

- Vicinity Map - Not to Scale
- Legend
- EIP Existing Iron Pin
 - ◻ IPS Iron Pin Set (#8 Rebar)
 - ◻ CM Concrete Monument
 - FT Calculated Point
 - ◻ UT Utility Pole
 - ◻ LP Light Pole
 - DU Overhead Utility
 - FL Fence Line
 - CL Gas Line
 - UT Underground Telephone
 - FO Fiber Optic
 - S Sign
 - ◻ SM Storm Manhole
 - ◻ CM Communications Manhole
 - ◻ EM Electric Manhole
 - ◻ CI Curb Inlet
 - ◻ DI Drain Inlet
 - ◻ FH Fire Hydrant
 - ◻ WM Water Meter
 - ◻ WV Water Valve
 - ◻ GV Gas Valve
 - ◻ BOC Back of Curb
 - ◻ EOP Edge of Pavement
 - ◻ R/W Right-of-Way
 - ◻ N/F Now or Formerly
 - ◻ DB Deed Book
 - ◻ MB Map Book
 - ◻ CF Combined Grid Factor

Schedule B Section II - Exceptions
Commitment No. 12-13980C4

As to parcel 3:
5. Rights of way to City of Charlotte recorded in Book 788, page 394 (As shown on survey); and Book 809, page 501. (Provides City the right to place, maintain, reconstruct, earth, ballast or other material necessary for a railway fill upon subject parcel; Exact location not clear from description, 36" storm line is adjacent to Parcel 3)
6. Encroachment easement recorded in Book 4305, page 523. (Sidewalks shown on survey)

This document originally issued and sealed by Seth F. Martin, PLS L-4719 on December 12, 2012. This media shall not be considered a certified Document.

- Notes:
1. Deed Reference(s) - DB 5176-809; DB 20776-629; unrecorded Final plat of 601 S. Tryon by ESP Associates last revised 8/9/2006; unrecorded map by Reese F. McRorie R.L.S. dated 7/4/1989; unrecorded map by Spratt-Seaver, Inc. last revised 1/20/81; DB 17097-794; DB 4999-532
 2. Tax Parcel ID - 12512103; 12512105; 12512102; 12512101
 3. Current Owner - Faison-Stonewall Street, LLC
 4. All bearings are NC Grid bearings
 5. All distances are shown horizontal
 6. Grid distance = Horizontal distance x Combined Grid Factor (0.999842283)
 7. Area, as determined by coordinate computation
Parcel 3 = 30.442 Acres
 8. Iron pins (#8 Rebar) or other monumentation (as shown) found or set at all property corners
 9. Zoning - UMUD
 10. This property is not located in a special Flood Hazard Area as determined by the Department of Housing and Urban Development. Reference Community Panel Number: 37015901866. Dated: 2/04/2004
 11. The North Carolina Grid Coordinates shown on this map were derived by static differential GPS observations using Trimble 4700 Receivers and processed using Online Positioning User Service.
 12. The location of underground utilities shown on this map are 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.

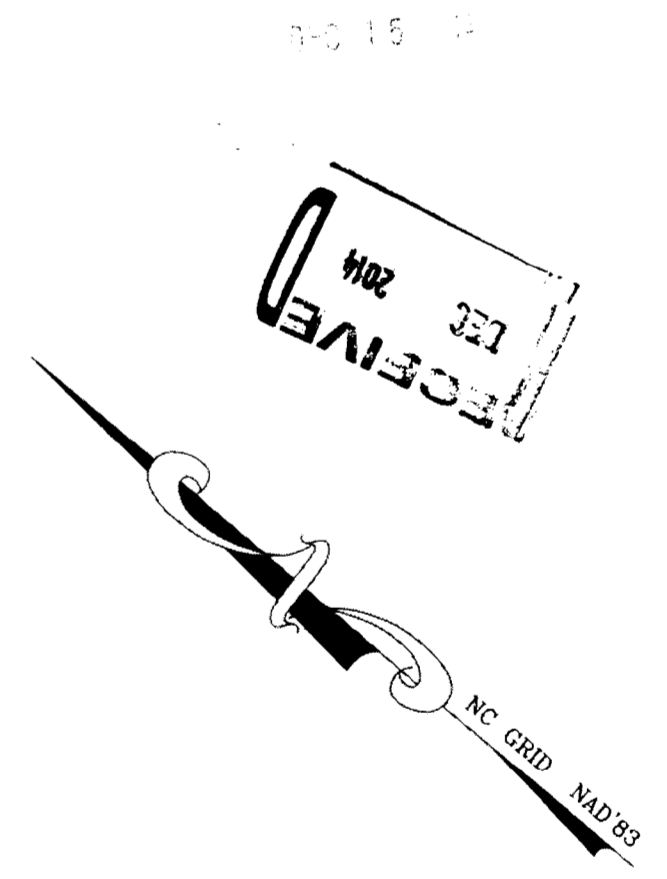
CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD	BEARING
C1	95.13	605.40	95.03	S2°36'51"E
C2	7.69	167.00	7.69	S17°25'55"E

LINE TABLE

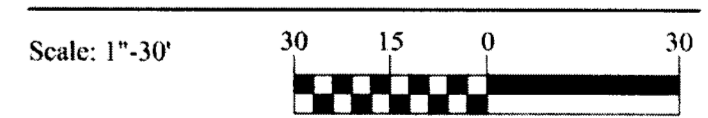
LINE	LENGTH	BEARING
L1	0.981	S43°15'24"E
L2	10.27	S51°07'24"W
L3	2.03	N40°32'29"W
L4	2.00	S39°08'16"E

APPROVED BY
CITY COUNCIL



ALTA Survey
of
Faison-Stonewall St. LLC
for
Crecent Resources, LLC,
601 S. Tryon St.
City of Charlotte,
Mecklenburg County,
North Carolina

LDSI Phone: (704) 376-7777
Principal in Charge: EDDIE PORTIS, AIA, LEED® AP BD+C
Project Manager: FRANK DEBOLT, AIA, LEED® AP BD+C
Project Architect: CHRISTOPHER HOYT, AIA



Scale: 1"=30'

Date: November 28, 2012
Project Number: 4112107

Revision 1: 12/12/12
To correct numbering of exceptions

ISSUE FOR		
Rezoning Petition 2014-079		
ISSUE DATE		
06/19/14		
REVISIONS		
NO.	REASON	DATE
1	PER REVIEW COMMENTS	10.17.14
2	PER REVIEW COMMENTS	11.21.14
PROJECT TEAM		
PRINCIPAL IN CHARGE: EDDIE PORTIS, AIA, LEED® AP BD+C		
PROJECT MANAGER: FRANK DEBOLT, AIA, LEED® AP BD+C		
PROJECT ARCHITECT: CHRISTOPHER HOYT, AIA		
PROJECT NO.		
132.9153.00		
SHEET TITLE		
EXISTING CONDITIONS LDSI SURVEY		
SHEET NUMBER		
RZ-00		

PID 073-032-01
600 Charlotte MRP LLC
902 CLINT MOORE RD
SUITE 220
BOCA RATON FL 33487

PID 073-031-02, 10-17, 19-23, 25, & 27
RBC Corp. C/O Wachovia Corp. R/EST
201 North Tryon Street, 21st Floor
Charlotte, NC 28288-0114

PID 073-031-18, 24 & 26
City of Charlotte
600 East Fourth Street
Charlotte, NC 28202

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DIVERSIFIED ARCHITECTURAL CONSULTING
5815 Westpark Drive Charlotte, NC 28217
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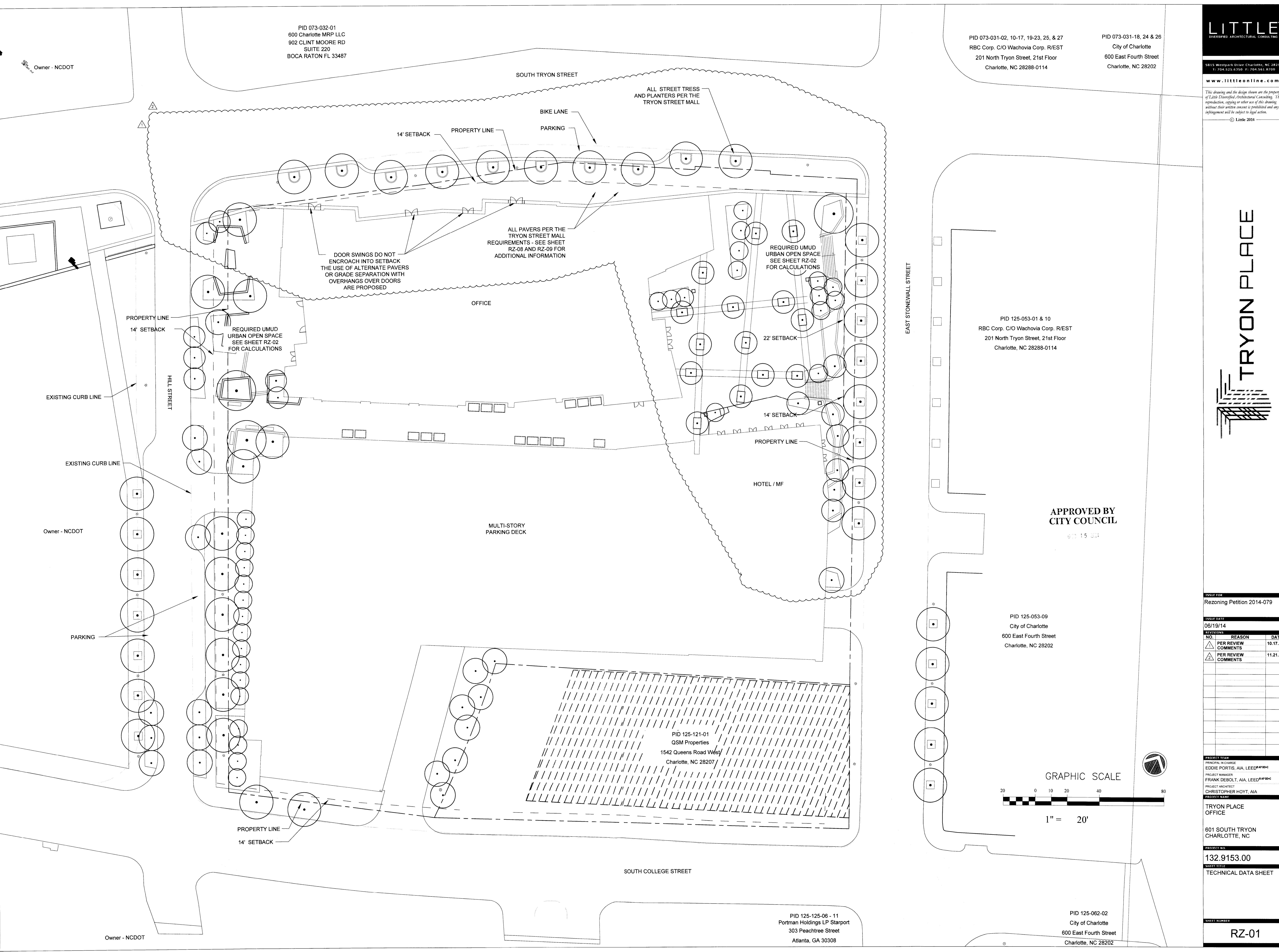
PID 125-053-01 & 10
RBC Corp. C/O Wachovia Corp. R/EST
201 North Tryon Street, 21st Floor
Charlotte, NC 28288-0114

PID 125-053-09
City of Charlotte
600 East Fourth Street
Charlotte, NC 28202

PID 125-121-01
QSM Properties
1542 Queens Road West
Charlotte, NC 28207

PID 125-125-06 - 11
Portman Holdings LP Starport
303 Peachtree Street
Atlanta, GA 30308

PID 125-062-02
City of Charlotte
600 East Fourth Street
Charlotte, NC 28202



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CITY COUNCIL**

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PRINCIPAL IN CHARGE
EDDIE PORTIS, AIA, LEED[®]AP[®]BD[®]
PROJECT MANAGER
FRANK DEBOLT, AIA, LEED[®]AP[®]BD[®]
PROJECT ARCHITECT
CHRISTOPHER HOYT, AIA
PROJECT NAME

TRYON PLACE
OFFICE
601 SOUTH TRYON
CHARLOTTE, NC

PROJECT NO.
132.9153.00

SHEET TITLE
TECHNICAL DATA SHEET

SHEET NUMBER
RZ-01

1. General Provisions

The purpose of this Rezoning Petition is to obtain approval of "Optional" provisions allowing deviations from certain provisions of the City of Charlotte Zoning Ordinance (the "Ordinance") as allowed by section 9.908 of the Ordinance to provide additional development flexibility which will facilitate the development of a 3 +/- acre property bounded by Tryon Street, Stonewall Street, College Street and Hill Street in the City of Charlotte comprised of Mecklenburg County Tax Parcel numbers 125-121-02, 125-121-03 and 125-121-05 (the "Site").

