

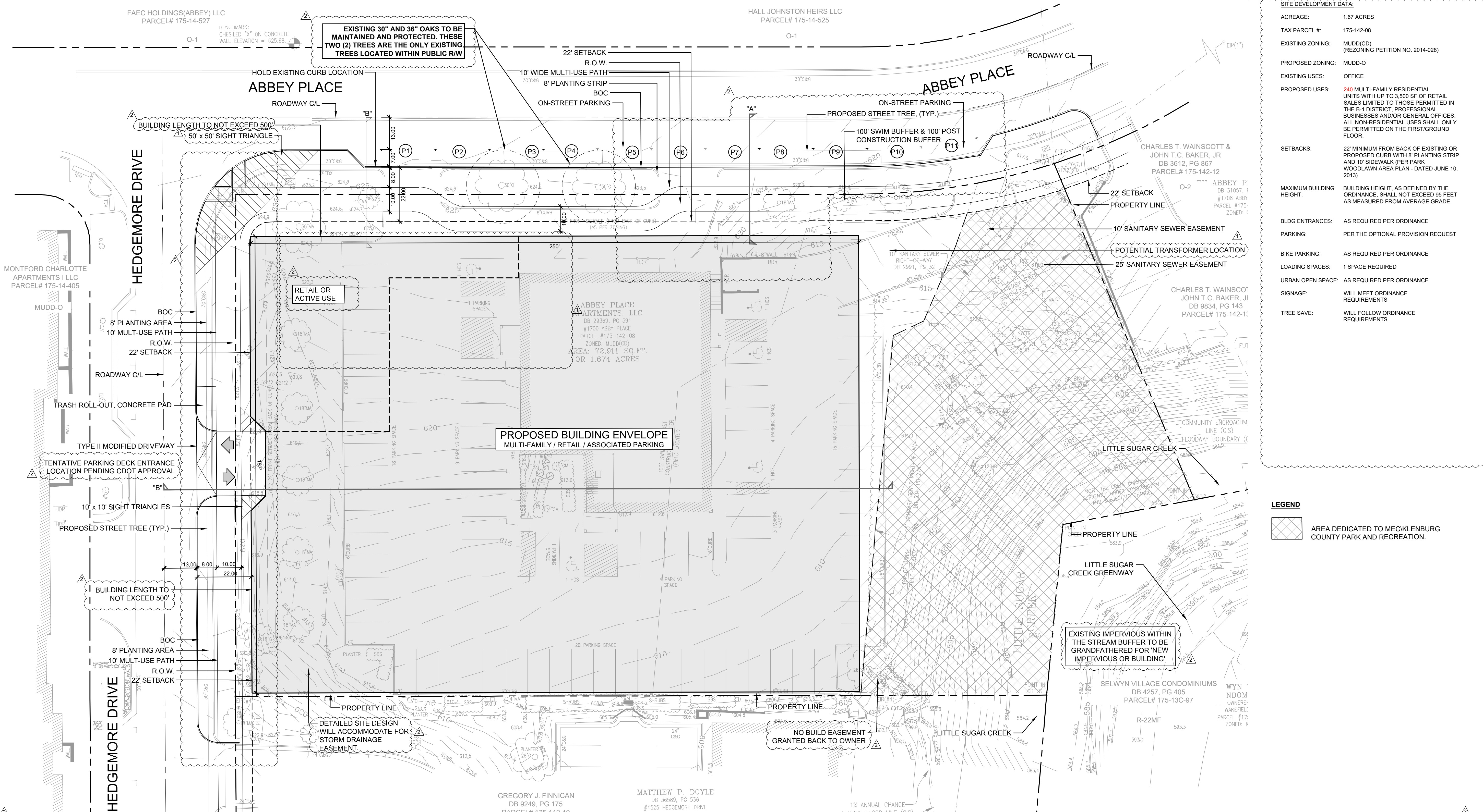
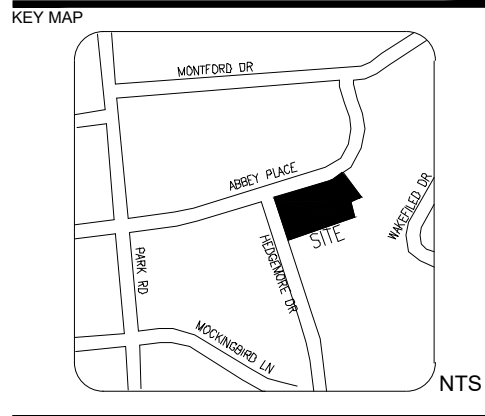
FAEC HOLDINGS(ABBEY) LLC
PARCEL# 175-14-527

HALL JOHNSTON HEIRS LLC
PARCEL# 175-14-525

BOUNDARY:
CHESILED "X" ON CONCRETE
WALL ELEVATION = 625.66

SITE DEVELOPMENT DATA:

ACREAGE:	1.67 ACRES
TAX PARCEL #:	175-142-08
EXISTING ZONING:	MUDD(CD) (REZONING PETITION NO. 2014-028)
PROPOSED ZONING:	MUDD-O
EXISTING USES:	OFFICE
PROPOSED USES:	240 MULTI-FAMILY RESIDENTIAL UNITS WITH UP TO 3,500 SF OF RETAIL SALES LIMITED TO THOSE PERMITTED IN THE B-1 DISTRICT, PROFESSIONAL BUSINESSES AND/OR GENERAL OFFICES. ALL NON-RESIDENTIAL USES SHALL ONLY BE PERMITTED ON THE FIRST/GROUND FLOOR.
SETBACKS:	22' MINIMUM FROM BACK OF EXISTING OR PROPOSED CURB WITH 8' PLANTING STRIP AND 10' SIDEWALK (PER PARK WOODLAWN AREA PLAN - DATED JUNE 10, 2013)
MAXIMUM BUILDING HEIGHT:	BUILDING HEIGHT, AS DEFINED BY THE ORDINANCE, SHALL NOT EXCEED 95 FEET AS MEASURED FROM AVERAGE GRADE.
BLDG ENTRANCES:	AS REQUIRED PER ORDINANCE
PARKING:	PER THE OPTIONAL PROVISION REQUEST
BIKE PARKING:	AS REQUIRED PER ORDINANCE
LOADING SPACES:	1 SPACE REQUIRED
URBAN OPEN SPACE:	AS REQUIRED PER ORDINANCE
SIGNAGE:	WILL MEET ORDINANCE REQUIREMENTS
TREE SAVE:	WILL FOLLOW ORDINANCE REQUIREMENTS



LEGEND

[Hatched Box] AREA DEDICATED TO MECKLENBURG COUNTY PARK AND RECREATION.

PROJECT

CENTRO MONTFORD
1700 ABBEY PLACE
CHARLOTTE, NC 28209

REZONING

ASCENT
REAL ESTATE CAPITAL
2100 CRESCENT AVENUE
SUITE 200
CHARLOTTE, NC 28207

LANDDESIGN PROJ# 1021302

REVISION / ISSUANCE		
NO.	DESCRIPTION	DATE
1	REVISIONS PER STAFF COMMENTS	04-11-2022
2	REVISIONS PER STAFF COMMENTS	05-26-2022

DESIGNED BY: LD
DRAWN BY: LD
CHECKED BY: LD

SCALE: NORTH

VERT: N/A
HORZ: 1" = 20'

0 10 20 40
ORIGINAL SHEET SIZE: 24" X 36"

TECHNICAL DATA

SHEET NUMBER

RZ1-0

