

CRYSTAL GARDENS Charlotte, North Carolina

ISSUE

AUGUST 23, 2010

REZONING PETITION # :

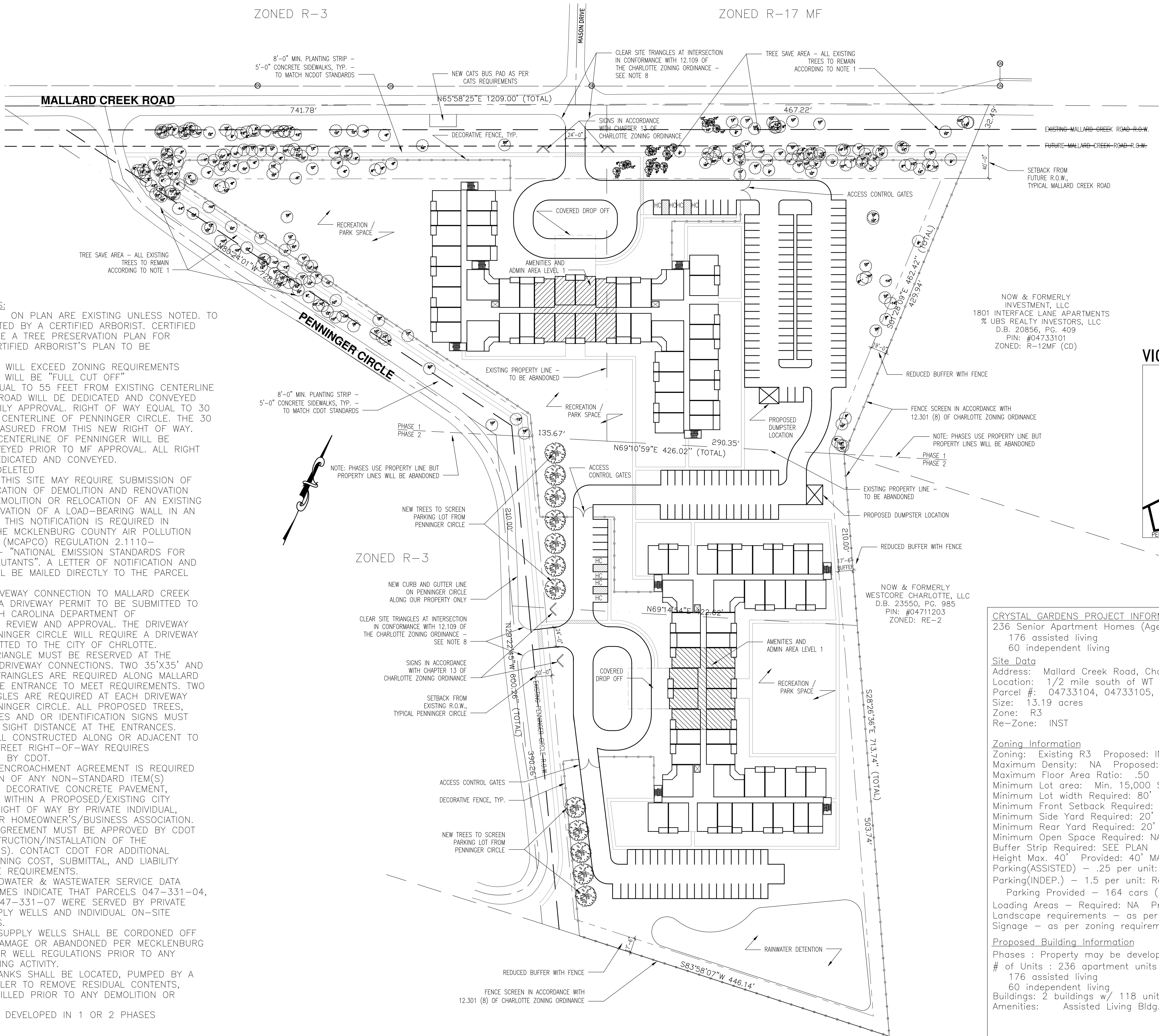
PROJECT NUMBER
10-012

SITE PLAN AND
NOTES FOR
REZONING

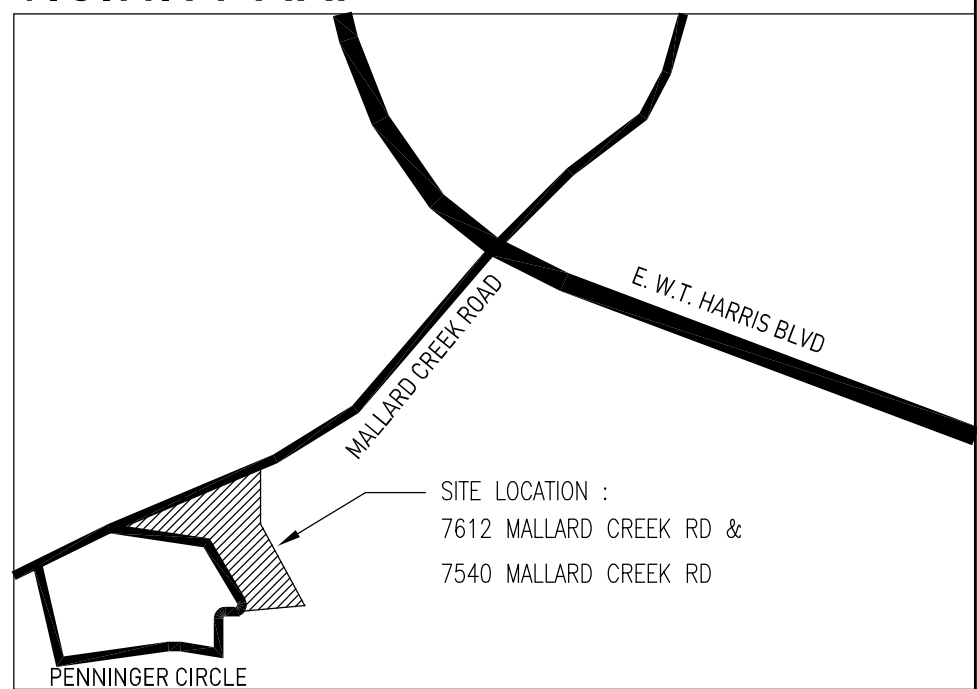
RZ1.0

DEVELOPMENTS NOTES:

1. ALL TREES SHOWN ON PLAN ARE EXISTING UNLESS NOTED. TO BE TRIMED AS DIRECTED BY A CERTIFIED ARBORIST. CERTIFIED ARBORIST TO PREPARE A TREE PRESERVATION PLAN FOR IMPACTED TREES; CERTIFIED ARBORIST'S PLAN TO BE IMPLEMENTED.
2. NEW LANDSCAPING WILL EXCEED ZONING REQUIREMENTS
3. ALL SITE LIGHTING WILL BE "FULL CUT OFF"
4. RIGHT OF WAY EQUAL TO 55 FEET FROM EXISTING CENTERLINE OF MALLARD CREEK ROAD WILL DE DEDICATED AND CONVEYED PRIOR TO MULTI-FAMILY APPROVAL. RIGHT OF WAY EQUAL TO 30 FEET FROM EXISTING CENTERLINE OF PENNINGER CIRCLE. THE 30 FOOT SETBACK IS MEASURED FROM THIS NEW RIGHT OF WAY. 30 FEET FROM THE CENTERLINE OF PENNINGER WILL BE DEDICATED AND CONVEYED PRIOR TO MF APPROVAL. ALL RIGHT OF WAYS WILL BE DEDICATED AND CONVEYED.
5. NOTE HAS BEEN DELETED
6. DEVELOPMENT OF THIS SITE MAY REQUIRE SUBMISSION OF AN ASBESTOS NOTIFICATION OF DEMOLITION AND RENOVATION DUE TO POSSIBLE DEMOLITION OR RELOCATION OF AN EXISTING STRUCTURE OR RENOVATION OF A LOAD-BEARING WALL IN AN EXISTING STRUCTURE. THIS NOTIFICATION IS REQUIRED IN ACCORDANCE WITH THE MCKLENBURG COUNTY AIR POLLUTION CONTROL ORDINANCE (MCAPCO) REGULATION 2.1110- SUBPARAGRAPH (A) - "NATIONAL EMISSION STANDARDS FOR HAZARDOUS AIR POLLUTANTS". A LETTER OF NOTIFICATION AND REQUIRED FORMS WILL BE MAILED DIRECTLY TO THE PARCEL OWNER."
- 7.THE PROPOSED DRIVEWAY CONNECTION TO MALLARD CREEK ROAD WILL REQUIRE A DRIVEWAY PERMIT TO BE SUBMITTED TO CDOT AND THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION FOR REVIEW AND APPROVAL. THE DRIVEWAY CONNECTION TO PENNINGER CIRCLE WILL REQUIRE A DRIVEWAY PERMIT TO BE SUBMITTED TO THE CITY OF CHRLOTTE.
- 8.ADEQUATE SIGHT TRIANGLE MUST BE RESERVED AT THE EXISTING/PROPOSED DRIVEWAY CONNECTIONS. TWO 35'X35' AND TWO 10'X70' SIGHT TRAIANGLES ARE REQUIRED ALONG MALLARD CREEK ROAD FOR THE ENTRANCE TO MEET REQUIREMENTS. TWO 35'X35' SIGHT TRAIANGLES ARE REQUIRED AT EACH DRIVEWAY CONNECTION TO PENNINGER CIRCLE. ALL PROPOSED TREES, BERMS, WALLS, FENCES AND OR IDENTIFICATION SIGNS MUST NOT INTERFERE WITH SIGHT DISTANCE AT THE ENTRANCES.
- 9.ANY FENCE OR WALL CONSTRUCTED ALONG OR ADJACENT TO ANY SIDEWALK OR STREET RIGHT-OF-WAY REQUIRES CERTIFICATION ISSUED BY CDOT.
