GENERAL NOTES:

1. THIS PLAN IS NOT A CERTIFIED SURVEY. BOUNDARY AND TOPOGRAPHIC INFORMATION WAS OBTAINED FROM A FIELD SURVEY PERFORMED BY CAROLINA SURVEYORS, DATED DECEMBER 22, 2021.
2. ALL EXISTING UTILITY LOCATIONS ARE APPROXIMATE AND SHOULD BE FIELD-VERIFIED PRIOR TO CONSTRUCTION. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN, CONFLICTS BETWEEN EXISTING UTILITIES AND PROPOSED EXCAVATION SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
3. THE CONTRACTOR SHALL PROVIDE A MINIMUM OF 48 HOURS NOTICE TO OWNER OR REPRESENTATIVE PRIOR TO INTERRUPTION OF ANY EXISTING UTILITY.
4. THE CONTRACTOR IS RESPONSIBLE FOR REPAIR AND/OR REPLACEMENT OF ANY UTILITIES DAMAGED DURING CONSTRUCTION.
5. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL NECESSARY PERMITS AND APPROVALS HAVE BEEN OBTAINED PRIOR TO CONSTRUCTION. THESE PERMITS AND APPROVALS MAY INCLUDE BUT ARE NOT LIMITED TO GRADING, DEMOLITION, ZONING, BUILDING, DRIVEWAY, DETENTION, SUBDIVISION, SPECIAL USE, SEWER AND WATER.
6. CONTACT THE APPROPRIATE UTILITY COMPANY TO RELOCATE ANY EXISTING UTILITY POLES.
7. TREES WITHIN THE ROAD RIGHT-OF-WAY ARE PROTECTED BY LAW. A PERMIT IS REQUIRED PRIOR TO THE REMOVAL OF ANY RIGHT-OF-WAY TREES.
8. ALL TREES OVER 8" IN DIAMETER WITHIN THE PROPERTY SETBACK(S) ARE PROTECTED.
9. BEFORE YOU DIG, **STOP**. CALL THE NORTH CAROLINA ONE-CALL CENTER AT 8-1-1.
10. APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFF-SITE GRADING, PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNERS.

DRIVEWAY NOTES:

1. THE CHARLOTTE DEPARTMENT OF TRANSPORTATION ("C.D.O.T.") HAS THE AUTHORITY TO REGULATE AND/OR APPROVE ALL DRIVEWAY AND PUBLIC/PRIVATE STREET CONNECTIONS TO THE RIGHT-OF-WAY OF ANY STREET UNDER THE REGULATORY JURISDICTION OF THE CITY OF CHARLOTTE.
2. THE PROPOSED DRIVEWAY CONNECTION TO **MALLARD DRIVE** WILL REQUIRE A DRIVEWAY PERMIT FROM THE CITY (C.D.O.T.). ALSO, THE PROPOSED DRIVEWAY CONNECTION TO **ALBEMARLE ROAD**, IF PROPOSED, WILL REQUIRE A DRIVEWAY PERMIT FROM THE STATE (N.C.D.O.T.). THUS, A DRIVEWAY PERMIT APPLICATION SHALL BE MADE TO THE PROPER AGENCIES, FOR REVIEW AND APPROVAL, PRIOR TO CONSTRUCTION OF NEW DRIVEWAY(S).
3. THE EXACT DRIVEWAY LOCATION, TYPE, AND WIDTH SHALL BE DETERMINED BY C.D.O.T. DURING THE DRIVEWAY PERMITTING PROCESS. HENCE, THE LOCATION OF THE DRIVEWAY SHOWN ON THE SITE PLAN IS SUBJECT TO CHANGE. THE DRIVEWAY MIGHT POTENTIALLY BE MODIFIED, AT THE RECOMMENDATION OF C.D.O.T., N.C.D.O.T., OR THEIR ASSIGNS (TO BETTER ALIGN WITH OTHER DRIVEWAYS OR TO COMPLY WITH OTHER, APPLICABLE ORDINANCES.
4. ANY FENCE OR WALL CONSTRUCTED ALONG (OR ADJACENT TO) A SIDEWALK OR STREET RIGHT-OF-WAY REQUIRES A CERTIFICATE ISSUED BY C.D.O.T..
5. A RIGHT-OF-WAY ENCROACHMENT AGREEMENT IS REQUIRED FOR THE INSTALLATION OF ANY NON-STANDARD ITEM(S) SUCH AS: IRRIGATION SYSTEMS, DECORATIVE CONCRETE PAVEMENT, BRICK PAVERS, ETC.
6. IF A NON-STANDARD ITEM IS PROPOSED WITHIN A CITY-MAINTAINED RIGHT-OF-WAY (WHETHER THE ITEM IS PROPOSED BY A PRIVATE INDIVIDUAL, A GROUP, A BUSINESS, OR A HOMEOWNER'S ASSOCIATION), AN ENCROACHMENT AGREEMENT MUST BE APPROVED BY C.D.O.T. (AND/OR N.C.D.O.T.) PRIOR TO THE CONSTRUCTION OR INSTALLATION OF THE NON-STANDARD ITEM(S).

