

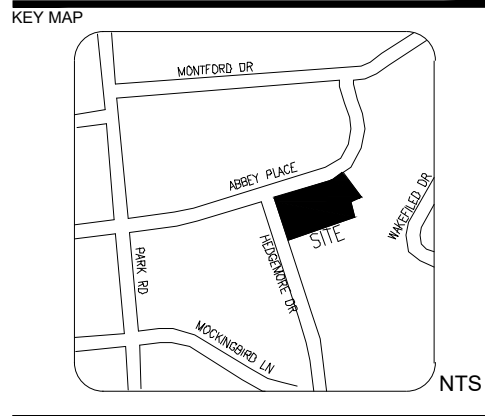
SITE DEVELOPMENT DATA:

ACREAGE: 1.67 ACRES
TAX PARCEL #: 175-142-08
EXISTING ZONING: MUDD(CD) (REZONING PETITION NO. 2014-028)
PROPOSED ZONING: MUDD-O
EXISTING USES: OFFICE
PROPOSED USES: 252 MULTI-FAMILY RESIDENTIAL UNITS WITH UP TO 3,500 SF OF RETAIL SALES LIMITED TO THOSE PERMITTED IN THE B-1 DISTRICT, PROFESSIONAL BUSINESSES AND/OR GENERAL OFFICES. ALL NON-RESIDENTIAL USES SHALL ONLY BE PERMITTED ON THE FIRST/GROUND FLOOR.

SETBACKS: 22' MINIMUM FROM BACK OF EXISTING OR PROPOSED CURB WITH 8' PLANTING STRIP AND 10' SIDEWALK (PER PARK WOODLAWN AREA PLAN - DATED JUNE 10, 2013)

