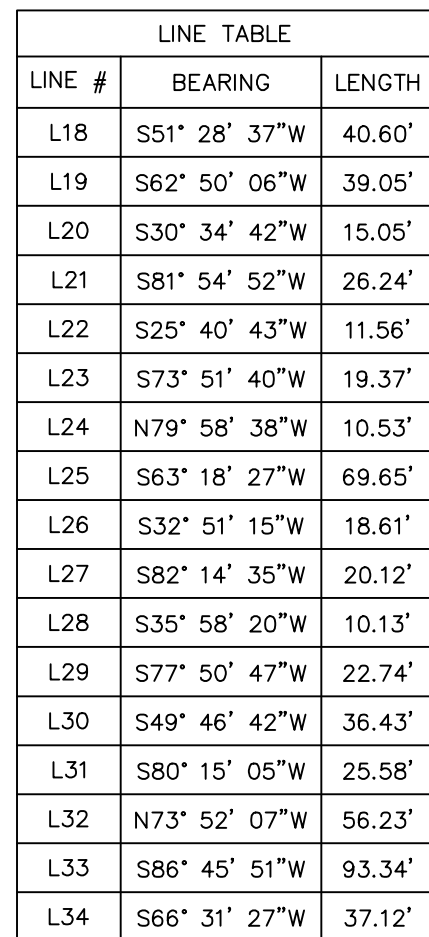
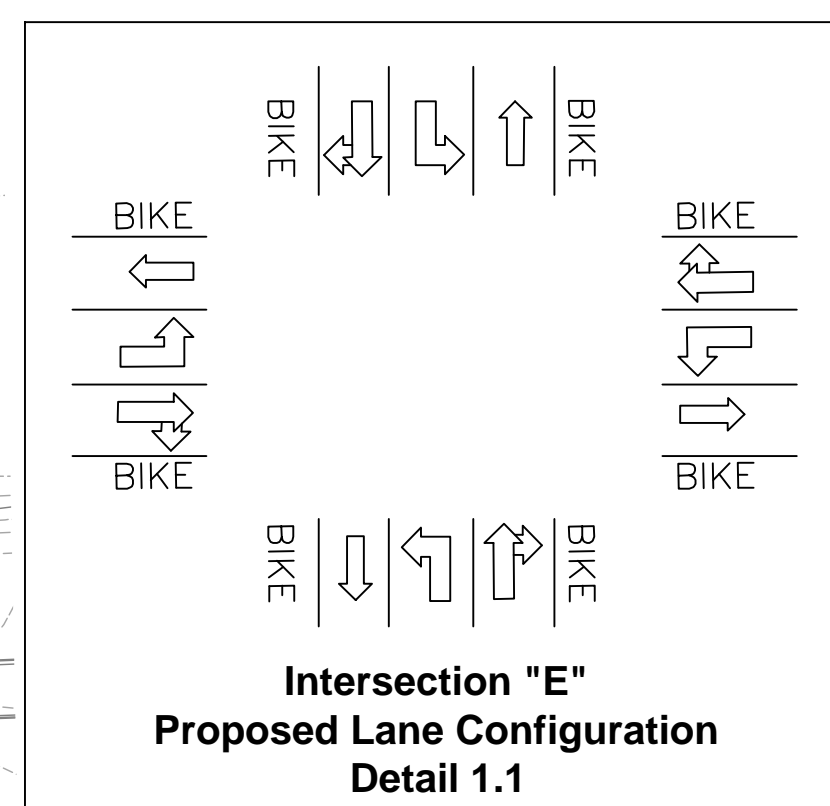




CURVE TABLE					
CURVE #	DELTA	RADIUS	CHORD BEARING	CHORD LENGTH	LENGTH
C12	26° 39' 00"	260.00'	N50° 19' 42"E	119.85'	120.93'
C13	89° 47' 55"	30.00'	N7° 53' 45"W	42.35'	47.02'
C14	11° 19' 17"	256.50'	N58° 27' 21"W	50.60'	50.68'
C15	16° 24' 11"	299.00'	N55° 54' 54"W	85.31'	85.60'
C16	89° 29' 58"	18.00'	S87° 32' 12"W	25.34'	28.12'
C17	16° 07' 11"	201.00'	S55° 54' 54"E	57.35'	57.54'
C18	11° 07' 12"	343.50'	S58° 33' 24"E	66.56'	66.67'
C19	90° 00' 00"	30.00'	N82° 00' 12"E	42.43'	47.12'
C20	7° 53' 05"	340.00'	N40° 56' 44"E	46.75'	46.79'
C21	2° 05' 08"	460.00'	N43° 50' 43"E	16.74'	16.74'
C22	104° 56' 50"	30.00'	N9° 40' 16"W	47.58'	54.95'



