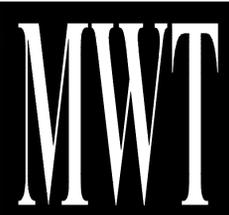


EASTFIELD PARK AGE RESTRICTED, 55+ SENIOR APARTMENTS

EASTFIELD RD

HUNTERSVILLE, NC



3827 BILLO ROAD
ALDEN, NY, 14004
716-631-0600

REZONING PETITION RZP. 2021-100

PETITIONER :	OWNER : PARCEL #02761107
DONALD M. EDWARD MARK W. TIEDEMANN 10800 ALABASTER DRIVE DAVIDSON, NC 28036 CONTACT: PHONE : 704.519.5607 EMAIL : DON@MWTUSA.COM	DOUBLE M HOLDINGS, LLC 11132 EASTFIELD ROAD HUNTERSVILLE, NC 28078

OWNER : PARCEL #02762105	OWNER : PARCEL #02762105
CATHERINE JANE MAXWELL 3141 BUTTER CHURN LANE MATTHEWS, NC 28078	RICHARD BENJAMIN FEWEL 3141 BUTTER CHURN LANE MATTHEWS, NC 28078

OWNER : PARCEL #02762105	OWNER : PARCEL #02762105
THOMAS M. MAXWELL INDIVIDUALLY AND AS TRUSTEE OF THE IAN ALEXANDER MAXWELL IRREVOCABLE TRUST 3141 BUTTER CHURN LANE MATTHEWS, NC 28078	THERESIA H. MAXWELL INDIVIDUALLY AND AS TRUSTEE OF THE IAN ALEXANDER MAXWELL IRREVOCABLE TRUST 3141 BUTTER CHURN LANE MATTHEWS, NC 28078

OWNER : PARCEL #02762105	OWNER : PARCEL #02762105
JOHN K. MAXWELL INDIVIDUALLY AND AS TRUSTEE OF THE EDISON KIMBLE MAXWELL IRREVOCABLE TRUST AND THE OLIVER KIMBLE MAXWELL 3141 BUTTER CHURN LANE MATTHEWS, NC 28078	SANDRA R. MAXWELL INDIVIDUALLY AND AS TRUSTEE OF THE EDISON KIMBLE MAXWELL IRREVOCABLE TRUST AND THE OLIVER KIMBLE MAXWELL 3141 BUTTER CHURN LANE MATTHEWS, NC 28078



PROPOSED:
EASTFIELD PARK
AGE RESTRICTED
55+ SENIOR
APARTMENTS

EASTFIELD ROAD
HUNTERSVILLE, NC, 28078

REVISIONS			
NO.	DESCRIPTION	DATE	BY
1.	ZONING COMMENTS	9/10/21	AA
2.	ZONING COMMENTS #2	10/6/21	
3.	ZONING COMMENTS #3	11/11/21	
4.	ZONING COMMENTS #4	12/10/21	EM

ISSUED FOR:
REZONING PETITION
RZP. 2021-100

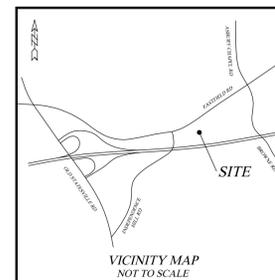
PROJECT NO.: 20-215
DATE: 12/10/2021
DRAWN BY: WM
CHKD. BY: DE

COVER SHEET

SHEET
RZ.1

DRAWING INDEX

- RZ.1 COVER SHEET
- RZ.2 CONCEPT SITE PLAN
- RZ.3 TECHNICAL DATA & METERS AND BOUNDS
- RZ.4 COLORED CONCEPT SITE PLAN
- RZ.5 EXTERIOR RENDERINGS
- RZ.6 PROPERTY SURVEY (INCLUDE ROW TREE SURVEY)
- RZ.7 TREE SAVE PLAN
- RZ.8 FIRE TRUCK ACCESS PLAN



DEVELOPMENT DATA

GENERAL PROVISIONS

DEVELOPMENT DATA TABLE

SITE ACREAGE:	13.37 ACRES
TAX PARCEL #S:	02761101 (9.52 ACRES) AND 02762105 (3.85 ACRES)
EXISTING ZONING:	R3
PROPOSED ZONING:	R-12 MF (CD)
EXISTING USE:	UNDEVELOPED LAND
PROPOSED USE:	AGE RESTRICTED, 55+ SENIOR APARTMENT
NUMBER OF UNITS:	160 UNITS WITH AN AFFORDABLE MIX
DENSITY:	12 UNITS PER ACRE
PARKING REQUIREMENTS:	240 (1.5 SPACES PER UNIT REQUIRED)
SHORT TERM BIKE PARKING:	1 SPACE PER 20 UNITS REQUIRED
OPEN SPACE:	MIN 50% PROVIDED WHICH INCLUDES PONDS, TREE SAVE AREAS, BUFFERS AND GREEN SPACE. GREEN SPACE WILL INCLUDE RESIDENT RECREATION AREAS
MAX BUILDING HEIGHT:	THE MAXIMUM HEIGHT OF ALL BUILDINGS WILL BE 45' MAX FROM GRADE TO ROOF PEAK
SETBACKS:	BUILDING AND PARKING FRONT: 30' SIDES: 20' REAR: 50'
BUILDING SEPARATIONS:	16' MIN REQUIRED
BUFFERS:	50' CLASS C UNDISTURBED BUFFER REQUIRED ALONG THE EAST SIDE ADJACENT TO THE R3 AND MX2 ZONING (H CLASS I BUFFER STREET BUFFER ADJACENT TO THE 485 AS PER ORDINANCE 12.402
OUTDOORS LIGHTING:	

