

YANCEY STREET DEVELOPMENT STANDARDS

PARCEL ID: 14902101
ACREAGE: +/-1.16 AC
ZONING: EXISTING (I-2), PROPOSED (MUDD-O)
PARKING : TO COMPLY WITH ORDINANCE STANDARDS

GENERAL PROVISIONS.

A. DEVELOPMENT OF THE SITE WILL BE CONTROLLED BY THE STANDARDS DEPICTED ON THIS SITE PLAN AND BY THE STANDARDS OF THE CHARLOTTE ZONING ORDINANCE. THE DEVELOPMENT DEPICTED ON THIS PLAN IS INTENDED TO REFLECT THE ARRANGEMENT OF PROPOSED USES ON THE SITE, BUT THE EXACT CONFIGURATION, PLACEMENT, AND SIZE OF INDIVIDUAL SITE ELEMENTS MAY BE ALTERED OR MODIFIED WITHIN THE LIMITS PRESCRIBED BY THE ORDINANCE DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASES AS ALLOWED UNDER THE PROVISIONS OF SECTION 6.2 OF THE ZONING ORDINANCE.
B. THE PETITIONER ACKNOWLEDGES THAT OTHER STANDARD DEVELOPMENT REQUIREMENTS IMPOSED BY OTHER CITY ORDINANCES, SUCH AS THOSE THAT REGULATE STREETS, SIDEWALKS, TREES, BICYCLE PARKING, AND SITE DEVELOPMENT, MAY APPLY TO THE DEVELOPMENT OF THIS SITE. THESE ARE NOT ZONING REGULATIONS, ARE NOT ADMINISTERED BY THE ZONING ADMINISTRATOR, AND ARE NOT SEPARATE ZONING CONDITIONS IMPOSED BY THIS SITE PLAN. UNLESS SPECIFICALLY NOTED IN THE CONDITIONS FOR THIS SITE PLAN, THESE OTHER STANDARD DEVELOPMENT REQUIREMENTS WILL BE APPLIED TO THE DEVELOPMENT OF THIS SITE AS DEFINED BY THOSE OTHER CITY ORDINANCES.
C. THROUGHOUT THIS REZONING PETITION, THE TERMS "OWNER", "OWNERS", "PETITIONER" OR "PETITIONERS," SHALL, WITH RESPECT TO THE SITE, BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNEES OF THE OWNER OR OWNERS OF THE SITE WHO MAY BE INVOLVED IN ITS DEVELOPMENT FROM TIME TO TIME.

PURPOSE

THE PURPOSE OF THIS REZONING APPLICATION IS TO PROVIDE FOR THE REPURPOSING OF AN INDUSTRIAL BUILDING TO ALLOW FOR A MIXTURE OF USES. THE PETITIONER ALSO SEEKS APPROVAL OF AN OPTIONAL REQUEST TO ALLOW FOR PAVED AND UNPAVED PARKING TO REMAIN AS LOCATED BETWEEN THE BUILDING AND THE STREET. TO ACHIEVE THIS PURPOSE, THE APPLICATION SEEKS THE REZONING OF THE SITE TO THE MUDD-O DISTRICT.

PERMITTED USES

USES ALLOWED ON THE PROPERTY INCLUDED IN THIS PETITION WILL BE THOSE USES AND RELATED ACCESSORY USES AS ARE PERMITTED IN THE MUDD DISTRICT UNLESS OTHERWISE RESTRICTED BY THE PROVISIONS OF THIS PLAN.

TRANSPORTATION

A. THE SITE WILL HAVE ACCESS VIA A DRIVEWAY CONNECTION TO YANCEY STREET AND SOUTHSIDE DRIVE AS GENERALLY IDENTIFIED ON THE CONCEPT PLAN FOR THE SITE.
B. PARKING AREAS, INCLUDING ON STREET PARKING, ARE GENERALLY INDICATED ON THE CONCEPT PLAN FOR THE SITE.

