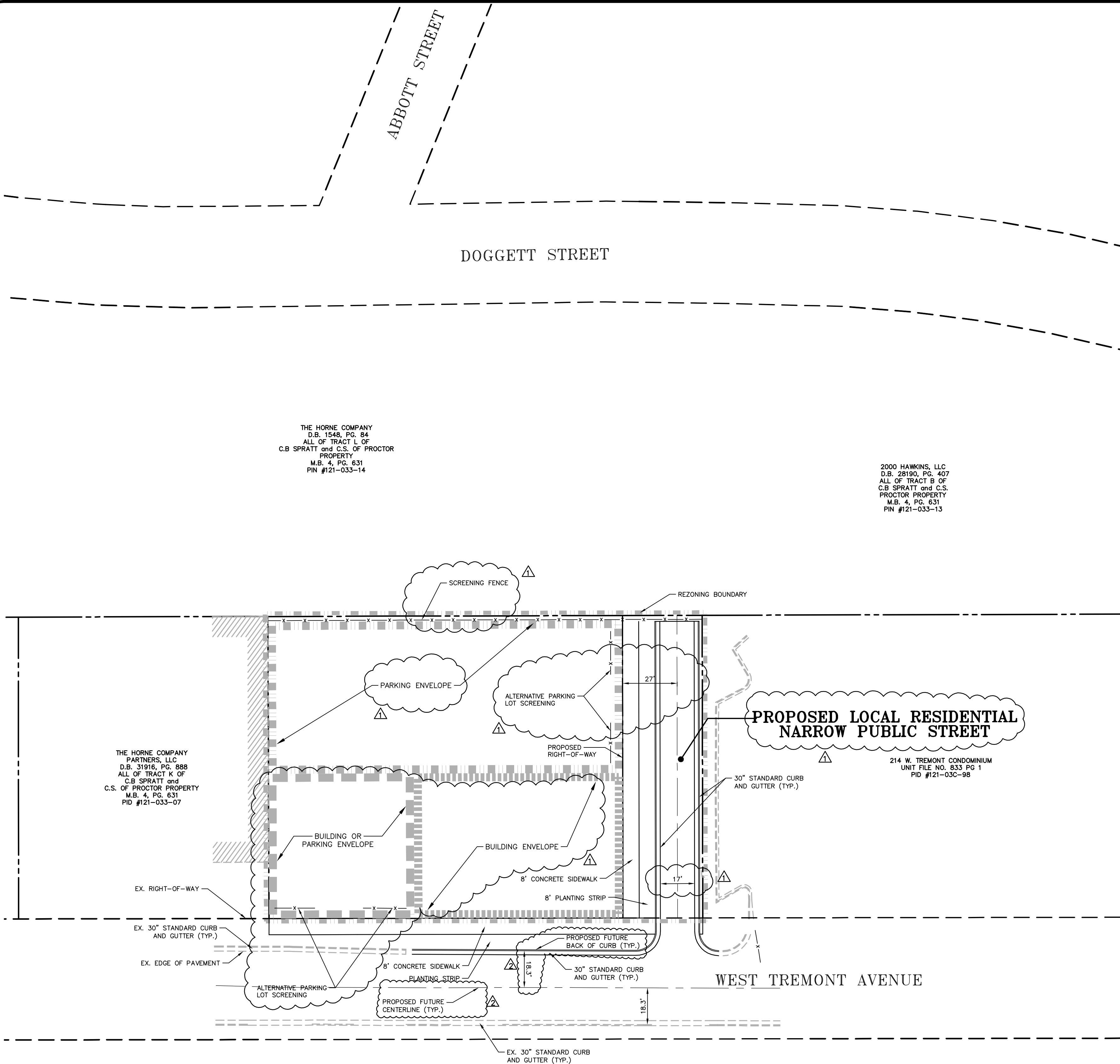
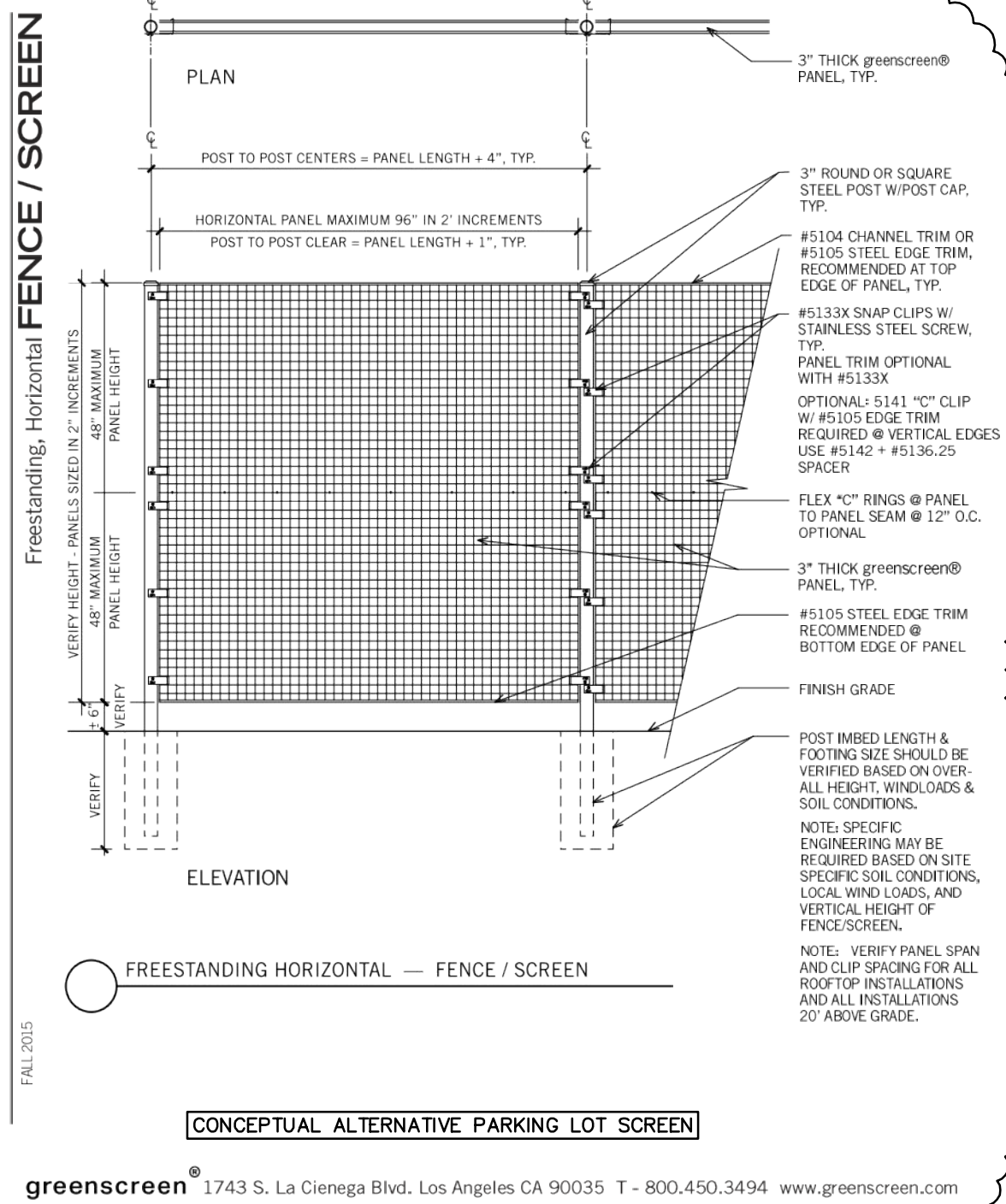
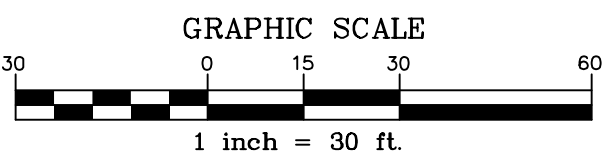