ARCHITECTURAL STANDARDS

- PREFERRED EXTERIOR BUILDING MATERIALS : ALL PRINCIPAL AND ACCESSORY BUILDINGS ABUTTING A NETWORK REQUIRED PUBLIC OR PRIVATE STREET SHALL COMPREHEND A MINIMUM OF 30% OF THAT BUILDING'S ENTIRE FACADE FACING SUCH NETWORK STREET USING BRICK, NATURAL STONE (OR ITS SYNTHETIC EQUIVALENT), STUCCO OR OTHER MATERIAL APPROVED BY THE PLANNING DIRECTOR.
- PROHIBITED EXTERIOR BUILDING MATERIALS :
 - VINYL SIDING (BUT NOT VINYL HAND RAILS, WINDOWS OR DOOR TRIM)
 - CONCRETE MASONRY UNITS NOT ARCHITECTURALLY FINISHED
- BUILDING PLACEMENT AND SITE DESIGN SHALL FOCUS ON AND ENHANCE THE PEDESTRIAN ENVIRONMENT THROUGH THE FOLLOWING :
 - BUILDINGS SHALL BE PLACED SO AS TO PRESENT A FRONT OR SIDE FACADE TO ALL NETWORK REQUIRED STREETS (PUBLIC OR PRIVATE) WITH EXCEPTION OF 1.485
 - BUILDINGS SHALL FRONT A MINIMUM OF 60% OF THE TOTAL NETWORK REQUIRED STREET FRONTAGE ON THE SITE (EXCLUSIVE OF DRIVEWAYS, PEDESTRIAN ACCESS, POINTS, ACCESSIBLE OPEN SPACE, TREE SAVE OR NATURAL AREAS, TREE REPLANTING AREAS AND STORM WATER FACILITIES) WITH EXCEPTION OF 1.485
 - PARKING LOTS SHALL NOT BE LOCATED BETWEEN ANY BUILDING AND ANY NETWORK REQUIRED PUBLIC OR PRIVATE STREET
 - DRIVEWAYS INTENDED TO SERVE SINGLE UNITS SHALL BE PROHIBITED ON ALL NETWORK REQUIRED STREETS
- BUILDING MASSING AND HEIGHT SHALL BE DESIGNED TO BREAK UP LONG MONOLITHIC BUILDING FORMS AS FOLLOWS :
 - BUILDING EXCEEDING 120 FEET IN LENGTH SHALL INCLUDE MODULATIONS OF THE BUILDING MASSING / FACADE PLANE (SUCH AS RECESSES, PROJECTIONS, AND ARCHITECTURAL DETAILS). MODULATIONS SHALL BE A MINIMUM OF 10 FEET WIDE AND SHALL PROJECT OR RECESS A MINIMUM OF 6 FEET EXTENDING THROUGH THE BUILDING
- ARCHITECTURAL ELEVATION DESIGN - ELEVATIONS SHALL BE DESIGNED TO CREATE VISUAL INTEREST AS FOLLOWS:
 - BUILDING ELEVATIONS SHALL BE DESIGNED WITH VERTICAL BAYS OR ARTICULATED ARCHITECTURAL FACADE FEATURES WHICH MAY INCLUDE BUT NOT BE LIMITED TO A COMBINATION OF EXTERIOR WALL OFFSETS, PROJECTIONS, RECESSES, PILASTERS, BANDING AND CHANGE IN MATERIALS OR COLORS
 - BUILDINGS SHALL BE DESIGNED WITH A RECOGNIZABLE ARCHITECTURAL BASE ON ALL FACADES FACING NETWORK REQUIRED PUBLIC OR PRIVATE STREETS. SUCH BASE MAY BE EXECUTED THROUGH USE OF PREFERRED EXTERIOR BUILDING MATERIALS OR ARTICULATED ARCHITECTURAL FACADE FEATURES AND COLOR CHANGES
 - BUILDING ELEVATIONS FACING NETWORK REQUIRED PUBLIC OR PRIVATE STREETS SHALL NOT HAVE EXPANSIONS OF BLANK WALLS GREATER THAN 20 FEET IN ALL DIRECTIONS AND ARCHITECTURAL FEATURES SUCH AS BUT TO LIMITED TO BANDING, MEDALLIONS OR DESIGN FEATURES OR MATERIAL WILL BE PROVIDED TO AVOID A STERILE, UNARTICULATED BLANK TREATMENT OF SUCH WALLS
- ROOF FORM AND ARTICULATION - ROOF FORM AND LINES SHALL BE DESIGNED TO AVOID THE APPEARANCE OF A LARGE MONOLITHIC ROOF STRUCTURE AS FOLLOWS:
 - LONG PITCHED OR FLAT ROOF LINES SHALL AVOID CONTINUOUS EXPANSES WITHOUT VARIATION BY INCLUDING CHANGES IN HEIGHT AND/OR ROOF FORM, TO INCLUDE BUT NOT BE LIMITED TO GABLES, HIPS, DORMERS OR PARAPETS
 - FOR PITCHED ROOFS THE MINIMUM ALLOWED IS 4:12 EXCLUDING BUILDINGS WITH A FLAT ROOF AND PARAPET WALLS
 - ROOF TOP HVAC AND RELATED MECHANICAL EQUIPMENT WILL BE SCREENED FROM PUBLIC VIEW AT GRADE FROM THE NEAREST STREET
- MULTI FAMILY BUILDING WITH ELEVATIONS ALONG PUBLIC ROW SHALL HAVE WINDOWS OR OTHER ARCHITECTURAL DETAIL THAT LIMIT THE MAXIMUM BLANK WALL EXPANSE TO 15 FEET ON EACH LEVEL OF MULTI FAMILY BUILDING
- SERVICE AREA SCREENING - SERVICE AREAS SUCH AS DUMPSTERS, REFUSE AREAS, RECYCLING AND STORAGE SHALL BE SCREENED FROM VIEW WITH MATERIALS AND DESIGN TO BE COMPATIBLE WITH PRINCIPAL STRUCTURES. SUCH DESIGN SHALL INCLUDE A MINIMUM 20 PERCENT PREFERRED EXTERIOR BUILDING MATERIALS OR A CLASS B BUFFER BUT NOT LESS THAN 10' IN DEPTH AT ALL ABOVE GRADE PERIMETER NOT PAVED FOR ACCESS
- CONDENSOR UNITS SHALL BE AT GRADE AND SCREENED BY LANDSCAPING.
- THE ACTUAL WIDTHS OF THE MULTI FAMILY DWELLING UNITS TO BE CONSTRUCTED ON THE SITE MAY VARY FROM THE WIDTHS DEPICTED ON THE REZONING PLAN

- THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH REZONING PETITION.
- THE DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN, THESE DEVELOPMENT STANDARDS AND THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE"). SUBJECT TO THE OPTIONAL PROVISIONS SET OUT BELOW, THE REGULATIONS ESTABLISHED UNDER THE CITY OF CHARLOTTE ZONING ORDINANCE.
- THE DEVELOPMENT DEPICTED ON THE REZONING PLAN IS SCHEMATIC IN NATURE AND INTENDED TO DEPICT THE GENERAL ARRANGEMENT OF USES AND IMPROVEMENTS ON THE SITE. ACCORDINGLY, THE CONFIGURATIONS, PLACEMENTS AND SIZES OF THE BUILDING FOOTPRINTS AS WELL AS THE INTERNAL PRIVATE STREETS AND PARKING AREAS DEPICTED ON THE REZONING PLAN ARE SCHEMATIC IN NATURE AND, SUBJECT TO THE TERMS OF THESE DEVELOPMENT STANDARDS AND THE ORDINANCE, ARE SUBJECT TO MINOR ALTERATIONS OR MODIFICATIONS DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION DOCUMENT PHASES.
- FUTURE AMENDMENTS TO THE REZONING PLAN AND/OR THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE SITE IN ACCORDANCE WITH THE PROVISIONS OF SECTION 6.207 OF THE ORDINANCE

