

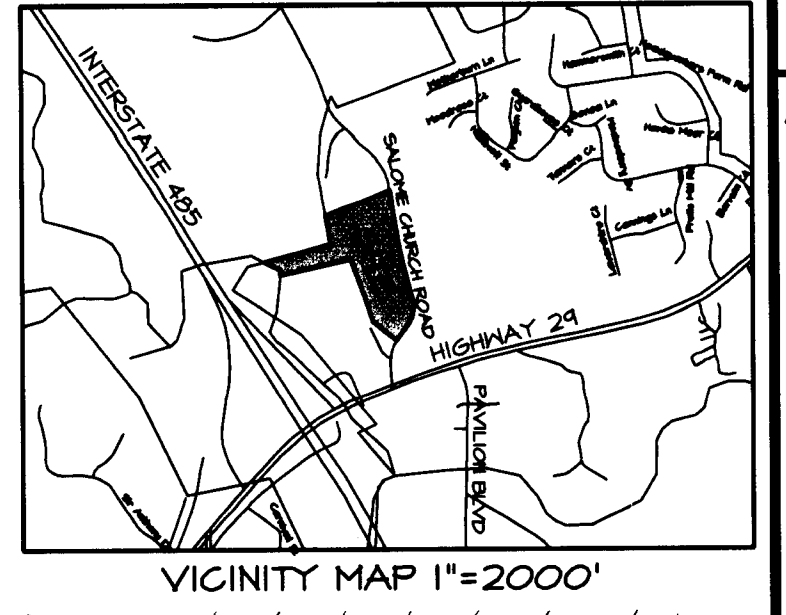
REVISE PER PLANNING COMMISSION ZONING COMMENTS 01/10/09

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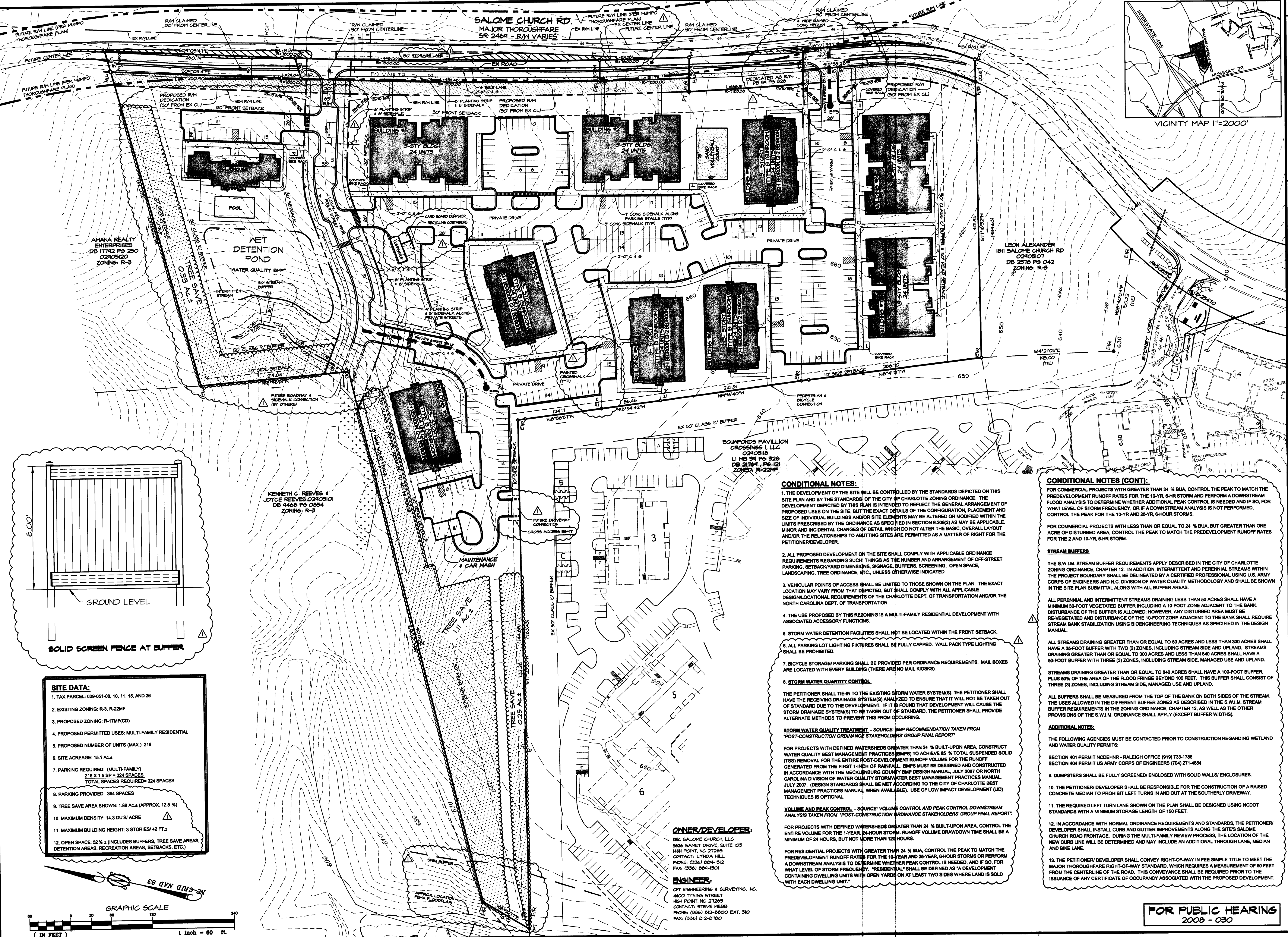
SALOME CHURCH ROAD  
ZONING PLAN

