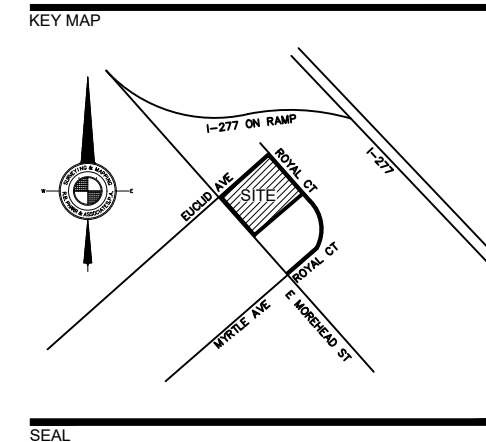




Ziegler Cooper Architects
Bank of America Center
Suite 350
700 Louisiana Street
Houston, Texas
77002

vc: 7133740000
fx: 7133740001



SITE DEVELOPMENT DATA:

- ACREAGE ± 1.474 ACRES
- TAX PARCEL #: 125-174-02, 125-174-08
- EXISTING ZONING: B-1 PED AND MUDD
- PROPOSED ZONING: MUDD-O
- EXISTING USES: OFFICE
- PROPOSED USES: UP TO 350 MULTIFAMILY SWELLING UNITS TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE MUDD ZONING DISTRICT
- MAXIMUM BUILDING HEIGHT: UP TO ONE HUNDRED SEVENTY (170) FEET. BUILDING HEIGHT TO BE MEASURED PER THE ORDINANCE

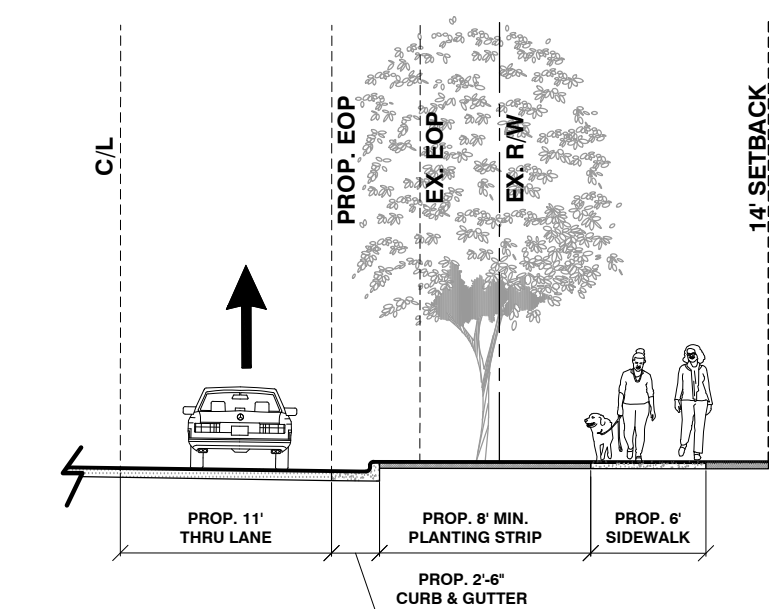
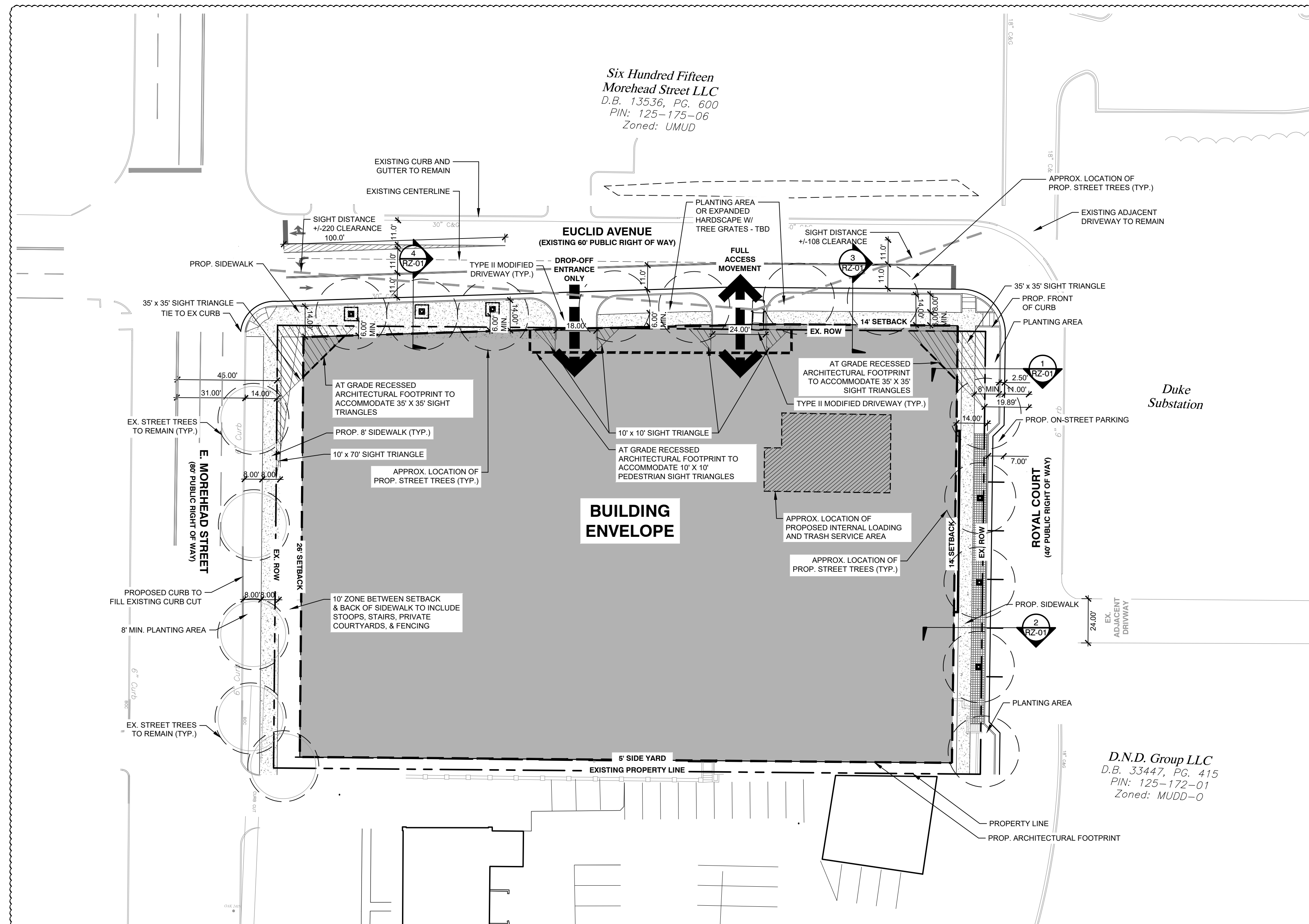
LEGEND:

