

VICINITY MAP
NTS

DEVELOPMENT DATA INST (CD) (EXISTING ELEMENTS)

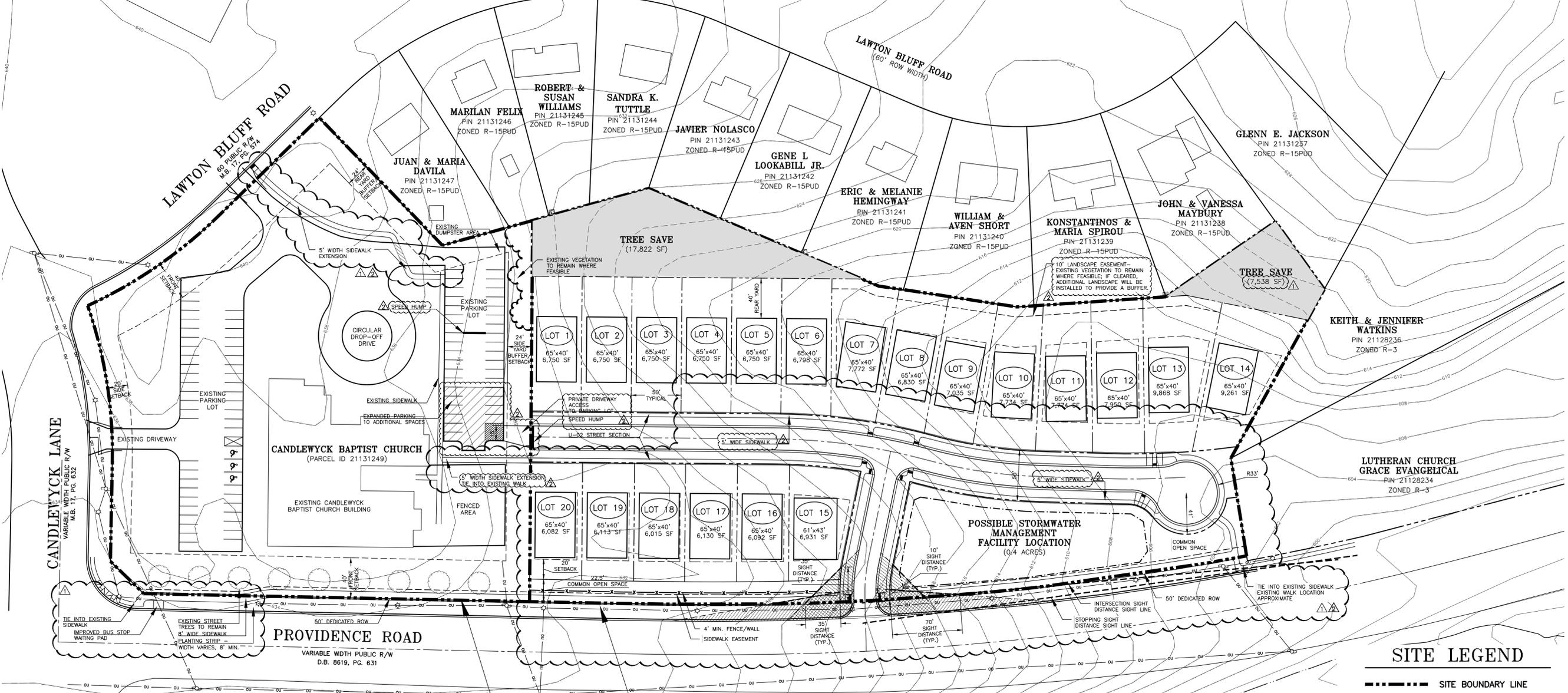
APPLICANT: MERITAGE HOMES		11605 NORTH COMMUNITY HOUSE ROAD, SUITE 250 CHARLOTTE, NC 28277	
TAX PARCEL #	21131249	ACREAGE	9.48 ACRES
CANDLEWYCK PORTION (PROPOSED INST)		3.78 ACRES	
EXISTING ZONING:	R15-PUD (CITY OF CHARLOTTE)	EXISTING ZONING:	R15-PUD (CITY OF CHARLOTTE)
CURRENT USE:	RELIGIOUS INSTITUTION	CURRENT USE:	RELIGIOUS INSTITUTION
PROPOSED ZONING:	INST (CD)	PROPOSED ZONING:	R-4 (CD) (CLUSTER-TREE ORDINANCE)
PROPOSED USE:	RELIGIOUS INSTITUTION	PROPOSED USE:	SINGLE FAMILY DETACHED
FLOOR AREA RATIO (.5 MAX):	.12	MAXIMUM DENSITY:	4.0 UNITS/ACRE
LOT AREA (15,000 SF MIN):	165,238 FEET	PROPOSED # OF LOTS	20 LOTS
LOT WIDTH (80 FEET MIN):	445 FEET	MINIMUM LOT WIDTH:	50 FEET
REAR SETBACK:	24 FEET	MINIMUM LOT AREAS:	6,000 SF
SIDE SETBACK:	20 FEET / 24 FEET RESIDENTIAL ADJACENT	REAR YARD:	30 FEET / 40 FEET EXTERIOR
FRONT SETBACK:	40 FEET	SIDE YARD:	5 FEET / 6 FEET EXTERIOR
BUILDING HEIGHT:	MAIN BUILDING DOES NOT EXCEED 40' MAX.*	FRONT SETBACK:	30 FEET (FROM ROW)
REQUIRED PARKING SPACES:	80 SPACES (1 / 4 SEATS @ 320 SEATS)	BUILDING HEIGHT:	40' MAX. SIDE / 48' MAX. FRONT*
PROVIDED PARKING SPACES:	(±85 SPACES (±75 existing, ±10 new))	REQUIRED TREE SAVE IN OPEN SPACE	10% (0.569 ACRES)
PROVIDED OPEN SPACE	55.9%	PROVIDED TREE SAVE IN OPEN SPACE	10.2% (0.582 ACRES)

