



North Ref: NC Grid NAD83/2011

Course	Bearing	Distance
L1	S 74°52'38" E	4.73'
L2	N 16°56'11" E	4.09'
C3	Chord = N 58°58'54" E 23.96'	Radius = 17.22' Arc = 26.50'



VICINITY MAP NTS

APPROVED BY  
CITY COUNCIL

JUN 20 2016

NCGS "N 056"  
NAD83/2011  
N: 539,231.19'  
E: 1,461,227.53'  
Combined Factor: 0.99984338

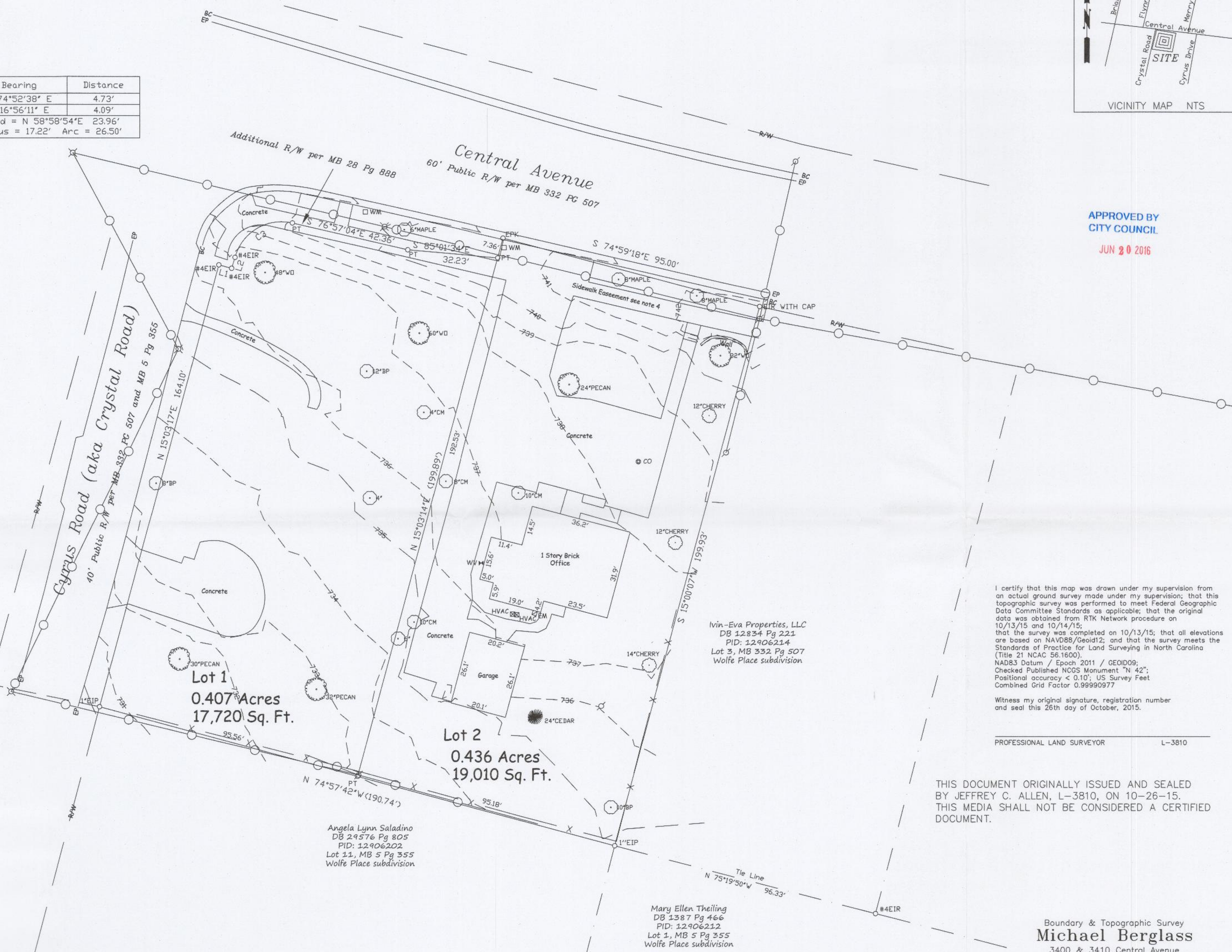
Grid Bearing and Distance Tie Line  
S 78°24'55" E 5,077.17'