If the Petitioner seeks to take advantage of any of the "Optional" provisions approved as part of the Rezoning Petition, development of the Site will be governed by the accompanying Technical Data Sheet, these Development Standards (including any Optional provisions utilized) and the applicable provisions Ordinance. The development depicted on the Technical Data Sheet is intended to reflect in general terms, the arrangement, location and design of the component parts and street improvements for the Site as if the Optional provisions requested in these Development Standards are implemented.

However, any deviations from the UMUD minimum standards are Optional in nature and relate only to the development and street improvements proposed by the accompanying Technical Data Sheet and these Development Standards. The Site may also be developed in accordance with the standard UMUD requirements and other applicable minimum standards established by other City of Charlotte codes, ordinances and policies. Accordingly, the Petitioner expressly reserves the right to develop the Site and/or portions thereof in a manner wholly different from the development depicted on the Technical Data Sheet in any manner permitted by the Ordinance and other City of Charlotte codes, ordinances and policies as if no Optional provision had been applicable.

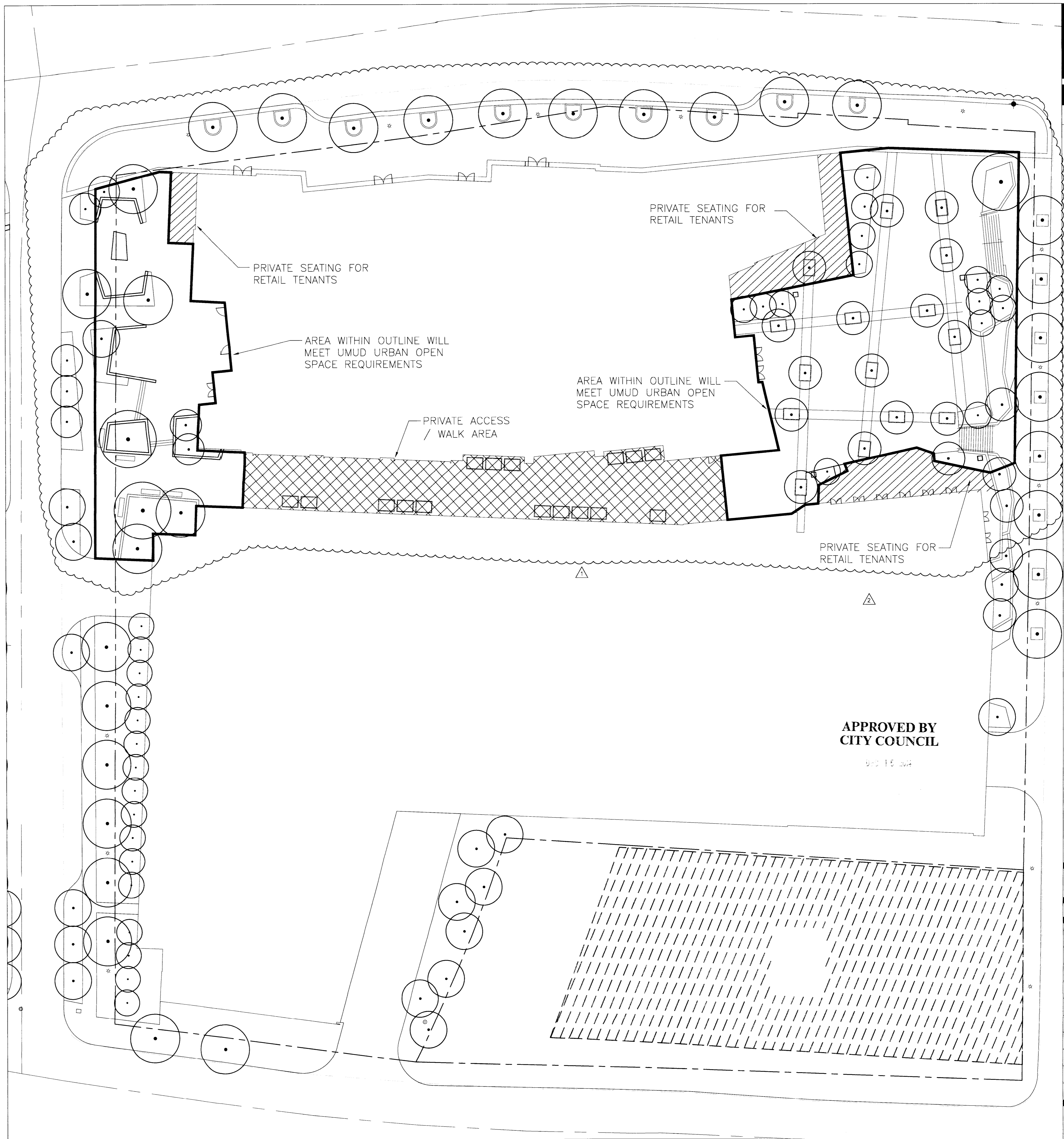
Except as otherwise provided under the UMUD-Optional provisions set forth under Paragraph 2 of these Development Standards and unless the accompanying Technical Data Sheet or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the UMUD Zoning District shall govern all development taking place on the Site.

Alterations or modifications which, in the opinion of the Planning Director, substantially alter the character of the development or significantly alter the accompanying Technical Data Sheet or its respective conditions shall not be deemed to be minor and may only be made in accordance with the provisions of subsections 6.207(1) or (2) of the Ordinance, as applicable.

2. UMUD Optional Provisions

Pursuant to the Optional provisions of Section 9.908 of the Ordinance, the Petitioner seeks approval of the following UMUD Optional provisions to allow deviations from specific provisions of the Ordinance in order to accommodate the development depicted on the Technical Data Sheet:

- (a) Deviations from the signage standards established under Section 9.906(e) of the Ordinance to allow up to two attached electronic signs (video or LED screen) with a maximum size of 300 square feet each. Design and location of these signs shall be reviewed and approved by the Planning Department prior to application for sign permits. This signage shall be limited to building identification, tenant identification, and artistic/civic/cultural displays or messages. Off-premises Signs and Outdoor Advertising Signage shall not be permitted.
- (b) Deviations from the signage standards established under Section 9.906(e) of the Ordinance to allow up to 3,000 square feet of wall signage per street frontage (in addition to any approved electronic signs (video or LED)). Signage shall be located with the sign zones shown on RZ-06 and RZ-07. Design and location of a master sign plan shall be reviewed and approved by the Planning Department prior to application for sign permits. This signage shall be limited to building identification, tenant identification, and artistic/civic/cultural displays or messages. Off-premises Signs and Outdoor Advertising Signage shall not be permitted.
- (c) Deviations from the street right-of-way and streetscape requirements established under Section 9.906(i2)(f) of the Ordinance in order to accommodate temporary retail vendor zones, within the right-of-way or setback, subject to the approval of any necessary Encroachment Agreements. The temporary retail vendor zones shall be allowed only in the locations specified on the Technical Data Sheet. Any vendors within the retail vendor zone must comply with any applicable street vendor ordinances or policies.
- (e) Deviations from the street right-of-way and streetscape requirements established under Section 9.906(i2)(f) of the Ordinance to remove the requirement to provide furniture or benches within the right-of-way along the Site's Tryon Street frontage.
- (f) Deviations from the setback requirements established under Section 9.905(2) of the Ordinance, and any applicable streetscape plans, in order to allow a reduced setback of fourteen (14) feet measured from the back of curb along Stonewall Street. This reduced setback shall only apply to an approximately 270 foot portion of the Site's Stonewall Street frontage measured from the back of curb on the south side of Tryon Street and extending in a southerly direction down Stonewall Street. Portions of the Site's Stonewall Street frontage beyond this area must comply with standard Ordinance provisions. Structures within the reduced setback area shall be limited to retaining walls and other features necessary to accommodate a publicly accessible plaza on-grade with Tryon Street, no buildings shall be permitted in the reduced setback area. Walls within the reduced setback area shall incorporate plantings, integrated seating, or other features to stimulate pedestrian interest; all as generally depicted on RZ-03, RZ-04, RZ-05 and RZ-09. Additionally, such walls shall be made of decorative architectural precast or stone or other natural materials, or a combinations thereof.
- (g) Deviations from the urban open space seating and tree requirements established under Sections 9.906(4)(d) and (e) of the Ordinance to remove prescribed seating and tree requirements within any non-required, non-public open spaces areas. Standard seating and tree requirements shall be met within portions of the urban open space areas required to meet the minimum UMUD urban open space requirement. Areas not subject to seating and tree requirements are generally identified on RZ-02.
- (h) Deviations from the loading standards established under Section 9.907(2)(c) of the Ordinance to allow a 50% reduction in the number required of loading spaces.



DEVELOPMENT DATA TABLE

Site Area:	3 acres +/-
Tax Parcels:	125-121-02, 125-121-03, 125-121-05
Existing Zoning:	UMUD
Proposed Zoning:	UMUD-O
Existing Uses:	Vacant Buildings and Surface Parking Lots
Proposed Use:	All Uses Permitted in UMUD District
Maximum Development:	N/A
Maximum Square Footage:	N/A
Maximum FAR:	N/A
Maximum Building Height:	N/A
Parking:	Must satisfy or exceed UMUD minimum requirements

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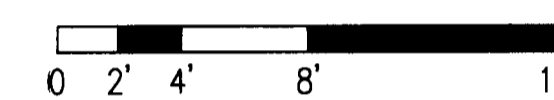
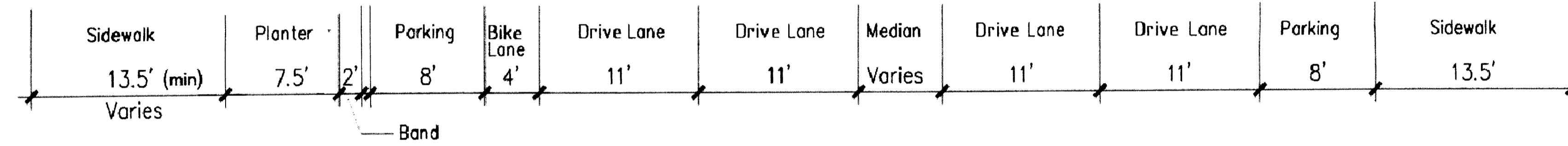
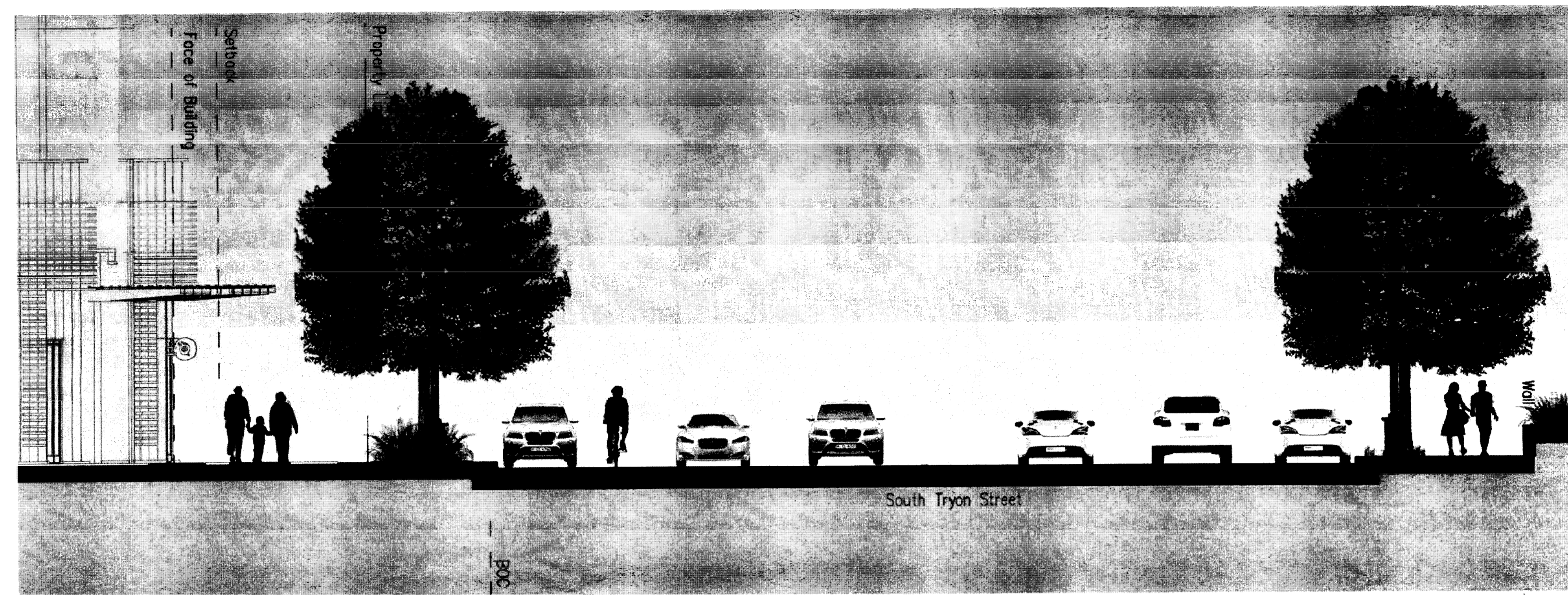
PROJECT TEAM
PRINCIPAL IN CHARGE
EDDIE PORTIS, AIA, LEED® AP BD+C
PROJECT MANAGER
FRANK DEBOLT, AIA, LEED® AP BD+C
PROJECT ARCHITECT
CHRISTOPHER HOYT, AIA
PROJECT NAME