Y:\Projects\BRE-18010\Land\Construction Drawings\Current Drawings\BRE18010-S1.dwg, 10/23/2018 8:54:23 AM, Plunkett, Brandon



#### SITE LEGEND

---	PROPERTY LINE
- - -	RIGHT-OF-WAY LINE
---	CENTERLINE
---	REZONING BOUNDARY
---	PARKING ENVELOPE
---	BUILDING ENVELOPE
---	PARKING OR ENVELOPE
---	EXISTING EDGE OF PAVEMENT/ BACK OF CURB/FRONT OF CURB



#### DEVELOPMENT STANDARDS-DEVELOPMENT OPTION 1 - NEW BUILDING

October 22, 2018

- GENERAL PROVISIONS
- THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY BOULEVARD REAL ESTATE ADVISORS LLC (THE PETITIONER) FOR AN APPROXIMATELY .74 ACRE SITE LOCATED ON THE NORTH SIDE OF WEST TREMONT AVENUE BETWEEN SOUTH TRYON STREET AND HAWKINS STREET, WHICH SITE IS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (THE "SITE"). THE SITE IS COMPRISED OF TAX PARCEL NOS. 121-033-08, 121-033-09 AND 121-033-10.
- THE 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"). SUBJECT TO THE OPTIONAL PROVISIONS SET OUT BELOW, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE TOD-M ZONING DISTRICT SHALL GOVERN THE DEVELOPMENT AND USE OF THE SITE.
- THE SITE CONTAINS THREE EXISTING BUILDINGS, WITH ONE BUILDING BEING LOCATED ON EACH TAX PARCEL THAT COMPRISES THE SITE. PETITIONER SHALL DEMOLISH EACH EXISTING BUILDING LOCATED ON THE SITE AND REDEVELOP THE SITE WITH A NEW BUILDING IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF THIS REZONING PLAN AND THE ORDINANCE (DEVELOPMENT OPTION 1--NEW BUILDING). DEVELOPMENT OPTION 1--NEW BUILDING IS DEPICTED ON SHEET NO. RZ-1 OF THE REZONING PLAN.
- THE SITE SHALL CONTAIN ONE PRINCIPAL BUILDING, THE PRINCIPAL BUILDING AND ANY ACCESSORY STRUCTURES SHALL BE LOCATED WITHIN THE BUILDING ENVELOPE DEPICTED ON THE REZONING PLAN. AT THE PETITIONER'S OPTION, THE PRINCIPAL BUILDING AND ANY ACCESSORY STRUCTURES MAY ALSO EXTEND INTO THE BUILDING OR PARKING ENVELOPE DEPICTED ON THE REZONING PLAN.
- SURFACE PARKING FACILITIES AND STRUCTURED PARKING FACILITIES (IF ANY) SHALL BE LOCATED WITHIN THE PARKING ENVELOPE DEPICTED ON THE REZONING PLAN. AT THE PETITIONER'S OPTION, AND IF THE CHARLOTTE DEPARTMENT OF TRANSPORTATION (CDOT) APPROVES A VEHICULAR ACCESS POINT TO THE SITE OFF OF WEST TREMONT AVENUE, SURFACE PARKING FACILITIES AND STRUCTURED PARKING FACILITIES (IF ANY) MAY ALSO BE LOCATED WITHIN THE BUILDING OR PARKING ENVELOPE DEPICTED ON THE REZONING PLAN.
- 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.

#### 2. OPTIONAL PROVISIONS

THE OPTIONAL PROVISIONS SET OUT BELOW SHALL APPLY TO THE DEVELOPMENT OF THE SITE.

