

GENERAL NOTE:

1. SURVEY INFORMATION PROVIDED FOR REFERENCE ONLY

REZONING
PETITION NO.
RZP-2022-210

KEY MAP

SEAL

PRELIMINARY
-FOR REVIEW ONLY-

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XXXXX XXXXXXXX ### 10/5/22
ENGINEER REG. # DATE

NOT FOR
CONSTRUCTION

SOUTHEND
BUSINESS PARK

RRPVI SEBP CHARLOTTE, LP

4801 PGA BLVD

PALM BEACH GARDENS, FL 33418

LANDSCAPE PROJ.#

1022222

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	INITIAL SUBMITTAL	11.14.2022
2	SUBMITTAL #2	04.17.2023
3	SUBMITTAL #3	06.12.2023
4	SUBMITTAL #4	08.14.2023

DESIGNED BY: LD
DRAWN BY: MH
CHECKED BY: ND

SCALE: NORTH

VERT: N/A
HORZ: NOT TO SCALE

SHEET TITLE

EXISTING CONDITIONS

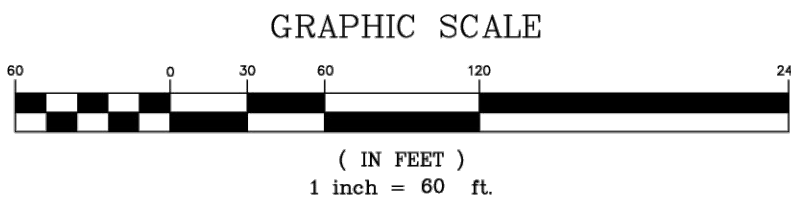
SHEET NUMBER

RZ-00A

LEGEND:
D.B. - DEED BOOK
ECM - EXISTING CONCRETE MONUMENT
EIP - EXISTING IRON PIPES
EIR - EXISTING IRON ROD
EAM - EXISTING METAL MONUMENT
EY - EXISTING NAIL
M.B. - MAP BOOK
MIR - NEW IRON ROD
NY - NEW NAIL
PG. - PAGE
R/W - RIGHT-OF-WAY
SDE - STORM DRAINAGE EASEMENT
SSE - SANITARY SEWER EASEMENT
PROPERTY LINE
PROPERTY LINE (NOT SURVEYED)
RIGHT-OF-WAY
RIGHT-OF-WAY (NOT SURVEYED)
EASEMENT
STRIKES
GAS LINE
OVERHEAD ELECTRIC LINE
SANITARY SEWER LINE
STORM DRAINAGE LINE
UNDERGROUND ELECTRIC LINE
UNDERGROUND FIBER OPTIC LINE
WATER LINE

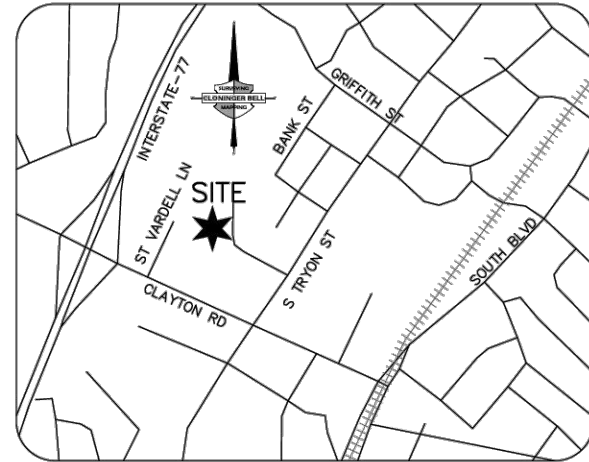


Know what's below.
Call before you dig.



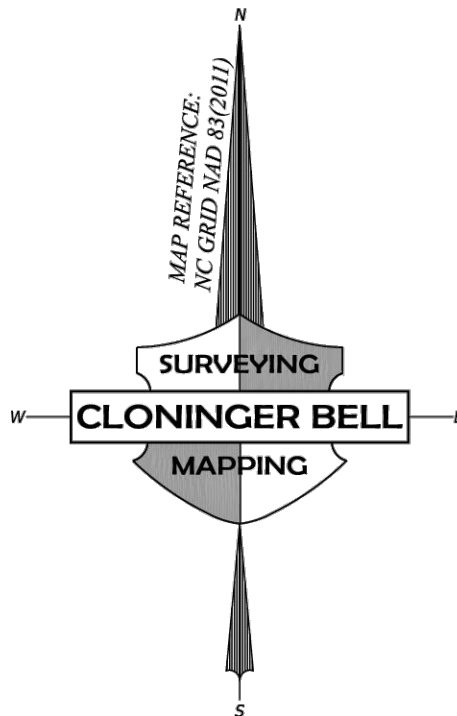
GPI Job No. 2200681.00

- This mapping product was requested by the client to be prepared with an equivalent legacy mapping scale of 1:600 mapping scale which is equivalent to a horizontal accuracy of 1.22 feet at the 95% confidence interval.
- This map was produced by photogrammetric methods from LIDAR data and aerial photography.
- Compiled vector features have been produced to meet a horizontal accuracy of 1.22 feet at the 95% confidence interval in clear unobscured areas. Planimetric features that lie in areas delineated as "VISUALLY OBSCURED" may not adhere to this accuracy.
- The ground surface was produced to meet a 0.30 foot vertical accuracy class, in clear unobscured areas, to support the generation of 1-foot contour intervals.
- The delivered elevation surface is the source for any delivered derivative products (e.g. contours). The project's elevation surface, as delivered to the client, should be utilized as the source for the creation of further derivative elevation products or subsequent computations.
- Lidar data was collected nominally at ~75 Points Per Square Meter (PPM), resulting in an equivalent 4.1 cm nominal point spacing, to support the products delivered.
- Imagery was collected to support the orthorectification of 2.2 inch ground sample distance (GSD) imagery.
- Date of Aerial Imagery capture: January 5, 2023
- Date of Lidar capture: January 5, 2023