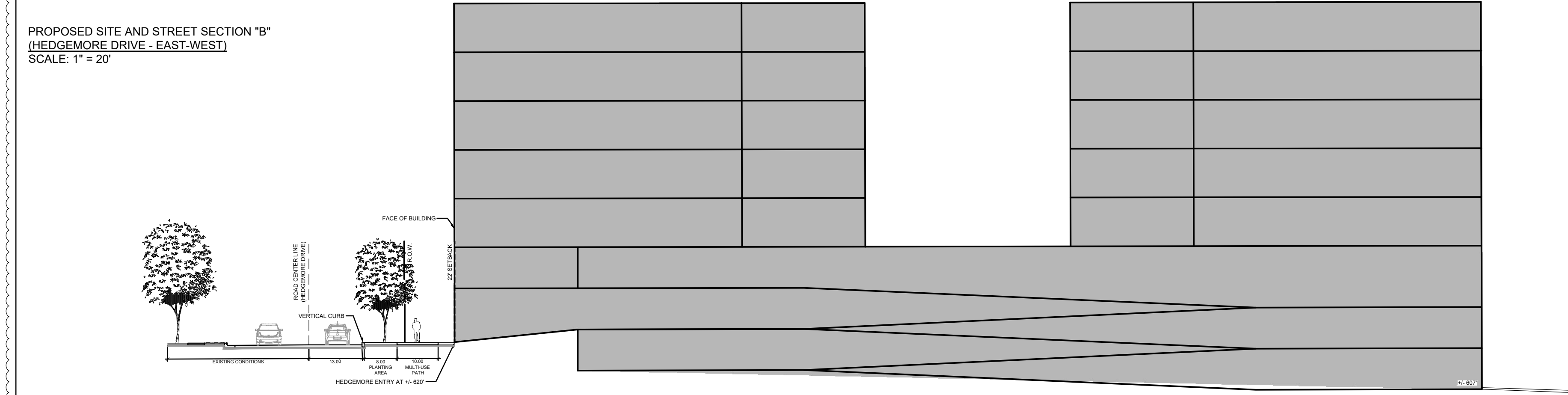
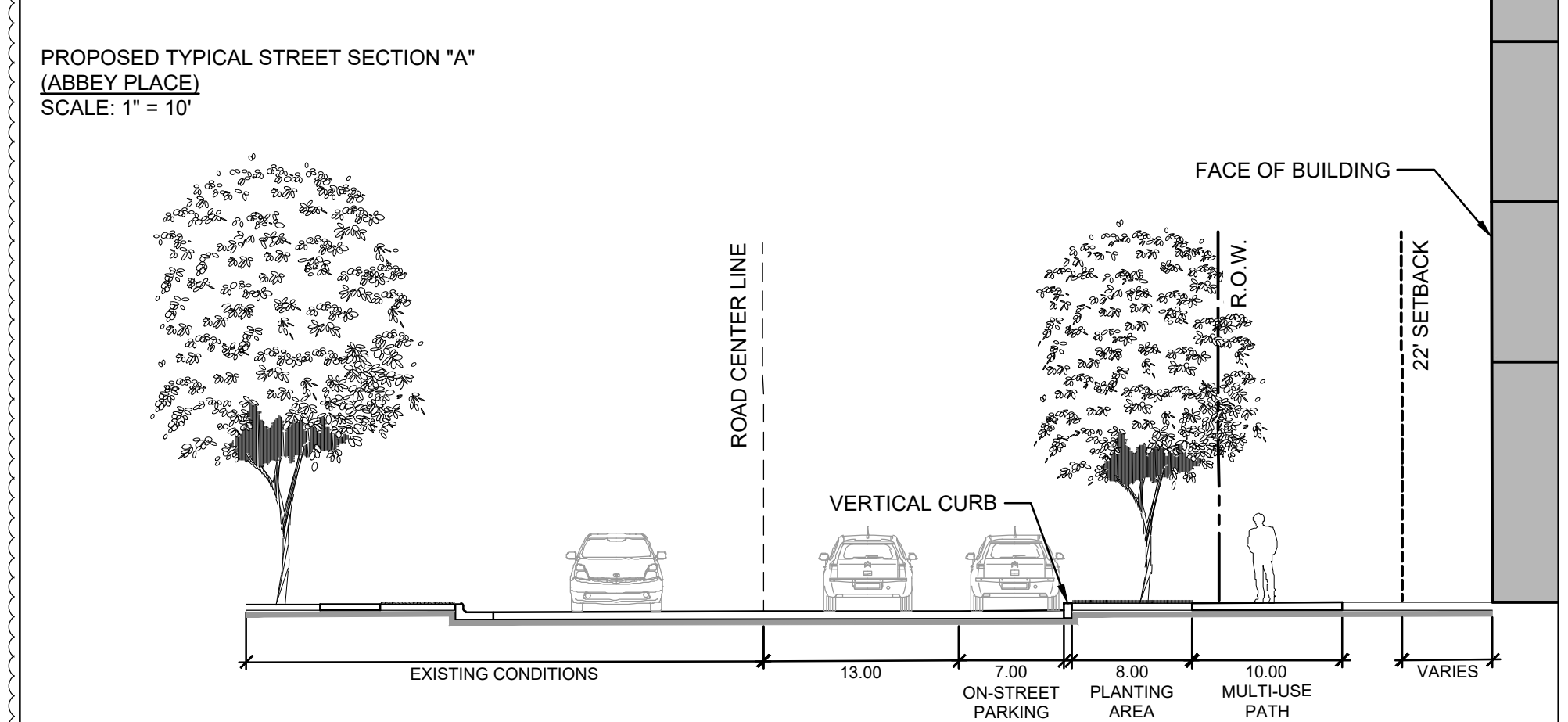
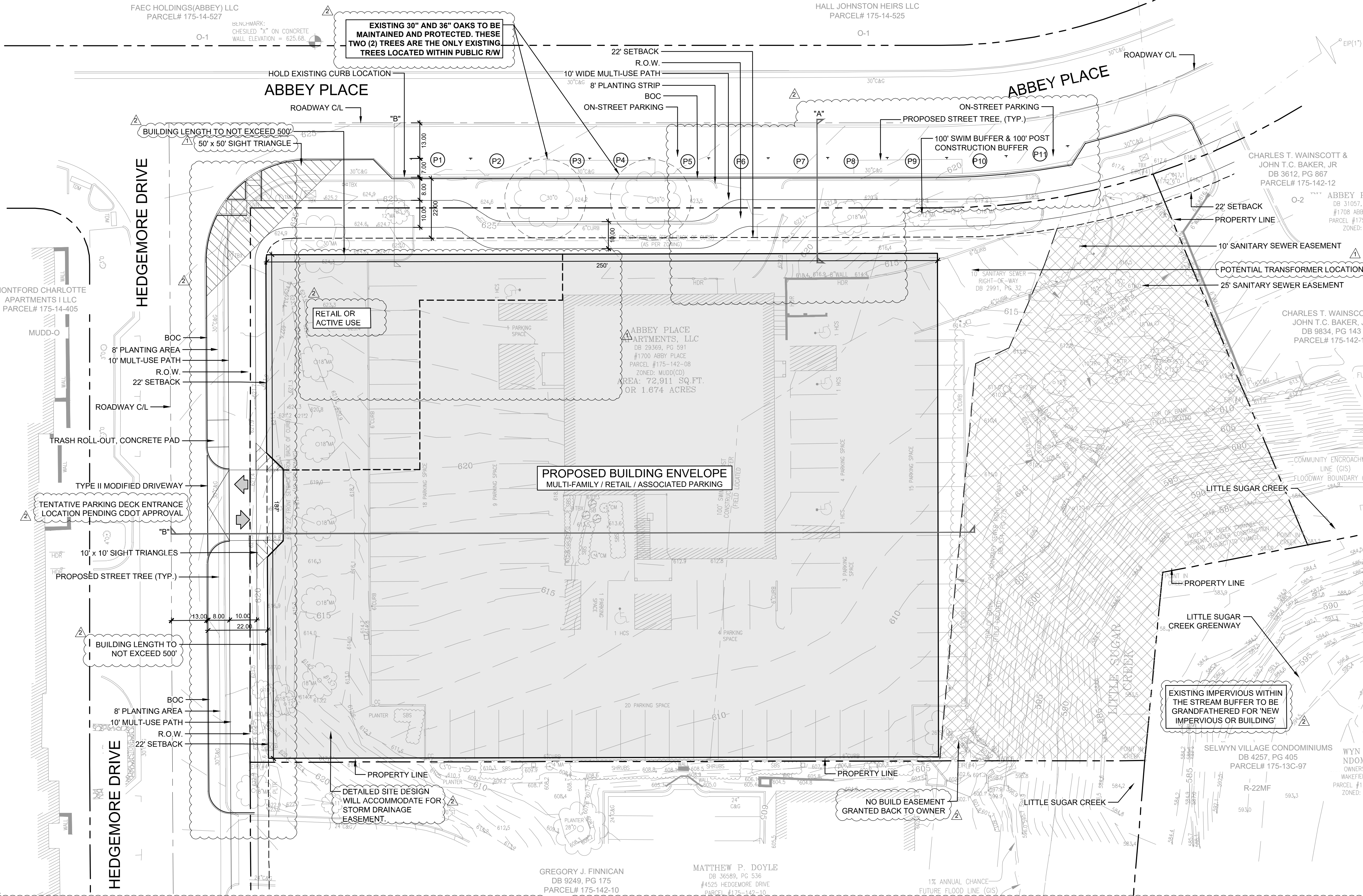
MAXIMUM BUILDING HEIGHT: BUILDING HEIGHT, AS DEFINED BY THE ORDINANCE, SHALL NOT EXCEED 95 FEET AS MEASURED FROM AVERAGE GRADE.

