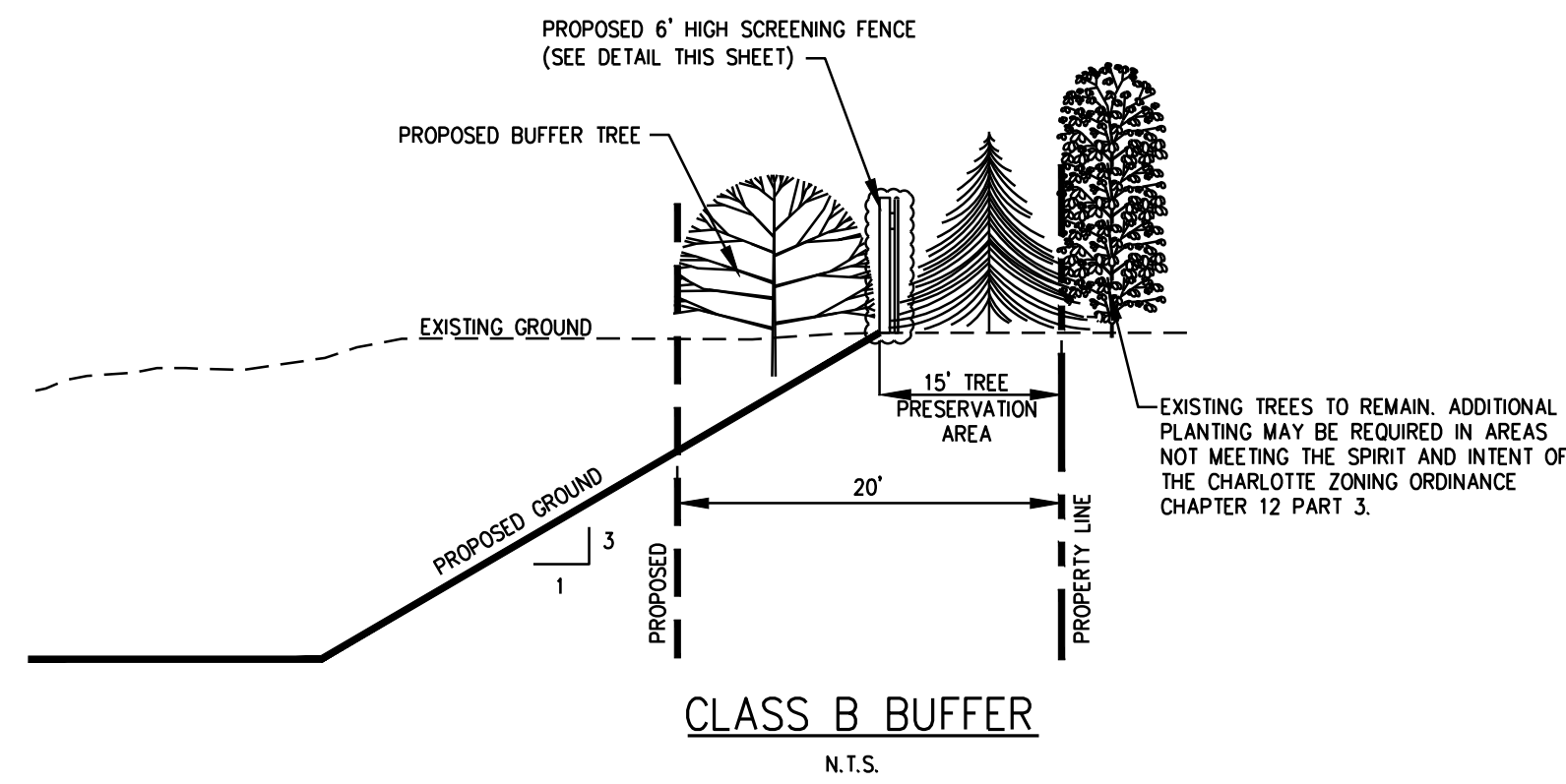


BLU SOUTH CONDITIONAL USE AMENDMENT SITE PLAN

**ZONING CODE SUMMARY**  
 PROJECT NAME: BLU SOUTH  
 PLANS PREPARED BY: CORNERSTONE DEVELOPMENT PHONE #:  
 ZONING: JURISDICTION:  
 TAX PARCEL # 20511225, 205112244  
 YARD REQUIREMENTS:  
 SETBACK (FRONT): 20 FT. FROM R/W  
 SIDE YARD (L): NONE FT. SIDE YARD (R): NONE FT.  
 REAR YARD: 10 FT.  
 LOT SIZE: 4 ACRES NUMBER OF UNITS/SUITES: X  
 PROPOSED USE: COMMERCIAL  
 BUILDING HEIGHT: FEET STORIES:  
 GROSS FLOOR AREA: 50,000 SQ. FEET  
 PARKING, PARKING LOTS AND WALKWAYS COVERAGE: 50.0 FEET/ACRES  
 PARKING REQUIRED: (CITY OF CHARLOTTE ZONING ORDINANCE):  
 1 SPACE REQUIRED PER 250 S.F. = 676 / 250 = 2.7 ~ 3  
 REQUIRED: PROVIDED: HANDICAP:  
 1 SPACE REQUIRED PER 250 S.F. = 11,724 / 250 = 46.9 ~ 47  
 REQUIRED: PROVIDED: HANDICAP:  
**LANDSCAPE REQUIREMENTS:**  
 INTERNAL LANDSCAPING = 1 TREE PER 10,000 S.F. OF IMPERVIOUS AREA  
 34,500 S.F. IMPERVIOUS (BODY SHOP) = 4 REQUIRED TREES  
 38,600 S.F. IMPERVIOUS (CAR SALES LOT) = 4 REQUIRED TREES  
 INTERIOR TREES PROVIDED (BODY SHOP) = 4  
 INTERIOR TREES PROVIDED (CAR SALES LOT) = 4  
 EACH PARKING SPACE MUST BE WITHIN 60 FEET OF A TREE  
**STREET TREE REQUIREMENTS = 1 L.M.T. PER 40 L.F. OF FRONTAGE OR 1 S.M.T. PER 30 L.F. OF FRONTAGE**  
**BUILDING**  
 WESTINGHOUSE BLVD.  
 405 L.F. OF FRONTAGE = 6.875 ~ 7 L.M.T. REQUIRED OR 9.17 ~ 10 S.M.T. REQUIRED PROVIDED: 7 L.M.T.  
 PROP. PUBLIC ROAD:  
 285 L.F. OF FRONTAGE = 6.45 ~ 7 L.M.T. REQUIRED OR 9.17 ~ 10 S.M.T. REQUIRED PROVIDED: 7 L.M.T.  
**BUILDING**  
 WESTINGHOUSE BLVD.  
 405 L.F. OF FRONTAGE = 10.125 ~ 11 L.M.T. REQUIRED OR 13.5 ~ 14 S.M.T. REQUIRED PROVIDED: 7 L.M.T.  
 PROP. PUBLIC ROAD:  
 285 L.F. OF FRONTAGE = 6.45 ~ 7 L.M.T. REQUIRED OR 9.17 ~ 10 S.M.T. REQUIRED PROVIDED: 7 L.M.T.  
 ALL SIGNAGE WILL BE APPROVED AND PERMITTED SEPARATELY.

- LANDSCAPING NOTES:**