VICINITY MAP
NOT TO SCALE

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.
COMMUNITY PANEL NO: 3710453300K



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.
- THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE COMMITMENT REPORT. CLONINGER BELL SURVEYING & MAPPING, PLLC DOES NOT CLAIM THAT ALL MATTERS OF RECORD WHICH MAY OR MAY NOT AFFECT THE SUBJECT PROPERTY ARE SHOWN HEREON.
- SITE LOCALIZED TO AND ELEVATIONS BASED ON N.G.S. MONUMENT "PARKWAY", ELEVATION = 683.87 FEET, NAVD 88.
- BROKEN LINES INDICATE PROPERTY LINES NOT SURVEYED.
- 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.

ZONING:

ZONING RESTRICTIONS AS PER ZONING ORDINANCE:
SUBJECT PROPERTY ZONED: B-1; B-1; B-2(CD)

FOR FURTHER INFORMATION CONTACT THE
CHARLOTTE-MECKLENBURG ZONING DEPARTMENT
AT 704.336.3569.

THIS IS TO CERTIFY THAT ON THE 3rd DAY OF FEBRUARY 2023 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 30 SECONDS TIMES THE SQUARE ROOT OF THE NUMBER OF ANGLES TURNED.

SIGNED: PRELIMINARY

TOTAL AREA: 2,158,319 SQ. FT. (49.5482 ACRES)

SURVEY
PREPARED FOR
RRPVI SEBP CHARLOTTE, LP
5 TRYON ST AND CLANTON RD
CITY OF CHARLOTTE, MECKLENBURG COUNTY, NC
DEED REFERENCE: 27025-514; 37787-370; 37787-375; 37787-381
PARCEL: 145-061-18; -20; -21; -22; -26; -28

SURVEYING
CLONINGER BELL
MAPPING

CLONINGER BELL
SURVEYING & MAPPING, PLLC
107 RIVERSIDE DR.
MCADENVILLE, NC 28101
704.864.9007
LICENSE P-2326

SHEET 1 OF 2

DRAWN: CJB REVISED: SCALE: 1"=60' DATE: FEBRUARY 3, 2023 FILE NO: 2408

PLOTTED: 3/16/2023;C:\CLONINGER SURVEYING\2021\0805\24\A\2408\DWG\2408.DWG

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LandDesign.

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

ram
Ram Realty Advisors

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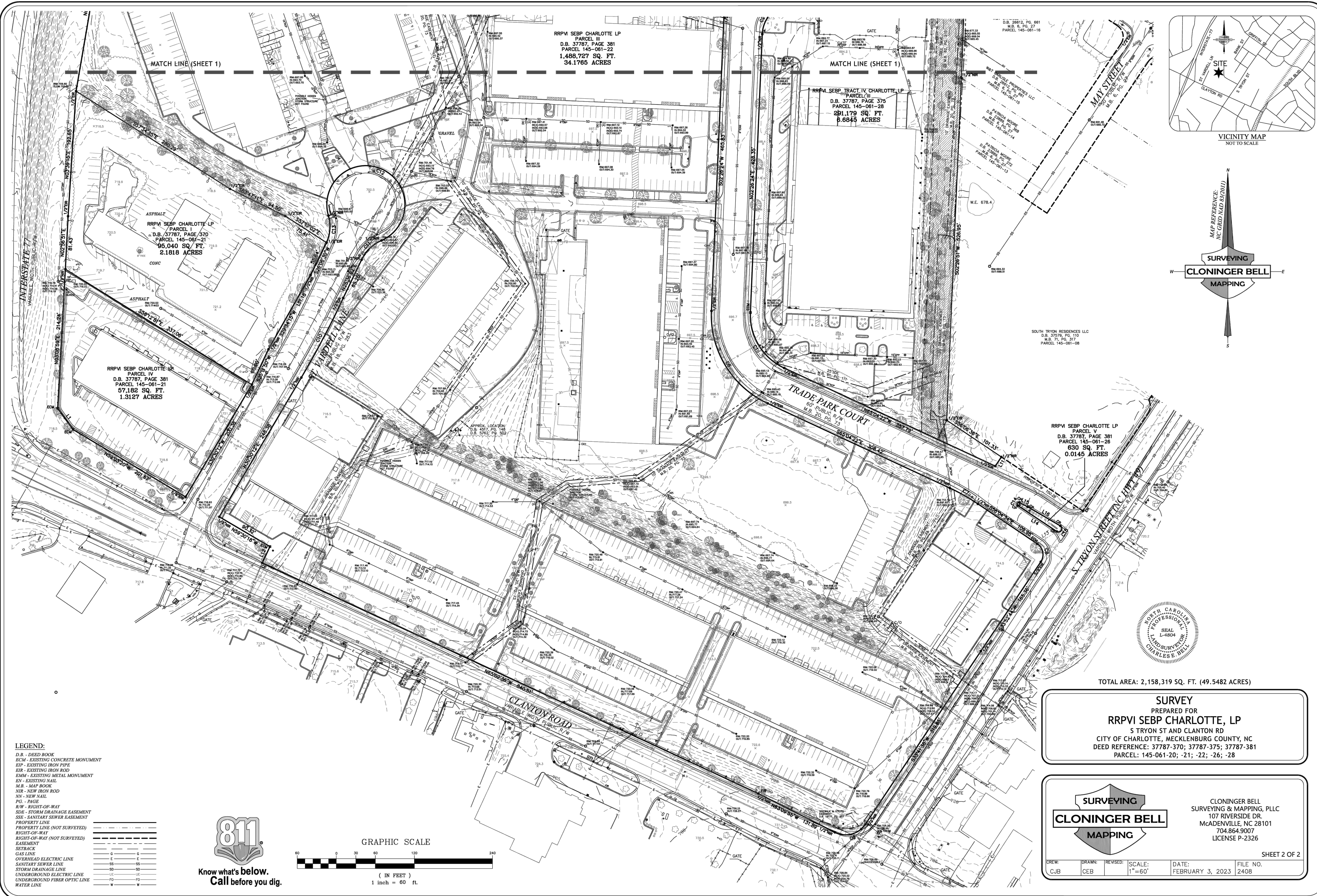
SCALE: NORTH