- 10.A RIGHT-OF-WAY ENCROACHMENT AGREEMENT IS REQUIRED FOR THE INSTALLATION OF ANY NON-STANDARD ITEM(S) (IRRIGATION SYSTEMS, DECORATIVE CONCRETE PAVEMENT, BRICK PAVERS, ETC.) WITHIN A PROPOSED/EXISTING CITY MAINTAINED STREET RIGHT OF WAY BY PRIVATE INDIVIDUAL, GROUP, BUSINESS, OR HOMEOWNER'S/BUSINESS ASSOCIATION. AN ENCROACHMENT AGREEMENT MUST BE APPROVED BY CDOT PRIOR TO THE CONSTRUCTION/INSTALLATION OF THE NON-STANDARD ITEM(S). CONTACT CDOT FOR ADDITIONAL INFORMATION CONCERNING COST, SUBMITTAL, AND LIABILITY INSURANCE COVERAGE REQUIREMENTS.
- 11.REVIEW OF GROUNDWATER & WASTEWATER SERVICE DATA AND THE AGE OF HOMES INDICATE THAT PARCELS 047-331-04, 047-331-05, AND 047-331-07 WERE SERVED BY PRIVATE ON-SITE WATER SUPPLY WELLS AND INDIVIDUAL ON-SITE WATERWATER SYSTEMS.
12. EXISTING WATER SUPPLY WELLS SHALL BE CORDONED OFF TO PROTECT FROM DAMAGE OR ABANDONED PER MECKLENBURG COUNTY GROUNDWATER WELL REGULATIONS PRIOR TO ANY DEMOLITION OR GRADING ACTIVITY.
- 13.EXISTING SEPTIC TANKS SHALL BE LOCATED, PUMPED BY A LICENSED WASTE HAULER TO REMOVE RESIDUAL CONTENTS, CRUSHED AND BACKFILLED PRIOR TO ANY DEMOLITION OR GRADING ACTIVITY.
- 14.PROPERTY MAY BE DEVELOPED IN 1 OR 2 PHASES



VICINITY MAP



CRYSTAL GARDENS PROJECT INFORMATION

236 Senior Apartment Homes (Age Restricted)
176 assisted living
60 independent living

Site Data

Address: Mallard Creek Road, Charlotte, NC
Location: 1/2 mile south of WT Harris Blvd on the east side of Mallard Creek
Parcel #: 04733104, 04733105, 04733106, 04733107
Size: 13.19 acres
Zone: R3
Re-Zone: INST

Zoning Information

Zoning: Existing R3 Proposed: INST
Maximum Density: NA Proposed: NA
Maximum Floor Area Ratio: .50 Proposed: .499
Minimum Lot area: Min. 15,000 SF Proposed: 574,891 SF
Minimum Lot width Required: 80' Proposed: 1,209'-0
Minimum Front Setback Required: 40' Proposed: 40'
Minimum Side Yard Required: 20' Proposed: 20' MIN
Minimum Rear Yard Required: 20' Proposed: 20' MIN
Minimum Open Space Required: NA Proposed: NA
Buffer Strip Required: SEE PLAN Provided: SEE PLAN
Height Max. 40' Provided: 40' MAX
Parking(ASSISTED) - .25 per unit: Required: 44 cars
Parking(INDEP.) - 1.5 per unit: Required: 90 cars
Parking Provided - 164 cars (30 visitor and staff)
Loading Areas - Required: NA Provided: NA
Landscape requirements - as per zoning requirements
Signage - as per zoning requirements