PERMITTED USES

- THE SITE MAY ONLY BE DEVOTED TO A RESIDENTIAL COMMUNITY CONTAINING A MAXIMUM OF 160 MULTI-FAMILY DWELLING UNITS AND TO ANY INCIDENTAL AND ACCESSORIES USES RELATING THERETO THAT ARE ALLOWED IN THE R-12 MF ZONING DISTRICT. INCIDENTAL AND ACCESSORIES USES MAY INCLUDE, WITHOUT LIMITATION, ENTRY MONUMENTS, PUTTING GREENS, DOG PARK, TENNIS COURT, PICKLE BALL, HORSE SHOES, SHUFFLE BOARD, POOL, FOUNTAINS, FISHING PIER, GREEN HOUSE, VINE YARD, WALK & JOG PATHS
- A MINIMUM OF 10 PERCENT OF THE MULTI FAMILY DWELLING UNITS CONSTRUCTED ON THE SITE SHALL MAINTAIN MONTHLY RENTS THAT ARE INCOME RESTRICTED TO HOUSEHOLD EARNING 80 % OF THE AREA MERIDIAN INCOME FOR A PERIOD NOT LESS THAN 15 YEARS FROM THE DATE OF THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY FOR THE BUILDING(S) DWELLING UNITS ARE TO BE DISTRIBUTED THROUGHOUT THE DEVELOPMENT. AS PER OUR CONVERSATION WITH MILES VAUGHN AND ZELLEKA BIERMAN WITH THE CITY OF CHARLOTTE HOUSING & NEIGHBORHOOD SERVICE ON 8/30/21

TRANSPORTATION

- VEHICULAR ACCESS TO THE SITE SHALL BE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PLACEMENT AND CONFIGURATION OF THE VEHICULAR ACCESS POINTS ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE AND CONSTRUCTION PLANS AND DESIGNS AND TO ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY THE CHARLOTTE DEPARTMENT OF TRANSPORTATION.
- AS DEPICTED ON THE REZONING PLAN, THE SITE WILL BE SERVED BY INTERNAL PRIVATE STREETS. MINOR ADJUSTMENTS TO THE LOCATIONS OF THE INTERNAL PRIVATE STREETS SHALL BE ALLOWED DURING THE CONSTRUCTION PERMITTING PROCESS.
- INTERNAL SIDEWALKS AND PEDESTRIAN CONNECTIONS SHALL BE PROVIDED ON THE SITE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE INTERNAL SIDEWALKS MAY MEANDER TO SAVE EXISTING TREES.
- ALL TRANSPORTATION IMPROVEMENTS WILL BE APPROVED AND CONSTRUCTED BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED IS NEEDED. THE PETITIONER MAY PHASE THE TRANSPORTATION IMPROVEMENTS IF SAID IMPROVEMENTS AND PHASING ARE EXPLICITLY DESCRIBED IN SITEPLAN NOTES
- ALL PUBLIC ROADWAY IMPROVEMENTS WILL BE SUBJECT TO THE STANDARDS AND CRITERIA OF CDOT AND NCDOT, AS APPLICABLE, TO THE ROADWAY IMPROVEMENTS WITHIN THEIR RESPECTIVE ROAD SYSTEM AUTHORITY. IT IS UNDERSTOOD THAT SUCH IMPROVEMENTS MAY BE UNDERTAKEN BY THE PETITIONER ON ITS OWN OR IN CONJUNCTION WITH OTHER DEVELOPMENT OR ROADWAY PROJECTS TAKING PLACE WITHIN THE BROAD NORTH CENTRAL MECKLENBURG AREA, BY WAY OF A PRIVATE/PUBLIC PARTNERSHIP EFFORT OR OTHER PUBLIC SECTOR PROJECT SUPPORT
- THE DEVELOPER IS COMMITTING TO CONSTRUCTION AND MAINTENANCE OF THE 8-FOOT PLANTING STRIPS AND 12-FOOT MULTI-USE PATHS ON EASTFIELD ROAD AND INDEPENDENCE HILL ROAD SINCE PROPERTY IS IN THE ETJ. A MAINTENANCE AGREEMENT IS REQUIRED WITH CITY.
- THE DEVELOPER IS COMMITTING TO CONSTRUCTION AND MAINTENANCE OF TWO NEW CURB RAMP ON THE CORNER OF INDEPENDENCE HILL ROAD AND EASTFIELD ROAD (BOTH SIDES) AND ONE NEW CURB RAMP TO CROSS EASTFIELD ROAD HEADING NORTH AT A WIDTH OF 12' FOR EACH TO MATCH THE MULTI-USE PATHS. A MAINTENANCE AGREEMENT IS REQUIRED WITH CITY.
- RIGHT AND LEFT TURN LANES ARE CONCEPTUAL IN NATURE ON THE PLANS, BUT ARE REQUIRED AND WILL BE DESIGNED BY A CIVIL ENGINEER DURING CONSTRUCTION DOCUMENTS TO MEET CITY AND OR STATE REQUIREMENTS.