BLDG ENTRANCES: AS REQUIRED PER ORDINANCE
PARKING: PER THE OPTIONAL PROVISION REQUEST
BIKE PARKING: AS REQUIRED PER ORDINANCE
LOADING SPACES: 1 SPACE REQUIRED
URBAN OPEN SPACE: AS REQUIRED PER ORDINANCE
SIGNAGE: WILL MEET ORDINANCE REQUIREMENTS
TREE SAVE: WILL FOLLOW ORDINANCE REQUIREMENTS



LEGEND

AREA DEDICATED TO MECKLENBURG COUNTY PARK AND RECREATION.



CENTRO MONTFORD
1700 ABBAY PLACE
CHARLOTTE, NC 28209

REZONING

ASCENT REAL ESTATE CAPITAL
2100 CRESCENT AVENUE
SUITE 200
CHARLOTTE, NC 28207

LANDDESIGN PROJ# 1021302

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	REVISIONS PER STAFF COMMENTS	04-11-2022
2	REVISIONS PER STAFF COMMENTS	05-26-2022

DESIGNED BY: LD
DRAWN BY: LD
CHECKED BY: LD

SCALE: NORTH

VERT: N/A
HORZ: 1" = 20'

0 10 20 40
ORIGINAL SHEET SIZE: 24" X 36"

TECHNICAL DATA

SHEET NUMBER

RZ1-0

REZONING PETITION #2021-240
PETITIONER: ASCENT REAL ESTATE CAPITAL, LLC
HEDGEMORE/ABBEY PLACE

Site Development Data:

- ACREAGE: ± 1.67 ACRES
- TAX PARCEL #: 175-142-08
- EXISTING ZONING: MUDD(CD)
- PROPOSED ZONING: MUDD-O
- EXISTING USES: OFFICE
- PROPOSED USES: 252 MULTI-FAMILY RESIDENTIAL UNITS WITH UP TO 3,500 S.F. OF RETAIL SALES LIMITED TO THOSE PERMITTED IN THE B-1 DISTRICT, PROFESSIONAL BUSINESSES AND/OR GENERAL OFFICES. ALL NON-RESIDENTIAL USES SHALL ONLY BE PERMITTED ON THE FIRST/GROUND FLOOR.
- MAXIMUM BUILDING HEIGHT: BUILDING HEIGHT, AS DEFINED BY THE ORDINANCE, SHALL NOT EXCEED 95 FEET AS MEASURED FROM AVERAGE GRADE
- PARKING: PER THE OPTIONAL PROVISION REQUEST

I. GENERAL PROVISIONS

- a. **Site Location.** These development standards form part of the Rezoning Plan associated with the Rezoning Petition filed by Ascent Real Estate Capital, LLC (the "Petitioner") to accommodate development of a multi-family residential community on an approximately 1.67-acre site located on the southeast corner of the intersection of Hedgemore Drive and Abbey Place in Charlotte, NC (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, or as otherwise provided in the Optional Provisions herein, 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, and other site elements depicted on the Rezoning Plan shall be reviewed in conjunction with the provisions of these Development Standards. The ultimate layout, locations and sizes of the development and site elements depicted on the Rezoning Plan as well as any schematic building elevations, if provided, are graphic representations of this development and site elements proposed, and they may be altered or modified in accordance with the setback, yard and buffer requirements set forth on this Rezoning Plan and the Development Standards provided, further that any alterations or modifications shall not materially change the overall design intent depicted on the Rezoning Plan. Changes to the Rezoning Plan will be reviewed and approved as allowed by Section 6.207 of the Ordinance.
- d. **Number of Building Principal and Accessory.** The total number of principal buildings to be developed on the Site for residential uses shall not exceed what is shown on the Rezoning Plan. 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.

II. PERMITTED USES, DEVELOPMENT AREA LIMITATIONS

- a. Subject to the restrictions and limitations listed below, the principal building(s) constructed on the Site may be developed with up to 252 multi-family residential dwelling units and up to 3,500 square feet of retail sales limited to uses permitted in the B-1 district, professional businesses and general offices (in addition to accessory uses to multi-family residential). All non-residential uses that are not accessory to the multi-family residential component of the site shall be located only on the first/ground floor along the frontage of Hedgemore Drive and/or Abbey Place.
- For purposes of the development limitations set forth in these Development Standards (but not to be construed as a limitation on FAR requirements), the term "gross floor area" or "GFA" shall mean and refer to the sum of the gross horizontal areas of each floor of a principal building on the Site measured from the outside of the exterior walls or from the center line of party walls, provided, however, such term shall exclude any surface or structured parking facilities, areas used for building and equipment access (such as stairs, elevator shafts, vestibules, roof top equipment rooms, and maintenance crawl spaces), all loading dock areas (open or enclosed), outdoor coolers and outdoor dining areas whether on the roof of the building(s) or at street level (parking for outdoor dining areas, if included, will be provided as required by the Ordinance or these Development Standards).*

III. OPTIONAL PROVISIONS

- a. The Petitioner requests the ability to provide a minimum of one (1) parking space per residential unit for 90% of the residential units (meaning a 10% parking reduction request for residential units), which may be accommodated on-site and on-street. Petitioner shall provide bike storage 10% in excess of MUDD standards and provide refrigerated storage space for grocery delivery services to account for the reduced vehicular parking spaces. If retail uses are provided, they shall meet minimum parking requirements for the MUDD district.

IV. ACCESS

- a. Access to the Site shall be from Abbey Place and Hedgemore Drive as generally depicted on the Rezoning Plan.
- b. The placement and configuration of the vehicular 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) in accordance with applicable published standards.
- c. The alignment of the internal drives, vehicular circulation and driveways may be modified by the Petitioner to accommodate changes in traffic patterns, parking layouts and any adjustments required for approval by CDOT in accordance with published standards.