PROPOSED INGRESS / EGRESS

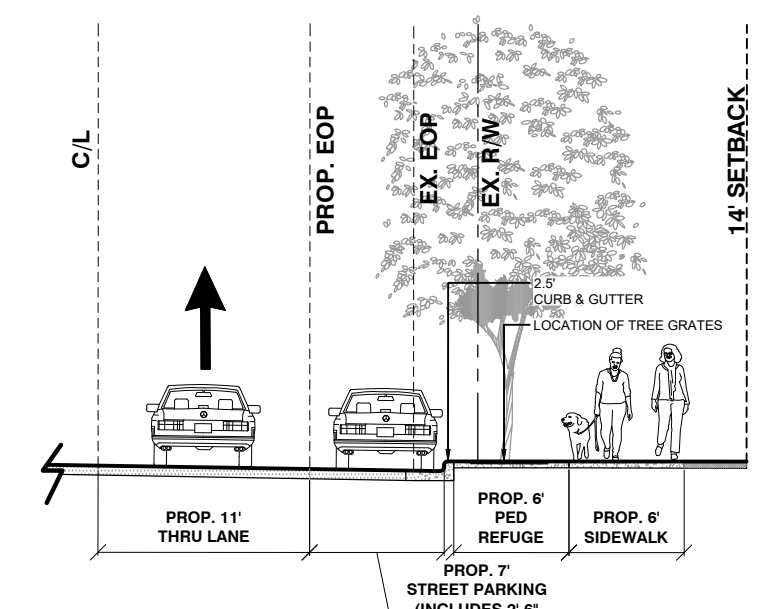
SITE DEVELOPMENT SUMMARY:

- 1) TAX PARCEL ID #: PARCELS 125-174-02, 125-174-08
- 2) JURISDICTION: CITY OF CHARLOTTE
- 3) TOTAL SITE SF (ACREAGE): ± 71,642.07 (1.474 AC)
- 4) EXISTING ZONING & USES: B-1 PED, MUDD
- 5) PROPOSED ZONING: MIXED USE DEVELOPMENT DISTRICT, OPTIONAL "MUDD-O"
- 6) PROPOSED USES: MULTI-FAMILY RESIDENTIAL DEVELOPMENT
- 7) PROPOSED SETBACKS: -26' SETBACK ON E. MOREHEAD STREET
-14' SETBACKS ON ROYAL COURT & EUCLID AVENUE
- 8) BUILDING HEIGHT: -170' MAX.
- 9) URBAN OPEN SPACE: AS REQUIRED BY THE ORDINANCE
- 11) PARKING PROVIDED: 1.25 SPACES PER DWELLING UNIT MINIMUM
- 12) BIKE RACKS WILL BE PROVIDED PER THE ORDINANCE

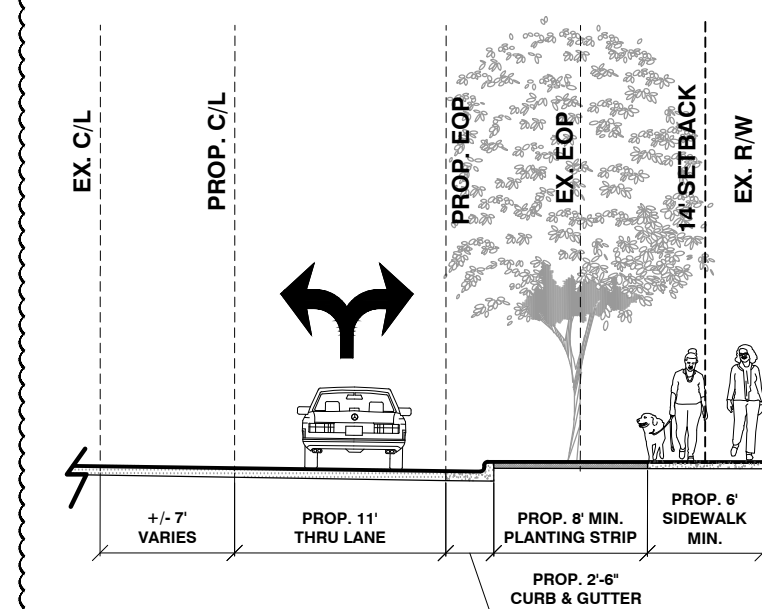
NOTE: THE REZONING PLAN IS ILLUSTRATIVE IN NATURE AND IS INTENDED TO DEPICT BUILDING AND CIRCULATION RELATIONSHIPS.



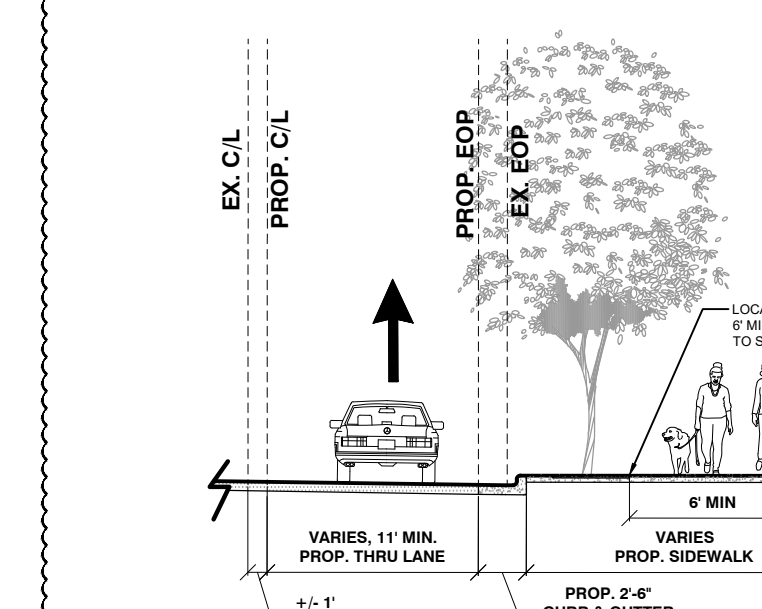
1 PROPOSED ROYAL COURT CROSS SECTION (TYPICAL)
SCALE: 1" = 10'-00"