- NO SOIL DISTURBANCE OR COMPACTION, CONSTRUCTION MATERIALS, TRAFFIC, BURIAL PITS, TRENCHING OR OTHER LAND DISTURBING ACTIVITY ALLOWED IN THE TREE PROTECTION ZONE. TREE BARRICADES MUST BE INSTALLED IN ACCORDANCE WITH THE PLAN BEFORE ANY DEMOLITION, GRADING OR CONSTRUCTION BEGINS (IF APPLICABLE).
  - FOR NEW PLANTING AREAS, REMOVE ALL PAVEMENT, GRAVEL SUB-BASE, CONSTRUCTION DEBRIS AND COMPACTED SOIL PRIOR TO PLANTING.
  - REMOVE COMPACTED SOIL AND ADD 24" NEW TOPSOIL/PLANTING MIX OR UNCOMPACT AND AMEND TOP 24" OF EXISTING SOIL TO MEET TOP SOIL STANDARDS FOR PLANTING TREES.
  - PLEASE CALL 336-4330 FOR INSPECTION OF TREES AND/OR TREE PLANTING AREAS, 7 TO 10 DAYS BEFORE THE TEMPORARY OR FINAL CERTIFICATE OF OCCUPANCY IS NEEDED.
  - ALL STRAPPING AND TOP 2/3 OF WIRE BASKET MUST BE CUT AWAY AND REMOVED FROM ROOD BALL PRIOR TO BACKFILLING PLANTING PIT. REMOVE TOP 1/3 OF BURLAP FROM ROOT BALL.
  - ADJUST TREE PLANTING TO AVOID UNDERGROUND UTILITIES. 10.0' OFF WATER, ELECT. AND GAS - 15.0' OFF SANITARY SEWER AND STORM DRAINAGE.
  - REFERENCE CMLD STANDARDS 40.01, 40.02, 40.03, 40.04, AND 40.09 FOR TREE PLANTING AND PROTECTION OF DETAILS
  - GEGRID FOR RETAINING WALLS IS TO BE LEFT 24" MIN. BELOW GRADE IN TREE PLANTING AREAS.
  - ATTENTION LANDSCAPER NOTIFY URBAN FORESTER OF ANY SIGN, POWER LINE, OR OTHER CONFLICTS BEFORE PLANTING NEW TREES. CALL 336-4330
  - ORDINANCE REQUIRED TREES MUST BE MAINTAINED IN TREE FORM & ALLOWED TO GROW TO THEIR NATURAL HEIGHT/FORM, WITH A MAXIMUM OF THREE STEMS OR TRUNKS (NO TOPPING OR ROUNDING OVER).
  - ALL AUTOMOBILE PARKING SPACES MUST BE WITHIN SIXTY (60) FEET OF A TREE.
  - LARGE MATURING TREES MUST BE A MINIMUM OF 25 FEET FROM OVERHEAD DISTRIBUTION POWER LINES. IF TREES CONFLICT WITH POWER LINES, CALL URBAN FORESTER TO RESOLVE BEFORE PLANTING.
  - TREE BARRICADES MUST BE INSTALLED BEFORE ANY DEMOLITION/CLEARING/GRADING/CONSTRUCTION AND NOT REMOVED UNTIL AFTER FINAL INSPECTION BY URBAN FORESTER
  - VIOLATIONS OF TREE PROTECTION REQUIREMENTS ARE SUBJECT TO FINES AND/OR IMMEDIATE CORRECTIVE ACTION/MITIGATION.

