAN OUT
 - ⊙ SANITARY SEWER MANHOLE
 - ⊙ GAS VALVE
 - ⊙ ELECTRIC METER
 - ⊙ COMMUNICATION HANDHOLE
 - ⊙ GAS PUMP
 - ⊙ UTILITY POLE
 - ⊙ LIGHT POLE
 - ⊙ GUY WIRE
 - ⊙ CURB INLET
 - ⊙ CMP CORRUGATED METAL PIPE
 - ⊙ RCP REINFORCED CONCRETE PIPE
 - ⊙ OVERHEAD UTILITIES
 - ⊙ SS SANITARY SEWER LINE
 - ⊙ SHRUB
 - ⊙ TREE (TYPE/SIZE SHOWN)

OWNERSHIP:
 TAX PARCELS 03714104, 03714103,
 0374102 & 03714101
 DEED BOOK 30389 PAGE 433
 DEED BOOK 1556 PAGE 283
 DEED BOOK 1548 PAGE 30
 DEED BOOK 3967 PAGE 551
 PLAT BOOK 1487 PAGE 483
 HISTORIC VENTURES, LLC
 2409-B PLANTATION CENTER DRIVE
 MATTHEWS, NC 28105



I, KENT C. HUDSON, PROFESSIONAL LAND SURVEYOR, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, DEED DESCRIPTION AND/OR MAP BOOK SEE PAGE NOTE #2; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS FROM INFORMATION FOUND IN BOOK N/A, PAGE N/A AS SHOWN HEREON; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000+; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED, WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 15 DAY OF November 2018.

Kent C. Hudson
 KENT C. HUDSON - NC PLS L-5187

SURVEYOR NOTES:

- THIS PROPERTY MAY BE SUBJECT TO ANY EASEMENTS, RESTRICTIVE COVENANTS AND/OR RIGHT-OF-WAY OF RECORD.
- BOUNDARY INFORMATION BASED ON DEED BOOK 5023 PAGE 498 AND PLAT CABINET M PAGE 844 AS RECORDED IN THE UNION COUNTY REGISTER OF DEEDS.
- BASES OF BEARINGS: NC GRID NAD 83/2011
- AREA BY COORDINATE METHOD. ALL DISTANCES SHOWN ARE HORIZONTAL AND US FEET.
- POINTS NOT LABELED "FOUND" OR "SET" ARE COMPUTED POINTS ONLY. ALL CORNERS ARE FLUSH WITH THE GROUND UNLESS OTHERWISE NOTED.
- THIS PROPERTY IS LOCATED WITHIN ZONE "X" ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 37104473 (U), DATED OCTOBER 16, 2008.
- THE LOCATION OF UTILITIES AS SHOWN HEREON WHETHER PUBLIC OR PRIVATE ARE BASED ON THE LOCATION OF VISIBLE ABOVE GROUND APPURTENANCES ONLY. OTHER UTILITIES WHICH WERE NOT OBSERVED AND NOT SHOWN HEREON MAY EXIST. IT IS THE OWNERS/TENANTS RESPONSIBILITY TO VERIFY THE LOCATION PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. CES GROUP ENGINEERS, LLP CANNOT ASSUME RESPONSIBILITY FOR MISIDENTIFICATION OR OMISSION OF UNDERGROUND UTILITIES.
- NO NCOS OR USGS MONUMENTS LOCATED WITHIN THE STREET RIGHT-OF-WAYS PER ORD. NO. 4521, § 1, 9-27-2010, SEC. 21-91.- TREE SURVEY, AND DOES NOT MAKE A BOUNDARY DETERMINATION.

