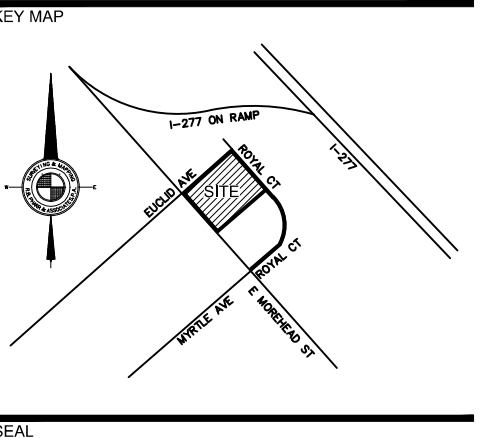
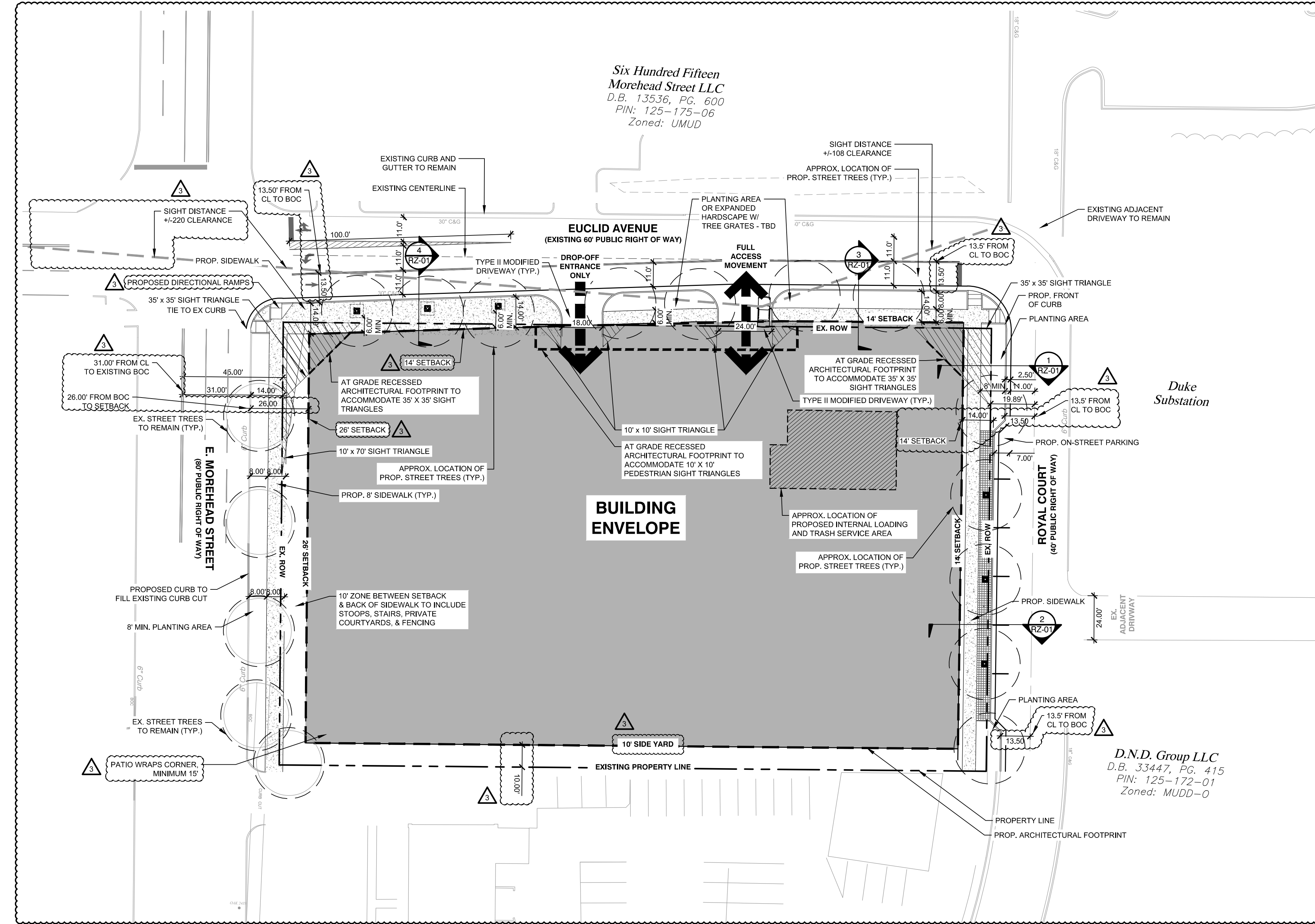




Ziegler Cooper Architects
 Bank of America Center
 Suite 150
 700 Louisiana Street
 Houston, Texas
 77002
 vc: 7133740000
 fx: 7133740001



Six Hundred Fifteen
 Morehead Street LLC
 D.B. 135.36, PG. 600
 PIN: 125-175-06
 Zoned: UMUD



SITE DEVELOPMENT DATA:

- ACREAGE: ± 1.474 ACRES
- TAX PARCEL #: 125-174-02, 125-174-08
- EXISTING ZONING: B-1 PED AND MUDD
- PROPOSED ZONING: MUDD-O
- EXISTING USES: OFFICE
- PROPOSED PRINCIPAL USE: UP TO 350 MULTI-FAMILY SWELLING UNITS TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE MUDD ZONING DISTRICT
- MAXIMUM BUILDING HEIGHT: UP TO ONE HUNDRED SEVENTY (170) FEET. BUILDING HEIGHT TO BE MEASURED PER THE ORDINANCE

LEGEND:



SITE DEVELOPMENT SUMMARY:

- 1) TAX PARCEL ID #: - PARCELS 125-174-02, 125-174-08
- 2) JURISDICTION: CITY OF CHARLOTTE
- 3) TOTAL SITE SF (ACREAGE): - ± 1,474,207 (1.474 AC)
- 4) EXISTING ZONING & USES: - B-1 PED, MUDD
- 5) PROPOSED ZONING: - MIXED USE DEVELOPMENT DISTRICT, OPTIONAL "MUDD-O"
- 6) PROPOSED USES: - MULTI-FAMILY RESIDENTIAL DEVELOPMENT
- 7) PROPOSED SETBACKS: - 26' SETBACK ON E. MOREHEAD STREET - 14' SETBACKS ON ROYAL COURT & EUCLID AVENUE
- 8) BUILDING HEIGHT: - 170' MAX.
- 9) URBAN OPEN SPACE: AS REQUIRED BY THE ORDINANCE
- 11) PARKING PROVIDED: 1.25 SPACES PER DWELLING UNIT MINIMUM
- 12) BIKE RACKS WILL BE PROVIDED PER THE ORDINANCE

NOTE: THE REZONING PLAN IS ILLUSTRATIVE IN NATURE AND IS INTENDED TO DEPICT BUILDING AND CIRCULATION RELATIONSHIPS.