PROJECT NO.
132.9153.00

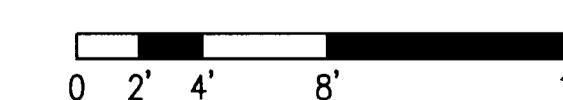
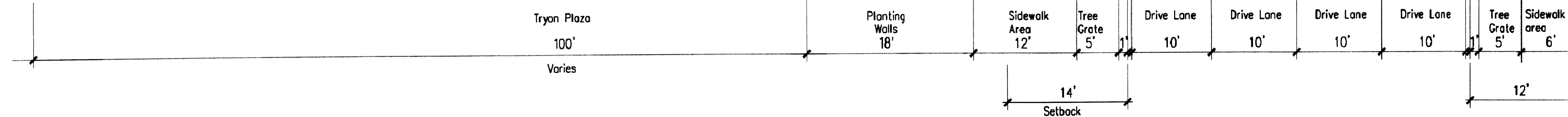
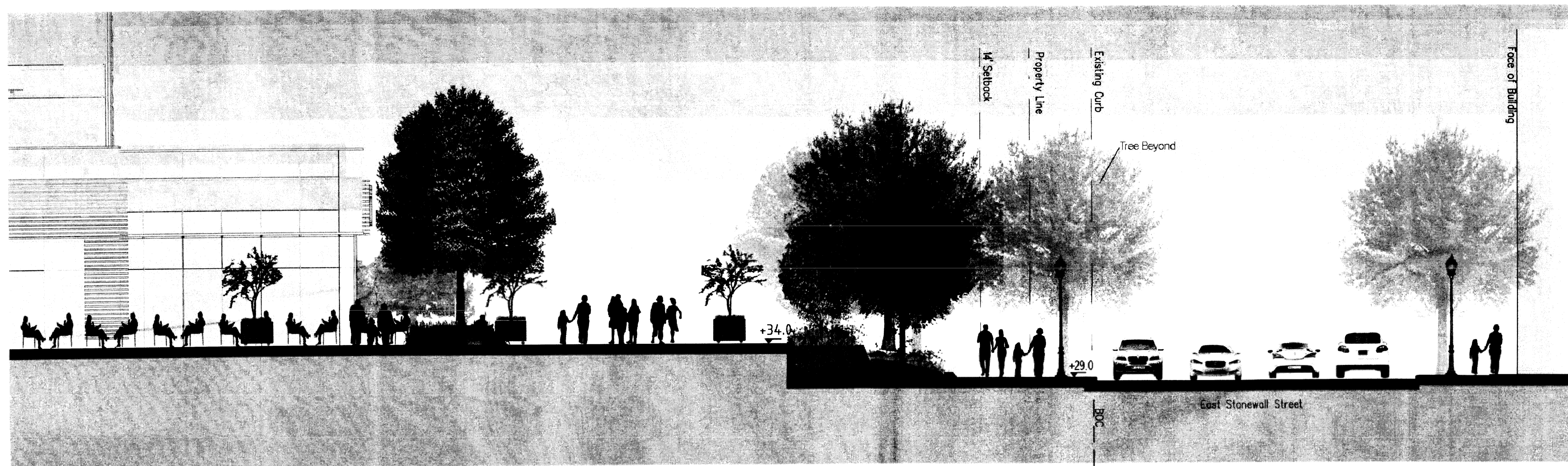
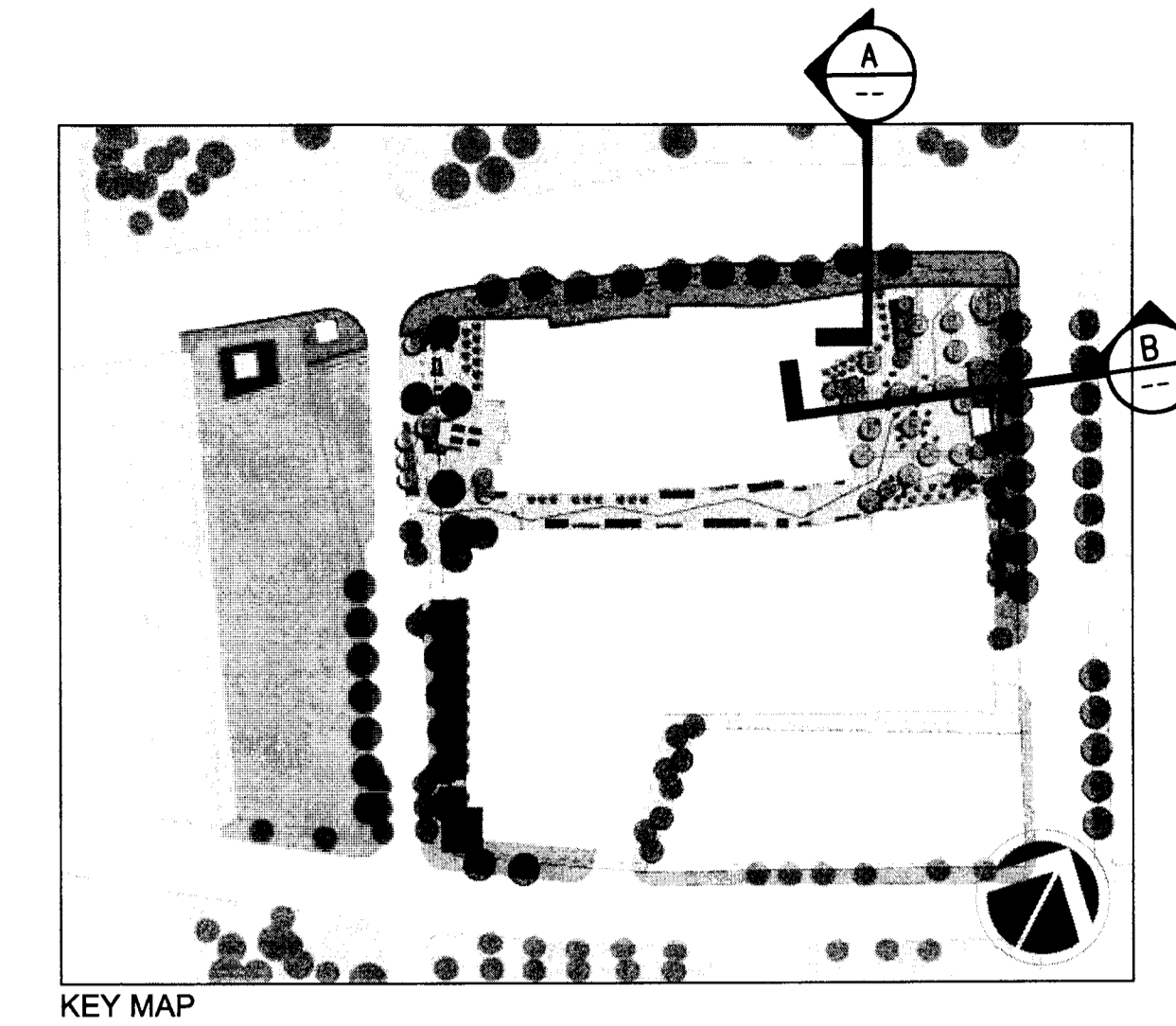
DATE
DEVELOPMENT STANDARDS AND REQUIRED UMUD URBAN OPEN SPACE CALCULATIONS

SHEET NUMBER
RZ-02

STREET CROSS SECTIONS



A TRYON STREET

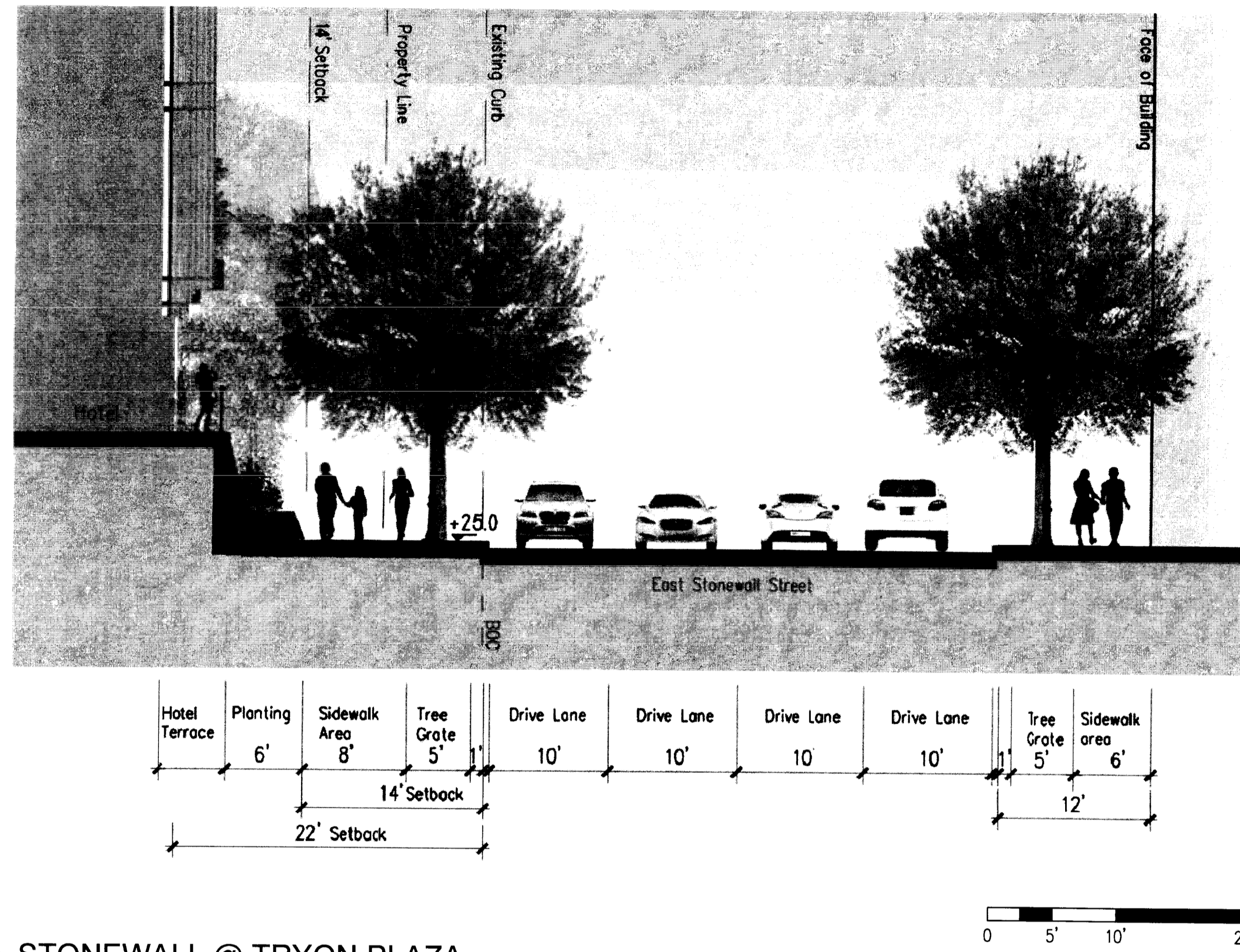
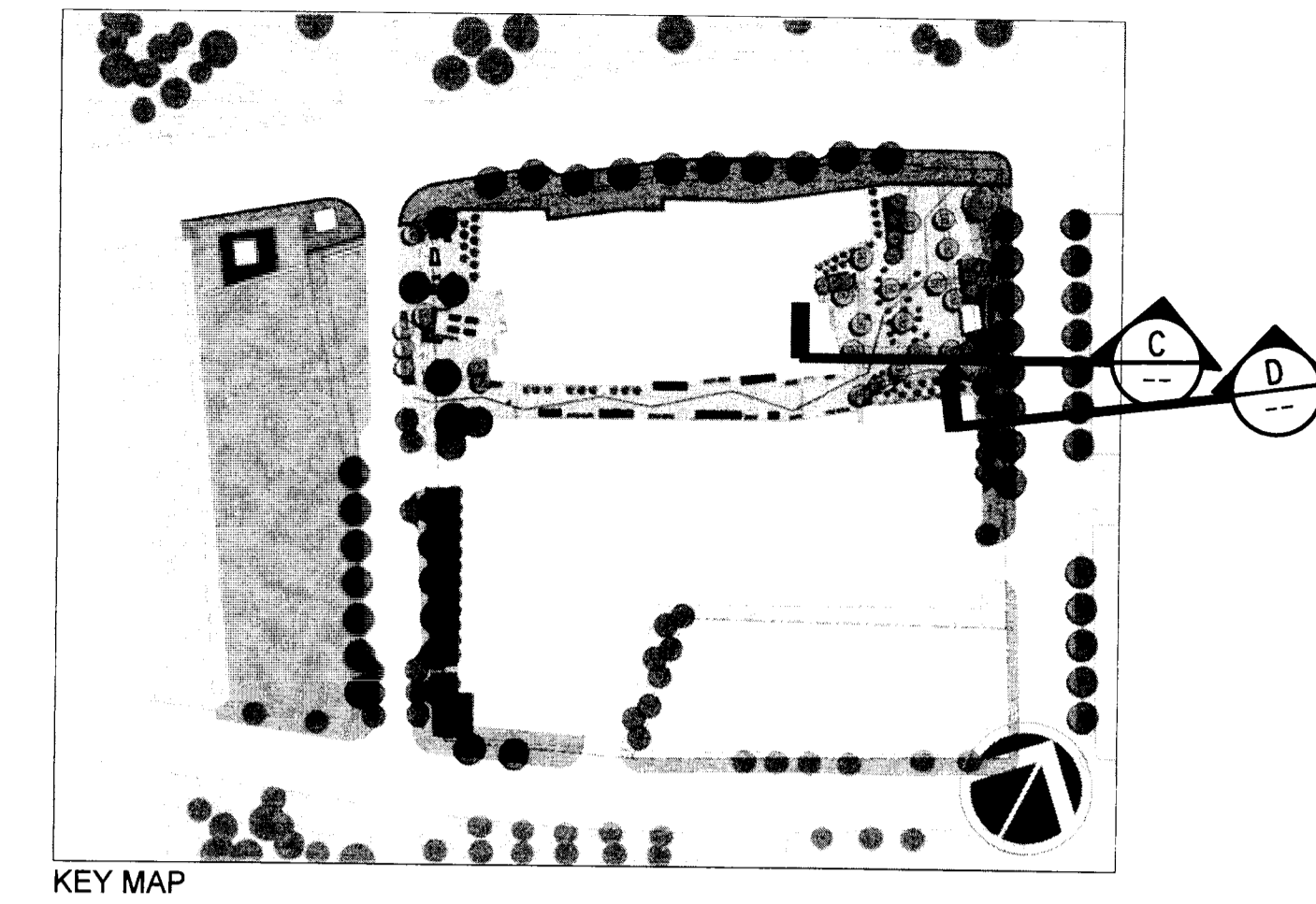


