

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 MAY 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 MODIFIED. 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 COMPREHENS 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.

1. AGE-RESTRICTED, AFFORDABLE HOUSING (MULTI-FAMILY RESIDENTIAL).
2. THE AGE OF EACH RESIDENT SHALL BE LIMITED TO 55+.
3. THE INCOME FOR EACH RESIDENT SHALL BE LIMITED TO THAT DEFINED AS "LOW INCOME" BY U.S. DEPARTMENT OF H.U.D.
4. THE PROPERTY IS INTENDED TO BE "AFFORDABLE HOUSING" (AS DEFINED BY THE FEDERAL DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT) IN PERPETUITY.
5. 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.
3. DEDICATION AND FEE SIMPLE CONVEYANCE OF ALL RIGHTS-OF-WAY SHALL BE GRANTED TO THE CITY OF CHARLOTTE BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED.
4. ALL TRANSPORTATION IMPROVEMENTS WILL BE APPROVED AND CONSTRUCTED BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED.
5. ALL PUBLIC ROADWAY IMPROVEMENTS WILL BE SUBJECT TO THE STANDARDS AND CRITERIA OF CDOT AND NCDOT, AS APPLICABLE, WITHIN THEIR RESPECTIVE ROAD SYSTEM AUTHORITY. 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 SOUTHEASTERN MECKLENBURG AREA, BY WAY OF A PUBLIC/PRIVATE PARTNERSHIP EFFORT OR OTHER PUBLIC SECTOR PROJECT SUPPORT.

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. THE SIDEWALK ALONG ALBEMARLE ROAD SHALL BE REPLACED WITH A 12' WIDE MULTI-USE PATH TO MEET THE CITY OF CHARLOTTE BIKE POLICY.
3. NEW SIDEWALK SHALL BE ADDED ALONG MALLARD DRIVE FROM ALBEMARLE ROAD TO THE NORTHWEST CORNER OF THIS PROPERTY. THE NEW SIDEWALK SHALL BE 6' WIDE WITH AN 8' PLANTING STRIP BEHIND THE BACK-OF-CURB AS DEPICTED ON THIS PLAN.
4. A NEW 16' WIDE CLASS C BUFFER SHALL BE PROVIDED ALONG THE ENTIRE LENGTH OF THE WESTERN PROPERTY LINE, NORTHERN PROPERTY LINE, AND EASTERN PROPERTY LINE.

ENVIRONMENTAL FEATURES

1. THE LOCATION, SIZE, AND TYPE OF STORM WATER MANAGEMENT SYSTEM(S) DEPICTED ON THE REZONING PLAN ARE SUBJECT TO REVIEW AND APPROVAL AS PART OF THE FULL DEVELOPMENT PLAN 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.
2. ALL APPLICATIONS FOR GRADING, BUILDING, DEMOLITION, LAND USE, CHANGE OF USE OR REZONING PERMITS ON ALL PROPERTY, EXCEPT SINGLE-FAMILY DEVELOPMENT SHALL REQUIRE A TREE SURVEY. THE SURVEY SHALL IDENTIFY ALL TREES OF EIGHT-INCH D.B.H. OR GREATER AND ALL PLANTED TREES OF TWO-INCH CALIPER OR GREATER AND SIX FEET IN HEIGHT THAT GROW PARTIALLY OR WHOLLY WITHIN THE CITY RIGHT-OF-WAY.

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 NOT EXCEED 0.5 FOOTCANDLES.
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.

RECREATION

1. PASSIVE RECREATION SHALL BE PROVIDED FOR THIS PROJECT THROUGH THE USE OF INTERCONNECTED SIDEWALKS, FOR WALKING/EXERCISE, AND BENCHES ALONG THE STORMWATER POND FOR OBSERVING WILDLIFE AND NATURE.

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 MAY 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.

ARCHITECTURAL STANDARDS:

1. THE HEIGHT OF THE PROPOSED BUILDING ON THIS SITE SHALL BE LIMITED TO 60' (MAXIMUM) PER TABLE 9.406(2)(c).
2. 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.
3. PROHIBITED EXTERIOR BUILDING MATERIALS:
 - A. VINYL SIDING (BUT NOT VINYL HAND RAILS, WINDOWS OR DOOR TRIM)
 - B. CONCRETE MASONRY UNITS NOT ARCHITECTURALLY FINISHED
4. BUILDING PLACEMENT AND SITE DESIGN SHALL FOCUS ON AND ENHANCE THE PEDESTRIAN ENVIRONMENT THROUGH THE FOLLOWING:
 - A. BUILDINGS SHALL BE PLACED SO AS TO PRESENT A FRONT OR SIDE FACADE TO ALL NETWORK REQUIRED STREETS (PUBLIC OR PRIVATE)
 - B. 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)
 - C. PARKING LOTS SHALL NOT BE LOCATED BETWEEN ANY BUILDING AND ANY NETWORK REQUIRED PUBLIC OR PRIVATE STREET
 - D. DRIVEWAYS INTENDED TO SERVE SINGLE UNITS SHALL BE PROHIBITED ON ALL NETWORK REQUIRED STREETS
5. ARCHITECTURAL ELEVATION DESIGN - ELEVATIONS SHALL BE DESIGNED TO CREATE VISUAL INTEREST AS FOLLOWS:
 - A. 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
 - B. 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
 - C. 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 NOT LIMITED TO BANDING, MEDALLIONS OR DESIGN FEATURES OR MATERIALS WILL BE PROVIDED TO AVOID A STERILE, UNARTICULATED BLANK TREATMENT OF SUCH WALLS
6. ROOF FORM AND ARTICULATION - ROOF FORM AND LINES SHALL BE DESIGNED TO AVOID THE APPEARANCE OF A LARGE MONOLITHIC ROOF STRUCTURE AS FOLLOWS:
 - A. LONG PITCHED OR FLAT ROOF LINES SHALL AVOID CONTINUOUS EXPANSIONS WITHOUT VARIATION BY INCLUDING CHANGES IN HEIGHT AND/OR ROOF FORM, TO INCLUDE BUT NOT BE LIMITED TO GABLES, HIPPS, DORMERS OR PARAPETS
 - B. FOR PITCHED ROOFS THE MINIMUM ALLOWED IS 4:12 EXCLUDING BUILDINGS WITH A FLAT ROOF AND PARAPET WALLS
 - C. ROOF TOP HVAC AND RELATED MECHANICAL EQUIPMENT WILL BE SCREENED FROM PUBLIC VIEW AT GRADE FROM THE NEAREST STREET
7. 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 NOT LESS THAN 10 IN DEPTH AT ALL ABOVE GRADE PERIMETER NOT PAVED FOR ACCESS.

GENERAL NOTES:

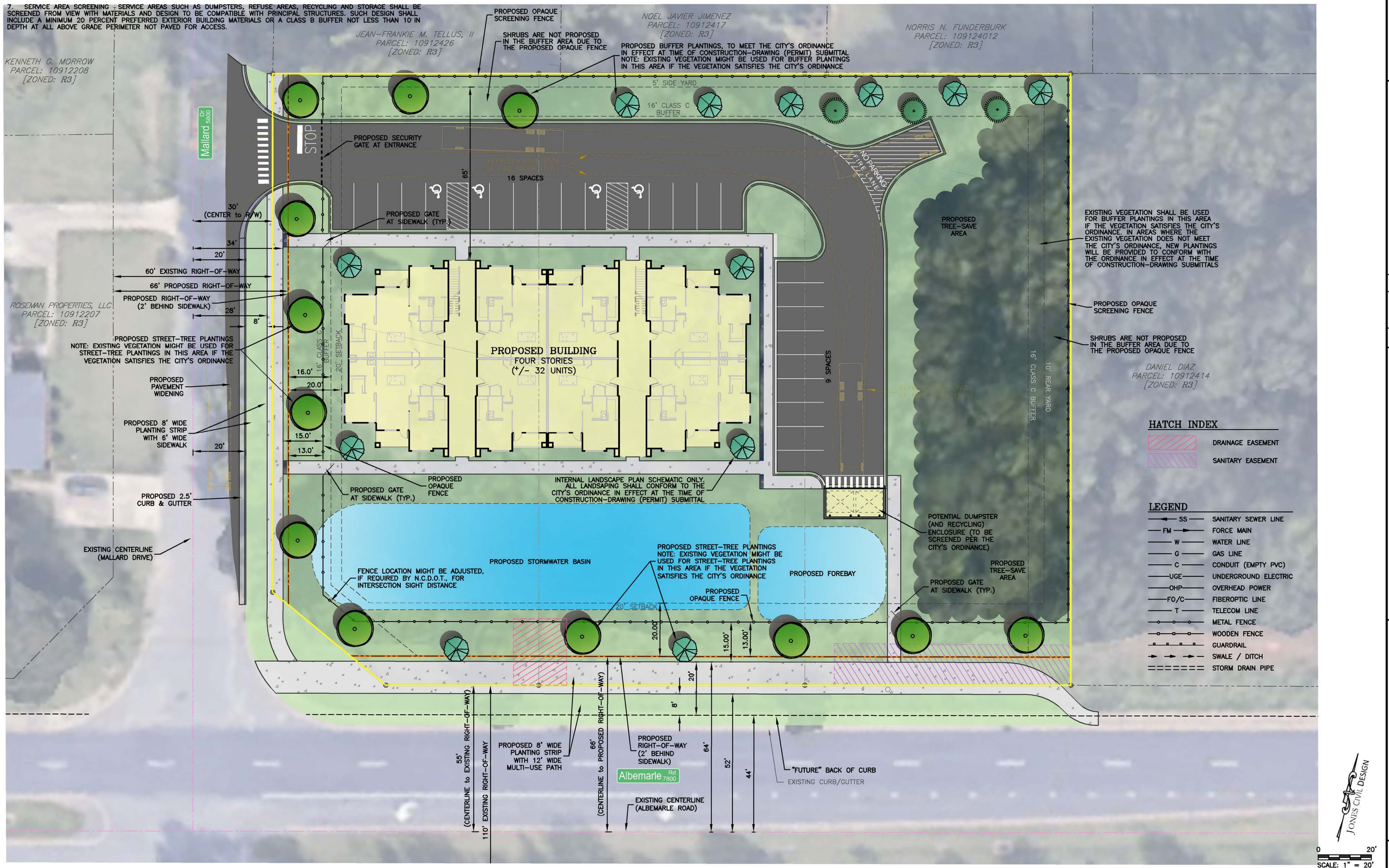
1. THIS PLAN IS NOT A CERTIFIED SURVEY. BOUNDARY AND TOPOGRAPHIC INFORMATION WAS OBTAINED FROM A FIELD SURVEY PERFORMED BY CAROLINA SURVEYORS, DATED DECEMBER 22, 2021.
2. ALL EXISTING UTILITY LOCATIONS ARE APPROXIMATE AND SHOULD BE FIELD-VERIFIED PRIOR TO CONSTRUCTION. THE ENGINEER ASSUMES NO RESPONSIBILITY 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.). THIS, A DRIVEWAY PERMIT APPLICATION SHALL BE MADE TO THE PROPER AGENCIES, FOR REVIEW AND APPROVAL, PRIOR TO CONSTRUCTION OF NEW DRIVEWAYS(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:	AGE-RESTRICTED, AFFORDABLE HOUSING (MULTI-FAMILY)
LOT SIZE:	68,256/1,57 SQ. FEET/ACRES
PROPOSED MAXIMUM BUILDING HEIGHT:	60' PER TABLE 9.406(2)(c)
MAXIMUM FLOOR-AREA RATIO (F.A.R.):	1.0
MAXIMUM PROPOSED BUILDING:	40,100 SQ. FEET
PROPOSED RESIDENTIAL UNITS:	16 1-BEDROOM APARTMENTS
	16 2-BEDROOM APARTMENTS
	32 TOTAL APARTMENTS (UNITS)
	48 TOTAL BEDROOMS
YARD REQUIREMENTS:	
SETBACK (SOUTH):	20' REAR YARD: 10'
SETBACK (WEST):	20' SIDE YARD (NORTH): 5'
ALL SIGNAGE WILL BE PERMITTED SEPARATELY.	
THE SITE WILL COMPLY WITH ALL APPLICABLE DEVELOPMENT REQUIREMENTS IN THE UR DISTRICT AND CHAPTER 12	



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PRELIMINARY
 ENGINEER SEAL 34936
 NORTH CAROLINA
 PROFESSIONAL ENGINEER
 JONES CIVIL DESIGN, P.C.
 C-3659

INFORMATION ONLY

REV	DATE	BY	DESCRIPTION
1	11/20/22	CM	CALL REVISION PER CITY REVIEW COMMENTS
2	12/16/22	CM	REVISED PER CITY COMMENTS & FEEDBACK FROM COMMUNITY
3	1/19/23	CM	REVISED PER CITY COMMENTS
4	2/22/23	CM	REVISED PER CITY COMMENTS
5	3/17/23	CM	REVISED PER CITY COMMENTS
6	3/14/23	CM	REVISED PER CITY COMMENTS

REZONING PLAN
 (PETITION 2022-142)
 7809 ALBEMARLE ROAD
 CHARLOTTE, NC
 ORIGINAL DATE: 8/1/2022

LEGACY LAKE SENIOR LIVING
 SENIOR LIVING
 CITY OF CHARLOTTE REZONING
 PETITION 2022-142

FILE NAME: BASE-22017.dwg
 JOB NUMBER: 22017
 DRAWN BY: CMJ

JONES CIVIL DESIGN

SHEET
 RZ-1.0

SCALE: 1" = 20'