- PARKING THAT IS LOCATED TO THE SIDE/REAR OF A PRIMARY STRUCTURE MAY COVER UP TO 50% OF THE TOTAL WIDTH OF THE SITE'S FRONTAGE ALONG THE NEW PUBLIC STREET (DEFINED BELOW) TO BE CONSTRUCTED ALONG THE EASTERN BOUNDARY LINE OF THE SITE.
  - THE SOUTHERN EDGE OF ANY PARKING LOT ADJACENT TO WEST TREMONT AVENUE SHALL MEET THE SCREENING REQUIREMENTS OF THE ORDINANCE BY WAY OF THE INSTALLATION OF A GREEN SCREEN WALL BY PETITIONER. THE GREEN SCREEN WALL SHALL BE SUBSTANTIALLY SIMILAR IN APPEARANCE TO THE GREEN SCREEN WALL DEPICTED ON THE REZONING PLAN.
  - THE WESTERN EDGE OF ANY PARKING LOT SHALL NOT BE REQUIRED TO MEET THE SCREENING REQUIREMENTS OF SECTION 9.1208(6)(K) OF THE ORDINANCE. A PARKING LOT MAY BE BUILT UP TO THE WESTERN BOUNDARY LINE OF THE SITE.
  - THE NORTHERN EDGE OF A PARKING LOT SHALL NOT BE REQUIRED TO MEET THE SCREENING REQUIREMENTS OF SECTION 9.1208(6)(K) OF THE ORDINANCE. NOTWITHSTANDING THE FOREGOING, THE PARKING LOT SHALL BE SCREENED TO THE NORTH BY THE MINIMUM 6 FOOT TALL WOODEN FENCE DESCRIBED BELOW IN PARAGRAPH 6.D.
- PERMITTED USES/DEVELOPMENT LIMITATIONS
  - SUBJECT TO THE TERMS OF PARAGRAPH B BELOW, THE SITE MAY BE DEVOTED TO ANY USE OR USES ALLOWED BY RIGHT OR UNDER PRESCRIBED CONDITIONS IN THE TOD-M ZONING DISTRICT (INCLUDING ANY COMBINATION OF SUCH USES), TOGETHER WITH ANY INCIDENTAL OR ACCESSORY USES ASSOCIATED THEREWITH THAT ARE PERMITTED UNDER THE ORDINANCE IN THE TOD-M ZONING DISTRICT.
  - NOTWITHSTANDING THE TERMS OF PARAGRAPH A ABOVE, RESIDENTIAL USES OF ANY TYPE SHALL NOT BE PERMITTED ON THE SITE.
  - NOTWITHSTANDING ANYTHING CONTAINED HEREIN TO THE CONTRARY, ANY NEW BUILDING OR STRUCTURE CONSTRUCTED ON THE SITE SHALL BE LOCATED A MINIMUM OF 5 FEET FROM THE WESTERN BOUNDARY LINE OF THE SITE.
- TRANSPORTATION
  - VEHICULAR ACCESS SHALL BE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PLACEMENT AND CONFIGURATION OF THE ACCESS POINT(S) 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").
  - THE ALIGNMENTS OF THE INTERNAL DRIVES AND VEHICULAR CIRCULATION AREAS MAY BE MODIFIED BY PETITIONER DURING THE PERMITTING PROCESS TO ACCOMMODATE CHANGES IN TRAFFIC PATTERNS AND BUILDING AND PARKING LAYOUTS, AND TO ACCOMMODATE ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY CDOT IN ACCORDANCE WITH APPLICABLE PUBLISHED STANDARDS.
  - A NEW PUBLIC STREET SHALL BE CONSTRUCTED ON TAX PARCEL NO. 121-033-10 ALONG THE EASTERN BOUNDARY LINE OF THE SITE WITHIN THE AREA DEPICTED ON THE REZONING PLAN (THE "PUBLIC STREET").
  - PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR A NEW BUILDING CONSTRUCTED ON THE SITE, PETITIONER SHALL DEDICATE AND CONVEY TO THE CITY OF CHARLOTTE THE SITE LOCATED IMMEDIATELY ADJACENT TO THE NEW PUBLIC STREET AS REQUIRED TO PROVIDE RIGHT OF WAY MEASURING, WHERE FEASIBLE, TO TWO FEET BEHIND THE BACK OF SIDEWALK AS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN, TO THE EXTENT THAT SUCH RIGHT OF WAY DOES NOT ALREADY EXIST.
  - ALL REQUIRED TRANSPORTATION IMPROVEMENTS SHALL BE CONSTRUCTED AND APPROVED PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR A NEW BUILDING TO BE CONSTRUCTED ON THE SITE.

- ARCHITECTURAL STANDARDS
- THE EXTERIOR BUILDING MATERIAL FOR THE WESTERN FACADE OF THE BUILDING TO BE CONSTRUCTED ON THE SITE SHALL BE MASONRY.
- ANY WINDOWS LOCATED ON THE WESTERN FACADE OF THE BUILDING TO BE CONSTRUCTED ON THE SITE SHALL HAVE A MINIMUM STC (SOUND TRANSMISSION CLASS) RATING VALUE OF 35.
- STREETSCAPE AND LANDSCAPING/SCREENING
- 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. THE MINIMUM 8 FOOT WIDE PLANTING STRIP AND MINIMUM 8 FOOT WIDE SIDEWALK SHALL BE LOCATED BEHIND THE FUTURE BACK OF CURB 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 THE EXISTING SIDEWALK LOCATED ON THE SITE'S WESTERN AND EASTERN BOUNDARY LINES.
- 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.
- A MINIMUM 8 FOOT WIDE PLANTING STRIP AND A MINIMUM 8 FOOT WIDE SIDEWALK SHALL BE INSTALLED ALONG THE SITE'S FRONTAGE ON THE NEW PUBLIC STREET. THE MINIMUM 8 FOOT WIDE PLANTING STRIP AND MINIMUM 8 FOOT WIDE SIDEWALK SHALL BE LOCATED BEHIND THE FUTURE BACK OF CURB ON SUCH PUBLIC STREET.
- A MINIMUM 6 FOOT TALL WOODEN FENCE SHALL BE INSTALLED ALONG THE NORTHERN BOUNDARY LINE OF THE SITE (INCLUDING AT THE TERMINUS OF THE PUBLIC STREET) AS GENERALLY DEPICTED ON THE REZONING PLAN. THE MINIMUM 6 FOOT TALL WOODEN FENCE SHALL NOT CONTAIN ANY GATES OR OPENINGS.

- BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS
- 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.
- 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.
- 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.