B STONEWALL @ TRYON PLAZA

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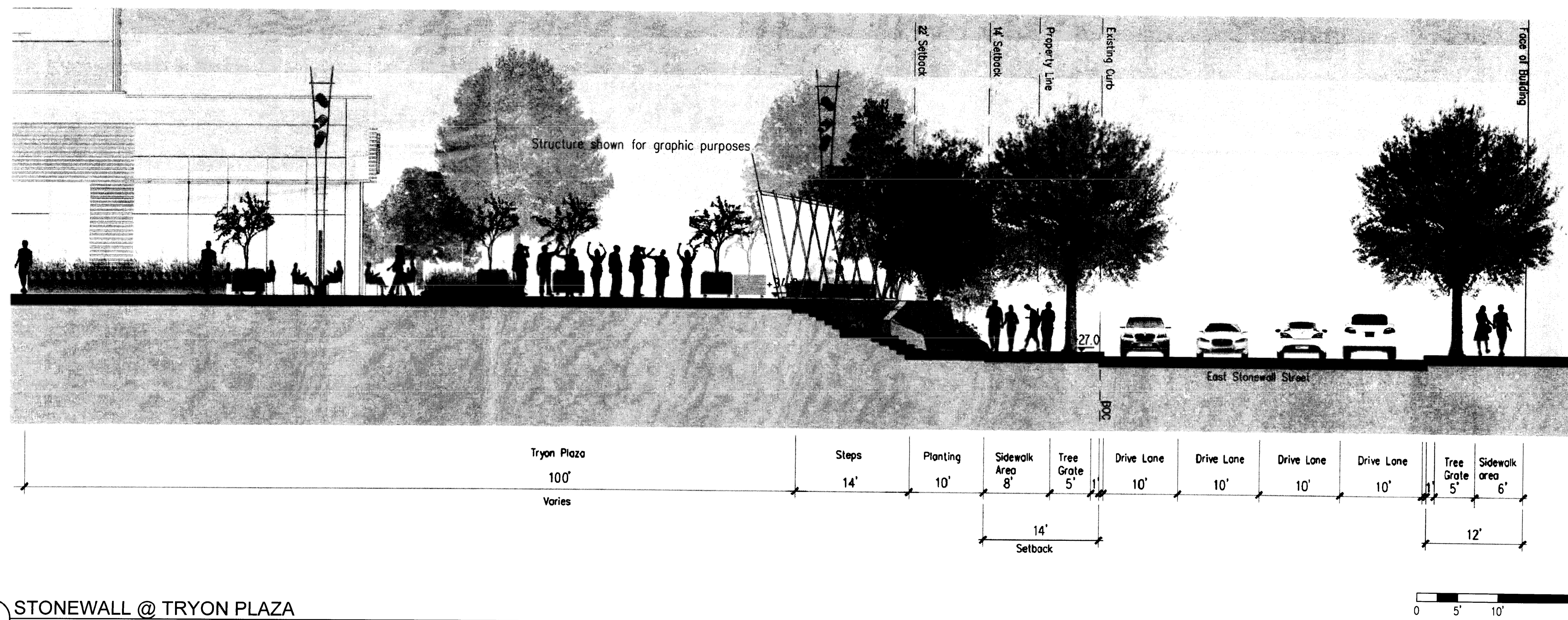
JUN 15 2014

STREET CROSS SECTIONS



D STONEWALL @ TRYON PLAZA

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10.15.14



C STONEWALL @ TRYON PLAZA

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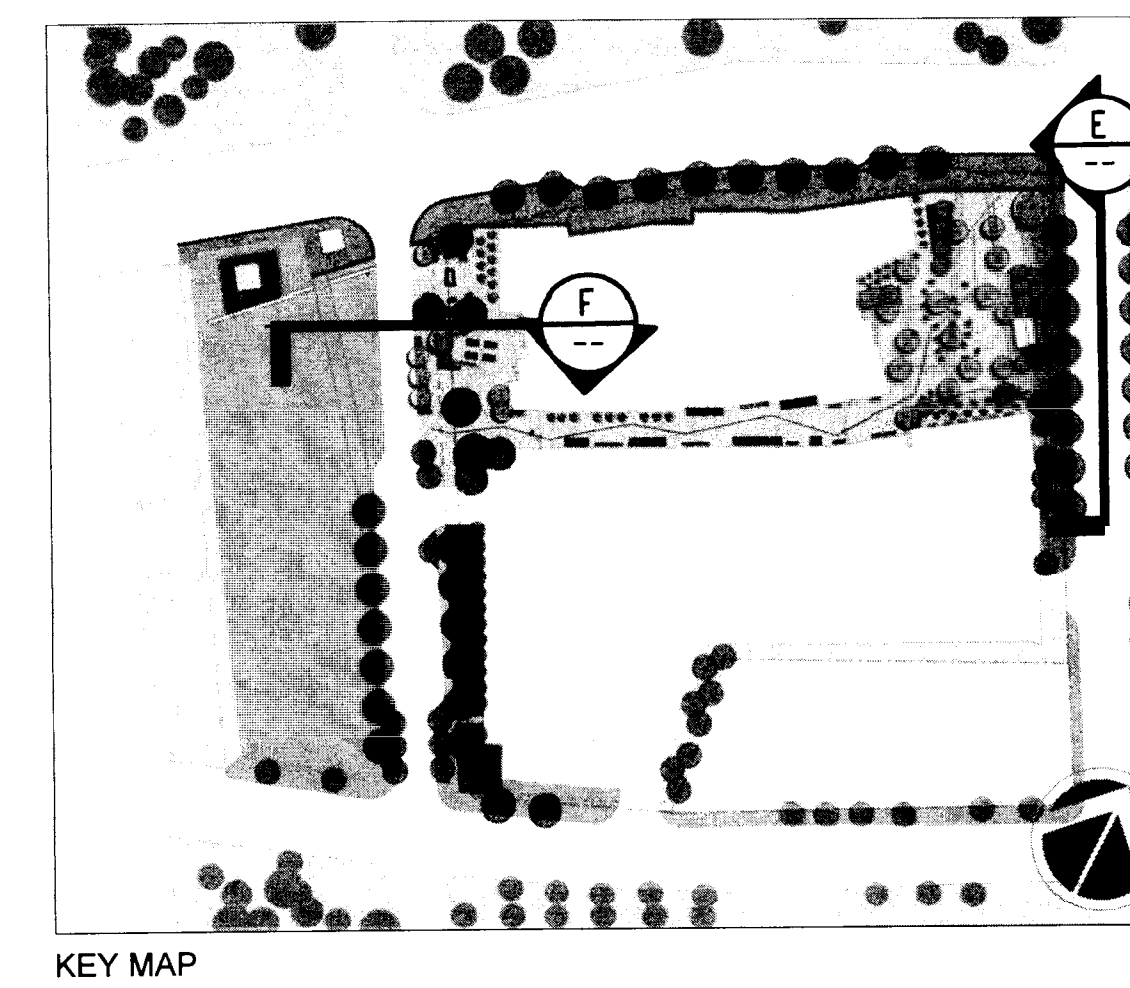
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TRYON PLACE

TITLE FOR		
Rezoning Petition 2014-079		
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PROJECT ARCHITECT		
CHRISTOPHER HOYT, AIA		
PROJECT NAME		
TRYON PLACE OFFICE		
601 SOUTH TRYON CHARLOTTE, NC		
PROJECT NO.		
132.9153.00		
SHEET TITLE		
STREET CROSS SECTION		
SHEET NUMBER		
RZ-04		

STREET CROSS SECTIONS

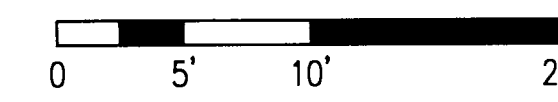
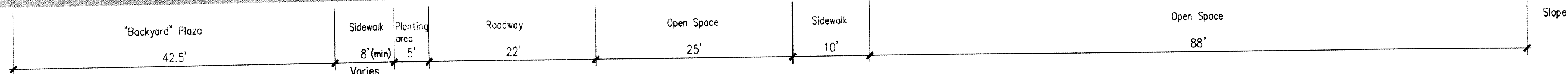
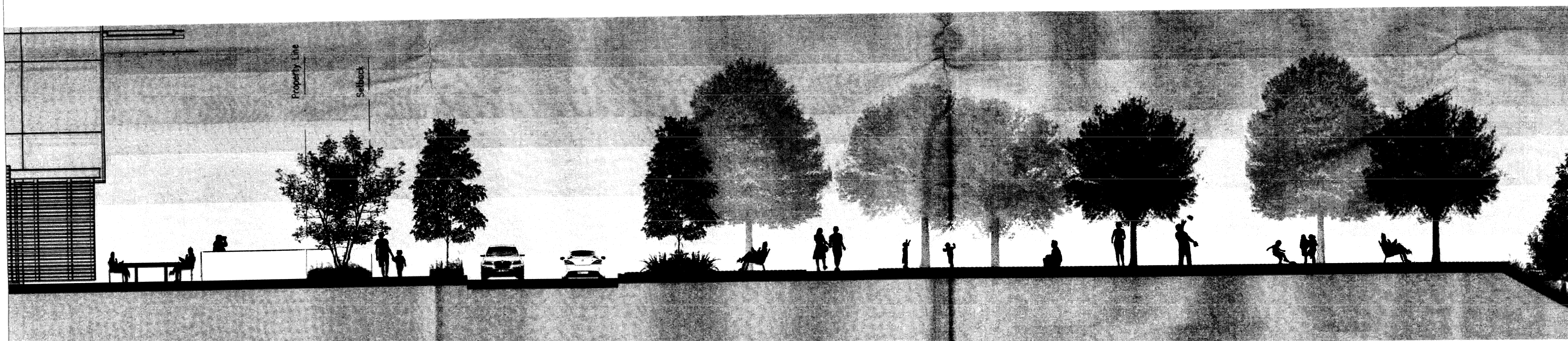


