**VICINITY MAP**
**(NOT TO SCALE)**

REF: NC GRID NAD 83

## NOTES:

1. THIS MAP REPRESENTS A SURVEY OF AN EXISTING PARCEL OF LAND.
2. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES.
3. AT THE TIME OF THE SURVEY THERE WAS NO EVIDENCE FOUND OF ANY CEMETERIES OR BURIAL GROUNDS.
4. AT THE TIME OF THIS SURVEY, THERE WAS NO EVIDENCE OF EARTH MOVING WORK AND OR CONSTRUCTION.
5. AT THE TIME OF THIS SURVEY, THE UNDERSIGNED SURVEYOR WAS NOT AWARE OF ANY CHANGES IN STREET RIGHT-OF-WAY LINES (COMPLETED OR PROPOSED).
6. AT THE TIME OF THIS SURVEY, THERE WAS NO EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL.
7. BEARINGS SHOWN ON THIS SURVEY ARE REFERENCED TO NC GRID NAD 83.
8. 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.
9. UTILITY LOCATING SERVICE: NC ONE CALL 1-800-632-4949
10. NO NCGS MONUMENT LIES WITHIN 2000' OF SUBJECT PROPERTY.
11. ELEVATIONS BASED ON FEMA REFERENCE MARK "RM LSUG 12" ELEVATION=604.61 (NAVD 88)
12. THE SUBJECT PROPERTY HAS DIRECT ACCESS TO THE RIGHT OF WAY OF ABBEY PLACE AND HEDGEMORE DRIVE.
13. MARKED PARKING SPACES LOCATED ON THE SUBJECT PROPERTY:

| | |
|---|---|
| REGULAR SPACES: | 69 |
| HANDICAPPED PARKING SPACES: | 1 |
| TOTAL SPACES: | 70 |

## TEXT LEGEND:

BFP – BACK FLOW PREVENTOR
CB – CATCH BASIN
CFG – COMBINED GRID FACTOR
CMP – CORRUGATED METAL PIPE
CO – CLEAN OUT
COL – COLUMN
DB – DEED BOOK
EIP – EXISTING IRON PIPE
EIR – EXISTING IRON ROD
EU – END UNKNOWN
FH – FIRE HYDRANT
FV – FIRE VALVE
GNLT – GROUNDLIGHT
GM – GAS METER
GR – GRATE
GV – GAS VALVE
GW – GUY WIRE
HVAC – HEATING/COOLING UNIT
ICV – IRRIGATION CONTROL VALVE
LPST – LAMP POST
LP – LIGHT POLE
(M) – MEASURED
MA – MAPLE (TREE)
MB – MAP BOOK
NCGS – NORTH CAROLINA GEODETIC SURVEY
NIR – NEW IRON ROD
NN – NEW NAIL
PBX – POWER BOX
PM – POWER METER
POB – POINT OF BEGINNING
PP – POWER POLE
PG – PAGE
(R) – RECORDED
R/W – RIGHT-OF-WAY
RCP – REINFORCED CONCRETE PIPE
SDMH – STORM DRAIN MANHOLE
SSMH – SANITARY SEWER MANHOLE
SQ.FT. – SQUARE FEET
SY – SYCAMORE (TREE)
TB – TELEPHONE BOX
THW – TOP OF HEADWALL
TMH – TELEPHONE MANHOLE
WB – WATER BOX
WM – WATER METER
WV – WATER VALVE

## LINE LEGEND:

PROPERTY LINE
PROPERTY LINE (NOT SURVEYED)
RIGHT-OF-WAY
RIGHT-OF-WAY (NOT SURVEYED)
EASEMENT
SETBACK
CABLE TV LINE
FIBER OPTIC LINE
GAS LINE
POWER LINE
POWER LINE (UNDERGROUND)
SANITARY SEWER PIPE
STORM DRAIN PIPE
TELEPHONE LINE
TELEPHONE LINE (UNDERGROUND)
TREES/WOODLINE
WATER LINE
FENCE