SEAL:
 FOR REVIEW ONLY
 NOT FOR CONSTRUCTION

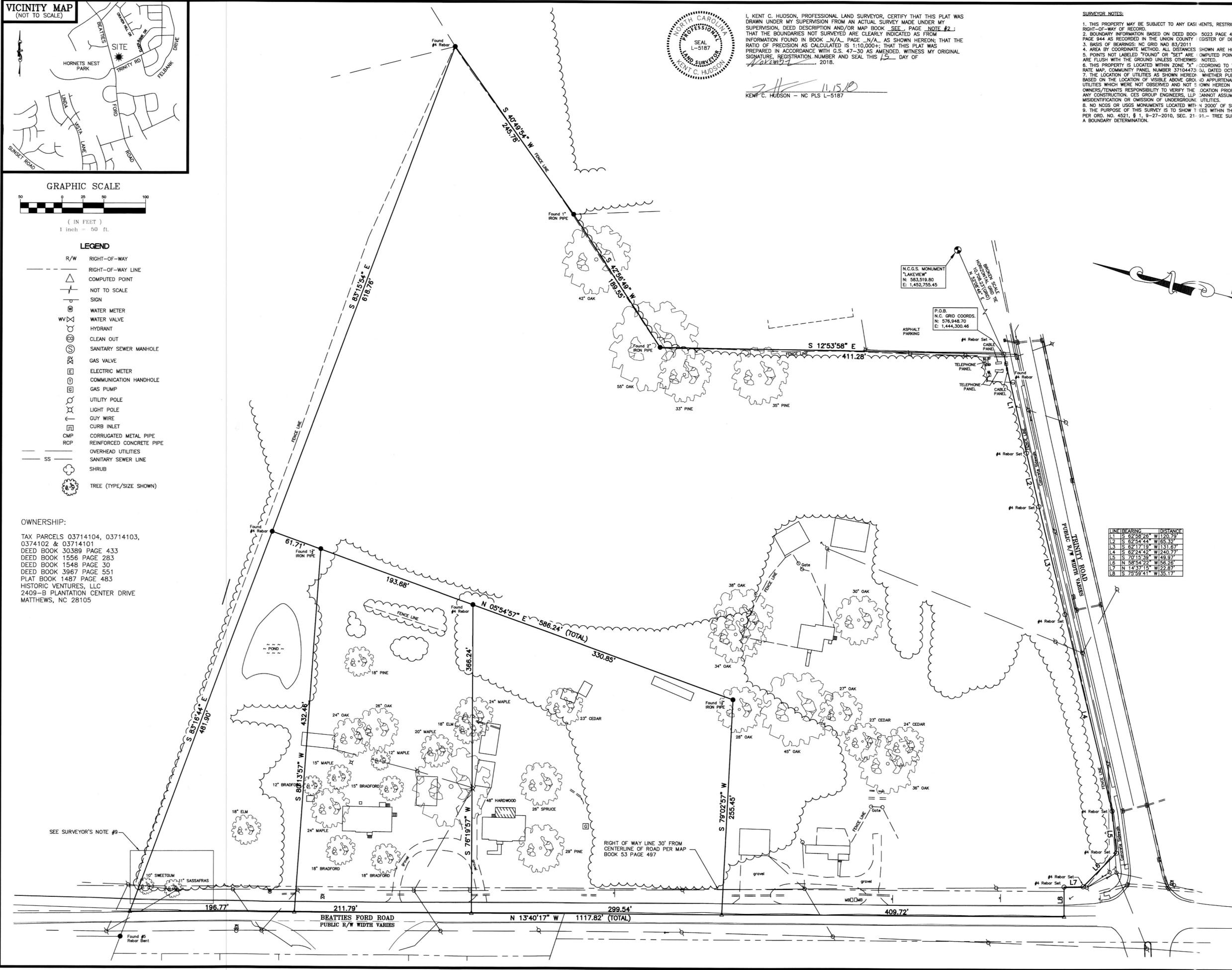
REVISIONS		
NO.	ISSUE	DATE

CES GROUP ENGINEERS, LLP
 NC FIRM LICENSE# F-1240
 274 N. HWY. 16, SUITE 300
 DENVER, NC 28037
 T 704. 489.1500
 www.ces-group.net

TREE LOCATION SURVEY
TRINITY RD & BEATTIES FORD RD
 6328, 6428, 6500 & 6508 BEATTIES FORD RD
 CHARLOTTE, MECKLENBURG COUNTY, NC
 TAX PARCELS 03714104, 03714103,
 03714102 & 03714101

DRAWN BY: MGL
CHECKED BY: KCH
PROJECT NO: 7059
DATE: 11/15/2018
SCALE: 1" = 50'
DRAWING TITLE: 7059 - TRINITY AND BEATTIES FORD RD - TREE SURVEY

DRAWING NUMBER:
 1



S:\Survey\Projects\7059 - Trinity & Beatties Ford Road\DWG\7059 - Tree Survey.dwg

