

**APPROVED BY
CITY COUNCIL**
MAR 17 2014

REV 2-25-14

DILWORTH TERRACE CONDOMINIUMS
CHARLOTTE, NORTH CAROLINA
NEW CAROLINA INCOME PROPERTIES

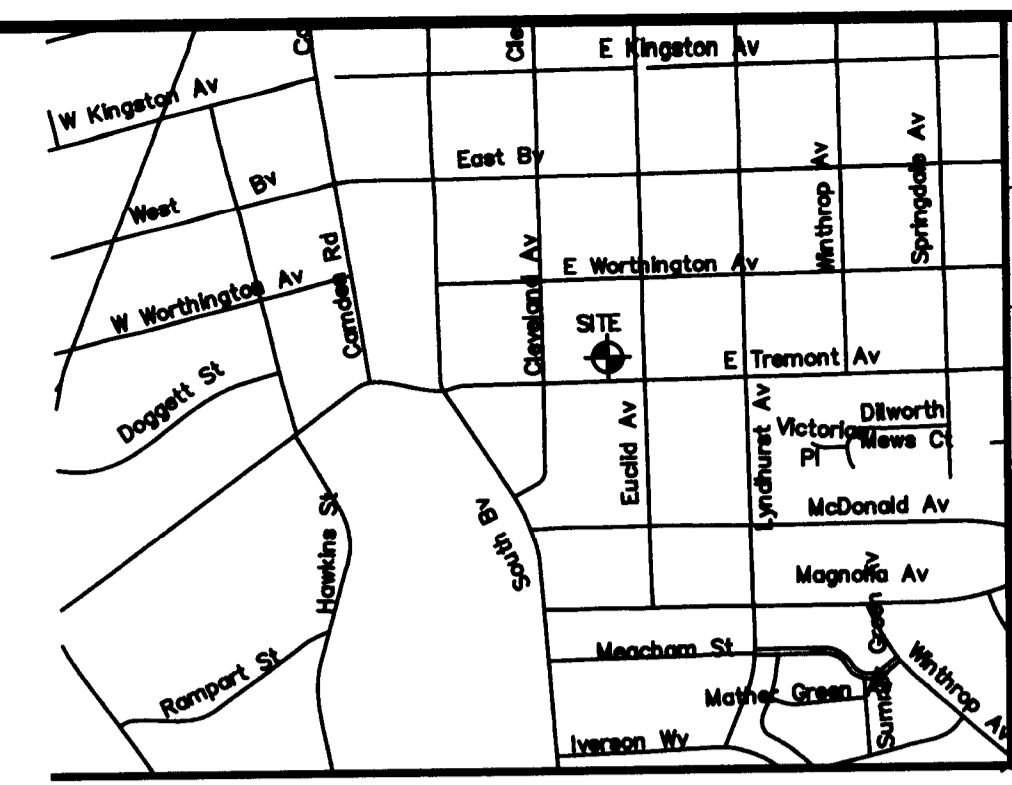
PROJECT A-1312
EXISTING SURVEY
RZ PET# - 2014-006
FEBRUARY 11, 2014
REVISION 1 - 1/17/14 REZONING REVS
REVISION 2 - 2/24/14 REZONING REVS
REVISION 3 -
REVISION 4 -

RZ.01

SURVEYORS CERTIFICATION

I, MICHAEL C. SAWHILL, HEREBY CERTIFY THAT THIS MAP REPRESENTS THE CONDITIONS EXISTING ON THE GROUND AT THE TIME OF A SURVEY PERFORMED UNDER MY DIRECTION BETWEEN APRIL 25, 2007 AND MAY 07, 2007, AND THAT THIS MAP AND FIELD SURVEY UPON WHICH IT IS BASED WAS PREPARED UNDER MY SUPERVISION AND CONFORMS WITH THE STANDARDS OF PRACTICE FOR LAND SURVEYS IN NORTH CAROLINA (SECTION .1800 OF THE RULES OF THE BOARD OF REGISTRATION FOR ENGINEERS AND LAND SURVEYORS) THE PROPERTY SHOWN HEREON MAY BE SUBJECT TO EASEMENTS, COVENANTS OR RESTRICTIONS OF WHICH THE UNDERSIGNED HAS NO KNOWLEDGE.

