WEST TREMONT AVE
(60' PUBLIC RIGHT-OF-WAY)

PROPOSED ON-STREET PARKING, 8' PLANTING STRIP AND 8' SIDEWALK ALONG W. TREMONT AVE. REQUIRED BASED ON SOUTHEND TRANSIT STATION AREA PLAN.

BUILDING SETBACK 16' FROM BACK OF FUTURE CURB.

PROPOSED FUTURE RIGHT-OF-WAY LOCATED 2' BEHIND SIDEWALK.

WALL WITH SOUND MITIGATION 3

LANDSCAPE AREA TO BE INSTALLED ON ADJACENT PARCEL CONTAINING EVERGREEN TREES AND/OR SHRUBS. THE EVERGREEN TREES AND/OR SHRUBS WILL HAVE A MINIMUM HEIGHT OF 6 FEET AT INSTALLATION AND WILL BE PLANTED 12 FEET ON CENTER. SEE DEVELOPMENT STANDARDS FOR MORE DETAIL.

PROPOSED 8' HIGH SCREEN FENCE AND 10' WIDE LANDSCAPE AREA TO MEET CLASS 'C' BUFFER REQ. ALONG EASTERN PROPERTY LINE.

WALL WITH SOUND MITIGATION 3

INDICATES PUBLIC ACCESS ROUTE, TYP.

WALL WITH SOUND MITIGATION 3

EXISTING 20' WIDE STORM EASEMENT TO BE RELOCATED WITHIN ALLY & PUBLIC STREET. FINAL LOCATION TO BE DETERMINED DURING LAND DEVELOPMENT REVIEW.

AREA RESERVED FOR FUTURE DUMPSTER AND RECYCLING ENCLOSURE, TO BE SCREENED PER CITY OF CHARLOTTE REQUIREMENTS. FINAL SIZE, LOCATION, AND MATERIAL TO BE DETERMINED DURING LAND DEVELOPMENT REVIEW.

5' SIDEYARD

PROPOSED 8' HIGH SCREEN FENCE AND 10' WIDE LANDSCAPE AREA TO MEET CLASS 'C' BUFFER REQ. ALONG EASTERN PROPERTY LINE.

LANDSCAPE AREA TO BE INSTALLED ON ADJACENT PARCEL CONTAINING EVERGREEN TREES AND/OR SHRUBS. THE EVERGREEN TREES AND/OR SHRUBS WILL HAVE A MINIMUM HEIGHT OF 6 FEET AT INSTALLATION AND WILL BE PLANTED 12 FEET ON CENTER. SEE DEVELOPMENT STANDARDS FOR MORE DETAIL.

10' REARYARD

COMMON OPEN SPACE, TYP.

5' WIDE INTERNAL PRIVATE SIDEWALKS, TYP.

EXISTING PARCEL LINE

PROPOSED 8' WIDE PUBLIC SIDEWALK. STOP AT PROPERTY BOUNDARY.

PROPOSED 8' WIDE PLANTING STRIP, STOP AT PROPERTY BOUNDARY.

FUTURE SIDEWALK CONNECTION

PROPOSED DUNAVANT STREET R/W CONNECTION, STUB STREET AT PROPERTY BOUNDARY.

10' REARYARD

PROPOSED DRIVEWAY CONNECTIONS/TRANSITIONS. FINAL DRIVEWAY WIDTHS AND LOCATIONS TO BE DETERMINED DURING LAND DEVELOPMENT AND CDOT REVIEW, TYP.

5' WIDE INTERNAL PRIVATE SIDEWALKS, TYP.

PRIVATE OPEN SPACE, TYP.

5' SIDEYARD

EXISTING TREES, TYP.

5' SIDEYARD

DUNAVANT STREET EXT.
71' PUBLIC RIGHT-OF-WAY

PRIVATE RESIDENTIAL ALLEY
20' WIDE

COMMON OPEN SPACE 3

BLDG #1 · BLDG #2 · BLDG #3 · BLDG #4 · BLDG #5 · BLDG #6 · BLDG #7 · BLDG #8 · BLDG #9 · BLDG #10 · BLDG #11 · BLDG #12 · BLDG #13 · BLDG #14 · BLDG #15 · BLDG #16

UNIT TYPE 'C'

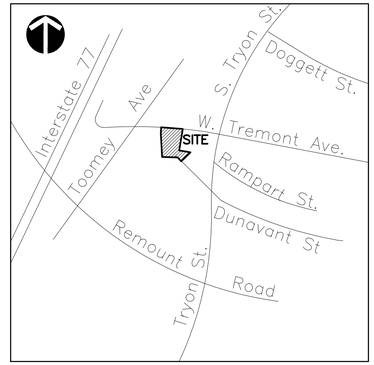
Tax # 119-061-06
Tremont Associates, LLC
DB 11084 Pg 682
Zoning: I-1