BRC SALOME CHURCH, LLC  
CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA

SCALE: 1" = 60'  
DATE: 11/12/07  
PROJECT: 756-07  
DRAWN BY: TGL  
SHEET: 1



SALOME CHURCH RD.  
MAJOR THOROUGHFARE  
SR 2469 - R/W VARIES



**CONDITIONAL NOTES:**

1. THE DEVELOPMENT OF THE SITE SHALL BE CONTROLLED BY THE STANDARDS DERIVED ON THIS SITE PLAN AND BY THE STANDARDS OF THE CITY OF CHARLOTTE ZONING ORDINANCE. THE DEVELOPMENT DEPICTED BY THIS PLAN IS INTENDED TO REFLECT THE GENERAL ARRANGEMENT OF PROPOSED USES ON THE SITE, BUT THE EXACT DETAILS OF THE CONFIGURATION, PLACEMENT AND SIZE OF INDIVIDUAL BUILDINGS AND/OR SITE ELEMENTS MAY BE ALTERED OR MODIFIED WITHIN THE LIMITS PRESCRIBED BY THE ORDINANCE AS SPECIFIED IN SECTION 8.200(2) AS MAY BE APPLICABLE. MINOR AND INCIDENTAL CHANGES OF DETAIL WHICH DO NOT ALTER THE BASIC, OVERALL LAYOUT AND/OR THE RELATIONSHIPS TO ADJACENT SITES ARE PERMITTED AS A MATTER OF RIGHT FOR THE PETITIONER/DEVELOPER.
2. ALL PROPOSED DEVELOPMENT ON THE SITE SHALL COMPLY WITH APPLICABLE ORDINANCE REQUIREMENTS REGARDING SUCH THINGS AS THE NUMBER AND ARRANGEMENT OF OFF-STREET PARKING, SETBACK/YARD DIMENSIONS, SIGNAGE, BUFFERS, SCREENING, OPEN SPACE, LANDSCAPING, TREE ORDINANCE, ETC., UNLESS OTHERWISE INDICATED.
3. VEHICULAR POINTS OF ACCESS SHALL BE LIMITED TO THOSE SHOWN ON THE PLAN. THE EXACT LOCATION MAY VARY FROM THAT DEPICTED, BUT SHALL COMPLY WITH ALL APPLICABLE DESIGN/LOCATIONAL REQUIREMENTS OF THE CHARLOTTE DEPT. OF TRANSPORTATION AND/OR THE NORTH CAROLINA DEPT. OF TRANSPORTATION.
4. THE USE PROPOSED BY THIS REZONING IS A MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH ASSOCIATED ACCESSORY FUNCTIONS.
5. STORM WATER DETENTION FACILITIES SHALL NOT BE LOCATED WITHIN THE FRONT SETBACK.
6. ALL PARKING LOT LIGHTING FIXTURES SHALL BE FULLY CAPPED. WALL PACK TYPE LIGHTING SHALL BE PROHIBITED.
7. BICYCLE STORAGE/PARKING SHALL BE PROVIDED PER ORDINANCE REQUIREMENTS. MAIL BOXES ARE LOCATED WITH EVERY BUILDING (THERE ARE NO MAIL BOXES).
8. STORM WATER QUALITY CONTROL.