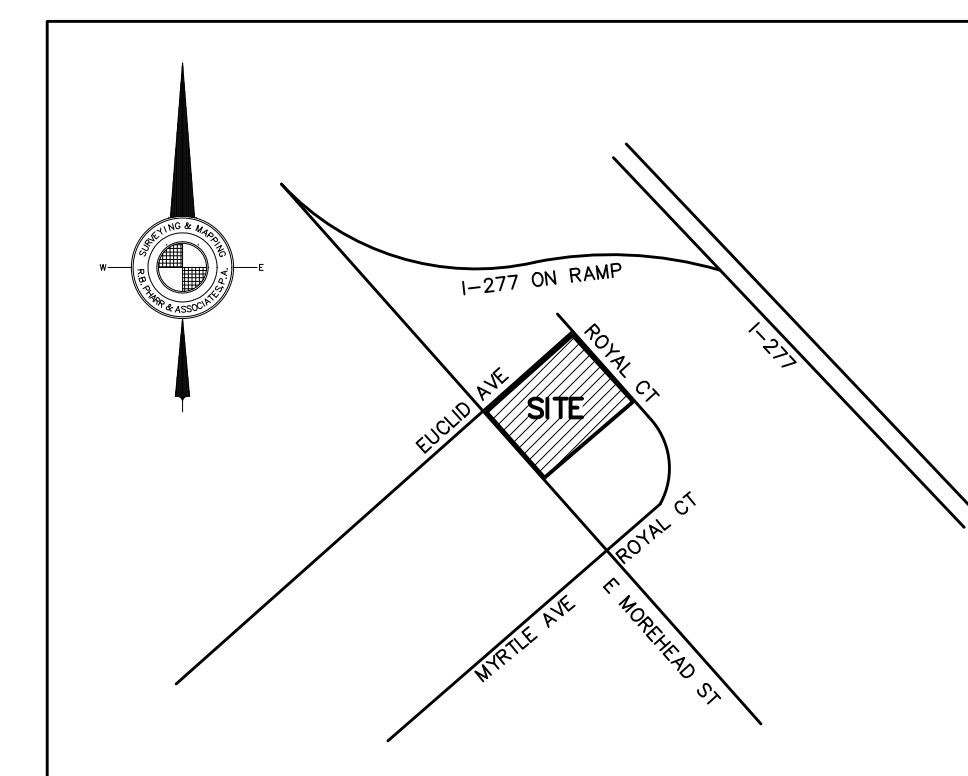
2 PROPOSED ROYAL COURT ON STREET PARKING CROSS SECTION (TYPICAL)
SCALE: 1" = 10'-00"



3 PROPOSED EUCLID AVENUE CROSS SECTION (TYPICAL)
SCALE: 1" = 10'-00"



4 PROPOSED EUCLID AVENUE CROSS SECTION (TYPICAL)
SCALE: 1" = 10'-00"



VICINITY MAP
NOT TO SCALE

711 EAST MOREHEAD

REZONING - SITE PLAN

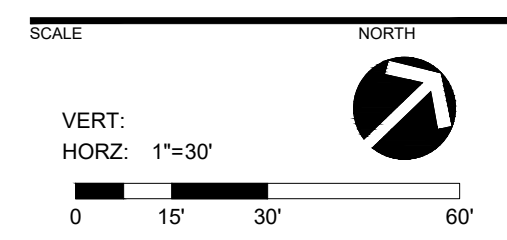
HANOVER R.S. LIMITED PARTNERSHIP
1780 S POST OAK LN
HOUSTON, TEXAS 77056

LANDDESIGN PROJ.# 1020025

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	REVISIONS PER COMMENTS	06-15-2020
2	REVISIONS PER COMMENTS	08-17-2020

DESIGNED BY:
DRAWN BY:
CHECKED BY:



TECHNICAL DATA SHEET

SHEET NUMBER

RZ-1

REZONING PETITION # 2020-059

Hanover R.S. Limited Partnership
Development Standards
8/17/2020

Site Development Data

- Acreage: ± 1.474
- Tax Parcel Nos: 125-174-02 and 125-174-08
- Existing Zoning: B-1 PED and MUDD
- Proposed Zoning: MUDD-O
- Existing Use: Office
- Proposed Use: Up to 350 multi-family dwelling units together with accessory uses, as allowed in the MUDD zoning district.
- Maximum Building Height: 170 feet as measured under the Ordinance.

1. General Provisions

a. **Site Location.** These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Hanover R.S. Limited Partnership ("Petitioner") to accommodate the development of a residential community on approximately 1.474 acre site generally located on the southeast corner of the intersection of East Morehead Street and Euclid Avenue, which site is more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel Nos. 125-174-02 and 125-174-08.

b. **Zoning Districts/Ordinance.** Development and use 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"). Subject to the optional provisions set out below, the regulations established under the Ordinance for the Mixed Use Development District ("MUDD") zoning district shall govern the development and use of the Site.

c. **Graphics and Alterations.** The schematic depictions of the uses, parking areas, sidewalks, building, driveways, and other development matters and site elements (collectively the "Development/Site Elements") set forth on the Rezoning Plan should be reviewed in conjunction with the provisions of these Development Standards. The layout, locations, sizes and formulations of the Development/Site Elements depicted on the Rezoning Plan are graphic representations of the Development/Site elements proposed. Changes to the Rezoning Plan not anticipated 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. minor and don't materially change the overall design intent depicted on 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.

d. **Number of Buildings Principal and Accessory.** The total number of principal residential buildings to be developed on the Site shall not exceed one (1). Accessory buildings and structures located on the Site shall not be considered in any limitation on the number of buildings on the Site. Accessory buildings and structures will be constructed utilizing similar building materials, colors, architectural elements and designs as the principal building located on the Site.

2. Optional Provisions

The optional provisions set out below shall apply to the development of the Site.

a. The maximum height of the building to be constructed on the Site shall be 170 feet as measured under the Ordinance.

b. The first/ground floor building facade fronting Royal Court shall include a combination of windows and operable doors for a minimum of 10% of the first/ground floor building facade fronting Royal Court with transparent glass between 2 feet and 10 feet on the first/ground floor. Up to 20% of this requirement may be comprised of display windows. These display windows must maintain a minimum of 3 feet clear depth between the window and rear wall. Windows within this zone shall not be screened by film, decals, and other opaque material, glazing finishes or window treatments. The maximum sill height for required transparency shall not exceed 4 feet above adjacent street sidewalk.

c. Encroachments into the setbacks from adjacent streets shall be permitted as set out below.

