

THE HORNE COMPANY
DB 05140 PG 655
PID #121-033-14
ZONING: L2
USE: INDUSTRIAL

J & E FROUP, LLC
DB 30325 PG 688
PID #121-033-14
ZONING: L2
USE: INDUSTRIAL

CCIP TREMONT, LLC
INVESTMENT PARTNERS CO CAROLINA CAPITAL
SCOTT F. HARRISON
DB 28813 PG 631
PID #121-032-17
ZONING: TOD-MO
USE: INDUSTRIAL

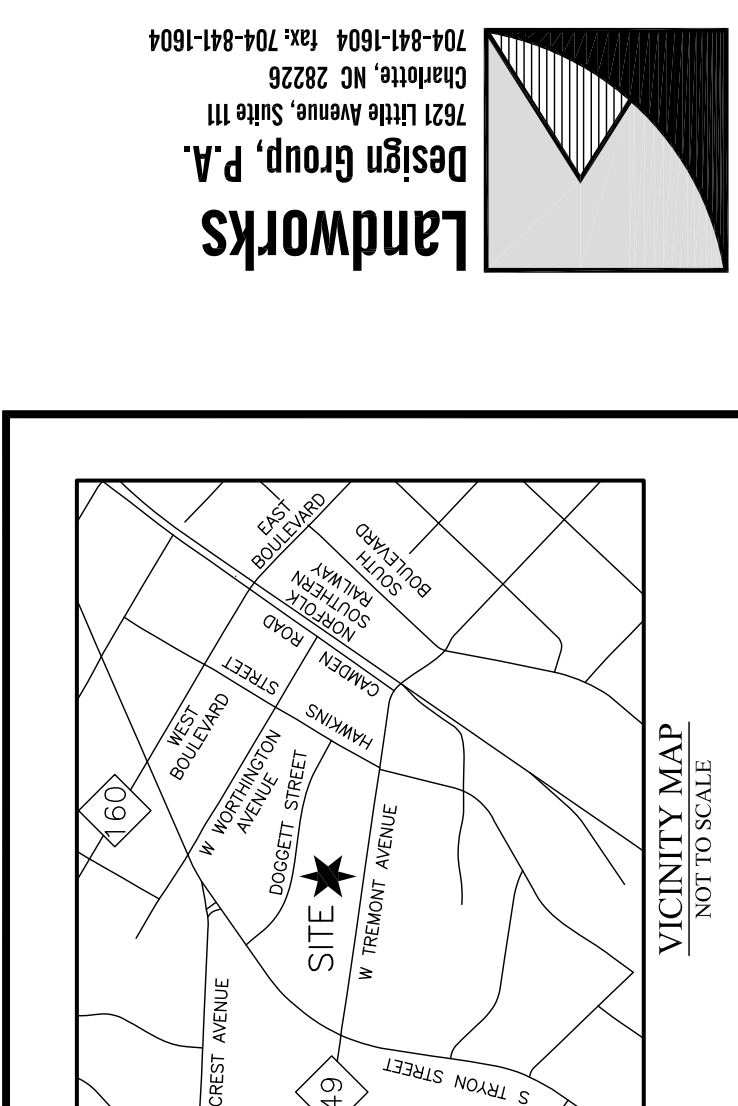
JOSEPH ROBERT COLE SR
DB 05140 PG 655
PID #121-032-16
ZONING: L2
USE: INDUSTRIAL