60 30 0 30 60
**SCALE IN FEET**
**1"=30'**

## FLOOD CERTIFICATION

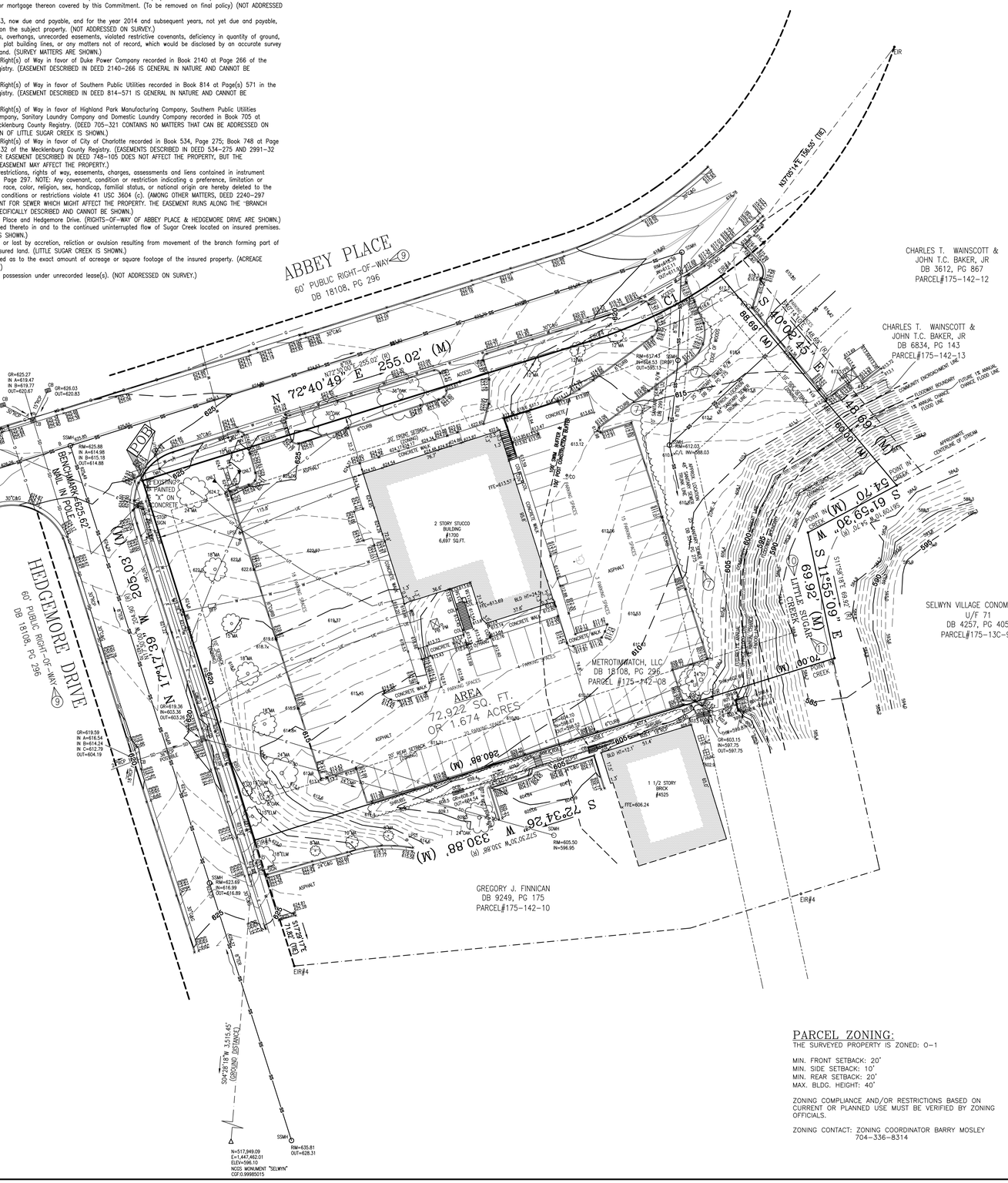
*THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY* IS PARTIALLY *LOCATED IN A SPECIAL FLOOD HAZARD AREA ACCORDING TO THE CURRENT FLOOD INSURANCE RATE MAP.*
*COMMUNITY/PANEL:* 370150 4542 K
*EFFECTIVE DATE:* APRIL 11, 2012 (PRELIMINARY)
*FLOOD ZONE:* X & AE

## SCHEDULE B – SECTION 2 EXCEPTIONS

NOTES CORRESPONDING TO SCHEDULE B – SECTION II EXCEPTIONS
MASTER TITLE AGENCY, LLC
COMMITMENT NUMBER: MT134887
EFFECTIVE DATE: December 2, 2013