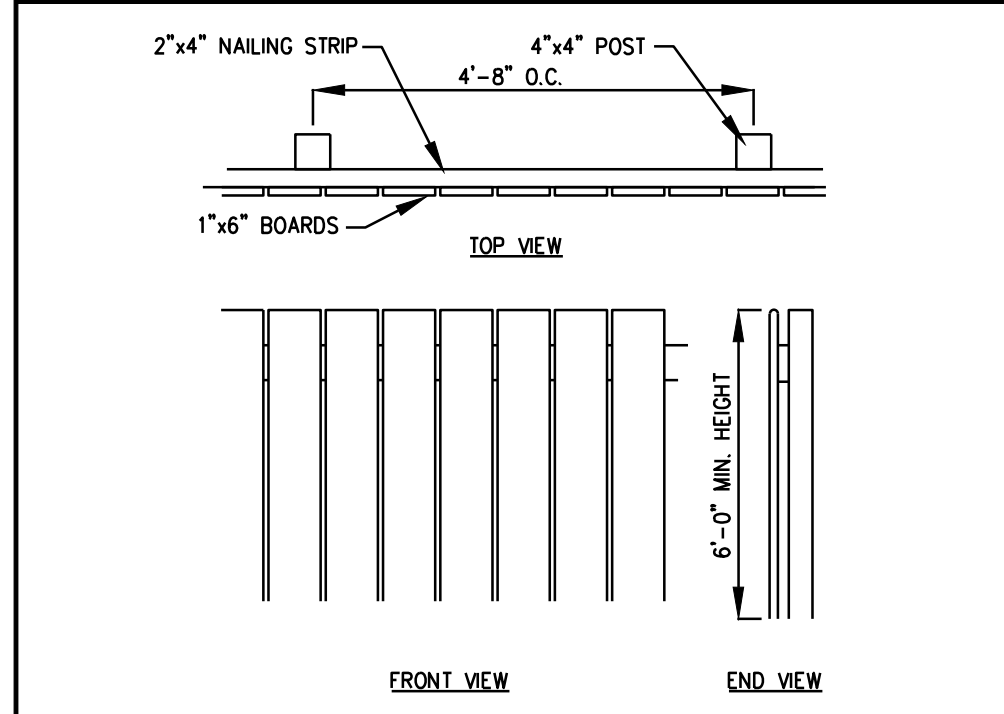
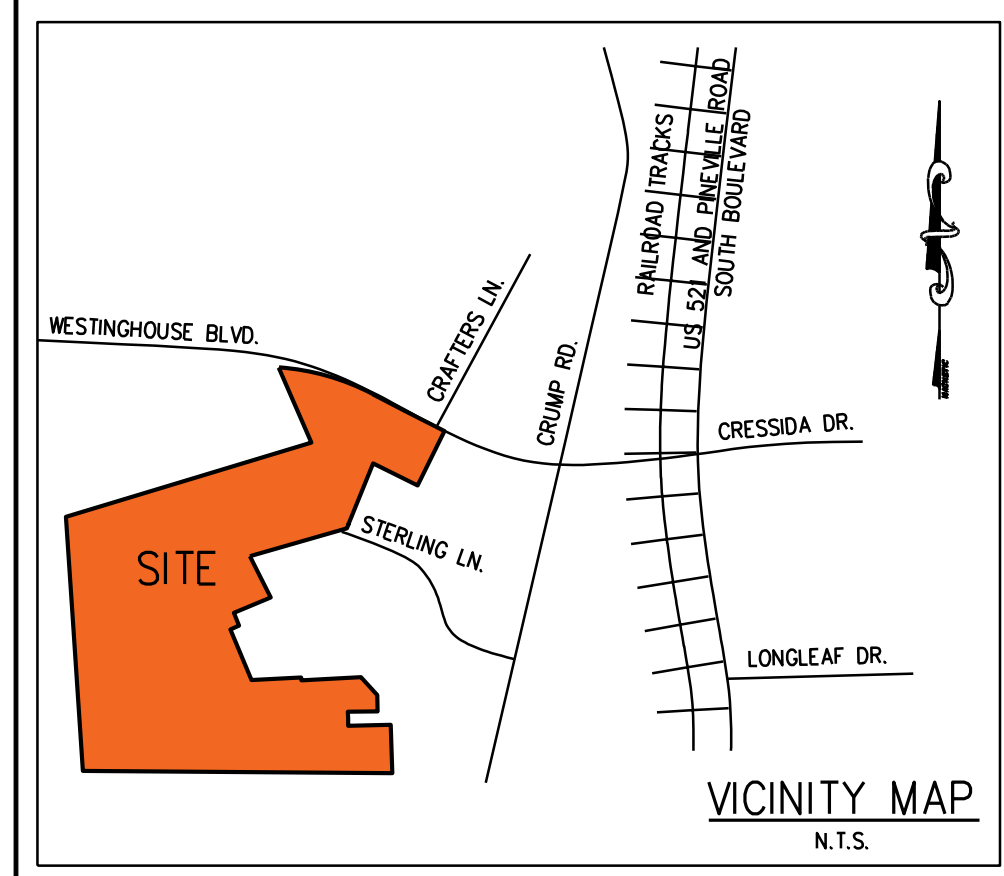