NOTES:

- PID: 12906201, PID: 12906215
- DB 27651 PG 680, DB 25466 PG 788
- MB 332 PG 507
- Permanent Sidewalk Easement granted to City of Charlotte via DB 14739 PG 500, however the map attached to the deed is illegible and the exact location cannot be determined.
- Total Area: 0.843 Acres

LEGEND

- EIP EXISTING IRON PIPE
- ETR EXISTING IRON REBAR
- EPK EXISTING MASONRY NAIL
- PT POINT NOT FOUND OR SET
- EP EDGE OF PAVEMENT
- BC BACK OF CURB
- R/W RIGHT-OF-WAY
- PTD PARCEL IDENTIFICATION NUMBER
- O- OVERHEAD UTILITY
- U UTILITY POLE
- HVAC HEAT PUMP
- WV WATER VALVE
- WM WATER METER
- EM ELECTRICITY METER
- PTD PARCEL IDENTIFICATION NUMBER
- BP BRADFORD PEAR
- WO WILLOW OAK
- CM GRAPE MYRTLE
- CO CLEAN-OUT (Sanitary Sewer)

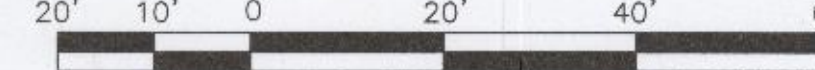


I certify that this map was drawn under my supervision from an actual ground survey made under my supervision; that this topographic survey was performed to meet Federal Geographic Data Committee Standards as applicable; that the original data was obtained from RTK Network procedure on 10/13/15 and 10/14/15; that the survey was completed on 10/13/15, that all elevations are based on NAVD83/Gaoid12; and that the survey meets the Standards of Practice for Land Surveying in North Carolina (Title 21 NCAC 56.1600).  
NAD83 Datum / Epoch 2011 / GEOID09;  
Checked Published NCOS Monument "N 42";  
Positional accuracy < 0.10'; US Survey Feet  
Combined Grid Factor 0.99990977  
Witness my original signature, registration number and seal this 26th day of October, 2015.

PROFESSIONAL LAND SURVEYOR L-3810

THIS DOCUMENT ORIGINALLY ISSUED AND SEALED  
BY JEFFREY C. ALLEN, L-3810, ON 10-26-15.  
THIS MEDIA SHALL NOT BE CONSIDERED A CERTIFIED  
DOCUMENT.

Boundary & Topographic Survey  
**Michael Berglass**  
3400 & 3410 Central Avenue  
Charlotte Township - Mecklenburg County  
NORTH CAROLINA



SCALE 1"=20' DATE 10/26/15 JOB # 0699 DRAWN JCA

Z:\Reference\Allen Geomatics Logo\_FINAL(pshop).jpg

Allen Geomatics, P.C. (C-3191)  
PO Box 89, Advance, NC 27006  
(336) 998-0218  
www.AllenGeomatics.com

neighboring  
concepts

ARCHITECTURE ■ PLANNING ■ INTERIORS

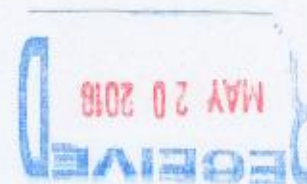
1230 West Morehead Street, Suite 204  
Charlotte, North Carolina 28208  
T:704.374.0916 F:704.342.3808

www.neighboringconcepts.com

This drawing and the design shown are the property of  
Neighboring Concepts, PLLC.  
The reproduction, copying, or other use of this drawing  
without their written consent is prohibited and any  
violation will be subject to legal action.