THE PETITIONER SHALL TIE-IN TO THE EXISTING STORM WATER SYSTEM(S). THE PETITIONER SHALL HAVE THE RECEIVING DRAINAGE SYSTEM(S) ANALYZED TO ENSURE THAT IT WILL NOT BE TAKEN OUT OF STANDARD DUE TO THE DEVELOPMENT. IF IT IS FOUND THAT DEVELOPMENT WILL CAUSE THE STORM DRAINAGE SYSTEM(S) TO BE TAKEN OUT OF STANDARD, THE PETITIONER SHALL PROVIDE ALTERNATE METHODS TO PREVENT THIS FROM OCCURRING.

**STORM WATER QUALITY TREATMENT.** - SOURCE: BMP RECOMMENDATION TAKEN FROM "POST-CONSTRUCTION ORDINANCE STAKEHOLDERS' GROUP FINAL REPORT"

FOR PROJECTS WITH DEFINED WATERSHEDS GREATER THAN 24 1/2 BUILT-UPON AREA, CONSTRUCT WATER QUALITY BEST MANAGEMENT PRACTICES (BMPs) TO ACHIEVE 85 % TOTAL SUSPENDED SOLID (TSS) REMOVAL FOR THE ENTIRE POST-DEVELOPMENT RUNOFF VOLUME FOR THE RUNOFF GENERATED FROM THE FIRST 1/4 INCH OF RAINFALL. BMPs MUST BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE MECKLENBURG COUNTY BMP DESIGN MANUAL, JULY 2007 OR NORTH CAROLINA DIVISION OF WATER QUALITY STORMWATER BEST MANAGEMENT PRACTICES MANUAL, JULY 2007. (DESIGN STANDARDS SHALL BE MET ACCORDING TO THE CITY OF CHARLOTTE BEST MANAGEMENT PRACTICES MANUAL, WHEN AVAILABLE). USE OF LOW IMPACT DEVELOPMENT (LID) TECHNIQUES IS OPTIONAL.

**VOLUME AND PEAK CONTROL.** - SOURCE: VOLUME CONTROL AND PEAK CONTROL DOWNSIDE ANALYSIS TAKEN FROM "POST-CONSTRUCTION ORDINANCE STAKEHOLDERS' GROUP FINAL REPORT"

FOR PROJECTS WITH DEFINED WATERSHEDS GREATER THAN 24 1/2 BUILT-UPON AREA, CONTROL THE ENTIRE VOLUME FOR THE 1-YEAR, 24-HOUR STORM. RUNOFF VOLUME DRAWDOWN TIME SHALL BE A MINIMUM OF 24 HOURS, BUT NOT MORE THAN 120 HOURS.

FOR RESIDENTIAL PROJECTS WITH GREATER THAN 24 1/2 BUA, CONTROL THE PEAK TO MATCH THE PREDEVELOPMENT RUNOFF RATES FOR THE 10-YEAR AND 25-YEAR, 6-HOUR STORMS OR PERFORM A DOWNSIDE ANALYSIS TO DETERMINE WHETHER PEAK CONTROL IS NEEDED, AND IF SO, FOR WHAT LEVEL OF STORM FREQUENCY. "RESIDENTIAL" SHALL BE DEFINED AS "A DEVELOPMENT CONTAINING DWELLING UNITS WITH OPEN YARDS ON AT LEAST TWO SIDES WHERE LAND IS SOLD WITH EACH DWELLING UNIT."