- PAVING SPECIFICATION**
- LIGHT-DUTY PAVEMENT (LDP)**  
 6" COMPACTED AGGREGATE BASE COURSE (CABC)  
 2" BINDER COURSE, TYPE H  
 1" SURFACE COURSE, 1-2
- HEAVY-DUTY PAVEMENT (HDP)**  
 10" COMPACTED AGGREGATE BASE COURSE (CABC)  
 2" BINDER COURSE, TYPE H  
 2" SURFACE COURSE, 1-2
- CONCRETE**  
 6" 3,600 PSI REINFORCED CONCRETE  
 3" #57 WASHED STONE
- NOTES:**
- ALL FILL USED FOR RAISING SITE GRADE OR FOR REPLACEMENT OF MATERIAL THAT IS UNDERCUT SHOULD BE UNIFORMLY COMPACTED IN THIN LIFTS TO AT LEAST 95 PERCENT OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D 698). IN ADDITION, AT LEAST THE UPPER 18 INCHES OF SUBGRADE FILL BENEATH PAVEMENTS AND FLOOR SLABS AND 24 INCHES BELOW PAVEMENTS SUBJECT TO TRUCK TRAFFIC SHOULD BE COMPACTED TO 95 PERCENT OF THE SAME SPECIFICATION. SPECIFIC PAVEMENT OR FLOOR SLAB DESIGNS MAY REQUIRE FURTHER COMPACTION.
  - PAVEMENT SPECIFICATIONS ARE RECOMMENDATIONS ONLY AND ARE SUBJECT TO CHANGE BASED UPON PROJECT CONDITIONS OR RECOMMENDATIONS FROM SOILS REPORT.
  - B-2 (CD) PORTION WILL ONLY BE USED FOR AN AMENITY AREA FOR PROPOSED MULTI FAMILY DEVELOPMENT.