© 2016  
Neighboring Concepts, PLLC

Central Avenue  
Dental Expansion



REV.	DATE	DESCRIPTION
REV. 1	DATE	02/18/2016
REV. 2	DATE	03/24/2016
REV. 3	DATE	03/28/2016
REV. 4	DATE	04/11/2016
REV. 5	DATE	05/19/2016
REV. 6	DATE	
REV. 7	DATE	
REV. 8	DATE	

Rezoning Documents

Petition #2016-037

SURVEY

ISSUE DATE May 19, 2016

CHECKED DJW

SHEET BY

PROJECT NUMBER

NC 15-014

RZ-1



TECHNICAL NOTES

DEVELOPMENT DATA TABLE

a. SITE ACREAGE	0.436 ACRES
b. TAX ID	12906215
c. EXISTING ZONING	UR-C (CD)
d. PROPOSED ZONING	NS
e. EXISTING USES	1,390 SQ. FT. DENTAL OFFICE
f. PROPOSED USES:	

UP TO 2,830 SQ. FT. DENTAL OFFICE OR A REUSE OF THE SITE AS A SINGLE FAMILY RESIDENCE ONLY IN THE CASE OF DISCONTINUING DENTAL OFFICE USE. (THE EXPANSION TO 2,830 SQ. FT. OF AREA INCLUDES AN 1,100 SQ. FT. ADDITION. ADDITIONALLY, RENOVATION OF EXISTING BASEMENT AND ATTIC SPACES MAY ADD 340 SQ. FT. OF CONDITIONED OFFICE SPACE TO THE EXISTING BUILDING.)

g. MAXIMUM BUILDING HEIGHT:	PER ZONING ORDINANCE
h. NO. OF PARKING SPACES REQUIRED:	PER ZONING ORDINANCE

GENERAL PROVISIONS

- UNLESS OTHER STANDARDS ARE ESTABLISHED BY THE REZONING PLAN OR THESE DEVELOPMENT STANDARDS, ALL DEVELOPMENT STANDARDS ESTABLISHED UNDER THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE") FOR THE NS ZONING DISTRICT SHALL BE FOLLOWED IN CONNECTION WITH THE DEVELOPMENT TAKING PLACE ON THE SITE DEPICTED ON THIS REZONING PLAN.
- CHANGES TO THE REZONING PLAN WILL BE REVIEWED AND APPROVED AS ALLOWED BY SECTION 6.207 OF THE ORDINANCE. PRIOR TO THE SUBMITTAL OF ANY REQUEST FOR AN ADMINISTRATIVE SITE PLAN AMENDMENT, THE OWNER SHALL NOTIFY THE MERRY OAKS NEIGHBORHOOD ASSOCIATION AND THE COMMONWEALTH PARK NEIGHBORHOOD ASSOCIATION OF SUCH REQUEST.

OPTIONAL PROVISIONS

- NOT APPLICABLE.

PERMITTED USES

- DEVELOPMENT WILL CONFORM TO NS DISTRICT UNLESS MORE STRINGENT CONDITIONS ARE SHOWN ON THE SITE PLAN.
- THE PROPOSED BUILDINGS ON THE SITE WILL SATISFY OR EXCEED THE SETBACK, SIDE YARD, REAR YARD, SCREENING AND BUFFER REQUIREMENTS ESTABLISHED UNDER THE ORDINANCE.

