



PID: 03327112
 RILEY CAPITAL EXPRESSWAY LP
 PAT LAMOREUX
 ZONING: B-1 (CD)
 USE: COMMERCIAL

13327110
 VILLAGE FEE OWNER LLC
 B-1 (CD)
 COMMERCIAL

COMPLY WITH CHAPTER 19 FOR COMPLIANCE OF ROAD IMPROVEMENTS OF FUTURE CURB LINE TO BE 19' FROM EXISTING CENTERLINE

MIN OF 35' RIGHT OF WAY MEASURED FROM EXISTING CENTERLINE TO BE DEDICATED PRIOR TO ISSUE OF FIRST CERTIFICATE OF OCCUPANCY

RIGHT OF WAY VARIES

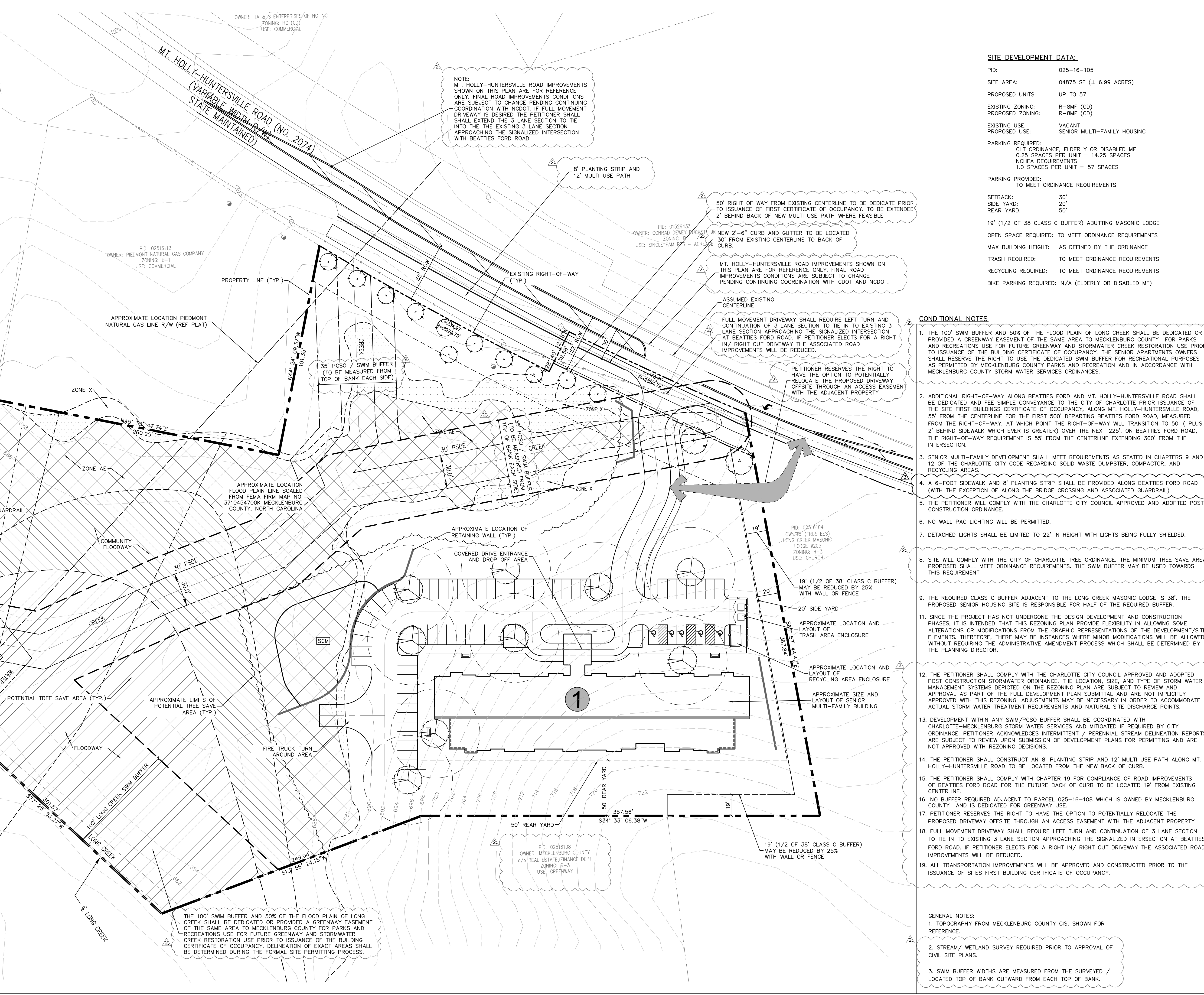
EXISTING GUARDRAIL

POTENTIAL TREE SAVE AREA (TYP.)