The development and use of the site labeled "PROPERTY TO BE REZONED TOD-M(CD)" will be governed by the plan ("Technical Data Sheet 2019-0xx") on which these Conditional Rezoning Notes appear, by the development standards set forth in these Rezoning Notes, and by the applicable provisions of the City of Charlotte Zoning Ordinance for the TOD-M district. Future amendments to the Rezoning Plan and/or these Rezoning Notes 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.

1. Proposed roadway and public access easement connection points will be required and subject to existing road rights-of-way and adjacent parcels as follows:

- One connection to proposed Dave McKinney Avenue (as shown on approved rezoning petition 2017-079) (Connection Point "A").
- One connection to North Tryon Street, directly opposite existing University City Station Boulevard, matching the previously constructed driveway curb returns (Connection Point "B").
- One connection to proposed Dave McKinney Avenue (as shown on approved rezoning petition 2016-074, and subsequently approved land development plans for the same) (Connection Point "C").
- One connection to the proposed Public Access Easement (as shown on approved rezoning petition 2017-079) (Connection Point "D").

2. The proposed public roadway layout within the "PROPERTY TO BE REZONED TOD-M(CD)" will be configured based upon the following criteria:

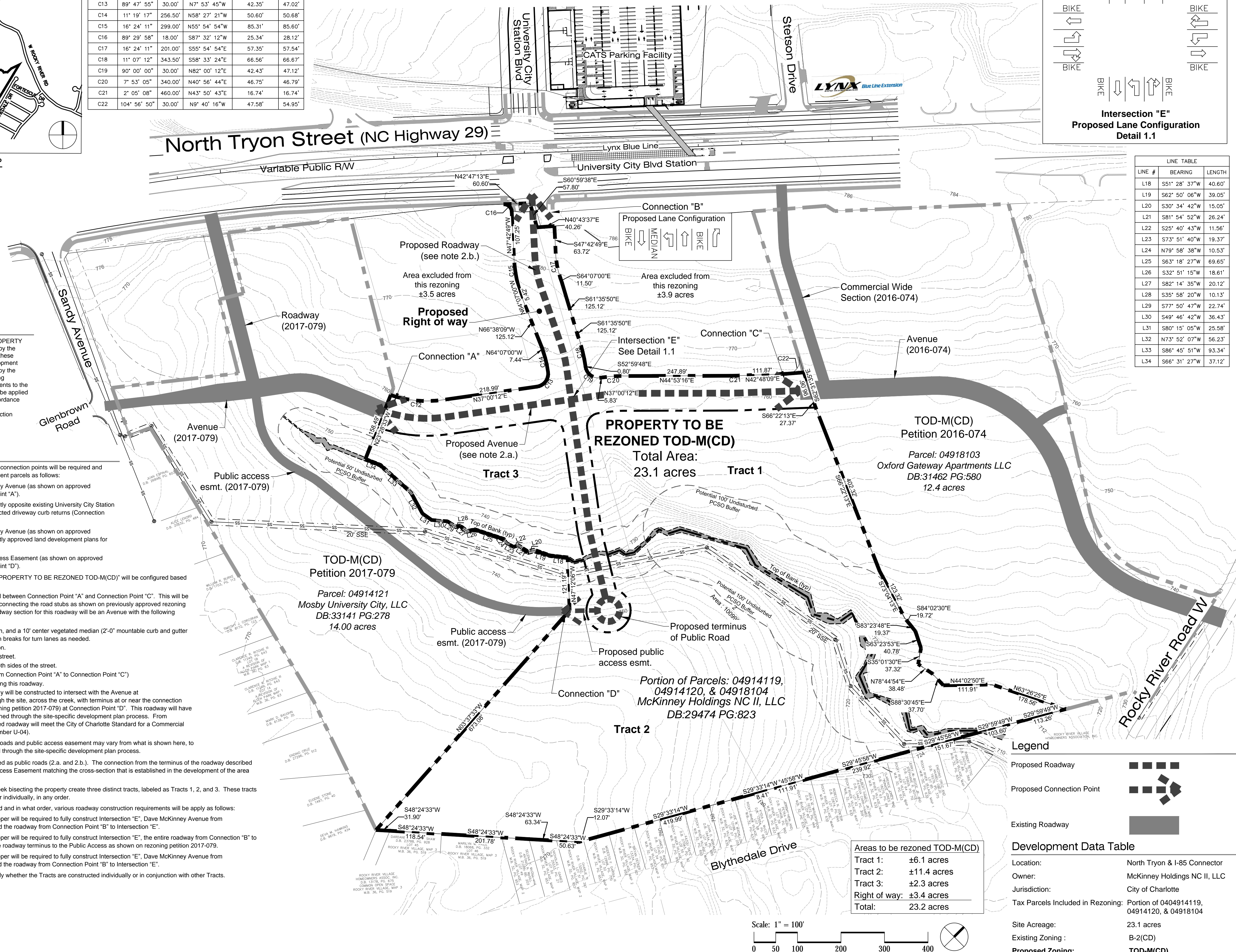
- A continuous public roadway will be created between Connection Point "A" and Connection Point "C". This will be the completion of Dave McKinney Avenue, connecting the road stubs as shown on previously approved rezoning petitions 2016-074 and 2017-079. The roadway section for this roadway will be an Avenue with the following section:
  - Two 11' travel lanes, one in each direction, and a 10' center vegetated median (2'-0" mountable curb and gutter each side with 6' of vegetated area), with breaks for turn lanes as needed.
  - Two 5' bicycle lanes, one in each direction.
  - 26" curb and gutter on each side of the street.
  - 8' planting strips, and 8' sidewalks on both sides of the street.
  - Total right-of-way of 80' (full distance from Connection Point "A" to Connection Point "C")
  - No on-street parking will be required along this roadway.
- From Connection Point "B", a public roadway will be constructed to intersect with the Avenue at Intersection "E", and to then continue through the site, across the creek, with terminus at or near the connection with the Public Access Easement (per rezoning petition 2017-079) at Connection Point "D". This roadway will have a variable cross-section that will be determined through the site-specific development plan process. From Intersection "E" to the terminus, the proposed roadway will meet the City of Charlotte Standard for a Commercial Narrow Street typical section (Standard Number U-04).
- The precise alignments of these proposed roads and public access easement may vary from what is shown here, to a reasonable extent, and will be determined through the site-specific development plan process.