711 EAST MOREHEAD

REZONING - SITE PLAN

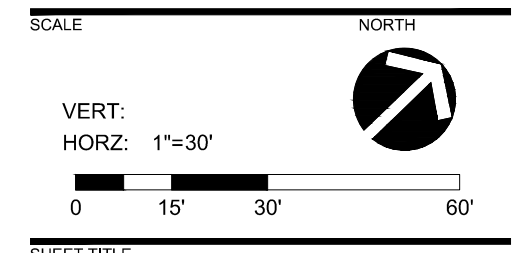
HANOVER R.S. LIMITED PARTNERSHIP
 1780 S POST OAK LN
 HOUSTON, TEXAS 77056

LANDDESIGN PROJ.# 1020025

REVISION / ISSUANCE

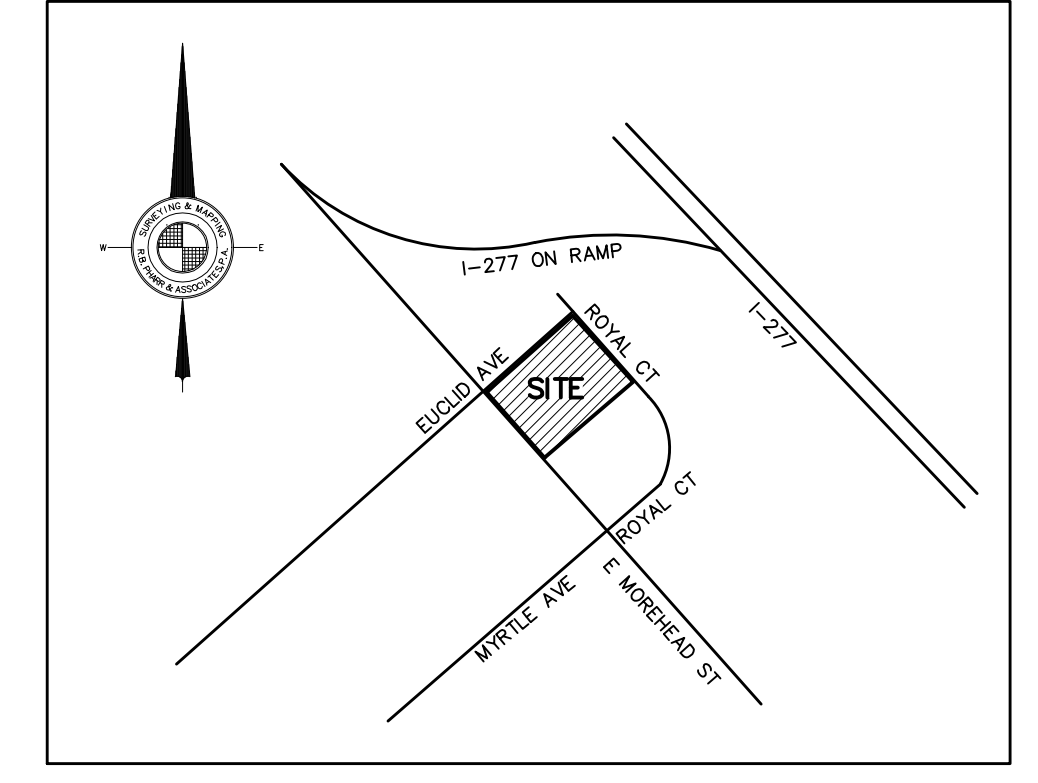
NO.	DESCRIPTION	DATE
1	REVISIONS PER COMMENTS	06-15-2020
2	REVISIONS PER COMMENTS	08-17-2020
3	REVISIONS PER COMMENTS	09-28-2020

DESIGNED BY:
 DRAWN BY:
 CHECKED BY:

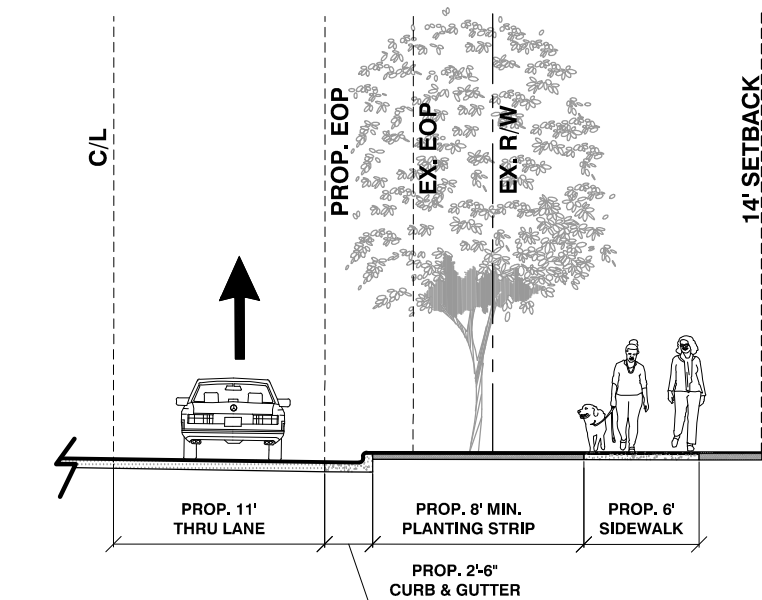


TECHNICAL DATA SHEET

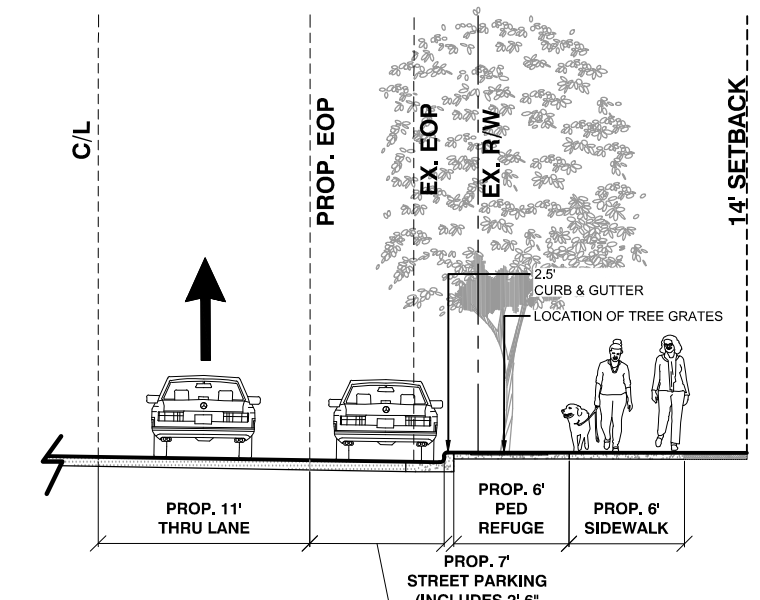
SHEET NUMBER



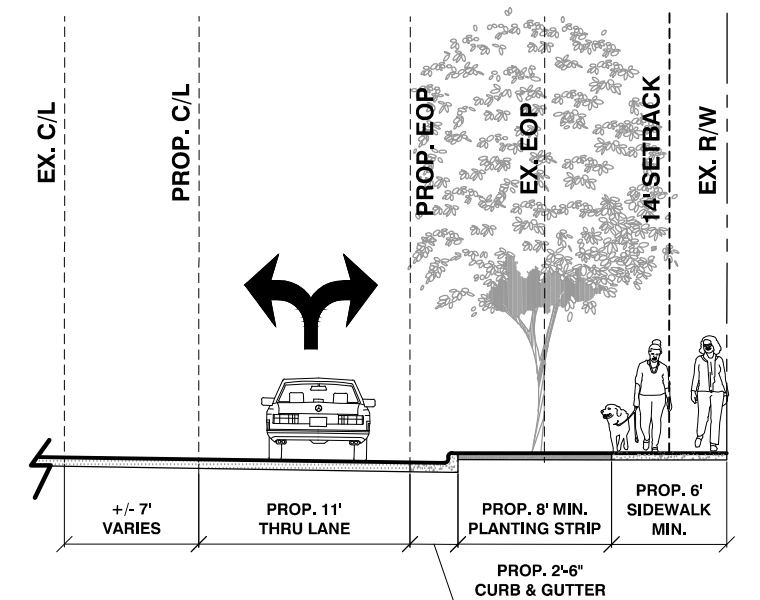
VICINITY MAP
 NOT TO SCALE



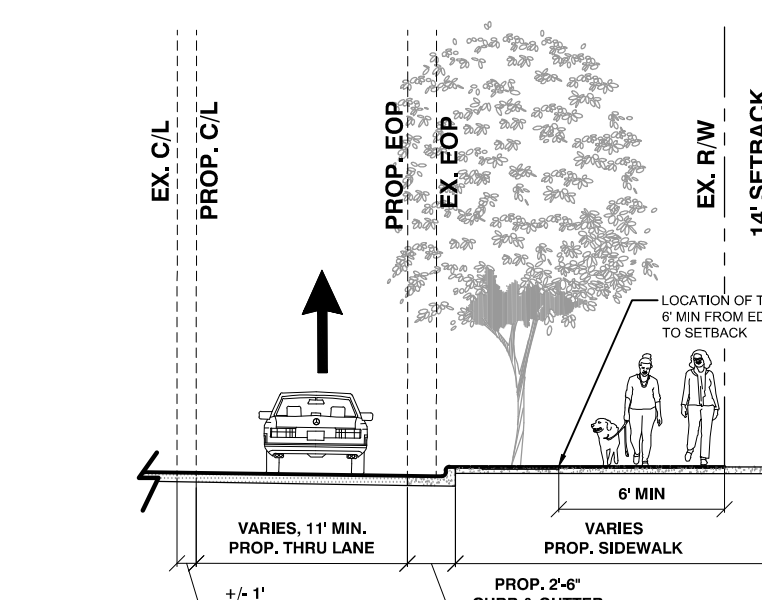
1 PROPOSED ROYAL COURT CROSS SECTION (TYPICAL)
 SCALE: 1" = 10'-00"



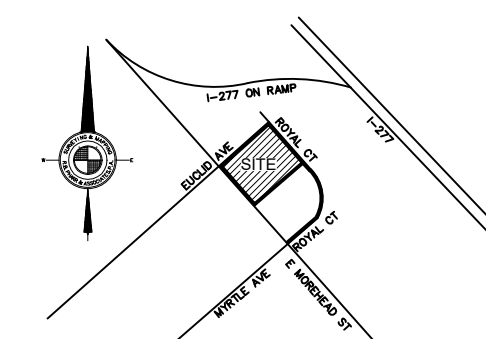
2 PROPOSED ROYAL COURT ON STREET PARKING CROSS SECTION (TYPICAL)
 SCALE: 1" = 10'-00"



3 PROPOSED EUCLID AVENUE CROSS SECTION (TYPICAL)
 SCALE: 1" = 10'-00"



4 PROPOSED EUCLID AVENUE CROSS SECTION (TYPICAL)
 SCALE: 1" = 10'-00"



711 EAST MOREHEAD

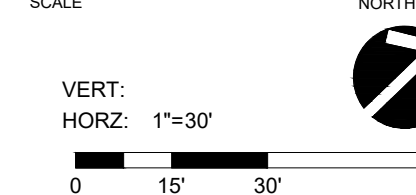
REZONING - SITE PLAN

HANOVER R.S. LIMITED
PARTNERSHIP
1780 S POST OAK LN
HOUSTON, TEXAS 77056

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	REVISIONS PER COMMENTS	06-15-2020
2	REVISIONS PER COMMENTS	08-17-2020
3	REVISIONS PER COMMENTS	09-28-2020

DESIGNED BY:
DRAWN BY:
CHECKED BY:



Hanover R.S. Limited Partnership
Development Standards
9/28/2020

Site Development Data

- Acreage: ± 1.474
- Tax Parcel Nos: 125-174-02 and 125-174-08
- Existing Zoning: B-1 PED and MUDD
- Proposed Zoning: MUDD-O
- Existing Use: Office
- Proposed Principal Use: Up to 350 multi-family dwelling units together with accessory uses, as allowed in the MUDD zoning district.
- Maximum Building Height: 170 feet as measured under the Ordinance.

1. General Provisions

- Site Location.** These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Hanover R.S. Limited Partnership ("Petitioner") to accommodate the development of a residential community on an approximately 1.474 acre site generally located on the southeast corner of the intersection of East Morehead Street and Euclid Avenue, which site is more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel Nos. 125-174-02 and 125-174-08.
- Zoning Districts/Ordinance.** 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"). Subject to the optional provisions set out below, the regulations established under the Ordinance for the Mixed Use Development District ("MUDD") zoning district shall govern the development and use of the Site.
- Graphics and Alterations.** The schematic depictions of the uses, parking areas, sidewalks, building, driveways, and other development matters and site elements (collectively the "Development/Site Elements") set forth on the Rezoning Plan should be reviewed in conjunction with the provisions of these Development Standards. The layout, locations, sizes and formulations of the Development/Site Elements depicted on the Rezoning Plan are graphic representations of the Development/Site elements proposed. Changes to the Rezoning Plan not anticipated by the Rezoning Plan will be reviewed and approved as allowed by Section 6.207 of the Ordinance.

Since the project has not undergone the design development and construction phases, it is intended that this Rezoning Plan provide for flexibility in allowing some alterations or modifications from the graphic representations of the Development/Site Elements. Therefore, there may be instances where minor modifications will be allowed without requiring the Administrative Amendment Process per Section 6.207 of the Ordinance. These instances would include changes to graphics if they are:

- minor and don't materially change the overall design intent depicted on the Rezoning Plan.

The Planning Director will determine if such minor modifications are allowed per this amended process, and if it is determined that the alteration does not meet the criteria described above, the Petitioner shall then follow the Administrative Amendment Process per Section 6.207 of the Ordinance; in each instance, however, subject to the Petitioner's appeal rights set forth in the Ordinance.

Number of Buildings Principal and Accessory. The total number of principal residential buildings to be developed on the Site shall not exceed one (1). Accessory buildings and structures located on the Site shall not be considered in any limitation on the number of buildings on the Site. Accessory buildings and structures will be constructed utilizing similar building materials, colors, architectural elements and designs as the principal building located on the Site.

2. Optional Provisions

The optional provisions set out below shall apply to the development of the Site.

- The maximum height of the building to be constructed on the Site shall be 170 feet as measured under the Ordinance.
- The first/ground floor building facade fronting Royal Court shall include a combination of windows and operable doors for a minimum of 10% of the first/ground floor building facade fronting Royal Court with transparent glass between 2 feet and 10 feet on the first/ground floor. Up to 20% of this requirement may be comprised of display windows. These display windows must maintain a minimum of 3 feet clear depth between the window and rear wall. Windows within this zone shall not be screened by film, decals, and other opaque material, glazing finishes or window treatments. The maximum sill height for required transparency shall not exceed 4 feet above adjacent street sidewalk.
- Encroachments into the setbacks from adjacent streets shall be permitted as set out below.
 - Transformers and other electrical equipment may encroach into the setback from Royal Court provided that these items or features do not encroach into the required clear sidewalk zone. Additionally, the screening elements for the transformers and other electrical equipment may encroach into the setback from Royal Court provided that these items or features do not encroach into the required clear sidewalk zone. Such screening elements shall comply with the requirements of the Ordinance.
 - Stairs, stoops, low walls, railings, fencing, perpendicular sidewalks, pavers and other ground level architectural items or features may encroach into the setbacks from all adjacent streets provided that these items or features do not encroach into the required clear sidewalk zone.
 - Balconies may encroach up to 8 feet into the setbacks from all adjacent streets. Balconies shall maintain a minimum vertical clearance of 12 feet above grade.
 - Awnings, sunshades and roof overhangs may encroach into the setbacks from all adjacent streets up to 4 feet from the back of curb and shall maintain a minimum vertical clearance of 9 feet above grade.
 - Bay windows may project up to a maximum of three feet from each building facade line. Bay windows shall maintain a minimum vertical clearance of 12 feet.