FLOODWAY

100' LONG CREEK SWIM BUFFER

BASE FLOOD ELEVATION LINES



NOTE:
 MT. HOLLY-HUNTERSVILLE ROAD IMPROVEMENTS SHOWN ON THIS PLAN ARE FOR REFERENCE ONLY. FINAL ROAD IMPROVEMENTS CONDITIONS ARE SUBJECT TO CHANGE PENDING CONTINUING COORDINATION WITH NCDOT. IF FULL MOVEMENT DRIVEWAY IS DESIRED THE PETITIONER SHALL SHALL EXTEND THE 3 LANE SECTION TO TIE INTO THE EXISTING 3 LANE SECTION APPROACHING THE SIGNALIZED INTERSECTION WITH BEATTIES FORD ROAD.

8' PLANTING STRIP AND 12' MULTI USE PATH

50' RIGHT OF WAY FROM EXISTING CENTERLINE TO BE DEDICATED PRIOR TO ISSUANCE OF FIRST CERTIFICATE OF OCCUPANCY. TO BE EXTENDED 2' BEHIND BACK OF NEW MULTI USE PATH WHERE FEASIBLE

NEW 2'-6" CURB AND GUTTER TO BE LOCATED 30' FROM EXISTING CENTERLINE TO BACK OF CURB

MT. HOLLY-HUNTERSVILLE ROAD IMPROVEMENTS SHOWN ON THIS PLAN ARE FOR REFERENCE ONLY. FINAL ROAD IMPROVEMENTS CONDITIONS ARE SUBJECT TO CHANGE PENDING CONTINUING COORDINATION WITH CDOT AND NCDOT.

ASSUMED EXISTING CENTERLINE

FULL MOVEMENT DRIVEWAY SHALL REQUIRE LEFT TURN AND CONTINUATION OF 3 LANE SECTION TO TIE IN TO EXISTING 3 LANE SECTION APPROACHING THE SIGNALIZED INTERSECTION AT BEATTIES FORD ROAD. IF PETITIONER ELECTS FOR A RIGHT IN / RIGHT OUT DRIVEWAY THE ASSOCIATED ROAD IMPROVEMENTS WILL BE REDUCED.

PETITIONER RESERVES THE RIGHT TO HAVE THE OPTION TO POTENTIALLY RELOCATE THE PROPOSED DRIVEWAY OFFSITE THROUGH AN ACCESS EASEMENT WITH THE ADJACENT PROPERTY