Tax # 119-061-07
Vision Ventures of Carolina, LLC
DB 27565 Pg 977 &
DB 19766 Pg 907
Zoning: I-1

Tax # 119-061-02
Brookhill Land LLC
DB 14802 Pg 637
MB 6 Pg 403
Zoning: R-22MF

Tax # 119-061-03
IP Real Estate, LLC
DB 29595 Pg 398
Zoning: I-1

NCGS Coordinates
Northing: 536,522.39'
Easting: 1,441,575.08'



VICINITY MAP
NOT TO SCALE

SITE DEVELOPMENT DATA:

ACREAGE:	± 5.58 ACRES
TAX PARCEL:	119-061-01
EXISTING ZONING:	I-2(CD)
PROPOSED ZONING:	UR-2 (CD)
EXISTING USES:	COMMERCIAL/INDUSTRIAL
PROPOSED USES:	SINGLE FAMILY ATTACHED
SETBACKS:	16' FROM BACK OF FUTURE CURB
SIDEYARDS:	5'
REARYARDS:	10'
MAX BLDG. HEIGHT:	48' MAX. or AS REQUIRED BY THE ORDINANCE FOR THE ZONING DISTRICT.
F.A.R REQ:	0.81 (1.0 MAX)
REQ. PARKING:	AS REQUIRED BY THE ORDINANCE FOR THE ZONING DISTRICT.
MAX. UNITS:	103
PROPOSED DENSITY:	19 UNITS/ACRE
REQ. OPEN SPACE:	THE SITE SHALL MEET OR EXCEED THE URBAN OPEN SPACE REQUIREMENTS OF THE ZONING DISTRICT. (PROVIDE A MIN. 7,000 SQ.FT. OF OPEN SPACE)

PETITION #: 2019-005
CITY OF CHARLOTTE

LandDesign.
223 NORTH GRAHAM STREET
CHARLOTTE, NC 28202
704.333.0325
WWW.LANDDESIGN.COM
NC ENG. FIRM LICENSE # C-0658

KEY MAP

SEAL

PETITION NO. 2019-005

PROJECT

527 TREMONT

THE ARDENT COMPANIES
527 TREMONT AVE
CHARLOTTE, NC, 28203

LANDDESIGN PROJ.#
1018435

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	REZONING SUBMITTAL	12.21.2018
2	SECOND SUBMITTAL	03.11.2019
3	THIRD REZONING SUBMITTAL	05.24.2019

DESIGNED BY: LDB
DRAWN BY: LDB
CHECKED BY: LDB

SCALE
VERT:
HORZ: 1"=30'
0 15' 30' 60'
NORTH

SHEET TITLE
REZONING PLAN

SHEET NUMBER
RZ-1.0

DEVELOPMENT STANDARDS

~~March 11~~May 24, 2019

A. General Provisions

1. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Ardent Acquisitions LLC (the "Petitioner") to accommodate the development of a residential community on that approximately 5.58 acre site located on the south side of West Tremont Avenue between Village Court and South Tryon Street, which site is more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel No. 119-061-01.

2. The 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").

3. Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the UR-2 zoning district shall govern the development and use of the Site.

4. 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 configurations, placements and sizes of the building footprints as well as the internal public street, 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.

5. 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.

B. Permitted Uses/Development Limitations

1. The Site may be devoted only to a residential community containing a maximum of 103 single family attached dwelling units and to any incidental and accessory uses relating thereto that are allowed in the UR-2 zoning district.

2. If on-street parking is not provided on West Tremont Avenue along the Site's frontage on West Tremont Avenue, then the minimum setback along West Tremont Avenue shall be 21 feet from the back of the future curb.

C. Transportation

1. Vehicular access to the Site shall be as generally depicted on the 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.

2. As depicted on the Rezoning Plan, the Site will be served by an internal public street and internal private drives/ alleys, and minor adjustments to the locations of the internal public street and the internal private drives/alleys shall be allowed during the construction permitting process.

3. 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.

4. Dunavant Street Extension shall be constructed to the southern boundary line of the Site as depicted on the Rezoning Plan.

5. 25 miles per hour MUTCD signs shall be installed along Dunavant Street Extension.