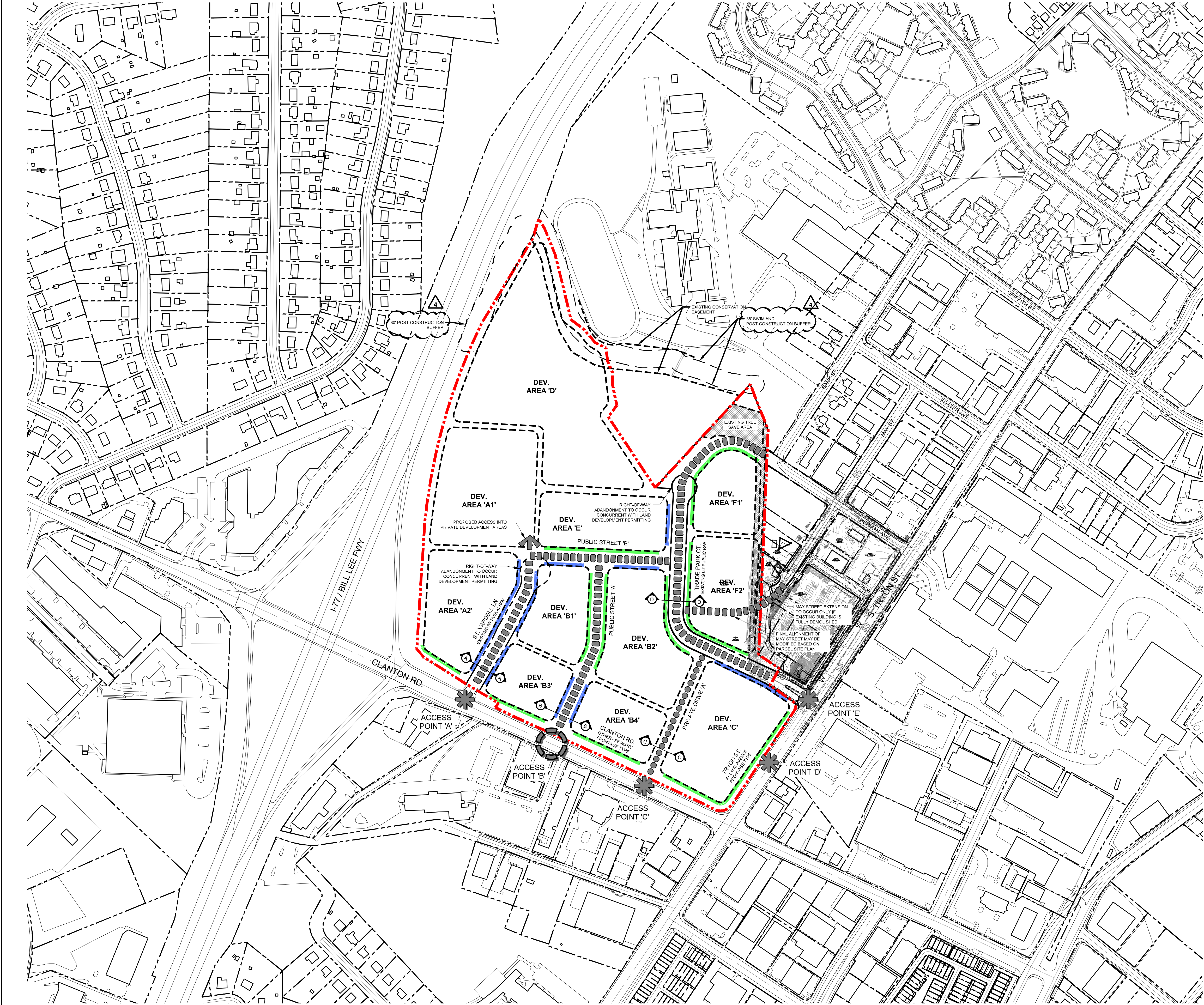
VERT: N/A
HORZ: NOT TO SCALE

EXISTING CONDITIONS

SHEET NUMBER

RZ-00B





SITE DEVELOPMENT DATA:	
ACREAGE:	±46.80 ACRES
TAX PARCEL #S:	145-061-22, 145-061-21, 145-061-28, 145-061-20, 145-061-26
EXISTING ZONING:	B-D, B-1, B-2 (CD)
PROPOSED ZONING:	TOD-CC (EX)
EXISTING USES:	WAREHOUSE / VACANT AND PARKING
PROPOSED USES:	ALL USES PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS IN TOD-CC ZONING DISTRICT TOGETHER WITH ACCESSORY USES AS ALLOWED IN THE TOD-CC ZONING DISTRICT (AS MAY BE MORE SPECIFICALLY DESCRIBED IN SECTION 3 BELOW).
MAX. GROSS S.F. OF DEVELOPMENT:	AS ALLOWED BY THE TOD-CC ZONING DISTRICT.
TREE SAVE AREA:	AS REQUIRED PER ORDINANCE

- NOTE:
- DEVELOPMENT STANDARDS/ PROVISIONS NOT SPECIFICALLY LISTED OR REFERENCED IN THIS REZONING PLAN (E.G., BUILDING HEIGHT, AMONG OTHER ITEMS) WILL BE GOVERNED BY THE STANDARDS/ PROVISIONS OF THE TOD-CC ZONING DISTRICT.
 - THE REZONING PLAN IS ILLUSTRATIVE IN NATURE AND IS INTENDED TO DEPICT OVERALL CIRCULATION AND DEVELOPMENT PATTERNS ONLY.
 - ALL TREE SAVE AREAS, CONSERVATION / UTILITY EASEMENTS, AND PCSO BUFFERS ARE SHOWN FOR REFERENCE ONLY. APPLICANT RESERVES THE RIGHT TO MAKE ALTERATIONS TO THESE AREAS AS ALLOWED PER THE ORDINANCE.
 - APPLICANT WILL OBSERVE AND FOLLOW ALL REQUIREMENTS AS LAID OUT BY THE CLOSM STANDARDS, CHARLOTTE STREETS MAP, AND TOD STREETScape REQUIREMENTS DURING THE LAND DEVELOPMENT PERMITTING PROCESS

SITE LEGEND:

FULL MOVEMENT ACCESS

POTENTIAL ACCESS POINT **

REQUIRED NETWORK STREETS **

PRIVATE DRIVE

SITE BOUNDARY LINE

CONSERVATION EASEMENT LINE

SWIM BUFFER LINE

** SUBJECT TO CHANGE BASED ON CDOT AND NCDOT APPROVALS

FRONTAGE TYPES:

PRIMARY FRONTAGE

SECONDARY FRONTAGE

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DESIGNED BY: LD

DRAWN BY: MH

CHECKED BY: ND

SCALE

NORTH

VERT: N/A

HORZ: 1"=200'

0

100

200

400

SHEET TITLE

TECHNICAL DATA SHEET

SHEET NUMBER

Site Development Data:

--Acreage: ± 46.80 acres
--Tax Parcel #: 145-061-22, 145-061-21, 145-061-28, 145-061-20 and 145-061-26
--Existing Zoning: B-D, B-1 & B-2(CD)
--Proposed Zoning: TOD-CC-EX
--Existing Uses: Civic/Institutional and Parking
--Proposed Uses: All uses permitted by right and under prescribed conditions in TOD-CC zoning district together with accessory uses as allowed in the TOD-CC zoning district (as may be more specifically described in Section 3 below).
--Maximum Gross Square feet of Development: As allowed by the TOD-CC zoning district.