TRANSPORTATION

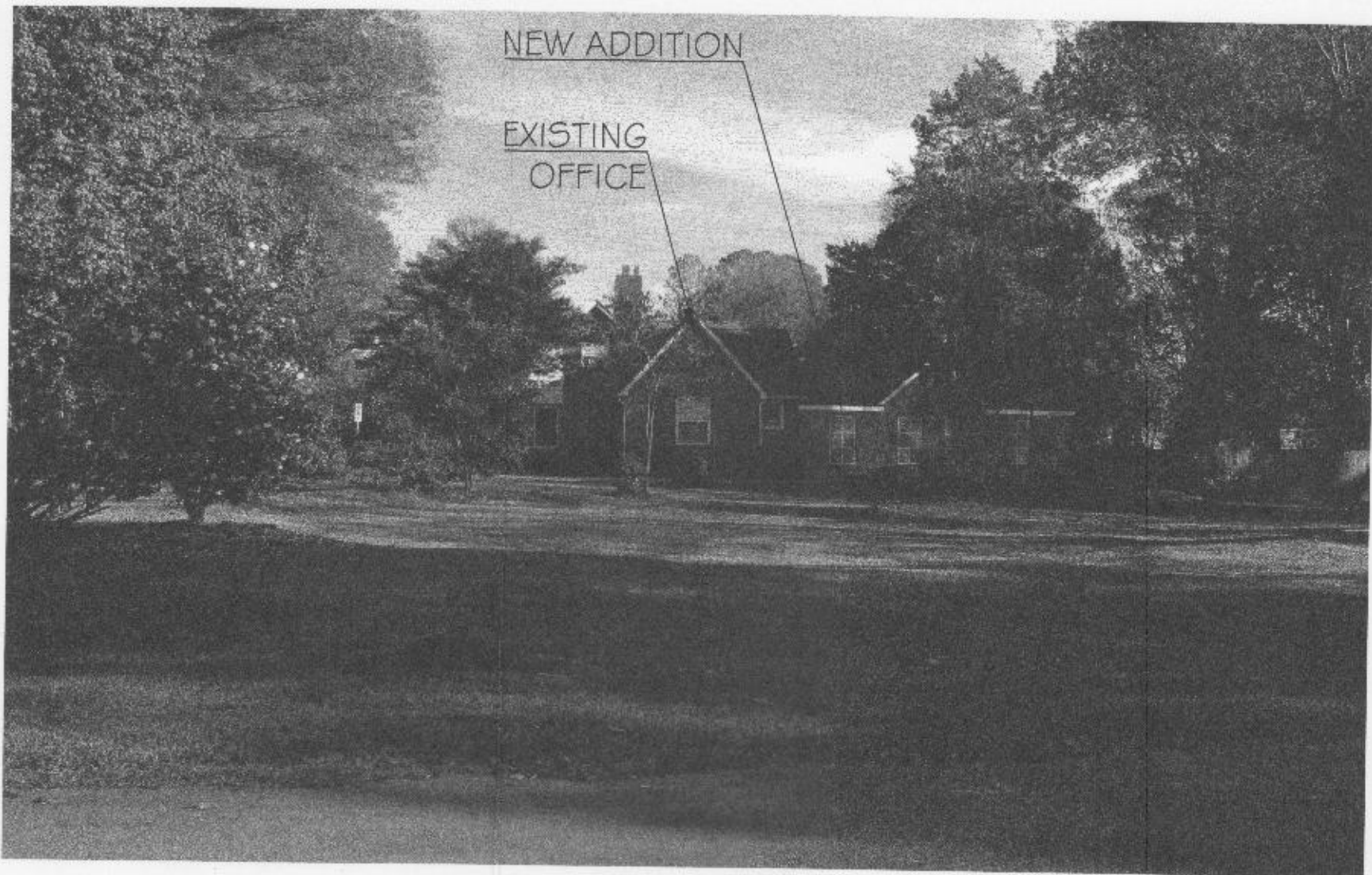
- PARKING LAYOUT IS GENERAL AND MAY BE MODIFIED TO SAVE EXISTING TREES PER SECTION 6.207 OF THE ORDINANCE.
- VEHICULAR AND BICYCLE PARKING WILL BE PROVIDED WHICH WILL MEET OR EXCEED THE STANDARDS OF THE ZONING ORDINANCE.
- PETITIONER TO COORDINATE FINAL ACCESS AND DRIVEWAY DESIGNS WITH THE CHARLOTTE DEPARTMENT OF TRANSPORTATION ("CDOT") AND/OR THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION ("NCDOT") DURING PERMITTING.