OWNER: TRIMURTI TEMPLE
DEVASTHANAM
PID: 03710148
ZONING: R-3
CURRENT USE: SINGLE-FAMILY DETACHED

OWNER: TRIMURTI TEMPLE
DEVASTHANAM
PID: 03710147
ZONING: R-3
CURRENT USE: SINGLE-FAMILY DETACHED

OWNER: TRIMURTI TEMPLE
DEVASTHANAM
PID: 03710146
ZONING: R-3
CURRENT USE: VACANT

OWNER: TRIMURTI TEMPLE
DEVASTHANAM
PID: 03710103
ZONING: R-3
CURRENT USE: VACANT

OWNER: TRIMURTI TEMPLE
DEVASTHANAM
PID: 03710145
ZONING: R-3
CURRENT USE: VACANT

OWNER: TRIMURTI TEMPLE
DEVASTHANAM
PID: 03710144
ZONING: R-3
CURRENT USE: VACANT

HORNET'S NEST PARK
OWNER: MECKLENBURG COUNTY
PID: 03710101
ZONING: R-3
CURRENT USE: OPEN SPACE / RECREATION

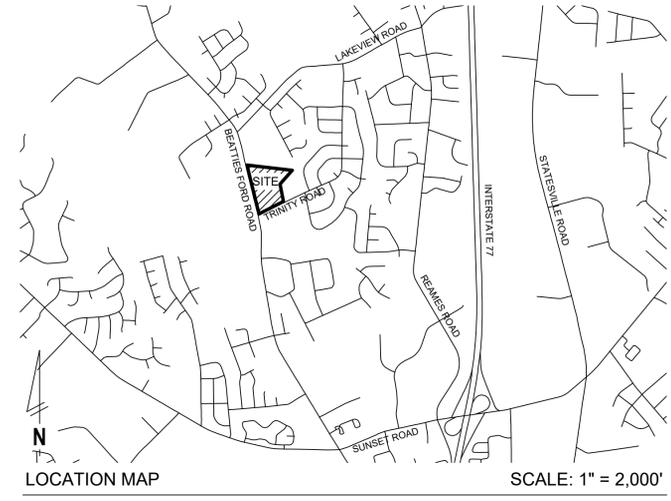
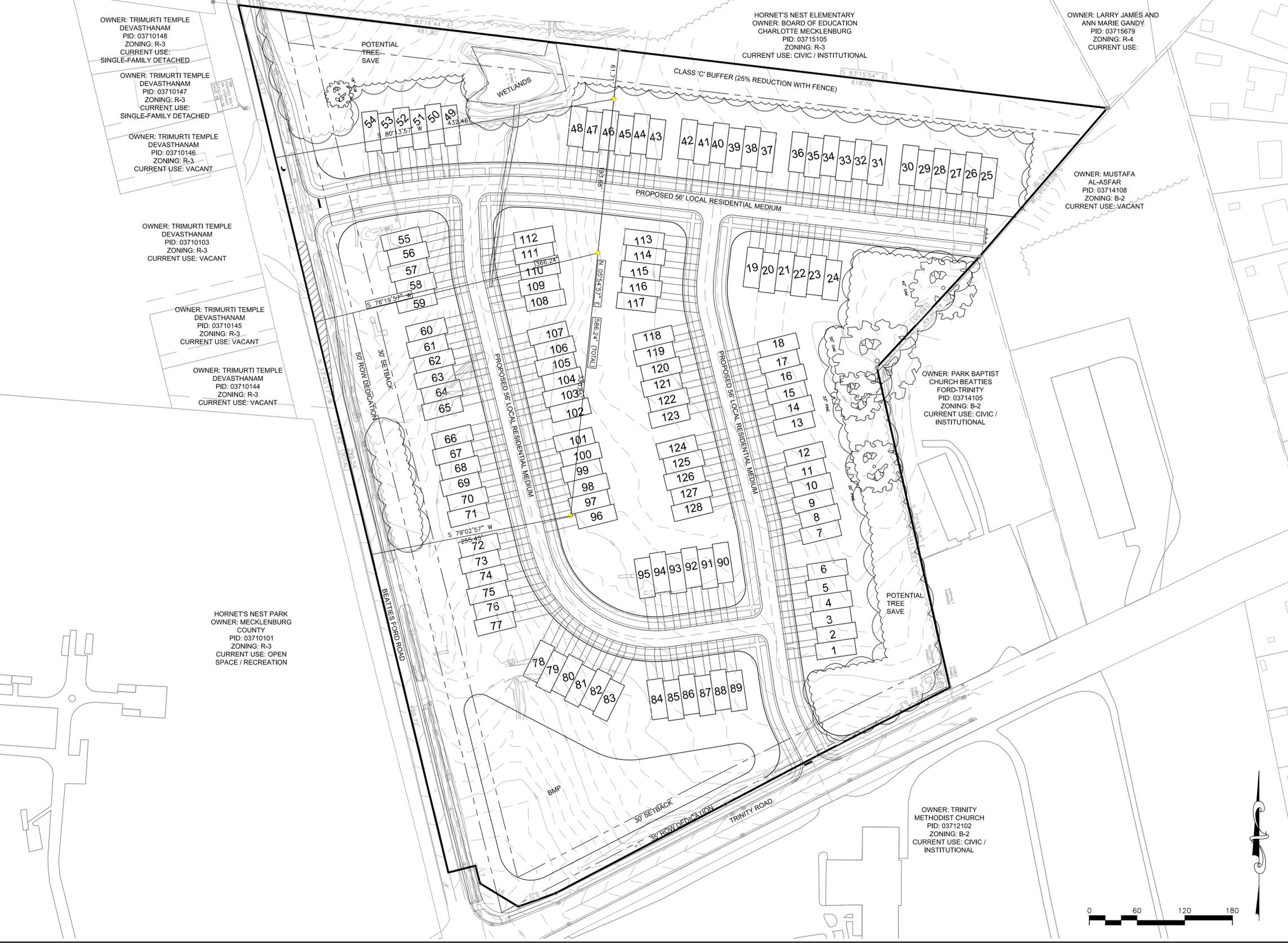
HORNET'S NEST ELEMENTARY
OWNER: BOARD OF EDUCATION
CHARLOTTE MECKLENBURG
PID: 03715105
ZONING: R-3
CURRENT USE: CIVIC / INSTITUTIONAL

