

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

SOUTH END  
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
5	SUBMITTAL #5	09.11.2023

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

SCALE: NORTH

VERT: N/A  
HORZ: NOT TO SCALE

SHEET TITLE

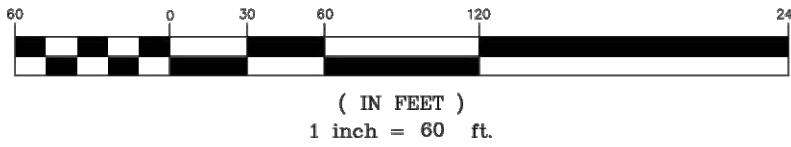
EXISTING CONDITIONS

SHEET NUMBER

RZ-00A

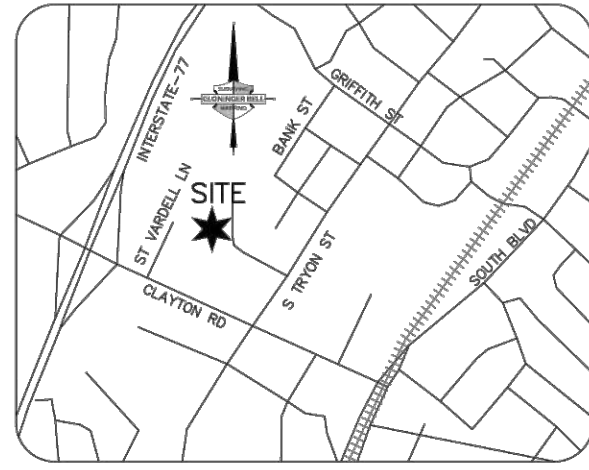
LEGEND:  
D.B. - DEED BOOK  
ECM - EXISTING CONCRETE MONUMENT  
EIP - EXISTING IRON PIPE  
EIR - EXISTING IRON ROD  
EMM - EXISTING METAL MONUMENT  
EX - EXISTING X-MARK  
M.B. - MAP BOOK  
MIR - NEW IRON ROD  
NY - NEW NAIL  
PG - PAGE  
R/W - RIGHT-OF-WAY  
SDE - STORM DRAINAGE EASEMENT  
SSE - SANITARY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

GRAPHIC SCALE



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





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SCALE: NORTH

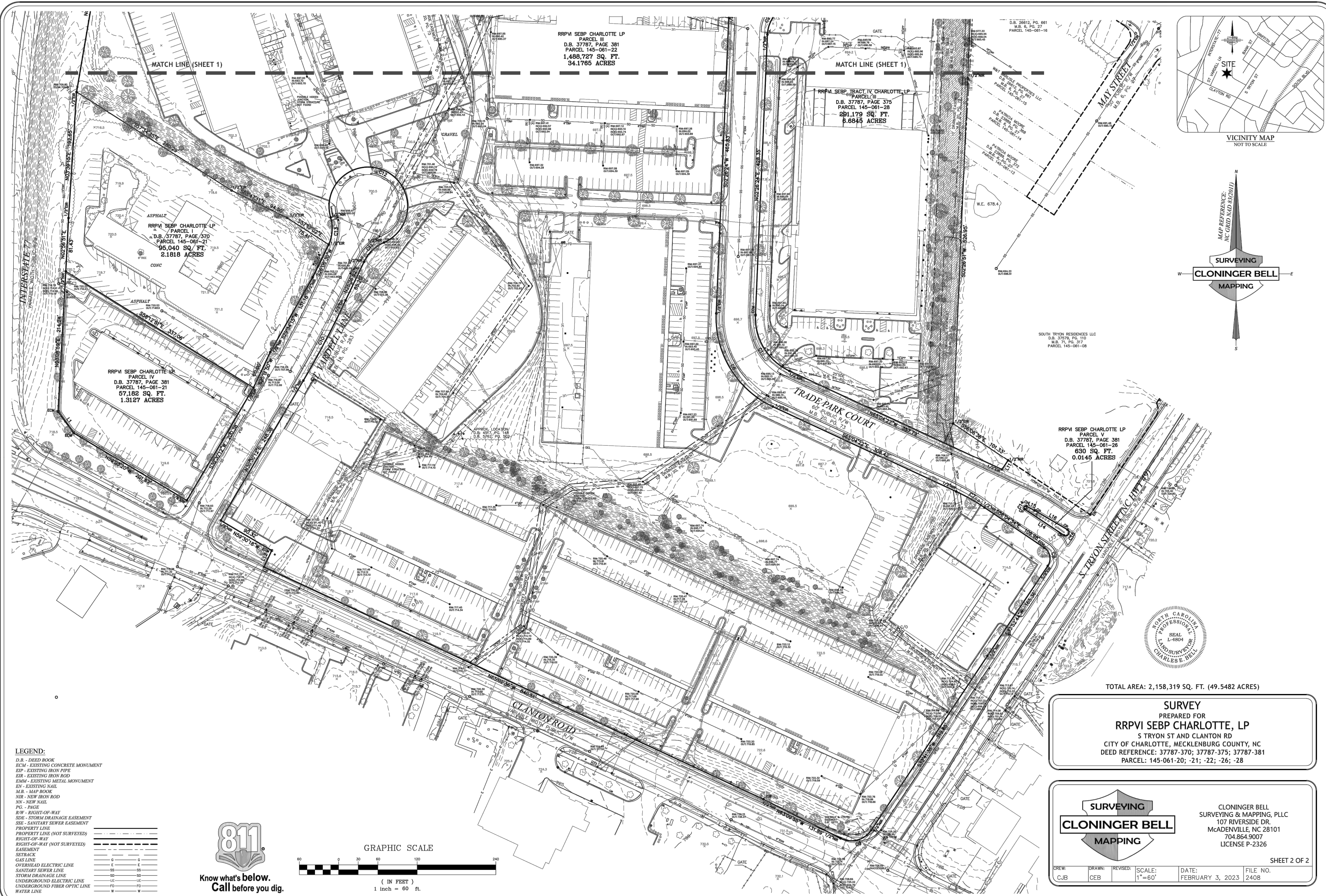
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HORZ: NOT TO SCALE

