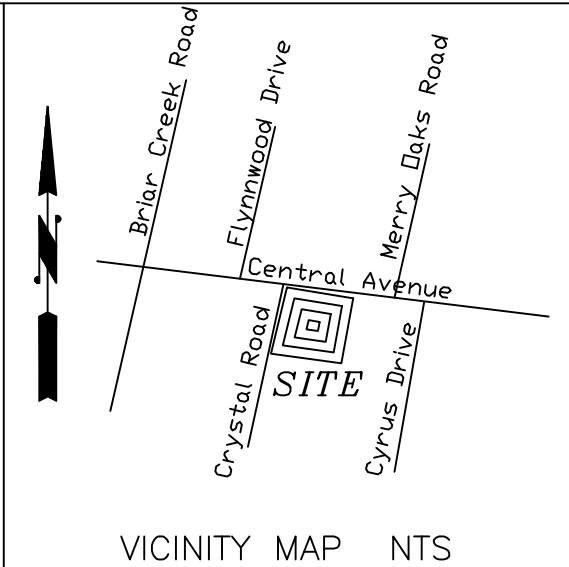


North Ref: NC Grid NAD83/2011

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

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

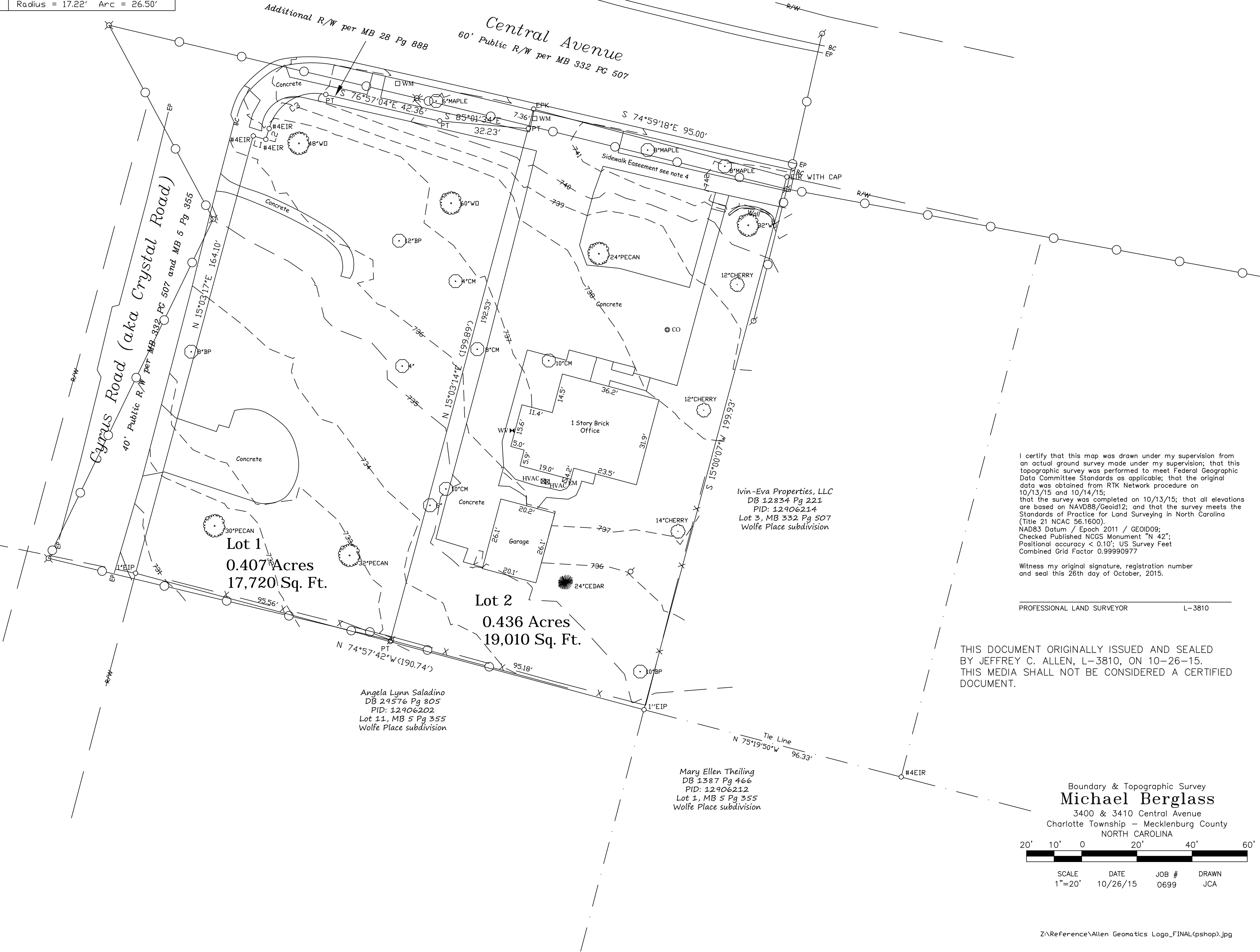
Grid Bearing and Distance Tie Line
S 78°24'55"E 5,077.17'