Proposed Building Information

Phases : Property may be developed in 2 phases
of Units : 236 apartment units (one and two bedroom units)
176 assisted living
60 independent living
Buildings: 2 buildings w/ 118 units each - 3 stories
Amenities: Assisted Living Bldg. - green space / Rec area
with gazebos and benches



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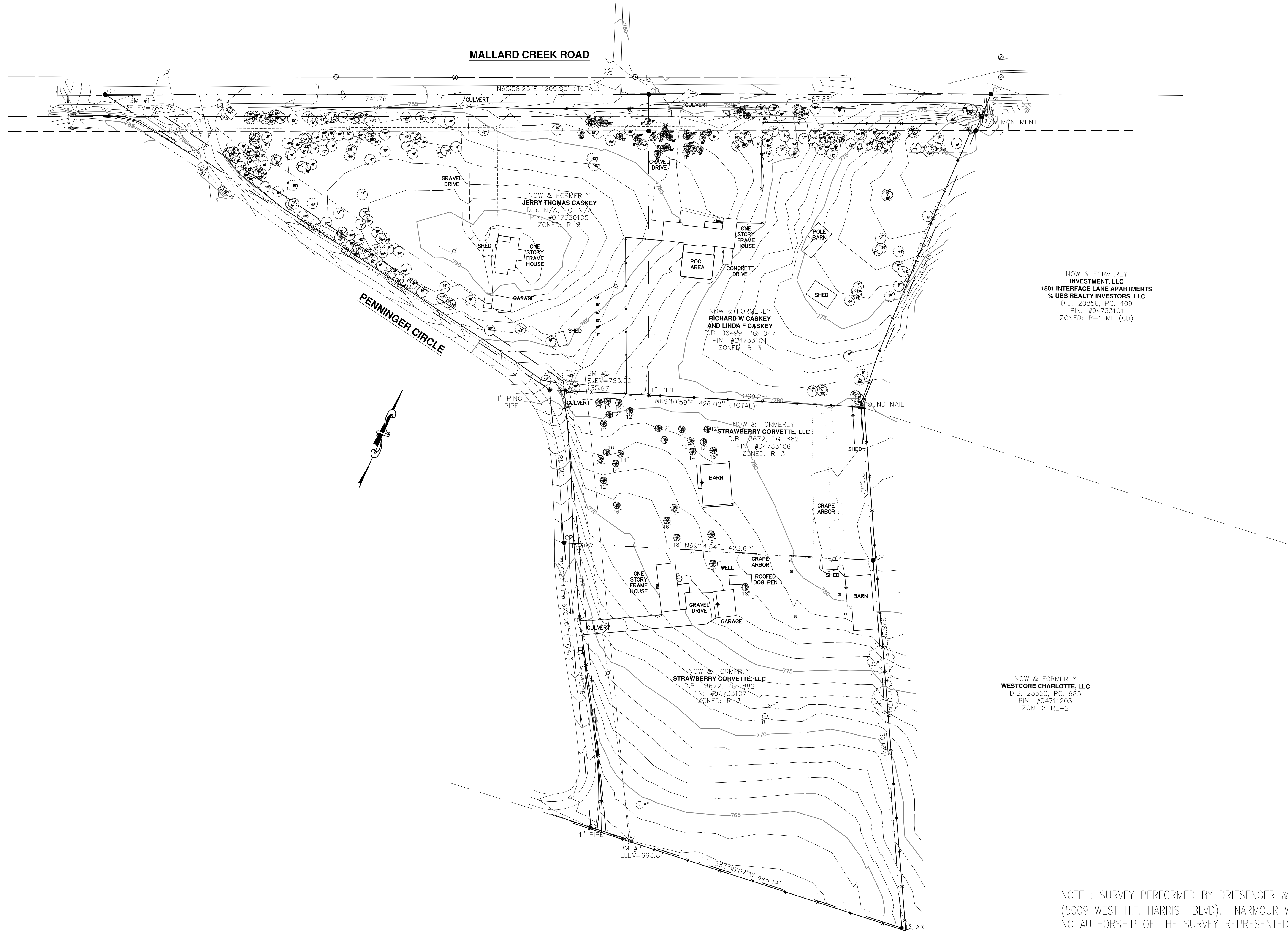
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EXISTING
CONDITIONS PLAN
FOR REZONING

RZ1.2



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