ARCHITECTURAL STANDARDS

THE DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE DISTRICT REGULATIONS OF THE ZONING ORDINANCE FOR THE MUDD DISTRICT

STREETSCAPE AND LANDSCAPING

RESERVED

ENVIRONMENTAL FEATURES

RESERVED

PARKS, GREENWAYS, AND OPEN SPACE

RESERVED

FIRE PROTECTION

RESERVED

SIGNAGE

RESERVED

LIGHTING

A. FREESTANDING LIGHTING ON THE SITE WILL UTILIZE FULL CUT-OFF LUMINARIES.

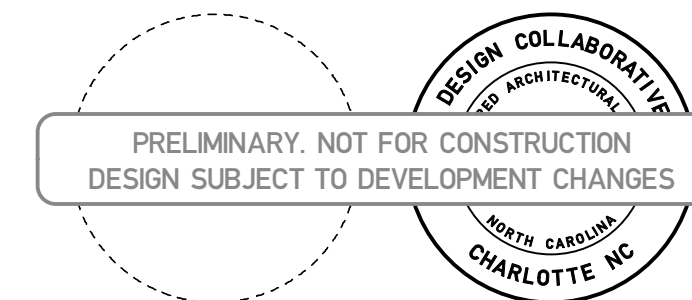
PHASING

RESERVED

INITIAL SUBMISSION-10-26-15, 1.1

1523 Elizabeth Ave, Suite 120
Charlotte NC 28204

704 405 5980
www.cluckdesign.com



4125 Yancey Rd
Charlotte, NC 28217

prepared for: Client Name

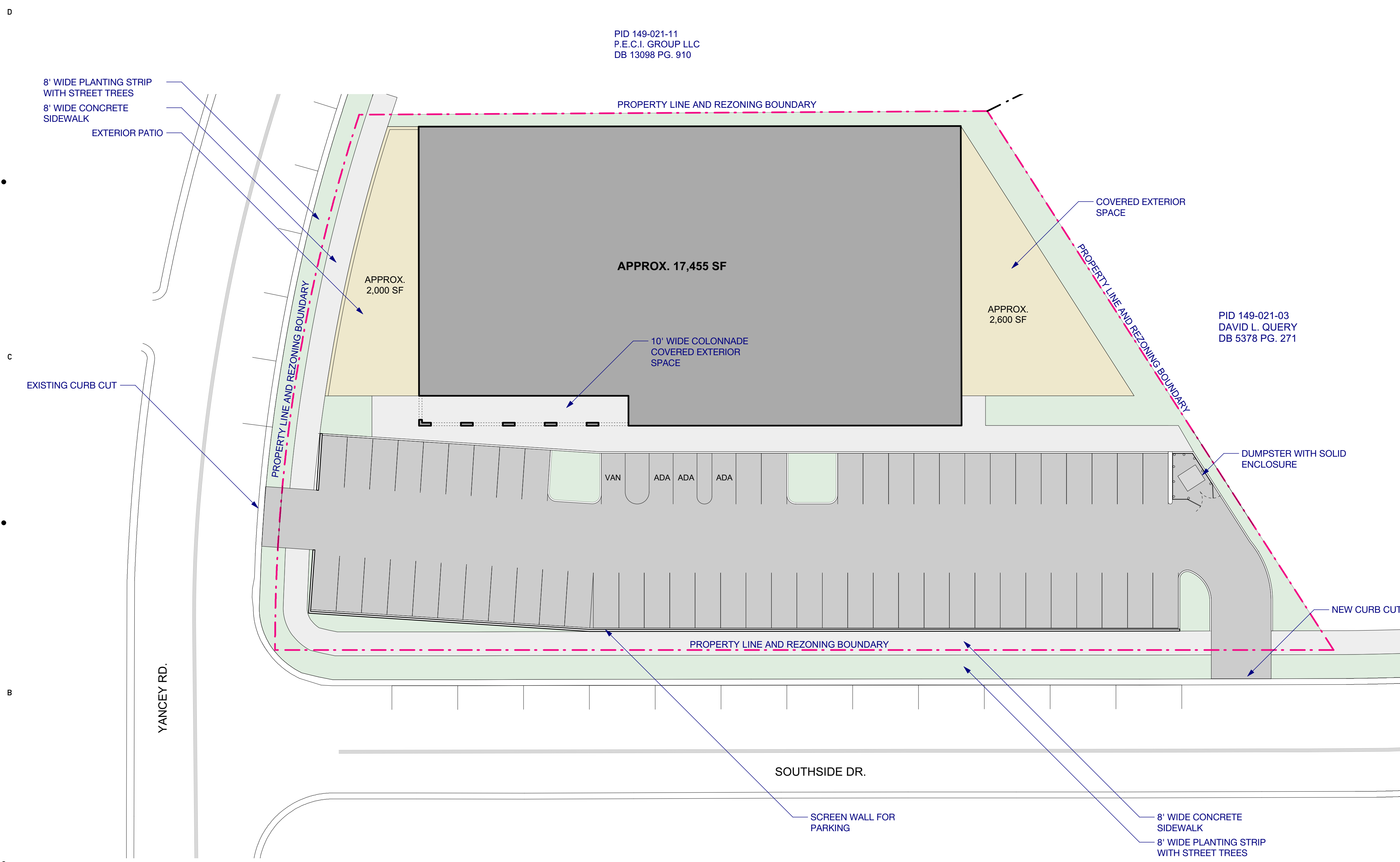
Mark	Date	Description
01	10/26/15	Site Plan Development