D. Architectural Standards

1. The single family attached dwelling units adjacent to West Tremont Avenue shall front West Tremont Avenue.

2. The actual widths of the single family attached dwelling units constructed on the Site may vary from the widths depicted on the Rezoning Plan.

3. The maximum height of any new building constructed on the Site shall be 48 feet as measured under the Ordinance.

4. The primary exterior building materials for the single family attached dwelling units to be constructed on the Site will be a combination of portions of the following: brick veneer or similar masonry products, stone, manufactured stone, stucco and cementitious siding.

5. Vinyl, EIFS or masonite may not be used as an exterior building material on any building to be constructed on the Site. Notwithstanding the foregoing, vinyl may be utilized on windows, doors, garage doors, soffits, trim and railings.

6. All residential entrances within 15 feet of the sidewalk must be raised from the average sidewalk grade a minimum of 24 inches. To accommodate this requirement, the relevant single family attached dwelling units may be constructed on crawl space, raised slabs or stem wall foundations.

7. Pitched roofs, if provided, shall be symmetrically sloped no less than 5:12, except that roofs for porches and attached sheds may be no less than 2:12, unless a flat roof architectural style is employed.

8. All corner/end units that face a public or private street (but not an alley) should have a porch or stoop that wraps a portion of the front and side of the unit or provide blank wall provisions that limit the maximum blank wall expanse to 20 feet on all building levels.

9. Walkways should be provided to connect all residential entrances to sidewalks along public and private streets.

10. For purposes of providing enhanced sound mitigation, the eastern exterior wall of Building 12, Building 13 and Building 14 (the walls facing Tax Parcel No. 119-061-06) shall have a minimum STC (Sound Transmission Class) Rating Value of 57. The windows located on the eastern exterior wall of Building 12, Building 13 and Building 14 (the walls facing Tax Parcel No. 119-061-06) shall have a minimum STC (Sound Transmission Class) Rating Value of 35. The relevant exterior walls are designated on the Rezoning Plan as "Walls with Sound Mitigation."

E. Streetscape and Landscaping

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. Notwithstanding the foregoing, the width of the planting strip and the width of the sidewalk may be reduced as required where the sidewalk ties into an existing sidewalk located on the Site's western and eastern boundary 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 8 foot wide sidewalk shall be installed along both sides of the internal public street to be located on the Site.

4. A minimum 10 foot wide landscape area that is planted to the standards of a Class C buffer shall be established along the eastern boundary line of the Site as more particularly depicted on the Rezoning Plan.

5. If allowed under the Ordinance, a minimum 8 foot tall wooden screen fence shall be installed along the eastern boundary line of the Site as more particularly depicted on the Rezoning Plan. In the event that an 8 foot tall wooden screen fence is not permitted under the Ordinance, a minimum 6 foot tall wooden screen fence shall be installed along the eastern boundary line of the Site as more particularly depicted on the Rezoning Plan. The finished side of the wooden fence shall face the adjoining parcel of land located to the east of the Site.

F. 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. The maximum height of any pedestrian scale, freestanding lighting fixture installed on the Site, including its base, shall not exceed 21 feet.

G. Binding Effect of the Rezoning Documents and Definitions

1. If this Rezoning Petition is approved, all conditions applicable to the use and development of the Site imposed under these Development Standards and the Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of Petitioner and the current and subsequent owners of the Site and their respective successors in interest and assigns.

2. Throughout these Development Standards, the term "Petitioner" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of Petitioner or the owner or owners of the Site from time to time who may be involved in any future development thereof.

3. Any reference to the Ordinance herein shall be deemed to refer to the requirements of the Ordinance in effect as of the date this Rezoning Petition is approved.

PETITION #: 2019-005
CITY OF CHARLOTTE

LandDesign.

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NC ENG. FIRM LICENSE # C-0658

KEY MAP

SEAL

PETITION NO. 2019-005

PROJECT

527 TREMONT

THE ARDENT COMPANIES

527 TREMONT AVE

CHARLOTTE, NC, 28203

LANDDESIGN PROJ.#

1018435

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	REZONING SUBMITTAL	12.21.2018
2	SECOND SUBMITTAL	03.11.2019
3	THIRD REZONING SUBMITTAL	05.24.2019

DESIGNED BY: LDB
DRAWN BY: LDB
CHECKED BY: LDB

SCALE

VERT:
HORZ: NTS

(NOT TO SCALE)