NOTE: Development standards/provisions not specifically listed or referenced below in this Rezoning Plan (e.g., building height, among other items) will be governed by the standards/provisions of the TOD-CC zoning district.

1. General Provisions:

- a. **Site Location.** These Development Standards and the Technical Data Sheet set forth on attached Sheet RZ-1 form this rezoning plan (collectively referred to as the "Rezoning Plan") associated with the Rezoning Petition filed by RRPVI SEBP CHARLOTTE, LP ("Petitioner") for an approximately ± 46.80-acre site located at South Tryon Street and Clanton Road (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 TOD-CC zoning classification shall govern all development taking place on the Site, with the benefit of Optional Provisions provided below.
- c. **Number of Buildings Principal and Accessory.** The total number of principal buildings to be developed on the Site shall not be limited except to the extent expressly limited by the regulations established under the Ordinance for the TOD-CC zoning classification.
- d. **Phasing.** Streetscape and roadway improvements shall be implemented, per Ordinance, as development occurs along the frontage of the associated building construction. Each building's certificate of occupancy will not be issued until completion of transportation improvements along building's frontage or as approved by CDOT during permitting.

2. Permitted Uses, Development Area Limitations:

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referenced landscape yard, an improved public open space with a minimum depth of ten (10) feet may be provided along the Clanton Road frontage. The public open space will be improved with decorative paving, seating areas, landscaping, art, and/or fountains/water features and will be adjacent to the prominent entrance for the building within development area C2. A three (3) to four (4) foot high masonry wall incorporating a pergola element within the public open space abutting the parking may be provided to screen the ground floor parking.

- i. To allow compliance with open space and tree save requirements to occur within the entire rezoning Site rather than within individual development area(s) and/or parcel(s).
- j. To allow up to seven (7) loading and/or drop off spaces on public streets. Such space may be utilized for service, loading, ride share, valet and/or similar.

