

Central Avenue  
Dental Expansion

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 NAVD88/Geoid12; and that the survey meets the  
Standards of Practice for Land Surveying in North Carolina  
(Title 21 NCAC 56.1600).  
NADES Datum / Epoch 2011 / GEOID09;  
Checked Published NCGS Monument "N 42";  
Positional accuracy < 0.10"; US Survey Feet  
Combined Grid Factor 0.99984338

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

20' 10' 0 20' 40' 60'

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

SURVEY

ISSUE DATE April 11, 2016

CHECKED

DJW

SHEET BY

EO

PROJECT NUMBER

NC 15-014

RZ-1

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'	

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

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
EIR	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
PID	PARCEL IDENTIFICATION NUMBER
-O-	OVERHEAD UTILITY
⌵	UTILITY POLE
HVAC	HEAT PUMP
WV	WATER VALVE
WM	WATER METER
EM	ELECTRICITY METER
PID	PARCEL IDENTIFICATION NUMBER
BP	BRADFORD PEAR
WO	WILLOW OAK
CM	CAPE MYRTLE
CO	CLEAN-OUT (Sanitary Sewer)



TECHNICAL NOTES

DEVELOPMENT DATA TABLE

- a. SITE ACREAGE

b. TAX ID

c. EXISTING ZONING

d. PROPOSED ZONING

e. EXISTING USES

f. PROPOSED USES:

g. MAXIMUM BUILDING HEIGHT:

h. NO. OF PARKING SPACES REQUIRED:
- 0.436 ACRES

12906215

UR-C (CD)

NS

1,390 SQ. FT. DENTAL OFFICE

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.)

PER ZONING ORDINANCE

PER ZONING ORDINANCE

GENERAL PROVISIONS

- a. 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 UR-C ZONING DISTRICT SHALL BE FOLLOWED IN CONNECTION WITH THE DEVELOPMENT TAKING PLACE ON THE SITE DEPICTED ON THIS REZONING PLAN.
- b. 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

- a. NOT APPLICABLE.

PERMITTED USES

- a. DEVELOPMENT WILL CONFORM TO UR-C (CD) DISTRICT UNLESS MORE STRINGENT CONDITIONS ARE SHOWN ON THE SITE PLAN.
- b. 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

- a. PARKING LAYOUT IS GENERAL AND MAY BE MODIFIED TO SAVE EXISTING TREES PER SECTION 6.207 OF THE ORDINANCE.
- b. VEHICULAR AND BICYCLE PARKING WILL BE PROVIDED WHICH WILL MEET OR EXCEED THE STANDARDS OF THE ZONING ORDINANCE.
- c. 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

- a. VINYL OR ALUMINUM AS A BUILDING MATERIAL MAY ONLY BE USED ON WINDOWS, SOFFITS AND ON HANDRAILS/RAILINGS.
- b. 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.
- c. HVAC & RELATED MECHANICAL EQUIPMENT WILL BE SCREENED FROM PUBLIC VIEW AND VIEW OF ADJACENT PROPERTIES AT GRADE.
- d. ROLLOUT COLLECTION WILL BE USED WHERE ALLOWED BY ORDINANCE. ROLLOUT CONTAINERS SHALL BE SCREENED WITH GATED ENCLOSURES.

STREETSCAPE AND LANDSCAPING

- a. SIDEWALKS AND PLANTING STRIPS WILL BE AS PRESCRIBED BY THE ORDINANCE IN COORDINATION WITH THE CITY ARBORIST OFFICE.
- b. SCREENING WILL CONFORM TO THE APPLICABLE STANDARDS OF SECT. 12.303 OF THE ZONING ORDINANCE.
- c. ON-SITE PARKING AND LOADING AREAS WILL BE SCREENED PER SECTION 12.303.
- d. PLANTINGS IN SIGHT TRIANGLE WILL BE LOW LYING AND WILL NOT OBSTRUCT VISIBILITY.
- e. 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