MICHAEL C. SAWHILL, PLS L-3223 DATE



VICINITY MAP
NOT TO SCALE

ROBERT ELIE HAMRICK AND
RAY H. HAMRICK
LOT 2, BLOCK 22
MAP BOOK 332, PAGE 214
DEED BOOK 4012, PAGE 950
TAX# 121-066-19

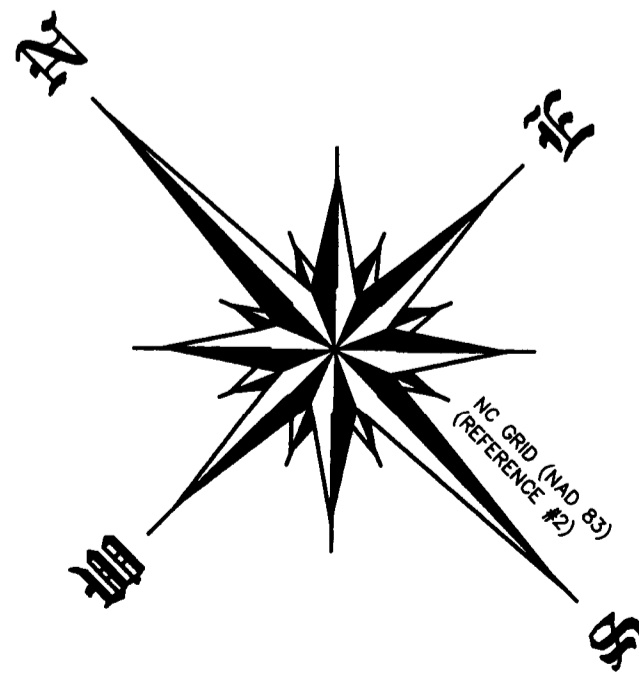
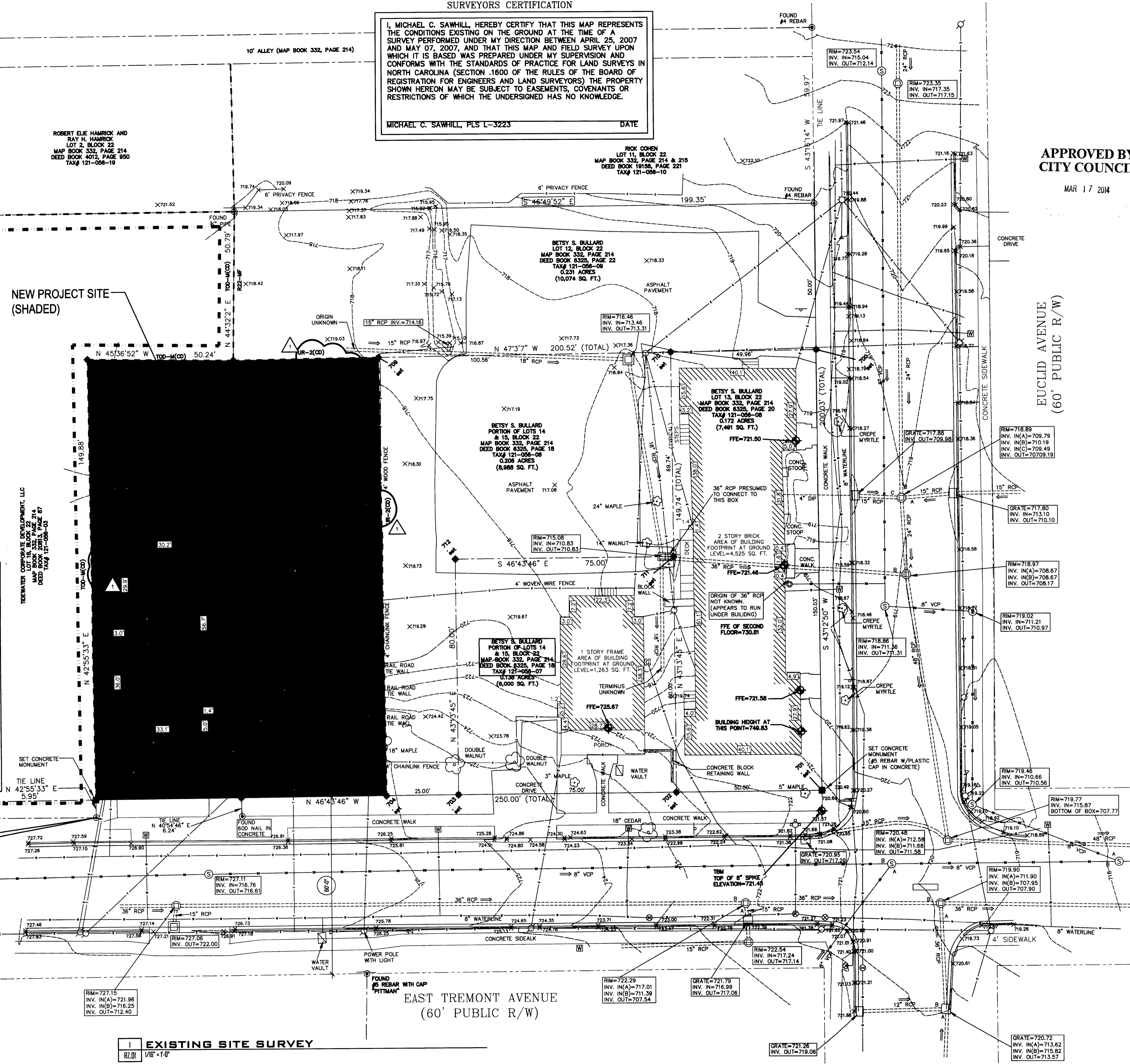
RICK COHEN
LOT 11, BLOCK 22
MAP BOOK 332, PAGE 214 & 215
DEED BOOK 19156, PAGE 221
TAX# 121-068-10