(1) Transformers and other electrical equipment may encroach into the setback from Royal Court provided that these items or features do not encroach into the required clear sidewalk zone. Additionally, the screening elements for the transformers and other electrical equipment may encroach into the setback from Royal Court provided that these items or features do not encroach into the required clear sidewalk zone. Such screening elements shall comply with the requirements of the Ordinance.

(2) Stairs, stoops, low walls, railings, fencing, perpendicular sidewalks, pavers and other ground level architectural items or features may encroach into the setbacks from all adjacent streets provided that these items or features do not encroach into the required clear sidewalk zone.

(3) Balconies may encroach up to 8 feet into the setbacks from all adjacent streets. Balconies shall maintain a minimum vertical clearance of 12 feet above grade.

(4) Awnings, sunshades and roof overhangs may encroach into the setbacks from all adjacent streets up to 4 feet from the back of curb and shall maintain a minimum vertical clearance of 9 feet above grade.

(5) Bay windows may project up to a maximum of three feet from each building facade line. Bay windows shall maintain a minimum vertical clearance of 12 feet.

(6) Sills, belt courses, eaves, cornices and ornamental features may project from the building facade no more than 2 feet and may extend over a public or private sidewalk, shared use path, amenity zone or planting strip.

d. The streetscape along the Site's frontage on Royal Court may be modified by Petitioner to allow and accommodate on street parking.

e. The streetscape along the Site's frontage on Euclid Avenue may be modified by Petitioner as generally depicted on the Rezoning Plan.

3. Permitted Uses/Development Limitations

a. The Site may only be devoted to a maximum of 350 multi-family dwelling units together with any incidental and accessory uses relating thereto that are allowed in the MUDD zoning district.

4. Access and Transportation Improvements

a. Vehicular access shall be as generally depicted on the Rezoning Plan. The placement and configuration of the access points are subject to any minor modifications required to accommodate final site development and construction plans 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. The alignment of the internal vehicular circulation areas and the driveways may be modified by Petitioner to accommodate changes in traffic patterns, parking layouts and any adjustments required for approval by CDOT and/or NCDOT in accordance with applicable published standards.

c. In lieu of dedicating any right of way along the Site's public street frontages, Petitioner shall grant a sidewalk utility easement to the City of Charlotte along the Site's public street frontages.

d. Prior to the issuance of the first certificate of occupancy for the building to be constructed on the Site, Petitioner shall:

(1) Install a stop sign, stop bar and cross walk on Euclid Avenue at the intersection of Euclid Avenue and Royal Court.

(2) Install a stop sign, stop bar and cross walk on Royal Court on the southerly leg of the intersection of Royal Court and Euclid Avenue.

(3) Subject to the availability of existing right of way within which to install these improvements, Petitioner shall install a stop sign, stop bar and cross walk on Royal Court on the northerly leg of the intersection of Royal Court and Euclid Avenue. If existing right of way is not available to accommodate the foregoing improvements, Petitioner shall not be required to install the same.

(4) Notwithstanding anything contained in this paragraph 4.d to the contrary, Petitioner shall not be required to install the improvements set out in this paragraph 4.d if these improvements have been installed by others or others have commenced to install these improvements prior to the issuance of the first certificate of occupancy for the building to be constructed on the Site.

e. Petitioner shall stripe a double-yellow solid center line, per CDOT's Pavement Markings Design Guidelines, on that portion of Euclid Avenue located between East Morehead Street and Royal Court. Petitioner shall also mill and overlay that portion of Euclid Avenue located between East Morehead Street and Royal Court from the centerline of the relevant portion of Euclid Avenue to the proposed curb line located along the Site's frontage on Euclid Avenue.

f. All transportation improvements set out in this Section 4 shall be constructed and approved prior to the issuance of the first certificate of occupancy for the Site.

5. Architectural Standards

a. The maximum height of the building to be constructed on the Site shall be 170 feet.

b. Building Placement and Site Design shall focus on and enhance the pedestrian environment on public or private network required streets, through the following:

(1) The building shall be placed so as to present a front or side facade to all streets.

(2) Subject to the optional provision set out in paragraph 2.b above, the ground floors of facades fronting streets shall include a combination of windows and operable doors for a minimum of 10% of the ground floor frontage elevation with transparent glass between 2 feet and 10 feet on the first/ground floor. Up to 20% of this requirement may be comprised of display windows. These display windows must maintain a minimum of 3 feet clear depth between the window and rear wall. Windows within this zone shall not be screened by film, decals, and other opaque material, glazing finishes or window treatments. The maximum sill height for required transparency shall not exceed 4 feet above adjacent street sidewalk.

(3) The facades of first/ground floor of the building along streets shall incorporate a minimum of 30% masonry materials such as brick or stone.

(4) Direct pedestrian connections shall be provided between street facing doors and corner entrance features to sidewalks on adjacent streets.

(5) Building elevations shall not have expanses of blank walls greater than 20 feet in all directions and architectural features such as but not limited to banding, medallions or design features or materials will be provided to avoid a sterile, unarticulated blank treatment or such walls.

(6) Building elevations shall be designed with vertical bays or articulated features which shall include a combination of at least three of the following: a combination of exterior wall offsets (projections and recesses), columns, pilasters, change in materials or colors, awnings, arcades, or other architectural elements.

(7) The building shall have a minimum of 20% transparency on the aggregate of all upper floors.

(8) Set out on the Rezoning Plan are conceptual, schematic images of the first three levels of the East Morehead Street, Euclid Avenue and Royal Court facades of the building to be constructed on the Site that are intended to depict the general conceptual architectural style, design intent and character of the first three levels of these three building facades, as well the types and quality of the exterior building materials. The primary exterior building materials for the first three levels of these three building facades shall be a combination of stucco, brick, stone, precast stone and other masonry products. The finishes and colors of these exterior building materials may vary from what is depicted on the conceptual, schematic images.

Changes and alterations to the first three levels of these three building facades that do not materially change the overall conceptual architectural style, design intent and character shall be permitted.