ZONING CODE SUMMARY

PROJECT NAME: LEGACY LAKE SENIOR LIVING
PLANS PREPARED BY: JONES CIVIL DESIGN, P.C.
PHONE #: (704) 412-8523
CURRENT ZONING: R-3 PROPOSED ZONING: UR-2(CD)
JURISDICTION: CITY OF CHARLOTTE
TAX PARCEL(S): 10912401, 10912402, & 10912403 EXISTING USE: DUPLEX
PROPOSED USE: PLANNED MULTI-FAMILY DEVELOPMENT
LOT SIZE: 68,256/1.57 SQ. FEET/ACRES
GROSS FLOOR AREA: 44,550 SQ. FEET
PROPOSED BUILDING HEIGHT: 40' "BASE", UP TO 100' MAX.
PROPOSED MAX. ALLOWABLE FLOOR-AREA RATIO (FAR): 1.0
MAXIMUM ALLOWABLE BUILDING: 68,256 SQ. FEET
MAXIMUM PROPOSED BUILDING: 68,250 SQ. FEET

YARD REQUIREMENTS:
SETBACK (FRONT) 20' REAR YARD: 10'
SIDE YARD (WEST): 10' SIDE YARD (EAST): 5'

ALL SIGNAGE WILL BE PERMITTED SEPERATELY.

DEVELOPMENT NOTES:

GENERAL PROVISIONS

1. DEVELOPMENT OF THIS SITE SHALL CONFORM TO THE APPROVED REZONING PLAN, THE DEVELOPMENT STANDARDS, AND ALL APPLICABLE PROVISIONS OF THE CHARLOTTE ZONING ORDINANCE.
2. ANY ALTERATION TO THE APPROVED CONDITIONAL REZONING PLAN SHALL BE SUBJECT TO SECTION 6.207 OF THE CHARLOTTE ZONING ORDINANCE.
3. UNLESS THE APPROVED REZONING PLAN ESTABLISHES MORE STRINGENT STANDARDS, THE DEVELOPMENT OF THIS SITE SHALL BE GOVERNED BY ALL REGULATIONS ESTABLISHED IN THE ORDINANCE FOR THE "**UR-2**" ZONING DISTRICT.
4. THE DEVELOPMENT AND USES SHOWN ON THE REZONING PLAN ARE SCHEMATIC AND INTENDED TO DEPICT THE GENERAL LAYOUT AND IMPROVEMENTS ON THIS SITE. THEREFORE, THE FINAL LAYOUT, LOCATION, AND SIZE OF THE IMPROVEMENTS MIGHT BE MODIFIED IN ACCORDANCE WITH THE DEVELOPMENT STANDARDS, SETBACKS, AND BUFFER REQUIREMENTS AS DEPICTED IN THIS REZONING PLAN AND THE OVERALL REZONING PETITION FILE. HOWEVER, SUCH MODIFICATIONS SHALL NOT MATERIALLY ALTER THE OVERALL INTENT OF THE DESIGN AS SHOWN ON THIS PLAN.
5. THE PARKING LAYOUT, BUILDING SIZE, AND THE LOCATIONS OF DRIVEWAY(S) AND BUILDING(S) ARE SUBJECT TO BE MODIFIED. FURTHERMORE, ALL SIDEWALKS SHOWN ON THIS PLAN ARE SUBJECT TO BE ALTERED. YET, ANY MODIFICATION TO THESE ITEMS WOULD NOT MATERIALLY CHANGE THE OVERALL INTENT OF THE DESIGN AS SHOWN ON THIS PLAN.
6. THE PARCEL OF LAND THAT COMPRISES THIS SITE IS PROPOSED TO BE RE-COMBINED INTO A SINGLE PARCEL AS SHOWN ON THIS PLAN.
7. THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST-CONSTRUCTION CONTROLS ORDINANCE, WHERE APPLICABLE TO THIS PLAN.

