

REF: NC GRID NAD 83

VICINITY MAP
(NOT TO SCALE)

NOTES:

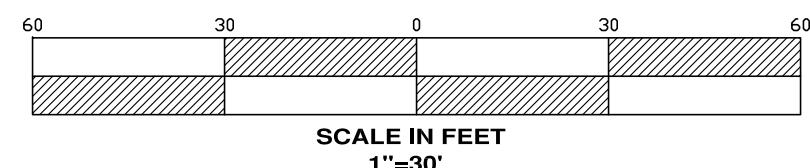
1. THIS MAP REPRESENTS A SURVEY OF AN EXISTING PARCEL OF LAND.
2. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES.
3. AT THE TIME OF THE SURVEY THERE WAS NO EVIDENCE FOUND OF ANY CEMETERIES OR BURIAL GROUNDS.
4. AT THE TIME OF THIS SURVEY, THERE WAS NO EVIDENCE OF EARTH MOVING WORK AND OR CONSTRUCTION.
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 PURPOSES.
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 LSG 12"
12. ELEVATION=604.61 (NAVD 83)
13. THE SUBJECT PROPERTY HAS DIRECT ACCESS TO THE RIGHT OF WAY OF ABBEY PLACE AND HEDGEMORE DRIVE.
14. 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
CFO - COMBINED GROUND FACTOR
CMP - CORRUGATED METAL PIPE
CO - CLEAN OUT
COL - COLUMN
DB - DEED BOOK
EP - EXISTING IRON PIPE
ER - EXISTING IRON ROD
EUS - END UNKNOWN
FV - FIRE VALVE
FU - FIRE HYDRANT
EV - FIRE VALVE
GNT - GROUNDLIGHT
GM - GAS METER
GR - GRATE
GV - GAS VALVE
GW - GUY WIRE
HWC - HEATING/COOLING UNIT
KV - VALVE
LPST - LAMP POST
LP - LIGHT POLE
(M) - MEASURED
MA - MAPLE (TREE)
MB - MAP BOOK
NCSS - NORTH CAROLINA GEODETIC SURVEY
NR - NEW IRON ROD
NN - NEW NAIL
PBB - 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
SMH - 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



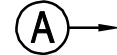

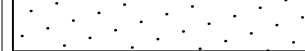
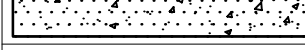
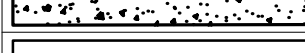

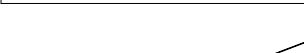
LINE LEGEND:

- PROPERTY LINE (NOT SURVEYED)
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 (UNDERGROUND)
TREES/WOODLINE
WATER LINE
FENCE





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:	LAD PURSER & ASSOCIATES, INC.	
PLANS PREPARED BY:	KIMLEY-HORN AND ASSOCIATES	PHONE# (704)519-4200
TAX PARCEL ID:	17514208	PHONE# (704)333-5131
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)
PERCENT IMPERVIOUS:	69%
TOTAL AREA TO BE DEDICATED TO MECK. CO. PARKS AND REC. (INCLUDED IN OPEN SPACE AREA):	10,110 SF (0.23AC)

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.

DB 3612, PG 867
PARCEL#175-142-12
ZONING: 0-2

CHARLES T. WAINSCOTT &
JOHN T.C. BAKER, JR
DB 6834, PG 143
PARCEL#175-142-13
ZONING: 0-2

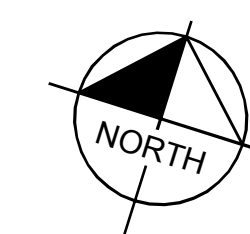
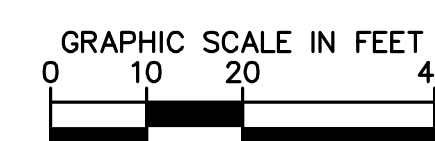
10,110 SF (0.23 AC)
AREA DEDICATED
TO MECKLENBURG
COUNTY PARKS
AND RECREATION