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
- 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 CRAPE 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 NAVD88/Geoid12; 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 NGS 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

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

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

Central Avenue
Dental Expansion

REV. 1 DATE	02/18/2016
REV. 2 DATE	
REV. 3 DATE	
REV. 4 DATE	
REV. 5 DATE	
REV. 6 DATE	
REV. 7 DATE	
REV. 8 DATE	

Rezoning Documents

Petition #2016-037

SURVEY

ISSUE DATE February 18, 2016

CHECKED

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	UR-C (CD) SPA
e. EXISTING USES	1,825 SQ. FT. DENTAL OFFICE
f. PROPOSED USES:	2,925 SQ. FT. DENTAL OFFICE
g. MAXIMUM BUILDING HEIGHT	PER ZONING ORDINANCE
h. NO. OF PARKING SPACES REQUIRED:	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.

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. THE SITE WILL BE DEVOTED TO DENTAL OFFICE USE, ALONG WITH ACCESSORY UNITS PERMITTED UNDER THE ORDINANCE.
- 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.
- c. HVAC AND 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.

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. SIGNAGE WILL BE PERMITTED IN ACCORDANCE WITH APPLICABLE ZONING STANDARDS. THE EXACT LOCATION OF THE SITE SIGNAGE WILL BE DETERMINED AS PART OF THE DETAILED CONSTRUCTION AND LANDSCAPING PLANS FOR THE SITE.