*PER ADDITIONAL REQUIREMENTS AS SET FORTH IN THE CODE OF ORDINANCES SECTION 12.108

DEVELOPMENT DATA R-4 (CD) (PROPOSED ELEMENTS)

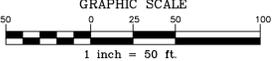
APPLICANT: MERITAGE HOMES		11605 NORTH COMMUNITY HOUSE ROAD, SUITE 250 CHARLOTTE, NC 28277	
TAX PARCEL #	21131249	ACREAGE	9.48 ACRES
MERITAGE PORTION (PROPOSED R-4)		5.69 ACRES	
EXISTING ZONING:	R15-PUD (CITY OF CHARLOTTE)	EXISTING ZONING:	R15-PUD (CITY OF CHARLOTTE)
CURRENT USE:	RELIGIOUS INSTITUTION	CURRENT USE:	RELIGIOUS INSTITUTION
PROPOSED ZONING:	R-4 (CD) (CLUSTER-TREE ORDINANCE)	PROPOSED ZONING:	R-4 (CD) (CLUSTER-TREE ORDINANCE)
PROPOSED USE:	SINGLE FAMILY DETACHED	PROPOSED USE:	SINGLE FAMILY DETACHED
MAXIMUM DENSITY:	4.0 UNITS/ACRE	MAXIMUM DENSITY:	4.0 UNITS/ACRE
PROPOSED # OF LOTS	20 LOTS	PROPOSED # OF LOTS	20 LOTS
MINIMUM LOT WIDTH:	50 FEET	MINIMUM LOT WIDTH:	50 FEET
MINIMUM LOT AREAS:	6,000 SF	MINIMUM LOT AREAS:	6,000 SF
REAR YARD:	30 FEET / 40 FEET EXTERIOR	REAR YARD:	30 FEET / 40 FEET EXTERIOR
SIDE YARD:	5 FEET / 6 FEET EXTERIOR	SIDE YARD:	5 FEET / 6 FEET EXTERIOR
FRONT SETBACK:	30 FEET (FROM ROW)	FRONT SETBACK:	30 FEET (FROM ROW)
BUILDING HEIGHT:	40' MAX. SIDE / 48' MAX. FRONT*	BUILDING HEIGHT:	40' MAX. SIDE / 48' MAX. FRONT*
REQUIRED TREE SAVE IN OPEN SPACE	10% (0.569 ACRES)	REQUIRED TREE SAVE IN OPEN SPACE	10% (0.569 ACRES)
PROVIDED TREE SAVE IN OPEN SPACE	10.2% (0.582 ACRES)	PROVIDED TREE SAVE IN OPEN SPACE	10.2% (0.582 ACRES)

