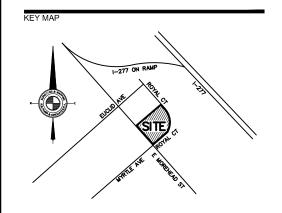




223 NORTH GRAHAM STREET CHARLOTTE, NC 28202 704.333.0325 WWW.LANDDESIGN.COM



BeachamBunce+Manley architecture pllc atherton lofts [suite 109] 2108 south boulevard charlotte, north carolina 28203 vc 704|334|1716 fx 704|334|6571



IND:

PROPOSED INGRESS / EGRESS

SITE DEVELOPMENT DATA:

-TAX PARCEL #: 125-174-05, 125-174-06, AND 125-174-07

-PROPOSED USES: UP TO TWO HUNDRED TWENTY (220) AGE-RESTRICTED (AS DEFINED BELOW) MULTI-FAMILY RESIDENTIAL DWELLINGS UNITS AS PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE MUDD ZONING DISTRICT; IN THE ALTERNATIVE, UP TO 195,000 SQUARE FEET OF OFFICE USES WITH GROUND FLOOR RETAIL, EDEE, PERSONAL SERVICES AND/OR COMMERCIAL USES ALL AS PERMITTED BY RIGHT, AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE MUDD ZONING DISTRICT; (ALL OF THE ABOVE AS MORE SPECIFICALLY DESCRIBED BELOW IN

SECTION 3) [IT IS NOTED THAT THE OFFICE/COMMERCIAL ALTERNATIVE IS

-MAXIMUM BUILDING HEIGHT: UP TO ONE HUNDRED SIXTY (160) FEET. BUILDING HEIGHT TO BE MEASURED PER THE ORDINANCE [IT IS NOTED THAT THIS BUILDING HEIGHT IS CONSISTENT WITH THE EXISTING ZONING]

-ACREAGE: ± 1.39 ACRES

-EXISTING ZONING: MUDD-O

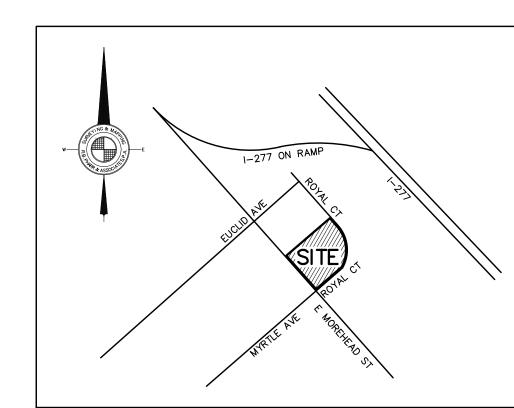
-- EXISTING USES: COMMERCIAL

-PROPOSED ZONING: MUDD-O SPA

ALLOWED UNDER EXISTING ZONING]

-PARKING: AS REQUIRED BY THE ORDINANCE.

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



VICINITY MAP

NOT TO SCALE

727 EAST MOREHEAD
REZONING - SITE PLAN

AMENDMENT

BRIDGEWOOD HOUSTON

PROPERTY COMPANY, LP
6363 WOODWAY DR. SUITE 870
HOUSTON, TEXAS 77057

DESIGNED BY:
DRAWN BY:
CHECKED BY:
CHECKED BY:
DATE
1019444

REVISION / ISSUANCE

DATE
02-05-2020

DATE
02-05-2020

VERT:
HORZ: 1"=30'
0 15' 30' 6

TECHNICAL DATA SHEET

RZ-1

REZONING PETITION # 2020-

Bridgewood Property Company Development Standards 2/5/2020 Rezoning Petition No. 2020-

Site Development Data:
--Acreage: ± 1.39 acres

--Tax Parcel #: 125-174-05, 125-174-06, and 125-174-07

--Existing Zoning: MUDD-O

-- Proposed Zoning: MUDD-O SPA

--Existing Uses: Commercial
--Proposed Uses: Up to two hundred twenty (220) age-restricted (as defined below) multi-family residential dwellings units as permitted by right and under prescribed conditions together with accessory uses, as allowed in the MUDD zoning district; in the alternative, up to 195,000 square feet of office uses with ground floor retail, EDEE, personal services and/or commercial uses all as permitted by right, and under prescribed conditions together with accessory uses, as allowed in the MUDD zoning district; (all of the above as more specifically described below in Section 3) [it is noted that the office/commercial alternative is allowed under existing zoning]

--Maximum Building Height: Up to one hundred sixty (160) feet. Building height to be measured per the Ordinance [it is noted that this building height is consistent with the existing zoning]

--Parking: As required by the Ordinance.