ARCHITECTURAL STANDARDS

- VINYL OR ALUMINUM AS A BUILDING MATERIAL MAY ONLY BE USED ON WINDOWS, SOFFITS AND ON HANDRAILS/RAILINGS.
- THE ILLUSTRATIVE BUILDING ELEVATIONS ARE INCLUDED TO REFLECT AN ARCHITECTURAL STYLE AND A QUALITY OF THE BUILDING THAT MAY BE CONSTRUCTED ON THE SITE. NO EXPANSE OF BLANK WALL WILL EXCEED 20 FEET IN LENGTH. THE BUILDING ADDITION WILL NOT EXCEED ONE STORY AND WILL HAVE A PITCHED ROOF.
- HVAC & RELATED MECHANICAL EQUIPMENT WILL BE SCREENED FROM PUBLIC VIEW AND VIEW OF ADJACENT PROPERTIES AT GRADE.
- ROLLOUT COLLECTION WILL BE USED WHERE ALLOWED BY ORDINANCE. ROLLOUT CONTAINERS SHALL BE SCREENED WITH GATED ENCLOSURES.

STREETSCAPE AND LANDSCAPING

- SIDEWALKS AND PLANTING STRIPS WILL BE AS PRESCRIBED BY THE ORDINANCE IN COORDINATION WITH THE CITY ARBORIST OFFICE.
- SCREENING WILL CONFORM TO THE APPLICABLE STANDARDS OF SECT. 12.303 OF THE ZONING ORDINANCE.
- ON-SITE PARKING AND LOADING AREAS WILL BE SCREENED PER SECTION 12.303.
- PLANTINGS IN SIGHT TRIANGLE WILL BE LOW LYING AND WILL NOT OBSTRUCT VISIBILITY.
- DEVELOPMENT ON THE SITE SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY OF CHARLOTTE TREE ORDINANCE. TREES GREATER THAN TWO (2) INCHES DIAMETER, AS MEASURED 4'-6" ABOVE GROUND, AND IN THE STREET RIGHT-OF-WAY ARE PROTECTED BY LAW; AUTHORIZATION FOR THEIR REMOVAL IS TO BE COORDINATED THROUGH THE CITY ARBORIST OFFICE.



ILLUSTRATIVE VIEW OF THE DENTAL OFFICE  
ADDITION'S WEST ELEVATION FROM CRYSTAL RD.