*PER ADDITIONAL REQUIREMENTS AS SET FORTH IN THE CODE OF ORDINANCES SECTION 12.108



SITE LEGEND

- SITE BOUNDARY LINE
- RIGHT-OF-WAY LINE
- ADJOINING PROPERTY LINE
- EASEMENT LINE
- OPEN SPACE/TREE SAVE



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REVISIONS:
 1. 2.15.15 - REZONING SITE PLAN REVISIONS (1)
 2. 4.20.15 - REZONING SITE PLAN REVISIONS (2)



OWNER:
CANDLEWYCK PROPERTY
 PETITION #2015-038
 CHARLOTTE, NC
 PRELIMINARY SITE PLAN

PROJECT NO: MRH-14020
 FILENAME: MRH14020-S1
 DESIGNED BY: RMR
 DRAWN BY: RMR/KMM
 SCALE: 1" = 50'
 DATE: 12-22-2014
 SHEET NO: 2-4



PROJECT CONDITIONS

1. General provisions

- a) Unless more stringent standards are established with the site plan or these development notes, development of the site shall comply with the requirements and standards for the INSTITUTIONAL district (existing church site) and the R-4 Single-Family district - Cluster Development (proposed new development) as set forth in the Charlotte Code of Ordinances. Alterations to the conditional plan are subject to Section 6.207 Alterations to approval.
- b) Rezoning petition: Upon approval of the rezoning petition, all conditions applicable to development of the site imposed under these development standards and this site plan will, unless amended in the manner provided under the ordinance, be binding upon and take effect to the benefit of the developer and subsequent owners of the site and their respective successors in interest and assigns.
- c) Amendments to rezoning petition: Future amendments to the site plan and these development standards may be applied for by the owner of the site in accordance with the provision outlined in the Code of Ordinances.
- d) The development depicted on the site plan is intended to reflect the arrangement of the proposed uses on the site but the final configuration, placement and size of individual site elements may be altered or modified within the limits prescribed by the ordinance and the standards established by the site plan and development standards during design development and construction phases. Street alignment and lot layout width and depth dimensions may be modified to accommodate final building layout and lot locations.

2. Permitted uses

- a) The northern portion of the site will be single family detached units. Single family detached lots shall have minimum widths as specified on the site plan, along with any incidental or accessory uses in connection therewith, which are permitted by right or under prescribed conditions in the R-4 District.
- b) The proposed rezoning of the Church site shall allow for the existing Church and accessory uses as permitted in the Institutional district.

3. Transportation

- a) The number of vehicle access points on the site shall be limited to the number shown on the site plan. The placement and configuration of the access points are subject to minor modifications as required to meet state and local agency standards (City of Charlotte and NCDOT), or as a result of further site investigation and coordination with final subdivision and site plan design.
- b) Minimum dimensions and design standards for new streets shall be in accordance with the City standards outlined in the Code of Ordinances.
- c) Developer will dedicate a +/-50' right of way for new streets to the City of Charlotte.
- d) Cul-de-sacs shall conform to standards in the Charlotte Code of Ordinances.
- e) Access (curb cuts) to each platted lot must comply with standards set forth in the Charlotte Code of Ordinances.
- f) Off-street parking and driveways will comply with the regulations as outlined in the Code of Ordinances.

- g) Five foot wide sidewalks with eight foot planting strips will be installed along all proposed internal roads. Eight foot wide sidewalks with eight foot min. planting strips will be installed along the site's Providence Road frontage to the intersection of Candlewyck Lane. Sidewalk alignment along Providence Road is subject to change per coordination with power pole locations.

- h) On the Church site, the developer has committed to pave a surface coat and re-stripe the existing parking lot, and to convert the existing gravel parking area to paved parking.

- i) Petitioner, if Petitioner purchases the property, agrees to deposit Eighty-Five Thousand Dollars (\$85,000) (the "Traffic Signal Deposit") into an escrow account held by an escrow agent of Petitioner's choosing when the site plan/construction plans are approved. If CDOT/NCDOT determines (by written notification delivered to Petitioner) within two (2) years after approval of the Subdivision Plans that a traffic signal is justified at the intersection of Candlewyck Lane and Providence Road (the "Intersection") based on a traffic impact analysis with standards consistent with those used by CDOT/NCDOT for road intersections within the same classification as the Intersection, then the escrow agent shall deliver the Traffic Signal Deposit to CDOT/NCDOT, which shall be used by CDOT/NCDOT to install a traffic signal at the Intersection pursuant to a signal installation agreement between Petitioner and CDOT/NCDOT. If CDOT/NCDOT fails to make such determination within such 2-year period, then CDOT/NCDOT shall return the Traffic Signal Deposit to Petitioner.