PERMITTED USES

1. ALL USES PERMITTED IN THE **UR-2** DISTRICT PLUS ANY ASSOCIATED, ACCESSORY USES AS PERMITTED IN THIS DISTRICT.
2. STORAGE OF HAZARDOUS MATERIAL (INCLUDING DIESEL OR GASOLINE) IS PROHIBITED ON THIS SITE.

TRANSPORTATION

1. VEHICULAR ACCESS TO THIS SITE SHALL BE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PLACEMENT AND CONFIGURATION OF THE VEHICULAR ACCESS POINTS ARE SUBJECT TO MINOR MODIFICATIONS, IF REQUIRED, TO ACCOMMODATE THE FINAL SITE PLAN AND CONSTRUCTION DRAWINGS. FURTHERMORE, THE VEHICULAR ACCESS DEPICTED HEREIN IS ALSO SUBJECT TO ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY THE CHARLOTTE DEPARTMENT OF TRANSPORTATION AND/OR THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.
2. OFF-STREET PARKING, LOADING, AND VEHICULAR TURNING MANEUVERS SHALL CONFORM TO THE MINIMUM STANDARDS ESTABLISHED BY THE CHARLOTTE LAND DEVELOPMENT STANDARDS AND THE ZONING ORDINANCE.

ARCHITECTURAL STANDARDS

1. THE MAXIMUM HEIGHT OF THE PROPOSED BUILDING ON THIS SITE SHALL BE THREE STORIES.

STREETSCAPE AND LANDSCAPING

1. ALL PROPOSED LANDSCAPING SHALL MEET OR EXCEED THE APPLICABLE REQUIREMENTS AS SET FORTH IN THE ZONING ORDINANCE, THE CHARLOTTE LAND DEVELOPMENT STANDARDS, AND THE CHARLOTTE TREE ORDINANCE.
2. CLASS "C" BUFFERS SHALL BE ESTABLISHED ON THIS SITE AS SHOWN IN THE REZONING PLAN. SUCH BUFFERS SHALL COMPLY WITH THE SECTION 12.302 8(A) OF THE ZONING ORDINANCE. PER SECTION 12.302 8(A), THE PETITIONER MAY REDUCE THE REQUIRED BUFFER WIDTH BY 25% WITH THE INSTALLATION OF A BERM THAT MEETS THE STANDARDS OF THE ORDINANCE.
3. IF THE ADJACENT PARCEL OF LAND IS EITHER REZONED OR DEVOTED TO A USE THAT ELIMINATES (OR REDUCES) THE BUFFER REQUIREMENTS ON THIS SITE, THE PETITIONER (OR THEN OWNER) MAY REDUCE OR ELIMINATE THE RELEVANT BUFFER (IF ALLOWED), ACCORDINGLY.
4. THE SIDEWALK ALONG ALBEMARLE ROAD SHALL BE MAINTAINED IN ITS CURRENT, EXISTING CONDITION. WHERE PORTIONS OF THE SIDEWALK ARE DISTURBED, THE NEW SIDEWALK SHALL BE CONSTRUCTED TO MATCH THE DIMENSIONS AND LOCATION OF THE EXISTING SIDEWALK.