KEY MAP



E EAST STONEWALL STREET

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DEC 15 2014



F HILL STREET @ "BACKYARD" AND PUBLIC PARK

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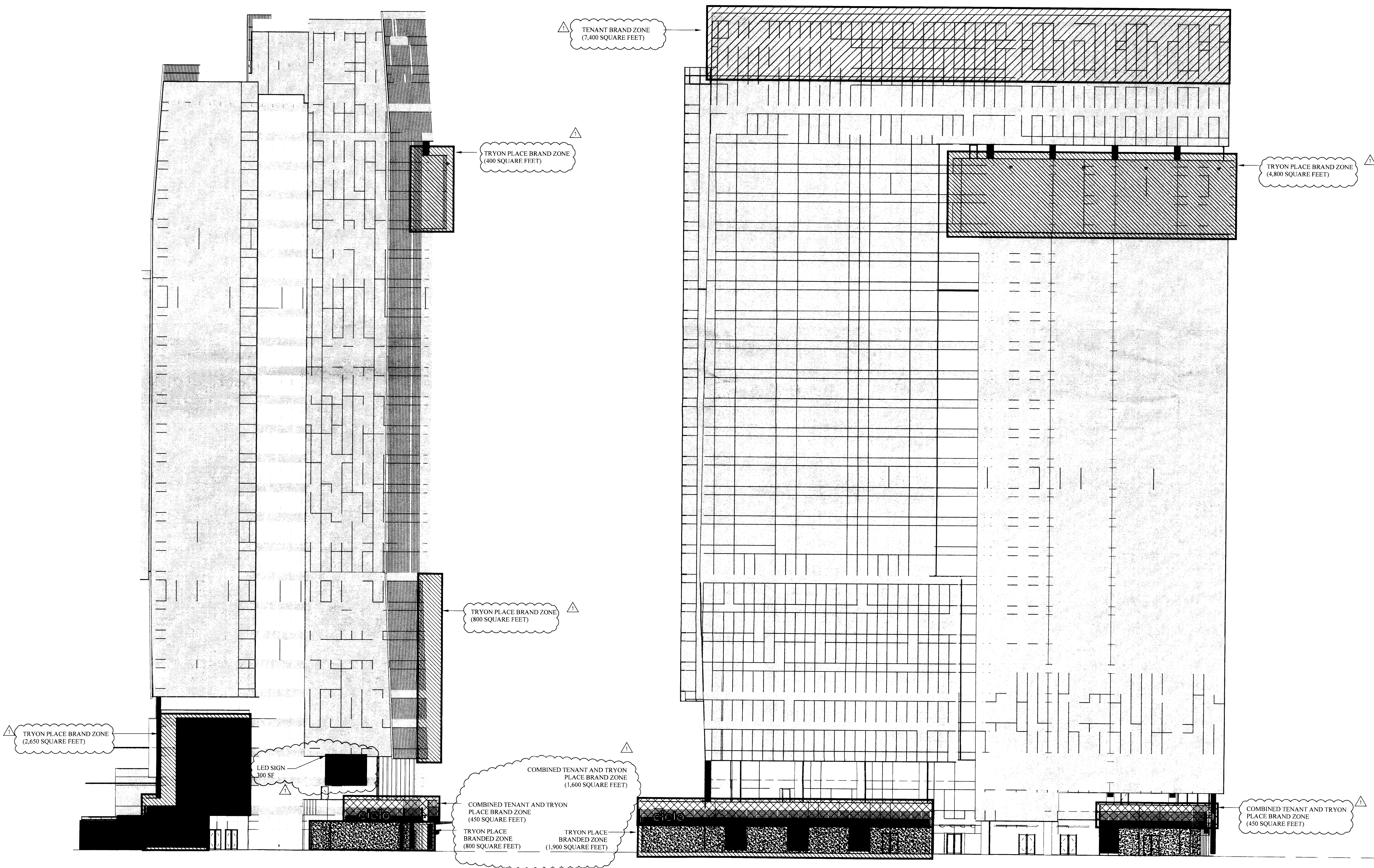
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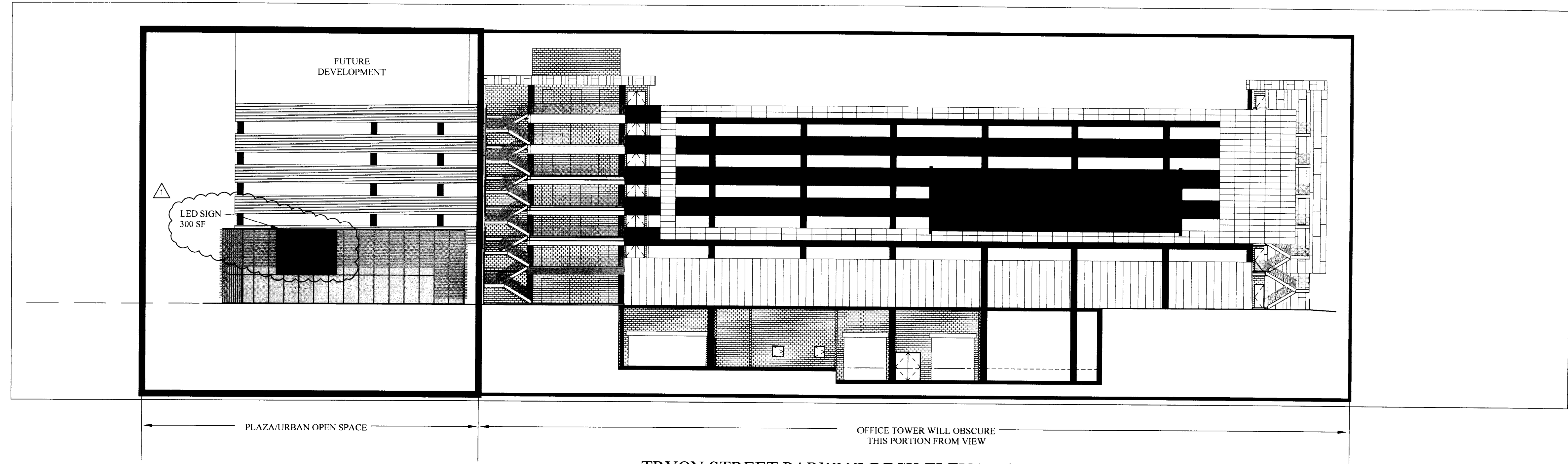
PROJECT TEAM
PRINCIPAL IN CHARGE: EDDIE PORTIS, AIA, LEED^{AP} BD+C
PROJECT MANAGER: FRANK DESBOLT, AIA, LEED^{AP} BD+C
PROJECT ARCHITECT: CHRISTOPHER HOYT, AIA
PROJECT NAME: TRYON PLACE OFFICE
601 SOUTH TRYON CHARLOTTE, NC
PROJECT NO: 132.9153.00
SHEET TITLE: STREET CROSS SECTION
SHEET NUMBER: RZ-05



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DEC 15 2014

STONEWALL STREET ELEVATION

TRYON STREET ELEVATION



TRYON STREET PARKING DECK ELEVATION

NOTE: ELEVATIONS SHOWN ARE SCHEMATIC IN NATURE AND SUBJECT TO CHANGE WHEN PRESENTED FOR CONSTRUCTION DOCUMENT REVIEW

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PROJECT TEAM
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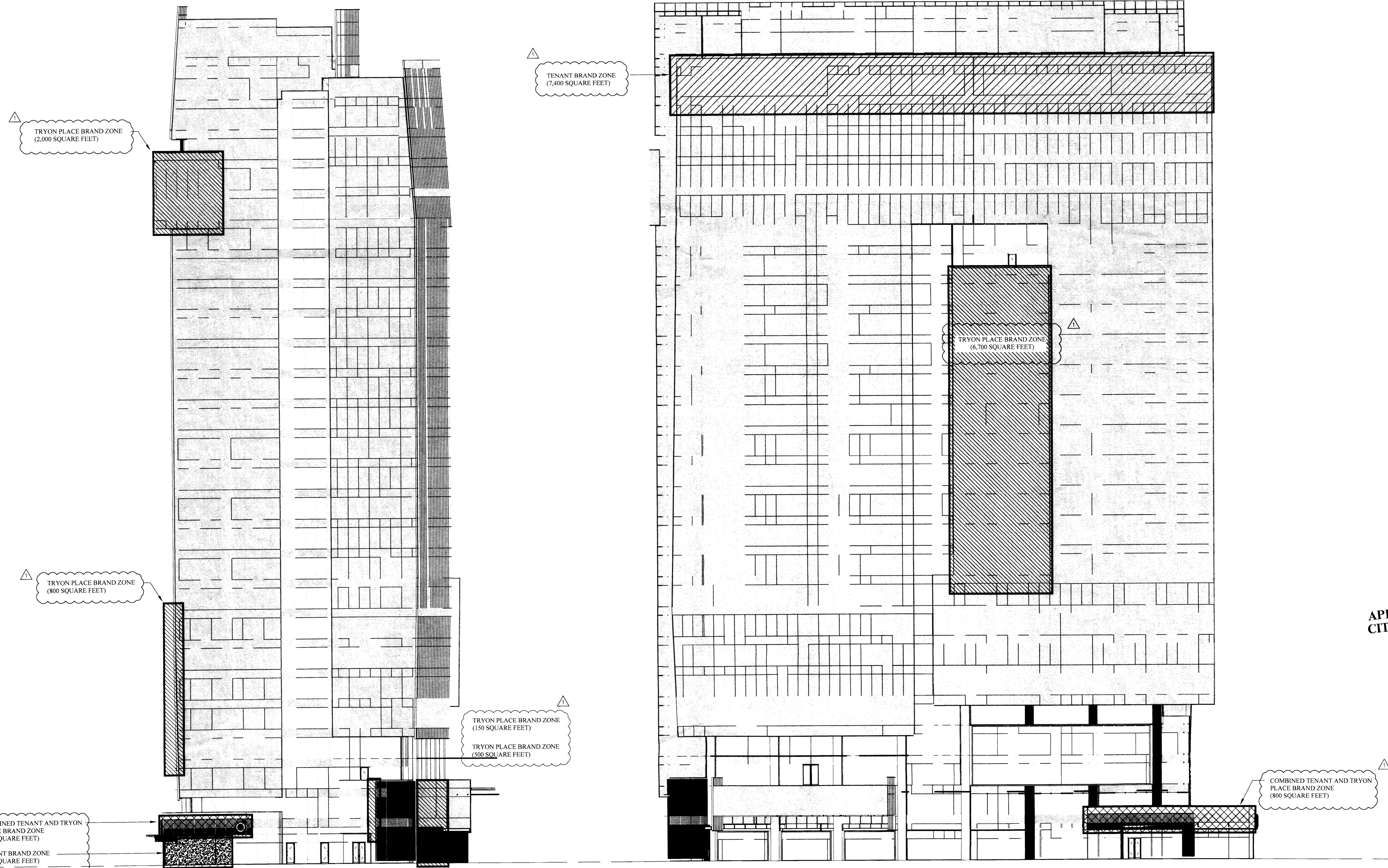
TRYON PLACE
OFFICE
601 SOUTH TRYON
CHARLOTTE, NC

PROJECT NO.
132.9153.00

SHEET TITLE
SIGN ZONES

SHEET NUMBER
RZ-06

TRYON PLACE



HILL STREET ELEVATION

COLLEGE STREET ELEVATION

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 PROJECT ARCHITECT
 CHRISTOPHER HOYT, AIA