- REZONING NOTES:**  
 PETITION NO. 01-031
- GENERAL PROVISIONS**  
 EXCEPT AS OTHERWISE PROVIDED IN THIS REZONING PLAN, ALL DEVELOPMENT STANDARDS ESTABLISHED UNDER THE CITY OF CHARLOTTE ZONING ORDINANCE FOR BUSINESS DISTRICT B-2 ZONING CLASSIFICATION SHALL BE FOLLOWED IN CONNECTION WITH DEVELOPMENT TAKING PLACE. THE ROAD AND LOT CONFIGURATION, PLACEMENTS, AND SIZES SHOWN ON THE ILLUSTRATIVE PLAN MAY BE ALTERED FOR MODIFIED DURING DESIGN DEVELOPMENT AND CONSTRUCTION DOCUMENT PHASES AS ALLOWED BY THE ZONING REGULATIONS, SECTION 6.206(2).
- SETBACKS AND BUFFER AREAS**  
 1. NO BUILDING MAY BE PLACED WITHIN ANY SETBACK OR BUFFER AREA SPECIFICALLY DESIGNATED ON THIS REZONING PLAN. NO STORM WATER DETENTION WILL BE ALLOWED IN BUFFERS OR SETBACKS
- LANDSCAPING AND SCREENING**  
 1. ANY REQUIRED SCREENING SHALL SATISFY THE MINIMUM STANDARDS ESTABLISHED UNDER THE CITY OF CHARLOTTE ZONING ORDINANCE.  
 2. EXISTING TREES WITHIN 15' OF THE SOUTHERN PROPERTY LINE OF TRACT 4 AND TRACT 5 SHALL BE PRESERVED AND COUNTED AS DUSTER PLANTINGS FOR THE PROPOSED BUFFER. THE DEVELOPER MAY BE REQUIRED TO INSTALL ADDITIONAL PLANTINGS ON THE NORTH AND SOUTH SIDE OF PROPOSED FENCE AS NECESSARY TO SATISFY CLASS B BUFFER PLANTING REQUIREMENTS.  
 3. ANY REQUIRED BUFFER TREES, BERMS, OR SHRUBS REQUIRED IN THE BUFFERS ON TRACT 4 SHALL SATISFY THE MINIMUM STANDARDS IN CHAPTER 12 PART 3 OF THE CITY OF CHARLOTTE ZONING ORDINANCE.  
 4. PROPOSED PLANTINGS SHOWN IS CONCEPTUAL ONLY AND WILL BE SUBJECT TO CHANGE ON THE ACTUAL SITE CONDITIONS AND URBAN FORESTRY STAFF APPROVAL
- SITE LIGHTING**  
 1. HEIGHT OF LIGHTING WILL BE LIMITED TO 25 FEET. WALL 'PAK' TYPE LIGHTING WILL NOT BE ALLOWED.
- SITE SIGNAGE**  
 1. DETACHED SIGNS SHALL BE GROUND MOUNTED AND LIMITED TO 7.0 FEET IN HEIGHT AND 50 S.F. OF SURFACE AREA.
- TREE PRESERVATION**  
 1. EXISTING TREES LOCATED IN THE SETBACK SHALL BE PRESERVED IN ACCORDANCE WITH THE CITY OF CHARLOTTE TREE ORDINANCE. EXISTING TREES LOCATED IN VICINITY OF PROPOSED ROAD MAY BE REMOVED AS NECESSARY FOR CONSTRUCTION.

