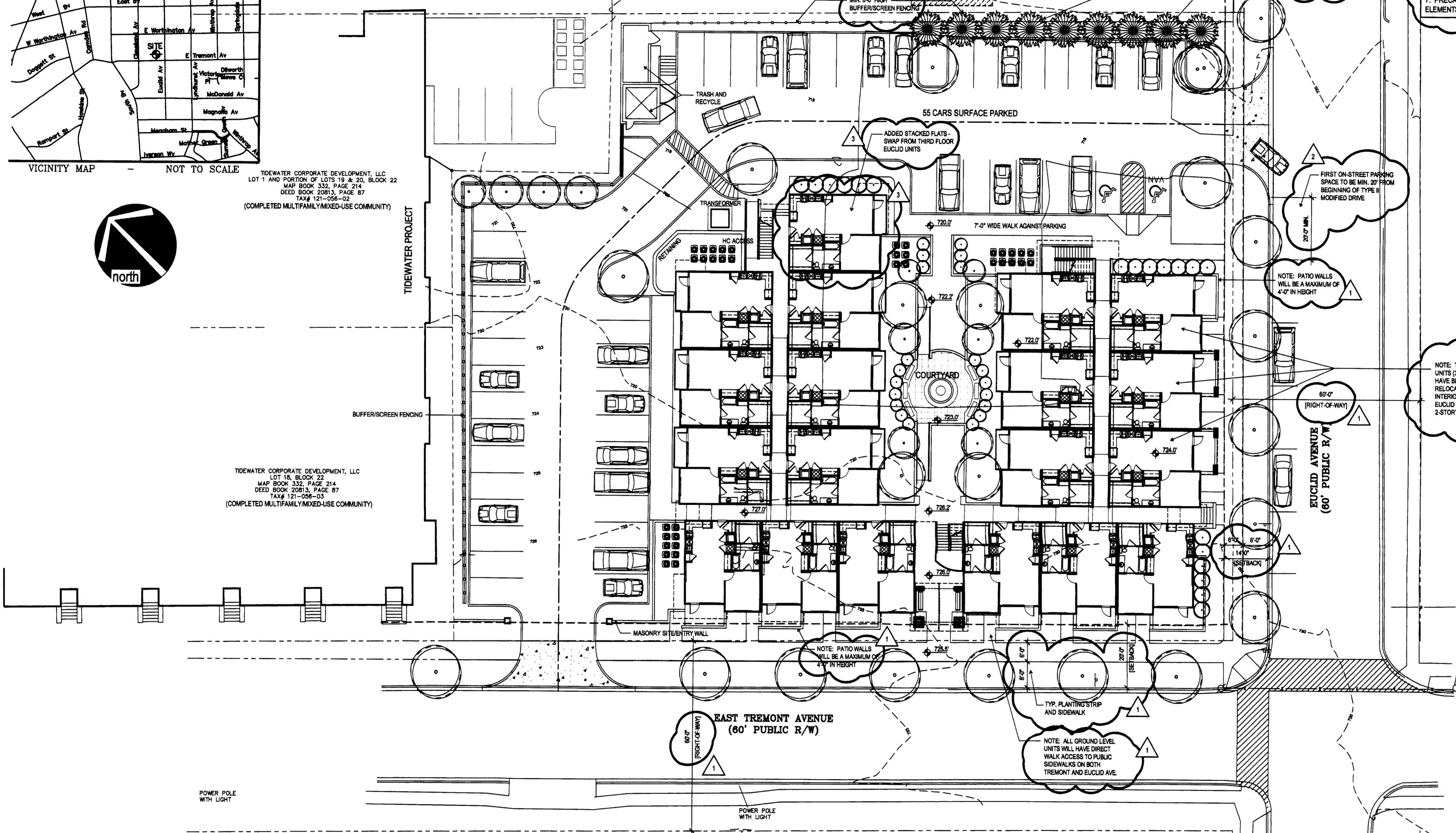


ROBERT E. HAMRICK AND
RAY H. HAMRICK
LOT 2, BLOCK 22
MAP BOOK 332, PAGE 214
DEED BOOK 4015, PAGE 900
TAX# 121-056-19
(BUSINESS)