DOUGHTON MANUFACTURING CO
DB 03170 PG 087
PID #121-032-15
ZONING: L2
USE: INDUSTRIAL

MOREBILT HOMES, INC
DB 02882 PG 300
PID #121-032-14
ZONING: L2
USE: INDUSTRIAL

VISION VENTURES OF CAROLINA, LLC
UNIT FILE NO. 033 PG 1
DB 22298 PG 244
ZONING: TOD-MO
USE: OFFICE CONDOMINIUM

2000 HAWKINS, LLC
DB 05140 PG 657
PID #121-033-13
ZONING: TOD-M
USE: TOWNHOMES



74 AC
12103308, 12103309, 12103310
TOD-MO
INDUSTRIAL
FOR SALE SINGLE FAMILY ATTACHED DWELLING UNITS
16 UNITS (SEE OPTIONAL PROVISIONS)
21.62 UNITS/AC
16' FROM BOC AS SHOWN AS SHOWN AS SHOWN
(SEE OPTIONAL PROVISIONS)
50' 3 STORY PLUS POSSIBLE ROOFTOP TERRACES
MIN. = 1 PER UNIT; MAX. = 1.6 PER UNIT
PARKING REQUIRED:
MIN. = 1 PER UNIT; MAX. = 2 PER UNIT
URBAN OPEN SPACE REQUIRED:
1 SQ. FT/100 SQ. FT. GROSS FLOOR AREA
UNDERGROUND DETENTION IF REQUIRED
WATER QUALITY:
WASTE MANAGEMENT:
ROLLOUT CONTAINER

AGREEMENT:
ACT PARCEL ID:
EXISTING ZONING:
PROPOSED ZONING:
EXISTING USE:
PROPOSED USE:
UNITS PROPOSED:
DENSITY PROPOSED:
FRONT SETBACK:
MIN. SIDE YARD:
MIN. REAR YARD:
FLOOR AREA RATIO:
MAX. PROPOSED BUILDING HEIGHT:
PARKING REQUIRED:
PARKING PROPOSED:
URBAN OPEN SPACE REQUIRED:
WATER QUALITY:
WASTE MANAGEMENT:
ROLLOUT CONTAINER

1. The internal private drive shall be constructed as a woonerf-style motor court as generally depicted on the Rezoning Plan. The pavement design shall be as generally depicted on the Rezoning Plan, and the pavement shall be stamped concrete or concrete pavers and shall include a contrasting color band and design element.
2. A minimum 8 foot wide planting strip and a minimum 5 foot wide sidewalk shall be installed along the western edge of the public street to be constructed along the Site's eastern boundary line as generally depicted on the Rezoning Plan.
3. The number of off-street parking spaces allowed on the Site may exceed the maximum permitted in the TOD-R zoning district.
E. Transportation
1. Vehicular access to the Site shall be as generally depicted on the Rezoning Plan. The placement and configuration of the vehicular access point 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.
2. As depicted on the Rezoning Plan, the single family attached dwelling units shall be served by an internal private drive, and minor adjustments to the location of the internal private drive shall be allowed during the construction permitting process.
3. The internal private drive shall be constructed as a woonerf-style motor court as generally depicted on the Rezoning Plan. The pavement design shall be as generally depicted on the Rezoning Plan, and the pavement shall be stamped concrete or concrete pavers and shall include a contrasting color band and design element.
4. Internal sidewalks and pedestrian connections shall be provided on the Site as generally depicted on the Rezoning Plan. The internal sidewalks may meander to save existing trees.
5. All transportation improvements shall be constructed and approved prior to the issuance of the first certificate of occupancy for a building to be constructed on the Site or phased per the Site's development plan.
6. Any light of way required to be dedicated and conveyed by Petitioner to the City of Charlotte shall be dedicated and conveyed prior to the issuance of the first certificate of occupancy for a building to be constructed on the Site.
F. Architectural Standards
1. The maximum height in stories of the single family attached dwelling units to be located on the Site shall be 3 stories with optional rooftop terraces.
2. The maximum height in feet of each building containing single family attached dwelling units shall be 80 feet as measured from the average grade at the base of the building.
3. Attached to the Rezoning Plan is a conceptual architectural rendering of the elevation of the single family attached dwelling units that will front adjacent public streets (the "Street Fronting Elevation") that is intended to depict the general conceptual architectural style and character of the Street Fronting Elevation. Accordingly, the Street Fronting Elevation shall be designed and constructed so that it is substantially similar in appearance to the Street Fronting Elevation as depicted on the conceptual architectural rendering. The design shall be subject to the following conditions:
a. The primary exterior building materials for the Street Fronting Elevation are designated on the attached conceptual architectural rendering. Any use of an exterior building material may only be used on windows, doors, soffits, trim and railings.
b. Those single family attached dwelling units designated as units 9, 10, 13 and 14 on the Rezoning Plan shall have doorway entrances that face West Tremont Avenue.
c. For purposes of providing enhanced sound mitigation, the western exterior walls of those single family attached dwelling units designated as units 8 and 9 on the Rezoning Plan shall have a minimum STC (Sound Transmission Class) Rating Value of 45, and the windows located on units 8 and 9 shall not be subject to this requirement.
d. Windows (if any) of the garages associated with units 8 and 9 shall not be subject to this requirement.