1.A. Context of Rezoning:

- a. The Site (as defined below) is currently zoned MUDD-O pursuant to Petition #2008-025 (Petition #2008-025). Petition #2008-025 permitted office/commercial uses of up to 195,000 square feet (the "Existing Allowed Office/Commercial Entitlement").
- b. Petitioner proposes to permit, as an alternative to the Existing Allowed Office/Commercial Entitlement, up to two hundred twenty (220) age-restricted (as defined below) multi-family residential dwelling units, all as more particularly described herein. According, this Rezoning allows development for one, but not both, of such alternatives as more particularly described herein.
- c. This Rezoning (and accompanying Rezoning Plan) supersedes and replaces as to the Site (as defined below) all prior rezoning plans and petitions, including, without limitation, Petition #2008-025.

1. General Provisions:

- a. **Site Location**. These Development Standards, the Technical Data Sheet, Schematic Site Plan and other site plan sheets form this rezoning plan (collectively referred to as the "Rezoning Plan") associated with the Rezoning Petition (the "Rezoning") filed by Bridgewood Property Company. ("Petitioner") to accommodate the development of an age restricted residential community on an approximately 1.39 acre site located at 727 E. Morehead Street (the "Site").
- b. **Zoning Districts/Ordinance**. Development of the Site will be governed by the Rezoning Plan as well as the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). Unless the Rezoning Plan establishes more stringent standards, the regulations established under the Ordinance for the MUDD zoning classification shall govern all development taking place on the Site.
- c. **Graphics and Alterations**. The schematic depictions of the uses, parking areas, sidewalks, structures and buildings, building elevations, driveways, streets, Permissible Building Areas (as defined below) 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:

i. 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.

- d. **Number of Buildings Principal and Accessory**. The total number of principal buildings to be developed on the Site will be limited to 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(s) located within the same Development Area as the accessory structure/building.
- e. **Gross Floor Area Clarification**. When determining the maximum development levels set forth in this Rezoning Plan, gross floor area as defined in the Ordinance shall exclude any surface or structured parking facilities (including, without limitation, corridors and elevators within such facilities), enclosed loading dock/service areas, balconies, and outdoor dining and gathering areas whether on the roof of the building or at street level.

2. <u>Permitted Uses, Development Area Limitations</u>:

a. Subject to the provisions of subsection 2.b. below, the principal buildings constructed on the Site may be developed with up to two hundred twenty (220) age-restricted (as defined below) multi-family residential dwellings units as permitted by right, and under prescribed conditions together with accessory uses, all as allowed in the MUDD zoning district.

Age-restricted or age-restricted community shall mean: a community intended and operated for regular occupancy by persons fifty-five (55) years of age or older such that 100% of the units have

at least one occupant who is fifty-five (55) years of age or older; in addition, other senior based housing and services, including, without limitation, independent living, retirement care and the like are permitted as part of age-restricted housing or community, whether as principle or accessory uses.

b. In the event that the above age-restricted multi-family uses are not developed on the Site, in the alternative, the Site may be developed with up to 195,000 square feet of office uses with ground floor retail, EDEE, personal services uses and/or commercial uses, all as permitted by right, and under prescribed conditions together with accessory uses, all as allowed in the MUDD zoning district. The provisions of this subsection 2.b shall not apply to subsection 2.a above.

3. **Optional Provisions:**

a. To allow a maximum building height of one hundred sixty (160) feet.

4. Access:

Access to the Site shall be from Royal Court as generally depicted on the Rezoning Plan. The placement and configuration of the vehicular access points as generally depicted on the Rezoning Plan is subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required by CDOT for approval in accordance with

5. Streetscape, Landscaping, Open Space, and Screening:

- a. A twenty-six (26) foot building setback as measured from the future/existing back of curb will be provided along Morehead Street, as generally depicted on the Rezoning Plan.
- b. A sixteen (16) foot setback as measured from the future back of curb will be provided along Royal Court, as generally depicted on the Rezoning Plan.
- c. A six (6) foot sidewalk and an eight (8) foot planting strip will be provided along Morehead Street and Royal Court, as generally depicted on the Rezoning Plan.
- d. Improved open space will be provided in accordance with the Ordinance.
- e. Meter banks will be screened where visible from public view at grade level.