TIDEWATER CORPORATE DEVELOPMENT, LLC
LOT 1 AND PORTION OF LOTS 18 & 20, BLOCK 22
MAP BOOK 332, PAGE 214
DEED BOOK 20813, PAGE 87
TAX# 121-056-03
(COMPLETED MULTIFAMILY MIXED-USE COMMUNITY)

TIDEWATER CORPORATE DEVELOPMENT, LLC
LOT 18, BLOCK 22
MAP BOOK 332, PAGE 214
DEED BOOK 20813, PAGE 87
TAX# 121-056-03
(COMPLETED MULTIFAMILY MIXED-USE COMMUNITY)

10' ALLEY (MAP BOOK 332, PAGE 214)



1 SITE PLAN AND SURVEY
RZ-1 1"=20'-0"



2 TREMONT AVENUE ELEVATION
RZ-1 1/16" = 1'-0"



3 EUCLID AVENUE ELEVATION
RZ-1 1/16" = 1'-0"

- EXTERIOR BUILDING MATERIALS**
1. MASONRY BASE AND PATIO WALLS - STANDARD, MODULAR, QUEEN OR EQUIVALENT SIZE
 2. PREFINISHED/COLORED ALUMINUM RAILINGS AND WINDOWS
 3. FIBER-CEMENT (HARDIE OR EQ.) SIDING, PANELING AND TRIM
 4. PREFINISHED ALUMINUM OR STEEL CANOPY/TRELLIS FEATURE ELEMENTS
 5. WOOD AND FIBER-CEMENT BRACKETS AND ACCENT TRIM
 6. 30 YEAR ARCHITECTURAL ASPHALT ROOF SHINGLES
 7. PRECAST CONCRETE DECORATIVE ELEMENTS

NOTE: DEVELOPER WILL COMMIT TO A SCREENING OF EVERGREEN TREES TO BE PLANTED AT AN APPROX. HEIGHT OF NO LESS THAN 10' WITH INTENTIONS TO MATURE TO 20' OR GREATER

FIRST ON-STREET PARKING SPACE TO BE MIN. 20' FROM BEGINNING OF TYPE II MODIFIED DRIVE

NOTE: PATIO WALLS WILL BE A MAXIMUM OF 4'-0" IN HEIGHT

NOTE: THIRD FLOOR TOP UNITS (3 ALONG EUCLID EDGE) HAVE BEEN REMOVED AND RELOCATED TO REAR INTERIOR CORNER OF SITE - EUCLID EDGE NOW TO BE 2-STORY ALONG STREETSCAPE

NOTE: PATIO WALLS WILL BE A MAXIMUM OF 4'-0" IN HEIGHT

NOTE: ALL GROUND LEVEL UNITS WILL HAVE DIRECT WALK ACCESS TO PUBLIC SIDEWALKS ON BOTH TREMONT AND EUCLID AVE.

- DEVELOPMENT DATA TABLE**
- a. SITE AREA: 1.1 ACRES
 - b. TAX PARCEL ID NUMBERS: 12105604, 12105605, 12105606, 12105607, 12105608, 12105609
 - c. EXISTING ZONING: UR-2 (CD) AND HD-O (Dilworth)
 - d. PROPOSED ZONING: UR-2 (CD) AND SPA HD-O (Dilworth)
 - e. EXISTING USE = MULTI AND SINGLE FAMILY - PROPOSED USE = MULTIFAMILY (RESIDENTIAL ONLY)
 - f. (52) MULTIFAMILY DWELLING UNITS
 - g. PROPOSED RESIDENTIAL DENSITY = 47.3
 - h. NON-RESIDENTIAL SQUARE FOOTAGE - "NON-APPLICABLE"
 - i. PROPOSED F.A.R.: 0.395
 - j. MAXIMUM HEIGHT OF 50' - NOT TO EXCEED THREE STORIES
 - k. PARKING REQUIRED: 1 CAR PER UNIT (PER UR-2) = 52 CARS
2 CAR PER UNIT MAXIMUM