TRANSPORTATION ADVISORY INFORMATION

- THE FOLLOWING ARE REQUIREMENTS OF THE DEVELOPER THAT MUST BE SATISFIED PRIOR TO DRIVEWAY PERMIT APPROVAL. THESE REQUIREMENTS SHALL BE REFLECTED ON THE REZONING PLAN, AS APPROPRIATE.
- THE SETBACK FOR THIS DISTRICT IS MEASURED FROM THE BACK OF THE EXISTING OR FUTURE CURBLINE AS DETERMINED BY CDOT AND PLANNING DURING THE PERMITTING PROCESS.
 - CDOT HAS THE AUTHORITY TO REGULATE/APPROVE ALL PRIVATE STREET/DRIVEWAY AND PUBLIC STREET CONNECTIONS TO THE RIGHT-OF-WAY OF A STREET UNDER THE REGULATORY JURISDICTION OF THE CITY OF CHARLOTTE, PER THE CITY OF CHARLOTTE'S DRIVEWAY REGULATIONS.
 - ADEQUATE SIGHT TRIANGLES MUST BE RESERVED AT THE EXISTING/PROPOSED STREET ENTRANCE(S). TWO 35' X 35' SIGHT TRIANGLES (AND TWO 10' X 70' SIGHT TRIANGLES ON NCDOT-MAINTAINED STREETS) ARE REQUIRED FOR THE ENTRANCE(S) TO MEET REQUIREMENTS. ALL PROPOSED TREES, BERMS, WALLS, FENCES, AND/OR IDENTIFICATION SIGNS SHALL NOT INTERFERE WITH SIGHT DISTANCE AT THE ENTRANCE(S) AND SHALL BE IDENTIFIED ON THE SITE PLAN.
 - THE PROPOSED DRIVEWAY CONNECTION(S) TO PUBLIC STREETS WILL REQUIRE A DRIVEWAY PERMIT(S) TO BE SUBMITTED TO CDOT (AND NCDOT ON NCDOT-MAINTAINED STREETS) FOR REVIEW AND APPROVAL. THE EXACT DRIVEWAY LOCATION(S) AND TYPE/WIDTH OF THE DRIVEWAY(S) WILL BE DETERMINED BY CDOT DURING THE DRIVEWAY PERMIT PROCESS. THE LOCATIONS OF THE DRIVEWAY(S) SHOWN ON THE SITE PLAN ARE SUBJECT TO CHANGE IN ORDER TO ALIGN WITH DRIVEWAY(S) ON THE OPPOSITE SIDE OF THE STREET AND COMPLY WITH CITY DRIVEWAY REGULATIONS AND THE CITY TREE ORDINANCE.
 - ALL PROPOSED COMMERCIAL DRIVEWAY CONNECTIONS TO A FUTURE PUBLIC STREET WILL REQUIRE A DRIVEWAY PERMIT SUBMITTED TO CDOT FOR REVIEW AND APPROVAL.
 - ANY FENCE OR WALL CONSTRUCTED ALONG OR ADJACENT TO ANY SIDEWALK OR STREET RIGHT-OF-WAY REQUIRES A CERTIFICATE ISSUED BY CDOT.
 - A RIGHT-OF-WAY ENCRoACHMENT AGREEMENT IS REQUIRED FOR THE INSTALLATION OF ANY NON-STANDARD ITEM(S) (IRRIGATION SYSTEMS, DECORATIVE CONCRETE PAVEMENT, BRICK PAVERS, ETC) WITHIN A PROPOSED/EXISTING CITY MAINTAINED STREET RIGHT-OF-WAY BY A PRIVATE INDIVIDUAL, GROUP, BUSINESS, OR HOMEOWNER'S/BUSINESS ASSOCIATION. AN ENCRoACHMENT AGREEMENT MUST BE APPROVED BY CDOT PRIOR TO CONSTRUCTION/INSTALLATION. CONTACT CDOT FOR ADDITIONAL INFORMATION CONCERNING COST, SUBMITTAL, AND LIABILITY INSURANCE COVERAGE REQUIREMENTS.
 - THE PETITIONER NEEDS TO COMPLETE AND SUBMIT THE RIGHT OF WAY ABANDONMENT PETITION FORM TO CDOT FOR REVIEW. THE DECISION OF THIS REZONING PETITION DOES NOT CORRELATE WITH THE DECISION OF THE POSSIBLE ABANDONMENT, AS THIS DECISION IS ISSUED WITHIN THE SEPARATE RIGHT OF WAY ABANDONMENT PROCESS THAT IS CONTROLLED BY NORTH CAROLINA GENERAL STATUTES.
 - TO ATTAIN A STREET AND PEDESTRIAN LIGHTING RECOMMENDATION, THE PETITIONER SHOULD COORDINATE WITH ANTHONY MENDEZ, CDOT. PLEASE VISIT THE FOLLOWING LINK:
[HTTP://CHARLOTTENC.GOV/TRANSPORTATION/PROGRAMS/PAGES/STREETLIGHTING.ASPX](http://charlottenc.gov/transportation/programs/pages/streetlighting.aspx)

STREETSCAPE AND LANDSCAPING

- A MINIMUM 8 FOOT WIDE PLANTING STRIP AND A MINIMUM 6 FOOT WIDE SIDEWALK SHALL BE INSTALLED ALONG THE SITE'S PUBLIC STREET FRONTAGES AS GENERALLY DEPICTED ON THE REZONING PLAN
- THE SIDEWALKS DESCRIBED ABOVE IN PARAGRAPH 1 MAY BE LOCATED IN A SIDEWALK UTILITY EASEMENT

ENVIRONMENTAL

- DEVELOPMENT WITHIN ANY SWIMP/CSO BUFFER SHALL BE COORDINATED WITH AND SUBJECT TO APPROVAL BY CHARLOTTE-MECKLENBURG STORM WATER SERVICES AND MITIGATED IF REQUIRED BY CITY ORDINANCE. PETITIONER ACKNOWLEDGES INTERMITTENT/PERENNIAL STREAM DELINEATION REPORTS ARE SUBJECT TO REVIEW AND APPROVAL UPON SUBMISSION OF DEVELOPMENT PLANS FOR PERMITTING AND ARE NOT APPROVED WITH REZONING DECISIONS.
- DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE CITY OF CHARLOTTE TREE ORDINANCE.
- PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION STORM WATER ORDINANCE

BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS

- IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE USE AND DEVELOPMENT OF THE SITE IMPOSED UNDER THESE DEVELOPMENT STANDARDS AND THE REZONING PLAN WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONER AND THE CURRENT AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE SUCCESSORS IN

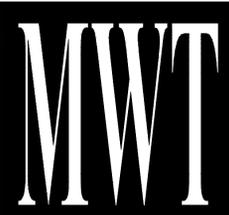
- INTEREST AND ASSIGNS
- THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERM "PETITIONER" SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVISES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS OF THE PETITIONER OR THE OWNER OF THE SITE FROM TIME TO TIME WHO MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREOF.
 - ANY REFERENCE TO THE ORDINANCE HEREIN SHALL BE DEEMED TO REFER TO THE REQUIREMENTS OF THE ORDINANCE IN EFFECT AS OF THE DATE THIS REZONING PETITION IS APPROVED.

FIRE REQUIREMENTS

- FIRE DEPARTMENT ACCESS ROAD WILL BE A MIN. 20' UNOBSTRUCTED CLEAR WIDTH AND WILL BE CAPABLE OF SUPPORTING 80,000 POUNDS.
- FIRE DEPARTMENT ACCESS ROAD THAT EXCEEDS 150' SHALL PROVIDE AN APPROVED TURNAROUND IS REQUIRED.
- TURN RADIUS 30' INSIDE AND 42' OUTSIDE IS REQUIRED.
- THIS BUILDING IS SPRINKLED WITH A NFPA 13R SYSTEM.
- FIRE DEPARTMENT MUST BE ABLE TO REACH 200' TO ALL EXTERIOR PORTION OF BUILDING.
- FOR BUILDINGS THAT IS EQUIPPED WITH A SPRINKLER SYSTEM, A FIRE DEPARTMENT CONNECTION SHALL BE LOCATED WITHIN 750' FOR A BUILDING (NFPA 13R SPRINKLER SYSTEM).