6. <u>Design Guidelines:</u>

- a. The building materials used on the principal buildings constructed on Site will be a combination of portions of the following: brick, stone, precast stone, precast concrete, synthetic stone, cementitious fiber board, stucco, EIFS, decorative block and/or wood, defined as the "Preferred Building Materials". Vinyl as a building material may only be used on windows, soffits and on handrails/railings, concrete masonry units not architecturally finished will not be allowed. The railings utilized on balconies and patios must be metal railings.
- b. The proposed building will be designed and constructed so that the each building elevation(s) that abut/face an existing or proposed Public Streets will have at least 30% masonry materials (e.g. brick, natural stone, (or its synthetic equivalent) precast stone, precast concrete, stucco, synthetic stucco, or EIFS), exclusive of windows, doors and roofs.
- c. Building Placement and Site Design shall focus on and enhance the pedestrian environment through the following:
 - i. Buildings shall be placed to present a front or side façade to all network required streets (public or private).
 - ii. Buildings shall front a minimum of 50% of the total network required street frontage on the site (exclusive of driveways, pedestrian access, points, accessible open space, tree save or natural areas, tree replanting areas and storm water facilities).
- d. Building massing and height shall be designed to break up long monolithic building forms as follows: Buildings exceeding 120 feet in length shall include modulations of the building massing/facade plane (such as recesses, projections, and architectural details). Modulations shall be a minimum of 10 feet wide and shall project or recess a minimum of 2 feet extending through the building.
- e. Architectural Elevation Design elevations shall be designed to create visual interest as follows:
 - i. Building elevations shall be designed with vertical bays or articulated architectural façade features which may include but not be limited to a combination of exterior wall offsets, projections, recesses, pilasters, banding and change in materials or colors.
 - ii. Buildings shall be designed with a recognizable architectural base on all facades facing network required public or private streets. Such base may be executed through use of Preferred Exterior Building Materials or articulated architectural façade features and color changes.
 - iii. The maximum contiguous area without windows or doors on any floor shall not exceed 20 feet in length. Where blank or unarticulated walls 20' or greater cannot be addressed principally with doors or windows, they shall be treated with a combination the following options: (i) a higher level of transparency on the ground floor (exaggerated or larger windows indicative of living areas); and (ii) horizontal and vertical variations in wall planes. If the final architectural design cannot meet the design standards for blank wall articulation, alternative innovative design solutions may be considered for approval by the Planning Director.
- f. The pedestrian crossings on Site will be designed to incorporate markings, or varied paving or pavers, signage, and lighting so that these crossings are visible to moving vehicles during day light and night time hours.
- g. Internal sidewalk connections shall be provided between buildings and from buildings to all publicly accessible on-site facilities (parking areas, bicycle facilities, open space, etc.) and abutting or adjacent parks, greenways, bikeways, trails, developments and transit stops. Internal sidewalks shall be hard surfaced and at least 5 feet in width unless connecting to four units or less.

- h. Fences or walls used for screening shall be constructed in a durable fashion of split face block, stone, other finished masonry materials, wood split-rail, metal or other materials specifically designed as fencing materials.
- i. Service equipment such as dumpsters, refuse areas, recycling and storage are screened from view from public streets with materials and design to be compatible with principal structures. Such design includes a minimum 20% Preferred Exterior Building Materials.
- j. Roof Form and Articulation roof form and lines shall be designed to avoid the appearance of a large monolithic roof structure as follows:
 - i. Long pitched or flat roof lines shall avoid continuous expanses without variation by including changes in height and/or roof form, to include but not be limited to gables, hips, dormers or parapets.
 - ii. For pitched roofs (not including details that may include crickets, towers or other elements that slope back to the primary roof) the minimum (4:12), excluding buildings with a flat roof and parapet.
 - iii. All rooftop mechanical equipment on buildings shall be screened from public view from below by integrating the equipment into the building and roof design to the maximum extent feasible, using parapet walls or similar architectural treatments.
 - iv. For flat roofs, a parapet extends above the roof plane and include an element that provides a visual termination of the façade.
- k. Ventilation grates located at the first floor level in the building facade oriented to any public street must be decorative.

6. Environmental Features:

- a. Petitioner shall satisfy the requirements of the Post Construction Stormwater Ordinance. The required stormwater treatment area will be located underground.
- b. The Site will comply with the Tree Ordinance.

