

W. PAVILION MIXED USE

FOR

RALEY MILLER
PROPERTIES

US29 & WEST PAVILION BOULEVARD
CHARLOTTE, NORTH CAROLINA

Revisions		
#	Date	Description

**REZONING
PETITION
NO. 2018-065**

**AMENDMENT
TO PETITION
NO. 2007-047**

Project Number: 17001
Issued for: REZONING
Issue Date: 04/13/18

DRAWING TITLE
**SURVEY OF
EXISTING
CONDITIONS**

SHEET NUMBER
RZ-01



Vicinity Map (NTS)

Flood Certification
I have examined the Flood Insurance Rate Map for Mecklenburg County North Carolina, Community Panel Number 3710458800, dated March 2, 2009, and hereby certify that this property is not located in a special flood hazard area as determined by the Federal Emergency Management Agency.

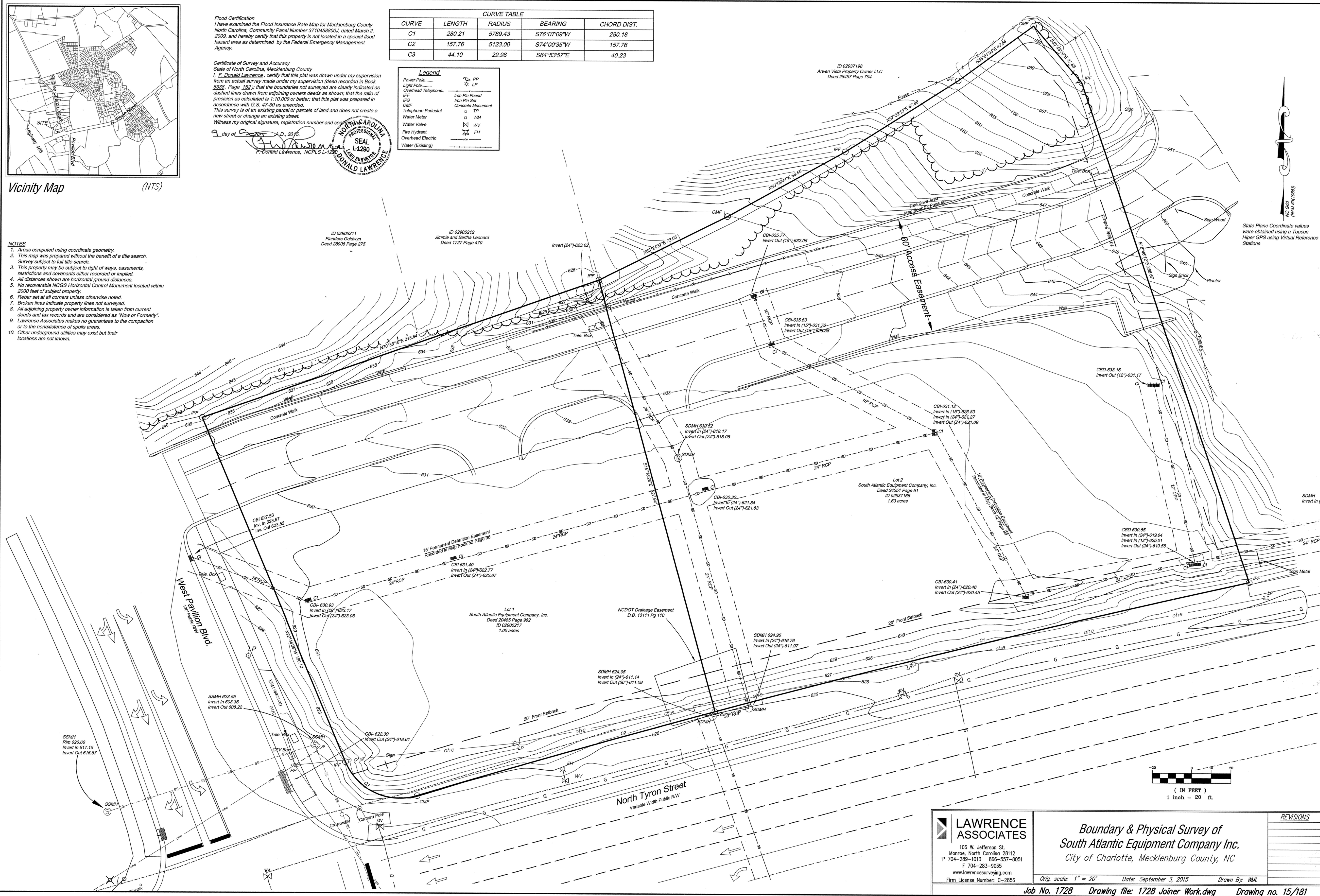
Certificate of Survey and Accuracy
State of North Carolina, Mecklenburg County
I, **F. Donald Lawrence**, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed recorded in Book 5338, Page 152); that the boundaries not surveyed are clearly indicated as dashed lines drawn from adjoining owners deeds as shown; that the ratio of precision as calculated is 1:10,000 or better; that this plat was prepared in accordance with G.S. 47-30 as amended.
This survey is of an existing parcel or parcels of land and does not create a new street or change an existing street.
Witness my original signature, registration number and seal on this day of **September**, A.D., 2015.
F. Donald Lawrence, NCPLS L-1229