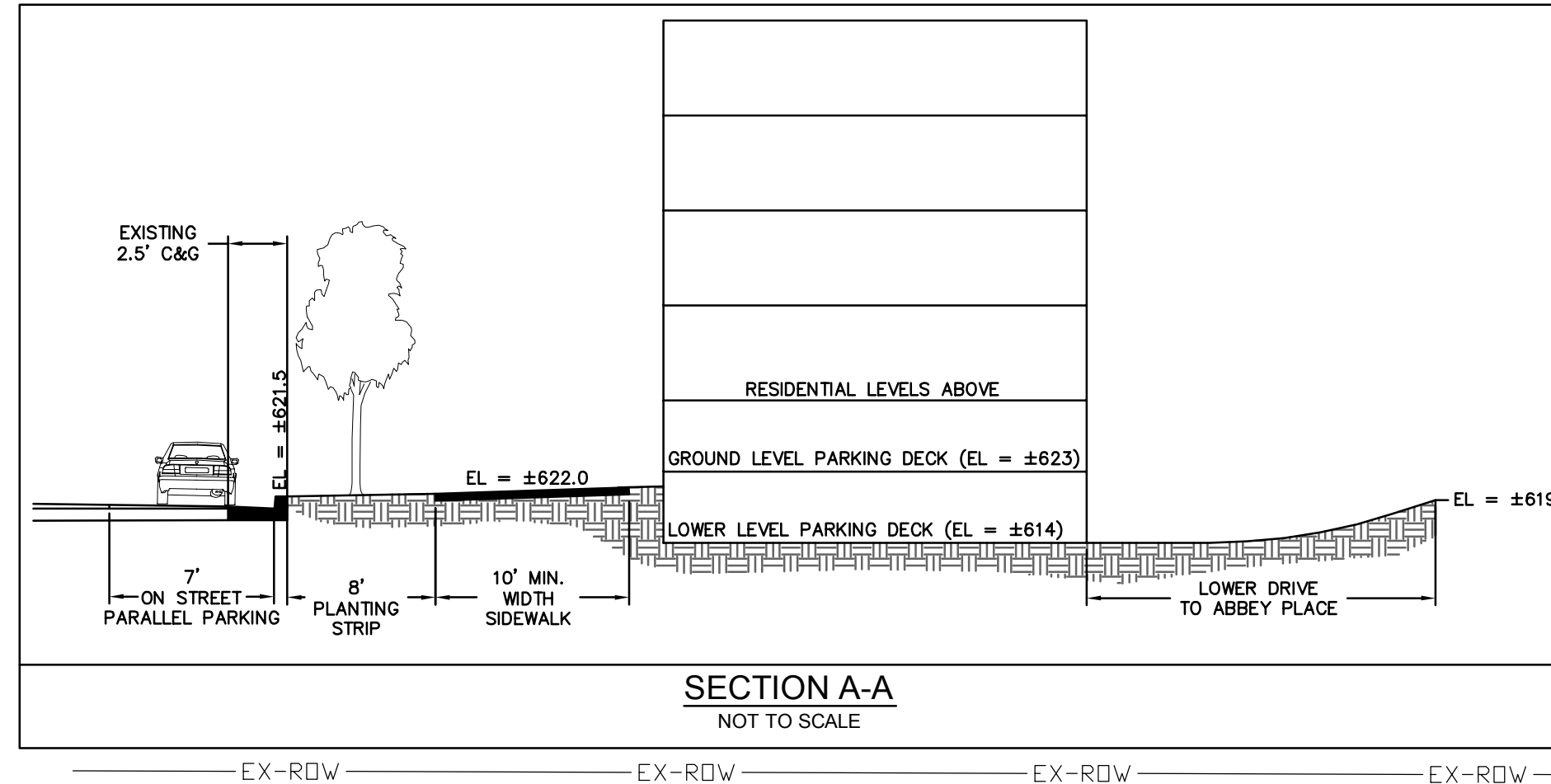
A diagram illustrating the boundaries and lines for a floodway. The diagram shows a cross-section of a river or stream with a dashed line representing the 'APPROXIMATE CENTERLINE OF STREAM'. A solid line represents the 'FLOODWAY BOUNDARY'. To the left of the boundary is the 'COMMUNITY ENCROACHMENT LINE'. To the right of the boundary are two lines representing '1% ANNUAL CHANCE FLOOD LINE' and 'FUTURE 1% ANNUAL CHANCE FLOOD LINE'.

SELWYN VILLAGE CONOMINIUMS
U/F 71
DB 4257, PG 405
PARCEL#175-13C-97
ZONING: R-22MF



Know what's **below**.
Call before you dig.