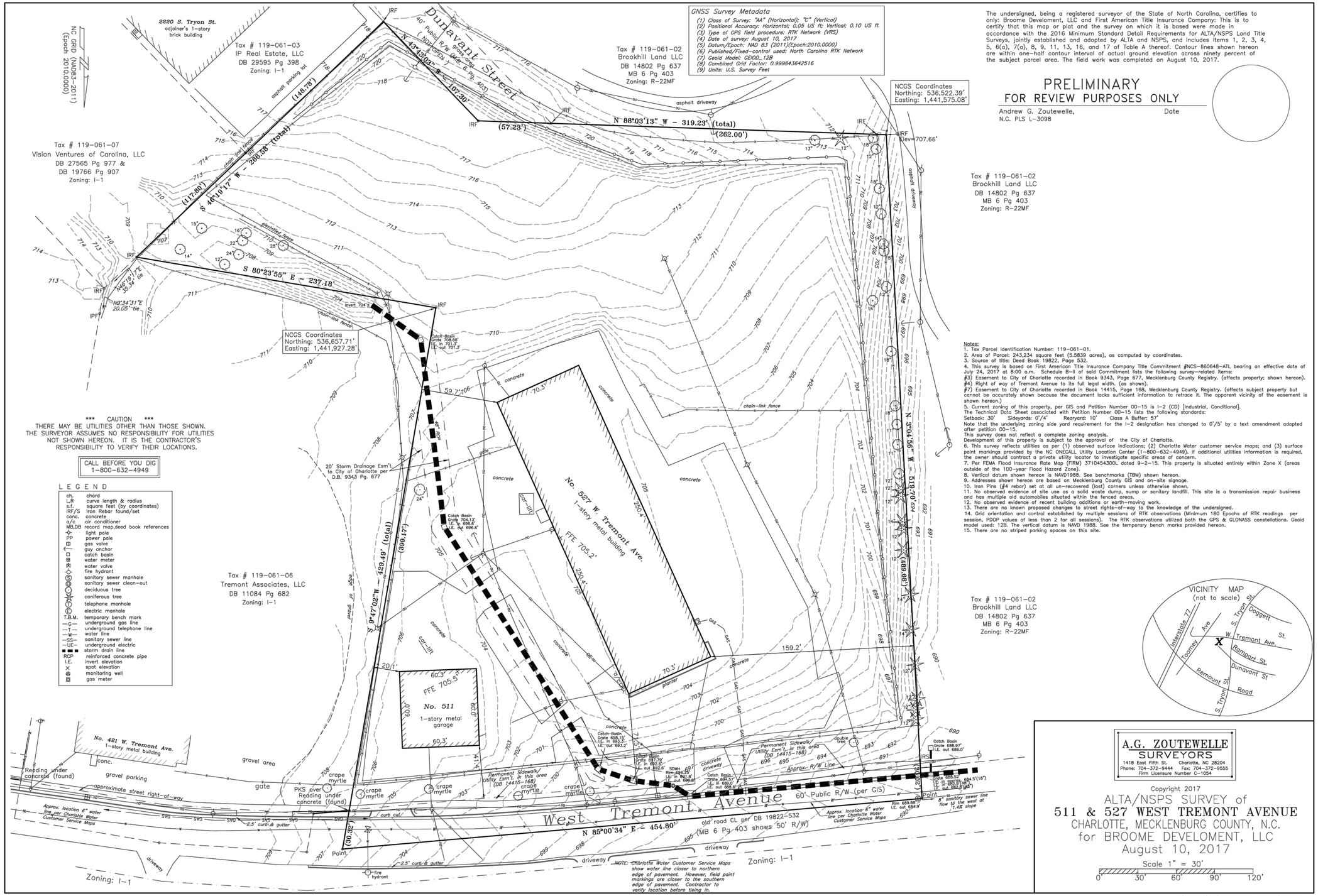
NORTH

SHEET TITLE

REZONING NOTES

SHEET NUMBER

RZ-2.0



*** CAUTION ***
THERE MAY BE UTILITIES OTHER THAN THOSE SHOWN. THE SURVEYOR ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN HEREON. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THEIR LOCATIONS.

CALL BEFORE YOU DIG
1-800-632-4949

LEGEND

ch.	chord
L,R	curve length & radius
s.f.	square feet (by coordinates)
IRF/S	Iron Rebar found/set
conc.	concrete
a/c	air conditioner
MB,DB	record map,deed book references
	light pole
PP	power pole
	gas valve
	guy anchor
	catch basin
	water meter
	water valve
	fire hydrant
S	sanitary sewer manhole
	sanitary sewer clean-out
	deciduous tree
	coniferous tree
T	telephone manhole
E	electric manhole
T.B.M.	temporary bench mark
—G—	underground gas line
—T—	underground telephone line
—W—	water line
—SS—	sanitary sewer line
—UE—	underground electric
	storm drain line
RCP	reinforced concrete pipe
I.E.	invert elevation
	spot elevation
	monitoring well
	gas meter

The undersigned, being a registered surveyor of the State of North Carolina, certifies to only: Broome Develoment, LLC and First American 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 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 5, 6(a), 7(a), 8, 9, 11, 13, 16, and 17 of Table A thereof. Contour lines shown hereon are within one-half contour interval of actual ground elevation across ninety percent of the subject parcel area. The field work was completed on August 10, 2017.