SHEET TITLE

EXISTING CONDITIONS

SHEET NUMBER

RZ-00B



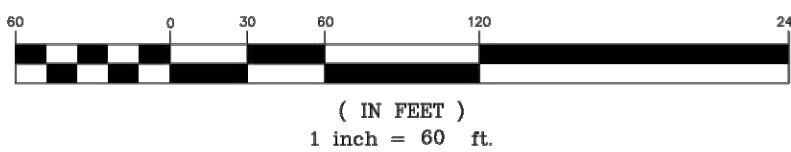
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ENM - EXISTING METAL MONUMENT  
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M.B. - MAP BOOK  
NIR - NEW IRON ROD  
NN - NEW NAIL  
PG - PIERCE  
R/W - RIGHT-OF-WAY  
SDE - STORM DRAINAGE EASEMENT  
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PROPERTY LINE  
PROPERTY LINE (NOT SURVEYED)  
RIGHT-OF-WAY (NOT SURVEYED)  
EASEMENT  
SETBACK  
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UNDERGROUND ELECTRIC LINE  
UNDERGROUND FIBER OPTIC LINE  
WATER LINE



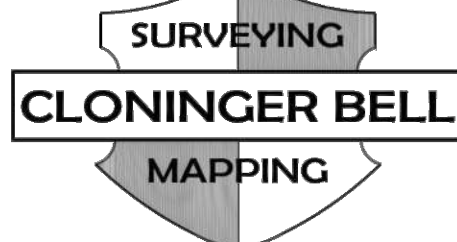
Know what's below.  
Call before you dig.

GRAPHIC SCALE



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: 37787-370; 37787-375; 37787-381  
PARCEL: 145-061-20; -21; -22; -26; -28