WATER SERVICE

- WATER AND SEWER SERVICE IS ACCESSIBLE FOR THIS REZONING BOUNDARY.
- CHARLOTTE WATER HAS ACCESSIBLE WATER SYSTEM INFRASTRUCTURE FOR THE REZONING BOUNDARY VIA AN EXISTING 24-INCH WATER DISTRIBUTION MAIN LOCATED ALONG EASTFIELD RD.
 - CHARLOTTE WATER HAS ACCESSIBLE SANITARY SEWER SYSTEM INFRASTRUCTURE FOR THE REZONING BOUNDARY VIA AN EXISTING 12-INCH GRAVITY SEWER MAIN LOCATED ALONG EASTFIELD RD.
 - DEVELOPMENT IS ENCOURAGED TO CONTACT INSTALLATION DEVELOPMENT SERVICES AT (704) 336-5499 TO REVIEW SERVICE CONNECTION DESIGN REQUIREMENTS AND CITY ORDINANCES (E.G., BACKFLOW, SEPARATE METER ORDINANCE, PUBLIC/PRIVATE PIPELINE EXTENSIONS). COMMENTS: WILL NEED TO ACQUIRE CAP. HAS DIRECT ACCESS TO WATER & SEWER. PLEASE NOTE CLT WATER HAS AN EXISTING 12" SEWER MAIN ON THE NORTH EAST PART OF THE PROPERTY NEAR THE EXISTING POND & NO STRUCTURE OF ANY KIND CAN BE LOCATED INSIDE OUR EASEMENT. ALSO, IF GRADING IN THE EXISTING SEWER LOCATION PLEASE SUBMIT PLAN & PROFILE VIEWS TO DONATED PROJECT FOR REVIEW WILL NEED TO SEND PLANS TO CHARLOTTE WATER FOR PRIVATE WATER PERMITTING. (IF APPLICABLE) WILL NEED TO SEND PLANS TO NCDEQ FOR PRIVATE SEWER PERMITTING. (IF APPLICABLE).
 - RESERVATION OF SANITARY SEWER SYSTEM CAPACITY THROUGH THE CHARLOTTE WATER'S CAPACITY ASSURANCE PROGRAM IS THE RESPONSIBILITY OF THE CUSTOMER/DEVELOPMENT. CONTACT THE NEW SERVICES GROUP AT (704) 432-2854 FOR FURTHER INFORMATION ON RESERVING CAPACITY UP TO 24 MONTHS.



3827 BILLO ROAD
ALDEN, NY, 14004
716-631-0600

PROPOSED:
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AGE RESTRICTED
55+ SENIOR
APARTMENTS

EASTFIELD ROAD
HUNTERSVILLE, NC, 28078

REVISIONS			
NO.	DESCRIPTION	DATE	BY
1.	ZONING COMMENTS #1	9/10/21	FS
2.	ZONING COMMENTS #2	10/6/21	LD
3.	ZONING COMMENTS #3	11/11/21	WM
4.	ZONING COMMENTS #4	12/10/21	BM

ISSUED FOR:
REZONING PETITION
RZP_2021-100

PROJECT NO.: 20-215
DATE: 12/10/2021
DRAWN BY: WM/FS/AA/LD
CHKD. BY: DE

TECHNICAL DATA

SHEET
RZ.3



3827 BILLO ROAD
ALDEN, NY, 14004
716-631-0600

- TREE - LEGEND
- CONIFEROUS TREES
 - DECIDUOUS TREES
 - FLOWERING TREES
 - UNDISTURBED
 - EVERGREEN PLANTINGS



PROPOSED:

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AGE RESTRICTED
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EASTFIELD ROAD
HUNTERSVILLE, NC, 28078

REVISIONS

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3.	ZONING COMMENTS #3	11/11/21	JJ
4.	ZONING COMMENTS #4	12/10/21	JJ

ISSUED FOR:
REZONING PETITION
RZP, 2021-100

PROJECT NO.: 20-215
DATE: 12/10/2021
DRAWN BY: BM/MA
CHKD. BY: DE

**COLORED
CONCEPT
SITE PLAN**

SHEET
RZ.4

NOTE:
THIS COLORED SITE PLAN IS CONCEPT IN NATURE
A LANDSCAPE PLAN WITH SPECIFY SPECIES WILL
BE DEVELOPED DURING CONSTRUCTION
DOCUMENTS AND WILL FOLLOW CITY CODES.

1 COLORED CONCEPT SITE PLAN
1" = 50'-0"



1 **CLUBHOUSE VIEW**
 NTS
 CONCEPTUAL: DESIGN & STYLE MAY CHANGE



2 **SITE RENDERING**
 NTS



3827 BILLO ROAD
 ALDEN, NY, 14004
 716-631-0600

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 AGE RESTRICTED
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 HUNTERSVILLE, NC, 28078

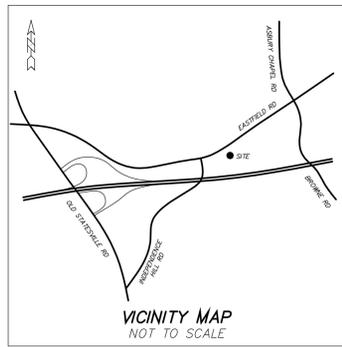
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3.	ZONING COMMENTS #3	11/11/21	BM
4.	ZONING COMMENTS #4	12/10/21	BM