V. TRANSPORTATION

- a. **Proposed Improvements.** The Petitioner plans to provide or cause to be provided on its own or in cooperation with other parties who may implement portions of the improvements, the improvements set forth below to benefit overall traffic patterns throughout the area in accordance with the following implementation provisions:

1. Petitioner shall provide a 50 x 50-ft approach site triangle at the intersection of Abbey Place and Hedgemore Drive per the City of Charlotte's Sight Distance Policy.
2. Petitioner shall construct ADA parking in accordance with ADA law.
3. Petitioner shall dedicate and convey in fee simple all rights-of-way to the City before the Site's first building certificate of occupancy is issued. Right-of-way shall be set at 2' behind the back of sidewalk where feasible.
4. All transportation improvements shall be approved and constructed before the Site's first building certificate of occupancy is issued unless otherwise phased.

b. Standards, Phasing and Other Provisions.

- i. **CDOT Standards.** All of the foregoing public roadway improvements will be subject to the standards and criteria of CDOT, as applicable, to the roadway improvements within their road system authority. It is understood that such improvements may be undertaken by the Petitioner on its own or in conjunction with other development or roadway projects taking place within the project area, by way of a private/public partnership effort or other public sector project support.
- ii. The Petitioner will install additional concrete at the corner of Abbey Place and Hedgemore Drive to allow for cyclists to maneuver around the building corner clear of pedestrians existing the building. The final design of the corner treatment will be determined during the commercial permit process. Note that this transition area will not be brick pavers but will be concrete with the construction joints designed in a manner that is consistent with the construction joints on typical shared use paths that the City has constructed.

VI. ARCHITECTURAL STANDARDS

- a. The final design of the building will include a variety of colors and materials within the façade to help break up the building massing and help create a quality architectural treatment in keeping with the high quality urban multi-family development. In addition, the building will utilize some or all of the following elements: façade surface articulation and depth, balconies with painted railings, decorative cast masonry elements, architectural cast concrete walls, decorative canopy elements at points along the base of the building and at the corner roof element. The building materials on the building will reflect a modern aesthetic in keeping with the surrounding area and be a combination of the following: brick, stone, precast stone, architecturally finished exposed concrete, cementitious siding (such as Hardie Plank or Hardie Panel), stucco, wood, or other materials approved by the Planning Director. Vinyl as a building material may only be used on windows and soffits.
- b. Meter banks will be screened where visible from public view at grade level.
- c. Roof top HVAC and related mechanical equipment will be screened from public view at grade level within the area of the Site adjacent to such equipment.
- d. Building modulation shall be provided to break up massing for facades longer than 150 feet in building length along the primary street, but not at ground level to accommodate the parking deck. For buildings of 150' in length or longer along Hedgemore Drive or Abbey Place, facades shall be divided into shorter segments by means of modulation. Such modulation shall occur at intervals of no more than sixty (60) feet and shall be no less than two (2) feet in depth, and no less than eight (8) feet in width. An approximately twenty-five (25) foot break in the (approximate) center of the building along Abbey Place is proposed to accommodate access to the elevated terrace.
- e. The ground floor building façade at the corner of Hedgemore Drive and Abbey Place shall present as commercial and/or residential amenity/leasing space to activate the corner at the pedestrian level. Transparency in the walls defining active street uses will be approximately 50%. Walls that do not provide transparency will be highly articulated with architectural detail, planters, landscaping, benches, paving materials, and other similar elements to create an active streetscape. The minimum ground floor height in active uses will approximately between fifteen (15) feet and seventeen (17) feet, dependent on topography changes.
- f. Upper residential floor transparency along public street facades shall be a minimum of 25%.
- g. The building shall have one (1) Prominent Entrance located on the corner of Abbey Place and Hedgemore Drive and a minimum of one (1) additional Prominent Entrance along the Abbey Place building frontage. The entrance shall be treated with additional materials to emphasize its significance, including but not limited to a minimum of three (3) of the following elements: decorative pedestrian lighting/sconces; architectural details carried through to upper stories; covered porches, canopies, awnings or sunshades; archways; transom or sidelight windows; terraced or raised planters; common outdoor seating enhanced with specialty details, paving, landscaping, or water features; double doors; stoops or stairs.
- h. Blank walls shall not exceed twenty (20) feet along Hedgemore Drive and Abbey Place.
- i. Overall permitted building length shall not exceed four hundred (400) feet along any frontage.
- j. Parking structures, where provided adjacent to public streets shall be appropriately screened with one of the following (a) in a style to mimic the rhythm of the building's windows; (b) decorative panels, or (c) a green screening method. Deck screening height will match height of the deck.
- k. If the building is greater than five (5) stories, the first two (2) floors of the building above street grade shall be distinguished from the remainder of the building with an emphasis on providing design elements that will enhance the pedestrian environment through the use of the following by way of example only: cornices, corbeling, molding, stringcourses, ornamentation, changes in material or color, recessing, architectural lighting and other architectural treatment of the base.

VII. STREETSCAPE, LANDSCAPING AND BUFFERS

- a. A minimum setback of twenty two (22) feet shall be provide from the back of existing or proposed curb, as generally depicted on the Site Plan.
- b. The Petitioner will provide a ten (10) foot sidewalk and minimum eight (8) foot planting strip along the Site's frontage on existing and proposed streets. Where proposed sidewalk abuts building, sidewalk shall be a minimum of twelve (12) feet wide. Sidewalks may meander around large mature trees.

VIII. ENVIRONMENTAL FEATURES

- a. The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance.
- b. The location, size, and type of stormwater management systems depicted on the Rezoning Plan are subject to review and approval as part of the full development plan submittal and are not implicitly approved with this Rezoning. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and natural site discharge points.
- c. The Site will comply with the Tree Ordinance.
- d. The dedicated open space area may be included in the required tree save calculations.
- e. Development within any SWIM/PCSD Buffer shall be coordinated with and subject to approval by Charlotte-Mecklenburg Storm Water Services and mitigated if required by City ordinance. Petitioner acknowledges intermittent/perennial stream delineation reports are subject to review and approval upon submission of development plans for permitting and are not approved with rezoning decisions. Existing impervious areas within the stream buffer shall be grandfathered for "new impervious or building."
- f. The detailed site design will accommodate for the storm easement.