7. <u>Lighting:</u>

- a. All new attached and detached lighting shall be fully shielded downwardly directed and full cut off fixture type lighting excluding lower, decorative lighting that may be installed along the driveways, sidewalks, and parking areas. Architectural building lighting is excluded.
- b. Detached lighting on the Site, except streetlights located along public streets, will be limited to 22 feet in height.
- c. The on-site pedestrian circulation system shall be lighted to a level where employees, residents, and visitors can safely use the system at night.

8. Amendments to the Rezoning Plan:

a. Future amendments to the Rezoning Plan (which includes these Development Standards) may be applied for by the then Owner or Owners of the applicable development area or portion of the Site affected by such amendment in accordance with the provisions herein and of Chapter 6 of the Ordinance.

9. **Binding Effect of the Rezoning Application:**

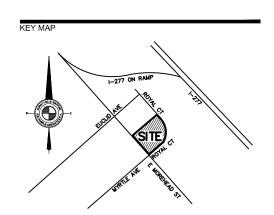
a. If this Rezoning Petition is approved, all conditions applicable to the development of the Site imposed under the Rezoning Plan will, unless amended in the manner provided herein and under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site or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



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BeachamBunce+Manley architecture pllc atherton lofts [suite 109] 2108 south boulevard charlotte, north carolina 28203 vc 704|334|1716 fx 704|334|6571



PROJECT

REZONING - SITE PLAN AMENDMENT

727 EAST MOREHEAD

BRIDGEWOOD HOUSTON PROPERTY COMPANY, LP

> 6363 WOODWAY DR. SUITE 870 HOUSTON. TEXAS 77057

1019444

REVISION / ISSUANCE

NO. DESCRIPTION DATE

1 ADMINISTRATIVE AMENDMENT 02-05-2020

DESIGNED BY:
DRAWN BY:
CHECKED BY:

VERT:
HORZ: 1"=30'
0 15' 30'

DEVELOPMENT STANDARDS

DEVELOPINIE

RZ-2

ORIGINAL SHEET SIZE: 24" X 36"

REZONING PETITION # 2020-

1. THIS PLAT IS NOT FOR RECORDATION AS PER G.S. 47-30 AS AMENDED. 2. ALL CORNERS MONUMENTED AS SHOWN. 3. NO RECOVERABLE NCGS MONUMENT LOCATED WITHIN 2,000 FEET OF SUBJECT 4. 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. 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 6. ELEVATIONS BASED ON NAVD 88, THE SITE IS LOCALIZED AT R.B. PHARR UPTOWN CONTROL "NAIL 23" HAVING AN ELEVATION OF 745.59 FT. 7. BROKEN LINES INDICATE PROPERTY LINES NOT SURVEYED. 8. E. MOREHEAD ST. IS SHOWN AS A "MAJOR THOROUGHFARE" ON THE MECKLENBURG-UNION METROPOLITAN PLANNING ORGANIZATION THOROUGHFARE PLAN OF 2004 AND MAY BE SUBJECT TO A FUTURE RIGHT-OF-WAY OF 40' FROM 9. 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. LEGEND: ACU - AIR CONDITIONING UNIT BFP - BACK FLOW PREVENTOR C&G - CURB & GUTTER CB - CATCH BASIN CI - CURB INLET CMP - CORRUGATED METAL PIPE CPP - CORRUGATED PLASTIC PIPE C/O - 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 EOG - EDGE OF GRAVEL EOP - EDGE OF PAVEMENT EU - END UNKNOWN FC - FIRE CONNECTION FH - FIRE HYDRANT FV - FIRE VALVE GM - GAS METER GRND. L - GROUND LIGHT GV - GAS VALVE GW - GUY WIRE ICV - IRRIGATION CONTROL VALVE LMP - LAMP POST LP - LIGHT POLE (M) - MEASURED MBX - MAILBOX M.B. - MAP BOOK N.C.G.S. - NORTH CAROLINA GEODETIC SURVEY NIR - NEW IRON ROD NN - NEW NAIL O/HANG - OVERHANG P.O.B. - POINT OF BEGINNING (P) - PLATTED PB - POWER BOX PIN - PARCEL IDENTIFICATION NUMBER PM - POWER METER PMH - POWER MANHOLE PP - POWER POLE PG. - PAGE PVC - PLASTIC PIPE (R) - RECORDED R/W - RIGHT-OF-WAY RCP - REINFORCED CONCRETE PIPE SDMH - STORM DRAIN MANHOLE TB - TELEPHONE BOX TERR. - TERRACOTTA PIPE TMH - TELEPHONE MANHOLE TVB - CABLE TV BOX WB - WATER BOX WM - WATER METER WV - WATER VALVE LINE LEGEND: PROPERTY LINE PROPERTY LINE (NOT SURVEYED) ------*RIGHT-OF-WAY* **EASEMENT** SETBACK CABLE TV LINE FIBER OPTIC LINE GAS LINE POWER LINE POWER LINE (UNDERGROUND) SANITARY SEWER PIPE STORM DRAIN PIPE TELEPHONE LINE WATER LINE APPROXIMATE ZONING LINE **UTILITIES**: DUKE POWER CO. 1800-357-3853 TELEPHONE BELL SOUTH TELECOMMUNICATIONS (704) 357-6974 NEW CONNECTIONS (704) 357-9580 EXISTING SERVICES WATER & SEWER CHAR.-MECK. UTILITY DEPT. (CMUD) (704) 399-2221 GASPIEDMONT NATURAL GAS CO.