PROJECT NAME
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 OFFICE

601 SOUTH TRYON
 CHARLOTTE, NC

PROJECT NO.
 132.9153.00

SHEET TITLE
 SIGN ZONES

SHEET NUMBER
 RZ-07

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CITY COUNCIL**
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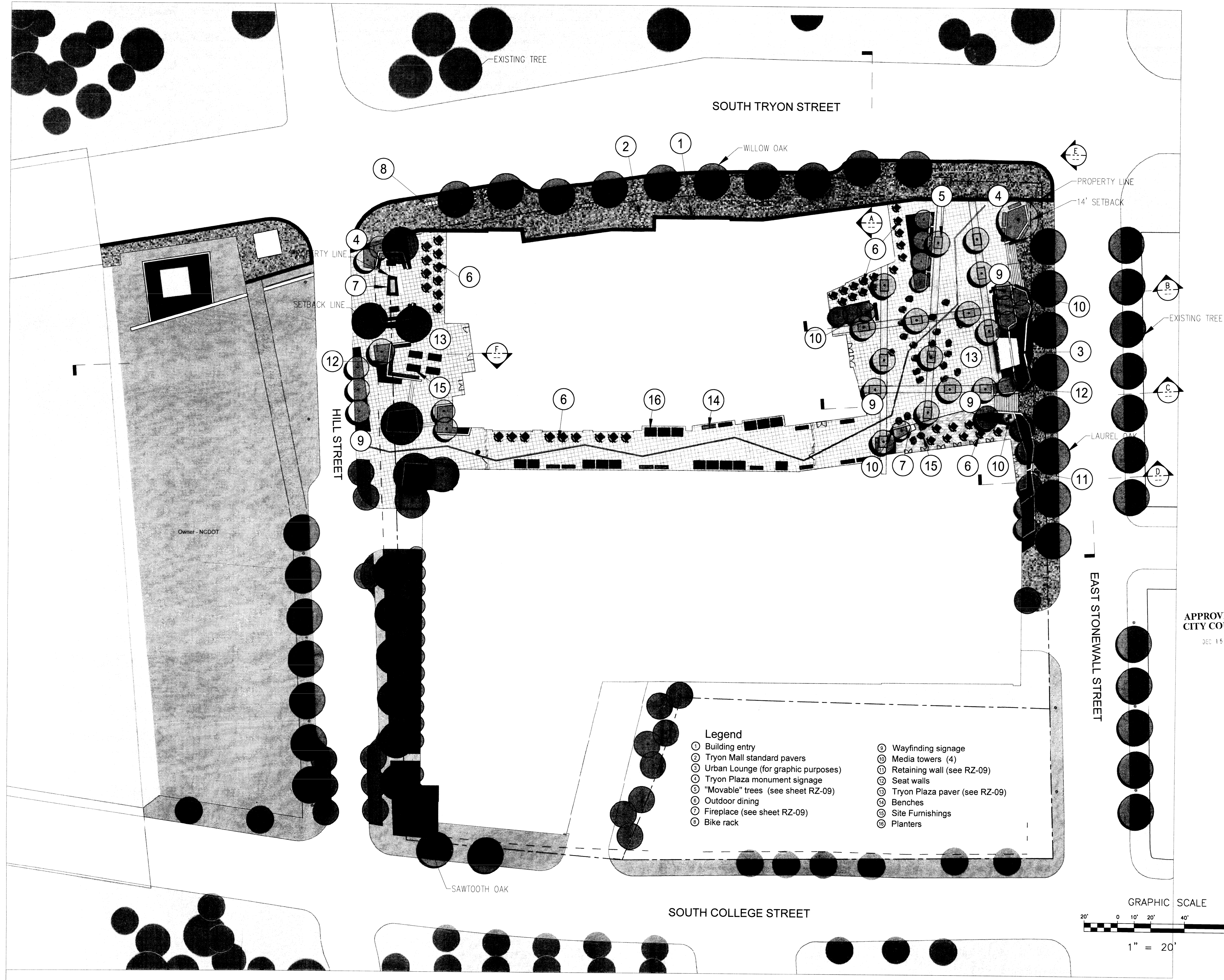
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TRYON PLACE
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CHARLOTTE, NC

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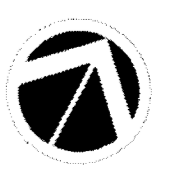
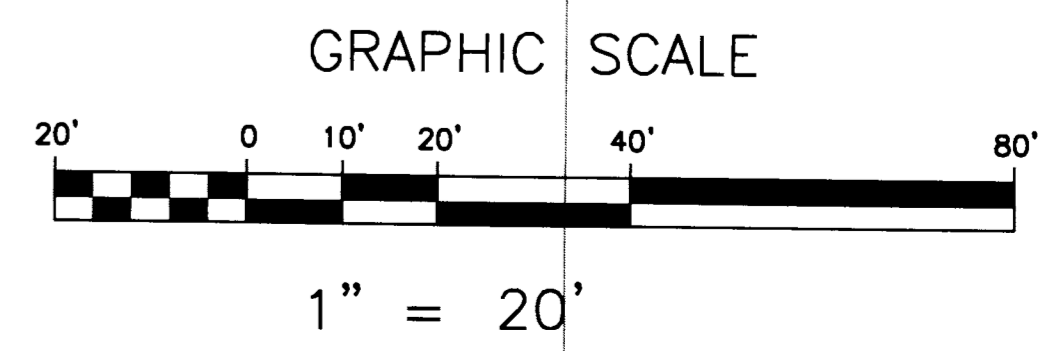
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CONCEPTUAL SITE PLAN

SHEET NUMBER
RZ-08

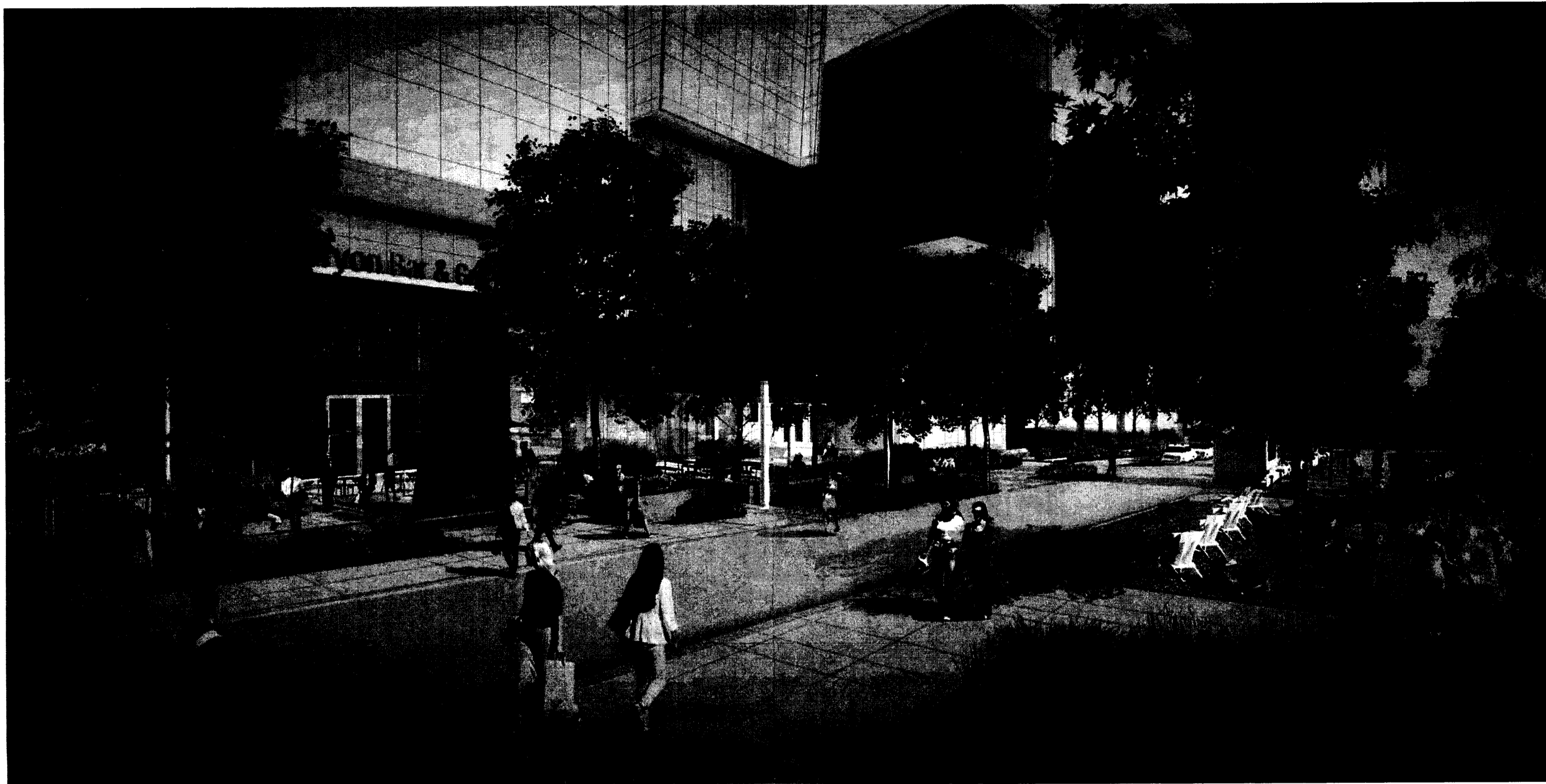


Legend

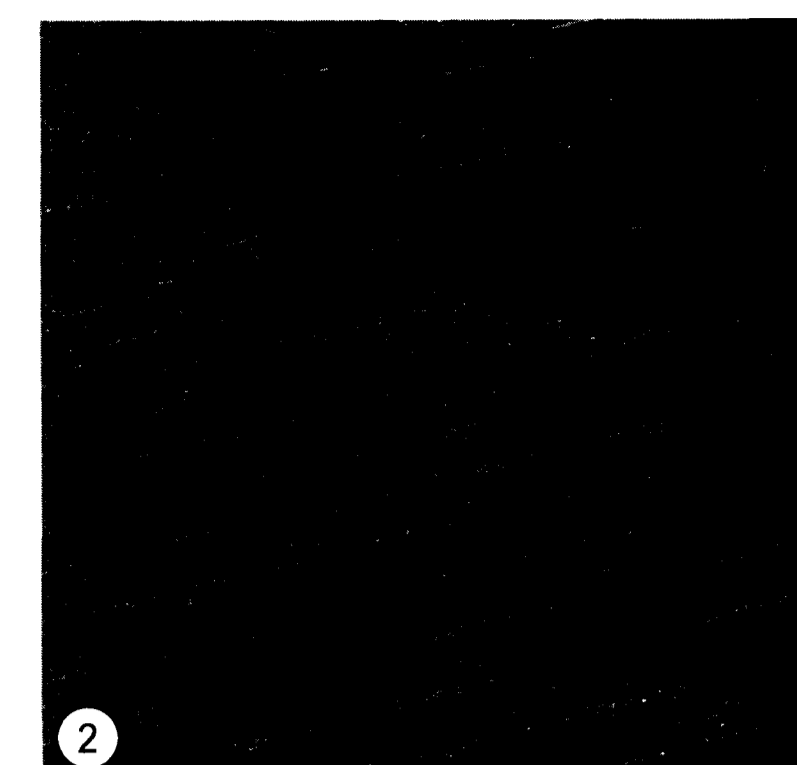
① Building entry	③ Wayfinding signage
② Tryon Mall standard pavers	⑩ Media towers (4)
③ Urban Lounge (for graphic purposes)	⑪ Retaining wall (see RZ-09)
④ Tryon Plaza monument signage	⑫ Seat walls
⑤ "Movable" trees (see sheet RZ-09)	⑬ Tryon Plaza paver (see RZ-09)
⑥ Outdoor dining	⑭ Benches
⑦ Fireplace (see sheet RZ-09)	⑮ Site Furnishings
⑧ Bike rack	⑯ Planters