- GENERAL NOTES**
- ALL DISTANCES ARE HORIZONTAL MEASUREMENTS UNLESS OTHERWISE NOTED.
 - ALL AREAS ARE CALCULATED BY THE COORDINATE COMPUTATION METHOD.
 - THIS PLAT IS NOT FOR RECORDATION AS PER G.S. 47-30 AS AMENDED.
 - ALL CORNERS MONUMENTED AS SHOWN.
 - SUBJECT PROPERTY IS NOT LOCATED WITHIN A FLOODZONE AS DEFINED BY FEMA-FIRM COMMUNITY PANEL NO. 37119C0186E BEARING AN EFFECTIVE DATE OF FEBRUARY 04, 2004.
 - BASIS OF HORIZONTAL DATUM IS MAP TITLED "RECOMBINATION PLAT - TIDEWATER DEVELOPMENT" PREPARED BY GEOSCIENCE GROUP, INC., DATED OCTOBER 10, 2006 AND RECORDED IN MAP BOOK 46, PAGE 895 OF THE MECKLENBURG COUNTY REGISTRY.
 - BASIS OF VERTICAL DATUM IS NAVD 88 PER PLANS FOR "TIDEWATER-CLEVELAND & TREMONT" PREPARED BY NARMORE WRIGHT CREECH (PROJECT #05-078) DATED SEPTEMBER 14, 2006, LAST REVISED NOVEMBER 27, 2006 AND CIVIL PLANS OF TIDEWATER BY COLE JENEST & STONE (PROJECT #3504) DATED JULY 26, 2006, LAST REVISED NOVEMBER 29, 2006.
 - NO NORTH CAROLINA GRID CONTROL MONUMENT WAS FOUND WITHIN 2000 FEET OF SUBJECT PROPERTY.
 - UNDERGROUND UTILITIES WERE LOCATED PER LOCATION MARKINGS ON SITE BY OTHERS. THE SURVEY COMPANY, INCORPORATED IS RESPONSIBLE ONLY FOR THE LOCATION OF ABOVE GROUND MARKINGS AND NOT THE ACTUAL LOCATION OF UTILITIES BEING MARKED. THERE MAY BE OTHER UNDERGROUND UTILITIES ON THIS SITE OTHER THAN THOSE SHOWN. BEFORE DOING ANY DIGGING CALL NC ONECALL (1-800-632-4949).
 - THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF TITLE COMMITMENT OR REPORT.
 - THE TOTAL AREA OF SUBJECT PARCELS IS 0.343 ACRES (14,938 SQ. FT.).

LEGEND

STORM DRAIN	FOUND PROPERTY CORNER
CURB	SET 5/8" REBAR OR PK NAIL
PROPERTY LINE SURVEYED	CALCULATED POINT
PROPERTY LINE NOT SURVEYED	RIGHT OF WAY MONUMENT
RIGHT-OF-WAY LINE	ELECTRIC METER
EASEMENT LINE	LIGHT POLE
SETBACK LINE	POWER POLE
OVERHEAD POWER LINE	ELECTRIC TRANSFORMER
UNDERGROUND ELECTRIC	NATURAL GAS METER
OVERHEAD TELEPHONE	SEWER CLEANOUT
UNDERGROUND TELEPHONE	SANITARY SEWER MANHOLE
UNDERGROUND NATURAL GAS	TELEPHONE PEDESTAL
WATER LINE	CABLE PEDESTAL
SANITARY SEWER LINE	WATER VALVE
FENCE LINE	WATER METER
STORM MANHOLE	WATER VAULT
DROP INLET	FIRE HYDRANT
CATCH BASIN	