- GENERAL PROVISIONS**
- a. THE CONFIGURATION, PLACEMENT, SIZE, AND NUMBER OF INDIVIDUAL BUILDINGS/DWELLING UNITS AND/OR SITE ELEMENTS MAY BE ALTERED OR MODIFIED WITHIN THE LIMITS PRESCRIBED BY THE ZONING ORDINANCE AS SPECIFIED IN SECTION 6.207.
 - b. ALTERATIONS TO THE CONDITIONAL PLAN ARE SUBJECT TO SECTION 6.207 - ALTERATIONS TO APPROVAL.

- OPTIONAL PROVISIONS (N/A)**
- PERMITTED USES**
- a. ALLOWED USES = MULTIFAMILY RESIDENTIAL
 - b. PROHIBITED USES = NON-RESIDENTIAL
 - c. OTHER RESTRICTIONS (N/A)

- TRANSPORTATION**
- a. DEDICATED AND RESERVATION OF STREET ROW TO CITY
 - b. TRANSPORTATION IMPROVEMENTS (N/A)
 - c. PUBLIC/Private STREETS - PRIVATE DRIVE ADDED WITHIN DEVELOPMENT TO CONNECT TO TREMONT AND EUCLID AVENUES - DRIVE TO BE DESIGNED/CONSTRUCTED AS A CMLD STANDARD TYPE TWO DRIVEWAY.
 - d. PARKING TO BE ALL SURFACE - BEHIND NEW STRUCTURE
 - e. TRANSIT FACILITIES (N/A)
 - f. RIGHT-OF-WAY ABANDONMENT (N/A)
 - g. SIDEWALKS AND PLANTING STRIPS ALONG THE SITE'S PUBLIC STREET FRONTAGE SHALL BE ESTABLISHED AS INDICATED ON SITE PLAN
 - h. SEE SITE PLAN FOR EXISTING THOROUGHFARES AND PROPOSED DRIVEWAY

- ARCHITECTURAL STANDARDS**
- a. SEE BUILDING MATERIALS KEY NEXT TO BUILDING ELEVATION FOR NOTES.
 - b. ONE NEW THREE-STORY BUILDING WILL BE ON THE SITE
 - c. URBAN DESIGN AND ARCHITECTURAL ELEMENTS INCLUDE: GROUND LEVEL, MASONRY PATIO WALLS WITH CONNECTIVITY TO PUBLIC WALKS/STREETS. A CENTRAL COMMON ENTRY WITH GATHERING SPACE IS LOCATED IN THE MIDDLE OF THE TREMONT AVE. ELEVATION - PROVIDING VISIBILITY AND ACCESS TO CENTRAL, INTERNAL COURTYARD. ALL UNITS HAVE EXTERIOR BALCONIES AND THEY MAY ENCRUCH 2 FEET INTO THE SETBACK PROVIDED THEY ARE 10 FEET MIN. ABOVE GRADE PER SECTION 9.406 OF THE CHARLOTTE ZONING ORDINANCE. OTHER ELEMENTS INCLUDE LARGE WINDOWS AND ENHANCED TRIM AND DETAILING AT CASINGS AND CORNERBOARDS.
 - d. A DUMPSTER/COMPACTOR WILL BE LOCATED INTERNALLY (REAR CORNER OF SITE) WITH OFFSTREET TRUCK ACCESS.
 - e. THE PETITIONER ACKNOWLEDGES THAT OTHER STANDARD DEVELOPMENT REQUIREMENTS IMPOSED BY OTHER CITY ORDINANCES, STANDARDS, POLICIES AND APPROPRIATE DESIGN MANUALS WILL EXIST. THOSE CRITERIA (FOR EXAMPLE, THOSE THAT REQUIRE BUFFERS, REGULATE STREETS, SIDEWALKS, STORMWATER, TREES, ETC.) WILL APPLY TO THE DEVELOPMENT SITE. THIS INCLUDES CHAPTERS 6, 9, 12, 17, 18, 19, 20, AND 21 OF THE CITY CODE. CONDITIONS SET FORTH IN THIS PETITION ARE SUPPLEMENTAL REQUIREMENTS IMPOSED ON THE DEVELOPMENT IN ADDITION TO OTHER STANDARDS. WHERE CONDITIONS ON THIS PLAN DIFFER FROM ORDINANCES, STANDARDS, POLICIES, AND APPROACHES IN EXISTENCE AT THE TIME OF FORMAL ENGINEERING PLAN REVIEW AND SUBMISSION, THE STRICTER CONDITION OR EXISTING REQUIREMENTS SHALL APPLY.