1. The buildings containing the single family attached dwelling units shall be setback from the boundary lines of the Site as depicted on the Rezoning Plan.
2. The Declaration of Covenants, Conditions and Restrictions for the residential community to be developed on the Site shall contain a disclosure provision that provides as follows:
"The Property has a zoning classification of TOD-MO. Certain parcels of property adjoining and in the vicinity of the Property have L2 zoning classifications and are or may be lawfully used for certain industrial (including, without limitation, manufacturing) purposes."
3. The sales and purchase contract for each single family attached dwelling unit to be constructed on the Site shall contain a disclosure provision that provides as follows:
"The Property has a zoning classification of TOD-MO. Certain parcels of property adjoining and in the vicinity of the West Tremont Townhomes have L2 zoning classifications and are or may be lawfully used for certain industrial (including, without limitation, manufacturing) purposes."
D. Optional Provisions
The optional provisions set out below shall apply to the development of the Site.

1. For purposes of providing enhanced sound mitigation, the northern exterior walls of those single family attached dwelling units designated as units 3, 4 and 7 on the Rezoning Plan shall have a minimum STC (Sound Transmission Class) Rating Value of 45, and the windows located on the northern exterior walls shall have a minimum STC (Sound Transmission Class) Rating Value of 35. The northern exterior walls and windows (if any) of the garages associated with units 3, 4 and 7 shall not be subject to this requirement.
Streetscape and Landscaping / Screening
1. A minimum 8 foot wide planting strip and a minimum 8 foot wide sidewalk shall be installed along the Site's frontage on West Tremont Avenue as generally depicted on the Rezoning Plan. Notwithstanding the foregoing, the width of the planting strip and the width of the sidewalk may be reduced as required when the sidewalk (as shown on the Rezoning Plan) is adjacent to existing utility lines.
2. Portions of the minimum 8 foot wide sidewalk to be installed along the Site's frontage on West Tremont Avenue may be located in a sidewalk utility easement.
3. A minimum 8 foot wide planting strip and a minimum 5 foot wide sidewalk shall be installed along the western edge of the public street to be constructed along the Site's eastern boundary line as generally depicted on the Rezoning Plan.
4. Portions of the minimum 5 foot wide sidewalk to be installed along the western edge of the public street to be constructed along the Site's eastern boundary line may be located in a sidewalk utility easement.
5. A minimum 6 foot tall solid brick wall shall be installed along the western and northern boundary lines of the Site as generally depicted on the Rezoning Plan. The minimum 6 foot tall solid brick wall shall not contain any gates or openings.
H. Open Spaces
1. Development of the Site shall meet the urban open space requirements of the Ordinance.
I. Lighting
1. 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.
2. Any freestanding lighting fixtures installed on the Site shall be constructed on the Site shall be decorative, capped and downwardly directed.
3. Any lighting fixtures attached to the buildings to be constructed on the Site shall be decorative, capped and downwardly directed.

1. This Plan is a Preliminary Design. NOT Released For Construction.

0 20 40 80
SCALE: 1"=20'

No.	Date	By	Description
1	11/21/16	MDL	SITE PLAN REVISION
2	12/19/16	MDL	SITE PLAN REVISION
3	07/19/17	DRW	SITE PLAN REVISION
4	02/22/17	DRW	SITE PLAN REVISION

Project Manager: MDL
Drawn By: DRW
Checked By: MDL
Date: 9/26/16
Project Number: 16053
Sheet Number: RZ-1

Corporate Certifications:
N.C.P.E. C-2933
N.C.L.A. C-253
S.C.E.P.C. NO. 3899
S.C.L.A. NO. 211

Barriinger Capital, LLC
Charlotte, NC 28226
704-841-1604 Fax: 704-841-1604
Design Group, P.A.
7821 Little Avenue, Suite III
Charlotte, NC 28226