- Sills, belt courses, eaves, cornices and ornamental features may project from the building facade no more than 2 feet and may extend over a public or private sidewalk, shared use path, amenity zone or planting strip.
- The streetscape along the Site's frontage on Royal Court may be modified by Petitioner to allow and accommodate on street parking.
- The streetscape along the Site's frontage on Euclid Avenue may be modified by Petitioner as generally depicted on the Rezoning Plan.
- The minimum setback along the Site's frontages on Euclid Avenue and Royal Court shall be 14 feet.

3. Permitted Uses/Development Limitations

- The Site may only be devoted to a maximum of 350 multi-family dwelling units together with any incidental and accessory uses relating thereto that are allowed in the MUDD zoning district.
- Notwithstanding the terms of paragraph 3.a. above, a maximum 500 square foot area of the ground floor of the building may contain a kiosk or countertops devoted to an eating, drinking and entertainment establishment (Type 1).

4. Access and Transportation Improvements

- Vehicle access shall be as generally depicted on the Rezoning Plan. The placement and configuration of the access points are subject to any minor modifications required to accommodate final site development and construction plans and to any adjustments required for approval by the Charlotte Department of Transportation ("CDOT") and/or the North Carolina Department of Transportation ("NCDOT") in accordance with applicable published standards.
- The alignment of the internal vehicular circulation areas and the driveways may be modified by Petitioner to accommodate changes in traffic patterns, parking layouts and any adjustments required for approval by CDOT and/or NCDOT in accordance with applicable published standards.

- In lieu of dedicating any right of way along the Site's public street frontages, Petitioner shall grant a sidewalk utility easement to the City of Charlotte along the Site's public street frontages to that point that is located at the back of the sidewalks to be installed along the Site's public street frontages.

- Prior to the issuance of the first certificate of occupancy for the building to be constructed on the Site, Petitioner shall:
 - Install a stop sign, stop bar and cross walk on Euclid Avenue at the intersection of Euclid Avenue and Royal Court.
 - Install a stop sign, stop bar and cross walk on Royal Court on the southerly leg of the intersection of Royal Court and Euclid Avenue.
 - Subject to the availability of existing right of way within which to install these improvements, Petitioner shall install a stop sign, stop bar and cross walk on Royal Court on the northerly leg of the intersection of Royal Court and Euclid Avenue. If existing right of way is not available to accommodate the foregoing improvements, Petitioner shall not be required to install the same.
 - Notwithstanding anything contained in this paragraph 4.d to the contrary, Petitioner shall not be required to install the improvements set out in this paragraph 4.d if these improvements have been installed by others or others have commenced to install these improvements prior to the issuance of the first certificate of occupancy for the building to be constructed on the Site.

- Petitioner shall stripe a double-yellow solid center line, per CDOT's Pavement Markings Design Guidelines, on that portion of Euclid Avenue located between East Morehead Street and Royal Court. Petitioner shall also mill and overlay that portion of Euclid Avenue located between East Morehead Street and Royal Court from the centerline of the relevant portion of Euclid Avenue to the proposed curb line located along the Site's frontage on Euclid Avenue.

- Petitioner shall install and construct two curb ramps on the southeast corner of the intersection of Euclid Avenue and East Morehead Street (adjacent to the Site) as generally shown on the Rezoning Plan.

- All transportation improvements set out in this Section 4 shall be constructed and approved prior to the issuance of the first certificate of occupancy for the Site.

5. Architectural Standards

- The maximum height of the building to be constructed on the Site shall be 170 feet.
- Building Placement and Site Design shall focus on and enhance the pedestrian environment on public or private network required streets, through the following:
 - The building shall be placed so as to present a front or side facade to all streets.
 - Subject to the optional provision set out in paragraph 2.b above, the ground floors of facades fronting streets shall include a combination of windows and operable doors for a minimum of 10% of the ground floor frontage elevation with transparent glass between 2 feet and 10 feet on the first/ground floor. Up to 20% of this requirement may be comprised of display windows. These display windows must maintain a minimum of 3 feet clear depth between the window and rear wall. Windows within this zone shall not be screened by film, decals, and other opaque material, glazing finishes or window treatments. The maximum sill height for required transparency shall not exceed 4 feet above adjacent street sidewalk.
 - The facades of first/ground floor of the building along streets shall incorporate a minimum of 30% masonry materials such as brick or stone.
 - Direct pedestrian connections shall be provided between street facing doors and corner entrance features to sidewalks on adjacent streets.

- Building elevations shall not have expanses of blank walls greater than 20 feet in all directions and architectural features such as but not limited to banding, medallions or design features or materials will be provided to avoid a sterile, unarticulated blank treatment or such walls.
- Building elevations shall be designed with vertical bays or articulated features which shall include a combination of at least three of the following: a combination of exterior wall offsets (projections and recesses), columns, pilasters, change in materials or colors, awnings, arcades, or other architectural elements.

- The building shall have a minimum of 20% transparency on the aggregate of all upper floors.

Set out on the Rezoning Plan are conceptual, schematic images of the first three levels of the East Morehead Street, Euclid Avenue and Royal Court facades of the building to be constructed on the Site. The purposes of the conceptual schematic images of the first three levels of the East Morehead Street, Euclid Avenue and Royal Court facades of the building are to depict the level of activation and the general conceptual architectural style, design intent and character of the first three levels of these three building facades. The primary exterior building materials for the first three levels of these three building facades shall be a combination of stucco, brick, stone, precast stone and other masonry products. The finishes and colors of these exterior building materials may vary from what is depicted on the conceptual, schematic images.

Changes and alterations to the first three levels of these three building facades that do not materially change the overall conceptual architectural style, design intent and character shall be permitted.

- With respect to the Euclid Avenue building facade, a tower element shall be located at each end of the Euclid Avenue building facade (the Royal Court end and the East Morehead Street end of the Euclid Avenue building facade). Between the two tower elements, the Euclid Avenue building facade shall stepback from the Euclid Avenue building facade line above the third level/story of the Euclid Avenue building facade a minimum of 10 feet and a minimum of 5 feet in a generally alternating fashion (the 10 foot and the 5 foot stepbacks are hereinafter collectively referred to as the "Euclid Avenue Stepback"). The Euclid Avenue Stepback shall have a minimum width of 160 feet and it shall apply to all building levels/stories located above the third level/story of the Euclid Avenue building facade.

- A portion of the East Morehead Street building facade shall stepback a minimum of 4 feet from the East Morehead Street building facade line (the "East Morehead Street Stepback"). The East Morehead Street Stepback shall occur above the third level/story of the East Morehead Street building facade, the East Morehead Street Stepback shall be located generally in the center of the East Morehead Street building facade, the East Morehead Street Stepback shall have a minimum width of 60 feet and the East Morehead Street Stepback shall apply to all building levels/stories located above the third level/story of the East Morehead Street building facade.

- The southern facade of the building (the building facade facing Tax Parcel Nos. 125-174-05 and 125-174-07) shall stepback a minimum of 7 feet from the southern building facade line (the "Southern Facade Stepback"). The Southern Facade Stepback shall occur above the third level/story of the southern building facade, and the Southern Facade Stepback shall apply to all building levels/stories located above the third level/story of the southern building facade.
- The minimum side yard along the southern boundary of the Site (the boundary adjacent to Tax Parcel Nos. 125-174-05 and 125-174-07) shall be 10 feet.