ENVIRONMENTAL FEATURES

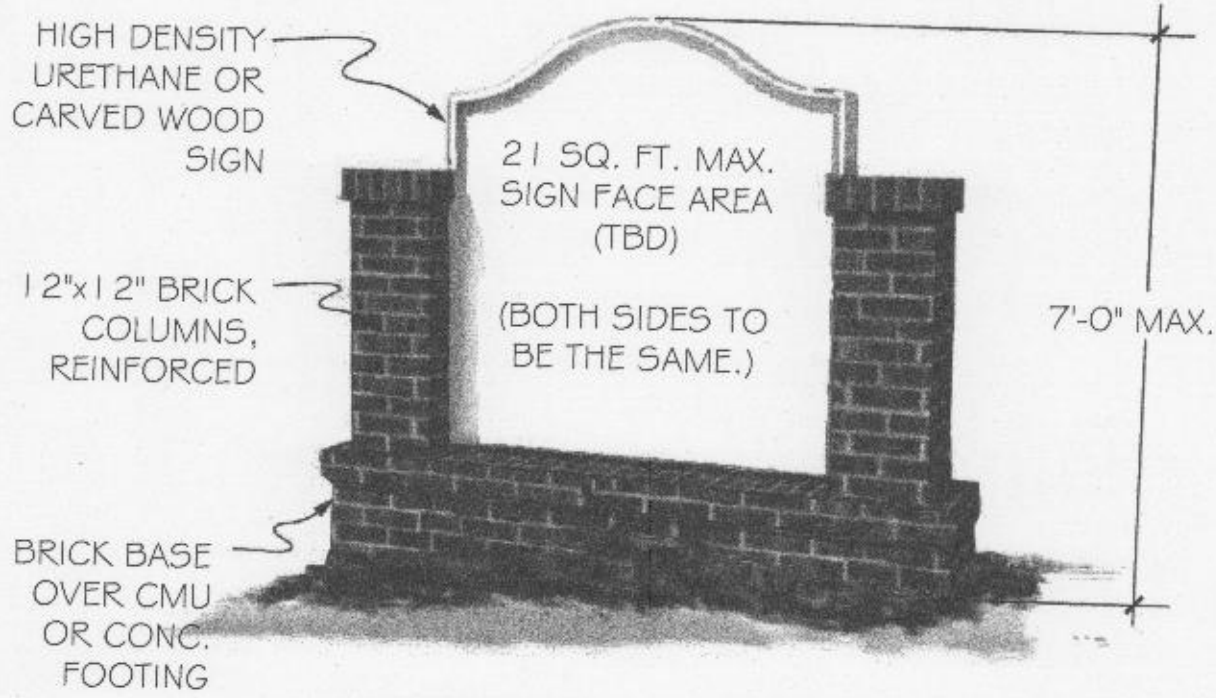
- THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION CONTROLS ORDINANCE.
- THE PETITIONER SHALL COMPLY WITH THE TREE ORDINANCE.

PARKS, GREENWAYS & OPEN SPACE

- CONNECTIONS TO PARK OR GREENWAYS ARE NOT APPLICABLE.
- OPEN SPACE SHALL COMPLY WITH ORDINANCE.

SIGNAGE

- ANY DETACHED SIGNS PLACED ON THE SITE WILL NOT EXCEED SEVEN FEET (7'-0") IN HEIGHT NOR 21 SQUARE FEET IN SIGN FACE AREA AND SHALL COMPLY WITH THE REQUIREMENTS OF THE ORDINANCE.
- COLUMNS AND BASE OF THE SIGN STRUCTURE TO MATCH THE RED BRICK OF THE EXISTING BUILDING AS ILLUSTRATED IN THE "PROPOSED DETACHED SIGN" GRAPHIC ON THIS SITE PLAN.
- THE EXACT LOCATION OF THE SITE SIGNAGE WILL BE DETERMINED AS PART OF THE DETAILED CONSTRUCTION AND LANDSCAPING PLANS FOR THE SITE.



