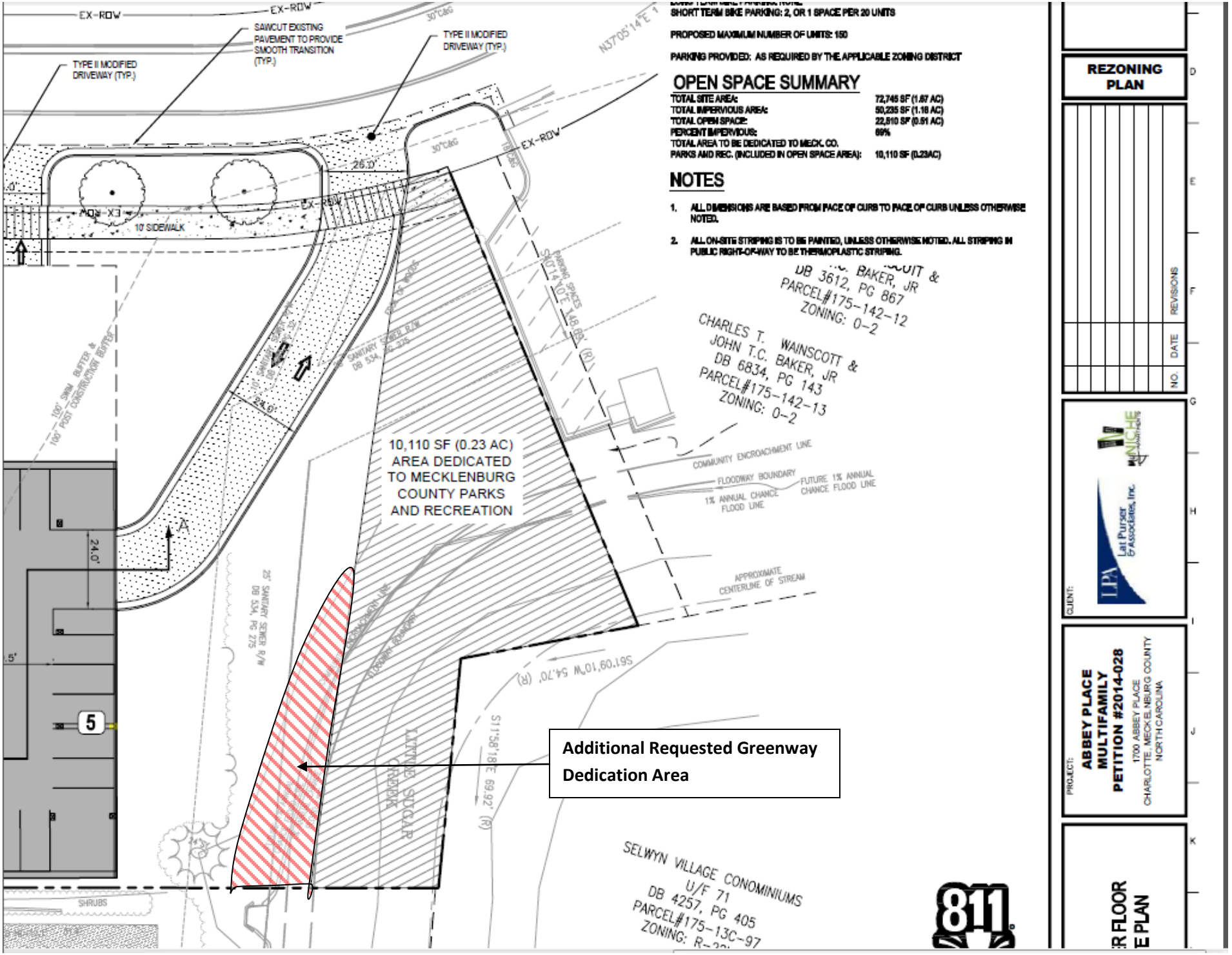
EX-ROW
SAWCUT EXISTING PAVEMENT TO PROVIDE SMOOTH TRANSITION (TYP.)
TYPE II MODIFIED DRIVEWAY (TYP.)
TYPE II MODIFIED DRIVEWAY (TYP.)
10' SIDEWALK
26.0'
24.0'
10,110 SF (0.23 AC) AREA DEDICATED TO MECKLENBURG COUNTY PARKS AND RECREATION
Additional Requested Greenway Dedication Area
CHARLES T. WAINSCOTT & JOHN T.C. BAKER, JR DB 6834, PG 143 PARCEL#175-142-13 ZONING: 0-2
T.C. BAKER, JR DB 3612, PG 867 PARCEL#175-142-12 ZONING: 0-2
SELWYN VILLAGE CONOMINIUMS U/F 71 DB 4257, PG 405 PARCEL#175-13C-97 ZONING: R-
COMMUNITY ENCROACHMENT LINE
FLOODWAY BOUNDARY
1% ANNUAL CHANCE FLOOD LINE
FUTURE 1% ANNUAL CHANCE FLOOD LINE
APPROXIMATE CENTERLINE OF STREAM
25' SANITARY SEWER R/W DB 534, PG 275
SHRUBS
5
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 (1.18 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.
REZONING PLAN
NO. DATE REVISIONS
CLIENT:
Lat Purser & Associates, Inc.
PROJECT:
ABBEY PLACE MULTIFAMILY
PETITION #2014-028
1700 ABBEY PLACE
CHARLOTTE, MECKLENBURG COUNTY
NORTH CAROLINA