THE JOHN R. MCADAMS  
COMPANY, INC.  
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Suite 110  
Charlotte, North Carolina 28277  
License No.: C-0283  
704.527.0800 • McAdamsCo.com



REVISIONS:
REVISIONS PER 1ST REVIEW 08-13-2018
REVISIONS PER OUTSTANDING ISSUES 10-22-2018

OWNER: BOULEVARD  
REAL ESTATE ADVISORS  
121 WEST TRADE ST  
SUITE 2800  
CHARLOTTE, NC 28202

224 WEST TREMONT  
PETITION 2018-003  
214 WEST TREMONT AVENUE, CHARLOTTE, NORTH CAROLINA 28203  
TECHNICAL DATA SHEET - OPTION 1

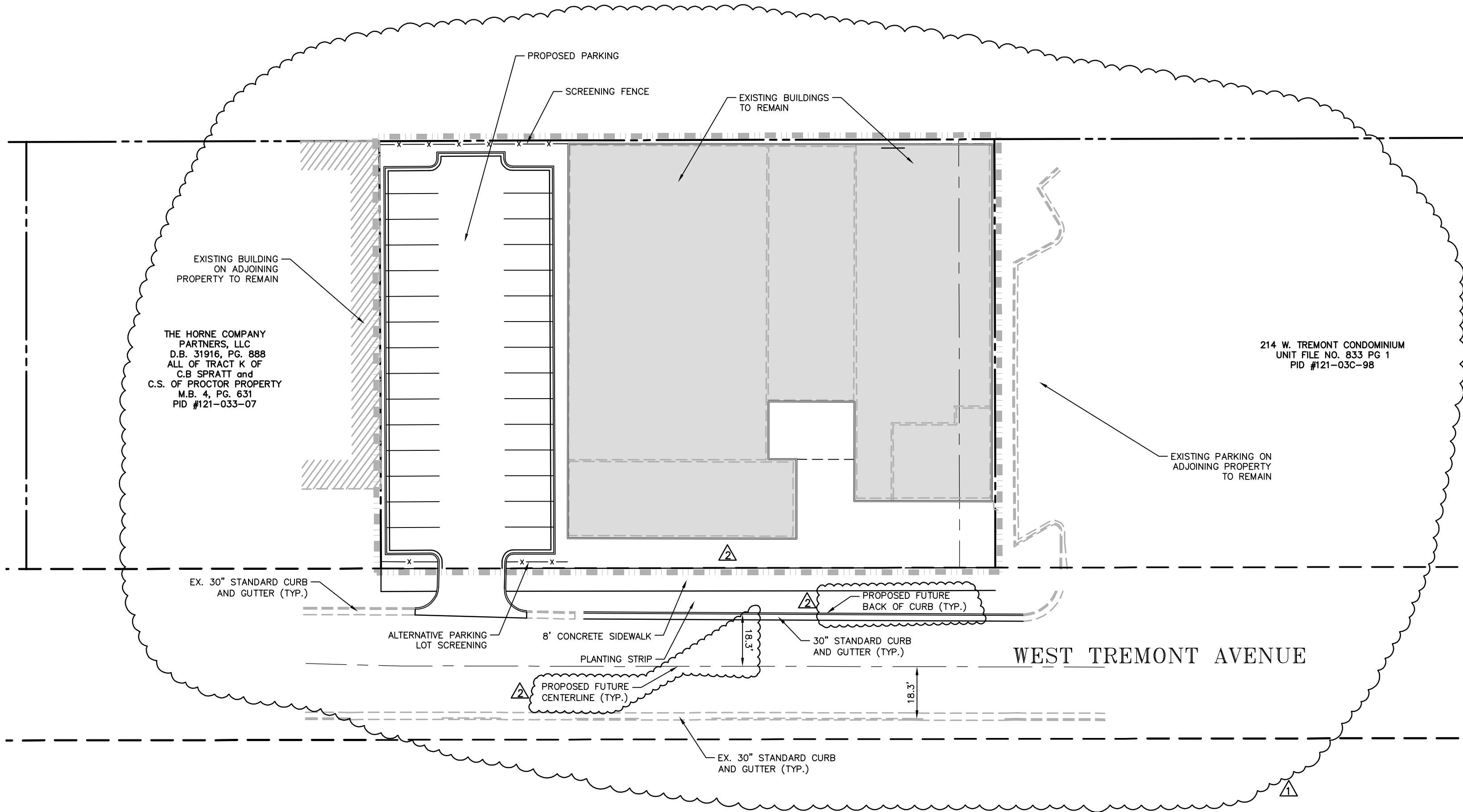
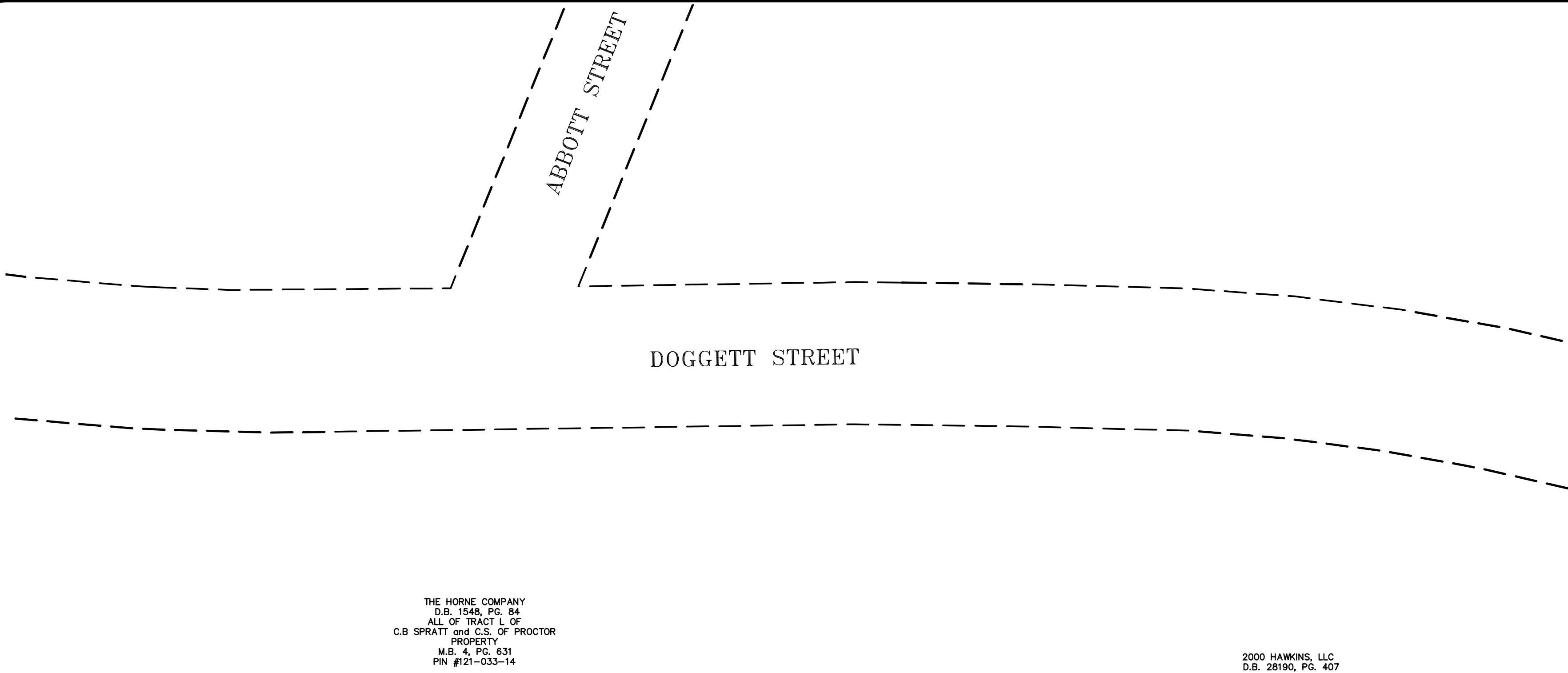
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FILENAME:	BRE18010-S1
CHECKED BY:	BGP
DRAWN BY:	CEG
SCALE:	1"=30'
DATE:	03-09-18
SHEET NO.	RZ-1