CURVE TABLE				
CURVE	LENGTH	RADIUS	BEARING	CHORD DIST.
C1	280.21	5789.43	S76°07'09"W	280.18
C2	157.76	5123.00	S74°00'35"W	157.76
C3	44.10	29.98	S64°53'57"E	40.23

Legend	
Power Pole	PP
Light Pole	LP
Overhead Telephone	OT
Iron Pin Found	IPF
Iron Pin Set	IPS
Concrete Monument	CMF
Telephone Pedestal	TP
Water Meter	WM
Water Valve	WV
Fire Hydrant	FH
Overhead Electric	OE
Water (Existing)	W

- NOTES
1. Areas computed using coordinate geometry.
 2. This map was prepared without the benefit of a title search. Survey subject to full title search.
 3. This property may be subject to right of ways, easements, restrictions and covenants either recorded or implied.
 4. All distances shown are horizontal ground distances.
 5. No recoverable NCGS Horizontal Control Monument located within 2000 feet of subject property.
 6. Rebar set at all corners unless otherwise noted.
 7. Broken lines indicate property lines not surveyed.
 8. All adjoining property owner information is taken from current deeds and tax records and are considered as "Now or Formerly".
 9. Lawrence Associates makes no guarantees to the compaction or to the nonexistence of spoils areas.
 10. Other underground utilities may exist but their locations are not known.



VICINITY MAP



SITE DATA SUMMARY

PARCELS NO: PARCEL A = 02905217
PARCEL B = 02937166

PARCEL AREAS: PARCEL A = 1.00 AC
PARCEL B = 1.63 AC

TOTAL SITE AREA: 2.63 ACRES / 114,300 SF

EXISTING ZONING: (NS) NEIGHBORHOOD SERVICES

PROPOSED ZONING: (NS) NEIGHBORHOOD SERVICES

MAXIMUM GROSS BUILDING AREA: 20,000 GSF

PARKING REQUIRED: 1/600 SF = 33.33 = 34 SPACES

PARKING PROVIDED: TOTAL 74 SPACES

LOADING SPACES: 1 @ 10'X50' LOADING SPACE

BICYCLE PARKING: 2 BIKE RACKS

GENERAL NOTES

1. TOPOGRAPHICAL, PARCEL AND RIGHT-OF WAY INFORMATION PROVIDED BY MECKLENBURG COUNTY GIS DATABASE
2. REFER TO BOUNDARY AND PHYSICAL SURVEY CREATED BY LAWRENCE ASSOCIATES DATED SEPTEMBER 3, 2015 FOR BOUNDARY AND EASEMENT INFORMATION
3. ALL PLAN AND ELEVATION INFORMATION SHOWN IS PRELIMINARY AND SUBJECT TO CHANGE
4. SITE(S) WAS PREVIOUSLY REZONED, PETITION NUMBER 2007-047 AND APPROVED BY CITY COUNCIL JANUARY 22, 2008.