IMAGERY



1 "Backyard" + Public Park rendering



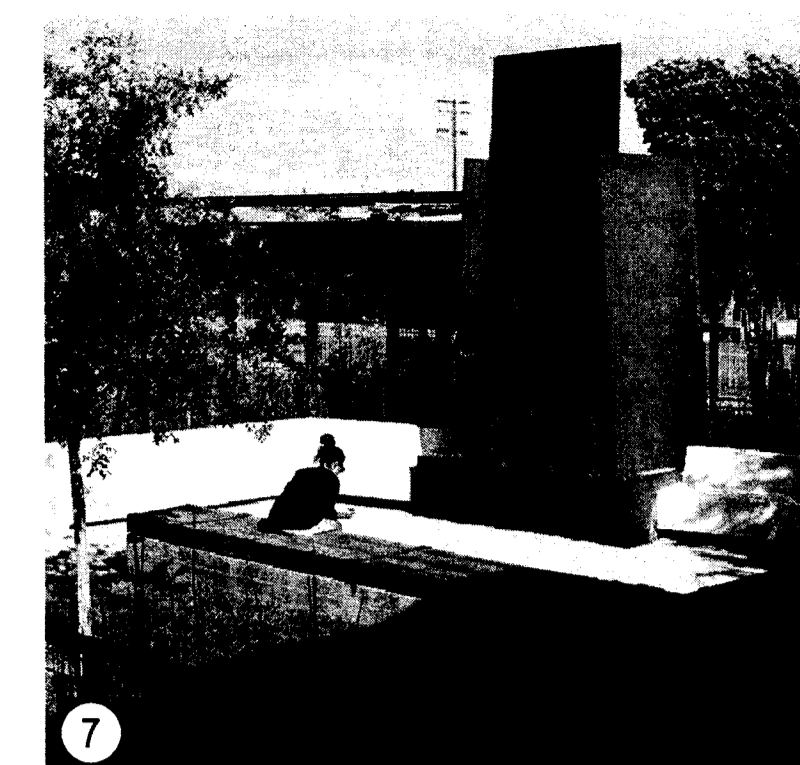
2 Promenade building entry pavers

- Match Tryon Mall standards



5 "Movable" Trees

- 4' x 6' planter boxes
- Materials to be determined



7 Back Porch Fireplace

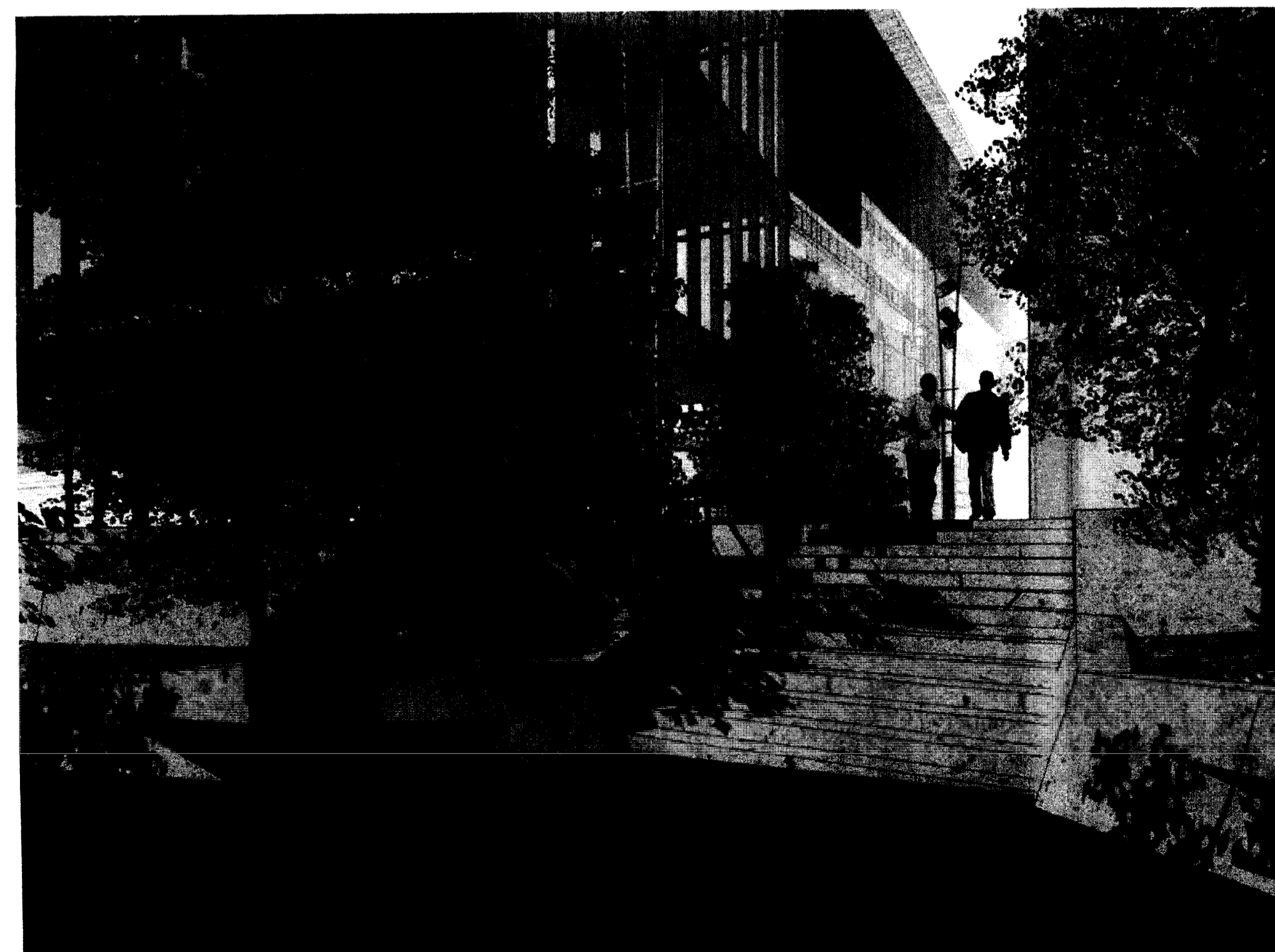
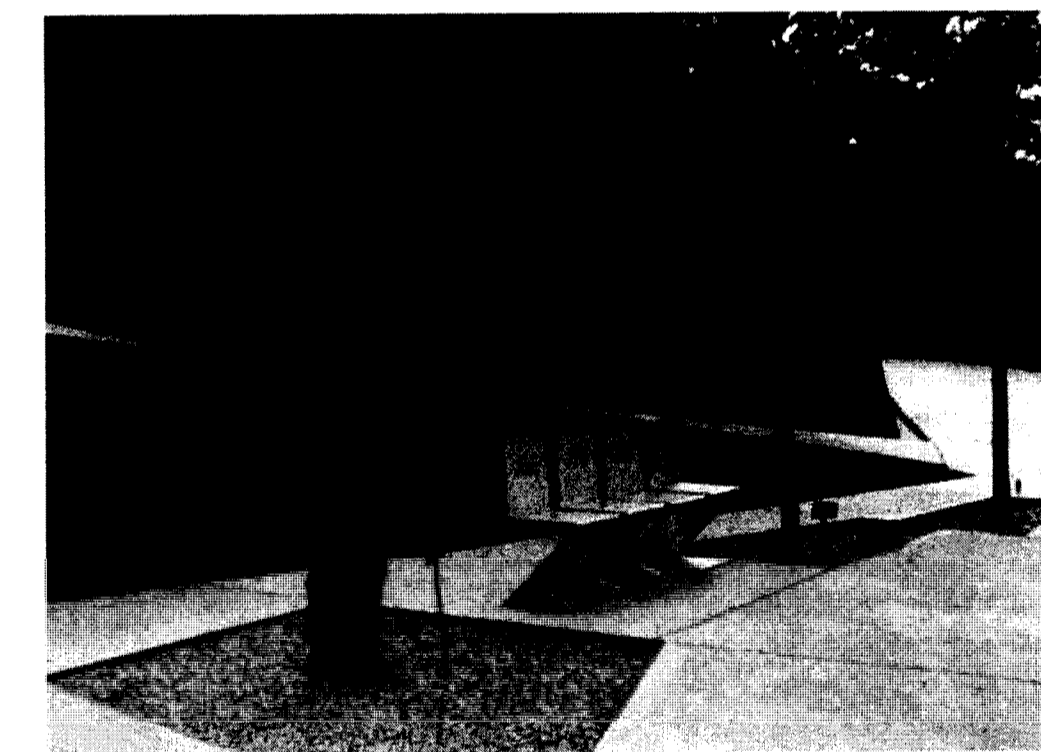
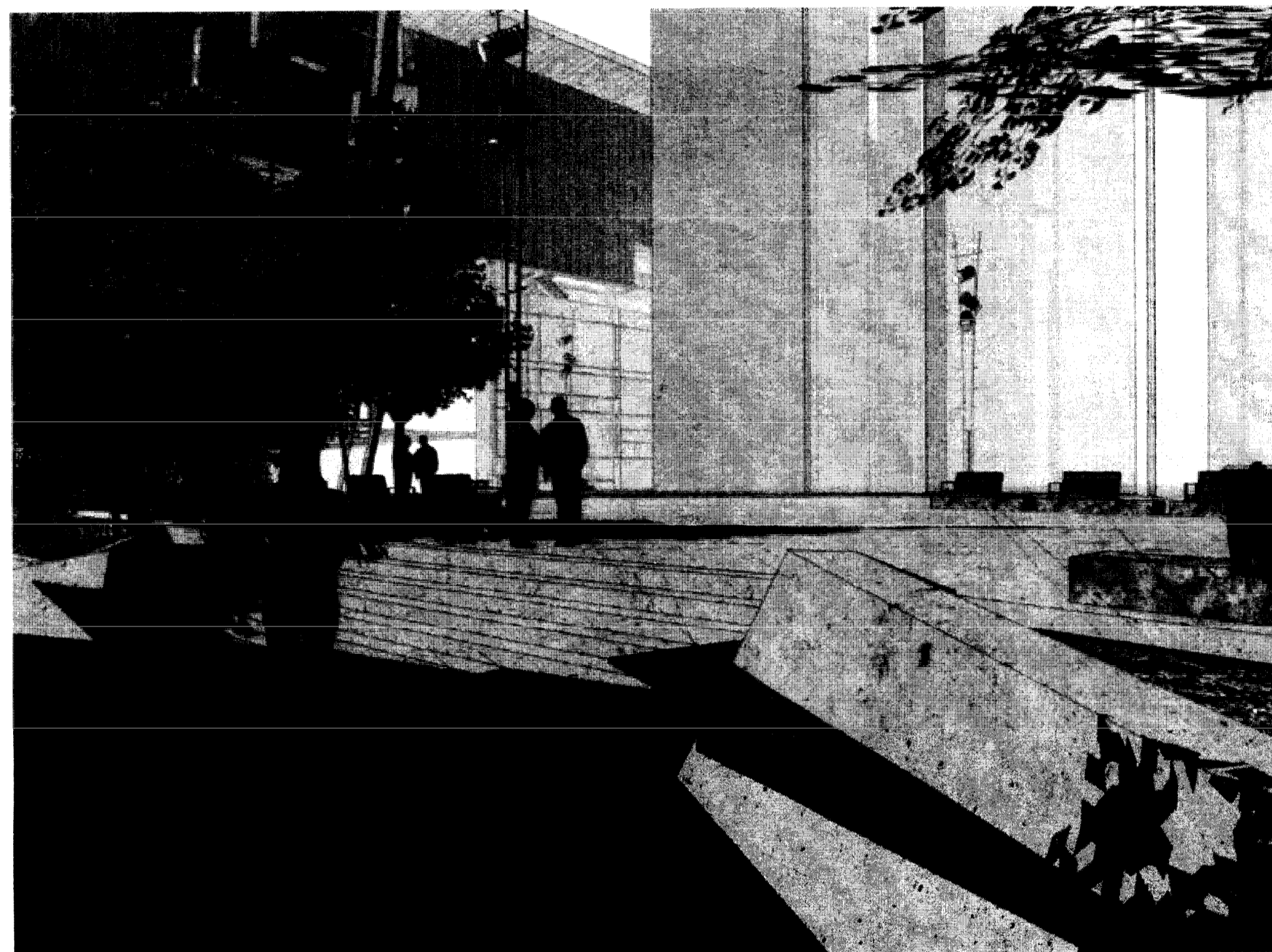
- Metal finish
- Open on both sides