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment. (To be removed on final policy) (NOT ADDRESSED ON SURVEY.)
2. Taxes for the year 2013, now due and payable, and for the year 2014 and subsequent years, not yet due and payable, but constituting a lien on the subject property. (NOT ADDRESSED ON SURVEY.)
3. Encroachments, overlaps, overhangs, unrecorded easements, violated restrictive covenants, deficiency in quantity of ground, lack of access, violated plat building lines, or any matters not of record, which would be disclosed by an accurate survey and inspection of the land. (SURVEY MATTERS ARE SHOWN.)
4. Easement(s) and / or Right(s) of Way in favor of Duke Power Company recorded in Book 2140 at Page 266 of the Mecklenburg County Registry. (EASEMENT DESCRIBED IN DEED 2140-266 IS GENERAL IN NATURE AND CANNOT BE SPECIFICALLY LOCATED.)
5. Easement(s) and / or Right(s) of Way in favor of Southern Public Utilities recorded in Book 814 at Page(s) 571 in the Mecklenburg County Registry. (EASEMENT DESCRIBED IN DEED 814-571 IS GENERAL IN NATURE AND CANNOT BE SPECIFICALLY LOCATED.)
6. Easement(s) and / or Right(s) of Way in favor of Highland Park Manufacturing Company, Southern Public Utilities Company, Swift and Company, Sanitary Laundry Company and Domestic Laundry Company recorded in Book 705 at Page(s) 321 in the Mecklenburg County Registry. (DEED 705-321 CONTAINS NO MATTERS THAT CAN BE ADDRESSED ON SURVEY – THE LOCATION OF LITTLE SUGAR CREEK IS SHOWN.)
7. Easement(s) and / or Right(s) of Way in favor of City of Charlotte recorded in Book 534, Page 275; Book 748 at Page 105; Book 2991, Page 32 of the Mecklenburg County Registry. (EASEMENTS DESCRIBED IN DEED 534-275 AND 2991-32 ARE SHOWN. THE SEWER EASEMENT DESCRIBED IN DEED 748-105 DOES NOT AFFECT THE PROPERTY, BUT THE NON-SPECIFIC ACCESS EASEMENT MAY AFFECT THE PROPERTY.)
8. Covenants, conditions, restrictions, rights of way, easements, charges, assessments and liens contained in instrument recorded in Book 2240, Page 297. NOTE: Any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin are hereby deleted to the extent such covenants, conditions or restrictions violate 41 USC 3604 (c). (AMONG OTHER MATTERS, DEED 2240-297 RESERVES A 5' EASEMENT FOR SEWER WHICH MIGHT AFFECT THE PROPERTY. THE EASEMENT RUNS ALONG THE "BRANCH CREEK" BUT IS NOT SPECIFICALLY DESCRIBED AND CANNOT BE SHOWN.)
9. Right of Way for Abbey Place and Hedgemore Drive. (RIGHTS-OF-WAY OF ABBEY PLACE & HEDGEMORE DRIVE ARE SHOWN.)
10. Rights of others entitled thereto in and to the continued uninterrupted flow of Sugar Creek located on insured premises. (LITTLE SUGAR CREEK IS SHOWN.)
11. Claim to land created or lost by accretion, reliction or avulsion resulting from movement of the branch forming part of the boundary of the insured land. (LITTLE SUGAR CREEK IS SHOWN.)
12. No coverage is provided as to the exact amount of acreage or square footage of the insured property. (ACREAGE CALCULATION IS SHOWN.)
13. Rights of tenant(s) in possession under unrecorded lease(s). (NOT ADDRESSED ON SURVEY.)

| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING |
|---|---|---|---|---|
| C1 | 253.49' | 79.97' | 79.64' | N63°39'46"E (M) |




## PARCEL ZONING:

THE SURVEYED PROPERTY IS ZONED: O-1

MIN. FRONT SETBACK: 20'
MIN. SIDE SETBACK: 10'
MIN. REAR SETBACK: 20'
MAX. BLDG. HEIGHT: 40'

ZONING COMPLIANCE AND/OR RESTRICTIONS BASED ON CURRENT OR PLANNED USE MUST BE VERIFIED BY ZONING OFFICIALS.

ZONING CONTACT: ZONING COORDINATOR BARRY MOSLEY
704-336-8314

## LEGAL DESCRIPTIONS

Lat Purser & Associates, Inc.
1.674 Acres
1700 Abbey Place
Charlotte, NC

RECORD LEGAL DESCRIPTION

BEGINNING at an existing iron rod located at the intersection of the easterly margin of Hedgemore Drive (60-foot right-of-way) with the southerly margin of Abbey Place (60-foot right-of-way), and runs thence with the southerly margin of Abbey Place the following two (2) courses and distances: 1.) North 72-30-00 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 on arc length of 80.08 feet, (chord: North 63-27-00 East 79.75 feet) to an existing iron rod at the northwesterly corner of the C.T. Wainscott and J.T. Baker, Jr. property as described in Deed Book 6834, Page 143 of said Registry; thence with Wainscott's westerly line South 40-14-10 East, passing a new iron rod on line at 78.00 feet, for a total distance of 148.69 feet to a point in Sugar Creek; thence with Sugar Creek the following two (2) courses and distances: 1.) South 61-09-10 West 54.70 feet to a point; 2.) South 11 -58-18 East 69.92 feet to a point on the northerly line of the G.J. Finnican property as described in Deed Book 9249, Page 175 of said Registry; thence with Finnican's northerly line South 72-30-30 West 330.88 feet to an existing iron rod on the easterly margin of Hedgemore Drive; thence with the easterly margin of Hedgemore Drive North 17-30-00 West 204.90 feet to the point and place of BEGINNING; containing 73,030 square feet or 1.6765 acres of land as shown on a survey prepared by R.B. Pharr & Associates, PA. dated May 14, 1999 (Map File W-2403).

