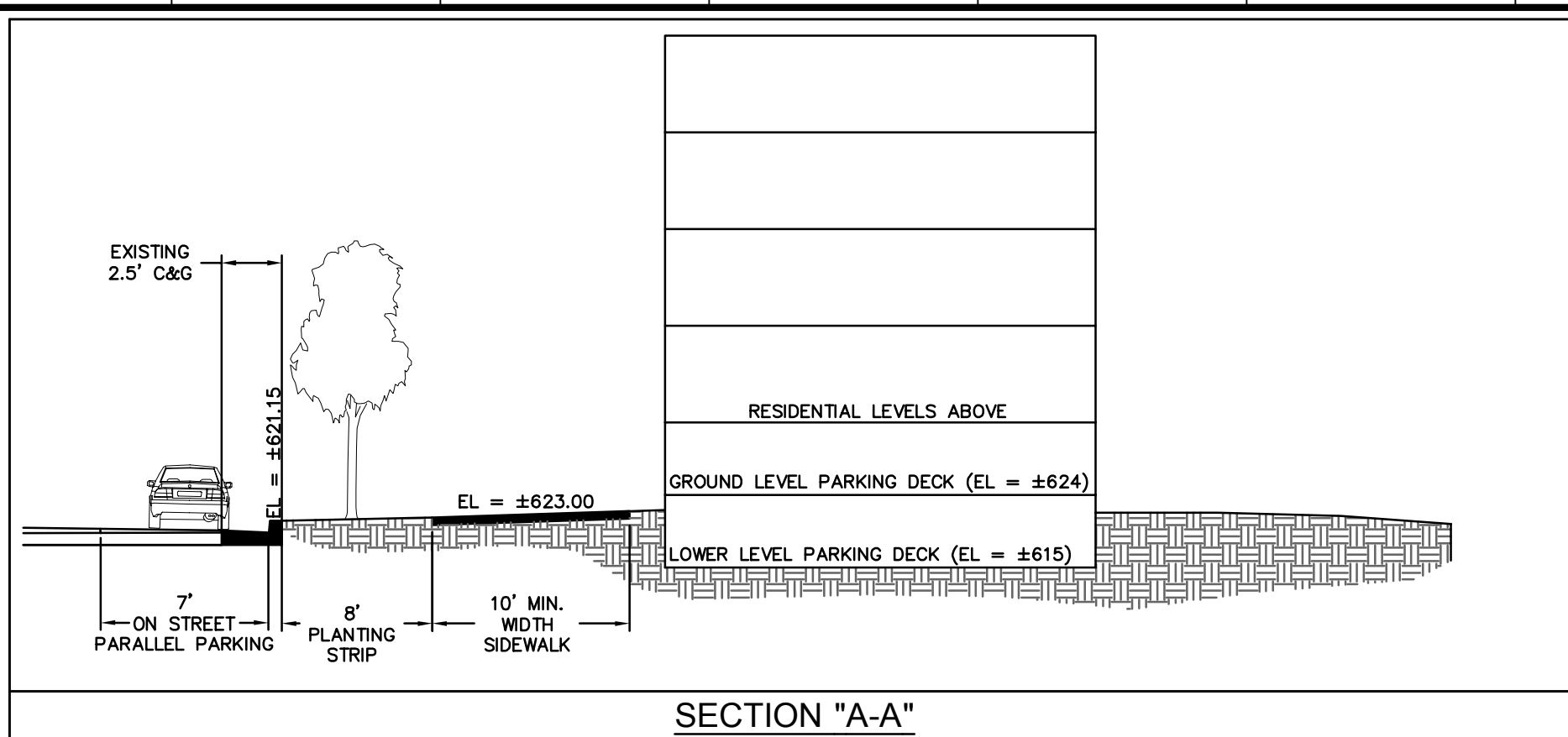
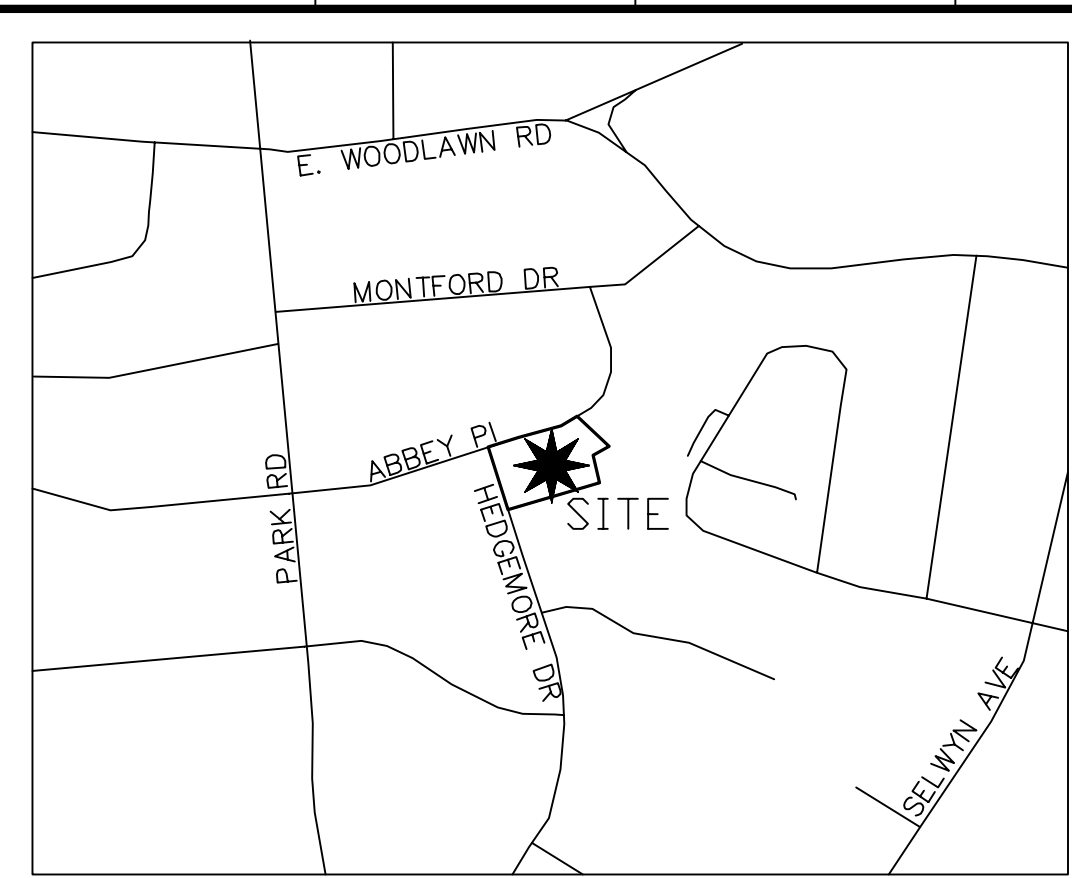