6. Streetscape

- Streetscape improvements shall be provided as depicted on the Rezoning Plan.
- Subject to the approval of CDOT, NCDOT and any other governmental agencies, and Duke Energy and any other relevant utility, telephone or cable companies, Petitioner shall bury in the Euclid Avenue right of way the above ground power lines located adjacent to and along the Site's frontage on Euclid Avenue. Petitioner shall exert reasonable and good faith efforts to obtain the required approvals. In the event that Petitioner cannot obtain all approvals and permits required to bury the above ground power lines as described above on or before May 31, 2021, Petitioner shall have no obligation to do so.

7. Environmental Features:

- Development of the Site shall comply with the City of Charlotte Tree Ordinance.
- Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Stormwater Ordinance.

8. Amendments to the Rezoning Plan

- Future amendments to the Rezoning Plan (which includes 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.

9. Binding Effect of the Rezoning Application

- If this Rezoning Petition is approved, all conditions applicable to the development of the Site imposed under the Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site and their respective heirs, devisees, personal representatives, successors in interest or assigns.

- NOTES:**
- THIS PLAT IS NOT FOR RECORDATION AS PER G.S. 47-30 AS AMENDED.
 - ALL CORNERS MONUMENTED AS SHOWN.
 - NO RECOVERABLE NGS MONUMENT LOCATED WITHIN 2,000 FEET OF SUBJECT PROPERTY.
 - 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 FOR PLANNING ONLY. ACTUAL LOCATION, SIZE, OR DEPTH OF LINE SHOULD BE VERIFIED WITH THE INDIVIDUAL UTILITY COMPANY BEFORE CONSTRUCTION.
 - BROKEN LINES INDICATE PROPERTY LINES NOT SURVEYED.
 - EAST MOREHEAD STREET IS SHOWN AS A "MAJOR THROUGHFARE" ON THE MECKLENBURG-METROPOLITAN PLANNING ORGANIZATION THOROUGHFARE PLAN OF 2004 AND MEETS OR EXCEEDS THE FUTURE RIGHT-OF-WAY 40' FROM CENTERLINE.
 - 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.
 - ELEVATIONS BASED ON NGS MONUMENT "MCDOWELL" ELEV. = 681.79' (NVD88)

- LEGEND:**
- BFP - BACK FLOW PREVENTOR
 - C&G - CURB & GUTTER
 - CB - CATCH BASIN
 - CI - CURB INLET
 - CMP - CORRUGATED METAL PIPE
 - CP - CALCULATED POINT
 - CPP - CORRUGATED PLASTIC PIPE
 - CO - CLEAN OUT
 - D.B. - DEED BOOK
 - DI - DROP INLET
 - DIP - DUCTILE IRON PIPE
 - ECM - EXISTING CONCRETE MONUMENT
 - EIP - EXISTING IRON PIPE
 - EIR - EXISTING IRON ROD
 - EMM - EXISTING METAL MONUMENT
 - EN - EXISTING NAIL
 - EDG - EDGE OF GRAVEL
 - EOP - EDGE OF PAVEMENT
 - EU - END UNKNOWN
 - FC - FIRE CONNECTION
 - FH - FIRE HYDRANT
 - FP - FLAG POLE
 - FV - FIRE VALVE
 - GDP - GUARD POST
 - GLT - GROUND LIGHT
 - GM - GAS METER
 - GP - GATE POST
 - GV - GAS VALVE
 - GW - GUY WIRE
 - HVAC - HEATING, VENTILATION, AIR COND.
 - HW - HEADWALL
 - ICV - IRRIGATION CONTROL VALVE
 - JBX - JUNCTION BOX
 - LMP - LAMP POST
 - LP - LIGHT POLE
 - MD - MEASURED
 - MBX - MAILBOX
 - MR - MAP BOOK
 - MW - MONITORING WELL
 - N.G.S. - NATIONAL GEODETIC SURVEY
 - NIR - NEW IRON ROD
 - NW - NEW NAIL
 - O/HANG - OVERHANG
 - PB - POWER BOX
 - PIN - PARCEL IDENTIFICATION NUMBER
 - PM - POWER METER
 - PMH - POWER MANHOLE
 - PP - POWER POLE
 - PG - PAGE
 - PVC - PLASTIC PIPE
 - (R) - RECORDED
 - RW - RIGHT-OF-WAY
 - RCP - REINFORCED CONCRETE PIPE
 - RW - RETAINING WALL
 - SBB - BILLBOARD
 - SSMH - STORM DRAIN MANHOLE
 - SMP - MULTI-POST SIGN
 - SSMH - SANITARY SEWER MANHOLE
 - (T) - TOTAL
 - TB - TELEPHONE BOX
 - TERR - TERRACOTTA PIPE
 - TMH - TELEPHONE MANHOLE
 - TSS - TRAFFIC SIGNAL BOX
 - TVB - CABLE TV BOX
 - WB - WATER BOX
 - WM - WATER METER
 - WSP - WATER SPOUT
 - WV - WATER VALVE

- LINE LEGEND:**
- EASEMENT
 - FENCE
 - GUARD RAIL
 - PROPERTY LINE
 - PROPERTY LINE (NOT SURVEYED)
 - RIGHT-OF-WAY
 - RIGHT-OF-WAY (NOT SURVEYED)
 - SETBACK
 - CABLE TV LINE
 - FIBER OPTIC LINE
 - GAS LINE
 - POWER LINE
 - POWER LINE (UNDERGROUND)
 - SANITARY SEWER PIPE
 - STORM DRAIN PIPE
 - STORM DRAIN PIPE >12"
 - TELEPHONE LINE
 - TELEPHONE LINE (UNDERGROUND)
 - WATER LINE
 - WOOD FENCE

- UTILITIES:**
- POWER**
DUKE POWER ENERGY
1-800-777-9898
- TELEPHONE**
BELL SOUTH TELECOMMUNICATIONS
1-888-757-6590
- WATER & SEWER**
CHAR-MECK UTILITY DEPT. (CMUD)
(704) 336-2564 WATER
(704) 357-6064 SEWER
- GAS**
PIEDMONT NATURAL GAS CO.
1-800-752-7504
- CABLE TELEVISION**
TIME WARNER CABLE
1-800-892-2253