RIGHT-OF-WAY (NOT SURVEYED) ------TELEPHONE LINE (UNDERGROUND) ——ut——ut——ut— ____w___w____w___

(704) 525-5585 NEW CONNECTIONS (704) 525-5585 EXISTING CONNECTIONS

1-800-632-4949

ZONING:

ZONING RESTRICTIONS AS PER ZONING ORDINANCE:

SUBJECT PROPERTY ZONED: B-1\B-2

MAXIMUM BUILDING HEIGHT: 40'

MINIMUM SETBACK: 20' MINIMUM SIDE YARD: 0' FOR NONRESIDENTIAL BUILDINGSMINIMUM REAR YARD: 20'

FOR FURTHER INFORMATION CONTACT THE AT 704-336-3569.

REGULAR PARKING SPACES = 51HANDICAPPED PARKING SPACES = 4 TOTAL PARKING SPACES = 55

LOOLBRINL=17,727 SQ FT

BOIDING HEIGHL=78, BOITDING S 2LOKK BBICK

ONCERTE WALK

ROYAL COURT

(EXISTING 40' PUBLIC RIGHT OF WAY)

SONE B-1 D'B' 3732' bC' 510 D'B' 5310' bC' 328 D'B' 1100' bC' 311 D'B' 1100' bC' 202

_____ _ _ _ _ _____ _____F0____F0____F0____ ———UE ————UE ——— ——ss——ss——ss—— -----sp-----sp------

CABLE TELEVISION

MYRTLE

AVENUE

CHARLOTTE-MECKLENBURG ZONING DEPARTMENT

PARKING:

716 Royal Court, 720 Royal Court, & 727 E. Morehead Street

That certain parcel of land, situated, lying and being in the City of Charlotte; Mecklenburg County, North Carolina and being more particularly described as follows:

COMMENCING at R.B. Pharr Uptown Control "Nail 23" having ground coordinates of N:541,454.87 ft, E:1,447,356.79 ft; thence S 29°24'55" E a horizontal ground distance of 3,153.12 feet to a new iron rod said point being located on the western right of way of Royal Court (40' Public R/W); which is the POINT OF BEGINNING; having ground coordinates of N:538,708.24 ft, E:1,448,905.41 ft, said point also being located at the southeast corner of Lot 4 - Block 18 of The Royal Land & Investment Company Subdivision as described in Map Book 332, Page 2 of the Mecklenburg County Registry; thence with the right of way of Royal Court the following 4 courses and distances: I) with the arc of a circular curve turning to the right with a radius of 276.11 feet, and an arc length of 50.35 feet, (chord: S 28°36'06" E a distance of 50.28 feet), to an existing iron pipe; 2) with the arc of a circular curve turning to the right with a radius of 276.11 feet, and an arc length of 50.00, (chord: S 18°11'22" E a distance of 49.93 feet), to a new iron rod; 3) with the arc of a circular curve turning to the right with a radius of 276.11 feet, and an arc length of 144.15, (chord: S 01°57'17" W a distance of 142.52 feet), to a new nail; 4) S 54°03'08" W a distance of 210.19 feet to a new iron rod said point being located on the eastern right of way of E. Morehead Street (80' Public R/W); thence with the right of way of E. Morehead Street N 35°56'52" W a distance of 209.88 feet to an existing iron rod said point being located at the southwest corner of the Kennington Family Limited Partnership Property as described in Deed Book 8433, Page 499 of the Mecklenburg County Registry; thence with the aforesaid Kennington Family Limited Partnership Property N 54°03'08" E crossing a new iron rod at a distance of 200.00 feet for a total distance of 319.40 feet to the POINT OF BEGINNING; Containing 59,816 square feet or 1.3732 acres as shown on a survey by R.B. Pharr and Associates P.A. dated November 9, 2007, (Map File W-3561), (Job No.