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

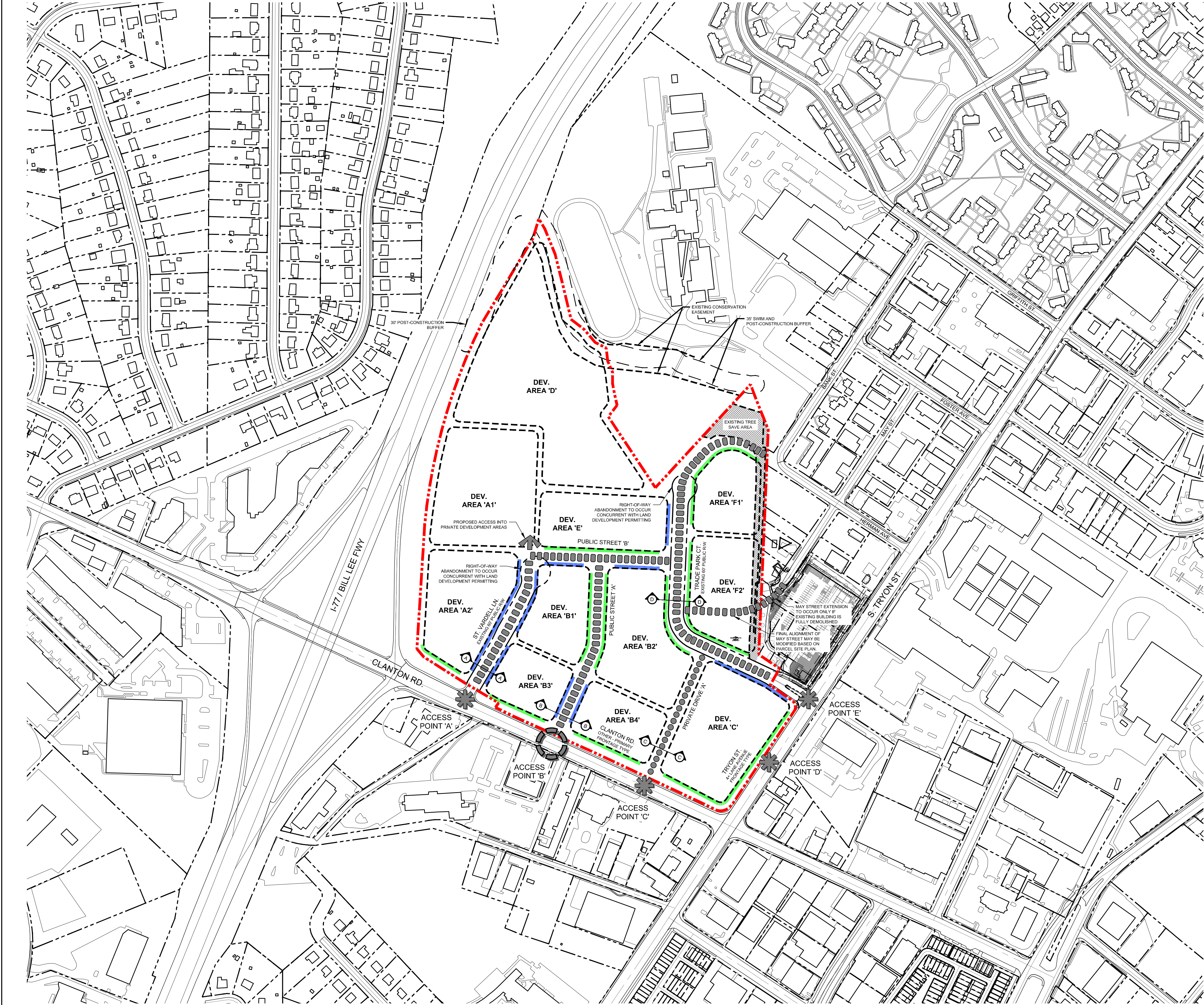
SHEET 2 OF 2

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

PLOTTED: 3/10/2023 2:32 PM CLONINGER SURVEYING 2021\085\24\2408\DWG\2408.DWG

ORIGINAL SHEET SIZE: 22" X 34"





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 CLDSM STANDARDS, CHARLOTTE STREETS MAP, AND TOD STREETSCAPE REQUIREMENTS DURING THE LAND DEVELOPMENT PERMITTING PROCESS

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**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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4	SUBMITTAL #4
5	SUBMITTAL #5

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04.17.2023
06.12.2023
08.14.2023
09.11.2023

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 pre-UDO 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 (pre-UDO) 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.

CHAR22710719-9

2

CHAR22710719-9

- 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.
- 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.

CHAR22710719-9

4

CHAR22710719-9

5

- 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.

- 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 a maximum of two (2) retail anchor(s) in development areas A, B, and C to alter or modify the minimum TOD standards as indicated below.

- 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 increased by 30% along two frontages. Maximum building length does not apply along limited access frontages.

- ii. Modify the locational requirement for accessory surface parking that is along a primary frontage so that it is a minimum of six (6) feet behind the required setback and is located behind the building facade line of the principal building on the lot. Parking lot screening will be provided per Section 15.6.3 of the pre-UDO Zoning Ordinance.

- iii. 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 5% 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 areas abutting South Tryon Street and Clanton Road, the Ground Floor Transparency requirement may be modified along these frontages so that it is measured from the finished floor elevation of the retail anchor. All blank wall provisions will be met along these frontages.

- iv. Proposed setbacks and other requirements may be varied on primary street and 4+ lane avenue frontages to permit a prominent entrance every 300 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.  
v. 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.