SIGNAGE

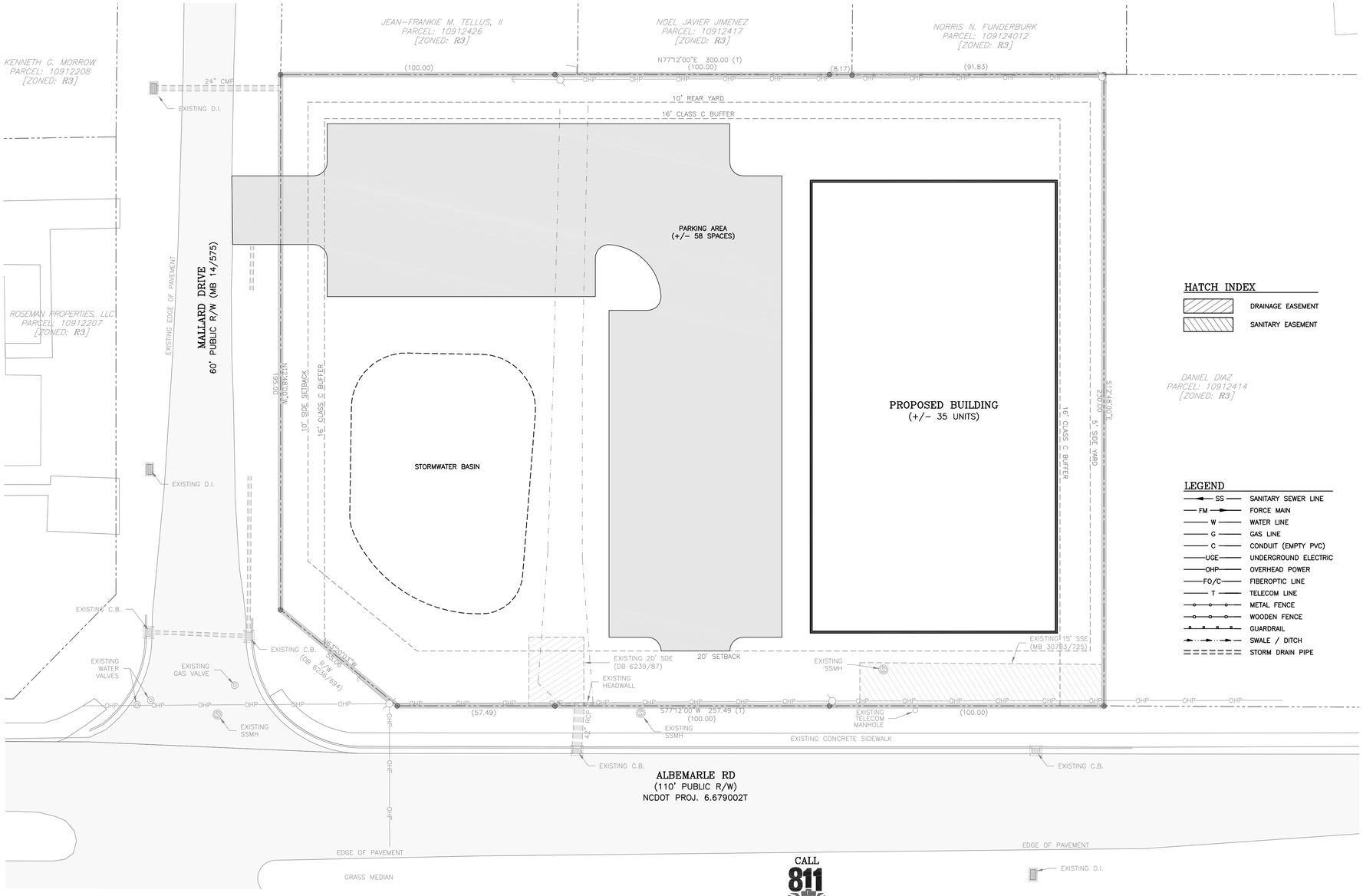
1. ALL NEW SIGNAGE SHALL COMPLY WITH THE APPLICABLE SECTIONS OF THE ZONING ORDINANCE AND THE CHARLOTTE LAND DEVELOPMENT STANDARDS.