May 01, 2014 - 4:52pm By: danielhall



ABBEY PLACE

60' PUBLIC RIGHT-OF-WAY ZONING: 0-1
DB 18108, PG 296

LEGEND FOR PROPOSED IMPROVEMENTS	
	PROPOSED BUILDING
	PROPOSED CURB AND GUTTER
	PROPOSED SITE NOTE
	PROPOSED PARKING SPACES
	PROPOSED HEAVY DUTY ASPHALT PAVEMENT
	PROPOSED HEAVY DUTY CONCRETE PAVEMENT
	PROPOSED STANDARD DUTY CONCRETE PAVEMENT
	PROPOSED STANDARD DUTY ASPHALT PAVEMENT
	PROPOSED STRUCTURE

ZONING CODE SUMMARY
 PROJECT NAME: ABBEY PLACE MULTIFAMILY
 CLIENT NAME: LAT PURSER & ASSOCIATES, INC. PHONE# (704)519-4200
 PLANS PREPARED BY: KIMLEY-HORN AND ASSOCIATES PHONE# (704)333-5131
 TAX PARCEL ID: 17514208
 STREET ADDRESS: 1700 ABBEY PLACE
 EXISTING ZONING: O-1
 PROPOSED ZONING: MUDD (CD)
 PROPOSED USE: MULTI-FAMILY RESIDENTIAL
 EXISTING LOT SIZE: ±1.67 ACRES
 JURISDICTION: CITY OF CHARLOTTE

SETBACKS
 -MINIMUM SETBACK: 22 FEET MINIMUM FROM BACK OF EXISTING OR PROPOSED CURB WITH PLANTING STRIP AND 10' SIDEWALK (PER PARK WOODLAWN 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

PARKING SUMMARY
 AUTOMOTIVE PARKING REQUIREMENT: 1.0 SPACES PER UNIT (PER SECTION 9.8507)
 LONG TERM BIKE PARKING: NONE
 SHORT TERM BIKE PARKING: 2, OR 1 SPACE PER 20 UNITS

PROPOSED MAXIMUM NUMBER OF UNITS: 150
 PARKING PROVIDED: AS REQUIRED BY THE APPLICABLE ZONING DISTRICT

OPEN SPACE SUMMARY
 TOTAL SITE AREA: 72,745 SF (1.67 AC)
 TOTAL IMPERVIOUS AREA: 50,235 SF (1.16 AC)
 TOTAL OPEN SPACE: 22,510 SF (0.51 AC)
 TOTAL URBAN OPEN SPACE (PLAZA): 6,965 SF (0.16 AC)
 PERCENT IMPERVIOUS: 69%
 TOTAL AREA TO BE DEDICATED TO MECK. CO. PARKS AND REC. (EXCLUDED FROM OPEN SPACE AREA): 17,718 SF (0.41 AC)

- NOTES**
- ALL DIMENSIONS ARE BASED FROM FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.
 - ALL ON-SITE STRIPING IS TO BE PAINTED, UNLESS OTHERWISE NOTED. ALL STRIPING IN PUBLIC RIGHT-OF-WAY TO BE THERMOPLASTIC STRIPING.
 - AMENITY AREAS SHALL CONSIST OF LEASING/OFFICE USE AND FITNESS CENTER FOR RESIDENTS.
 - THE PETITIONER WILL INSTALL ADDITIONAL CONCRETE AT 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 THIS 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.