**CONDITIONAL NOTES (CONT):**

FOR COMMERCIAL PROJECTS WITH GREATER THAN 24 1/2 BUA, CONTROL THE PEAK TO MATCH THE PREDEVELOPMENT RUNOFF RATES FOR THE 10-YR, 6-HR STORM AND PERFORM A DOWNSIDE FLOOD ANALYSIS TO DETERMINE WHETHER ADDITIONAL PEAK CONTROL IS NEEDED AND IF SO, FOR WHAT LEVEL OF STORM FREQUENCY, OR IF A DOWNSIDE ANALYSIS IS NOT PERFORMED, CONTROL THE PEAK FOR THE 10-YR AND 25-YR, 6-HOUR STORMS.

FOR COMMERCIAL PROJECTS WITH LESS THAN OR EQUAL TO 24 1/2 BUA, BUT GREATER THAN ONE ACRE OF DISTURBED AREA, CONTROL THE PEAK TO MATCH THE PREDEVELOPMENT RUNOFF RATES FOR THE 2 AND 10-YR, 6-HR STORM.

**STREAM BUFFERS**

THE S.W.I.M. STREAM BUFFER REQUIREMENTS APPLY DESCRIBED IN THE CITY OF CHARLOTTE ZONING ORDINANCE, CHAPTER 12. IN ADDITION, INTERMITTENT AND PERENNIAL STREAMS WITHIN THE PROJECT BOUNDARY SHALL BE DELINEATED BY A CERTIFIED PROFESSIONAL USING U.S. ARMY CORPS OF ENGINEERS AND N.C. DIVISION OF WATER QUALITY METHODOLOGY AND SHALL BE SHOWN IN THE SITE PLAN SUBMITTAL ALONG WITH ALL BUFFER AREAS.

ALL PERENNIAL AND INTERMITTENT STREAMS DRAINING LESS THAN 80 ACRES SHALL HAVE A MINIMUM 30-FOOT VEGETATED BUFFER INCLUDING A 10-FOOT ZONE ADJACENT TO THE BANK. DISTURBANCE OF THE BUFFER IS ALLOWED; HOWEVER, ANY DISTURBED AREA MUST BE RE-VEGETATED AND DISTURBANCE OF THE 10-FOOT ZONE ADJACENT TO THE BANK SHALL REQUIRE STREAM BANK STABILIZATION USING BIOENGINEERING TECHNIQUES AS SPECIFIED IN THE DESIGN MANUAL.

ALL STREAMS DRAINING GREATER THAN OR EQUAL TO 80 ACRES AND LESS THAN 300 ACRES SHALL HAVE A 35-FOOT BUFFER WITH TWO (2) ZONES, INCLUDING STREAM SIDE AND UPLAND. STREAMS DRAINING GREATER THAN OR EQUAL TO 300 ACRES AND LESS THAN 840 ACRES SHALL HAVE A 50-FOOT BUFFER WITH THREE (3) ZONES, INCLUDING STREAM SIDE, MANAGED USE AND UPLAND.

STREAMS DRAINING GREATER THAN OR EQUAL TO 840 ACRES SHALL HAVE A 100-FOOT BUFFER, PLUS 80% OF THE AREA OF THE FLOOD FRINGE BEYOND 100 FEET. THIS BUFFER SHALL CONSIST OF THREE (3) ZONES, INCLUDING STREAM SIDE, MANAGED USE AND UPLAND.

ALL BUFFERS SHALL BE MEASURED FROM THE TOP OF THE BANK ON BOTH SIDES OF THE STREAM. THE USES ALLOWED IN THE DIFFERENT BUFFER ZONES AS DESCRIBED IN THE S.W.I.M. STREAM BUFFER REQUIREMENTS IN THE ZONING ORDINANCE, CHAPTER 12, AS WELL AS THE OTHER PROVISIONS OF THE S.W.I.M. ORDINANCE SHALL APPLY (EXCEPT BUFFER WIDTHS).