**NEW PROJECT SITE
(SHADED)**



BENCHMARK
#8 REBAR
ELEVATION=727.67'
(REFERENCE #1)

EAST TREMONT AVENUE
(60' PUBLIC R/W)

EXISTING SITE SURVEY
RZ.01 1/8" = 1'-0"

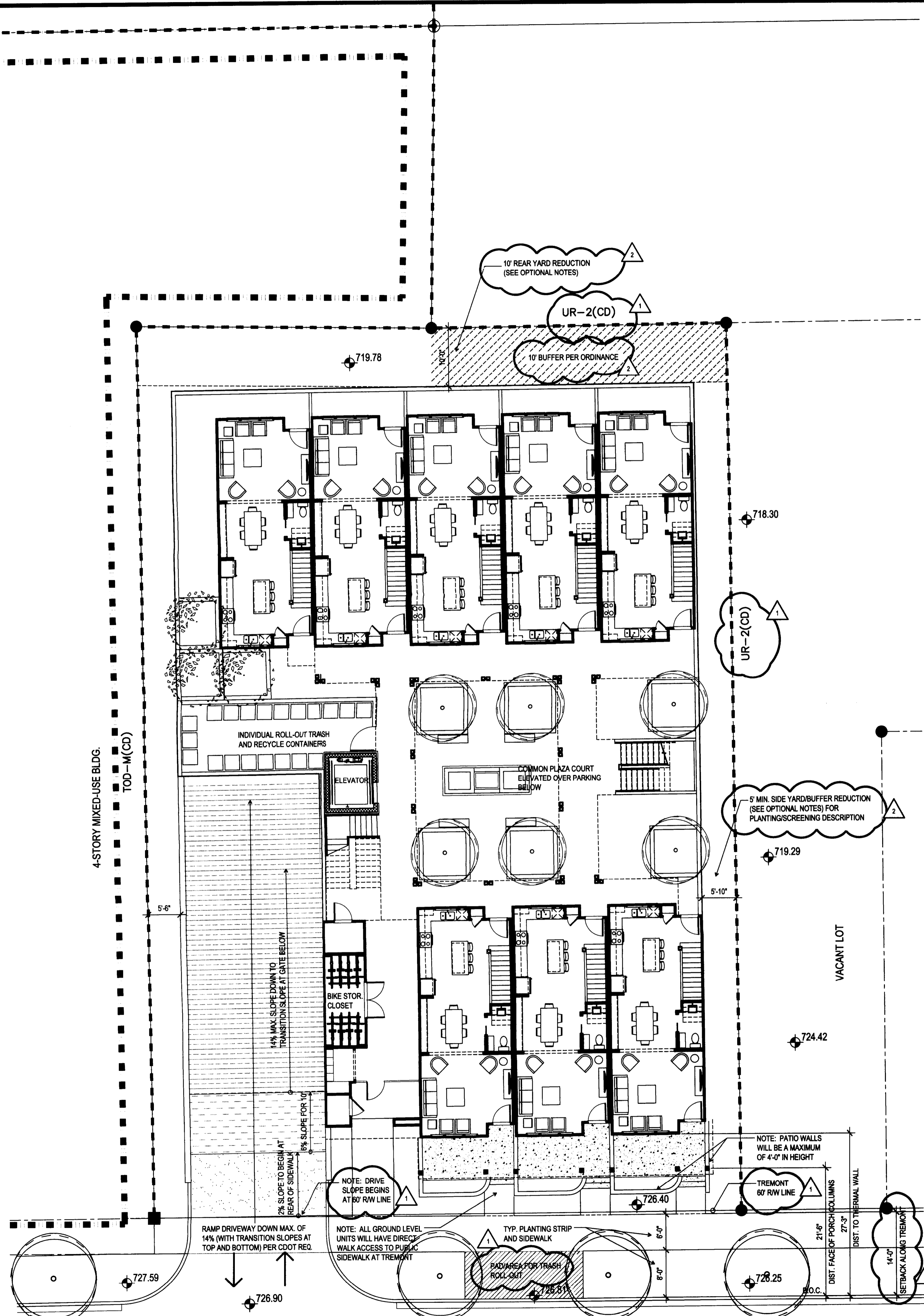