(9) A portion of the Euclid Avenue building facade shall stepback a minimum of 5 feet from the Euclid Avenue building facade line (the "Euclid Avenue Stepback"). The Euclid Avenue Stepback shall occur above the third level/story of the building, the Euclid Avenue Stepback shall have a minimum width of 160 feet and the Euclid Avenue Stepback shall apply to all building levels/stories located above the third level/story of the building.

(10) A portion of the Morehead Street building facade shall stepback a minimum of 4 feet from the Morehead Street building facade line (the "Morehead Street Stepback"). The Morehead Street Stepback shall occur above the third level/story of the building, the Morehead Street Stepback shall have a minimum width of 60 feet and the Morehead Street Stepback shall apply to all building levels/stories located above the third level/story of the building.

6. Streetscape

a. Streetscape improvements shall be provided as depicted on the Rezoning Plan.

7. Environmental Features:

a. Development of the Site shall comply with the City of Charlotte Tree Ordinance.

b. Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Stormwater Ordinance.

8. Amendments to the Rezoning Plan

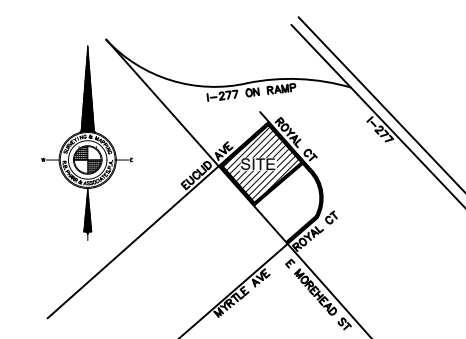
a. Future amendments to the Rezoning Plan (which includes these Development Standards) may be applied for by the then Owner or Owners of the Site in accordance with the provisions of Chapter 6 of the Ordinance.

9. 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 heirs, devisees, personal representatives, successors in interest or assigns.



KEY MAP



SCALE

PROJECT

711 EAST MOREHEAD

REZONING - SITE PLAN

HANOVER R.S. LIMITED PARTNERSHIP

1780 S POST OAK LN
HOUSTON, TEXAS 77056

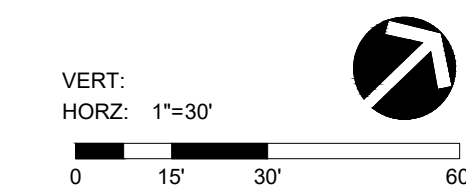
LANDDESIGN PROJ.# 1020025

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	REVISIONS PER COMMENTS	06-15-2020
2	REVISIONS PER COMMENTS	08-17-2020

DESIGNED BY:
DRAWN BY:
CHECKED BY:

SCALE



SHEET TITLE

DEVELOPMENT STANDARDS

SHEET NUMBER

RZ-2

- NOTES:**
- THIS PLAT IS NOT FOR RECORDATION AS PER G.S. 47-30 AS AMENDED.
 - ALL CORNERS MONUMENTED AS SHOWN.
 - NO RECOVERABLE NGS MONUMENT LOCATED WITHIN 2,000 FEET OF SUBJECT PROPERTY.
 - THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THIS MAP IS APPROXIMATE, BASED ON INFORMATION PROVIDED BY OTHERS OR BY FIELD LOCATION. UTILITY 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.
 - BROKEN LINES INDICATE PROPERTY LINES NOT SURVEYED.
 - EAST MOREHEAD STREET IS SHOWN AS A "MAJOR THOROUGHFARE" ON THE MECKLENBURG-METROPOLITAN PLANNING ORGANIZATION THOROUGHFARE PLAN OF 2004 AND MEETS OR EXCEEDS THE FUTURE RIGHT-OF-WAY OF 40' 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.
 - ELEVATIONS BASED ON NGS MONUMENT "MCDOWELL" ELEV. = 681.79' (NAVDS8)

ZONING:
ZONING RESTRICTIONS AS PER ZONING ORDINANCE:
SUBJECT PROPERTY ZONED: B-1

MINIMUM SETBACK: 20'
MINIMUM SIDE YARD: NONE
MINIMUM REAR YARD: 10'
MAX. BUILDING HEIGHT: 40'

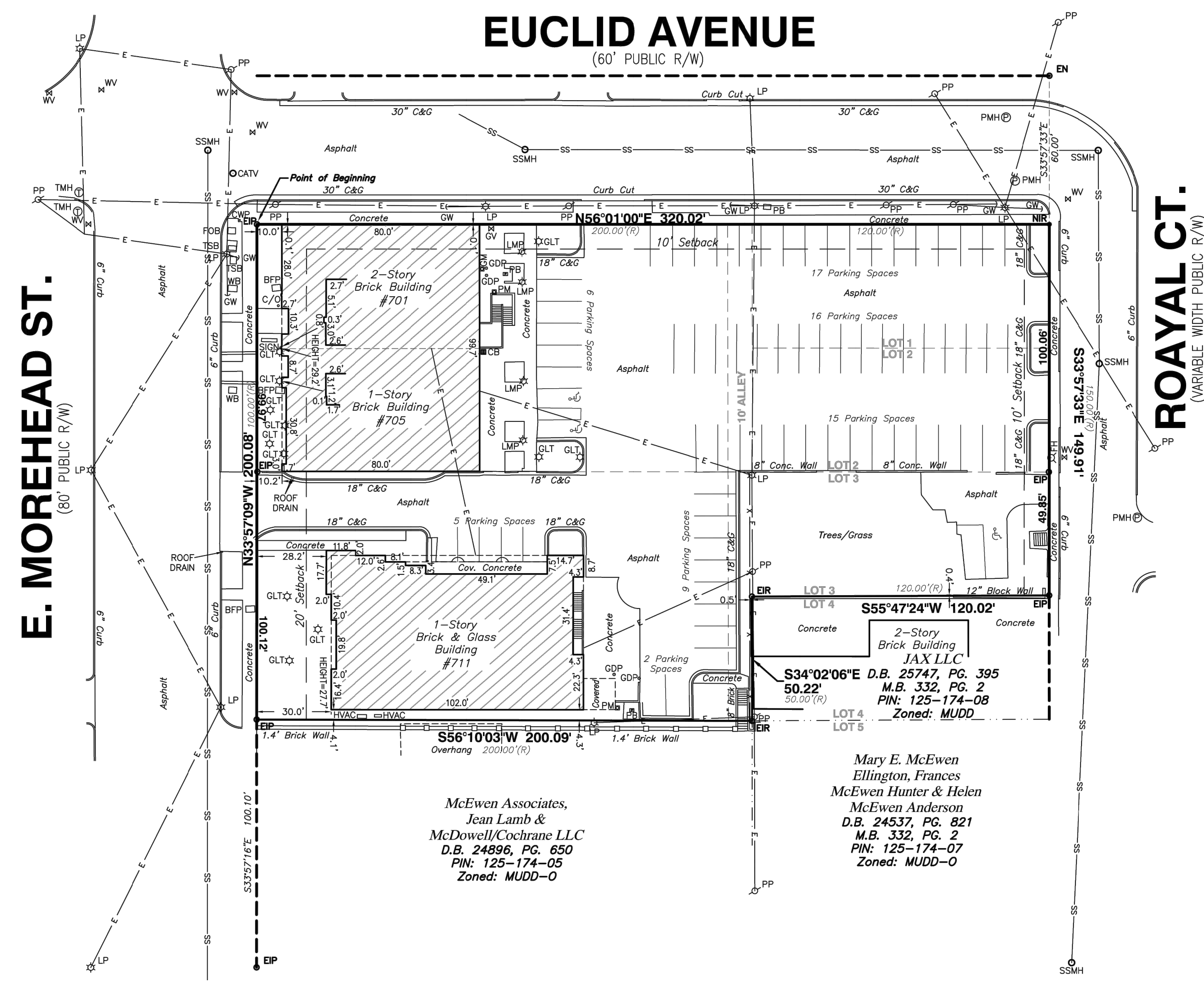
FOR FURTHER INFORMATION CONTACT THE
CHARLOTTE-MECKLENBURG ZONING DEPARTMENT
AT 704-336-3569.