McAdams

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

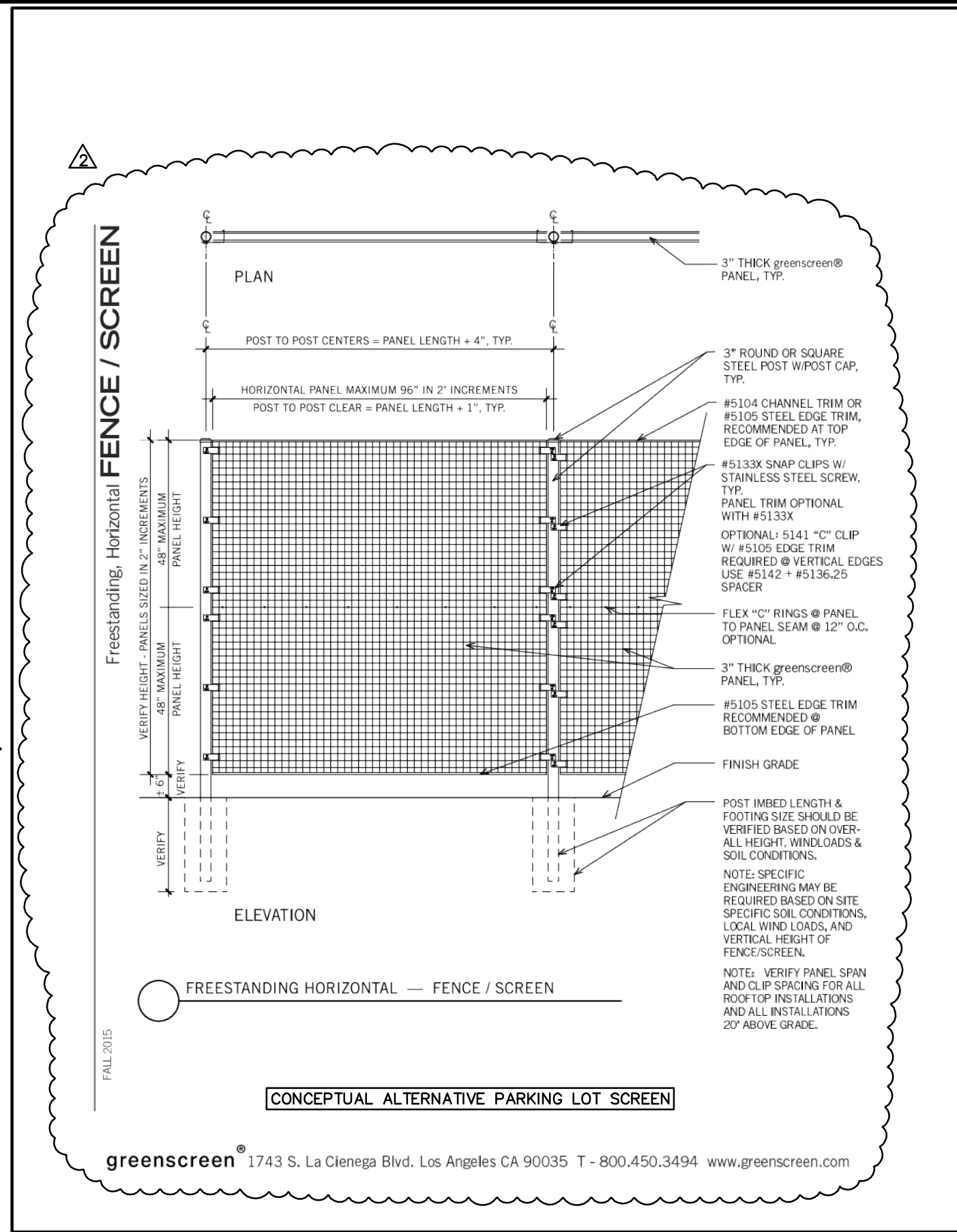
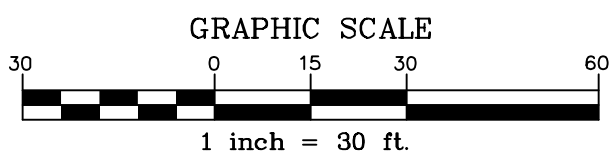


Y:\Projects\BRE-18010\Land\Construction Drawings\Current Drawings\BRE18010-S1.dwg, 10/23/2018 8:34:41 AM, Plunkett, Brandon



#### SITE LEGEND

---	PROPERTY LINE
---	RIGHT-OF-WAY LINE
---	CENTERLINE
---	REZONING BOUNDARY
---	EXISTING EDGE OF PAVEMENT/ BACK OF CURB/FRONT OF CURB