AND BEING THE SAME PROPERTY DESCRIBED AS FOLLOWS:

AS-SURVEYED 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:

BEGINNING at an existing painted "X" on the concrete walk at the intersection of the southerly margin of the right-of-way of Abbey Place (60-foot public right-of-way) with the easterly margin of the right-of-way of Hedgemore Drive (60-foot public right-of-way), and runs thence with the southerly margin of the right-of-way of Abbey Place the following two (2) courses and distances: 1.) North 72°40'49" East, a distance of 255.02 feet to an existing iron rod; 2.) with the arc of a circular curve to the left having a radius of 253.49 feet for an arc distance of 79.97 feet (chord: North 63°39'46" East, 79.64 feet) to an existing iron rod at the northwesterly corner of the C. T. Wainscott and J. T. C. Baker, Jr. property as described in Deed Book 6834, Page 143 of the Mecklenburg County Public Registry; thence with Wainscott's westerly line South 40°02'45" East, and passing a new iron rod at 88.69 feet, for a total distance of 148.69 feet to a point in Little Sugar Creek; thence with Little Sugar Creek the following two (2) courses and distances: 1.) South 61°59'30" West, a distance of 54.70 feet to a point; 2.) South 11°55'09" East, a distance of 69.92 feet to a point at the northeasterly corner of the G. J. Finnican property as described in Deed Book 9249, Page 175 of said Registry; thence with Finnican's northerly line South 72°34'26" West, and passing a new iron rod at 70.00 feet, for a total distance of 330.88 feet to an existing iron rod on the easterly margin of the right-of-way of Hedgemore Drive; thence with the easterly margin of the right-of-way of Hedgemore Drive North 17°17'39" West, a distance of 205.03 feet to the point and place of BEGINNING; containing 72,922 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., dated December 5, 2013 (Map File F-1153).

## ALTA/ACSM LAND TITLE SURVEY

SURVEY PREPARED FOR:
**LAT PURSER & ASSOCIATES, INC.**
PROPERTY IS LOCATED IN
CITY OF CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA
TAX PARCEL: 175-142-08
TOTAL AREA: 72,922 SQ. FT. OR 1.674 ACRES

TO: LAT PURSER & ASSOCIATES, INC. AND MASTER TITLE AGENCY, LLC.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-4, 6-9, 11(a), 13-14, AND 16-19 OF TABLE "A" THEREOF. THE FIELD WORK WAS COMPLETED ON 12/03/2013.
DATE OF PLAT OR MAP 12/05/2013

THIS IS TO CERTIFY THAT ON THE 5TH DAY OF DECEMBER, 2013 AN ACTUAL SURVEY WAS MADE UNDER MY SUPERVISION OF THE PROPERTY SHOWN ON THIS PLAT, AND THAT THE BOUNDARY LINES AND 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 15,000 FEET OF PERIMETER SURVEYED NOR 20 SECONDS TIMES THE SQUARE ROOT OF THE NUMBER OF ANGLES TURNED.

SIGNED: James P. Cameron
JAMES P. CAMERON - PLS NO: L-3665

## REVISIONS

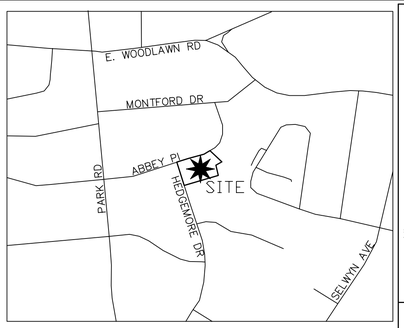
NORTH CAROLINA PROFESSIONAL SEAL L-3665 LAND SURVEYOR JAMES P. CAMERON

PETITION #2014-028

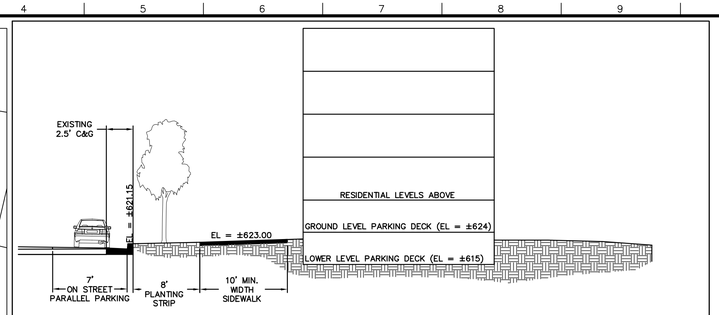
JAMES MAUNEY & ASSOCIATES, P.A.
PROFESSIONAL LAND SURVEYORS
6405 WILKINSON BLVD., SUITE 11, BELMONT, NC 28012
TEL: (704) 829-9623 - FAX: (704) 829-9625
LICENSE NO. C-2373

| CREW | DRAWN | REVISED | SCALE | DATE | JOB | FILE |
|---|---|---|---|---|---|---|
| JP | JH | | 1"=30' | 12/05/2013 | 6004 | F-1153 |