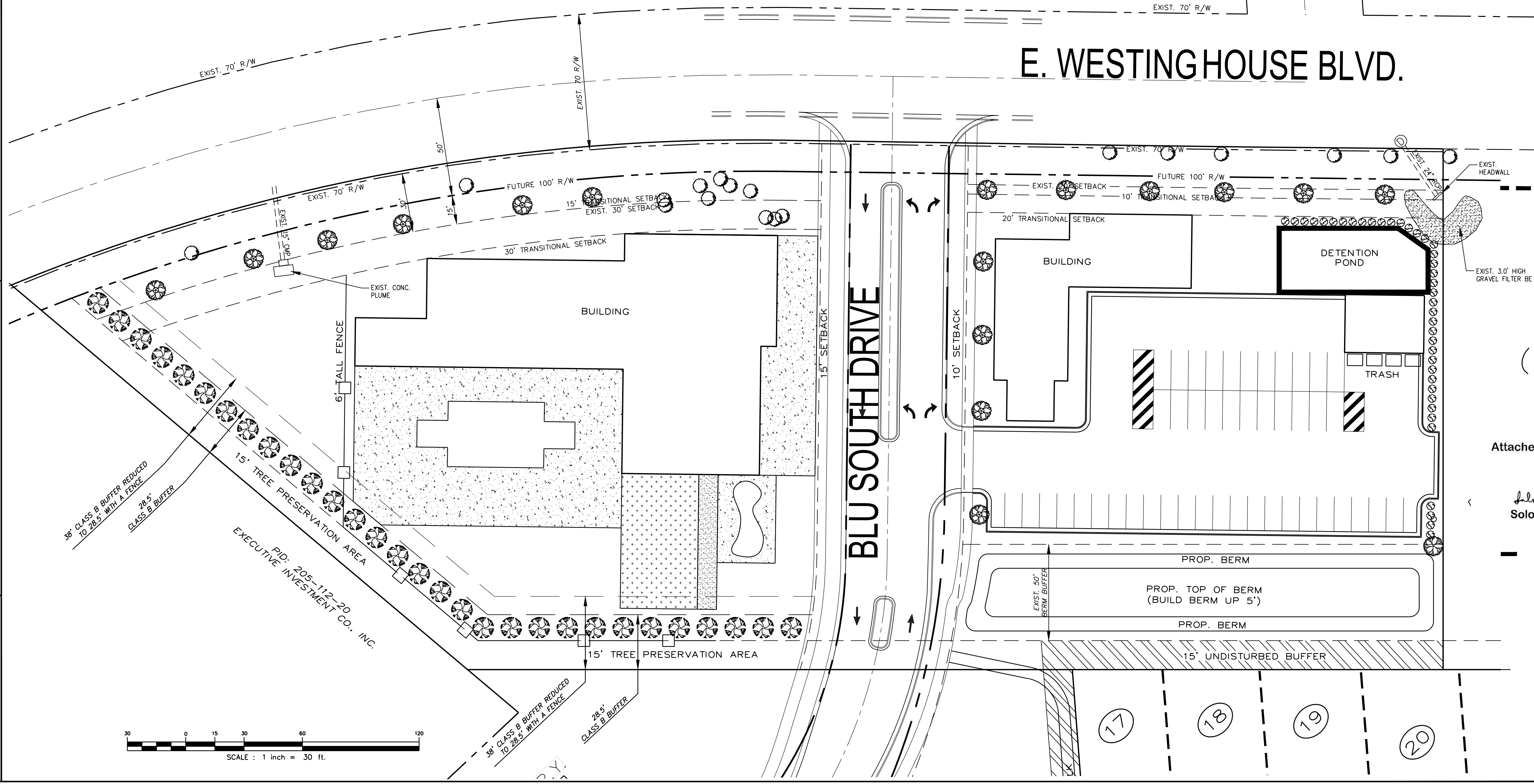
PROJECT:  
 BLU SOUTH - NORTH  
 MECKLENBURG COUNTY, CHARLOTTE, NC

CLIENT:  
 CORNERSTONE DEVELOPMENT  
 OF THE CAROLINAS, INC.  
 P.O. BOX 1345  
 FORT MILL, SC 29716



**SCREEN FENCING DETAIL**  
 SCREEN FENCING IS TO BE MADE OF VINYL. LUMBER IS TO BE PRESSURE-TREATED SOUTHERN YELLOW PINE OR REDWOOD. FASTENERS ARE TO BE GALVANIZED. THE GAP BETWEEN THE GROUND AND THE BOTTOM OF THE FENCE BOARDS IS TO BE NO MORE THAN SIX INCHES. FINISHED SIDE SHALL FACE OUTWARDS. DESIGNS OTHER THAN THE ONE IN THE ILLUSTRATION MAY BE USED WITH PRIOR APPROVAL FROM THE ZONING ADMINISTRATOR AND IF THE GENERAL STANDARDS OF THE ILLUSTRATION ARE MET.

- LEGEND**
- PROPOSED CONCRETE
  - PROP. LARGE MATURING TREE = WILLOW OAK
  - PROP. SMALL MATURING TREE = GRAPE MYRTLE
  - PROP. BUFFER TREE (LARGE MATURING EVERGREEN) = DEODAR CEDAR
  - PROP. SHRUB = COMPACTA HOLLY
  - EXIST. TREE (TO REMAIN) (SIZE AND SPECIES AS SHOWN)



ORIG. PROJ. DATE: 09-08-19  
 SCALE: 1"=30'  
 DRAWN BY: CAD  
 CHECKED BY: G.W.

AMENITY AREA

Attached to Administrative Approval  
 Signature of Solomon A. Fortune

SEAL DATE: 00-00-00  
 PROJECT NO: ??  
 SHEET C1.0



## Charlotte-Mecklenburg Planning Department

**DATE:** August 20, 2012

**TO:** Mark Fowler  
Zoning Supervisor

**FROM:** Debra Campbell  
Planning Director



**SUBJECT:** Administrative Approval for Petition No. 2001-032 Robert C. Rhein Interests, INC

Attached is a revised memo for the above referenced rezoning petition. The memo and email are stating Park and Recreation, does not need the Greenway strips that were required per the conditional site plan. Since this change does not alter the intent of the development and meets the requirements of the Charlotte Zoning Ordinance Section 6.207 Alterations to Approval, minor changes, I am administratively approving this plan. Please use these plans when evaluating requests for building permits and certificates of occupancy.