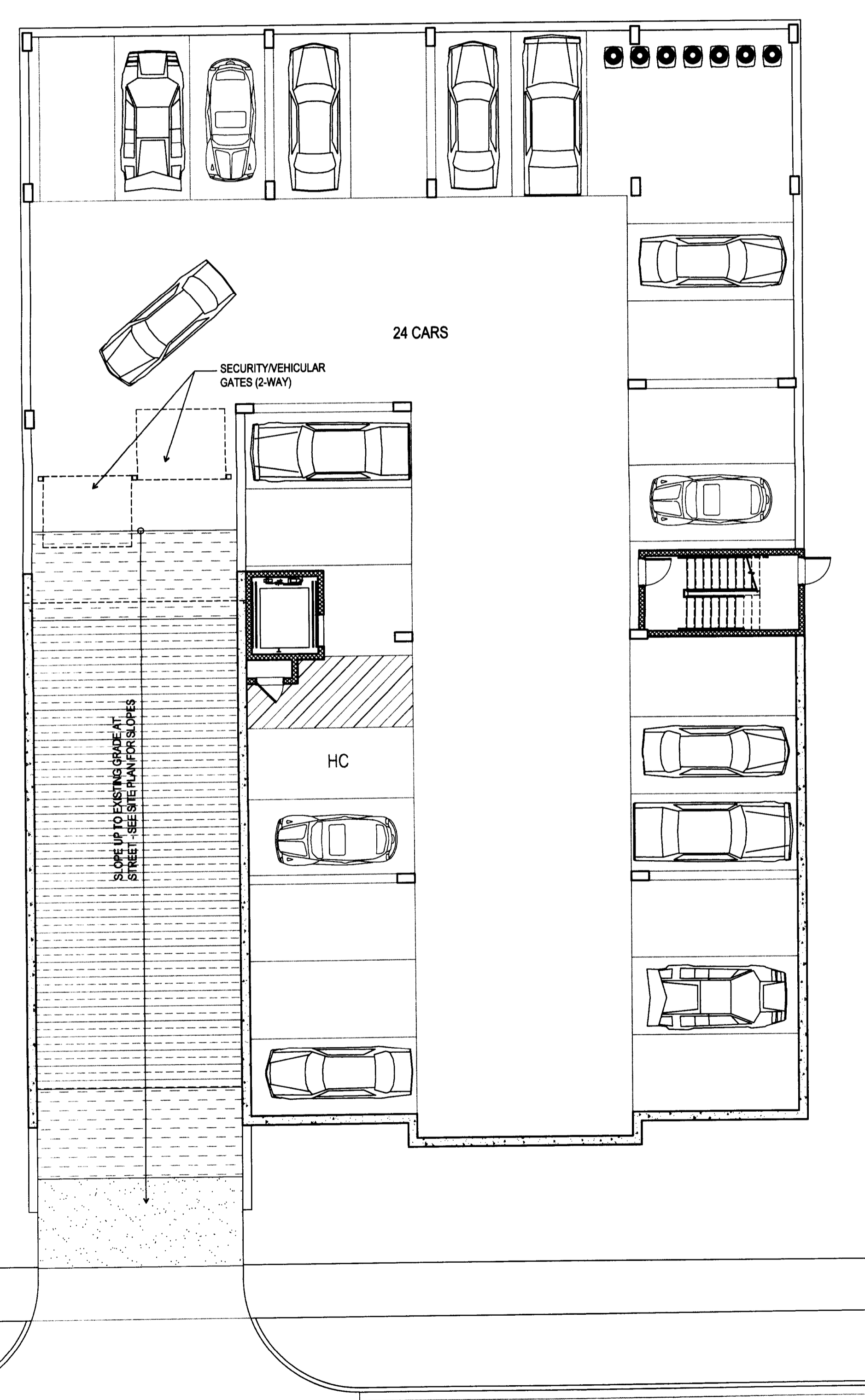
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DILWORTH TERRACE CONDOMINIUMS
 CHARLOTTE, NORTH CAROLINA
 NEW CAROLINA INCOME PROPERTIES