- DEVELOPMENT OPTION 2 — REHABILITATION OPTION
- OCTOBER 22, 2018
- GENERAL PROVISIONS
    - THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY BOULEVARD REAL ESTATE ADVISORS LLC (THE PETITIONER) FOR AN APPROXIMATELY .74 ACRE SITE LOCATED ON THE NORTH SIDE OF WEST TREMONT AVENUE BETWEEN SOUTH TRYON STREET AND HAWKINS STREET, WHICH SITE IS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (THE SITE). THE SITE IS COMPRISED OF TAX PARCEL NOS. 121-033-08, 121-033-09 AND 121-033-10.
    - THE 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"). SUBJECT TO THE OPTIONAL PROVISIONS SET OUT BELOW, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE TOD-M ZONING DISTRICT SHALL GOVERN THE DEVELOPMENT AND USE OF THE SITE.
    - THE SITE CONTAINS THREE EXISTING BUILDINGS, WITH ONE BUILDING BEING LOCATED ON EACH TAX PARCEL THAT COMPRISES THE SITE. PETITIONER SHALL DEMOLISH THE EXISTING BUILDING LOCATED ON TAX PARCEL NO. 121-033-08 IN ITS ENTIRETY AND RENOVATE AND RE-PURPOSE THE REMAINING EXISTING BUILDINGS (OR PORTIONS THEREOF) LOCATED ON TAX PARCEL NOS. 121-033-09 AND 121-033-10 (DEVELOPMENT OPTION 2—REHABILITATION OPTION). OFF-STREET PARKING WOULD BE LOCATED ON TAX PARCEL NO. 121-033-08. DEVELOPMENT OPTION 2—REHABILITATION OPTION IS DEPICTED ON SHEET NO. RZ-2 OF THE REZONING PLAN.
    - 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.
  - OPTIONAL PROVISIONS
    - THE SITE SHALL NOT BE REQUIRED TO MEET THE MINIMUM FLOOR AREA RATIO REQUIREMENTS OF THE TOD-M ZONING DISTRICT.
    - PARKING THAT IS LOCATED TO THE SIDE/REAR OF A PRIMARY STRUCTURE MAY COVER UP TO 40% OF THE TOTAL WIDTH OF THE SITE'S FRONTAGE ALONG WEST TREMONT AVENUE.
    - PARKING SPACES ON THE SITE MAY BE LOCATED IMMEDIATELY ADJACENT TO THE WESTERN EDGE OF THE EXISTING BUILDINGS LOCATED ON THE SITE THAT WILL BE RENOVATED AND RE-PURPOSED. NO SURFACE PARKING OR MANEUVERING SPACE SHALL BE PERMITTED WITHIN ANY REQUIRED OR ESTABLISHED SETBACK, AND NO SURFACE PARKING OR MANEUVERING SPACE IS ALLOWED BETWEEN THE PERMITTED USE AND THE REQUIRED SETBACK.
    - UP TO 50% OF THE PARKING SPACES LOCATED ON THE SITE MAY BE COMPACT PARKING SPACES.
    - THE SOUTHERN EDGE OF THE PARKING LOT ADJACENT TO WEST TREMONT AVENUE SHALL MEET THE SCREENING REQUIREMENTS OF THE ORDINANCE BY WAY OF THE INSTALLATION OF A GREEN SCREEN WALL BY PETITIONER. THE GREEN SCREEN WALL SHALL BE SUBSTANTIALLY SIMILAR IN APPEARANCE TO THE GREEN SCREEN WALL DEPICTED ON THE REZONING PLAN.
    - THE WESTERN EDGE OF THE PARKING LOT SHALL NOT BE REQUIRED TO MEET THE SCREENING REQUIREMENTS OF SECTION 9.1208(6)(K) OF THE ORDINANCE. THE PARKING LOT MAY BE BUILT UP TO THE WESTERN BOUNDARY LINE OF THE SITE.
    - THE NORTHERN EDGE OF THE PARKING LOT SHALL NOT BE REQUIRED TO MEET THE SCREENING REQUIREMENTS OF SECTION 9.1208(6)(K) OF THE ORDINANCE. NOTWITHSTANDING THE FOREGOING, THE PARKING LOT SHALL BE SCREENED TO THE NORTH BY THE MINIMUM 6 FOOT TALL WOODEN FENCE DESCRIBED BELOW IN PARAGRAPH 5.C.
  - PERMITTED USES
    - SUBJECT TO THE TERMS OF PARAGRAPH B BELOW, THE SITE MAY BE DEVOTED TO ANY USE OR USES ALLOWED BY RIGHT OR UNDER PRESCRIBED CONDITIONS IN THE TOD-M ZONING DISTRICT (INCLUDING ANY COMBINATION OF SUCH USES), TOGETHER WITH ANY INCIDENTAL OR ACCESSORY USES ASSOCIATED THEREWITH THAT ARE PERMITTED UNDER THE ORDINANCE IN THE TOD-M ZONING DISTRICT.
    - NOTWITHSTANDING THE TERMS OF PARAGRAPH A ABOVE, RESIDENTIAL USES OF ANY TYPE SHALL NOT BE PERMITTED ON THE SITE.
  - TRANSPORTATION
    - VEHICULAR ACCESS SHALL BE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PLACEMENT AND CONFIGURATION OF THE ACCESS POINT(S) 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").
    - THE ALIGNMENTS OF THE INTERNAL DRIVES AND VEHICULAR CIRCULATION AREAS MAY BE MODIFIED BY PETITIONER DURING THE PERMITTING PROCESS TO ACCOMMODATE CHANGES IN TRAFFIC PATTERNS AND BUILDING AND PARKING LAYOUTS, AND TO ACCOMMODATE ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY CDOT IN ACCORDANCE WITH APPLICABLE PUBLISHED STANDARDS.
  - STREETSCAPE AND LANDSCAPING/SCREENING
    - 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. THE MINIMUM 8 FOOT WIDE PLANTING STRIP AND MINIMUM 8 FOOT WIDE SIDEWALK SHALL BE LOCATED BEHIND THE FUTURE BACK OF CURB 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 THE EXISTING SIDEWALK LOCATED ON THE SITE'S WESTERN AND EASTERN BOUNDARY LINES.
    - PORTIONS OF THE SIDEWALK TO BE INSTALLED ALONG THE SITE'S FRONTAGE ON WEST TREMONT AVENUE MAY BE LOCATED IN A SIDEWALK UTILITY EASEMENT.
    - TO SCREEN THE SITE FROM THE ADJACENT PARCEL OF LAND TO THE NORTH OF THE SITE AND TO PREVENT PEDESTRIAN AND/OR VEHICULAR ACCESS FROM THE SITE TO THE ADJACENT PARCEL OF LAND TO THE NORTH OF THE SITE, PETITIONER SHALL INSTALL A FENCE ALONG THOSE PORTIONS OF THE NORTHERN BOUNDARY LINE OF THE SITE WHERE A BUILDING WILL NOT BE LOCATED IMMEDIATELY ADJACENT TO THE NORTHERN BOUNDARY LINE OF THE SITE. IN THOSE LOCATIONS WHERE A BUILDING IS LOCATED IMMEDIATELY ADJACENT TO THE NORTHERN BOUNDARY LINE OF THE SITE, THE FENCE SHALL TIE INTO THE BUILDING. THE FENCE SHALL BE A MINIMUM 6 FOOT TALL WOODEN FENCE WITHOUT ANY GATES OR OPENINGS.
    - BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS
      - 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.
      - 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.
      - 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.