**ADDITIONAL NOTES:**

THE FOLLOWING AGENCIES MUST BE CONTACTED PRIOR TO CONSTRUCTION REGARDING WETLAND AND WATER QUALITY PERMITS:

SECTION 401 PERMIT NCDENR - RALEIGH OFFICE (919) 733-1786  
SECTION 404 PERMIT US ARMY CORPS OF ENGINEERS (704) 271-4854

9. DUMPSTERS SHALL BE FULLY SCREENED/ ENCLOSED WITH SOLID WALLS/ ENCLOSURES.

10. THE PETITIONER/ DEVELOPER SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF A RAISED CONCRETE MEDIAN TO PROHIBIT LEFT TURNS IN AND OUT AT THE SOUTHERLY DRIVEWAY.

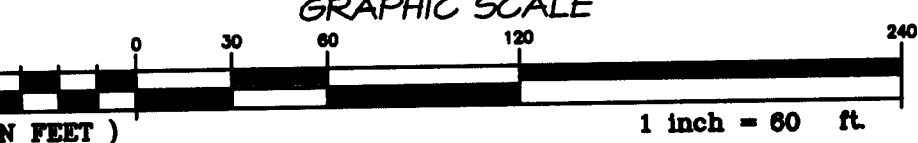
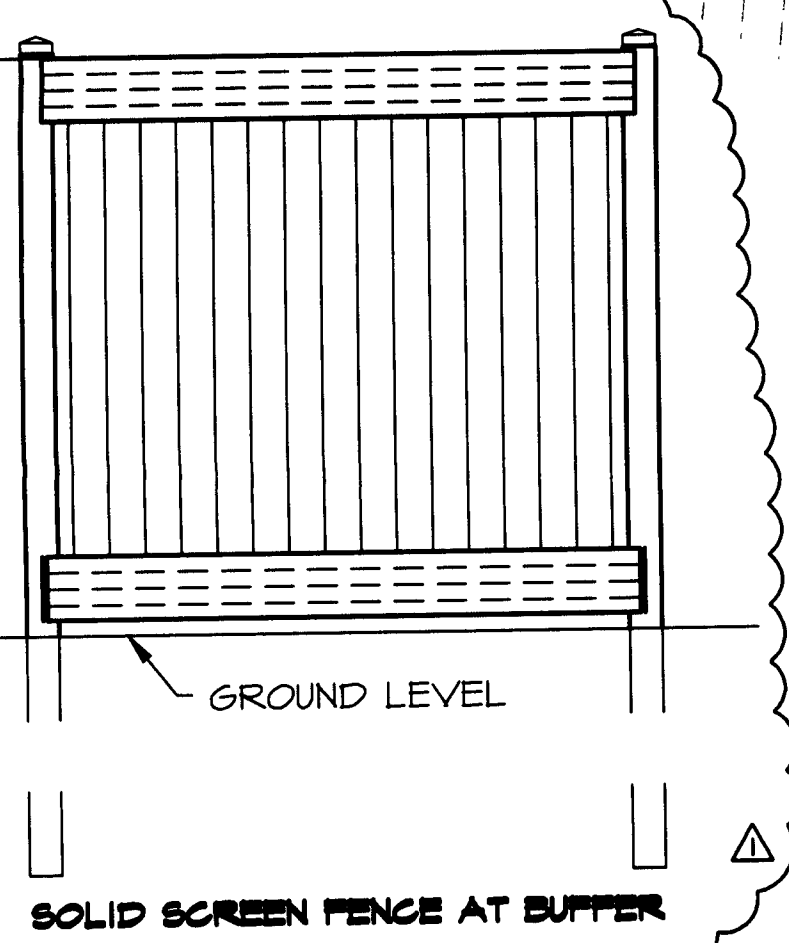
11. THE REQUIRED LEFT TURN LANE SHOWN ON THE PLAN SHALL BE DESIGNED USING NCDOT STANDARDS WITH A MINIMUM STORAGE LENGTH OF 150 FEET.