PROJECT A-1312
ARCHITECTURAL SITE
PLAN AND NOTES
 RZ PET# - 2014-006
 FEBRUARY 11, 2014
 REVISION 1 - 1/17/14 REZONING REVS
 REVISION 2 - 2/21/14 REZONING REVS
 REVISION 3 -
 REVISION 4 -

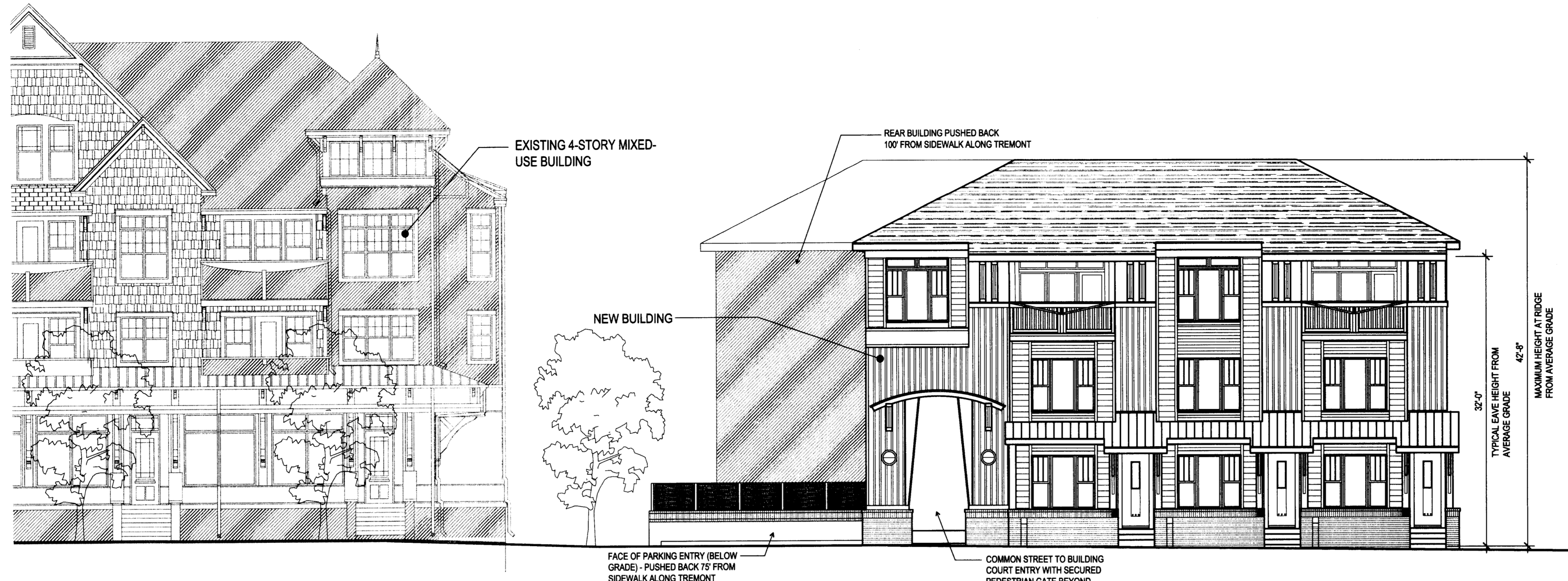
RZ.02

DEVELOPMENT DATA TABLE	
a.	SITE AREA: 0.34 ACRES
b.	TAX PARCEL ID NUMBERS: 121-056-04 AND 121-056-05
c.	EXISTING ZONING: UR-2 (CD) HD-O (Dilworth)
d.	PROPOSED ZONING: TOD-RO HD-O
e.	EXISTING USE = SINGLE FAMILY - PROPOSED USE = MULTIFAMILY (RESIDENTIAL ONLY)
f.	MULTIFAMILY DWELLING UNITS = 12
g.	PROPOSED RESIDENTIAL DENSITY = 35.2
h.	NON-RESIDENTIAL SQUARE FOOTAGE - "NON-APPLICABLE"
i.	PROPOSED F.A.R.: 1.00
j.	MAXIMUM HEIGHT OF 50' - NOT TO EXCEED THREE STORIES
k.	PARKING REQUIRED: 1 CAR PER UNIT (TOD-R) = 12 CARS PARKING PROVIDED: 24 SPACES MAX ALLOWED = 1.6 PER UNIT + 25% INCREASE = 24 TOTAL CARS
GENERAL PROVISIONS	
I. OPEN SPACE = APPROX. 20% OF SITE EXCLUDING PARKING	
OPTIONAL PROVISIONS	
a. ALTERATIONS TO THE CONDITIONAL PLAN ARE SUBJECT TO SECTION 8.207 - ALTERATIONS TO APPROVAL.	
b. REQUEST TO REDUCE REAR YARD SETBACK FROM 20' TO 10'	
c. REQUEST TO REDUCE SIDE YARD BUFFER FROM 10' TO 5' WITH LANDSCAPE MATERIAL ADDED - DENSE MIXTURE OF EVERGREEN, SMALL MATURING TREES AND SCREENING SHRUBS. FINAL DESIGN SHALL BE COORDINATED DURING PERMITTING PROCESS.	
PERMITTED USES	
a. ALLOWED USES = MULTIFAMILY RESIDENTIAL	
b. PROHIBITED USES = NON-RESIDENTIAL	
c. OTHER RESTRICTIONS (N/A)	
TRANSPORTATION	
a. 8' PLANTING STRIP AND 6' SIDEWALK TO BE CONSTRUCTED WITHIN EXISTING 60' R/W	
b. TRANSPORTATION IMPROVEMENTS (N/A)	
c. PUBLIC/PRIVATE STREETS - PRIVATE DRIVE ADDED WITHIN DEVELOPMENT TO CONNECT TREMONT TO STRUCTURED PARKING GARAGE. DRIVE TO BE DESIGNED/CONSTRUCTED AS A C.M.D. STANDARD TYPE TWO DRIVEWAY.	
d. PARKING TO BE STRUCTURED - BELOW PRIMARY 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 ENCROACH 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. INDIVIDUAL ROLL-OUT TRASH AND RECYCLE BINS WILL BE PROVIDED ON MAIN PLAZA FOR TYPICAL CURBSIDE PICKUP	
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. SPECIAL BUFFERS/SCREENING: SIDE YARD REDUCTION TO RECEIVE PLANTINGS AS DESCRIBED ABOVE IN NOTE "B" UNDER OPTIONALS	
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 DESIGNED TO MEET REQUIREMENTS IN SECTION 9.1208(12)	
FIRE PROTECTION	
a. FIRE PROTECTION: PRIVATE DRIVE TO BE CONFORM TO ALL NECESSARY DRIVE, SURFACE AND TURN RADII 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 (REMOVED NOTE)	