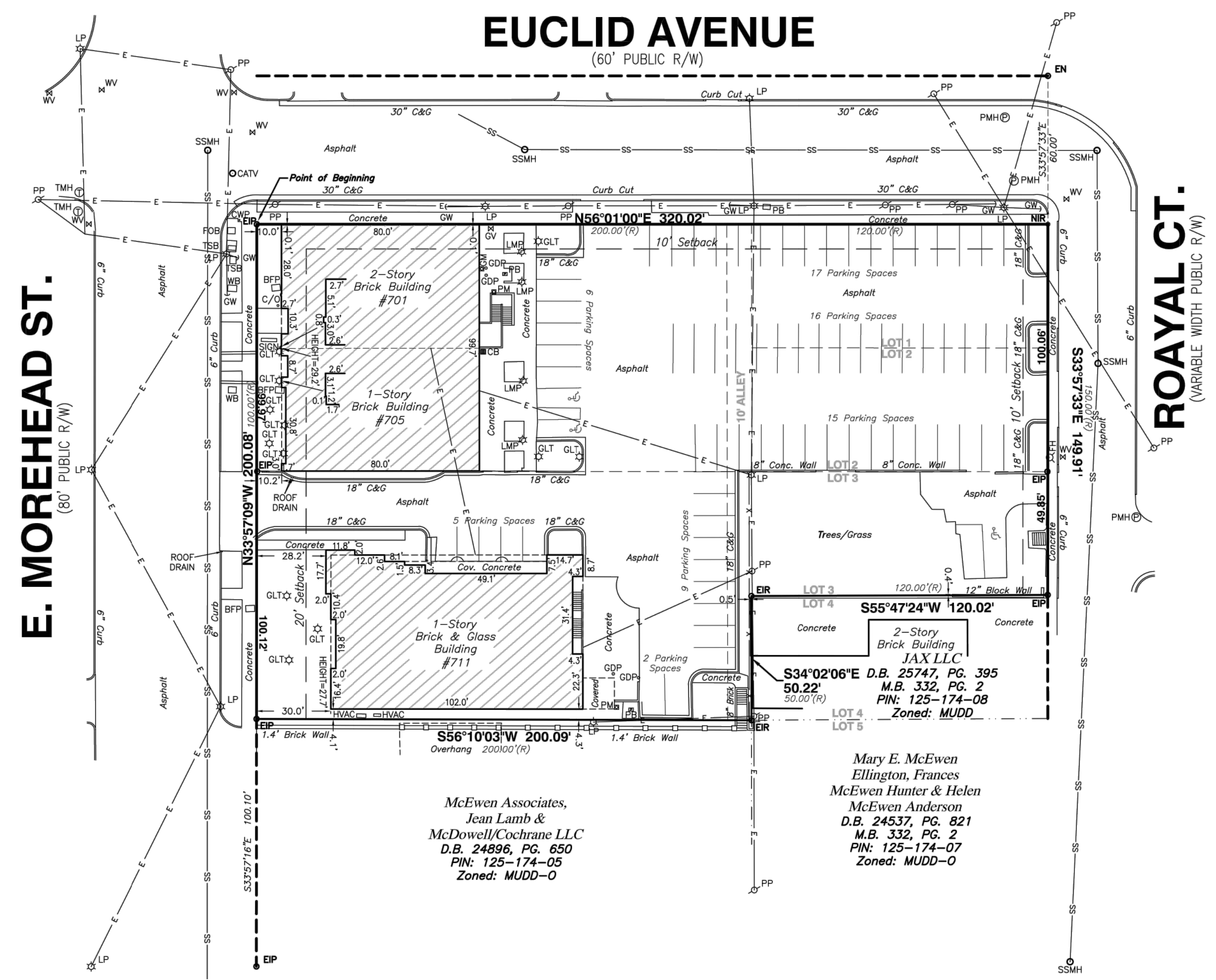
ZONING:
ZONING RESTRICTIONS AS PER ZONING ORDINANCE:
SUBJECT PROPERTY ZONED: B-1

MINIMUM SETBACK: 20'
MINIMUM SIDE YARD: NONE
MINIMUM REAR YARD: 10'
MAX. BUILDING HEIGHT: 40'

FOR FURTHER INFORMATION CONTACT THE
CHARLOTTE-MECKLENBURG ZONING DEPARTMENT
AT 704-336-3569.

PARKING:

REGULAR PARKING SPACES - 70
HANDICAPPED PARKING SPACES - 3
TOTAL PARKING SPACES - 73



SURVEYOR'S DESCRIPTION:
That certain tract or parcel of land situated, lying and being in the City of Charlotte, County of Mecklenburg, State of North Carolina and being more particularly described as follows:

BEGINNING at an existing iron pipe at the southeast intersection of East Morehead Street (80 foot Public R/W) and Euclid Avenue (60 foot Public R/W); Thence with and along the southeast right-of-way margin of said Euclid Avenue N 56°01'00" E a distance of 320.02 feet to a new iron rod marking the intersection of said Euclid Avenue and Royal Court (Variable width Public R/W); Thence with and along the southwest right-of-way margin of said Royal Court S 33°57'33" E (passing an existing iron pipe at 100.06 feet) to an existing iron pipe, said point being the northeast corner of the property of Jax LLC (now or formerly) as described in Deed Book 25747, Page 395 in the Mecklenburg County Public Registry (the "Registry"); Thence with and along the boundary of said property of Jax LLC for the following two (2) courses and distances: (1) S 55°47'24" W a distance of 120.02 feet to an existing iron rod; (2) S 34°02'06" E a distance of 50.22 feet to an existing iron rod, said point being a common corner of aforesaid property of Jax LLC and the property of McEwen Associates, Jean Lamb, and McDowell/Cochrane LLC (now or formerly) as described in Deed Book 24896, Page 650 in the Registry; Thence with and along the northwest boundary of said property of McEwen Associates, Jean Lamb, and McDowell/Cochrane LLC S 56°10'03" W a distance of 200.09 feet to an existing iron pipe on the northeast right-of-way margin of aforesaid East Morehead Street (80 foot Public R/W); Thence with and along said northeast right-of-way margin of East Morehead Street N 33°57'09" W (passing an existing iron pipe at 100.12 feet) a distance of 200.08 feet to the point of BEGINNING;

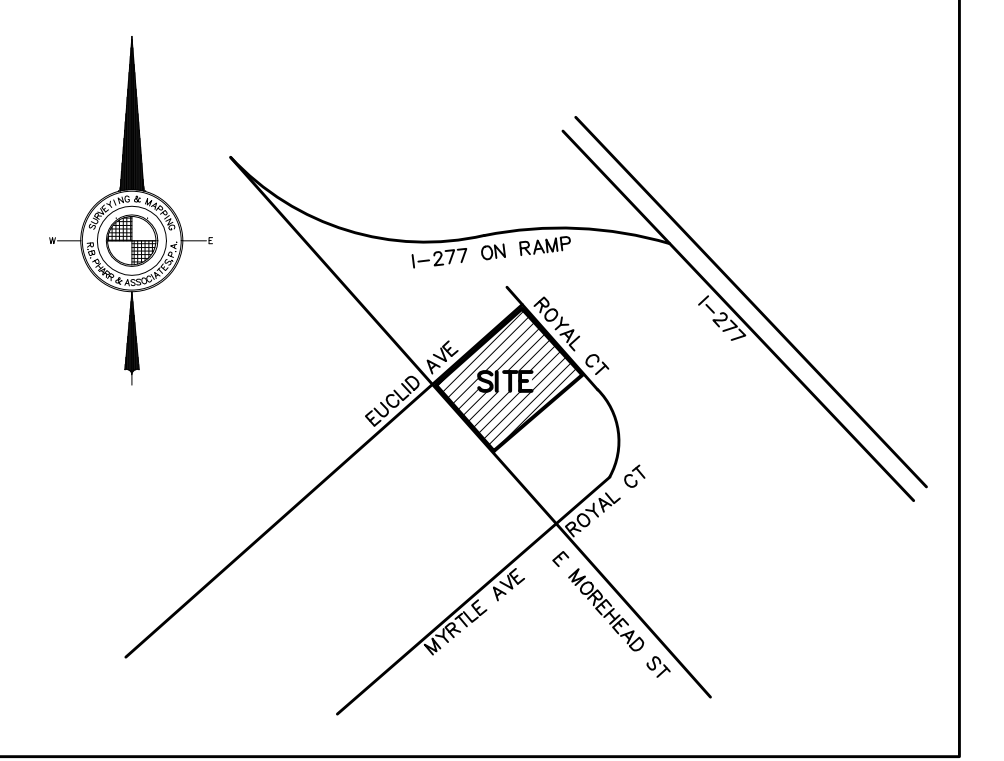
having an area of 58,093 square feet or 1.3336 acres, as shown on a survey prepared by R. B. Pharr & Associates, p.a. dated March 16, 2015 (map file XX-4088).