OWNER: LARRY JAMES AND ANN MARIE GANDY
PID: 03715679
ZONING: R-4
CURRENT USE:

OWNER: MUSTAFA AL-ASFAR
PID: 03714108
ZONING: B-2
CURRENT USE: VACANT

OWNER: PARK BAPTIST CHURCH BEATTIES FORD-TRINITY
PID: 03714105
ZONING: B-2
CURRENT USE: CIVIC / INSTITUTIONAL

OWNER: TRINITY METHODIST CHURCH
PID: 03712102
ZONING: B-2
CURRENT USE: CIVIC / INSTITUTIONAL



DATA DEVELOPMENT TABLE:

SITE ACREAGE:	16.0 ACRES
TAX PARCELS INCLUDED IN REZONING:	03714104, 03714103, 03714102, 03714101
EXISTING ZONING:	B-2 & R-3
PROPOSED ZONING:	R-8 MF (CD)
EXISTING USES:	SINGLE-FAMILY DETACHED AND HORIZONTAL MIXED-USE
PROPOSED USES:	TOWNHOMES
NUMBER OF UNITS:	128 TOWNHOMES
PROPOSED DENSITY:	8.0 UNITS/ACRE
REQUIRED TREE SAVE:	2.4 ACRES (15%)
PROPOSED TREE SAVE:	2.4 ACRES (15%)

DRAWING COMPONENTS

- PROPERTY LINE AND ZONING INFORMATION FROM VC.CHARMECK.ORG
- PROPERTY SETBACKS FROM CITY OF CHARLOTTE ZONING ORDINANCE



Rezoning Conceptual Plan

Beatties Ford and Trinity Road Properties

City of Charlotte, North Carolina

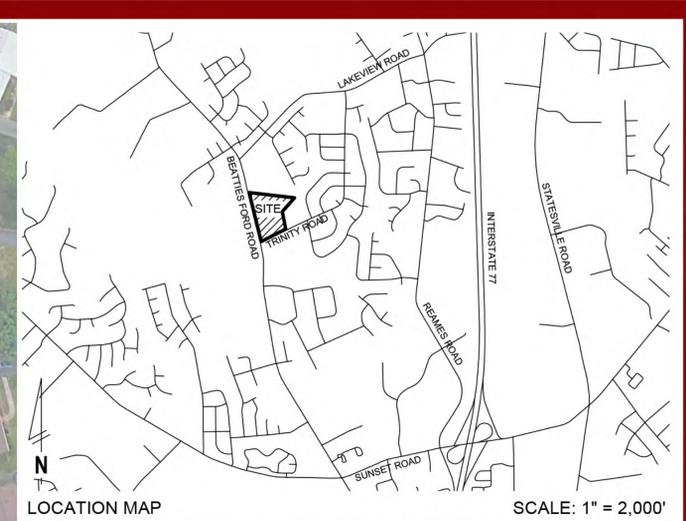
November 26, 2018

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8008 Corporate Center Drive, Suite 110 | Charlotte, NC 28226 | 704.375.2438