- vi. Where ground floor activation is required along a frontage by the Parking Structure Design Standards, the parking structure will be designed to provide architectural and/or artistic building design elements and the ground floor activation requirement may be modified to allow either:  
i. A ten (10) foot wide landscape yard behind the required setback to be planted per Section 15.6.7 of the pre-UDO Zoning Ordinance in order to

CHAR22710719-9

3

- 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.

- create visual interest and screen the ground floor of the structure parking building, or  
ii. Improved public open space with a minimum depth of ten (10) feet behind the required setback and be improved with decorative paving, seating areas, landscaping, art, and/or fountains/water features.  
Sections 15.3.3.B.1&2 of the pre-UDO Zoning Ordinance will not apply to limited access frontages.

- g. 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).

- h. 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 public benefits as part of the proposed development. The public benefits shall include one or more of the actions identified below from at least 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.  
a. Sustainability:  
i. Use of sustainable design and architecture that meets established standards, such as Leadership in Energy and Environmental Design (LEED), Energy Star, Earthcraft, National Green Building Standards, etc. on at least 50% of the buildings.  
ii. Adaptive reuse of at least one existing building.  
b. Public Amenity:  
i. Creation of publicly accessible open space, exceeding 25% or more of the Ordinance requirements, to include outdoor recreational features like a public plaza, festival space, art, etc.  
c. City Improvements:  
i. Contribution towards the upsizing of the Davis Creek Sewer Basin.  
ii. Provide new or upgraded sidewalks and street crossings to improve pedestrian safety and create additional connectivity throughout the larger neighborhood.

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.

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SCALE NORTH

VERT: N/A  
HORZ: N/A

SHEET TITLE

DEVELOPMENT STANDARDS

SHEET NUMBER

RZ-02



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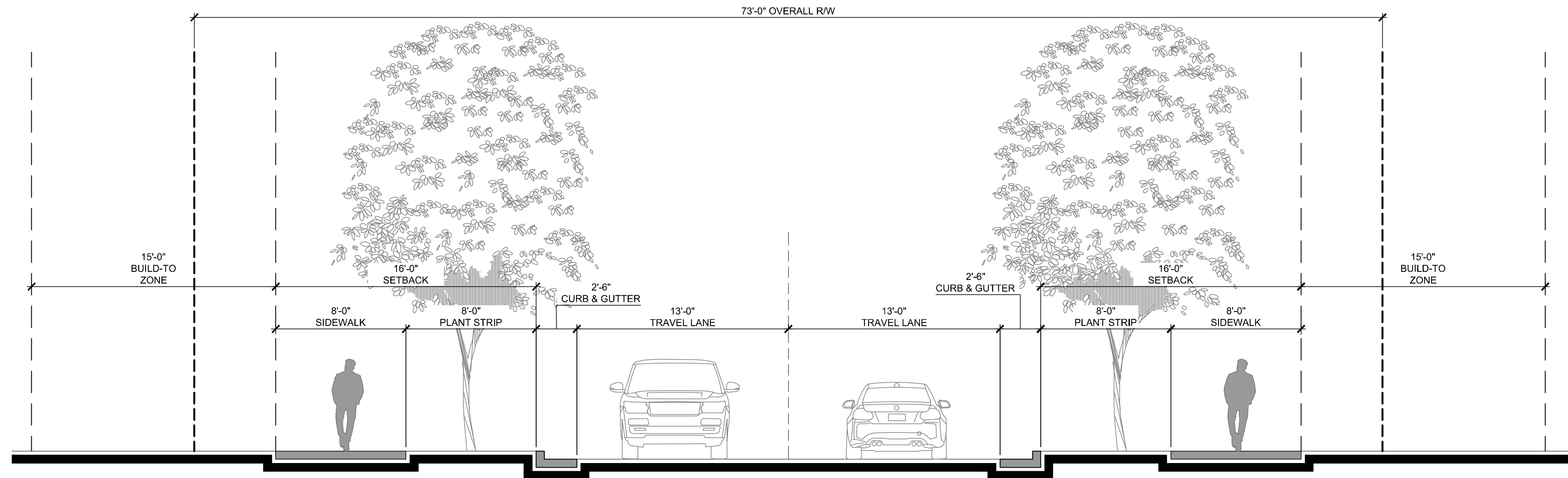
VERT: N/A  
HORZ: AS NOTED