ALTA/ACSM CERTIFICATION:

TO: L.C. STEPHENS & COMPANY, CHICAGO 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 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6, 7(a), 7(b)(1), 7(c), 8, 9, 10, 11(a), AND 12 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MARCH 16, 2015.

C. Clark Nelson 3/26/15
C. CLARK NELSON DATE
PROFESSIONAL LAND SURVEYOR

TOTAL AREA=58,196 SQ. FT. OR 1.34 ACRES



REVISIONS

NO.	DESCRIPTION	DATE
1	REVISIONS PER COMMENTS	06-15-2020
2	REVISIONS PER COMMENTS	08-17-2020
3	REVISIONS PER COMMENTS	09-28-2020

FOR:
701, 705, 711 EAST MOREHEAD STREET
710 & 714 ROYAL COURT
CITY OF CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA
DEED REFERENCE: 8433-499; 4518-303; 3737-60
MAP REFERENCE: BOOK 332, PAGE 2
TAX PARCEL #: 125-174-02 & 08

R.B. PHARR & ASSOCIATES, P.A.
SURVEYING & MAPPING
LICENSE NO. C-1421
420 HAWTHORNE LANE CHARLOTTE, N.C. 28204 TEL. (704) 376-2186

SCALE: 1" = 30'
DATE: OCT 29, 2015
FILE NO. XX-4088A
JOB NO. 84037

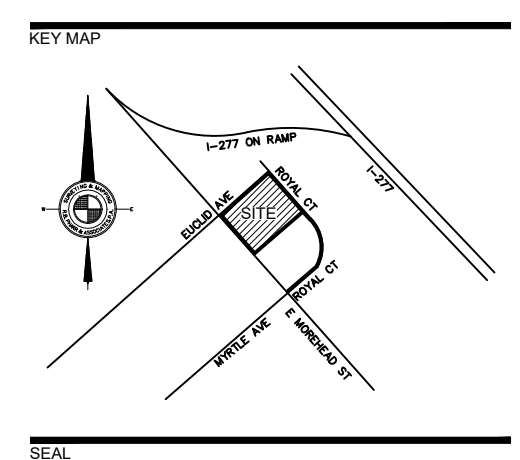
FLOOD CERTIFICATION
THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, DATED SEPTEMBER 2, 2015
MAP NUMBER: 3710454300L; ZONE X

THIS IS TO CERTIFY THAT ON THE 26TH DAY OF OCTOBER 2015 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 HEREON. THIS PLAT MEETS THE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA, BOARD RULE 1600 (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 _____



Ziegler Cooper Architects
Bank of America Center
Suite 350
700 Louisiana Street
Houston, Texas
77002
vc 7133740000
fx 7133740001



711 EAST MOREHEAD
REZONING - SITE PLAN

HANOVER R.S. LIMITED PARTNERSHIP
1780 S POST OAK LN
HOUSTON, TEXAS 77056

LANDDESIGN PROJ.# 1020025

REVISION / ISSUANCE		
NO.	DESCRIPTION	DATE
1	REVISIONS PER COMMENTS	06-15-2020
2	REVISIONS PER COMMENTS	08-17-2020
3	REVISIONS PER COMMENTS	09-28-2020

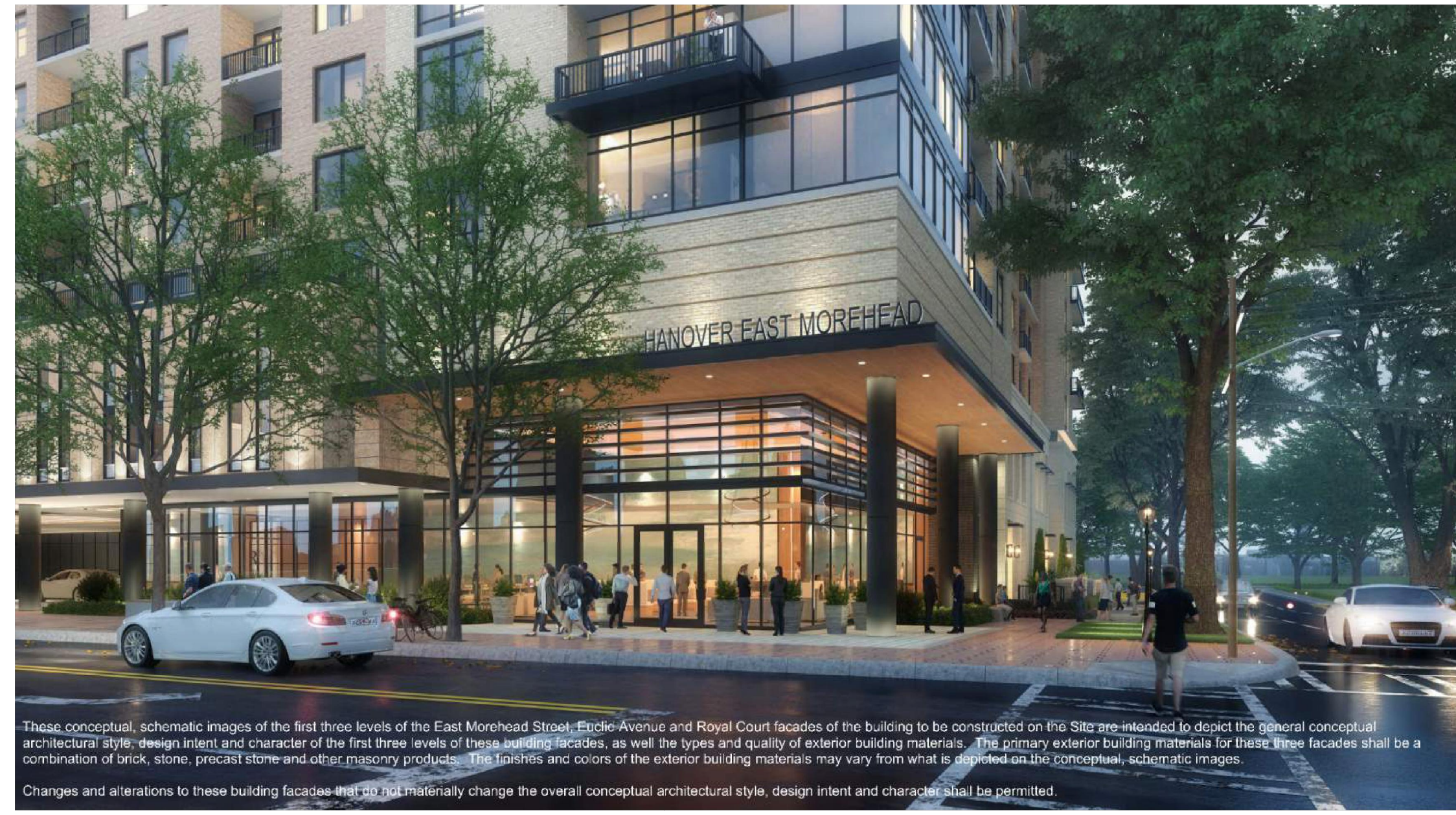
DESIGNED BY:
DRAWN BY:
CHECKED BY:

SCALE: NORTH
VERT: 1"=30'
HORZ: 1"=30'