JAMES MAUNEY ASSOC. P.A. PROFESSIONAL LAND SURVEYORS



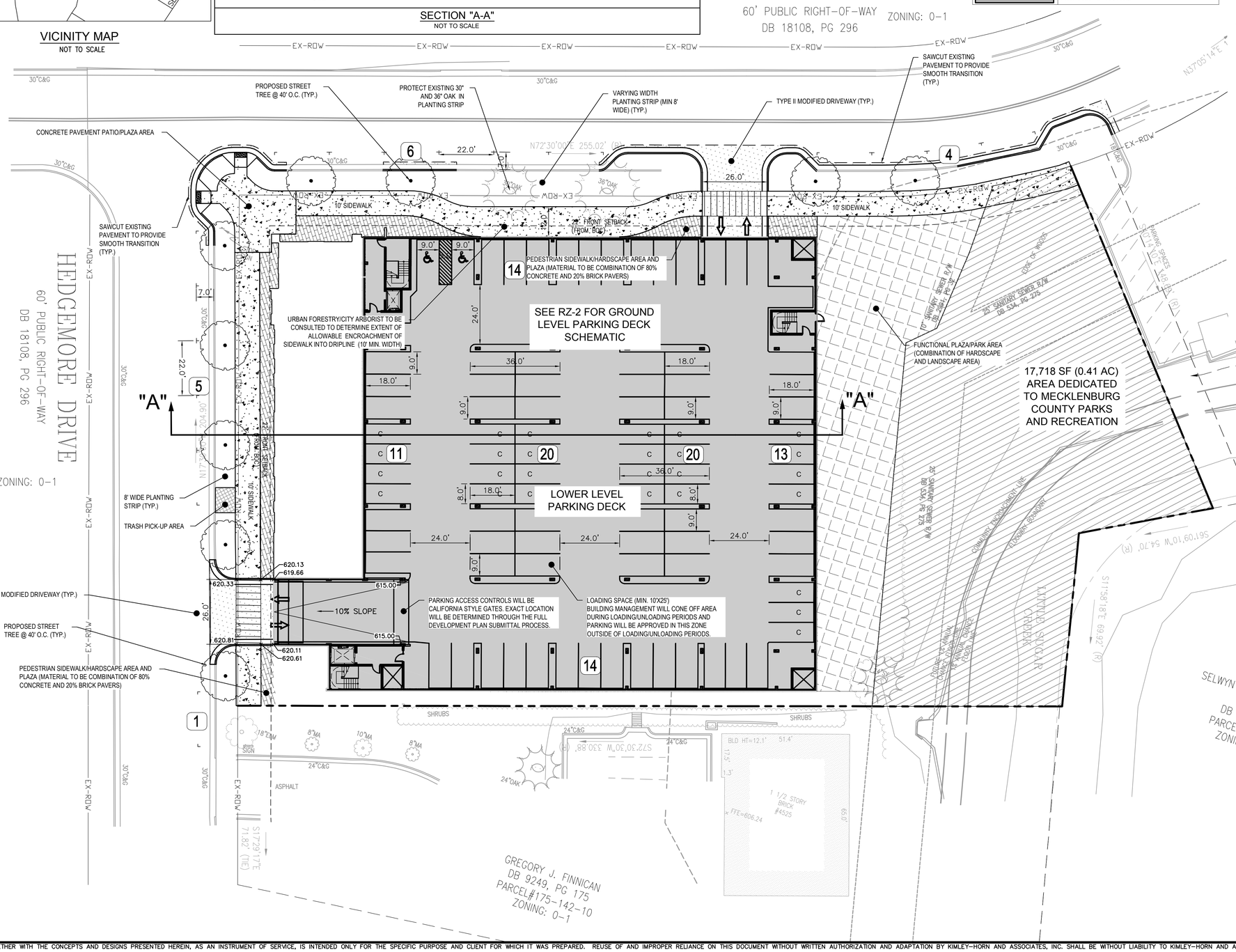

VICINITY MAP
NOT TO SCALE




SECTION "A-A"
NOT TO SCALE

## LEGEND FOR PROPOSED IMPROVEMENTS

| | |
|---|---|
| | PROPOSED BUILDING |
| | PROPOSED CURB AND GUTTER |
| A | PROPOSED SITE NOTE |
| 100 | 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 8' 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 (0.41AC) |

## NOTES

1. ALL DIMENSIONS ARE BASED FROM FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. ALL ON-SITE STRIPING IS TO BE PAINTED, UNLESS OTHERWISE NOTED. ALL STRIPING IN PUBLIC RIGHT-OF-WAY TO BE THERMOPLASTIC STRIPING.
3. AMENITY AREAS SHALL CONSIST OF LEASING/OFFICE USE AND FITNESS CENTER FOR RESIDENTS.
4. 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.

Kimley-Horn and Associates, Inc
2000 SOUTH BOULEVARD
SUITE 440
CHARLOTTE, NORTH CAROLINA 28203
PHONE: (704) 333-5131
NC LICENSE #F-0102
© 2014

**REZONING PLAN**

| NO. | DATE | REVISIONS |
|---|---|---|

CLIENT: Lat Purser & Associates, Inc.