CONDITIONAL NOTES

- THE 100' SWIM BUFFER AND 50% OF THE FLOOD PLAIN OF LONG CREEK SHALL BE DEDICATED OR PROVIDED A GREENWAY EASEMENT OF THE SAME AREA TO MECKLENBURG COUNTY FOR PARKS AND RECREATIONS USE FOR FUTURE GREENWAY AND STORMWATER CREEK RESTORATION USE PRIOR TO ISSUANCE OF THE BUILDING CERTIFICATE OF OCCUPANCY. THE SENIOR APARTMENTS OWNERS SHALL RESERVE THE RIGHT TO USE THE DEDICATED SWIM BUFFER FOR RECREATIONAL PURPOSES AS PERMITTED BY MECKLENBURG COUNTY PARKS AND RECREATION AND IN ACCORDANCE WITH MECKLENBURG COUNTY STORM WATER SERVICES ORDINANCES.
- ADDITIONAL RIGHT-OF-WAY ALONG BEATTIES FORD AND MT. HOLLY-HUNTERSVILLE ROAD SHALL BE DEDICATED AND FEE SIMPLE CONVEYANCE TO THE CITY OF CHARLOTTE PRIOR ISSUANCE OF THE SITE FIRST BUILDINGS CERTIFICATE OF OCCUPANCY. ALONG MT. HOLLY-HUNTERSVILLE ROAD, 55' FROM THE CENTERLINE FOR THE FIRST 500' DEPARTING BEATTIES FORD ROAD, MEASURED FROM THE RIGHT-OF-WAY, AT WHICH POINT THE RIGHT-OF-WAY WILL TRANSITION TO 50' (PLUS 2' BEHIND SIDEWALK WHICH EVER IS GREATER) OVER THE NEXT 225'. ON BEATTIES FORD ROAD, THE RIGHT-OF-WAY REQUIREMENT IS 55' FROM THE CENTERLINE EXTENDING 300' FROM THE INTERSECTION.
- SENIOR MULTI-FAMILY DEVELOPMENT SHALL MEET REQUIREMENTS AS STATED IN CHAPTERS 9 AND 12 OF THE CHARLOTTE CITY CODE REGARDING SOLID WASTE DUMPSTER, COMPACTOR, AND RECYCLING AREAS.
- A 6-FOOT SIDEWALK AND 8' PLANTING STRIP SHALL BE PROVIDED ALONG BEATTIES FORD ROAD (WITH THE EXCEPTION OF ALONG THE BRIDGE CROSSING AND ASSOCIATED GUARDRAIL).
- THE PETITIONER WILL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION ORDINANCE.
- NO WALL PAC LIGHTING WILL BE PERMITTED.
- DETACHED LIGHTS SHALL BE LIMITED TO 22' IN HEIGHT WITH LIGHTS BEING FULLY SHIELDED.
- SITE WILL COMPLY WITH THE CITY OF CHARLOTTE TREE ORDINANCE. THE MINIMUM TREE SAVE AREA PROPOSED SHALL MEET ORDINANCE REQUIREMENTS. THE SWIM BUFFER MAY BE USED TOWARDS THIS REQUIREMENT.
- THE REQUIRED CLASS C BUFFER ADJACENT TO THE LONG CREEK MASONIC LODGE IS 38'. THE PROPOSED SENIOR HOUSING SITE IS RESPONSIBLE FOR HALF OF THE REQUIRED BUFFER.
- SINCE THE PROJECT HAS NOT UNDERGONE THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASES, IT IS INTENDED THAT THIS REZONING PLAN PROVIDE FLEXIBILITY IN ALLOWING SOME ALTERATIONS OR MODIFICATIONS FROM THE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT/SITE ELEMENTS. THEREFORE, THERE MAY BE INSTANCES WHERE MINOR MODIFICATIONS WILL BE ALLOWED WITHOUT REQUIRING THE ADMINISTRATIVE AMENDMENT PROCESS WHICH SHALL BE DETERMINED BY THE PLANNING DIRECTOR.
- THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION STORMWATER ORDINANCE. THE LOCATION, SIZE, AND TYPE OF STORM WATER MANAGEMENT SYSTEMS DEPICTED ON THE REZONING PLAN ARE SUBJECT TO REVIEW AND APPROVAL AS PART OF THE FULL DEVELOPMENT PLAN SUBMITTAL AND ARE NOT IMPLICITLY APPROVED WITH THIS REZONING. ADJUSTMENTS MAY BE NECESSARY IN ORDER TO ACCOMMODATE ACTUAL STORM WATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.
- DEVELOPMENT WITHIN ANY SWIM/PCSO BUFFER SHALL BE COORDINATED WITH CHARLOTTE-MECKLENBURG STORM WATER SERVICES AND MITIGATED IF REQUIRED BY CITY ORDINANCE. PETITIONER ACKNOWLEDGES INTERMITTENT / PERENNIAL STREAM DELINEATION REPORTS ARE SUBJECT TO REVIEW UPON SUBMISSION OF DEVELOPMENT PLANS FOR PERMITTING AND ARE NOT APPROVED WITH REZONING DECISIONS.
- THE PETITIONER SHALL CONSTRUCT AN 8' PLANTING STRIP AND 12' MULTI USE PATH ALONG MT. HOLLY-HUNTERSVILLE ROAD TO BE LOCATED FROM THE NEW BACK OF CURB.
- THE PETITIONER SHALL COMPLY WITH CHAPTER 19 FOR COMPLIANCE OF ROAD IMPROVEMENTS OF BEATTIES FORD ROAD FOR THE FUTURE BACK OF CURB TO BE LOCATED 19' FROM EXISTING CENTERLINE.
- NO BUFFER REQUIRED ADJACENT TO PARCEL 025-16-108 WHICH IS OWNED BY MECKLENBURG COUNTY AND IS DEDICATED FOR GREENWAY USE.
- PETITIONER RESERVES THE RIGHT TO HAVE THE OPTION TO POTENTIALLY RELOCATE THE PROPOSED DRIVEWAY OFFSITE THROUGH AN ACCESS EASEMENT WITH THE ADJACENT PROPERTY
- FULL MOVEMENT DRIVEWAY SHALL REQUIRE LEFT TURN AND CONTINUATION OF 3 LANE SECTION TO TIE IN TO EXISTING 3 LANE SECTION APPROACHING THE SIGNALIZED INTERSECTION AT BEATTIES FORD ROAD. IF PETITIONER ELECTS FOR A RIGHT IN / RIGHT OUT DRIVEWAY THE ASSOCIATED ROAD IMPROVEMENTS WILL BE REDUCED.
- ALL TRANSPORTATION IMPROVEMENTS WILL BE APPROVED AND CONSTRUCTED PRIOR TO THE ISSUANCE OF SITES FIRST BUILDING CERTIFICATE OF OCCUPANCY.