**Note all other Zoning Ordinance and conditional requirements still apply.**

**Note the 15 foot tree preservation is still required per the conditional site plan.**

## Fortune, Solomon

---

**From:** Cook, Gwen <Gwen.Cook@mecklenburgcountync.gov>  
**Sent:** Wednesday, August 08, 2012 2:45 PM  
**To:** Fortune, Solomon  
**Subject:** Heydon Hall  
**Attachments:** 2012.7.27 signed letter.Heydon Hall Dedication.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Solomon,

Please see my attached letter. We have decided that these narrow strips are not going to work well for the greenway system.

Thanks,  
Gwen Cook

*Gwen Machen Cook, RLA, ASLA*

*Planner*

Mecklenburg County Park and Recreation  
5841 Brookshire Boulevard  
Charlotte, NC 28216  
(704) 432-1570  
[Gwen.Cook@MecklenburgCountyNC.gov](mailto:Gwen.Cook@MecklenburgCountyNC.gov)

*"Life is what happens outside your car"*  
**Go the Greenway!**



*Consider the environment before printing*



**MECKLENBURG COUNTY**  
Park and Recreation Department

July 27, 2012

Jacqueline McNeil, AICP  
Real Estate Manager  
Asset and Facilities Management  
Business Support Services Agency (BSSA)  
3205 Freedom Drive, Suite 101  
Charlotte, NC 28208

Re: Heydon Hall Greenway Conveyance on McMullen Creek

Jacqueline,

I am writing as a follow-up to our meeting with Dan Barnobi of Rhein Interests and others concerning the required conveyance of property to Mecklenburg County for greenway. It is my understanding that the Planning Department is receptive to an administrative change to this requirement allowing the petitioner and Park and Recreation to accept the conveyance to the County the portion of the property associated with the creek. The Planning Department is also receptive to releasing the petitioner of the requirement to convey to the County the narrow portion of the dedication (approximately 10' in width) that was intended to connect the future greenway to schools on Smithfield Church Road. Park and Recreation has determined that the narrow portion would be a maintenance concern and acknowledges that it would be best if this narrow portion is not conveyed to the County.

Sincerely,

A handwritten signature in cursive script that reads "Gwen Cook".

Gwen Cook  
Planner  
Capital Planning Services

Cc: Lee Jones, Director Capital Planning  
Hamlin Wade, County Attorney

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5841 Brookshire Boulevard • Charlotte, North Carolina 28216-2403 • (704) 336-3854 • Fax (704) 336-5472  
[www.parkandrec.com](http://www.parkandrec.com)

**SMITHFIELD**  
 CITY OF CHARLOTTE, MECK. CO., N.C.  
 FOR: ROBERT C. RHEIN INTERESTS, INC.

**SITE TABULATION**

TOTAL SITE ACREAGE	= 69.28 ACRES
EXISTING ZONING	= R-3
PROPOSED ZONING	= MX-1 (3.0 DU/ACRE)
PROPOSED USE	= SINGLE FAMILY
COMMON OPEN SPACE	= 10.0 AC (INCLUDES 5 AC OF GREENWAY)

**MX-1 REQUIREMENTS**  
 ALL LOTS WILL MEET SETBACK AND LOT WIDTH REQUIREMENTS FOR CHARLOTTE MECKLENBURG ZONING STANDARDS FOR R-3 CLUSTER WITH SWIM INCENTIVES. NO LOTS SHALL BE LESS THAN 7000 SF.

ALL PROPOSED STREETS WILL BE PRIVATE.  
 WETLANDS AREAS WITHIN SWIM STREAM BUFFERS SHALL NOT BE DISTURBED.

PROPOSED SITE DENSITY WILL NOT EXCEED CURRENT R-3 ZONING REQUIREMENTS.

THE PROPOSED ROAD PATTERN UTILIZES ~~EXISTING~~ ADJACENT TO EXISTING SINGLE FAMILY LOTS TO MINIMIZE THE IMPACT OF TREE REMOVAL AND ADJACENT RESIDENCES AS PRESENTED TO CAMERON WOOD HOMEOWNERS.

OLD GRAVE SITES ASSOCIATED WITH THE OLD SMITH BAPTIST CHURCH THAT ARE LOCATED ON THIS SITE WILL BE PRESERVED.