TECHNICAL DATA SHEET

SOUTHEND COURT
BARRINGER CAPITAL, LLC
CHARLOTTE, NC

PETITION #: 2016- 146
SHEET # 1 OF 3

THE HORNE COMPANY
DB 1548 PG 84
MB 4 PG 631
PID #121-033-14
ZONING: I-2
USE: INDUSTRIAL

2000 HAWKINS, LLC
DB 28140 PG 407
MB 4 PG 631
PID #121-033-13
ZONING: TOD-M
USE: TOWNHOMES

J & E GROUP, LLC
DB 05140 PG 885
PID #121-033-17
ZONING: I-2
USE: INDUSTRIAL

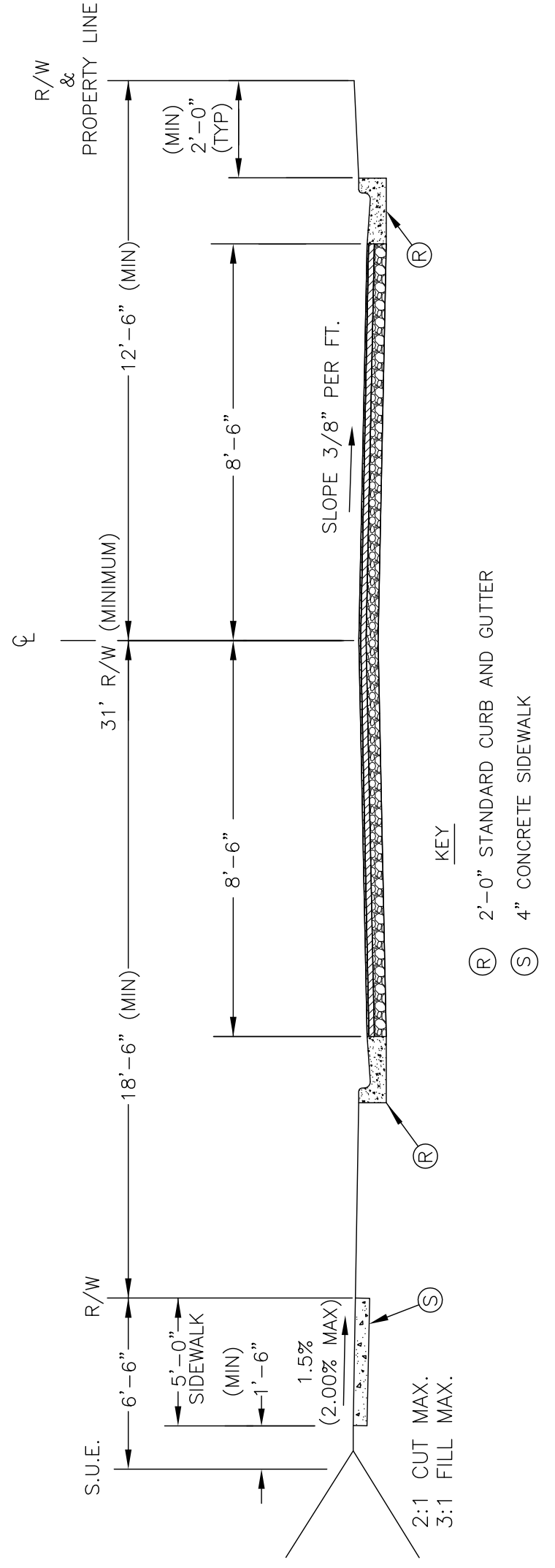
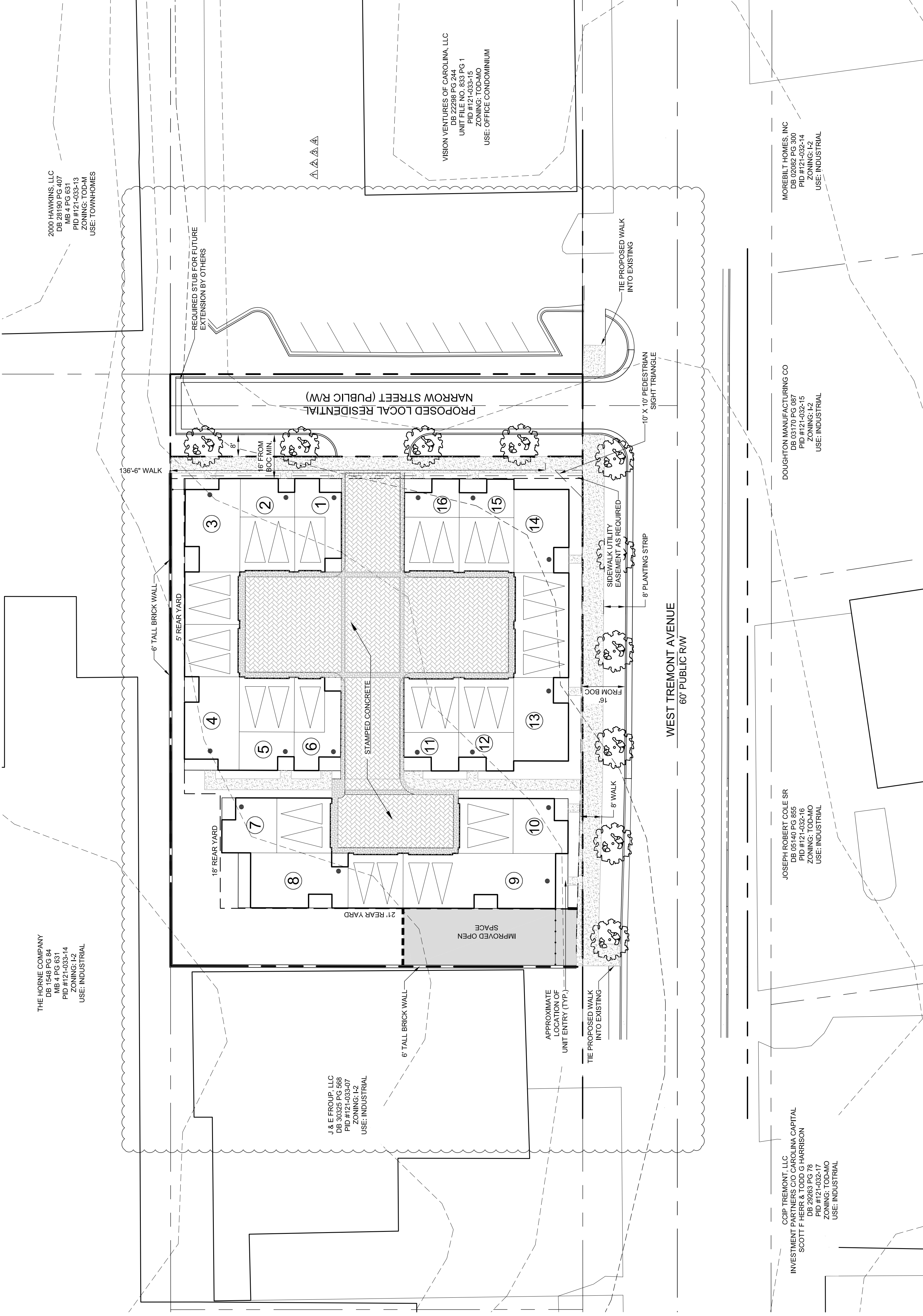
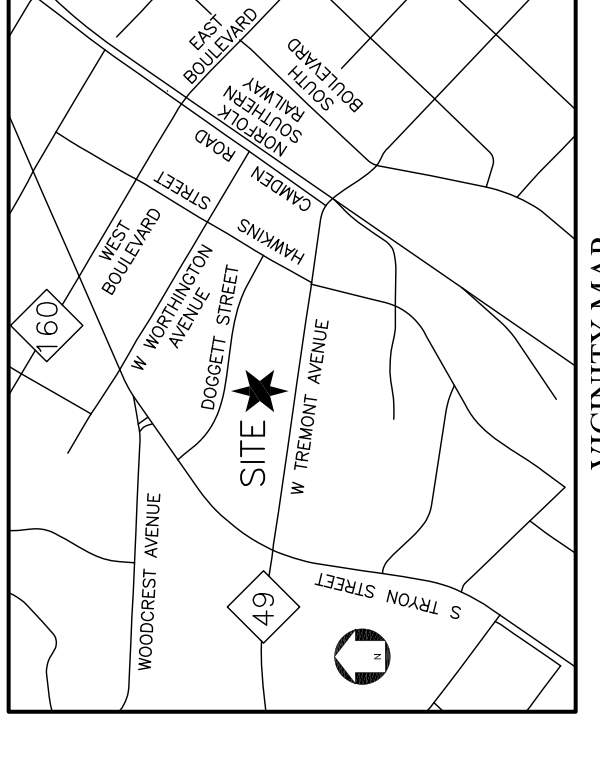
VISION VENTURES OF CAROLINA, LLC
DB 22280 PG 244
PID #121-033-16
ZONING: TOD-MO
USE: OFFICE CONDOMINIUM