2 LOWER LEVEL/PARKING PLAN
 RZ.02 1" = 10'-0"

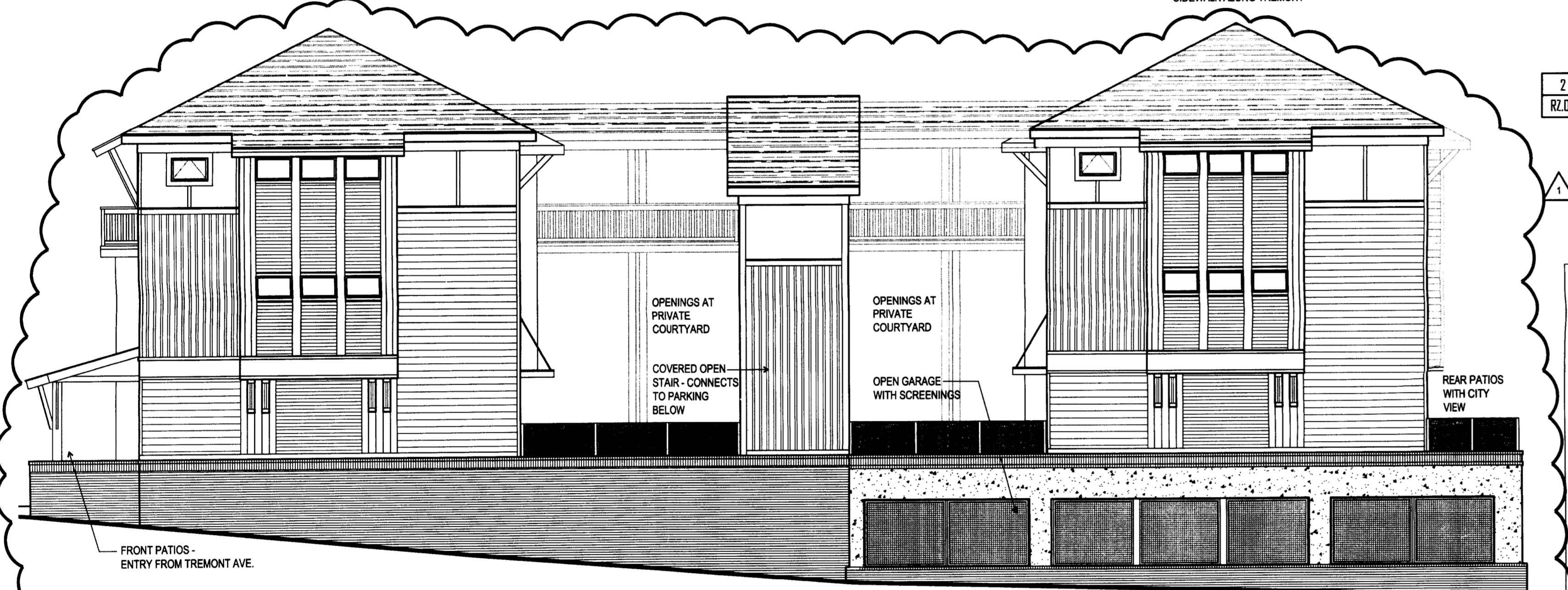
1 ARCHITECTURAL SITE PLAN
 RZ.02 1" = 10'-0"