[illegible]



60' PUBLIC RIGHT-OF-WAY ZONING: O-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
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	PROPOSED STRUCTURE

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CLIENT NAME:	LAT PURSER & ASSOCIATES, INC.	
PLANS PREPARED BY:	KIMLEY-HORN AND ASSOCIATES	PHONE# (704)519-4200
TAX PARCEL ID:	17514208	PHONE# (704)333-5131
STREET ADDRESS:	1700 ABBEY PLACE	
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PROPOSED ZONING:	MUDD (CD)	
PROPOSED USE:	MULTI-FAMILY RESIDENTIAL	
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WAINSCOTT &
BAKER, JR
T.C. DB 3612, PG 867
PARCEL#175-142-12
ZONING: 0-2

CHARLES T. WAINSCOTT &
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DB 6834, PG 143
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10,110 SF (0.23 AC)
AREA DEDICATED
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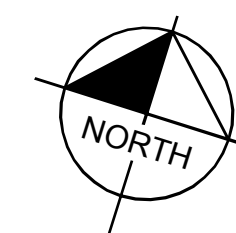
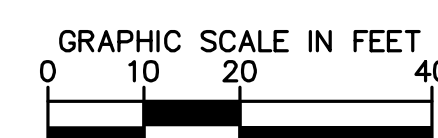
COMMUNITY ENCROACHMENT LINE
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APPROXIMATE
CENTERLINE OF STREAM

SELWYN VILLAGE CONDOMINIUMS
U/F 71
DB 4257, PG 405
PARCEL#175-13C-97
ZONING: R-22MF



Know what's **below.**
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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 DWELLING UNITS (EITHER: ATTACHED; DETACHED; DUPLEX; TRIPLEX; QUADRAPLEX; OR MULTI-FAMILY OR ANY COMBINATION OF THESE), RETAIL SALES LIMITED TO USES PERMITTED IN B-1 DISTRICT, AND PROFESSIONAL BUSINESSES AND GENERAL OFFICES.

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).

4. TRANSPORTATION IMPROVEMENTS:

- A. ACCESS TO THE SITE WILL BE FROM ABBEY PLACE 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.

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. DUMPSTER AREAS AND RECYCLING AREAS THAT ARE NOT INTERIOR TO THE BUILDING WILL BE ENCLOSED BY A SOLID WALL OR FENCE WITH ONE SIDE BEING A DECORATIVE GATE. THE WALL OR FENCE USED TO ENCLOSE THE DUMPSTER WILL BE ARCHITECTURALLY COMPATIBLE WITH THE BUILDING MATERIALS AND COLORS USED ON THE PRINCIPAL BUILDING. REFER TO SITE PLAN FOR LOCATION.
- C. METER BANKS WILL BE SCREENED WHERE VISIBLE FROM PUBLIC VIEW AT GRADE LEVEL.
- D. 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 EXISTING AND PROPOSED PUBLIC STREETS. 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.
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. SIGNAGE:

- A. SIGNAGE AS ALLOWED BY THE ORDINANCE MAY BE PROVIDED. THE ALLOWED SIGNS MAY CONTAIN IDENTIFICATION SIGNAGE FOR ANY OF THE BUSINESSES OR TENANTS LOCATED ON THE SITE.

9. 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.

11. 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.

12. BINDING EFFECT OF THE REZONING APPLICATION:

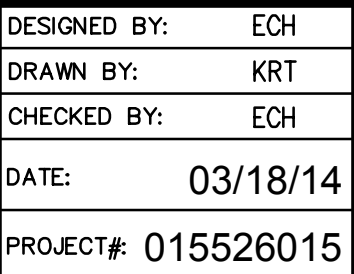
- A. IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE DEVELOPMENT OF THE SITE IMPOSED UNDER THE REZONING PLAN WILL, UNLESS AMENDED IN THE MANNER PROVIDED HEREIN AND UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONER AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST OR ASSIGNS.

13. 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.

14. 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.



RZ-3



PERSPECTIVE AT CORNER OF ABBEY PLACE & HEDGEMORE DRIVE

ABBHEY PLACE
MULTIFAMILY



LOCATION / CHARLOTTE NORTH CAROLINA
PROJECT # /
DATE /
DRAWN /

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PERSPECTIVE
RENDERING