4. TOD-CC-EX Benefits:

- a. The Petitioner shall provide a minimum of two (2) benefit from a minimum of two (2) of the following categories: sustainability, public amenity, and or city improvement. The TOD-EX benefits shall be finalized during the land development process. It is understood that benefits identified to achieve TOD-EX standards may not be used to achieve other TOD bonus provisions. [Specific benefits forthcoming.]

5. Transportation and Streetscape:

- a. **South Tryon Street:** Location of curb and gutter to be moved a minimum of 42.5 feet from roadway centerline to accommodate the Charlotte Streets Map with a roadway typical section of a 4+ Avenue with Buffered/Separated Bike Lanes and On-Street-Parking.
- b. **Clanton Road:** Location of curb and gutter to be moved a minimum of 27 feet from roadway centerline to accommodate the Charlotte Streets Map with a roadway typical section of a 2+ Avenue with Buffered/Separated Bike Lanes.
- c. The Petitioner shall dedicate a minimum of fifty (50) feet of right-of-way from the road centerline of South Tryon Street and Clanton Road.
- d. The Petitioner shall construct an 8-foot planting strip, and 8-foot sidewalk on South Tryon Street and Clanton Road per Chapter 19.
- e. The Petitioner shall construct bike facilities along South Tryon Street and Clanton Road.

- f. It is understood, a Right-of-Way Encroachment Agreement is required for the installation of any non-standard item(s) (irrigation systems, decorative concrete pavement, brick pavers, etc.) within a proposed/existing City-maintained street right-of-way by a private individual, group, business, or homeowner's/business association. An encroachment agreement must be approved by CDOT prior to construction/installation.

- g. The petitioner shall complete and submit the [Right of way Abandonment Petition form](#) to CDOT for review. It is understood, the Right of Way Abandonment process is controlled by North Carolina General Statutes and is independent of this rezoning process.

CHAR22710719v6

- a. The Site may be developed with uses permitted by right and under prescribed conditions in the TOD-CC zoning district together with accessory uses as allowed in the TOD-CC zoning district.

3. TOD-CC-EX Standard Deviations:

Statement of Overall Design Intent.

The redevelopment of the site will emphasize the preservation of the existing tree canopy found along the existing public streets and look for ways to enhance the tree canopy. The site plan will also create a more robust network of streets (public and private) by adding new streets to the existing network. The site plan will also create a series of improved open space areas within the site. A variety of building styles, types and building material palettes will be utilized throughout the site to create an interesting and unique mixed-use community. Long expanses of blank walls will be limited, and where they are necessary will be treated with a combination of architectural expressions such as changes in materials, fenestration, windows, building setback and landscaping, building recesses or projections, artwork, display cases or other similar items.

- a. Modify the parking lot locational standard for development areas A, C, D, and F to allow a limited amount of permanent surface parking within the establish setback. No more than ten (10) spaces within each development area and a maximum of fifty (50) spaces throughout the site will be allowed within the established setback. The surface parking areas within these areas will also be modified and limited to no more than 50% of the building length along the frontage. The required separation along primary frontages may be reduced to five (5) feet behind the setback line in order to accommodate the required parking lot perimeter landscape.

Existing buildings and existing surface parking areas shall remain until redevelopment of such buildings and parking occurs. Normal maintenance and repair on an existing nonconforming parking lot may be performed. Rescaling, resurfacing, or re-striping of an existing parking lot is considered normal maintenance and repair.

- b. Throughout the phasing of construction for the proposed unified development, accessory surface parking on portions of the Site on an interim basis may be allowed to serve the overall unified development. Such accessory surface parking areas will meet all required minimum setbacks, streetscape, and screening requirements. The required separation along primary frontages may be reduced to five (5) feet behind the setback line except along Clanton Road and South Tryon Street. The interim period for such accessory surface parking areas shall not exceed sixty (60) months per location or development site and such time may be extended by the Planning Director for an additional 12 months based on a showing of delays in the phase of development beyond the reasonable control of Petitioner, or assigns.

- c. To allow modifications to the required streetscape and build to zones along public and network required streets to preserve existing trees as generally depicted on Sheet RZ-03 and RZ-04. In the event the building in Development Area F is redeveloped, the sidewalk shall be moved behind the planting strip.

- d. To allow modifications to the required public and network required street cross sections as generally depicted on Sheet RZ.03 and RZ.04. Modifications shall be permitted between Trade Park Court from Tryon to end of existing cul-de-sac, and St. Vardell from Clanton to Public Street B. On-street parking may be eliminated on one side of the street for up to 50% of the block frontage.

CHAR22710719v6

- h. The 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. CDOT requests rights-of-way set at 2' behind back of sidewalk where feasible.

- i. All transportation improvements will be approved and constructed prior to the Site's first building certificate of occupancy is issued.

- j. All public roadway improvements will be subject to the standards and criteria of CDOT and NCDOT, as applicable, to the roadway improvements within their respective 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 broad Mecklenburg area, by way of a private/public partnership effort or other public sector project support

- k. TIA Improvements To be added.

6. Environmental:

- a. The petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Stormwater Ordinance.

- b. Development within any SWIM/PCSO 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.

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

- b. **Alterations.** 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.

8. Binding Effect of the Rezoning Application:

- a. If this Rezoning Petition is approved, it 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, as applicable, and their respective heirs, devisees, personal representatives, successors in interest or assigns.