ISSUED FOR:
REZONING PETITION
 RZP, 2021-100

PROJECT NO.: 20-215
 DATE: 12/10/2021
 DRAWN BY: BM
 CHKD. BY: DE

**EXTERIOR
 RENDERINGS**

SHEET
RZ.5



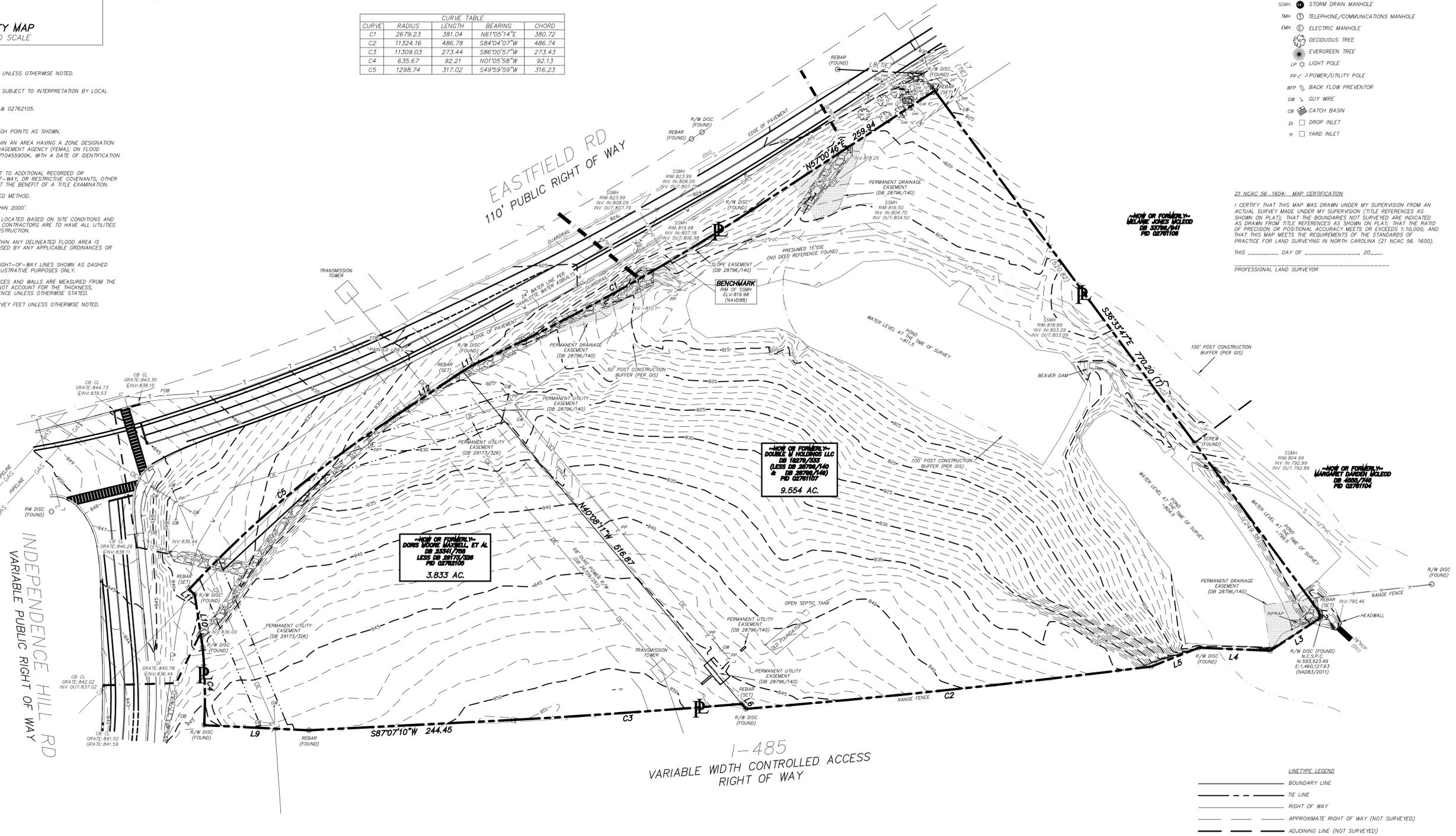
LINE	BEARING	LENGTH
L1	N57°35'33"E	14.62
L2	S08°12'47"E	8.13
L3	S56°53'09"W	70.82
L4	N87°32'39"W	85.27
L5	S68°28'52"W	61.12
L6	N40°08'11"W	7.65
L7	N36°34'56"W	25.08
L8	N87°10'41"W	101.30
L9	N87°13'42"W	125.22
L10	N08°37'44"W	63.71
L11	N47°42'32"W	9.19
L12	S56°36'15"W	101.43

CURVE	RADIUS	LENGTH	BEARING	CHORD
C1	2679.23	361.04	N61°05'14"E	360.72
C2	11324.16	486.78	S84°04'07"W	486.74
C3	11309.03	273.44	S86°00'57"W	273.43
C4	635.67	92.21	N01°05'58"W	92.13
C5	1298.74	317.02	S49°59'59"W	316.23

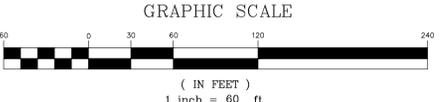
- NOTES:
- IRON PINS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
 - PROPERTY ZONED: R-3 (SETBACKS & ZONING MATTERS ARE SUBJECT TO INTERPRETATION BY LOCAL MUNICIPALITIES).
 - TAX PARCEL NUMBER 02761107 & 02762105.
 - DEED REFERENCES AS SHOWN.
 - BOUNDARY SURVEY ONLY THROUGH POINTS AS SHOWN.
 - THIS PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP (FIRM) NO. 370455900K, WITH A DATE OF IDENTIFICATION OF 9/2/2015.
 - THIS PROPERTY MAY BE SUBJECT TO ADDITIONAL RECORDED OR UNRECORDED EASEMENTS, RIGHTS-OF-WAY, OR RESTRICTIVE COVENANTS, OTHER THAN SHOWN. SURVEY MADE WITHOUT THE BENEFIT OF A TITLE EXAMINATION.
 - AREA COMPUTED BY COORDINATED METHOD.
 - NO NCGS MONUMENT FOUND WITHIN 2000'.
 - UTILITY LOCATIONS SHOWN ARE LOCATED BASED ON SITE CONDITIONS AND MARKINGS AT THE TIME OF SURVEY. CONTRACTORS ARE TO HAVE ALL UTILITIES ACCURATELY MARKED PRIOR TO CONSTRUCTION.
 - ANY CONSTRUCTION OR USE WITHIN ANY DELINEATED FLOOD AREA IS SUBJECT TO THE RESTRICTIONS IMPOSED BY ANY APPLICABLE ORDINANCES OR REGULATIONS.
 - OFFSITE ADJOINER LINES AND RIGHT-OF-WAY LINES SHOWN AS DASHED ARE APPROXIMATE AND ARE FOR ILLUSTRATIVE PURPOSES ONLY.
 - LINES SHOWN REPRESENTING FENCES AND WALLS ARE MEASURED FROM THE APPROXIMATE CENTERLINE AND DO NOT ACCOUNT FOR THE THICKNESS, PLUMBNESS OR MEANDER OF THE FENCE UNLESS OTHERWISE STATED.
 - DISTANCES SHOWN ARE U.S. SURVEY FEET UNLESS OTHERWISE NOTED.