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

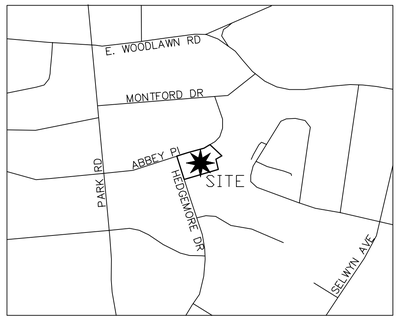
TITLE: LOWER FLOOR SITE PLAN

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

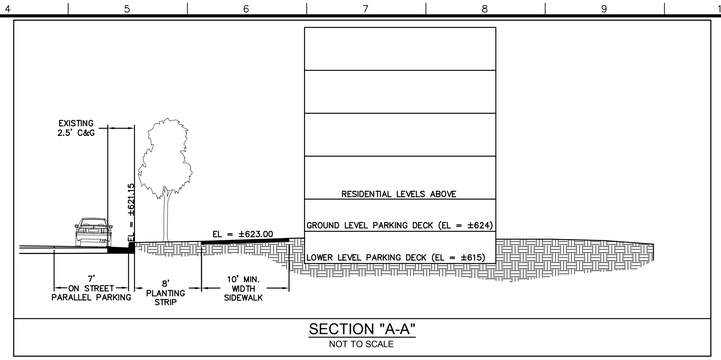
RZ-1

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.

May 05, 2014 – 1:30pm By: david.hall
K:\CHL_PRJ\015526 Lat Purser\015 – Abbey Place\Dwg\RZ-1 ZonePlan.dwg