3. All new roadways proposed here will be dedicated as public roads (2.a. and 2.b.). The connection from the terminus of the roadway described in 2.b. to Connection Point "D" will be a Public Access Easement matching the cross-section that is established in the development of the area rezoned with petition 2017-079.

4. The proposed roadway configuration and the creek bisecting the property create three distinct tracts, labeled as Tracts 1, 2, and 3. These tracts may be sold and/or developed simultaneously, or individually, in any order.

5. Depending on the specific tracts being developed and in what order, various roadway construction requirements will be apply as follows:

- With the development of Tract 1, the developer will be required to fully construct Intersection "E", Dave McKinney Avenue from Intersection "E" to Connection Point "C", and the roadway from Connection Point "B" to Intersection "E".
- With the development of Tract 2, the developer will be required to fully construct Intersection "E", the entire roadway from Connection "B" to its terminus, and the Public Access from the roadway terminus to the Public Access as shown on rezoning petition 2017-079.
- With the development of Tract 3, the developer will be required to fully construct Intersection "E", Dave McKinney Avenue from Intersection "E" to Connection Point "C", and the roadway from Connection Point "B" to Intersection "E".
- The requirements of 5.a., 5.b., and 5.c. apply whether the Tracts are constructed individually or in conjunction with other Tracts.



 **MERRICK®**

1001 MOREHEAD SQUARE DRIVE, SUITE 530  
NOTES: 1001-530-5303  
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**McKINNEY HOLDINGS  
NC II, LLC**

REVISIONS:					
REV	REVISION DESCRIPTION	DATE	CHANGED BY	DESIGNED BY	DATE
1	Revision per City Comments	5/1/19	JLM	JLM	

DATE:	1/28/19		
DESIGN BY:	JAM		
DRAWN BY:	JAM		
CHECKED BY:	JLM		
APPROVED BY:	JLM		



UNIVERSITY CITY  
GATEWAY

City of Charlotte, North Carolina

Technical Data Sheet  
2019-021

JOB NO.: 65118785

DATE: 01/28/2019

SHEET 1