- SYMBOL LEGEND**
- SET MONUMENT (TYPE INDICATED)
 - EXISTING MONUMENT (TYPE INDICATED)
 - CP ○ CALCULATED POINT
 - GV ○ GAS VALVE
 - WV ○ WATER VALVE
 - MB ○ MAIL BOX
 - WM ○ WATER METER
 - W ○ WELL
 - FH ○ FIRE HYDRANT
 - SSMH ○ SANITARY SEWER MANHOLE
 - SDMH ○ STORM DRAIN MANHOLE
 - TMH ○ TELEPHONE/COMMUNICATIONS MANHOLE
 - EMH ○ ELECTRIC MANHOLE
 - ○ DECIDUOUS TREE
 - ○ EVERGREEN TREE
 - ○ LIGHT POLE
 - ○ PP ○ POWER/UTILITY POLE
 - ○ BFP ○ BACK FLOW PREVENTOR
 - ○ GW ○ GUY WIRE
 - ○ CB ○ CATCH BASIN
 - ○ DI ○ DROP INLET
 - ○ YI ○ YARD INLET

21 NCAC 56-1604- MAP CERTIFICATION
 I CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (TITLE REFERENCES AS SHOWN ON PLAT); THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM TITLE REFERENCES AS SHOWN ON PLAT; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY MEETS OR EXCEEDS 1:10,000; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56-1600).
 THIS _____ DAY OF _____ 20____
 PROFESSIONAL LAND SURVEYOR



THE FOLLOWING WAS USED TO ESTABLISH N.C.S.P.C. INFORMATION:
 (1) CLASS OF SURVEY: A-URBAN LAND SURVEY
 (2) POSITIONAL ACCURACY: 0.03
 (3) TYPE OF GPS FIELD PROCEDURE: STATIC, ONLINE POSITION USER SERVICE
 (4) DATES OF SURVEY: 12/08/2020
 (5) DATUM/EPOCH: NAD 83 (2011), EPOCH 2010
 (6) PUBLISHED/FIXED-CONTROL USE: CORS SITES DESIGNATION
 DNR5840 NCSA NCSA SALISBURY CORS ARP N354241.692 W0802555.995 51407.4
 D75880 NCMR MONROE CORS ARP N3445854.776 W0803125.790 50370.1
 D02638 SCHR WHITE ROSE CORS ARP N345857.038 W081157.440 55416.9
 D07549 NCSF STATESVILLE CORS ARP N355119.728 W0805055.477 54111.4
 D05757 NOLB LEXINGTON CORS ARP N354853.163 W0801546.102 72458.4
 D05755 NCAL ALBEMARLE CORS ARP N352017.303 W0801248.524 54635.7
 D57404 NCSH SHELBY CORS ARP N351653.642 W081328.115 62378.8
 DM3523 NCHI HICKORY CORS ARP N354431.010 W0811830.934 61085.9
 A14198 HPT HIGH POINT CORS ARP N355756.486 W0800048.937 98145.8
 (7) GEOID MODEL: GEOID18 NAVD 88
 (8) COMBINED GRID FACTOR(S): 0.99984007
 (9) UNITS: U.S. SURVEY FEET



UNDERGROUND UTILITIES MARKED BY:
 PROBE UTILITY LOCATING
 P.O. BOX 135
 HUNTERSVILLE, NC 28070
 (704) 594-1346
 INFO@PROBUTILITY.COM

- LINE TYPE LEGEND**
- BOUNDARY LINE
 - - - TIE LINE
 - RIGHT OF WAY
 - - - APPROXIMATE RIGHT OF WAY (NOT SURVEYED)
 - - - ADJOINING LINE (NOT SURVEYED)
 - X - X FENCE
 - - - - - STORM DRAIN PIPE
 - - - - - OVERHEAD ELECTRIC
 - - - - - SANITARY SEWER PIPE
 - - - - - UNDERGROUND ELECTRIC
 - - - - - UNDERGROUND GAS
 - - - - - UNDERGROUND TELECOMMUNICATIONS
 - - - - - UNDERGROUND WATER



3827 BILLO ROAD
 ALDEN, NY, 14004
 716-631-0600

PROPOSED:
**EASTFIELD PARK
 AGE RESTRICTED
 55+ SENIOR
 APARTMENTS**

EASTFIELD ROAD
 HUNTERSVILLE, NC, 28078

REVISIONS

NO.	DESCRIPTION	DATE	BY
1.	ZONING COMMENTS	9/10/21	AA
2.	ZONING COMMENTS #2	10/6/21	
3.	ZONING COMMENTS #3	11/11/21	
4.	ZONING COMMENTS #3	12/10/21	

ISSUED FOR:
REZONING PETITION
 RZP. 2021-100

PROJECT NO.: 20-215
 DATE: 12/10/2021
 DRAWN BY: FS
 CHKD. BY: DE

SURVEY LOT

SHEET
RZ.6



3827 BILLO ROAD
ALDEN, NY, 14004
716-631-0600

LEGEND

- 50' CLASS C BUFFER UNDISTURBED
- 10' CLASS I STREET BUFFER
- SITE TREE SAVE AREA
- EVERGREEN PLANTINGS

NOTES

- A DETAILED LANDSCAPE PLAN WITH SPECIFIED TREE AND PLANT SPECIES WILL BE DEVELOPED DURING CONSTRUCTION DOCUMENTS AND WILL FOLLOW REQUIRED CITY CODES.
- NO LAND DISTURBING ACTIVITY MAY OCCUR IN TREE SAVE AREAS.



NOTE:
RIGHT & LEFT TURN LANES ARE CONCEPTUAL IN NATURE AND WILL BE DESIGNED BY A CIVIL ENGINEER DURING CONSTRUCTION DOCUMENTS

ALTERNATE BUFFER #2
MX.2 ZONING RZP 2020-148 HAS A LARGE TREE SAVE AREA

ALTERNATE BUFFER #1
SUPPLEMENTAL EVERGREEN PLANTS BEYOND THE MIN. CLASS 'C' UNDISTURBED BUFFER ON EACH SIDE OF SANITARY SEWER EASEMENT

INCREASED 50' CLASS C UNDISTURBED BUFFER INCREASE BY 15' PUE TO SAN. SEWER EASEMENT

MX.2 ZONING
-NOW OR FORMERLY- MARGARET DARDEN MCLEOD DB 4553746 PID 02761104

PROPOSED:
EASTFIELD PARK AGE RESTRICTED 55+ SENIOR APARTMENTS
EASTFIELD ROAD
HUNTERSVILLE, NC, 28078

REVISIONS

NO.	DESCRIPTION	DATE	BY
1.	ZONING COMMENTS	9/10/21	AA
2.	ZONING COMMENTS #2	10/6/21	LD
3.	ZONING COMMENTS #3	11/11/21	WM
4.	ZONING COMMENTS #4	12/10/21	EM