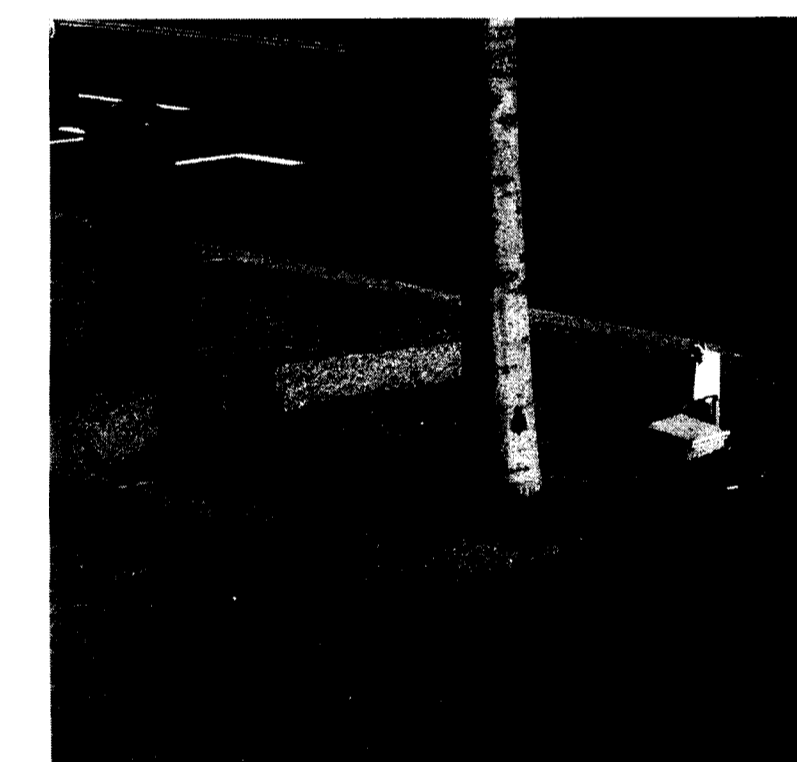
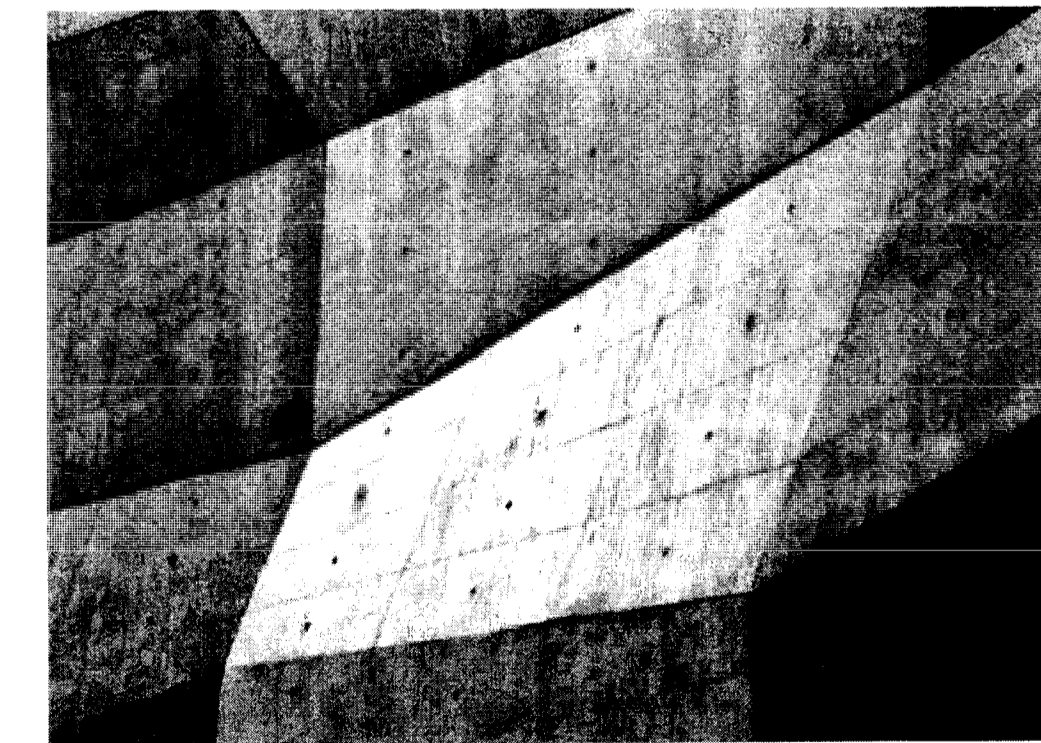
13 Tryon Plaza pavers

- Pattern and materials to be determined

3 Inspiration images



2 Stonewall renderings and character images



2 South Tryon Street tree pit

- Match Tryon Mall standards



5 E Stonewall Street trees and materials

- Match Tryon Mall standards



7 South Tryon Street trees

- Quercus phellos - Willow oak
- Match Tryon Mall standards

4 Existing conditions

APPROVED BY
CITY COUNCIL
DEC 15 2014

LITTLE
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TRYON PLACE

ISSUE FOR:
Rezoning Petition 2014-079

ISSUE DATE:
06/19/14

NO.	REASON	DATE
PER REVIEW COMMENTS		10.17.14

PROJECT TEAM
PRINCIPAL IN CHARGE
EDDIE PORTIS, AIA, LEED® AP BD+C
PROJECT MANAGER
FRANK DEBOLT, AIA, LEED® AP BD+C
PROJECT ARCHITECT
CHRISTOPHER HOYT, AIA

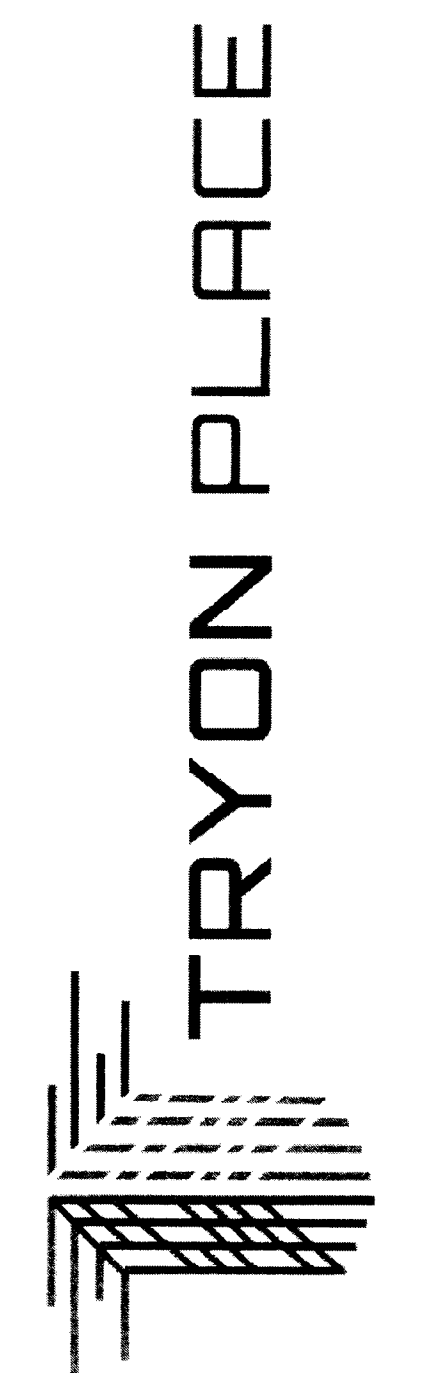
TRYON PLACE OFFICE
601 SOUTH TRYON CHARLOTTE, NC

PROJECT NO.
132.9153.00

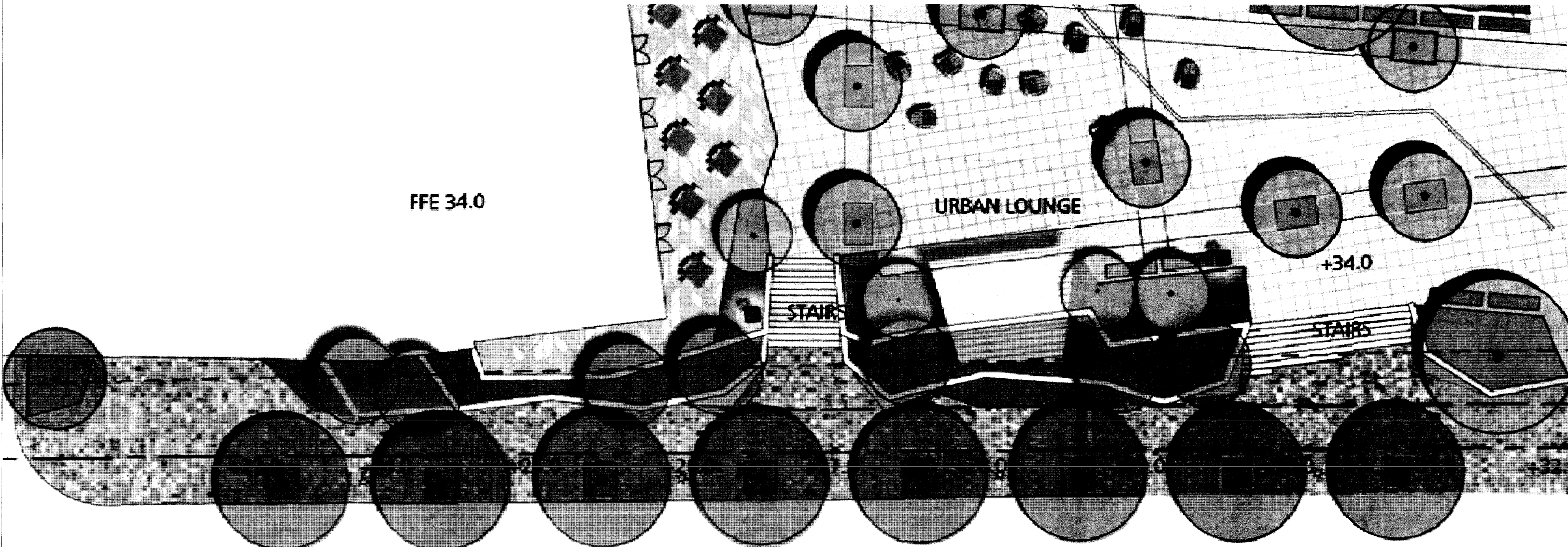
SHEET TITLE
Imagery

SHEET NUMBER
RZ-09

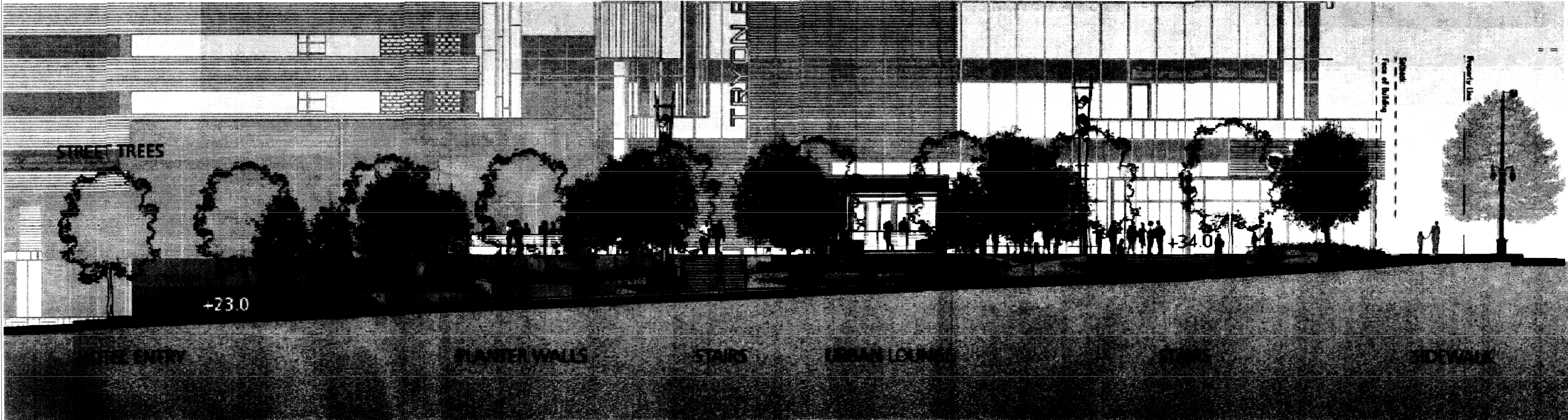
STONEWALL PLAN AND ELEVATION



STONEWALL
PLAN + ELEVATION



- 22' SETBACK
- 14' SETBACK
- PROPERTY LINE



**APPROVED BY
CITY COUNCIL**
DEC 15 2014

Issue for:
Rezoning Petition 2014-079

ISSUE DATE:
06/19/14

NO.	REASON	DATE
1	PER REVIEW COMMENTS	10.17.14

PER REVIEW COMMENTS

DATE

REASON

NO.

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132.9153.00

DATE
10/17/14

SHEET TITLE
Stonewall Plan and Elevation

SHEET NUMBER
RZ-10