CHAR22710719v6

- e. To allow encroachments in the public right of way for outdoor dining and amenity areas. It is understood that the Petitioner shall apply for right of way encroachment to the City of Charlotte Department of Transportation.

- f. To allow up to two (2) foot intermittent encroachments into the eight (8) foot pedestrian zone along the required public and network required streets to allow elements that include but are not limited to projecting plant walls, dining, architectural features, split sidewalk conditions, benches, art installations, and other streetscape amenities. Such intermittent encroachment shall not exceed 50% of the block length frontage.

- g. To allow a maximum of two (2) retail anchor(s) in development areas C1, C2, A1 and A2 subject to the following:

- i. Buildings may exceed the maximum building length by 30% along one frontage. If the building abuts three or more frontages, the maximum building length may be increase by 30% along two frontages. Maximum building length does not apply along limited access frontages.
- ii. Transparency requirements may be modified as follows:
- i. Upper Floor Transparency for an "other primary" frontage may be reduced to 15%.
- ii. When a retail anchor has two or more frontages that require Ground Floor Transparency, one frontage is required 40% transparency and all other frontages are required 10% transparency.
- iii. When a retail anchor has only one frontage that requires Ground Floor Transparency, the frontage is required 20% transparency.
- iv. Due to grade changes between development area C2 and South Tryon Street, the Ground Floor Transparency requirement may be modified along this frontage so that it is measured from the finished floor elevation of the retail anchor. All blank wall provisions will be met along this frontage.

- iii. Prominent entrance spacing requirements may be varied on primary street frontages to require a prominent entrance at least every 200 linear feet and on secondary frontages require a prominent entrance every 300 linear feet. Where a retail anchor abuts two frontages that require a prominent entrance, only one frontage is required a prominent entrance. Where a retail anchor abuts three or more frontages that require a prominent entrance, only two frontages are required a prominent entrance.

- iv. The build-to zone may be increased by 50%. However, the build-to zone may be increased an additional amount to preserve existing trees along Trade Park Court as generally depicted by Cross Section D on Sheet RZ-04.
- v. Where ground floor activation is required along a frontage by the Parking Structure Design Standards, it may be achieved through a fifteen (15) foot wide landscape yard to be planted per Section 15.6.7 of the Zoning Ordinance and meet the parking structure design regulations per Section 15.3.3.B of the Zoning Ordinance in order to create visual interest and screen the ground floor of the structure parking building. Section 15.3.3.B.1&2 will not apply to limited access frontages.

- h. Allow a maximum of one (1) parking structure along Clanton Road within development area C2 to utilize the provisions in Note 3.g.v above to create visual interest and screen the ground floor of the structure parking in lieu of ground floor activation. In lieu of the above

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DRAWN BY: MH
CHECKED BY: ND

SCALE NORTH

VERT: N/A
HORZ: N/A

SHEET TITLE

DEVELOPMENT STANDARDS

SHEET NUMBER

RZ-02

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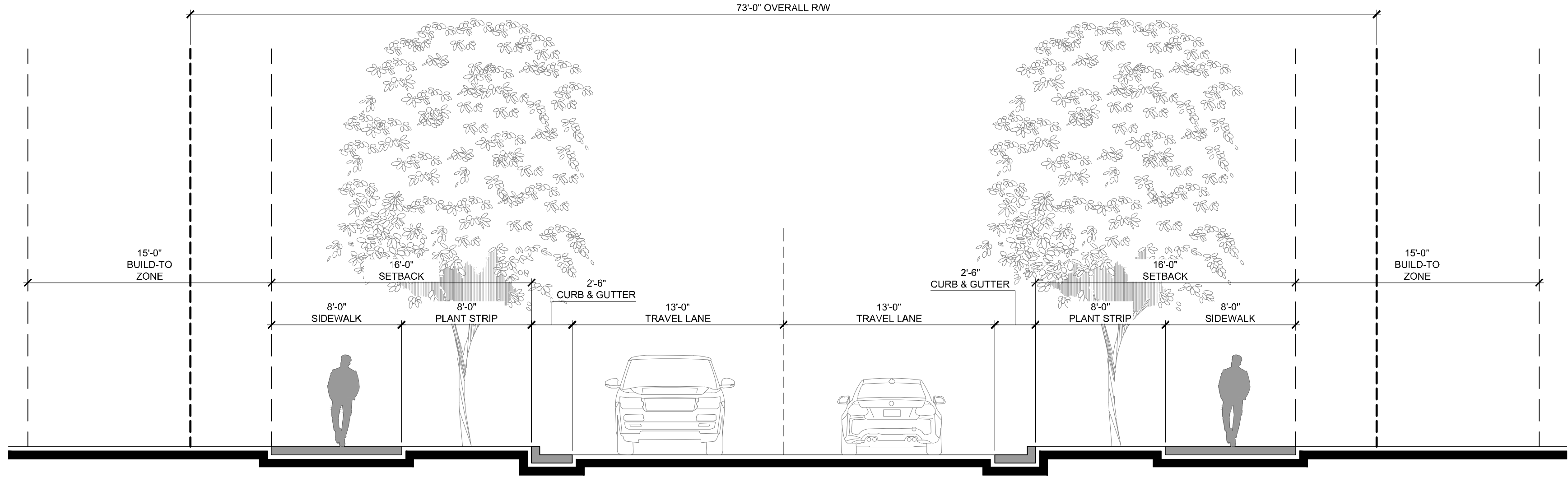
VERT: N/A
HORZ: AS NOTED