THE FLOODPLAIN REGULATIONS AS ADOPTED BY CITY COUNCIL AND THE BOARD OF COUNTY COMMISSIONERS SHALL BE APPLIED TO ALL AREAS IN THE EXISTING AND FUTURE FLOODPLAIN AS SHOWN ON THE LATEST FLOODPLAIN LAND USE MAPS.

DEVELOPMENT OF THIS SITE SHALL OBEY BY THE SWIM STREAM BUFFER REGULATIONS.

**IN THE EVENT THAT THE ZONING BOARD'S DECISION BECOMES INCORPORATED INTO A PART OF THIS PLAN, THE REQUIREMENT FOR THE PUBLIC STREETS SHALL BE WAIVED IF REZONED TO MX-1.**

**INNOVATIVE PROVISIONS:**  
 MINIMUM LOT WIDTH/REQUIRED FRONT YARDS MAY BE MEASURED AT VARYING DISTANCES FROM THE RIGHT-OF-WAY TO ALLOW FOR COMMON AND/OR SHARED DRIVEWAYS WITH LANDSCAPED FRONT YARDS MAINTAINED BY THE COMMUNITY HOA.  
 MEDIAN STREETS AND/OR CUL-DE-SACS MAY BE DESIGNED FOR ONE-WAY TRAFFIC.  
 THE TURN AROUND RADIUS ON SMITHFIELD CHURCH ROAD WILL MEET THE MINIMUM STANDARDS FOR CDOT COMMERCIAL CUL-DE-SAC.  
 PRIVATE STREET CENTERLINE RADI MAY BE NO LESS THAN 70 FEET.  
 STREET TREES SHALL BE PLANTED IN PLANTING STRIPS WITHIN PRIVATE RIGHT-OF-WAY. PLANTING STRIP MAY VARY AT THE DEVELOPERS DISCRETION.

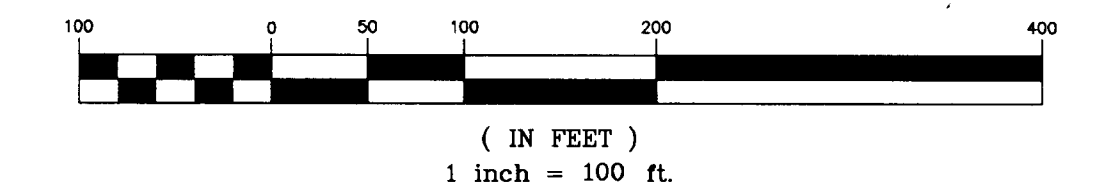
**TECHNICAL DATA SHEET**

**FOR PUBLIC HEARING  
 REZONING PETITION #01-032**

SCALE:	1" = 100'
DATE:	12/22/00
REVISIONS:	2-18-01 PER CMPC COMMENTS
	3-28-01 PER CMPC COMMENTS
	4-18-01 PER CMPC COMMENTS
	7-05-01 PER APPLICANT'S REQUEST

**ATTACHED TO ADMINISTRATIVE APPROVAL**

DATED: July 23, 2001  
 BY: MARTIN R. CRAMTON, JR.



**YARBROUGH-WILLIAMS & HOULE, INC.**  
 Planning • Surveying • Engineering  
 750 Wilshire Oak Court Charlotte, NC 28203  
 704.558.1990 704.558.0500( fax )  
 123-33

2001-032

**CHARLOTTE - MECKLENBURG  
 PLANNING COMMISSION  
 INTER - OFFICE COMMUNICATION**

DATE: July 24, 2001  
 FROM: Martin R. Cramton, Jr.  
 Planning Director  
 TO: Robert Brandon  
 Zoning Administrator

SUBJECT: Innovative site plan approval for petition 01-032 by Robert C. Rhein Interests, Inc.

Attached is a MX-1 innovative site plan for the above referenced petition. The Zoning Committee approved this plan on July 23, 2001. Please use this plan when evaluating requests for building permits and certificates of occupancy.

AutoCAD File: P:\img\WHEIN\FEATHER CREEK\Sheet4.dwg Plotted at: Mon Jul 16 14:08:11 2001  
 BTG

# A PARK COMMUNITY

Community Nature Park

100' Wide Promenade Home

80' Wide Park Home

Promenade Park

Town Square

Gate House

Pocket Park

Community Entrance

Nature Tree Save

Ally Drives

60' Wide Village Home

*SCHEMATIC SITE PLAN  
FOR ILLUSTRATIVE PURPOSES  
ALLEYS ARE NOT BEING REQUESTED*

*Stephen Fuller*  
SIGNATURE COMMUNITIES

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