PARKING:
REGULAR PARKING SPACES - 70
HANDICAPPED PARKING SPACES - 3
TOTAL PARKING SPACES - 73

- LEGEND:**
- BFP - BACK FLOW PREVENTOR
 - C&G - CURB & GUTTER
 - CB - CATCH BASIN
 - CI - CURB INLET
 - CMP - CORRUGATED METAL PIPE
 - CP - CALCULATED POINT
 - CPP - CORRUGATED PLASTIC PIPE
 - CO - CLEAN OUT
 - D.B. - DEED BOOK
 - DI - DROP INLET
 - DIP - DUCTILE IRON PIPE
 - ECM - EXISTING CONCRETE MONUMENT
 - EIP - EXISTING IRON PIPE
 - EIR - EXISTING IRON ROD
 - EMM - EXISTING METAL MONUMENT
 - EN - EXISTING NAIL
 - EDG - 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
 - GLT - GROUND LIGHT
 - GM - GAS METER
 - GP - GATE POST
 - GV - GAS VALVE
 - GW - GUY WIRE
 - HVAC - HEATING, VENTILATION, AIR COND.
 - HW - HEADWALL
 - KY - IRRIGATION CONTROL VALVE
 - JBX - JUNCTION BOX
 - LMP - LAMP POST
 - LP - LIGHT POLE
 - MD - MEASURED
 - MBX - MAILBOX
 - MB - MAP BOOK
 - MW - MONITORING WELL
 - N.G.S. - NATIONAL GEODETIC SURVEY
 - NIR - NEW IRON ROD
 - NN - NEW NAIL
 - OHANG - OVERHANG
 - PB - POWER BOX
 - PIN - PARCEL IDENTIFICATION NUMBER
 - PM - POWER METER
 - PMH - POWER MANHOLE
 - PP - POWER POLE
 - PG - PAGE
 - PVC - PLASTIC PIPE
 - (R) - RECORDED
 - RW - RIGHT-OF-WAY
 - RCP - REINFORCED CONCRETE PIPE
 - RW - RETAINING WALL
 - SBB - BILLBOARD
 - SSMH - STORM DRAIN MANHOLE
 - SMP - MULTI-POST SIGN
 - SSMH - SANITARY SEWER MANHOLE
 - (T) - TOTAL
 - TB - TELEPHONE BOX
 - TERR - TERRACOTTA PIPE
 - TMH - TELEPHONE MANHOLE
 - TSS - TRAFFIC SIGNAL BOX
 - TVB - CABLE TV BOX
 - WB - WATER BOX
 - WM - WATER METER
 - WSP - WATER SPOUT
 - WV - WATER VALVE

- 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
 - STORM DRAIN PIPE > 12"
 - TELEPHONE LINE
 - TELEPHONE LINE (UNDERGROUND)
 - WATER LINE
 - WOOD FENCE

- UTILITIES:**
- POWER**
DUKE POWER ENERGY
1-800-777-9898
- TELEPHONE**
BELL SOUTH TELECOMMUNICATIONS
1-888-737-6390
- WATER & SEWER**
CHAR-MECK UTILITY DEPT. (CMUD)
(704) 336-2554 WATER
(704) 357-6064 SEWER
- GAS**
PIEDMONT NATURAL GAS CO.
1-800-752-7504
- CABLE TELEVISION**
TIME WARNER CABLE
1-800-892-2253



SURVEYOR'S DESCRIPTION:

That certain tract or parcel of land situated, lying and being in the City of Charlotte, County of Mecklenburg, State of North Carolina and being more particularly described as follows:

BEGINNING at an existing iron pipe at the southeast intersection of East Morehead Street (80 foot Public R/W) and Euclid Avenue (60 foot Public R/W); Thence with and along the southeast right-of-way margin of said Euclid Avenue N 56°01'00" E a distance of 320.02 feet to a new iron rod marking the intersection of said Euclid Avenue and Royal Court (Variable width Public R/W); Thence with and along the southwest right-of-way margin of said Royal Court S 33°57'33" E (passing an existing iron pipe at 100.06 feet) a distance of 149.91 feet to an existing iron pipe, said point being the northeast corner of the property of Jax LLC (now or formerly) as described in Deed Book 25747, Page 395 in the Mecklenburg County Public Registry (the "Registry"); Thence with and along the boundary of said property of Jax LLC for the following two (2) courses and distances: (1) S 33°47'24" W a distance of 120.02 feet to an existing iron rod; (2) S 34°02'06" E a distance of 50.22 feet to an existing iron rod, said point being a common corner of aforesaid property of Jax LLC and the property of McEwen Associates, Jean Lamb, and McDowell/Cochrane LLC (now or formerly) as described in Deed Book 24896, Page 650 in the Registry; Thence with and along the northwest boundary of said property of McEwen Associates, Jean Lamb, and McDowell/Cochrane LLC S 55°47'24" W a distance of 120.02 feet to an existing iron pipe on the northeast right-of-way margin of aforesaid East Morehead Street (80 foot Public R/W); Thence with and along said northeast right-of-way margin of East Morehead Street N 33°57'09" W (passing an existing iron pipe at 100.12 feet) a distance of 200.08 feet to the point of BEGINNING;

having an area of 58,093 square feet or 1.3336 acres, as shown on a survey prepared by R. B. Pharr & Associates, p.a. dated March 16, 2015 (map file XX-4088).