SHEET TITLE

STREET SECTIONS

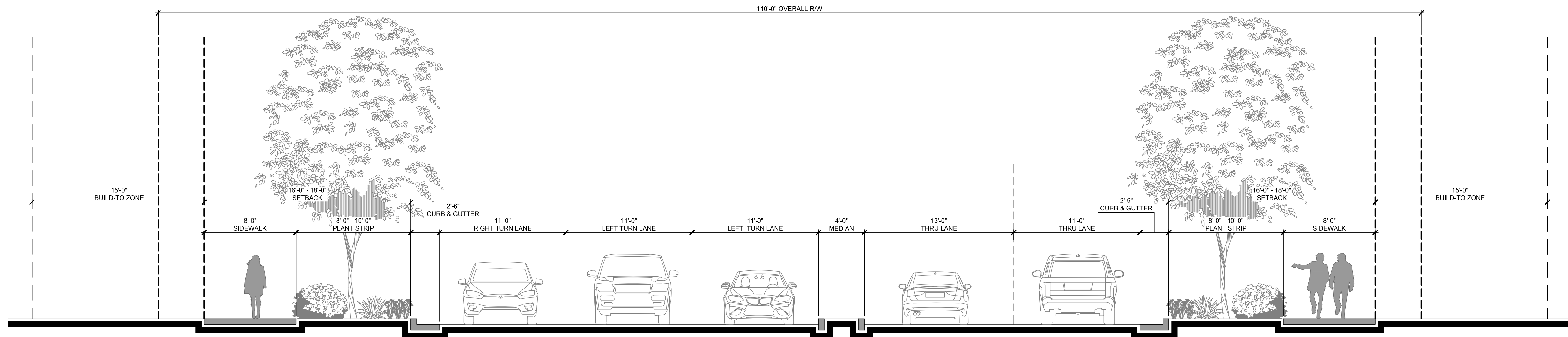
SHEET NUMBER

RZ-03



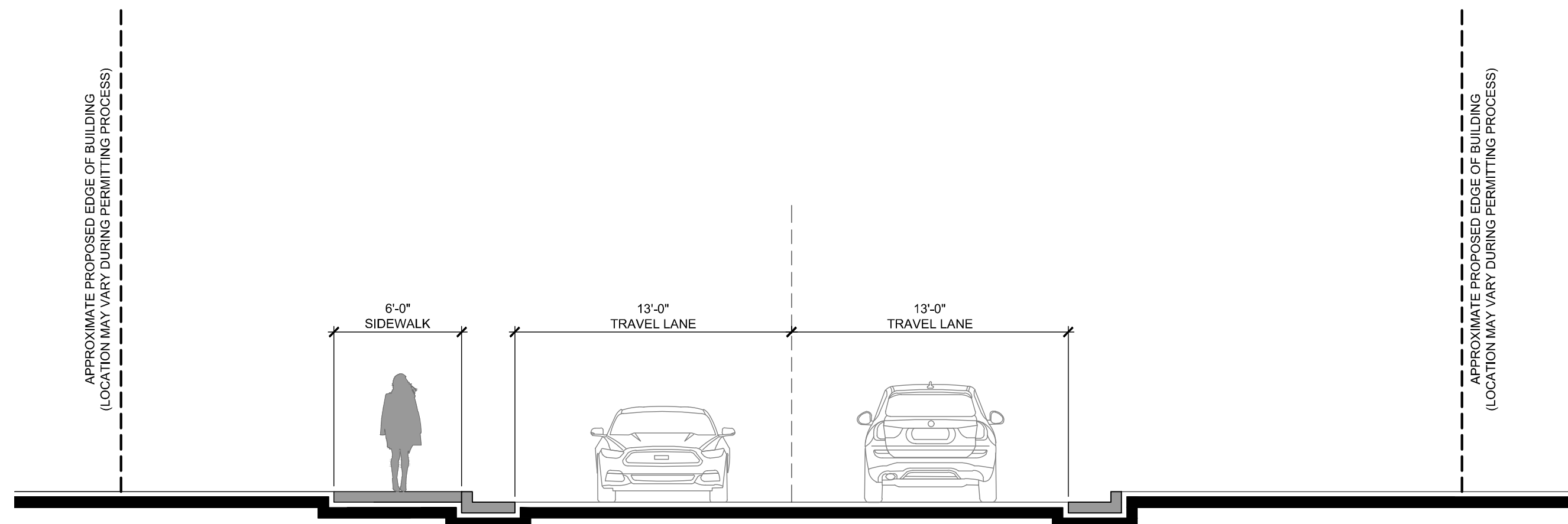
**A** ST. VARDELL LN. SECTION WITHOUT ON-STREET PARKING

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)



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DRAWN BY: MH  
CHECKED BY: ND

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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"

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