DEVELOPMENT STANDARDS

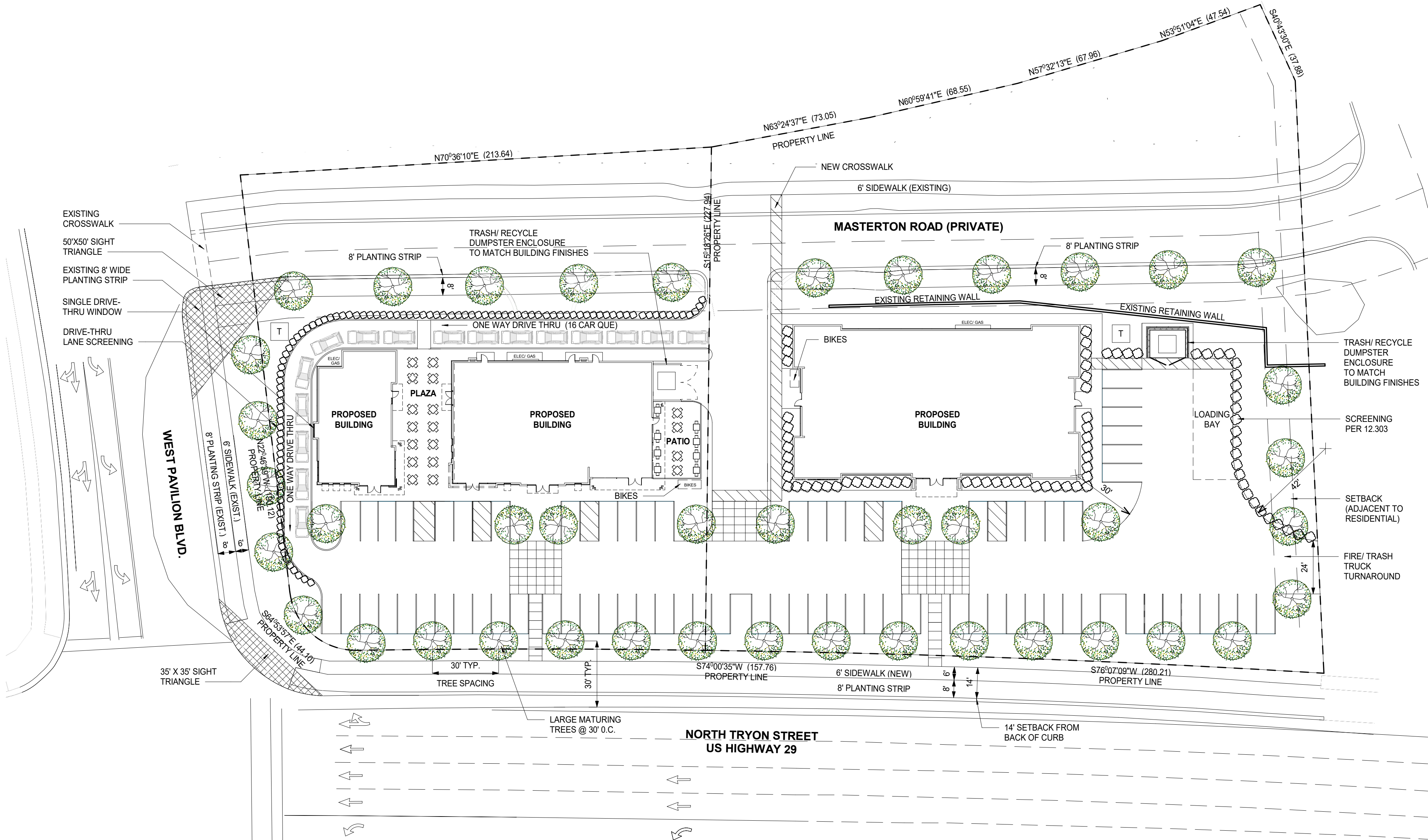
1. DEVELOPMENT DATA TABLE:

SITE DATA:	
ACREAGE:	2.63 ACRES/ 114,300 SF
EXISTING ZONING:	(NS) NEIGHBORHOOD SERVICES
PROPOSED ZONING:	(NS) NEIGHBORHOOD SERVICES
2. GENERAL PROVISIONS:
 - a) Unless more stringent standards are established herein, all development standards established under the City of Charlotte Zoning Ordinance (the "Ordinance") for the NS zoning district classification shall be followed in connection with development taking place on the Site.
 - b) Alterations to this conditional plan are Subject to Section 6.207 of the Ordinance.
3. PERMITTED USES:
 - a) Permitted uses shall be those allowed in the NS zoning classification; however, the following uses will not be permitted on the site: Convenience stores, Gasoline sales, and Drive-through window facilities as an accessory to any more than one (1) establishment.
 - b) The gross floor area of all buildings constructed on the Site may not exceed, in the aggregate, twenty thousand (20,000) square feet.
4. TRANSPORTATION:
 - a) There shall be no additional right of way reservation or dedication required for the Site. Sufficient rights of way exist along US Highway 29 (North Tryon Street), West Pavilion Boulevard and the existing private street (Masterton Road).
 - b) There shall be no direct access to the site from US Highway 29 (North Tryon Street). Access point(s) shall be located on Masterton Road generally as depicted on the Site Plan.
 - c) The placement and configuration of each access point is subject to any minor modifications required to accommodate final site and architectural construction plans and designs and to any adjustments required for approval by the City of Charlotte and/or the NC Department of Transportation.
 - d) Bicycle parking spaces (bike racks) shall be provided within the areas generally depicted on Sheet RZ-02 in accordance with the Ordinance.
5. ARCHITECTURAL STANDARDS:
 - a) Building elevations facing North Tryon Street shall include a combination of windows and operable doors for a minimum of seventy (70) percent of the elevations. Up to ten (10) percent of this requirement may be comprised of display windows. These display windows must maintain a minimum of 3'-0" clear depth between window and rear wall. Windows within this zone shall not be screened by film, decals, and other opaque material, glazing finishes or window treatments. The maximum sill height for required transparency shall not exceed 4'-0" above adjacent sidewalk.
 - b) The facades of ground floors of the buildings along public and private streets shall incorporate a minimum of twenty (20) percent masonry materials such as brick, stone, stucco, and CMUs.
 - c) Operable door spacing shall not exceed seventy-five (75) feet on elevations facing North Tryon Street.
 - d) Building elevations shall not have expanses of blank walls greater than twenty (20) feet in length in all directions. Architectural features such as (but not limited to) banding, medallions or design features or materials will be provided to avoid a sterile, unarticulated treatment of such walls.
 - e) All building elevations shall be designed with vertical bays or articulated architectural features that shall include a combination of at least three of the following: wall offsets (projections and recesses), columns, pilasters, change in materials or colors, awnings, arcades, or other architectural elements.
 - f) Buildings shall have a minimum height of twenty (20) feet and a maximum height of thirty-five (35) feet as measured to the ridge line of the roof or parapet wall (whichever the case may be).
6. STREETScape AND LANDSCAPING:
 - a) Building setbacks from public and private streets shall be in accordance with Section 11.505(1) of the NS standards (a minimum of 14' from the back of existing or proposed curb, whichever is greater.)
 - b) The side yard adjoining the adjacent residential district (Arwen Vista apartments) shall have a minimum width of ten (10') in accordance with Section 11.505(3) of the NS standards.
 - c) A sidewalk shall be provided along the US Highway 29 (North Tryon Street), which shall be at least six (6) feet in width and have a planting strip between the sidewalk and the street curb or edge of pavement which is at least eight (8) feet in width. The existing six (6) foot sidewalk and planting strip along West Pavilion Boulevard shall remain in its current state.
 - d) A six (6) foot sidewalk and six (6) foot planting strip along the north side of Masterton Road currently exists and shall remain in its current state. No sidewalk shall be required along the south side of existing private street (Masterton Road).
7. ENVIRONMENTAL FEATURES:

Site shall comply with the City of Charlotte Tree Ordinance and the City of Charlotte Post Construction Ordinance.
8. SIGNAGE:

No more than one (1) detached monumental project identification sign shall be permitted. This sign may not exceed seven (7) feet in height and the actual sign area may not exceed sixty-four (64) square feet on each side.
9. LIGHTING:
 - a) All freestanding lighting fixtures shall be uniform in design, boxed and fully shielded and not exceed twenty-one (21) feet in height, including any structural base.
 - a. Parking lot light poles shall not be placed in the tree islands, but decorative, pedestrian-oriented lighting may be in tree islands.
 - b. Wall "Pack" lighting shall not be permitted.
10. PHASING:

Buildings on the Site may be built in sequences, but the sidewalk and required street trees along US Highway 29 (North Tryon Street) shall be installed with the initial building on the Site.



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SCHEMATIC MASTER PLAN

SCALE: 1" = 30'-0"

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MIXED USE

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1	08.13.18	COMMENTS

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DRAWING TITLE
SCHEMATIC PLAN

SHEET NUMBER

RZ-02