SHEET TITLE

STREET SECTIONS

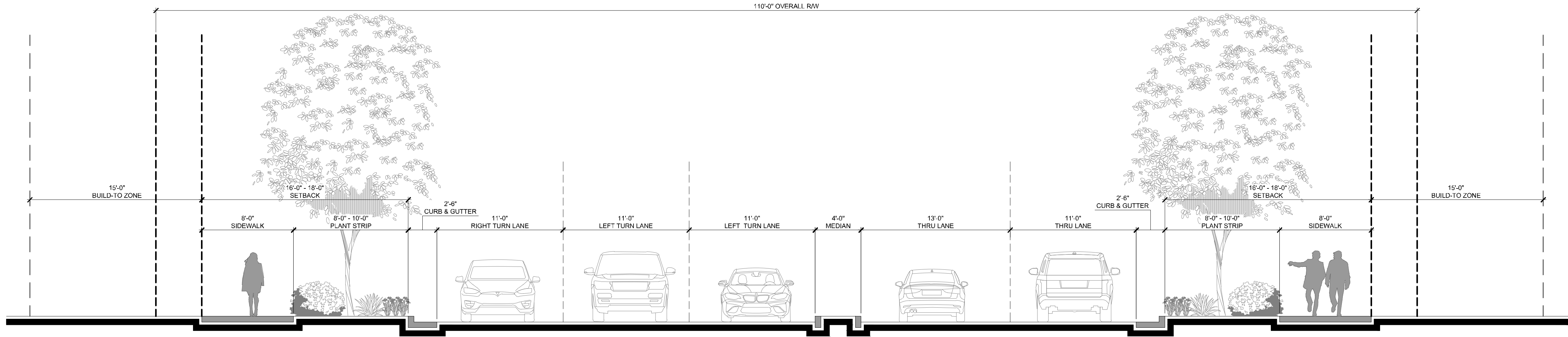
SHEET NUMBER

RZ-03



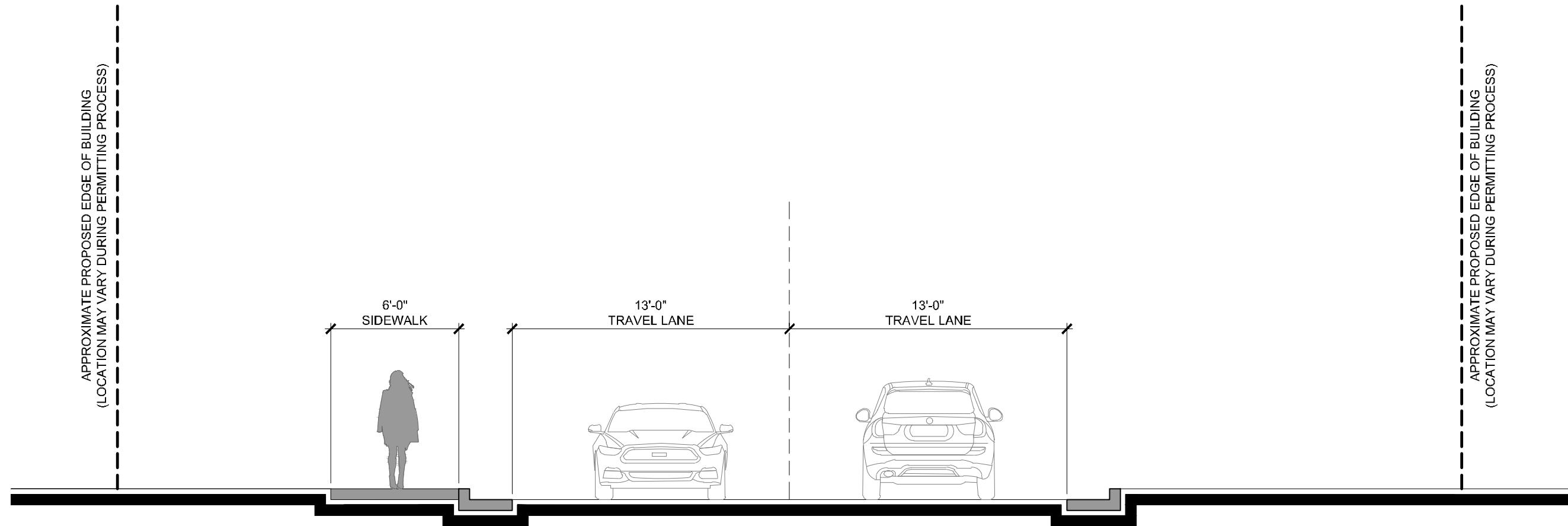
A ST. VARDELL LN. SECTION WITHOUT ON-STREET PARKING

3/16" = 1'-0"



B PUBLIC STREET 'A' - AT INTERSECTION WITH CLANTON RD.