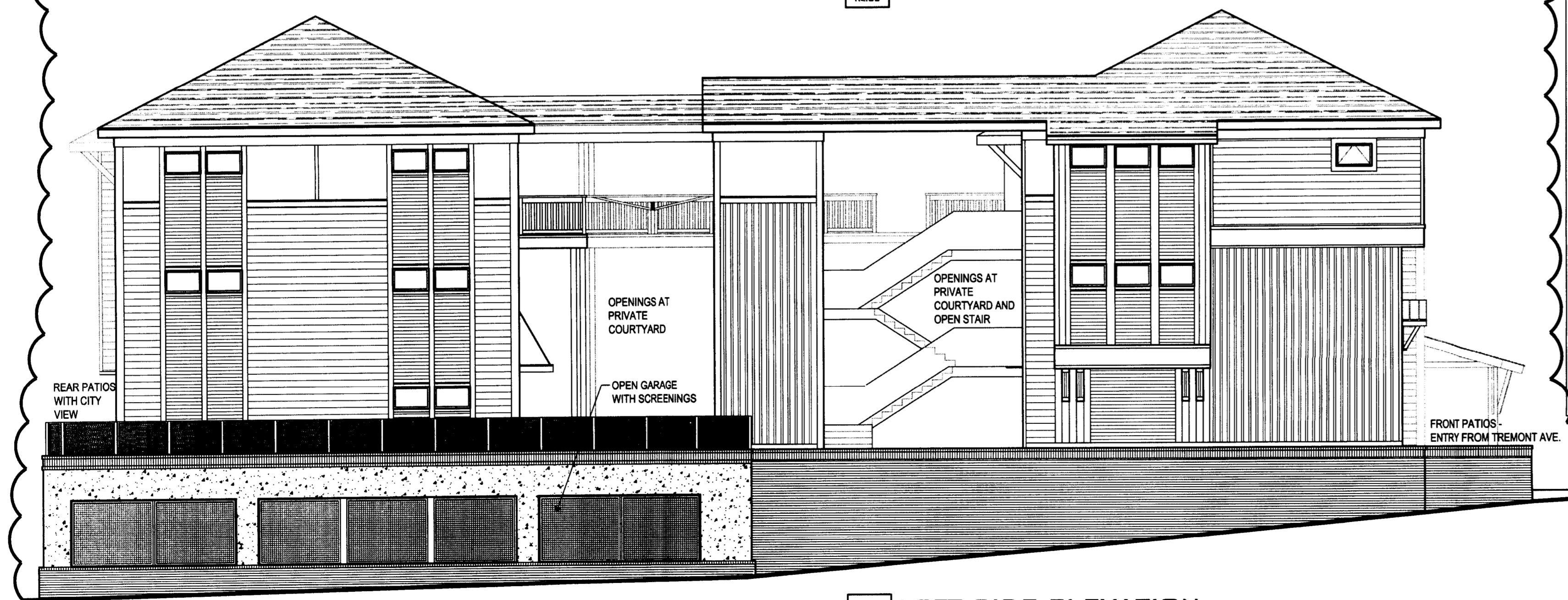
- EXTERIOR BUILDING MATERIAL KEY**
1. MASONRY BASE AND PATIO WALLS: STANDARD, MODULAR OR QUEEN SIZE BRICK
 2. WINDOWS: COMPOSITE/WOOD, PAINTABLE
 3. LAPPED AND BOARD/BATTEN SIDING: WOOD
 4. BRACKETS, COLUMNS, ACCENTS: WOOD WITH FIBER CEMENT CLAD OR BLEND
 5. FASCIA AND UPPER FRIEZE AREAS: SMOOTH FIBER CEMENT PANELING
 6. BALCONY RAILINGS: PAINTED WOOD/PREFINISHED ALUMINUM BLEND
 7. ROOFING: 30-YEAR ARCHITECTURAL ASPHALT SHINGLES ON PRIMARY ROOF - STANDING SEAM METAL PORCH ROOF
 8. PORCH WALLS/MISC: PRECAST AND POURED CONCRETE PORCH, STEPS, AND WALL ACCENTS

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2 ELEVATION ALONG TREMONT AVENUE
 RZ.03 1/8" = 1'-0"



4 RIGHT SIDE ELEVATION
 RZ.03 1/8" = 1'-0"



3 LEFT SIDE ELEVATION
 RZ.03 1/8" = 1'-0"



1 PROJECT RENDERING
 RZ.03 NOT TO SCALE

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 CHARLOTTE, NORTH CAROLINA
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**STREET ELEVATION
 AND RENDERING**
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