COIP TREMONT, LLC
INVESTMENT PARTNERS CO CAROLINA CAPITAL
SCOTT FRIEDMAN
DB 29833 PG 78
PID #121-033-17
ZONING: TOD-MO
USE: INDUSTRIAL

JOSEPH ROBERT COLE SR
DB 05140 PG 885
PID #121-033-17
ZONING: TOD-MO
USE: INDUSTRIAL

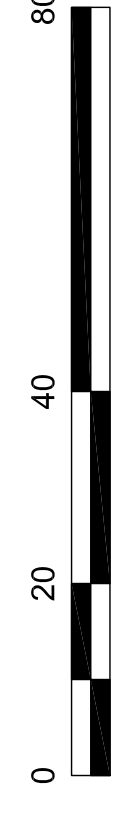
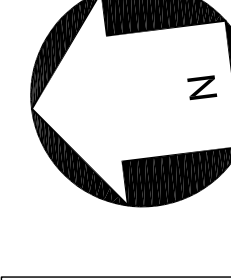
DOUGHTON MANUFACTURING CO
DB 03170 PG 087
PID #121-033-14
ZONING: I-2
USE: INDUSTRIAL

MOREBILT HOMES, INC
DB 02082 PG 300
PID #121-033-14
ZONING: I-2
USE: INDUSTRIAL



1 RZ-2
MODIFIED LOCAL RESIDENTIAL NARROW STREET SECTION
SCALE: NTS
CLDSM U-01 (MODIFIED)

This Plan Is A
Preliminary Design.
NOT Released For
Construction.



REVISIONS:
SCALE: 1"=20'

No.	Date	By	Description
1	11/21/16	MDL	SITE PLAN REVISION
2	12/19/16	MDL	SITE PLAN REVISION
3	07/19/17	DRW	SITE PLAN REVISION
4	02/22/17	DRW	SITE PLAN REVISION

Project Number: 16053
Sheet Number:

Project Manager: MDL
Drawn By: DRW
Checked By: MDL
Date: 11/14/16

CONCEPTUAL
SITE PLAN

SOUTHEND COURT
BARRINGER CAPITAL, LLC
CHARLOTTE, NC





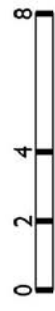
- EXTERIOR MATERIAL LEGEND:**
- A. HORIZONTAL ALUMINUM SIDING OR COMPOSITE SIDING
 - B. STUCCO OR COMPOSITE FIBER-BOARD
 - C. STUCCO OR METAL AWNING
 - D. VINYL WINDOWS
 - E. COMPOSITE DOORS
 - F. METAL RAILING
 - G. BRICK

Bassenian | Lagoni
 ARCHITECTURE • PLANNING • INTERIORS

CONCEPTUAL PERSPECTIVE
 SOUTHBEND COURT

Charlotte, North Carolina

872.16252



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 800-341-8200
 300 N. 7th Street, Suite 100
 Charlotte, NC 28202

01.17.17



REVISIONS:

No.	Date	By	Description
1	11/21/16	MDL	ADDED SHEET
3	01/19/17	DRW	SITE PLAN REVISION

This Plan Is A
 Preliminary Design.
 NOT Released For
 Construction.

CORPORATE CERTIFICATIONS
 NC P.E. C-26934 NC L.A. C-253
 SC ENG. NO. 3599 SC L.A. NO. 211

Project Manager: MDL

Drawn By: MDL

Checked By: MDL

Date: 11/14/16

Project Number: 16053

Sheet Number:

RZ-3

PETITION #: 2016- 146
 SHEET # 3 OF 3

SOUTHBEND COURT
 BARRINGER CAPITAL, LLC
 CHARLOTTE, NC

**CONCEPTUAL
 PERSPECTIVE**

Landworks
 Design Group, P.A.
 7521 Little Avenue, Suite 111
 Charlotte, NC 28226
 704-541-1504 Fax: 704-541-1504