GENERAL NOTES:

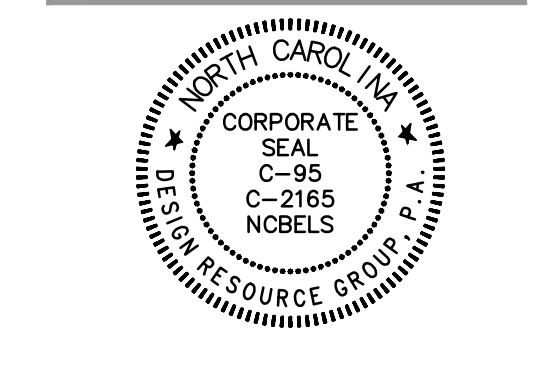
- TOPOGRAPHY FROM MECKLENBURG COUNTY GIS, SHOWN FOR REFERENCE.
- STREAM / WETLAND SURVEY REQUIRED PRIOR TO APPROVAL OF CIVIL SITE PLANS.
- SWIM BUFFER WIDTHS ARE MEASURED FROM THE SURVEYED / LOCATED TOP OF BANK OUTWARD FROM EACH TOP OF BANK.

SITE DEVELOPMENT DATA:

PID: 025-16-105
 SITE AREA: 04875 SF (± 6.99 ACRES)
 PROPOSED UNITS: UP TO 57
 EXISTING ZONING: R-8MF (CD)
 PROPOSED ZONING: R-8MF (CD)
 EXISTING USE: VACANT
 PROPOSED USE: SENIOR MULTI-FAMILY HOUSING
 PARKING REQUIRED:
 CLT ORDINANCE, ELDERLY OR DISABLED MF
 0.25 SPACES PER UNIT = 14.25 SPACES
 NCHFA REQUIREMENTS
 1.0 SPACES PER UNIT = 57 SPACES
 PARKING PROVIDED:
 TO MEET ORDINANCE REQUIREMENTS
 SETBACK:
 SIDE YARD: 30'
 REAR YARD: 20'
 REAR YARD: 50'
 19' (1/2 OF 38 CLASS C BUFFER) ABUTTING MASONIC LODGE
 OPEN SPACE REQUIRED: TO MEET ORDINANCE REQUIREMENTS
 MAX BUILDING HEIGHT: AS DEFINED BY THE ORDINANCE
 TRASH REQUIRED: TO MEET ORDINANCE REQUIREMENTS
 RECYCLING REQUIRED: TO MEET ORDINANCE REQUIREMENTS
 BIKE PARKING REQUIRED: N/A (ELDERLY OR DISABLED MF)



LANDSCAPE ARCHITECTURE
 CIVIL ENGINEERING
 TRANSPORTATION PLANNING
 2459 Wilkinson Blvd, Ste 200 Charlotte, NC 28208
 704.343.0608
 www.drgpr.com

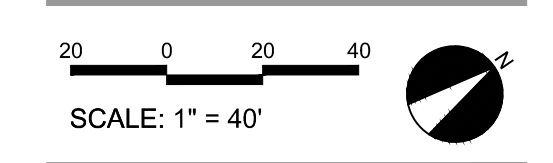


REZONING PETITION 2020-165

REZONING DOCUMENTS

LONG CREEK SENIOR APARTMENTS
 CHARLOTTE, NORTH CAROLINA
 NHE
 325 ROCKY SLOPE ROAD, SUITE 301
 GREENVILLE, SOUTH CAROLINA 29607
 864.467.1600

SCHEMATIC SITE PLAN



PROJECT #: 848-004
 DRAWN BY: JN
 CHECKED BY: SK

JULY 16, 2020

REVISIONS:
 1. 10.09.2020
 2. 1.11.2021 PER STAFF COMMENTS
 3. 02.24.2021 PER STAFF COMMENTS

RZ1.00