LIGHTING

1. ANY NEW FREESTANDING LIGHT FIXTURES ON THIS SITE SHALL BE FULLY CAPPED, SHIELDED, AND DOWNWARDLY DIRECTED SO THAT THE ILLUMINATION INTENSITY AT THE PROPERTY LINE SHALL CONFORM TO THE APPLICABLE SECTIONS OF THE ZONING ORDINANCE AND THE CHARLOTTE LAND DEVELOPMENT STANDARDS.
2. THE MAXIMUM HEIGHT OF ANY FREESTANDING LIGHT FIXTURE ON THIS SITE SHALL BE 25 FEET AS MEASURED FROM THE GROUND ELEVATION AT THE BASE OF THE LIGHT.
3. ANY NEW LIGHT FIXTURES ATTACHED TO THE BUILDING SHALL BE DECORATIVE, CAPPED, AND DOWNWARDLY DIRECTED.

BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS

1. UPON APPROVAL OF THIS REZONING PLAN, ALL CONDITIONS APPLICABLE TO THE USE AND DEVELOPMENT OF THE SITE (AS IMPOSED BY THE DEVELOPMENT STANDARDS AND THE REZONING PLAN) SHALL BE BINDING UPON (AND INURE TO THE BENEFIT OF) THE PETITIONER AND THE CURRENT OR SUBSEQUENT OWNER(S) OF THE SITE ALONG WITH THEIR RESPECTIVE SUCCESSORS IN INTEREST AND ASSIGNS, UNLESS AMENDED IN THE MANNER PROVIDED IN THE ORDINANCE.
2. THROUGHOUT THIS REZONING PLAN, PETITION, AND THE DEVELOPMENT STANDARDS, THE TERM "PETITIONER" SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS OF THE PETITIONER OR THE OWNER(S) OF THE SITE WHO MIGHT BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREOF.
3. ANY REFERENCE TO "ORDINANCE," HEREIN, SHALL BE DEEMED TO REFER TO THE REQUIREMENTS OF THE ORDINANCE IN EFFECT AS OF THE DATE THIS REZONING PLAN AND/OR PETITION IS APPROVED.



HATCH INDEX

- DRAINAGE EASEMENT
- SANITARY EASEMENT

LEGEND

- SS — SANITARY SEWER LINE
- FM — FORCE MAIN
- W — WATER LINE
- G — GAS LINE
- C — CONDUIT (EMPTY PVC)
- UGE — UNDERGROUND ELECTRIC
- OHP — OVERHEAD POWER
- FO/C — FIBEROPTIC LINE
- T — TELECOM LINE
- METAL FENCE
- WOODEN FENCE
- GUARDRAIL
- SWALE / DITCH
- STORM DRAIN PIPE

CALL 811
BEFORE YOU DIG, KNOW WHAT'S BELOW IT'S THE LAW

0 20'
SCALE: 1" = 20'

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NORTH CAROLINA JONES CIVIL DESIGN, P.C. C-3859 CERTIFICATE OF AUTHORIZATION

REV.	DATE	BY	DESCRIPTION

LEGACY LAKE SENIOR LIVING

REZONING PLAN

7809 ALBEMARLE ROAD
CHARLOTTE, NC

FILE NAME: BASE-22017.dwg | JOB NUMBER: 22017
ORIGINAL DATE: 6/1/2022 | DRAWN BY: CMJ

SHEET
C1.0