3/16" = 1'-0"



C PRIVATE DRIVE 'A' SECTION

3/16" = 1'-0"

GENERAL NOTE:

MINOR MODIFICATIONS SUCH AS PRESERVATION OF
EXISTING BUILDINGS, TREES, PINCH POINTS, ETC. CAN BE
PERMITTED WITHOUT A ZONING AMENDMENT.
(AS APPROVED BY CDOT DIRECTOR)

REZONING
PETITION NO.
RZP-2022-210

KEY MAP

SEA:

**PRELIMINARY
-FOR REVIEW ONLY-**

THESE DOCUMENTS ARE FOR DESIGN
REVIEW ONLY AND NOT INTENDED FOR
CONSTRUCTION, BIDDING, OR PERMIT
PURPOSE. THEY ARE PREPARED BY, OR
UNDER THE SUPERVISION OF:

XXXXX XXXXXXXX ### 10/5/22
ENGINEER REG. # DATE

**NOT FOR
CONSTRUCTION**

PROJECT

**SOUTHEND
BUSINESS PARK**

RRPVI SEBP CHARLOTTE, LP

4801 PGA BLVD

PALM BEACH GARDENS, FL 33418

LANDDESIGN PROJ.#

1022222

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	INITIAL SUBMITTAL	11.14.2022
2	SUBMITTAL #2	04.17.2023
3	SUBMITTAL #3	06.12.2023
4	SUBMITTAL #4	08.14.2023

DESIGNED BY: LD
DRAWN BY: MH
CHECKED BY: ND

SCALE: NORTH

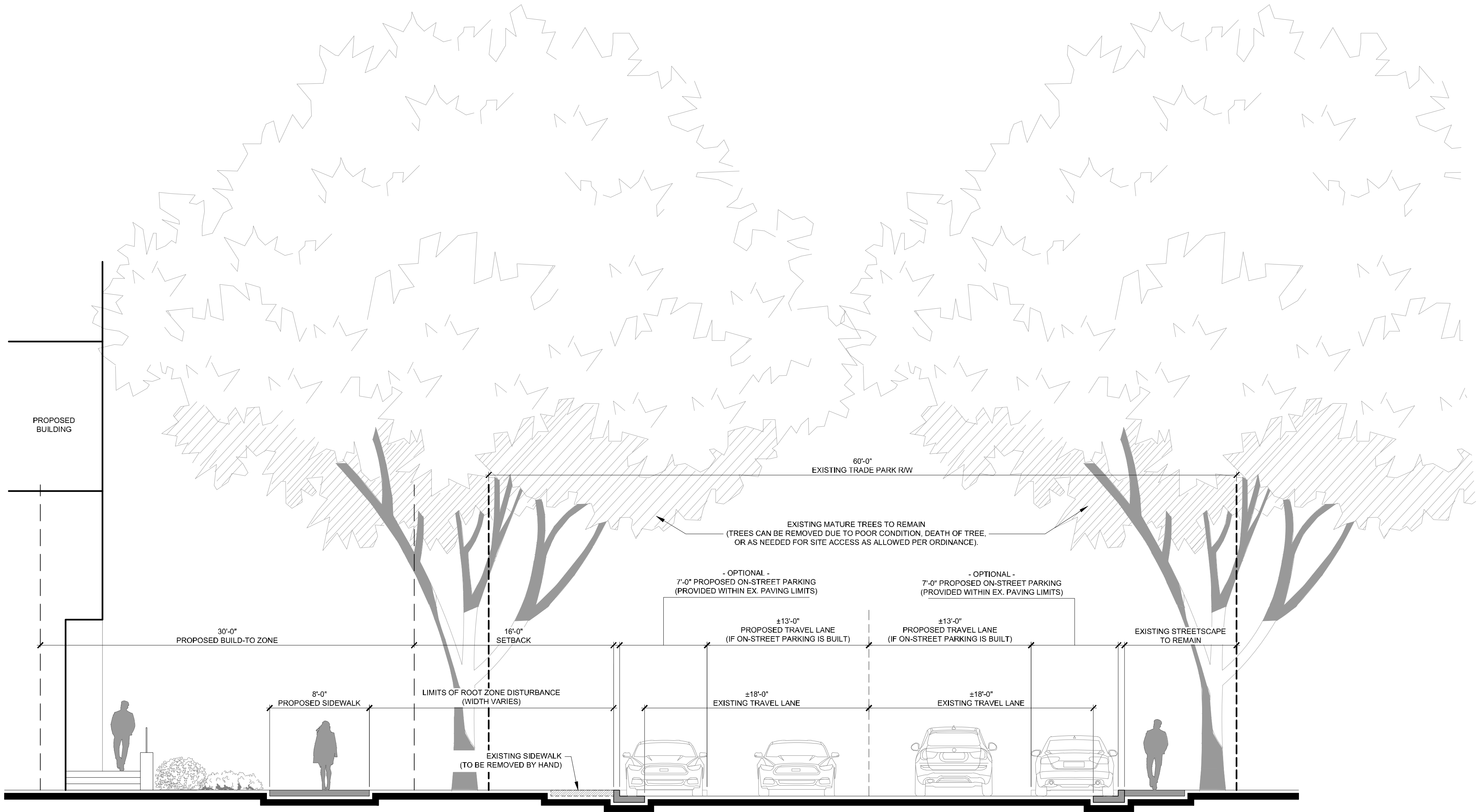
VERT: N/A
HORZ: AS NOTED

SHEET TITLE

STREET SECTIONS

SHEET NUMBER

RZ-04



D TRADE PARK CT. SECTION WITH PROPOSED ON-STREET PARKING

3/16" = 1'-0"

GENERAL NOTE:

MINOR MODIFICATIONS SUCH AS PRESERVATION OF
EXISTING BUILDINGS, TREES, PINCH POINTS, ETC. CAN BE
PERMITTED WITHOUT A ZONING AMENDMENT.
(AS APPROVED BY CDOT DIRECTOR)