IX. LIGHTING

- a. All new lighting shall be full cut-off type lighting fixtures excluding lower, decorative lighting that may be installed along the driveways, sidewalks, and parking areas. Maximum height of freestanding lighting is twenty-five (25) feet.

X. 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 portion of the Site affected by such amendment in accordance with the provisions herein and of Chapter 6 of the Ordinance.

XI. BINDING EFFECT OF THE REZONING APPLICATION

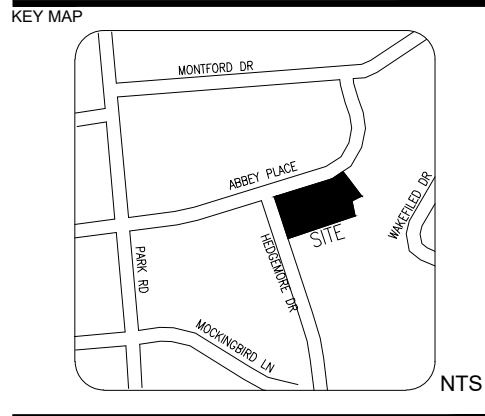
- a. If this Rezoning Petition is approved, all conditions applicable to the development of the Site imposed under the Rezoning Plan will, unless amended in the manner provided herein and under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site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

XII. URBAN OPEN SPACE

- a. Urban open space shall be provided at a rate of one (1) square foot for every one (100) square feet of gross floor area of building area. Building area shall include upper parking level only (lower deck level is excluded).

XIII. MECKLENBURG COUNTY PARKS AND RECREATION

- a. Area designated on RZ-1 for dedication to Mecklenburg County Parks and Recreation shall be deeded and recorded prior to occupancy of building(s). This area shall consist of approximately .39 acres, minus the area noted or the transformers as generally depicted on Sheet RZ-1, and shall generally follow the existing sanitary sewer easement. The purpose of the dedicate area shall be for greenway/recreation purposes only. Tree save areas may be permitted in this dedication area.



KEY MAP

SCALE

PROJECT

CENTRO MONTFORD
1700 ABBEY PLACE
CHARLOTTE, NC 28209

REZONING

ASCENT
REAL ESTATE CAPITAL
2100 CRESCENT AVENUE
SUITE 200
CHARLOTTE, NC 28207

LANDDESIGN PROJ.# 1021302

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
△	REVISIONS PER STAFF COMMENTS	04-11-2022
△	REVISIONS PER STAFF COMMENTS	05-26-2022

DESIGNED BY: LD
DRAWN BY: LD
CHECKED BY: LD

SCALE: NORTH

VERT: N/A
HORZ: N/A

ORIGINAL SHEET SIZE: 24" X 36"

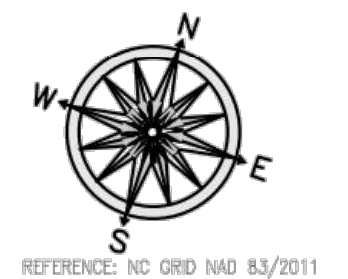
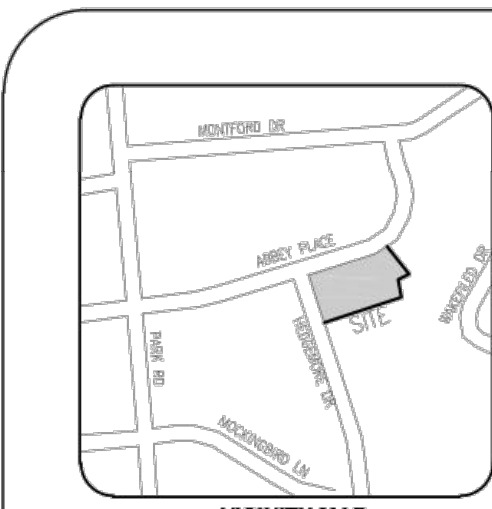
SHEET TITLE