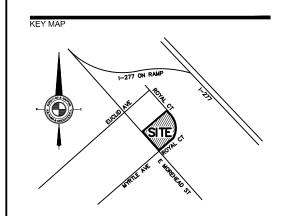
223 NORTH GRAHAM STREET

704.333.0325

CHARLOTTE, NC 28202

WWW.LANDDESIGN.COM

BeachamBunce+Manley architecture pllc atherton lofts [suite 109] 2108 south boulevard charlotte, north carolina 28203 vc 704|334|1716 fx 704|334|6571



ALTA CERTIFICATION:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE (i) IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005, AND (ii) INCLUDES ITEMS 1, 2, 3, 4, 5, 6, 7(a), 7(b)(1), 7(c), 8, 9, 10, 11(a), 11(b), 13, 16, 17 AND 18 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, (iii) UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF NORTH CAROLINA, THE RELATIVE POSITIONAL ACCURACY OF THE SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED

JUSTIN F. CLONINGER PROFESSIONAL LAND SURVEYOR

ROYAL COURT, LLC D.B. 21220, PG. 433 LOT 4 - BLOCK 15 M.B. 332, PG. 2 ZONE MUDD-0

FLOOD CERTIFICATION

LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT

THIS IS TO CERTIFY THAT ON THE DAY DAY OF MONTH 20 04 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 FÈET OF PERÍMETER SURVEYED NOR 20 SECONDS TIMES

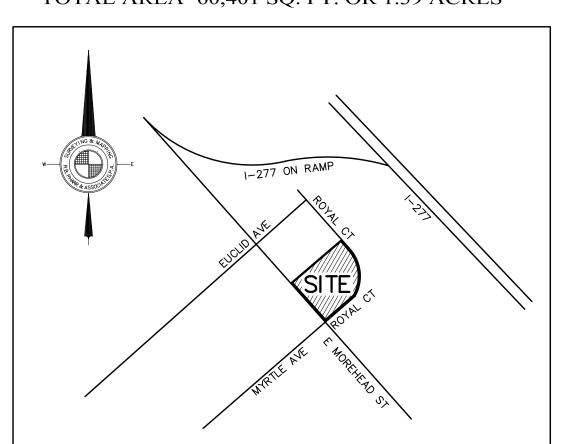
THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY_FLOOD

AGENCY, FEDERAL INSURANCE ADMINISTRATION, DATED

THE SQUARE ROOT OF THE NUMBER OF ANGLES TURNED.

COMMUNITY PANEL NO: COMMUNITY-PANEL

TOTAL AREA=60,401 SQ. FT. OR 1.39 ACRES



VICINITY MAP NOT TO SCALE

REVISIONS 716 & 720 ROYAL CT and 727 E. MOREHEAD ST. CITY OF CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA DEED REFERENCE: 1109-505, 1970-311, 2316-378, 3104-86, & 3237-216 TAX PARCEL #: 125-174-05, 06, 07 R.B. PHARR & ASSOCIATES, P.A. SURVEYING & MAPPING 420 HAWTHORNE LANE CHARLOTTE, N.C. 28204 TEL. (704) 376-2186 CREW: DRAWN: REVISED: SCALE: FILE NO. W-SCALE CREW DRAWN REV DATE JOB NO. JOB-NO

727 EAST MOREHEAD REZONING - SITE PLAN

AMENDMENT

BRIDGEWOOD HOUSTON

PROPERTY COMPANY, LP 6363 WOODWAY DR. SUITE 870 **HOUSTON, TEXAS 77057**

REVISION / ISSUANCE DESCRIPTION ADMINISTRATIVE 02-05-2020 AMENDMENT DESIGNED BY: DRAWN BY: CHECKED BY:

EXISTING CONDITIONS

RZ-3