12. IN ACCORDANCE WITH NORMAL ORDINANCE REQUIREMENTS AND STANDARDS, THE PETITIONER/ DEVELOPER SHALL INSTALL CURB AND GUTTER IMPROVEMENTS ALONG THE SITE'S SALOME CHURCH ROAD FRONTAGE. DURING THE MULTI-FAMILY REVIEW PROCESS, THE LOCATION OF THE NEW CURB LINE WILL BE DETERMINED AND MAY INCLUDE AN ADDITIONAL THROUGH LANE, MEDIAN AND BIKE LANE.

13. THE PETITIONER/ DEVELOPER SHALL CONVEY RIGHT-OF-WAY IN FEE SIMPLE TITLE TO MEET THE MAJOR THOROUGHFARE RIGHT-OF-WAY STANDARD, WHICH REQUIRES A MEASUREMENT OF 50 FEET FROM THE CENTERLINE OF THE ROAD. THIS CONVEYANCE SHALL BE REQUIRED PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY ASSOCIATED WITH THE PROPOSED DEVELOPMENT.

**SITE DATA:**

1. TAX PARCEL: 029-051-08, 10, 11, 15, AND 28
2. EXISTING ZONING: R-3, R-22MF
3. PROPOSED ZONING: R-17MF(CD)
4. PROPOSED PERMITTED USES: MULTI-FAMILY RESIDENTIAL
5. PROPOSED NUMBER OF UNITS (MAX.): 216
6. SITE ACREAGE: 15.1 AC ±
7. PARKING REQUIRED: (MULTI-FAMILY)  
216 X 1.5 SP = 324 SPACES  
TOTAL SPACES REQUIRED = 324 SPACES
8. PARKING PROVIDED: 394 SPACES
9. TREE SAVE AREA SHOWN: 1.89 AC ± (APPROX. 12.5 %)
10. MAXIMUM DENSITY: 14.3 DUS/ ACRE
11. MAXIMUM BUILDING HEIGHT: 3 STORIES/ 42 FT. ±
12. OPEN SPACE: 52 % ± (INCLUDES BUFFERS, TREE SAVE AREAS, DETENTION AREAS, RECREATION AREAS, SETBACKS, ETC.)



**OWNER/DEVELOPER:**  
BRC SALOME CHURCH, LLC  
3626 SAGE DRIVE, SUITE 105  
HIGH POINT, NC 27265  
CONTACT: LYNDA HILL  
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# CLUBHOUSE