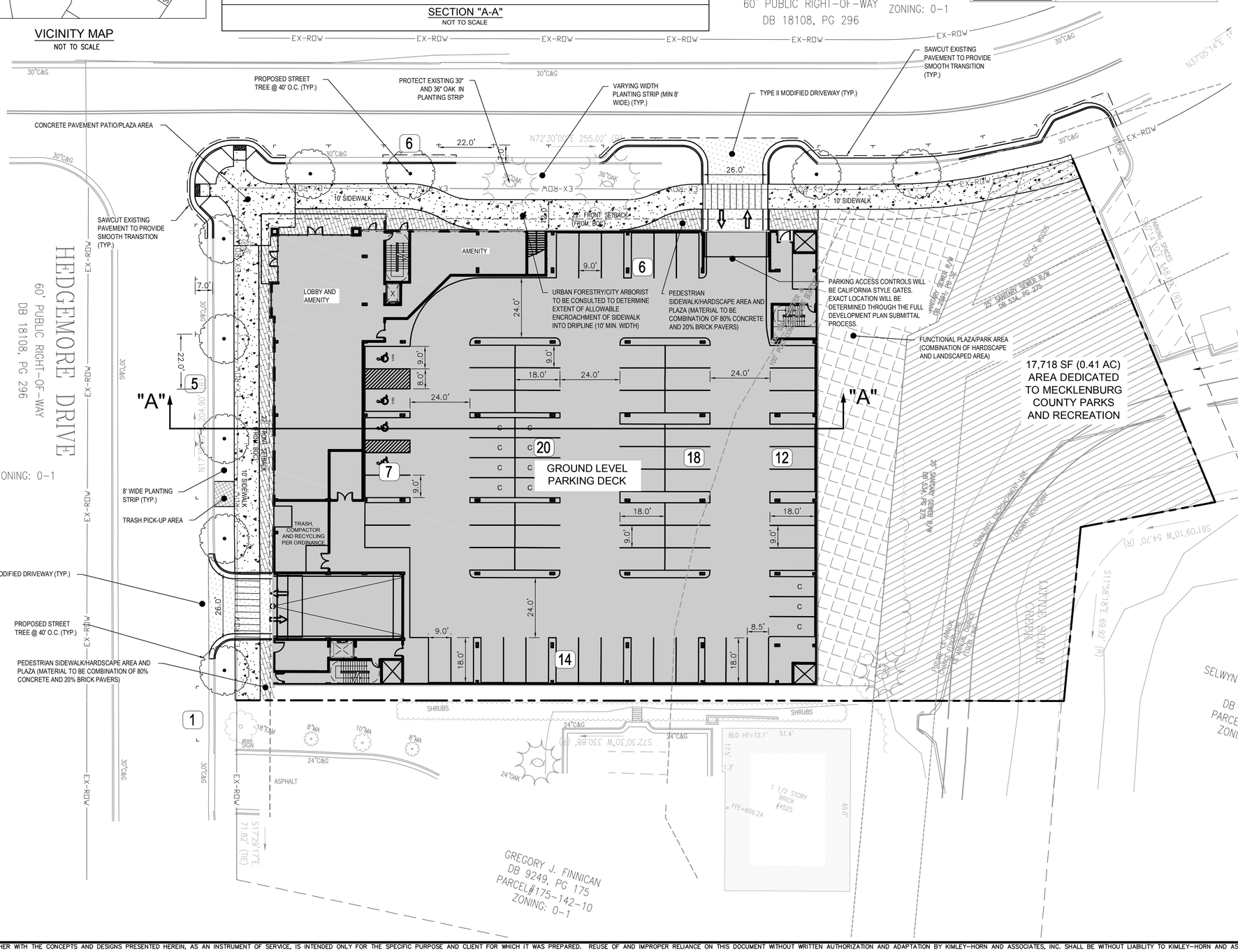

VICINITY MAP
NOT TO SCALE




SECTION "A-A"
NOT TO SCALE

## LEGEND FOR PROPOSED IMPROVEMENTS

| | |
|---|---|
| | PROPOSED BUILDING |
| | PROPOSED CURB AND GUTTER |
| A | PROPOSED SITE NOTE |
| 100 | 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 8' 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

1. ALL DIMENSIONS ARE BASED FROM FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. ALL ON-SITE STRIPING IS TO BE PAINTED, UNLESS OTHERWISE NOTED. ALL STRIPING IN PUBLIC RIGHT-OF-WAY TO BE THERMOPLASTIC STRIPING.
3. AMENITY AREAS SHALL CONSIST OF LEASING/OFFICE USE AND FITNESS CENTER FOR RESIDENTS.
4. 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.


Kimley-Horn and Associates, Inc
2000 SOUTH BOULEVARD
SUITE 440
CHARLOTTE, NORTH CAROLINA 28203
PHONE: (704) 333-5131
NC LICENSE #-0102
© 2014


REZONING PLAN

| NO. | DATE | REVISIONS |
|---|---|---|

CLIENT: Lat Purser & Associates, Inc.

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

TITLE: GROUND LEVEL SITE PLAN

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

RZ-2


Know what's below. Call before you dig.



THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.



May 06, 2014 – 2:29pm By: david.hall
K:\CHL_PRJ\015526 Lat Purser\015 – Abbey Place\Dwg\RZ-2 ZonePlan.dwg

**REZONING PETITION NO. 2014-028**
**SITE DEVELOPMENT DATA:**

- **ACREAGE:** ± 1.67 ACRES
- **TAX PARCEL #S:** 175-142-08
- **EXISTING ZONING:** O-1
- **PROPOSED ZONING:** MUDD(CD)
- **EXISTING USES:** MEDICAL OFFICE BUILDING
- **PROPOSED USES:** MULTI-FAMILY RESIDENTIAL WITH UP TO 5,000 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 GROSS SQUARE FEET OF DEVELOPMENT:** AS ALLOWED BY THE ORDINANCE
- **MAXIMUM BUILDING HEIGHT:** BUILDING HEIGHT, AS DEFINED BY THE ORDINANCE, SHALL NOT EXCEED 66 FEET AS MEASURED FROM AVERAGE GRADE ALONG ABBEY PLACE AND SHALL NOT EXCEED 65 FEET AS MEASURED FROM AVERAGE GRADE ALONG HEDGEMORE DRIVE.
- **PARKING:** AS REQUIRED BY THE ORDINANCE.
- **PROPOSED DENSITY:** 107.6 DUA (BASED ON NET ACREAGE)

## 1. GENERAL PROVISIONS:

A. **SITE LOCATION**. THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY LAT PURSER AND ASSOCIATES, INC. ("PETITIONER") TO ACCOMMODATE DEVELOPMENT OF A MULTIFAMILY RESIDENTIAL COMMUNITY ON AN APPROXIMATELY1.67± ACRE SITE LOCATED ON THE SOUTHEAST CORNER OF THE INTERSECTION OF HEDGEMORE DRIVE AND ABBEY PLACE IN CHARLOTTE, NC.

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 SUCH PORTION OF THE SITE.

C. **GRAPHICS AND ALTERATIONS**. THE SCHEMATIC DEPICTIONS OF THE USES, PARKING AREAS, SIDEWALKS, STRUCTURES AND BUILDINGS, AND OTHER SITE ELEMENTS SET FORTH ON THE REZONING PLAN SHOULD 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 ARE GRAPHIC REPRESENTATIONS OF THE 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 NOT PERMITTED BY THE REZONING PLAN WILL BE REVIEWED AND APPROVED AS ALLOWED BY SECTION 6.207 OF THE ORDINANCE

D. **NUMBER OF BUILDINGS PRINCIPAL AND ACCESSORY**. THE TOTAL NUMBER OF PRINCIPAL BUILDINGS TO BE DEVELOPED ON THE SITE DEVELOPED 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.