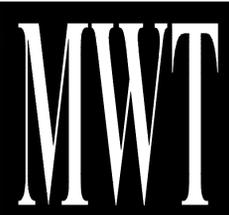
ISSUED FOR:
REZONING PETITION
RZP, 2021-100

PROJECT NO.: 20-215
DATE: 12/10/2021
DRAWN BY: FS
CHKD. BY: DE

TREE SAVE PLAN

SHEET
RZ.7

1 CONCEPT TREE SAVE PLAN
1" = 50'-0"



3827 BILLO ROAD
ALDEN, NY, 14004
716-631-0600

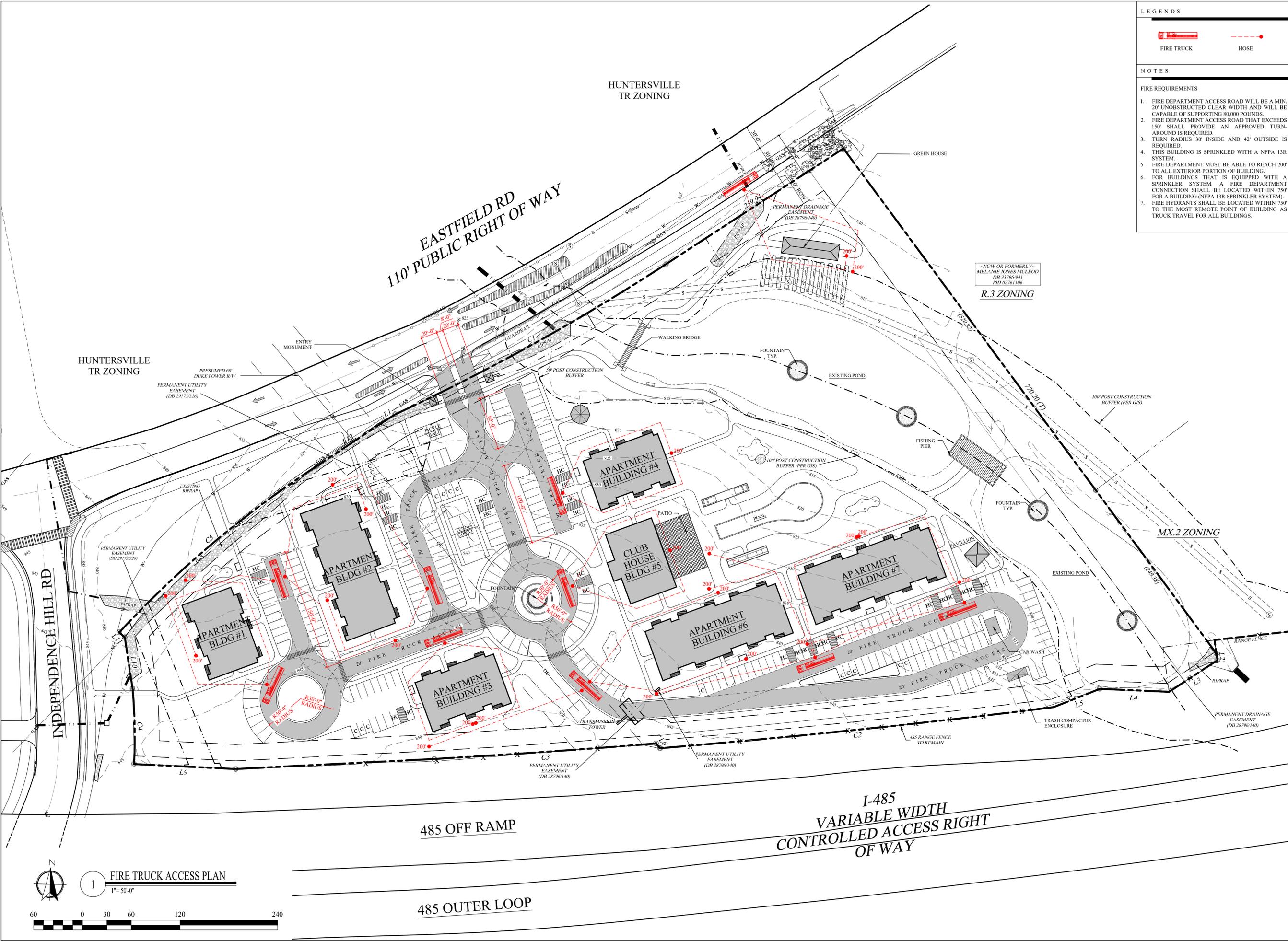
LEGENDS



NOTES

FIRE REQUIREMENTS

1. FIRE DEPARTMENT ACCESS ROAD WILL BE A MIN. 20' UNOBSTRUCTED CLEAR WIDTH AND WILL BE CAPABLE OF SUPPORTING 80,000 POUNDS.
2. FIRE DEPARTMENT ACCESS ROAD THAT EXCEEDS 150' SHALL PROVIDE AN APPROVED TURN-AROUND IS REQUIRED.
3. TURN RADIUS 30' INSIDE AND 42' OUTSIDE IS REQUIRED.
4. THIS BUILDING IS SPRINKLED WITH A NFPA 13R SYSTEM.
5. FIRE DEPARTMENT MUST BE ABLE TO REACH 200' TO ALL EXTERIOR PORTION OF BUILDING.
6. FOR BUILDINGS THAT IS EQUIPPED WITH A SPRINKLER SYSTEM, A FIRE DEPARTMENT CONNECTION SHALL BE LOCATED WITHIN 750' FOR A BUILDING (NFPA 13R SPRINKLER SYSTEM).
7. FIRE HYDRANTS SHALL BE LOCATED WITHIN 750' TO THE MOST REMOTE POINT OF BUILDING AS TRUCK TRAVEL FOR ALL BUILDINGS.



PROPOSED:

EASTFIELD PARK
AGE RESTRICTED
55+ SENIOR
APARTMENTS

EASTFIELD ROAD
HUNTERSVILLE, NC, 28078

REVISIONS

NO.	DESCRIPTION	DATE	BY
1.	ZONING COMMENTS	9/10/21	
2.	ZONING COMMENTS #2	10/6/21	
3.	ZONING COMMENTS #3	11/11/21	
4.	ZONING COMMENTS #4	12/10/21	BM

ISSUED FOR:

REZONING PETITION
RZP, 2021-100

PROJECT NO.: 20-215

DATE: 12/10/2021

DRAWN BY: BM

CHKD. BY: DE

FIRE TRUCK
ACCESS PLAN

SHEET
RZ.8