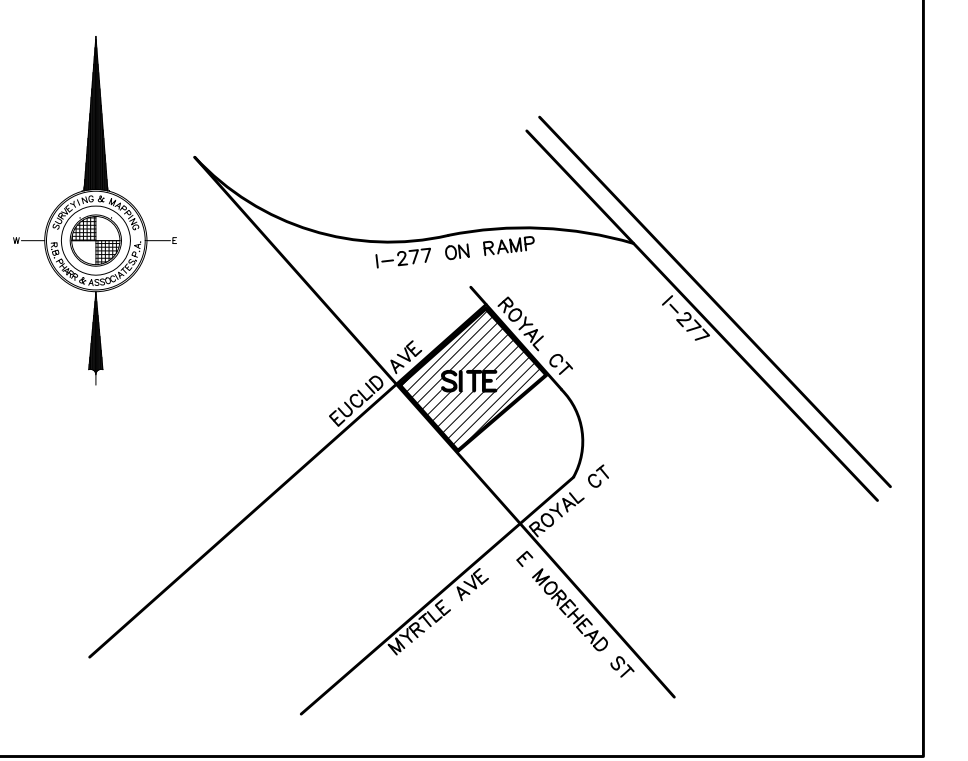
ALTA/ACSM CERTIFICATION:

TO: L.C. STEPHENS & COMPANY, CHICAGO TITLE INSURANCE COMPANY;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6, 7(a), 7(b)(1), 7(c), 8, 9, 10, 11(a), AND 12 OF TABLE A THEREOF; THE FIELD WORK WAS COMPLETED ON MARCH 16, 2015.

C. Clark Nelson 3/26/15
C. CLARK NELSON DATE
PROFESSIONAL LAND SURVEYOR

TOTAL AREA=58,196 SQ. FT. OR 1.34 ACRES



FOR:

701, 705, 711 EAST MOREHEAD STREET
710 & 714 ROYAL COURT
CITY OF CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA
DEED REFERENCE: 8433-499; 4518-303; 3737-60
MAP REFERENCE: BOOK 332, PAGE 2
TAX PARCEL #: 125-174-02 & 08

R.B. PHARR & ASSOCIATES, P.A.
SURVEYING & MAPPING

420 HAWTHORNE LANE CHARLOTTE, N.C. 28204 TEL: (704) 376-2186
LICENSE NO. C-1471

SCALE: 1" = 30'
DATE: OCT 29, 2015
FILE NO. XX-4088A
JOB NO. 84037

FLOOD CERTIFICATION
THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, DATED SEPTEMBER 2, 2015
MAP NUMBER: 3710454300L; ZONE X

THIS IS TO CERTIFY THAT ON THE 26TH DAY OF OCTOBER 2015 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 NCAC 56) AND THE RATIO OF PRECISION DOES NOT EXCEED AN ERROR OF CLOSURE OF ONE (1) FOOT PER 10,000 FEET OF PERIMETER SURVEYED NOR 20 SECONDS TIMES THE SQUARE ROOT OF THE NUMBER OF ANGLES TURNED.

SIGNED _____

NO.	DESCRIPTION	DATE
1	REVISIONS PER COMMENTS	06-15-2020
2	REVISIONS PER COMMENTS	08-17-2020

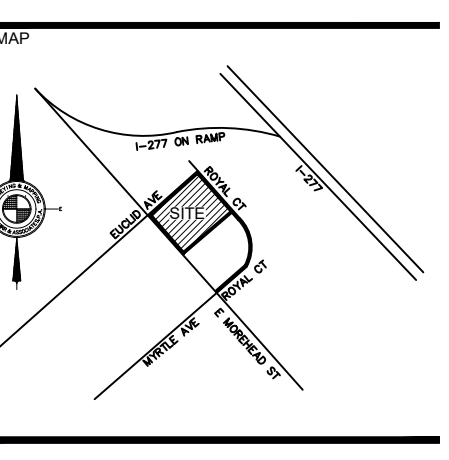
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	

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711 EAST MOREHEAD

REZONING - SITE PLAN

HANOVER R.S. LIMITED PARTNERSHIP
1780 S POST OAK LN
HOUSTON, TEXAS 77056

LANDDESIGN PROJ.# 1020025

REVISION / ISSUANCE		
NO.	DESCRIPTION	DATE
1	REVISIONS PER COMMENTS	06-15-2020
2	REVISIONS PER COMMENTS	08-17-2020

DESIGNED BY:
DRAWN BY:
CHECKED BY:

SCALE: 1" = 30'
VERT: 1" = 30'
HORZ: 1" = 30'