- STREETSCAPE AND LANDSCAPING**
- a. SEE PLANS FOR STREETSCAPE (SIDEWALK/PLANTING STRIP) DIMENSIONS PER CITY OF CHARLOTTE ORDINANCES
 - b. SEE PLANS FOR NOTES ON SPECIAL BUFFER/FENCE SCREENING

- ENVIRONMENTAL FEATURES**
- a. TREE SAVE - PER ORDINANCE
 - b. PCCO TREATMENT - PER ORDINANCE
 - c. ENVIRONMENTAL PROVISIONS (N/A)

- PARKS GREENWAYS AND OPEN SPACE**
- a. RESERVATION/DEDICATION OF PARK OR GREENWAY (N/A)
 - b. PARK AND/OR GREENWAY IMPROVEMENTS (N/A)
 - c. CONNECTIONS TO PARK AND/OR GREENWAYS (N/A)
 - d. PRIVATELY CONSTRUCTED OPEN SPACE (N/A)

- FIRE PROTECTION**
- a. FIRE PROTECTION: PRIVATE DRIVE TO BE CONFORM TO ALL NECESSARY DRIVE, SURFACE AND TURN RADIUS STANDARDS.

- SIGNAGE**
- a. SIGN LIMITATIONS (N/A)

- LIGHTING**
- a. ALL FREESTANDING AND ATTACHED LIGHTING WILL HAVE FULL CUT-OFF TYPE LIGHTING FIXTURES. FREESTANDING LIGHTING WILL BE LIMITED TO 20 FEET IN HEIGHT. PEDESTRIAN SCALE LIGHTING WILL BE INSTALLED THROUGHOUT THE SITE.
 - b. PEDESTRIAN SCALE LIGHTING WILL BE INSTALLED WITHIN SITE

- PHASING**
- a. DEVELOPMENT PHASING (N/A)

- OTHER**
- a. IMPROVEMENTS WITHIN THE SETBACKS WILL COMPLY WITH THE SOUTHWEST TRANSIT STATION AREA PLAN.



APPROVED BY CITY COUNCIL

MAY 20 2013

NOT FOR CONSTRUCTION

TREMONT 54 APARTMENTS
TREMONT AND EUCLID AVENUES
CHARLOTTE, NORTH CAROLINA
GATEWAY COMMUNITIES, LLC

FOR PUBLIC HEARING

APR 22 2013

PROJECT A-1259

REZONING PLAN
REZONING PETITION #2013-027

APRIL 18, 2013

- REVISION 1 - 2-21-13 (Site Plan comments)
- REVISION 2 - 3-22-13 (Planning comments)
- REVISION 3 - 4-8-13 (Revisions for HDC and Neighbor concerns)
- REVISION 4 - 4-19-13 (Revisions for Zoning Committee review)

RZ-1