Note: Conceptual Plans Only, layout subject to change based on final design and approvals.



Rezoning Conceptual Landscape Plan

Beatties Ford and Trinity Road Properties

City of Charlotte, North Carolina

November 26, 2018

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**BEATTIES FORD AND TRINITY ROAD TOWNHOMES - PETITION #2018-XXX
CONDITIONAL DISTRICT REZONING - DEVELOPMENT STANDARDS**

GENERAL PROVISIONS

- a. THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY LAND PARTNERS OF AMERICA (THE "PETITIONER"), TO ACCOMMODATE THE DEVELOPMENT OF A MULTI-FAMILY RESIDENTIAL COMMUNITY ON THAT APPROXIMATELY 16-ACRE SITE LOCATED NORTHEAST OF THE CORNER OF BEATTIES FORD AND TRINITY ROAD, WHICH SITE IS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (THE "SITE"). THE SITE IS COMPRISED OF TAX PARCEL NOS. 03714104, 03714103, 03714102, 03714101
- b. 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. UNLESS THE REZONING PLAN OR THESE DEVELOPMENT STANDARDS ESTABLISH MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE R-8MF ZONING DISTRICT SHALL GOVERN THE DEVELOPMENT AND USE OF THE SITE.
- d. THE DEVELOPMENT DEPICTED ON THE REZONING PLAN IS SCHEMATIC IN NATURE AND INTENDED TO DEPICT THE GENERAL ARRANGEMENT OF USES AND IMPROVEMENTS ON THE SITE. ACCORDINGLY, THE CONFIGURATION, PLACEMENT AND SIZE OF THE PRINCIPAL BUILDING FOOTPRINT AS WELL AS THE INTERNAL DRIVES AND PARKING AREAS DEPICTED ON THE REZONING PLAN ARE SCHEMATIC IN NATURE AND, SUBJECT TO THE TERMS OF THESE DEVELOPMENT STANDARDS AND THE ORDINANCE, ARE SUBJECT TO MINOR ALTERATIONS OR MODIFICATIONS DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION DOCUMENT PHASES.

PERMITTED USES

- a. THE SITE MAY BE DEVOTED ONLY TO A RESIDENTIAL COMMUNITY CONTAINING A MAXIMUM OF 128 SINGLE-FAMILY ATTACHED (TOWNHOME) UNITS AND ANY INCIDENTAL AND ACCESSORY USES RELATING THERETO THAT ARE ALLOWED IN THE R-8MF ZONING DISTRICT.