THE JOHN R. MCADAMS COMPANY, INC.  
3436 Torregdon Way  
Suite 110  
Charlotte, North Carolina 28277  
License No.: C-0283  
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REVISIONS:  
△ REVISIONS PER 1ST REVIEW 08-13-2018  
△ REVISIONS PER OUTSTANDING ISSUES 10-22-2018

OWNER: BOULEVARD REAL ESTATE ADVISORS  
121 WEST TRADE ST  
SUITE 2800  
CHARLOTTE, NC 28202

224 WEST TREMONT  
PETITION 2018-003  
214 WEST TREMONT AVENUE, CHARLOTTE, NORTH CAROLINA 28203  
TECHNICAL DATA SHEET - OPTION 2

PROJECT NO. BRE-18010  
FILENAME: BRE18010-S1  
CHECKED BY: BGP  
DRAWN BY: CEG  
SCALE: 1"=30'  
DATE: 03-09-18  
SHEET NO. △ RZ-2  
△ MCADAMS

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



C&G - CURB & GUTTER  
 CB - CATCH BASIN  
 CMP - CORRUGATED METAL PIPE  
 CP - CALCULATED POINT  
 C/O - CLEAN OUT  
 D.B. - DEED BOOK  
 ECM - EXISTING CONCRETE MONUMENT  
 EIP - EXISTING IRON PIPE  
 EIR - EXISTING IRON ROD  
 EMM - EXISTING METAL MONUMENT  
 EN - EXISTING NAIL  
 EH - EDGE OF PAVEMENT  
 FH - FIRE HYDRANT  
 GM - GAS METER  
 GP - GATE POST  
 GV - GAS VALVE  
 GW - GUY WIRE  
 HVAC - HEAT, VENT., AIR COND.  
 ICV - IRRIGATION CONTROL VALVE  
 LP - LIGHT POLE  
 (M) - MEASURED  
 MBX - MAILBOX  
 M.B. - MAP BOOK  
 N.G.S. - NATIONAL GEODETIC SURVEY  
 NIR - NEW IRON ROD  
 NN - NEW NAIL  
 O/HANG - OVERHANG  
 PB - POWER BOX  
 PIN - PARCEL IDENTIFICATION NUMBER  
 P.O.B. - POINT OF BEGINNING  
 PM - POWER METER  
 PP - POWER POLE  
 PG. - PAGE  
 PVC - PLASTIC PIPE  
 (R) - RECORDED  
 R/W - RIGHT-OF-WAY  
 RCP - REINFORCED CONCRETE PIPE  
 SSMH - SANITARY SEWER MANHOLE  
 (T) - TOTAL  
 TB - TELEPHONE BOX  
 TERR. - TERRACOTTA PIPE  
 WM - WATER METER  
 WY - WATER VALVE

EASEMENT  
FENCE  
PROPERTY LINE  
PROPERTY LINE (NOT SURVEYED)  
RIGHT-OF-WAY  
RIGHT-OF-WAY (NOT SURVEYED)  
SETBACK  
GAS LINE  
POWER LINE  
SANITARY SEWER PIPE  
STORM DRAIN PIPE  
WATER LINE

**POWER**  
**DUKE POWER ENERGY**  
**1-800-777-9898**

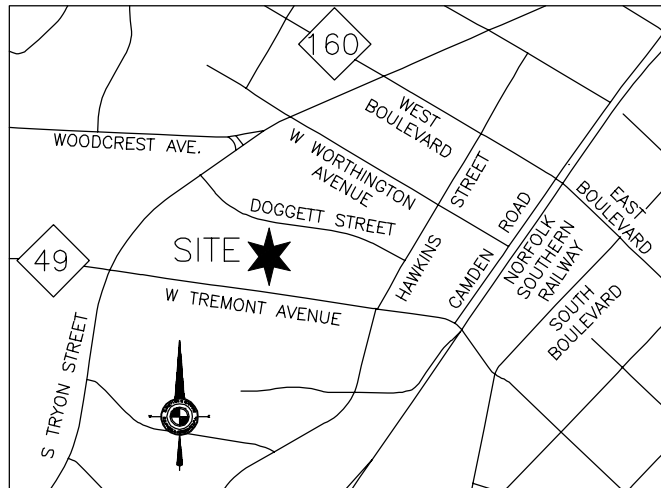
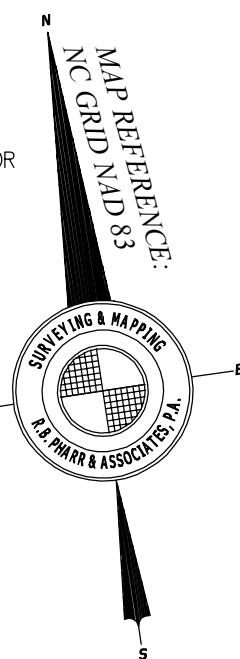
BELL SOUTH TELECOMMUNICATIONS  
1-888-757-6500

CHAR.-MECK. UTILITY DEPT. (CMUD)  
(704) 336-2564 WATER  
(704) 357-6064 SEWER

PIEDMONT NATURAL GAS CO.  
1-800-752-7504

TIME WARNER CABLE  
1-800-892-2253

2000 HAWKINS, LLC  
D.B. 28190, PG. 407  
ALL OF TRACT B OF  
C.B SPRATT AND C.S. PROCTOR  
PROPERTY  
M.B. 4, PG. 631  
PID #121-033-13