## 2. PERMITTED USES, DEVELOPMENT AREA LIMITATIONS, TRANSFER & CONVERSION RIGHTS, AND CERTAIN BUILDING EDGE TREATMENTS:

A. SUBJECT TO THE RESTRICTIONS AND LIMITATIONS LISTED BELOW, THE PRINCIPAL BUILDING CONSTRUCTED ON THE SITE MAY BE DEVELOPED UP TO 150 MULTI-FAMILY RESIDENTIAL DWELLING UNITS WITH UP TO 5,000 S.F. OF RETAIL SALES LIMITED TO USES PERMITTED IN B-1 DISTRICT, PROFESSIONAL BUSINESSES AND GENERAL OFFICES. ALL NON-RESIDENTIAL USES SHALL ONLY BE PERMITTED ON THE FIRST/GROUND FLOOR.

*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 WILL BE PROVIDED AS REQUIRED BY THE ORDINANCE OR THESE DEVELOPMENT STANDARDS).*

## 3. ACCESS:

A. ACCESS TO THE SITE WILL 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 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 THE CHARLOTTE DEPARTMENT OF TRANSPORTATION (CDOT) IN ACCORDANCE WITH PUBLISHED STANDARDS.

## 4. TRANSPORTATION IMPROVEMENTS:

### I. 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:

*THE FOLLOWING TRANSPORTATION IMPROVEMENTS ARE ILLUSTRATED ON SHEET RZ-1 AND SHEET RZ-2 OF THE REZONING PLAN AND INCLUDE ADDITIONAL ON STREET PARKING ALONG ABBEY PLACE AND HEDGEMORE ROAD AS REQUESTED BY THE PARK WOODLAWN AREA PLAN DATED JUNE 10, 2013.*

### II. STANDARDS, PHASING AND OTHER PROVISIONS.

**A. 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.

B. 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 EXITING 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.

## 5. 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 A HIGH QUALITY URBAN MULTIFAMILY DEVELOPMENT. IN ADDITION THE BUILDING WILL UTILIZE SOME OR ALL OF THE FOLLOWING ELEMENTS AS VISUALLY DEPICTED ON THE EXTERIOR RENDERING: 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, OR WOOD. 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.

## 6. STREETSCAPE, LANDSCAPING AND BUFFERS:

A. A SETBACK AS REQUIRED BY THE MUDD ZONING DISTRICT AND THE PARK WOODLAWN SMALL AREA PLAN WILL BE ESTABLISHED ALONG ABBEY PLACE AND HEDGEMORE DRIVE. REFER TO SITE PLAN FOR SETBACK WIDTHS AND LOCATION.

B. THE PETITIONER WILL PROVIDE A TEN (10) FOOT SIDEWALK AND A 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 12' WIDE.

## 7. 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 STORM WATER 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 IN EFFECT AT THE TIME OF THIS REZONING PETITION.

## 8. 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 25 FT.

## 9. 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.

## 10. 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.

## 11. URBAN OPEN SPACE:

A. URBAN OPEN SPACE SHALL BE PROVIDED AT A RATE OF 1 SF FOR EVERY 100 SF GROSS FLOOR AREA OF BUILDING AREA. BUILDING AREA SHALL INCLUDE UPPER PARKING DECK LEVEL ONLY. LOWER DECK LEVEL IS EXCLUDED.

## 12. TRASH SERVICE:

A. A COMPACTOR WILL BE PROVIDED IN THE DECK FOR TRASH SERVICE. RECYCLE SERVICE WILL BE PROVIDED WITH 16 YARD ROLL OFF CONTAINERS WITH ACCESS TO HEDGEMORE DRIVE AS SHOWN ON RZ-1 AND RZ-2.

## 13. MECKLENBURG COUNTY PARKS AND RECREATION:

A. AREA DESIGNATED ON RZ-1 AND RZ-2 FOR DEDICATION TO MECKLENBURG COUNTY PARKS AND RECREATION SHALL BE DEEDED AND RECORDED PRIOR TO OCCUPANCY OF BUILDING. THIS AREA SHALL CONSIST OF APPROXIMATELY 0.41 ACRES (17,718 S.F.) AND SHALL GENERALLY FOLLOW THE EXISTING SANITARY SEWER EASEMENT. PURPOSE OF DEDICATED AREA SHALL BE FOR GREENWAY/RECREATION PURPOSES ONLY.


Kimley-Horn and Associates, Inc
2000 SOUTH BOULEVARD
SUITE 440
CHARLOTTE, NORTH CAROLINA 28203
PHONE: (704) 333-5131
NC LICENSE #F-0102

© 2014

**REZONING PLAN**

| NO. | DATE | REVISIONS |
|---|---|---|

CLIENT: NICHE DEVELOPMENT, LLC; LPA Lat Purser & Associates, Inc.

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

TITLE: TITLE DEVELOPMENT STANDARDS

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

RZ-3

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.

May 14, 2014 - 10:55am By: david.hall
K:\CHL_PRJ\015526 Lat Purser\015 - Abbey Place\Dwg\RZ-3 Zone notes.dwg