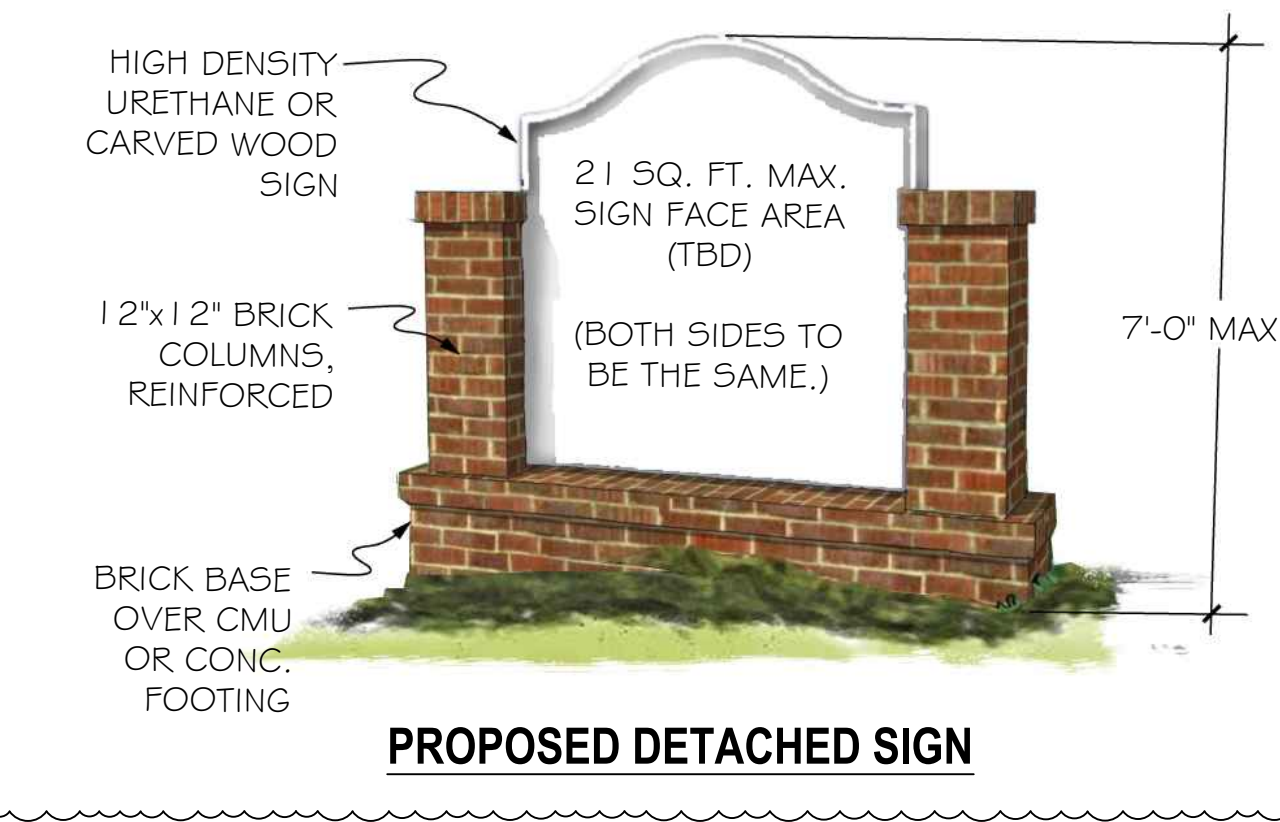
- a. THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION CONTROLS ORDINANCE.
- b. THE PETITIONER SHALL COMPLY WITH THE TREE ORDINANCE.

PARKS, GREENWAYS & OPEN SPACE

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

SIGNAGE

- a. 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.
- b. 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.
- c. THE EXACT LOCATION OF THE SITE SIGNAGE WILL BE DETERMINED AS PART OF THE DETAILED CONSTRUCTION AND LANDSCAPING PLANS FOR THE SITE.