TRANSPORTATION

- a. VEHICULAR ACCESS TO THE SITE WILL BE AS GENERALLY DEPICTED ON REZONING PLAN. THE PLACEMENT AND CONFIGURATION OF THE VEHICULAR ACCESS POINTS ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE AND CONSTRUCTION PLANS AND DESIGNS AND TO ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY THE CHARLOTTE DEPARTMENT OF TRANSPORTATION (CDOT) AND/OR THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION (NCDOT) IN ACCORDANCE WITH APPLICABLE PUBLISHED STANDARDS.
- b. PETITIONER SHALL INSTALL THE PUBLIC DRIVES IN THE LOCATIONS GENERALLY DEPICTED ON REZONING PLAN. PUBLIC STREETS CONSTRUCTED ON SITE WILL CONFORM TO THE LOCAL RESIDENTIAL MEDIUM STREET TYPICAL SECTION AS DEPICTED ON REZONING PLAN.
- c. PETITIONER SHALL DEDICATE ALL RIGHTS-OF-WAY IN FEE SIMPLE CONVEYANCE TO THE CITY OF CHARLOTTE BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED OR PHASED PER THE SITE'S DEVELOPMENT PLAN.
- d. THE PETITIONER SHALL PROVIDE A LEFT-TURN LANE INTO THE SITE FROM BEATTIES FORD ROAD AS GENERALLY SHOWN ON THE REZONING PLAN.
- e. PETITIONER SHALL PROVIDE A SIDEWALK AND PLANTING STRIP ALONG THE EXISTING EDGE OF BEATTIES FORD ROAD, IN THE LOCATION AS GENERALLY DEPICTED ON THE REZONING PLAN.
- f. PARKING FOR EACH INDIVIDUAL UNIT IS PROVIDED IN A TWO CAR GARAGE WITH ONE ADDITIONAL SPACE WITHIN THE DRIVEWAY AREA.
- g. THE ALIGNMENT OF THE INTERNAL DRIVEWAYS AND VEHICULAR CIRCULATION AREAS MAY BE MODIFIED BY THE PETITIONER TO ACCOMMODATE CHANGES FOR THE FINAL LAYOUT, TRAFFIC PATTERNS AND ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY CDOT OR NCDOT IN ACCORDANCE WITH APPLICABLE PUBLISHED STANDARDS, MODIFICATIONS SHALL BE MINOR.
- h. ALL TRANSPORTATION IMPROVEMENTS WILL BE APPROVED AND CONSTRUCTED BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED.

ARCHITECTURAL STANDARDS

- a. ATTACHED DWELLING UNITS SHALL BE LIMITED TO A MAXIMUM OF SIX (6) TOWNHOME UNITS PER BUILDING.
- b. WALKWAYS WILL BE PROVIDED TO CONNECT ALL RESIDENT ENTRANCES TO SIDEWALKS ALONG PUBLIC STREETS.
- c. IT IS ANTICIPATED THAT SOLID WASTE AND RECYCLING COLLECTION SERVICES ARE TO BE PROVIDED BY A PRIVATE COLLECTION SERVICE AND IN THIS EVENT, ROLL-OUT BINS WILL BE PROVIDED FOR EACH DWELLING UNIT.

STREETSCAPE AND LANDSCAPING

- a. THE PETITIONER WILL PROVIDE AN 8' PLANTING STRIP AND A 5' SIDEWALK FOR ALL INTERNAL PUBLIC DRIVES AS GENERALLY DEPICTED ON THE REZONING PLAN.
- b. THE DEVELOPMENT OF THIS SITE WILL COMPLY WITH THE CITY OF CHARLOTTE TREE ORDINANCE.
- c. THE PETITIONER SHALL PROVIDE A 50 FOOT CLASS C BUFFER IN THE AREA AS INDICATED ON THE REZONING PLAN WHICH MAY BE REDUCED TO A MINIMUM OF 37.5 FEET WITH A BOUNDARY FENCE, PER ORDINANCE PROVISIONS.
- d. PETITIONER HAS PROVIDED A CONCEPTUAL LANDSCAPE PLAN FOR THE OVERALL SITE TO DEMONSTRATE DESIGN INTENT FOR STREETSCAPES AS WELL AS OPEN SPACE AND PERIMETER BUFFER AREAS.

ENVIRONMENTAL FEATURES

- a. DEVELOPMENT OF 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 ACTUAL SITE DISCHARGE POINTS.

LIGHTING

- a. ALL FREESTANDING LIGHTING FIXTURES INSTALLED ON THE SITE (EXCLUDING LOWER, DECORATIVE LIGHTING THAT MAY BE INSTALLED ALONG THE DRIVEWAYS AND SIDEWALKS AND LANDSCAPING LIGHTING) SHALL BE FULLY CAPPED AND SHIELDED AND THE ILLUMINATION DOWNWARDLY DIRECTED SO THAT DIRECT ILLUMINATION DOES NOT EXTEND PAST ANY PROPERTY LINE OF THE SITE.
- b. THE MAXIMUM HEIGHT OF ANY PEDESTRIAN SCALE, FREESTANDING LIGHTING FIXTURE INSTALLED ON THE SITE, INCLUDING ITS BASE, SHALL NOT EXCEED 21 FEET.
- c. ANY LIGHTING FIXTURES ATTACHED TO PRINCIPAL BUILDINGS TO BE CONSTRUCTED ON THE SITE SHALL BE DECORATIVE, CAPPED AND DOWNWARDLY DIRECTED.

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 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 SUCCESSORS IN INTEREST AND ASSIGNS.
- b. 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.