PRELIMINARY
FOR REVIEW PURPOSES ONLY

Andrew G. Zoutewelle, N.C. PLS L-3098 — Date

Notes:
1. Tax Parcel Identification Number: 119-061-01.
2. Area of Parcel: 243,234 square feet (5.5839 acres), as computed by coordinates.
3. Source of title: Deed Book 19822, Page 532.
4. This survey is based on First American Title Insurance Company Title Commitment #NCS-860648-ATL bearing an effective date of July 24, 2017 at 8:00 a.m. Schedule B-II of said Commitment lists the following survey-related items:
#3) Easement to City of Charlotte recorded in Book 9343, Page 677, Mecklenburg County Registry. (affects property; shown hereon).
#4) Right of way of Tremont Avenue to its full legal width. (as shown).
#7) Easement to City of Charlotte recorded in Book 14415, Page 168, Mecklenburg County Registry. (affects subject property but cannot be accurately shown because the document lacks sufficient information to retrace it. The apparent vicinity of the easement is shown hereon.)
5. Current zoning of this property, per GIS and Petition Number 00-15 is I-2 (CD) [Industrial, Conditional].
The Technical Data Sheet associated with Petition Number 00-15 lists the following standards:
Setback: 30' Sideyards: 0'/4' Rearyard: 10' Class A Buffer: 57'
Note that the underlying zoning side yard requirement for the I-2 designation has changed to 0'/5' by a text amendment adopted after petition 00-15.
This survey does not reflect a complete zoning analysis.
Development of this property is subject to the approval of the City of Charlotte.
6. This survey reflects utilities as per (1) observed surface indications; (2) Charlotte Water customer service maps; and (3) surface paint markings provided by the NC ONECALL Utility Location Center (1-800-632-4949). If additional utilities information is required, the owner should contract a private utility locator to investigate specific areas of concern.
7. Per FEMA Flood Insurance Rate Map (FIRM) 3710454300L dated 9-2-15. This property is situated entirely within Zone X (areas outside of the 100-year Flood Hazard Zone).
8. Vertical datum shown hereon is NAVD1988. See benchmarks (TBM) shown hereon.
9. Addresses shown hereon are based on Mecklenburg County GIS and on-site signage.
10. Iron Pins (#4 rebar) set at all un-recovered (lost) corners unless otherwise shown.
11. No observed evidence of site use as a solid waste dump, sump or sanitary landfill. This site is a transmission repair business and has multiple old automobiles situated within the fenced areas.
12. No observed evidence of recent building additions or earth-moving work.
13. There are no known proposed changes to street rights-of-way to the knowledge of the undersigned.
14. Grid orientation and control established by multiple sessions of RTK observations (Minimum 180 Epochs of RTK readings per session, PDOP values of less than 2 for all sessions). The RTK observations utilized both the GPS & GLONASS constellations. Geoid model used: 12B. The vertical datum is NAVD 1988. See the temporary bench marks provided hereon.
15. There are no striped parking spaces on this site.

VICINITY MAP
(not to scale)

A.G. ZOUTEWELLE SURVEYORS
1418 East Fifth St. Charlotte, NC 28204
Phone: 704-372-9444 Fax: 704-372-9555
Firm Licensure Number C-1054

Copyright 2017

ALTA/NSPS SURVEY of
511 & 527 WEST TREMONT AVENUE
CHARLOTTE, MECKLENBURG COUNTY, N.C.
for BROOME DEVELOMENT, LLC
August 10, 2017

Scale 1" = 30'
0 30' 60' 90' 120'

Z:\2017DWGS\ZAC\WEST TREMONT AVENUE 511\TREM511W

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KEY MAP

SEAL

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527 TREMONT

THE ARDENT COMPANIES
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DESIGNED BY: LDB
DRAWN BY: LDB
CHECKED BY: LDB

SCALE NORTH
VERT:
HORZ: AS NOTED

SHEET TITLE
EXISTING SITE AND TREE SURVEY

SHEET NUMBER
RZ-3.0