SHEET TITLE: EXISTING CONDITIONS

SHEET NUMBER: **RZ-3**

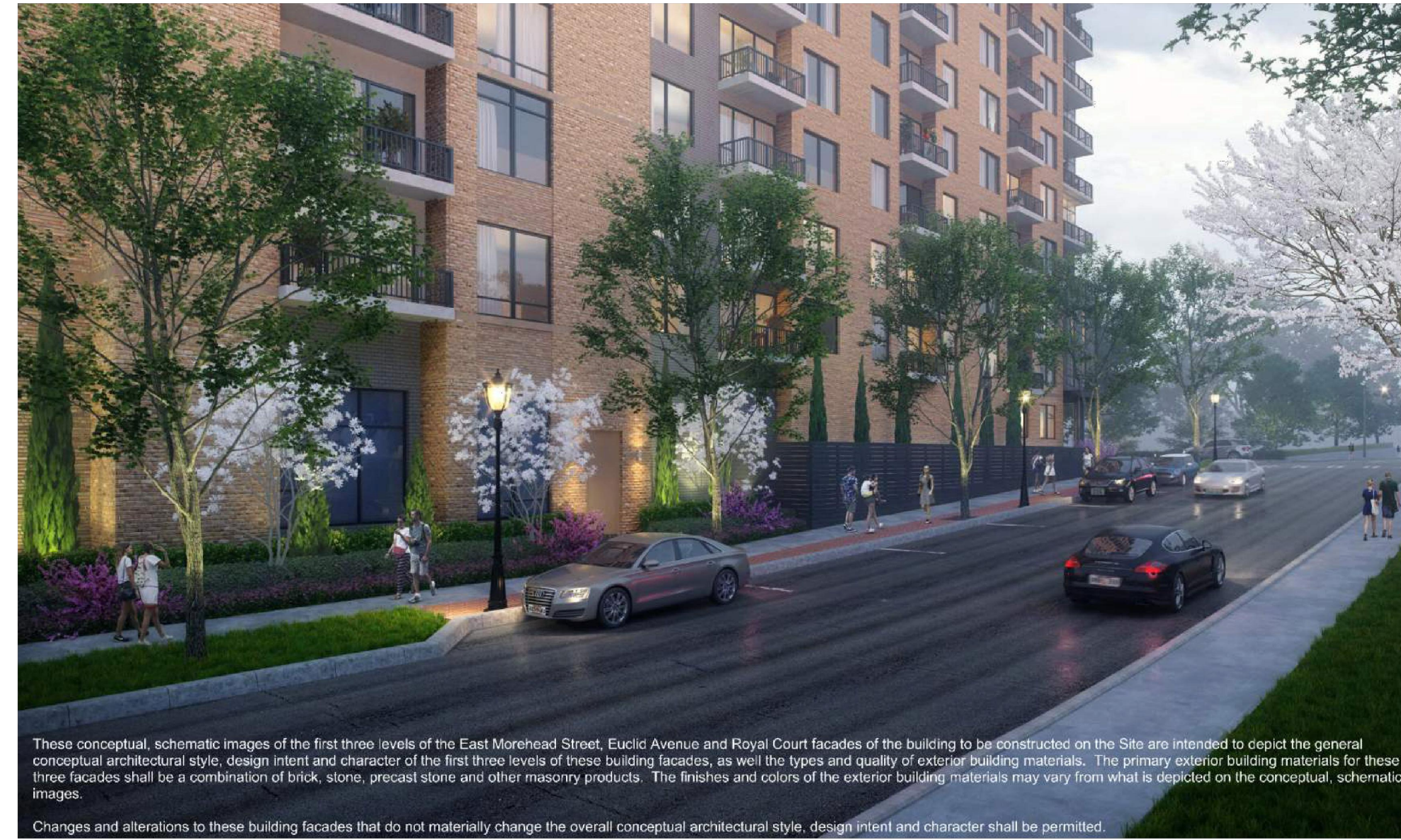
The primary exterior building materials for the first three levels of these three building facades shall be a combination of stucco, brick, stone, precast stone and other masonry products. The finishes and colors of these exterior building materials may vary from what is depicted on the conceptual, schematic images.



These conceptual, schematic images of the first three levels of the East Morehead Street, Euclid Avenue and Royal Court facades of the building to be constructed on the Site are intended to depict the general conceptual architectural style, design intent and character of the first three levels of these building facades, as well as the types and quality of exterior building materials. The primary exterior building materials for these three facades shall be a combination of brick, stone, precast stone and other masonry products. The finishes and colors of these exterior building materials may vary from what is depicted on the conceptual, schematic images. Changes and alterations to these building facades that do not materially change the overall conceptual architectural style, design intent and character shall be permitted.

4

The primary exterior building materials for the first three levels of these three building facades shall be a combination of stucco, brick, stone, precast stone and other masonry products. The finishes and colors of these exterior building materials may vary from what is depicted on the conceptual, schematic images.



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12

The primary exterior building materials for the first three levels of these three building facades shall be a combination of stucco, brick, stone, precast stone and other masonry products. The finishes and colors of these exterior building materials may vary from what is depicted on the conceptual, schematic images.



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10

The primary exterior building materials for the first three levels of these three building facades shall be a combination of stucco, brick, stone, precast stone and other masonry products. The finishes and colors of these exterior building materials may vary from what is depicted on the conceptual, schematic images.



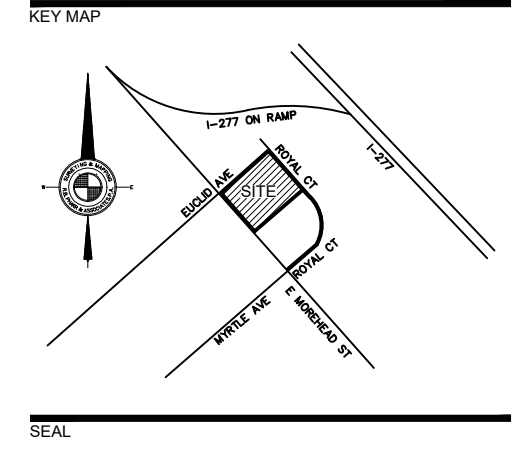
These conceptual, schematic images of the first three levels of the East Morehead Street, Euclid Avenue and Royal Court facades of the building to be constructed on the Site are intended to depict the general conceptual architectural style, design intent and character of the first three levels of these building facades, as well as the types and quality of exterior building materials. The primary exterior building materials for these three facades shall be a combination of brick, stone, precast stone and other masonry products. The finishes and colors of these exterior building materials may vary from what is depicted on the conceptual, schematic images. Changes and alterations to these building facades that do not materially change the overall conceptual architectural style, design intent and character shall be permitted.

9

THE PRIMARY EXTERIOR BUILDING MATERIALS FOR THE FIRST THREE LEVELS OF THESE THREE BUILDING FACADES SHALL BE A COMBINATION OF STUCCO, BRICK, STONE, PRECAST STONE AND OTHER MASONRY PRODUCTS. THE FINISHES AND COLORS OF THESE EXTERIOR BUILDING MATERIALS MAY VARY FROM WHAT IS DEPICTED ON THE CONCEPTUAL, SCHEMATIC IMAGES.



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SCALE

PROJECT

711 EAST MOREHEAD

REZONING - SITE PLAN

HANOVER R.S. LIMITED PARTNERSHIP
1780 S POST OAK LN
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LANDDESIGN PROJ.# 1020025

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
△	REVISIONS PER COMMENTS	06-15-2020
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DESIGNED BY:
DRAWN BY:
CHECKED BY:

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

PERSPECTIVE IMAGES

SHEET NUMBER
RZ-4

REZONING PETITION # 2020-059