4. Streetscape and Landscaping

- a) Street trees will be provided in accordance with Section 21-96 of the Code of Ordinances.
- b) As shown on the landscape plan, a class "C" buffer yard will be provided between the institutional use and the proposed residential use and will comply with Section 12.302 of the Zoning Ordinance. Existing vegetation will be retained and maintained to the extent feasible to provide a natural, undisturbed wooded area. Where an existing natural, undisturbed wooded area does not exist, a planted buffer shall be required in conformance with the buffer standards. Petitioner reserves the right to construct a 6-foot high opaque fence, wall, berm or combination thereof in order to satisfy buffer and/or screening requirements. In the event that the petitioner or their assignee decides to install a fence, wall or berm, they may reduce buffer area dimensions by 25%.
- c) The developer will provide appropriate screening along Providence Road located in a +/- 15' buffer between existing Providence Road ROW and the rear lot line of the residential lots. Petitioner reserves the right to construct a 6-foot high opaque fence, wall, berm or combination thereof in order to satisfy buffer and/or screening requirements.

5. Environmental Features

- a) Tree Save areas shall be set aside at a minimum of 10% of the total R-4 acreage as outlined in the Code of Ordinances.
- b) 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.

6. Parks, Greenways and Open Space

- a) Common open space areas may be provided, to be platted and recorded separately from other uses. Common open space may include landscaping and pedestrian paths, will be accessible by pedestrians, and if provided, will be maintained by the future homeowners association.

7. Signage

- a) Signage will be provided per Ordinance.

8. Lighting

- a) Pedestrian scale, freestanding lighting fixtures will be installed throughout the site along all internal roads at approximately 225' intervals. Lighting fixtures will be uniform in design and the final spacing will be determined by the developer.

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REVISIONS:

2.13.15 - REZONING SITE PLAN REVISIONS (1)
4.20.15 - REZONING SITE PLAN REVISIONS (2)