FRONT ELEVATION

 BLUE RIDGE  
COMPANIES



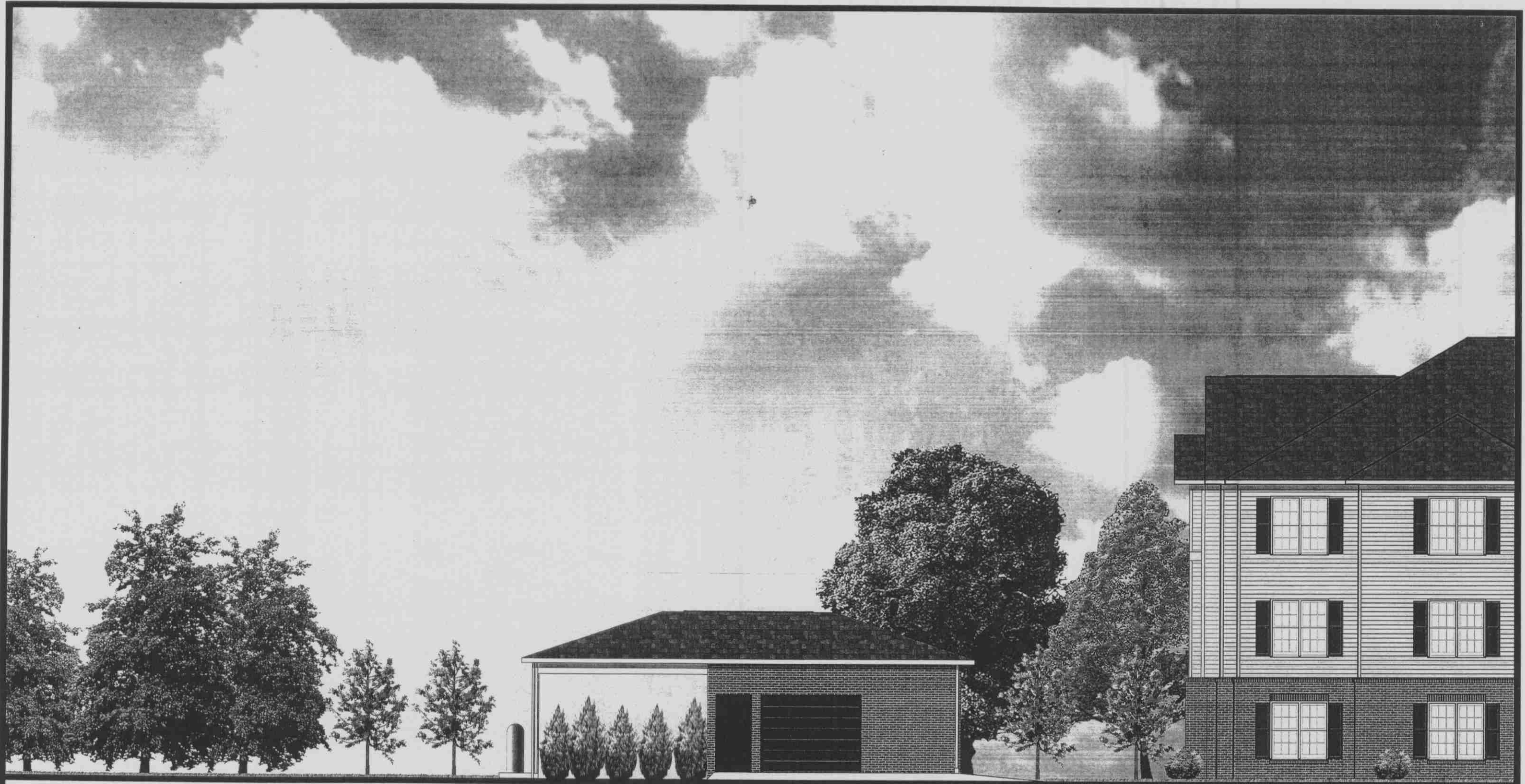
**“B” BUILDING**  
FRONT ELEVATION





**“C” BUILDING**  
FRONT ELEVATION



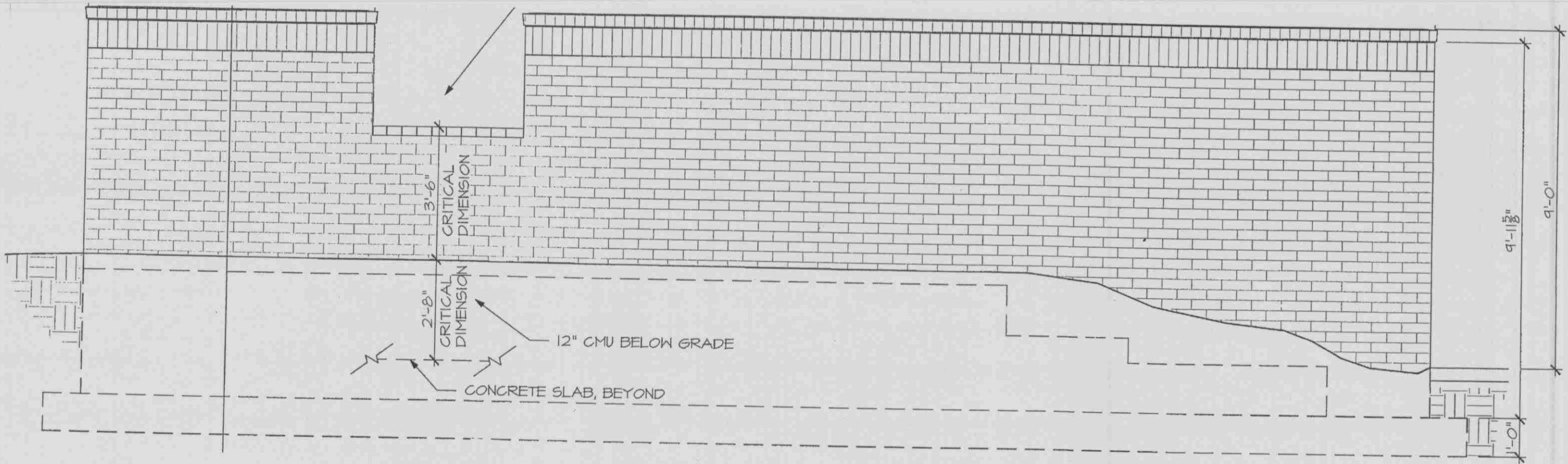