DEVELOPMENT STANDARDS

SHEET NUMBER

REZONING PETITION # 2021-240

RZ2-0



- NOTES:**
- THIS MAP REPRESENTS A SURVEY OF AN EXISTING PARCEL OF LAND.
 - ALL DISTANCES SHOWN ARE HORIZONTAL, GROUND DISTANCES.
 - SUBJECT PROPERTY IS ZONED R-MD(CD).
(MIXED USE DEVELOPMENT DISTRICT (CONDITIONAL)) AS PER REZONING PLAN PREPARED BY: KIMLEY-HORN AND ASSOCIATES, INC. PROJECT: ABBEY PLACE MULTIFAMILY PETITION # 2021-240, DATED: APRIL 15, 2021, PROJECT # 015529015, SEE BELOW:
-MINIMUM SETBACK: 27 FEET FROM BACK OF CURB OF EXISTING OR PROPOSED CURB WITH 8' PLANTING STRIP AND 10' SIDEWALK (PER PARK WOOLAWN AREA PLAN DATED JUNE 10, 2013)
-MINIMUM SIDE YARDS: NONE, BUT 10' BUILDING SEPARATION REQUIRED TO A RESIDENTIAL USE
-MINIMUM REAR YARD: NONE, BUT 10' BUILDING SEPARATION REQUIRED TO A RESIDENTIAL USE
 - AT THE TIME OF THE SURVEY THERE WAS NO EVIDENCE FOUND OF ANY CEMETERIES OR BURIAL GROUNDS.
 - AT THE TIME OF THIS SURVEY, THERE WAS NO EVIDENCE OF EARTH MOVING WORK AND/OR CONSTRUCTION.
 - AT THE TIME OF THIS SURVEY, THE UNDERSIGNED SURVEYOR WAS NOT AWARE OF ANY CHANGES IN STREET RIGHT-OF-WAY LINES (COMPLETED OR PROPOSED).
 - AT THE TIME OF THIS SURVEY, THERE WAS NO EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SLUMP, OR SANITARY LANDFILL.
 - BEARINGS SHOWN ON THIS SURVEY ARE REFERENCED TO NC GRID NO. 83.
 - THIS SURVEY IS INTENDED ONLY FOR THE NAMED PARTY OR PARTIES AS SHOWN HEREON. NO WARRANTIES ARE HEREBY IMPLIED OR GRANTED TO ANY OTHER PARTY FOR ANY PURPOSE.
 - UTILITY LOCATING SERVICE: CENTER LINE LOCATING: 980-233-1364
 - NO NCECS MONUMENT LIES WITHIN 2000' OF SUBJECT PROPERTY.
 - BOTH HORIZONTAL AND VERTICAL CONTROL IS BASED ON NCECS MONUMENT "REECE" ELEVATION=665.5 (NAVD 88)
 - THE SUBJECT PROPERTY HAS DIRECT ACCESS TO THE RIGHT OF WAY OF ABBEY PLACE AND HEDGEMORE DRIVE.
 - MARKED PARKING SPACES LOCATED ON THE SUBJECT PROPERTY:
REGULAR PARKING SPACES: 72
HANDICAPPED PARKING SPACES: 80
TOTAL PARKING SPACES: 152

TEXT LEGEND:

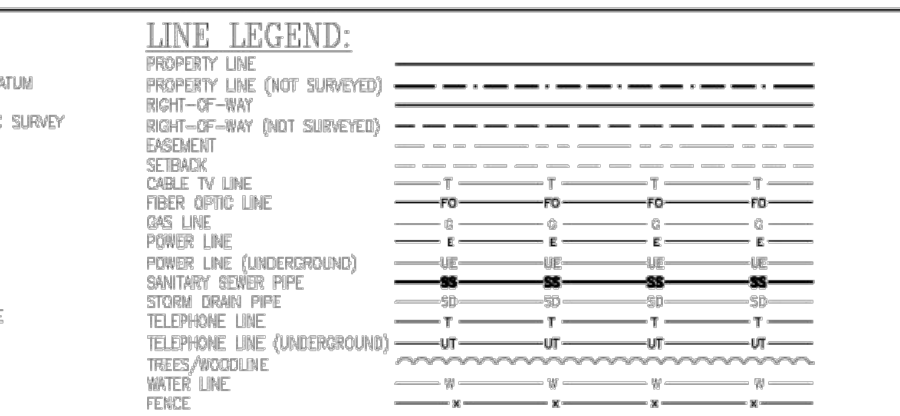
(M) - MEASURED
(R) - RECORDED
CSP - CURB AND GUTTER
C - CURB (TREE)
CB - CATCH BASIN
CG - CURB CUT
CWD - COMBINED GUT FACTOR
CM - CURB MYRIE (TREE)
COP - COMBINED OPEN PIPE
CO - CULM CUT
CCL - COLLECTOR
CONC. - CONCRETE
COP - CORRUGATED PLASTIC PIPE
DB - DECK BOOD
DOB - DOUBLE CATCH BASIN
DOP - DOUBLE OPEN PIPE
EP - EXISTING IRON PIPE
EI - EXISTING IRON RUD
EB - EXISTING BRICK
FE - FINISH FLOOR ELEVATION
FH - FIRE HYDRANT
FY - FIRE VALVE
GP - GAS PIPE
GV - GAS VALVE
GR - GAS RISE
HCS - HANDICAP SPACE
HR - HOLE
HMC - HOISTING/POOLING UNIT
IOW - IRRIGATION CONTROL VALVE
M - MANHOLE
LPS - LAMP POST BASE
LPS - LAMP POST
MA - MANHOLE (TREE)
MB - MAP EDGE

TEXT LEGEND:

NAD - NORTH AMERICA DATUM
NAVD - NORTH AMERICA VERTICAL DATUM
NCECS - NORTH CAROLINA GEODETIC SURVEY
NC - NEW YORK ROAD
NN - NEW NAME
OW - ONE (TIE)
PWB - POWER BOX
P - PACE
PM - POWER METER
POB - POINT OF BEGINNING
PP - POWER PILE
RFP - REINFORCED CONCRETE PIPE
RD - ROAD DRIVE
RIS - RISE
RS - RISER
SWM - STORM WATER MAINHOLE
SQT - SQUARE FEET
SP - SQUARE FOOTING
ST - STAKE (TREE)
SWM - STORM WATER MAINHOLE
T - TELEPHONE
TUM - TELEPHONE MAINHOLE
T - TOP OF WELL
M - WATER METER
WV - WATER VALVE
W - WATER