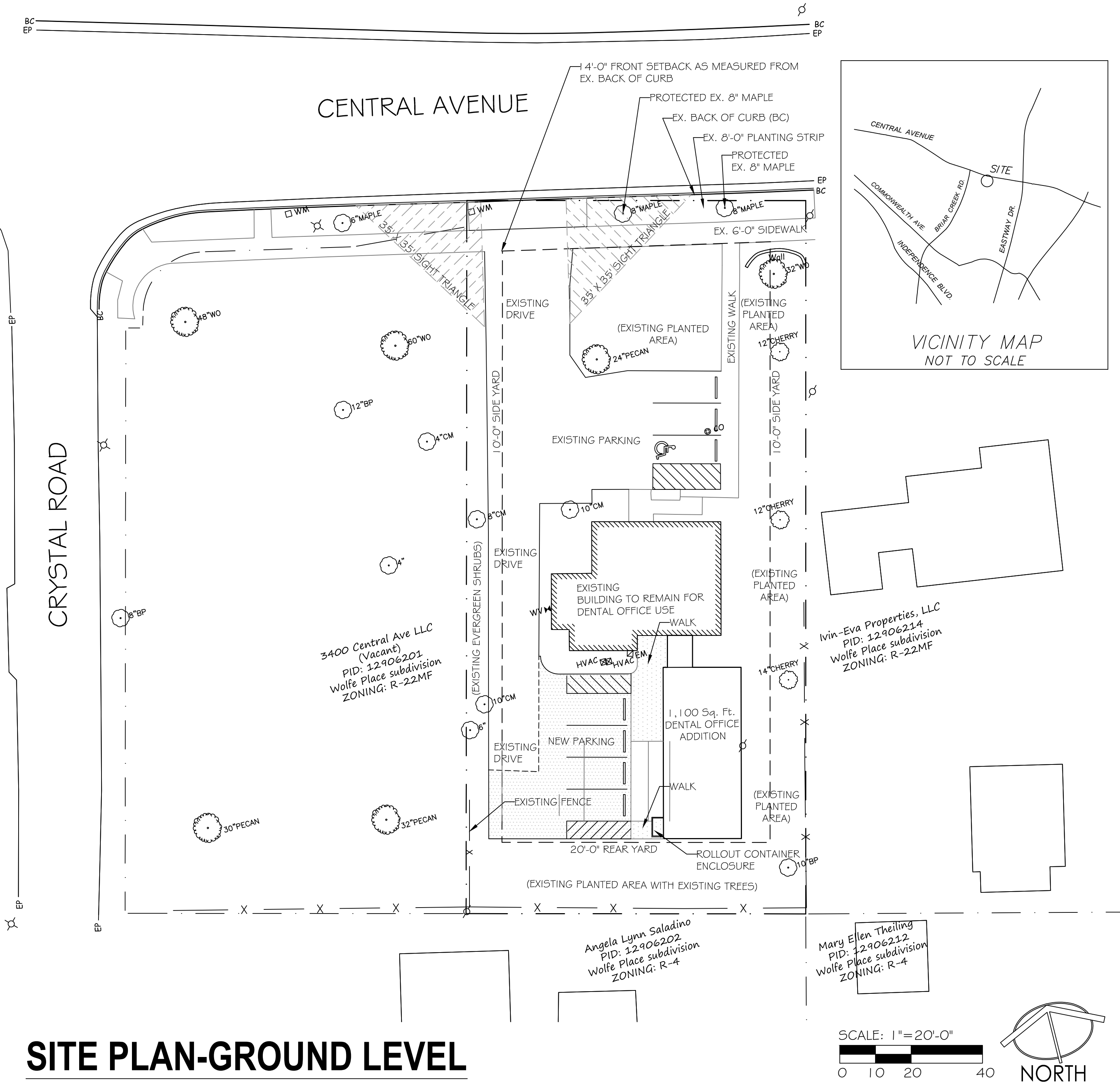


LIGHTING

- a. THE MAXIMUM HEIGHT OF ANY NEW FREE-STANDING LIGHT FIXTURES ON THE SITE SHALL NOT EXCEED FIFTEEN (15) FEET.
- b. 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.
- c. 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

- a. 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

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	
REV. 6 DATE	
REV. 7 DATE	
REV. 8 DATE	

Rezoning Documents

Petition #2016-037

SITE PLAN

ISSUE DATE April 11, 2016

CHECKED DJW

SHEET BY EO

PROJECT NUMBER NC 15-014

RZ-2