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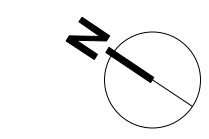
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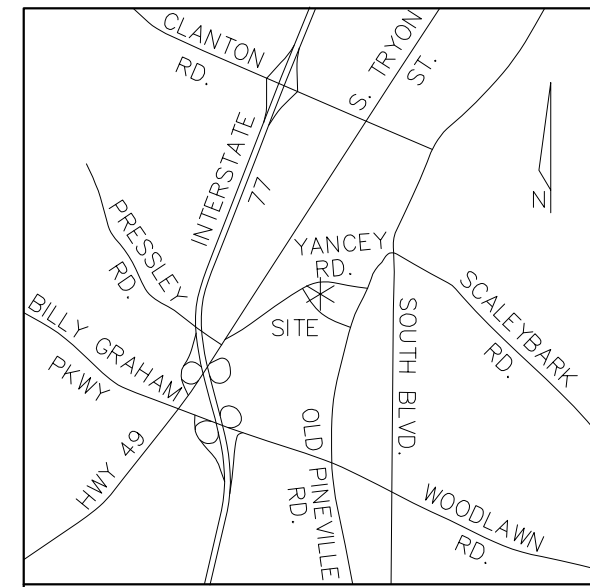
Rezoning Site Plan

RZ-1



A1 Proposed Site Plan
Scale: 1" = 20 ft





VICINITY MAP - N.T.S.

LEGEND:

- PID - PARCEL ID
- - SET #4 REBAR
- - FOUND REBAR OR OTHER MONUMENTATION FOUND AS NOTED
- △ - COMPUTED POINT (NO MONUMENT)
- ⊙ - SANITARY SEWER MANHOLE
- ⊕ - SEWER CLEANOUT
- W - WATER VALVE
- G - GAS VALVE
- P.O.B. - POINT OF BEGINNING
- ⊖ - POWER POLE
- ⌒ - GUY WIRE
- ⊙ - TELEPHONE/COMM. PEDESTAL
- ⊖ - ELECTRIC METER
- ⊖ - GAS METER
- - HVAC EQUIPMENT
- W - WATER METER
- FH - FIRE HYDRANT
- - CATCH BASIN/INLET
- - STORM INLET
- ▽ - SIGN
- R.C.P. - REINFORCED CONCRETE PIPE
- C.M.P. - CORRUGATED METAL PIPE
- c - UNDERGROUND GAS LINE
- ss - UNDERGROUND SEWER
- ou - OVERHEAD POWER/UTILITIES/LINE
- x - FENCE

NOTES:

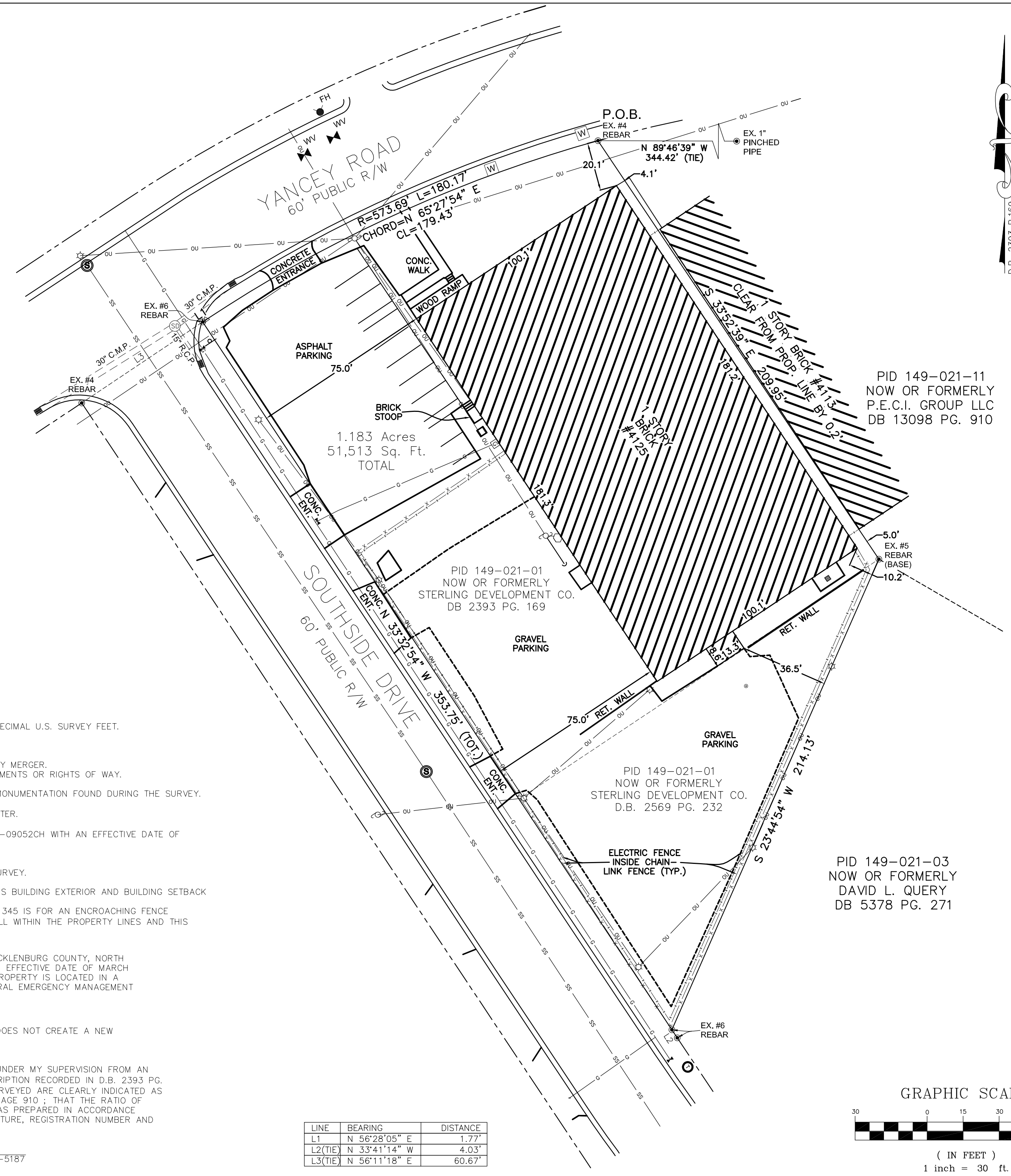
1. CURRENT TAX PARCELS AS LISTED.
 2. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES IN DECIMAL U.S. SURVEY FEET.
 3. NORTH BASED ON D.B. 2393 PG. 169.
 4. AREA BY COORDINATE COMPUTATION.
 5. DASHED LINES INDICATE LINES NOT SURVEYED.
 6. CURRENT PROPERTY OWNER: STERLING DEVELOPMENT CO. BY MERGER.
 7. THESE PROPERTIES MAY BE SUBJECT TO ADDITIONAL EASEMENTS OR RIGHTS OF WAY.
 8. ZONING IS I-2 PER MECK. CO. GIS.
 9. SURVEY IS BASED ON PHYSICAL EVIDENCE AND EXISTING MONUMENTATION FOUND DURING THE SURVEY.
 10. TOTAL AREA THIS PLAT 1.183 ACRES (51,513 SF).
 11. PIPE SIZES ON FOUND MONUMENTATION IS OUTSIDE DIAMETER.
 12. NO GEODETIC MONUMENTATION FOUND WITHIN 2000'.
 13. CHICAGO TITLE INSURANCE COMPANY COMMITMENT No. 15-090520H WITH AN EFFECTIVE DATE OF APRIL 16, 2015 AT 8:00am.
- SCHEDULE B - SECTION II - EXCEPTIONS
1. DEFECTS, LIENS, ETC. - NOT A MATTER OF SURVEY.
 2. TAXES OR ASSESSMENTS ETC. - NOT A MATTER OF SURVEY.
 3. MATTERS OF SURVEY ARE SHOWN HEREON.
 4. RESTRICTIONS RECORDED IN DB 2393 PG 169 CONCERNS BUILDING EXTERIOR AND BUILDING SETBACK WHICH SUBJECT TRACT BUILDING APPEARS TO SATISFY.
 5. EASEMENT AGREEMENT AS RECORDED IN DB 10730 PG 345 IS FOR AN ENCRANCHING FENCE (PRESENT LOCATION IN 1999). CURRENT FENCES ARE ALL WITHIN THE PROPERTY LINES AND THIS EASEMENT MAY WELL BE EXTINGUISHED.