NO.	DATE	REVISIONS

REZONING PLAN

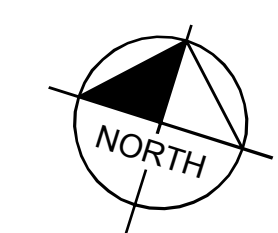
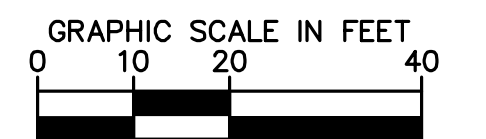
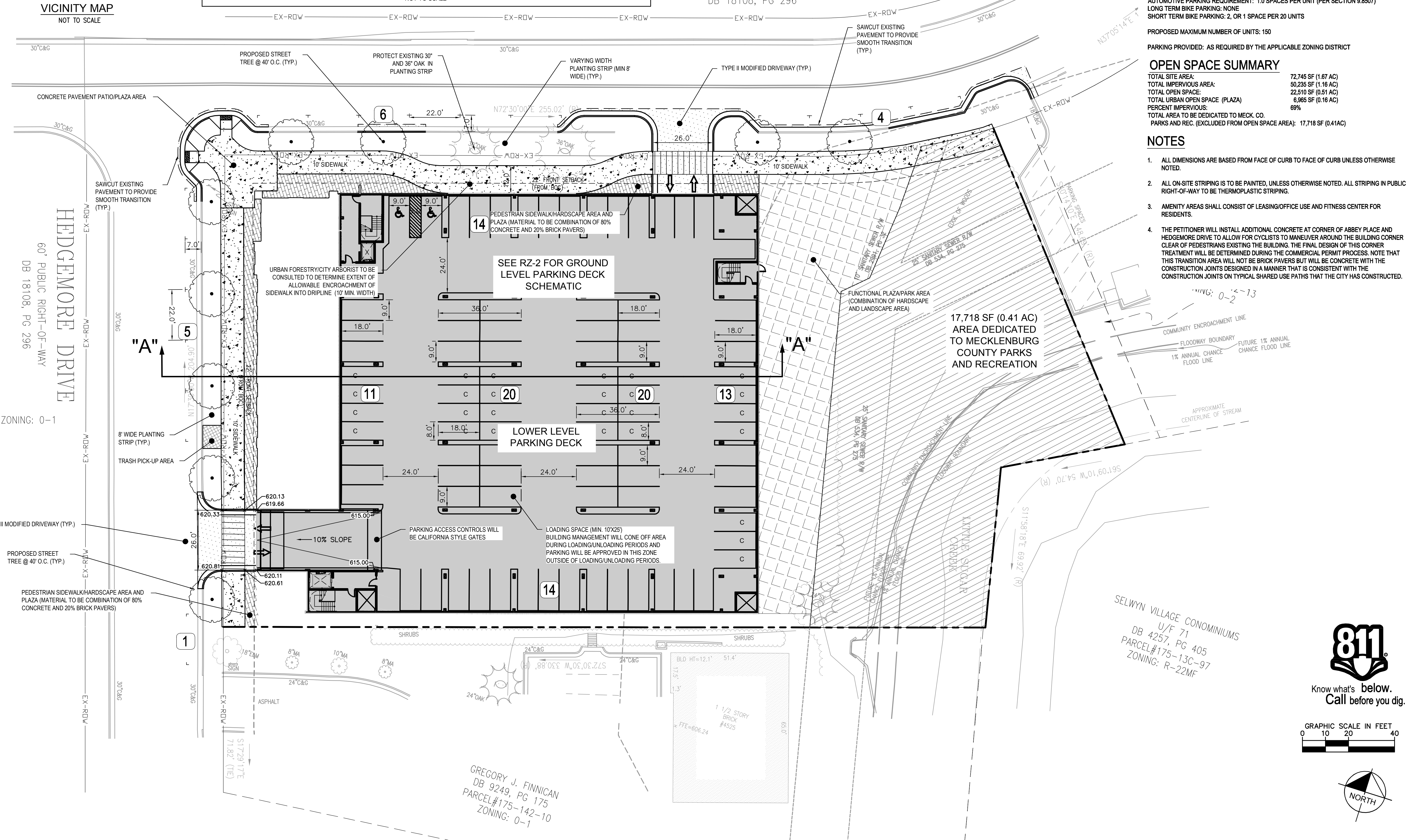
NO.	DATE	REVISIONS



PROJECT: ABBEY PLACE MULTIFAMILY PETITION #2014-028
 1700 ABBEY PLACE
 CHARLOTTE, MECKLENBURG COUNTY
 NORTH CAROLINA

LOWER FLOOR SITE PLAN

DESIGNED BY: ECH
DRAWN BY: KRT
CHECKED BY: ECH
DATE: 04/15/14
PROJECT#: 015526015
RZ-1



GREGORY J. FINNICAN
 DB 9249, PG 175
 PARCEL#175-142-10
 ZONING: 0-1

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