VICINITY MAP  
NOT TO SCALE

1. THIS PLAT IS NOT FOR RECORDATION AS PER G.S. 47-30 AS AMENDED.
2. ALL CORNERS MONUMENTED AS SHOWN.
3. THIS PROPERTY IS LOCATED WITHIN 2000' OF A NGS MONUMENT LOCATED.
4. UNDERGROUND UTILITIES MAY EXIST THAT ARE NOT SHOWN HEREON. 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 TO BE ONLY ACTUAL LOCATION, SIZE OR DEPTH OF LINE SHOULD BE VERIFIED WITH THE INDIVIDUAL UTILITY COMPANY BEFORE CONSTRUCTION.
5. THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE COMMITMENT REPORT. R.B. PHARR & ASSOCIATES, P.A. DOES NOT CLAIM THAT ALL MATTERS OF RECORD WHICH MAY OR MAY NOT AFFECT THE SUBJECT PROPERTY ARE SHOWN HEREON.
6. ELEVATIONS BASED ON MECKLENBURG COUNTY MONUMENT #568, ELEVATION = 723.55 FEET, NAD'88.
7. BROKEN LINES INDICATE PROPERTY LINES NOT SURVEYED.
8. 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.

BEING ALL OF THAT TRACT OR PARCEL OF LAND SITUATED, LYING AND  
BEING IN THE CITY OF CHARLOTTE, MECKLENBURG COUNTY, NORTH  
CAROLINA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT AN EXISTING NAIL LOCATED ON THE NORTHERLY MARGIN OF THE RIGHT-OF-WAY OF WEST TREMONT AVENUE (60 FEET PUBLIC RIGHT-OF-WAY), SAID POINT ALSO BEING THE SOUTHWEST CORNER OF THE 214 WEST TREMONT CONDOMINIUM AS RECORDED IN UNIT FILE 833, PAGE 1 IN THE MECKLENBURG PUBLIC REGISTRY; THENCE WITH THE NORTHERLY MARGIN OF WEST TREMONT AVENUE NORTH 81-18-34 WEST, PASSING A NEW NAIL AT 50.01 FEET AND A NEW 12" IRON ROD AT 150.04 FEET TO THE TOTAL DISTANCE OF 215.06 FEET TO AN EXISTING 12" IRON ROD BEING THE SOUTHEAST CORNER OF THE HORNE COMPANY PARTNERS, LLC PROPERTY AS DESCRIBED IN DEED BOOK 3916, PAGE 888 IN AFORESAID REGISTRY; THENCE WITH THE EASTERLY LINE OF THE HORNE COMPANY PARTNERS, LLC PROPERTY NORTH 08-33-36 EAST A DISTANCE OF 149.85 FEET TO AN EXISTING 12" IRON ROD LYING ON THE SOUTHERLY LINE OF THE HORNE COMPANY PROPERTY AS DESCRIBED IN DEED BOOK 1548, PAGE 84 IN AFORESAID REGISTRY; THENCE WITH THE EASTERLY LINE OF THE HORNE COMPANY PROPERTY NORTH 81-22-28 EAST, PASSING A NEW 12" IRON ROD AT 63.17 FEET AND AN EXISTING 3/4" IRON PIPE AT 165.43 FEET, FOR A TOTAL DISTANCE OF 215.35 FEET TO AN EXISTING 1" IRON PIPE BEING THE NORTHWEST CORNER OF THE AFOREMENTIONED 214 WEST TREMONT CONDOMINIUMS; THENCE WITH THE WESTERLY LINE OF THE 214 WEST TREMONT CONDOMINIUMS SOUTH 08-40-12 WEST A DISTANCE OF 150.09 FEET TO THE TOTAL DISTANCE OF 365.44 FEET; THENCE WITH THE TOTAL OF 22.74 SQUARE FEET OR 7.94% ACRES OF LAND, MORE OR LESS, AS SHOWN ON A SURVEY PREPARED BY R.B. PHARR & ASSOCIATES, P.A., DATED OCTOBER 19, 2017, BEARING MAP FILE NO. XX-41184 AND JOB NO. 87571.

*I, ANDREW B. BAKER, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:*

- (1) CLASS OF SURVEY: A(1:10,000)
- (2) POSITIONAL ACCURACY:
- (3) TYPE OF GPS FIELD PROCEDURE: REAL-TIME KINEMATIC
- (4) DATE OF SURVEY: DECEMBER 14, 2006
- (5) DATUM/EPOCH: NAVD 88
- (6) PUBLISHED/FIXED-CONTROL USE: #4 REBAR W/CAP, MECKLENBURG COUNTY MONUMENT #568
- (7) GEOID MODEL: GEOID03(CONUS)
- (8) COMBINED GRID FACTOR: 0.99984297
- (9) UNITS: US FEET

PID #121-033-08 - 9,757 SQ.FT. OR 0.2240 ACRES  
PID #121-033-09 - 15,019 SQ.FT. OR 0.3448 ACRES  
PID #121-033-10 - 7,498 SQ.FT. OR 0.1721 ACRES  
TOTAL AREA - 32,274 SQ.FT. OR 0.7409 ACRES

224, 228 AND 232 WEST TREMONT AVENUE  
CITY OF CHARLOTTE, MECKLENBURG COUNTY, N.C.  
DEED REFERENCE: 30776-692  
TRACTS D, E AND H OF C.B. SPRATT AND C.S. PROCTOR PROPERTY  
MAP REFERENCE: 4-631  
TAX PARCEL NO: 121-033-08, 09 AND 10

SURVEYING & MAPPING  
 LICENSURE NO: C-1471  
 420 HAWTHORNE LANE CHARLOTTE, N.C. 28204 TEL. (704) 376-2186

SCALE: 1"=20'	DATE: OCT 19, 2017	FILE NO. XX-4118A JOB NO. 87571
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CREW:	DRAWN:	REVISED:
PH	DJ	

## DJ

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SCALE:  
1"=20'

DATE: OC

19, 2017	FILE NO. XX-4118A
	JOB NO. 87571



( IN FEET )  
1 inch = 20 ft.

TO: BOULEVARD REAL ESTATE ADVISORS LLC

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), 7(b)(1), 7c, 8, 9, AND 13 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON OCTOBER 19, 2017.

ANDREW B. BAKER, PLS (L-4542)  
email: abaker@rbpharr.com

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*DATE*

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 \_\_\_\_\_.

THIS IS TO CERTIFY THAT ON THE 19th DAY OF OCTOBER 2017 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 HEREIN. THIS PLAT MEETS THE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA, BASED UPON: 1.600 (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*