I HAVE EXAMINED THE FLOOD INSURANCE RATE MAP FOR MECKLENBURG COUNTY, NORTH CAROLINA, COMMUNITY PANEL NUMBER 3710453200J WITH AN EFFECTIVE DATE OF MARCH 2, 2009, AND HEREBY CERTIFY THAT NO PORTION OF THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

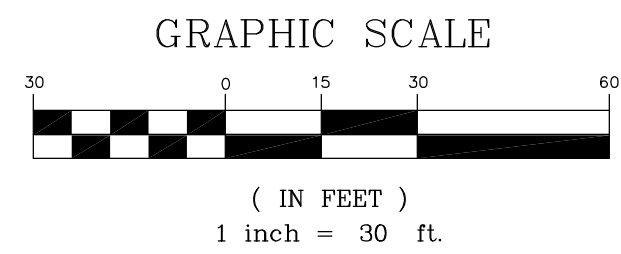
I, KENT C. HUDSON, CERTIFY TO THE FOLLOWING:
THAT THIS SURVEY IS OF EXISTING PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.

I, KENT C. HUDSON, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN D.B. 2393 PG. 169 & D.B. 2569 PG. 232); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DASHED LINES FROM INFORMATION FOUND IN BOOK 13098, PAGE 910; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:67,694; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 20TH DAY OF MAY, 2015.

KENT C. HUDSON, PLS L=5187



LINE	BEARING	DISTANCE
L1	N 56°28'05" E	1.77'
L2(TIE)	N 33°41'14" W	4.03'
L3(TIE)	N 56°11'18" E	60.67'



SUMMIT
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3575 CENTRE CIRCLE DRIVE
FORT MILL, SC 29715
OFFICE: 704.504.1717
FAX: 704.504.1125
WWW.SUMMIT-COMPANIES.COM
NC FIRM C-3126 / SC COA 3780

PROJECT:

BOUNDARY SURVEY OF
4125 YANCEY ROAD
PID# 149-021-01
CITY OF CHARLOTTE,
MECKLENBURG COUNTY, NC

CLIENT:

WHITE POINT PARTNERS
TWO MORROCROFT CENTRE
4064 COLONY RD. | Suite
430 CHARLOTTE, NC | 28211
704.709.0538

ORIG.PROJ.DATE:	01-30-15
SCALE:	1"=30'
DRAWN BY:	TAC
CHECKED BY:	KCH

PROJECT NO:
3482-15
SHEET
1 of 1