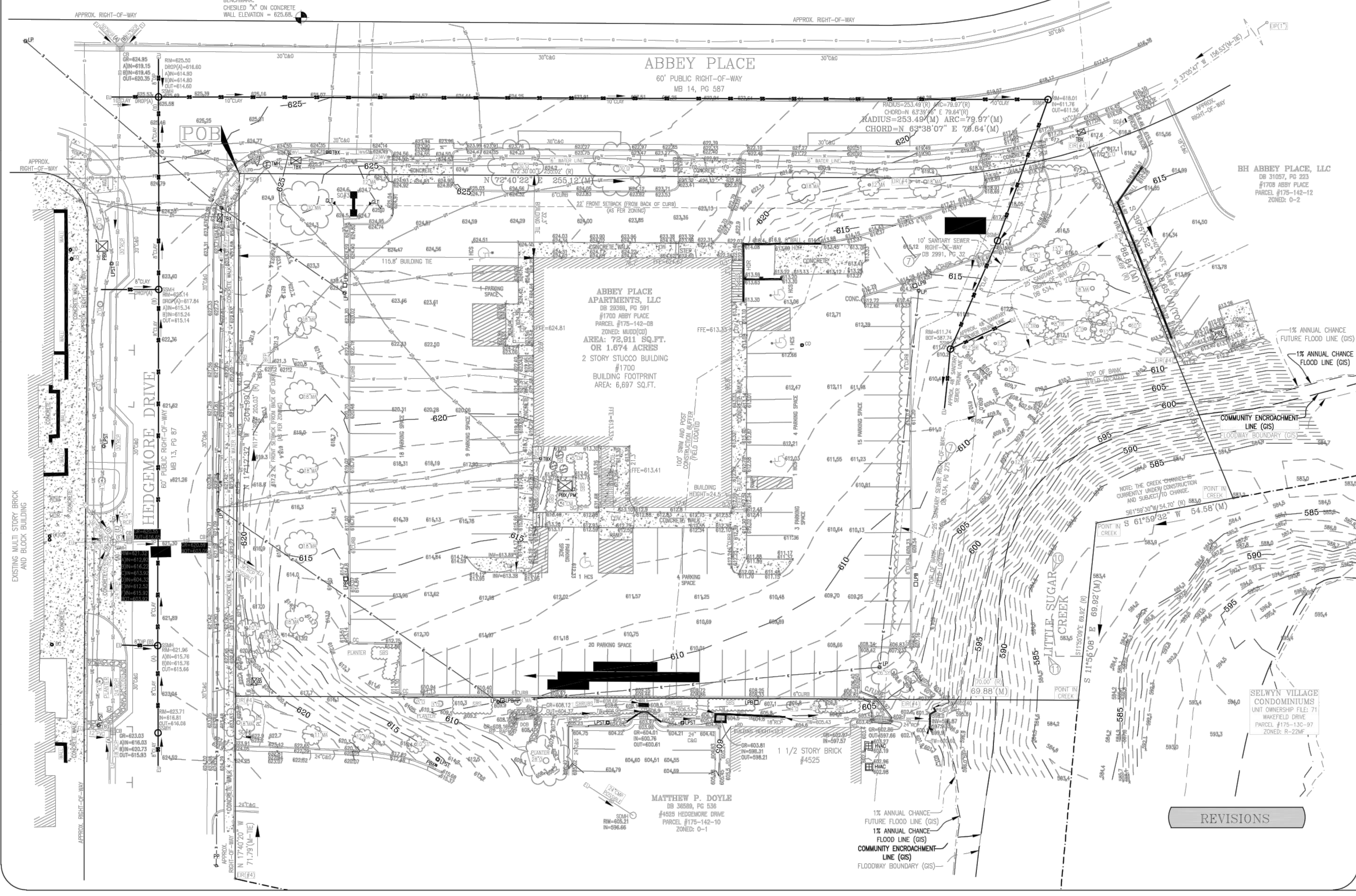
SIGN LEGEND:

S01 - PARKING
S02 - STOP
S03 - WADLAND
S04 - ENTRANCE
S05 - HANDICAP
S06 - ADDRESS (#4000)



NOT TO SCALE

NCECS MONUMENT "REECE"
NC GRID (NO. 83/2011)
NORTHING = 524,971.39 FEET
EASTING = 1,446,962.13 FEET
ELEVATION = 665.5 FEET (NAVD 88)
CORNERED GRID FACTOR: 0.99994638



LEGAL DESCRIPTIONS

Ascent Real Estate Capital
1700 Abbey Place
Charlotte, NC

RECORD LEGAL DESCRIPTION

BEING: A 60-foot right-of-way on the east side of Hedgemore Drive (60-foot right-of-way) with the southerly margin of Abbey Place (60-foot right-of-way) and a new fence with the southerly margin of Abbey Place the following (2) courses and distances: 1) North 72-50-00' East 225.02 feet to a new iron rod; 2) with the arc of a circular curve to the left having a radius of 253.49 feet an arc length of 80.28 feet; (Start: North 63-07-00 East 79.97 feet) to an existing iron rod on the northwestern corner of the G.L. Finson property as described in Deed Book 6834, Page 143 of said Registry, thence with the southerly margin of the South 46-14-10 East, passing a new iron rod on line of 28.03 feet, for a total distance of 148.89 feet to a point in Sugar Creek thence with the southerly margin of the G.L. Finson property as described in Deed Book 6844, Page 175 of said Registry, thence with the southerly margin of the South 72-30-30 West 330.26 feet to an existing iron rod on the southerly margin of Hedgemore Drive thence with the southerly margin of Hedgemore Drive North 11-30-00 East 204.82 feet to the point and place of BEGINNING, containing 73,000 square feet of 1.6703 acres of land as shown on a survey prepared by R.B. Pinner & Associates, P.A. dated May 14, 1999 (Map File W-5403).

Grantor also qualifies the following described real property to Grantor; provided, Grantor makes no representation or warranty as to such property or the accuracy of the legal description and the following legal description is specifically excluded from the Grantor's warranties contained in this deed.