# MAINTENANCE BUILDING

FRONT ELEVATION

 **BLUE RIDGE**  
COMPANIES

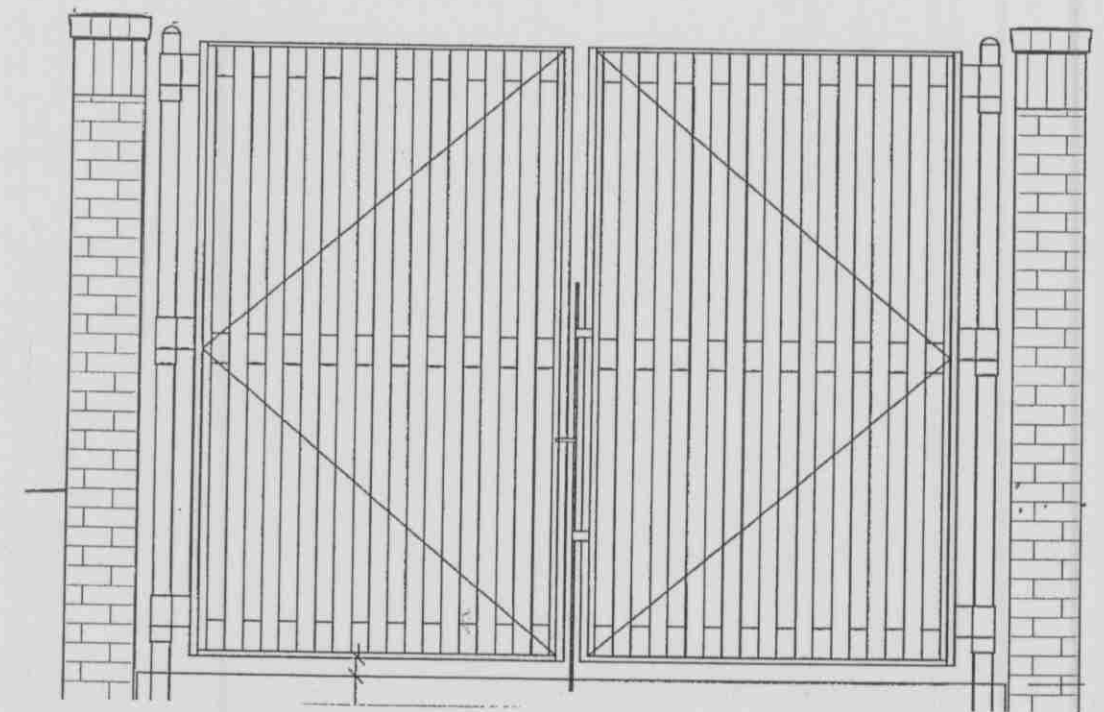
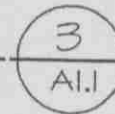




# **TRASH COMPACTOR:**

**SIDE ELEVATION**

SCALE: 3/8" = 1'-0"



**FRONT ELEVATION**