LIGHTING

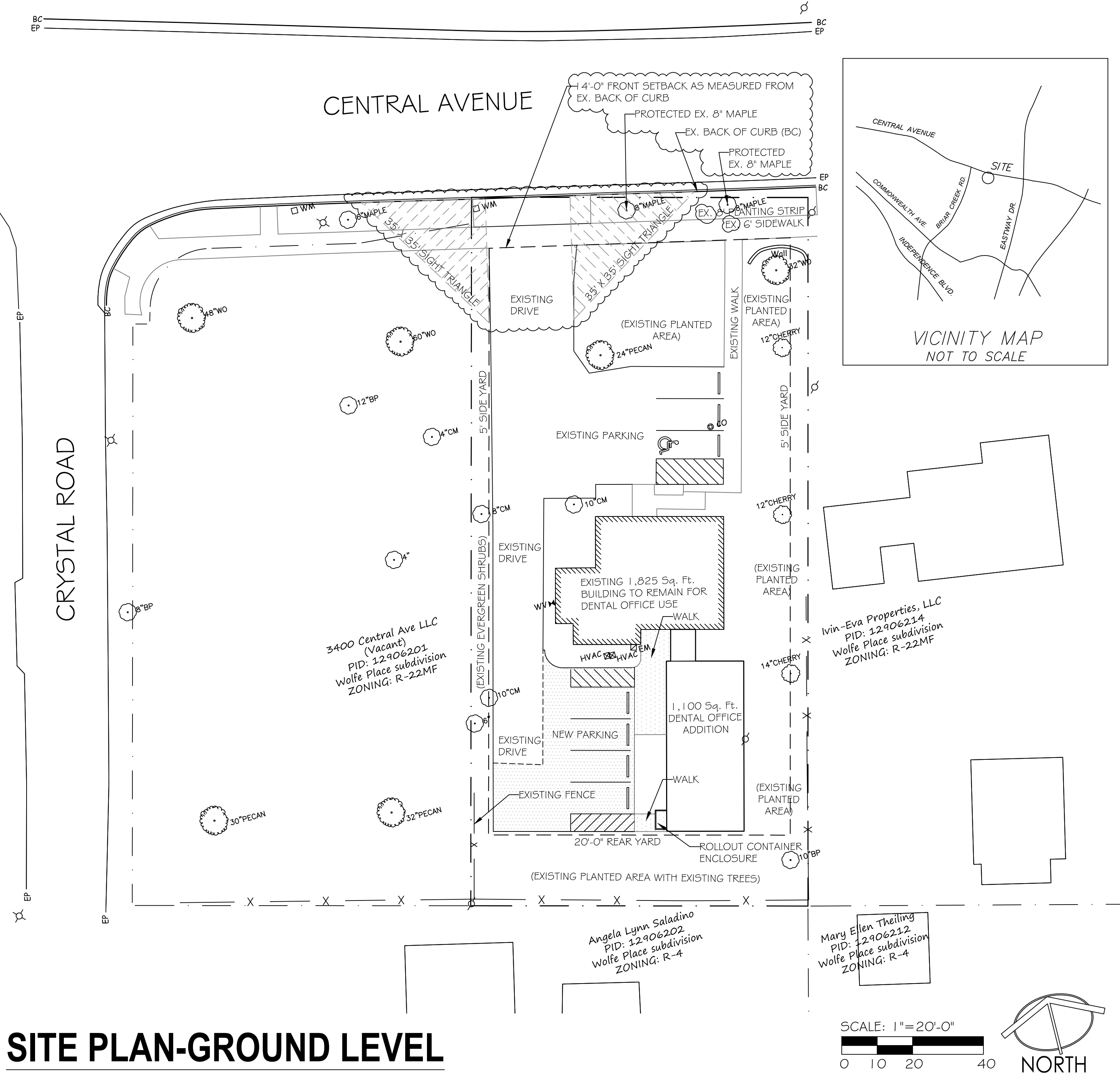
- a. DETACHED LIGHTING WILL BE LIMITED TO A HEIGHT OF 15 FEET.
- b. ATTACHED AND DETACHED LIGHTING WILL BE FULLY SHIELDED WITH FULL CUT OFF FIXTURES.

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.



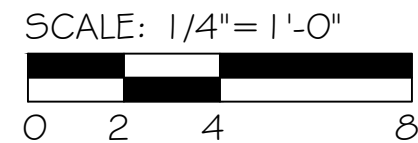
ILLUSTRATIVE VIEW OF THE DENTAL OFFICE ADDITION'S WEST ELEVATION FROM CRYSTAL RD.



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

Central Avenue
Dental Expansion

REV. 1 DATE	02/18/2016
REV. 2 DATE	
REV. 3 DATE	
REV. 4 DATE	
REV. 5 DATE	
REV. 6 DATE	
REV. 7 DATE	
REV. 8 DATE	

Rezoning Documents

Petition #2016-037

SITE PLAN

ISSUE DATE	February 18, 2016
CHECKED	DJW
SHEET BY	EO
PROJECT NUMBER	NC 15-014

RZ-2