SHEET TITLE

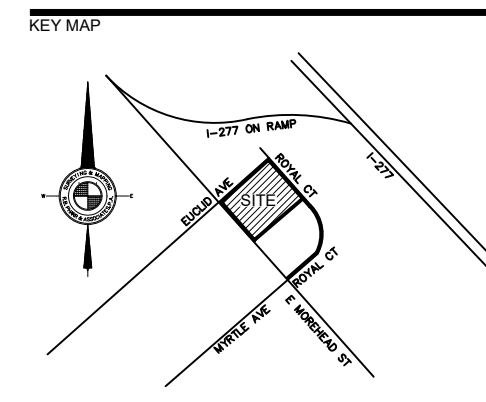
EXISTING CONDITIONS

SHEET NUMBER

RZ-3



Ziegler Cooper Architects
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REAL

PROJECT

711 EAST MOREHEAD
REZONING - SITE PLAN

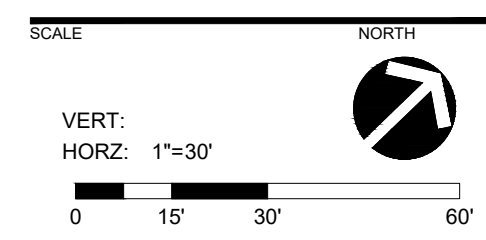
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△	REVISIONS PER COMMENTS	06-15-2020
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DESIGNED BY:
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SHEET TITLE
PERSPECTIVE IMAGES

SHEET NUMBER
RZ-4



These conceptual, schematic images of the first three levels of the East Morehead Street, Euclid Avenue and Royal Court facades of the building to be constructed on the Site are intended to depict the general conceptual architectural style, design intent and character of the first three levels of these building facades, as well as the types and quality of exterior building materials. The primary exterior building materials for these three facades shall be a combination of brick, stone, precast stone and other masonry products. The finishes and colors of the exterior building materials may vary from what is depicted on the conceptual, schematic images. Changes and alterations to these building facades that do not materially change the overall conceptual architectural style, design intent and character shall be permitted.

1



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2



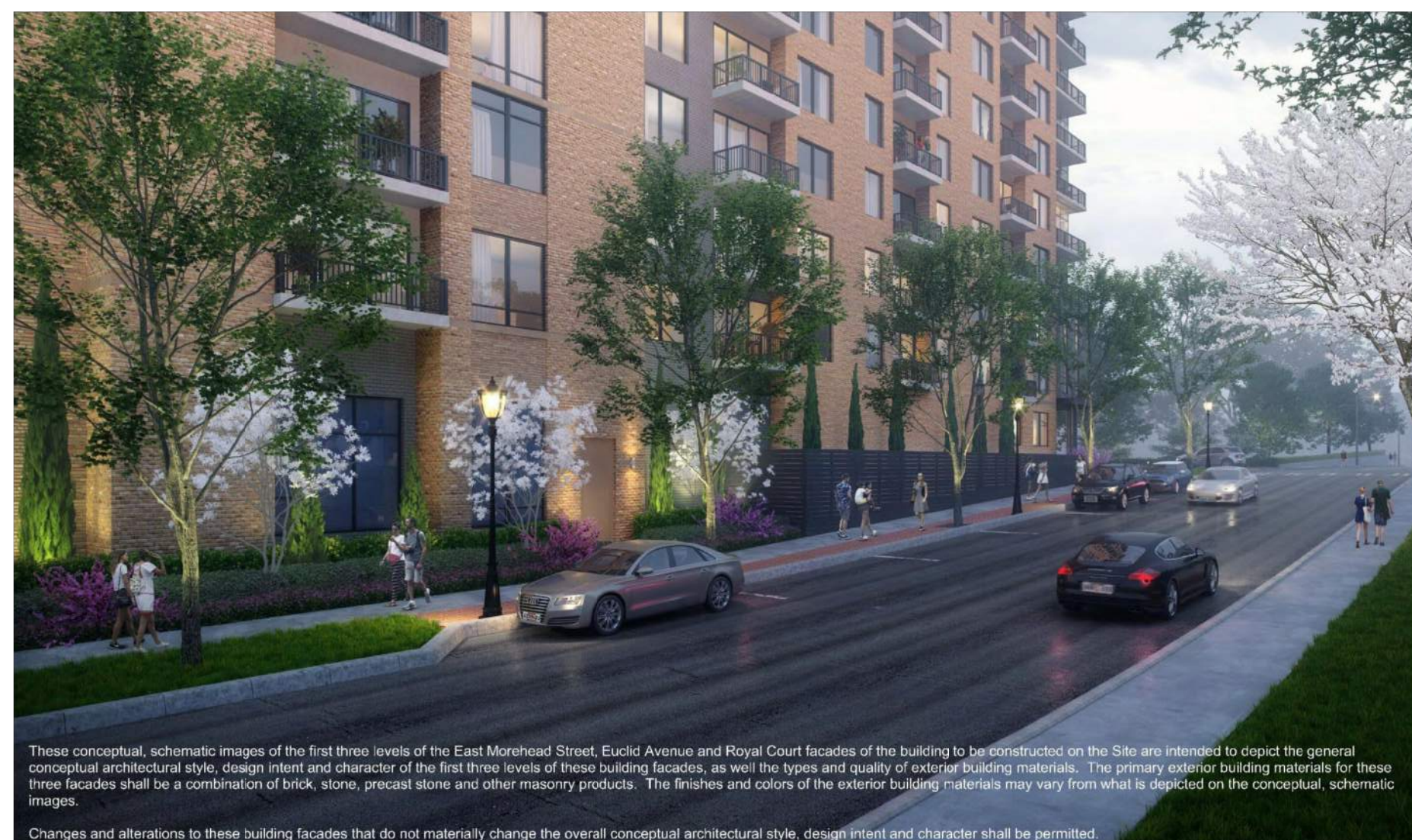
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3



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4



These conceptual, schematic images of the first three levels of the East Morehead Street, Euclid Avenue and Royal Court facades of the building to be constructed on the Site are intended to depict the general conceptual architectural style, design intent and character of the first three levels of these building facades, as well as the types and quality of exterior building materials. The primary exterior building materials for these three facades shall be a combination of brick, stone, precast stone and other masonry products. The finishes and colors of the exterior building materials may vary from what is depicted on the conceptual, schematic images. Changes and alterations to these building facades that do not materially change the overall conceptual architectural style, design intent and character shall be permitted.

5