PROPOSED DETACHED SIGN

LIGHTING

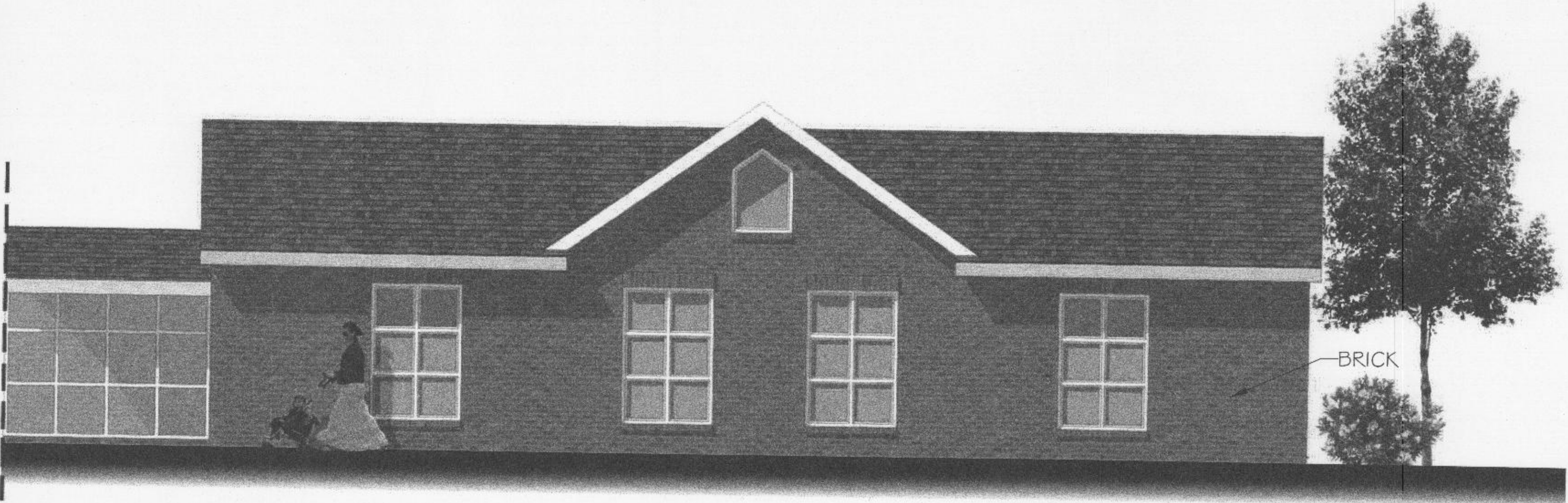
- THE MAXIMUM HEIGHT OF ANY NEW FREE-STANDING LIGHT FIXTURES ON THE SITE SHALL NOT EXCEED FIFTEEN (15) FEET.
- ALL ATTACHED AND DETACHED FIXTURES WITHIN THE SITE WILL BE FULL CUT-OFF FIXTURES AS DEFINED BY IESNA (ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA), SHIELDED, CAPPED AND DOWNWARDLY DIRECTED. ANY CURRENT NONCONFORMING FIXTURES WILL BE REMOVED WHEN CONSTRUCTION ON THE ADDITION IS COMPLETE.
- THE PROPERTY OWNER MAY NOT UTILIZE FIXTURES ON AN ADJACENT PARCEL OR ON A PUBLIC RIGHT-OF-WAY TO ILLUMINATE THE SITE. NO FLOOD LIGHTS ARE PERMITTED EITHER WITHIN THE SITE OR ELSEWHERE TO ILLUMINATE THE PROPERTY.

OTHER

- THROUGHOUT THIS REZONING PETITION, THE TERMS "OWNER", "OWNERS", OR "PETITIONER" 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.



SITE PLAN-GROUND LEVEL



OFFICE ADDITION - WEST ELEVATION

neighboring  
concepts

ARCHITECTURE ■ PLANNING ■ INTERIORS

1230 West Morehead Street, Suite 204  
Charlotte, North Carolina 28208  
T: 704.374.0916 F: 704.342.3808

www.neighboringconcepts.com

This drawing and the design shown are the property of  
Neighboring Concepts, PLLC.  
The reproduction, copying, or other use of this drawing  
without their written consent is prohibited and any  
infringement will be subject to legal action.

© 2016  
Neighboring Concepts, PLLC

APPROVED BY  
CITY COUNCIL

JUN 20 2016

Central Avenue  
Dental Expansion

REV. 1 DATE	02/18/2016
REV. 2 DATE	03/24/2016
REV. 3 DATE	03/28/2016
REV. 4 DATE	04/11/2016
REV. 5 DATE	05/19/2016
REV. 6 DATE	
REV. 7 DATE	
REV. 8 DATE	

Rezoning Documents

Petition #2016-037

SITE PLAN

ISSUE DATE MAY 19, 2016

CHECKED

DJW

SHEET BY

EO

PROJECT NUMBER

RZ-2

NC 15-014