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

BEING: A 60-foot right-of-way on the east side of Hedgemore Drive (60-foot public right-of-way) with the southerly margin of Abbey Place (60-foot public right-of-way) and a new fence with the southerly margin of Abbey Place the following (2) courses and distances: 1) North 72-42-00' East, a distance of 255.32 feet to an existing iron rod; 2) with the arc of a circular curve to the left having a radius of 253.49 feet an arc length of 79.97 feet; (Start: North 63-37-45 East, 79.64 feet) to an existing iron rod on the northwestern corner of the G. L. Finson property as described in Deed Book 6834, Page 143 of the Mecklenburg County Public Registry, thence with the southerly margin of the South 46-14-10 East, passing a new iron rod on line of 28.03 feet, for a total distance of 148.89 feet to a point in Little Sugar Creek thence with the southerly margin of the G.L. Finson property as described in Deed Book 6844, Page 175 of said Registry, thence with the southerly margin of the South 72-30-30 West, passing a new iron rod on line of 28.03 feet, for a total distance of 330.26 feet to an existing iron rod on the southerly margin of the right-of-way of Hedgemore Drive thence with the southerly margin of the right-of-way of Hedgemore Drive North 11-30-00 East, a distance of 205.03 feet to the point and place of BEGINNING, containing 73,922 square feet or 1.674 acres, more or less, as shown on the ALTA/ACSM Land Title Survey prepared by James Mauney & Associates, P.A. (Map File F-1153), dated December 5, 2013 (last revised August 6, 2014).

AND BEING THE SAME PROPERTY DESCRIBED AS FOLLOWS:

AS-SUBMITTED LEGAL DESCRIPTION:

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

BEING: A 60-foot right-of-way on the east side of Hedgemore Drive (60-foot public right-of-way) with the southerly margin of Abbey Place (60-foot public right-of-way) and a new fence with the southerly margin of Abbey Place the following (2) courses and distances: 1) North 72-42-00' East, a distance of 255.32 feet to an existing iron rod; 2) with the arc of a circular curve to the left having a radius of 253.49 feet an arc length of 79.97 feet; (Start: North 63-37-45 East, 79.64 feet) to an existing iron rod on the northwestern corner of the G. L. Finson property as described in Deed Book 6834, Page 143 of the Mecklenburg County Public Registry, thence with the southerly margin of the South 46-14-10 East, passing a new iron rod on line of 28.03 feet, for a total distance of 148.89 feet to a point in Little Sugar Creek thence with the southerly margin of the G.L. Finson property as described in Deed Book 6844, Page 175 of said Registry, thence with the southerly margin of the South 72-30-30 West, passing a new iron rod on line of 28.03 feet, for a total distance of 330.26 feet to an existing iron rod on the southerly margin of the right-of-way of Hedgemore Drive thence with the southerly margin of the right-of-way of Hedgemore Drive North 11-30-00 East, a distance of 205.03 feet to the point and place of BEGINNING, containing 73,922 square feet or 1.674 acres, more or less, as shown on the ALTA/ACSM Land Title Survey prepared by James Mauney & Associates, P.A. (Map File F-1153), dated February 11, 2022 (Map File F-1153).

ALTA/ACSM LAND TITLE SURVEY

SURVEY PREPARED FOR:
ASCENT REAL ESTATE CAPITAL
SITE ADDRESS: 1700 ABBEY PLACE
CITY OF CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA
TAX PARCEL: 175-142-08
REFERENCE: DEED BOOK 29369, PAGE 591

TOTAL AREA SURVEYED: 72,911 SQ. FT. OR 1.674 ACRES

TO: ASCENT REAL ESTATE CAPITAL

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NCECS, AND INCLUDES ITEMS 1-4, 6(a), 7(a), 7(b)(1), 7(b), 8, 9, 10(a), 11, 16, 17 AND 19 OF TABLE "A" THEREOF. THE FIELD WORK WAS COMPLETED ON JANUARY 31, 2022.

DATE OF PLAN OR MAP: FEBRUARY 11, 2022

I CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DESCRIPTION RECORDED IN DEED BOOKS 293-63 AND 293-69); THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION AS SHOWN ON THE FACE OF THE SURVEY; THAT THE RATE OF PRECISION OR POSITIONAL ACCURACY IS USUAL; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 16A.0600).

THIS IS THE DAY OF FEBRUARY, 2022.

SIGNED: JAMES F. CAMERON, PLS NO. L-3665

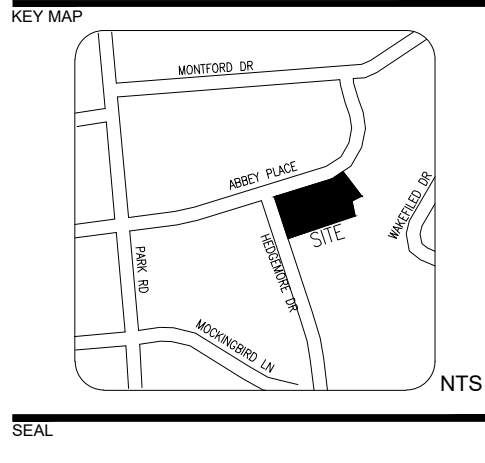
SCHEDULE B - SECTION 2 EXCEPTIONS

NO TITLE COMMITMENT PROVIDED TO SURVEYOR

JAMES MAUNEY & ASSOCIATES, P.A.
PROFESSIONAL LAND SURVEYORS
423 BEATTY DRIVE, SUITE B, BELMONT, NC 28012
TEL: (704) 829-9623
LICENSE NO. C-2873

CREW: MC, TC, REVISED: SCALE: 1"=30'
DATE: 02/11/2022
JOB: 9450
FILE: F-2245

REZONING PETITION # 2021-240



CENTRO MONTFORD
1700 ABBEY PLACE
CHARLOTTE, NC 28209

REZONING

ASCENT REAL ESTATE CAPITAL
2100 CRESCENT AVENUE
SUITE 200
CHARLOTTE, NC 28207

LANDDESIGN PROJ# 1021302

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	REVISIONS PER STAFF COMMENTS	04-11-2022
2	REVISIONS PER STAFF COMMENTS	05-26-2022

DESIGNED BY: LD
DRAWN BY: LD
CHECKED BY: LD

SCALE: NORTH

VERT: N/A
HORZ: NTS

ORIGINAL SHEET SIZE: 24" X 36"

SHEET TITLE: EXISTING CONDITIONS

SHEET NUMBER: RZ3-0