OWNER:
CANDLEWYCK PROPERTY
PETITION #2015-038
CHARLOTTE, NC

PROJECT CONDITIONS NOTES

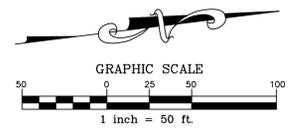
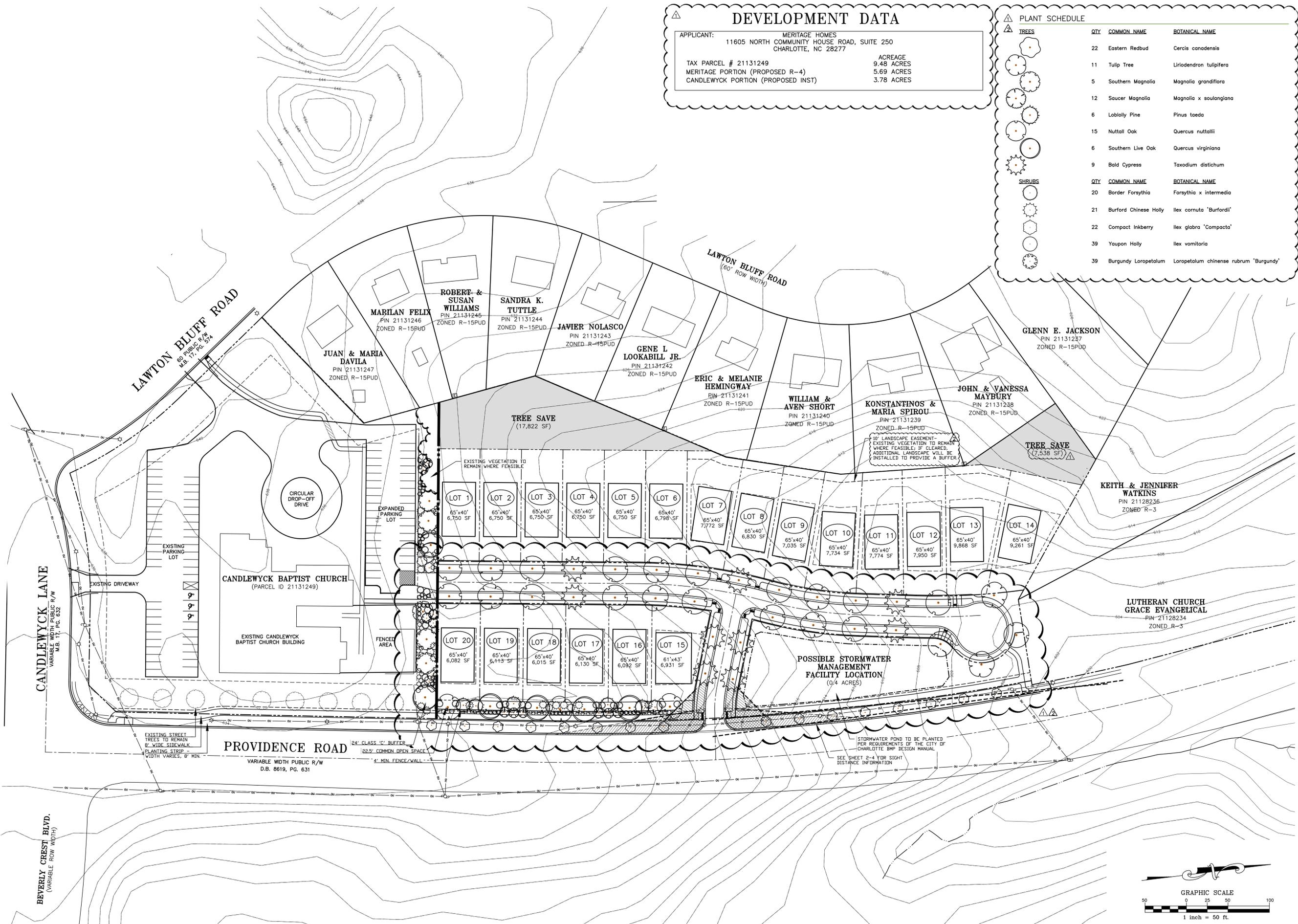
PROJECT NO.	MRH-14020
FILENAME	MRH14020-S1
DESIGNED BY	RMR
DRAWN BY	RMR/KMM
SCALE	1" = 50'
DATE	12-22-2014
SHEET NO.	3-4



DEVELOPMENT DATA

APPLICANT: MERITAGE HOMES
 11605 NORTH COMMUNITY HOUSE ROAD, SUITE 250
 CHARLOTTE, NC 28277
 TAX PARCEL # 21131249 ACREAGE 9.48 ACRES
 MERITAGE PORTION (PROPOSED R-4) 5.69 ACRES
 CANDLEWYCK PORTION (PROPOSED INST) 3.78 ACRES

PLANT SCHEDULE		
QTY	COMMON NAME	BOTANICAL NAME
22	Eastern Redbud	Cercis canadensis
11	Tulip Tree	Liriodendron tulipifera
5	Southern Magnolia	Magnolia grandiflora
12	Saucer Magnolia	Magnolia x soulangiana
6	Loblolly Pine	Pinus taeda
15	Nuttall Oak	Quercus nuttallii
6	Southern Live Oak	Quercus virginiana
9	Bald Cypress	Taxodium distichum
SHRUBS		
QTY	COMMON NAME	BOTANICAL NAME
20	Border Forsythia	Forsythia x intermedia
21	Burford Chinese Holly	Ilex cornuta 'Burfordii'
22	Compact Inkberry	Ilex glabra 'Compacta'
39	Yaupon Holly	Ilex vomitoria
39	Burgundy Loropetalum	Loropetalum chinense rubrum 'Burgundy'



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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REVISIONS:

2.15.15	REVISION SITE PLAN REVISIONS (1)
4.25.15	REVISION SITE PLAN REVISIONS (2)



CANDLEWYCK PROPERTY
 PETITION #2015-038
 CHARLOTTE, NC
 PRELIMINARY PLANTING PLAN

PROJECT NO.	MRH-14020
FILENAME	MRH14020-LS
DESIGNED BY	KMM
DRAWN BY	RMR/KMM
SCALE	1" = 50'
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SHEET NO.	4-4



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