

CANDLEWYCK

REZONING APPLICATION 7200 PROVIDENCE ROAD CHARLOTTE, NORTH CAROLINA PROJECT NUMBER: MRH-14020 DATE: DECEMBER 22, 2014

APPLICANT:
MERITAGE HOMES
11605 NORTH COMMUNITY HOUSE ROAD
SUITE 250
CHARLOTTE, N.C. 28277
(704) 944-8906
Mark.Sergent@meritagehomes.com

ENGINEER/SURVEYOR/LANDSCAPE ARCHITECT
McADAMS COMPANY
11301 CARMEL COMMONS BLVD
SUITE 111
CHARLOTTE, N.C. 28226
(704) 527-0800
reddick@mcadamsco.com

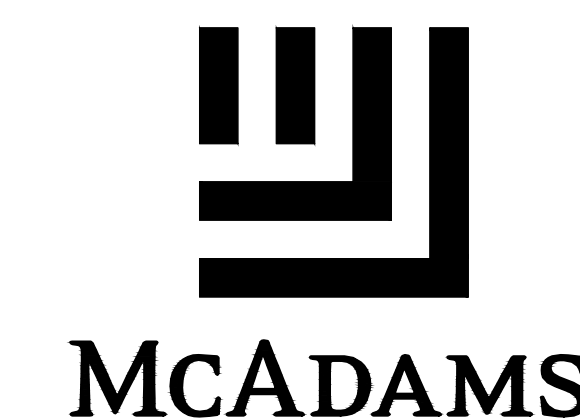


VICINITY MAP

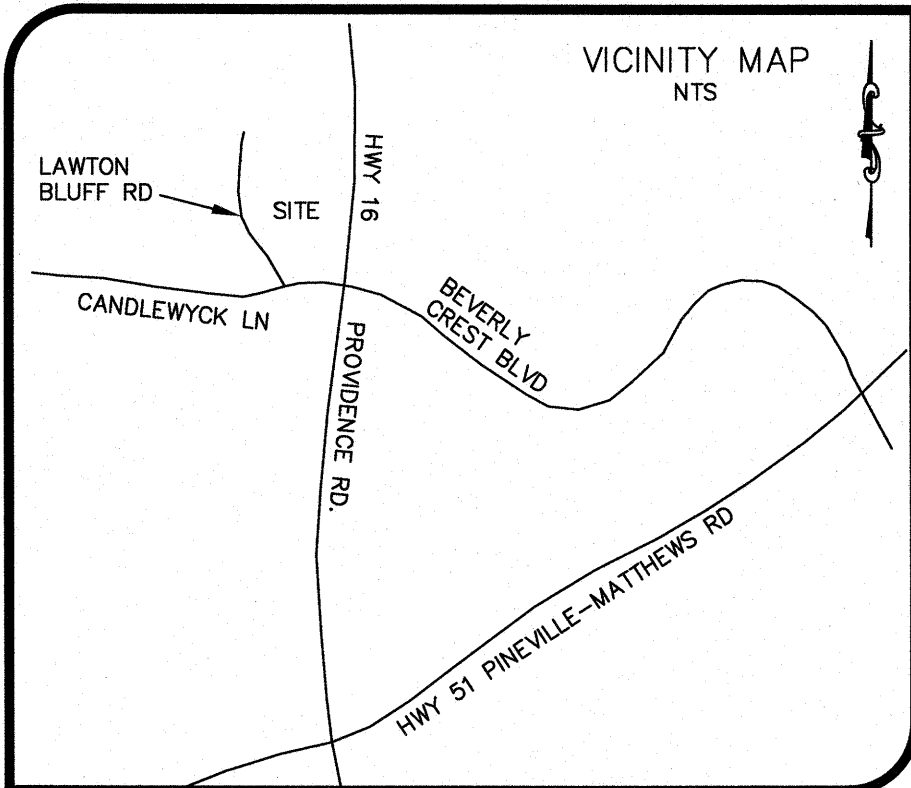
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SHEET INDEX

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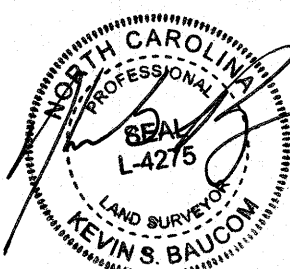
**THE JOHN R. MCADAMS
COMPANY, INC.**
11301 Carmel Commons Blvd.
Suite 111
Charlotte, North Carolina 28226
License No.: C-0293
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I CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (REFERENCES AS NOTED); THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION IN BOOK AND PAGE SHOWN; THAT THE RATIO OF PRECISION IS GREATER THAN 1:10,000; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600).

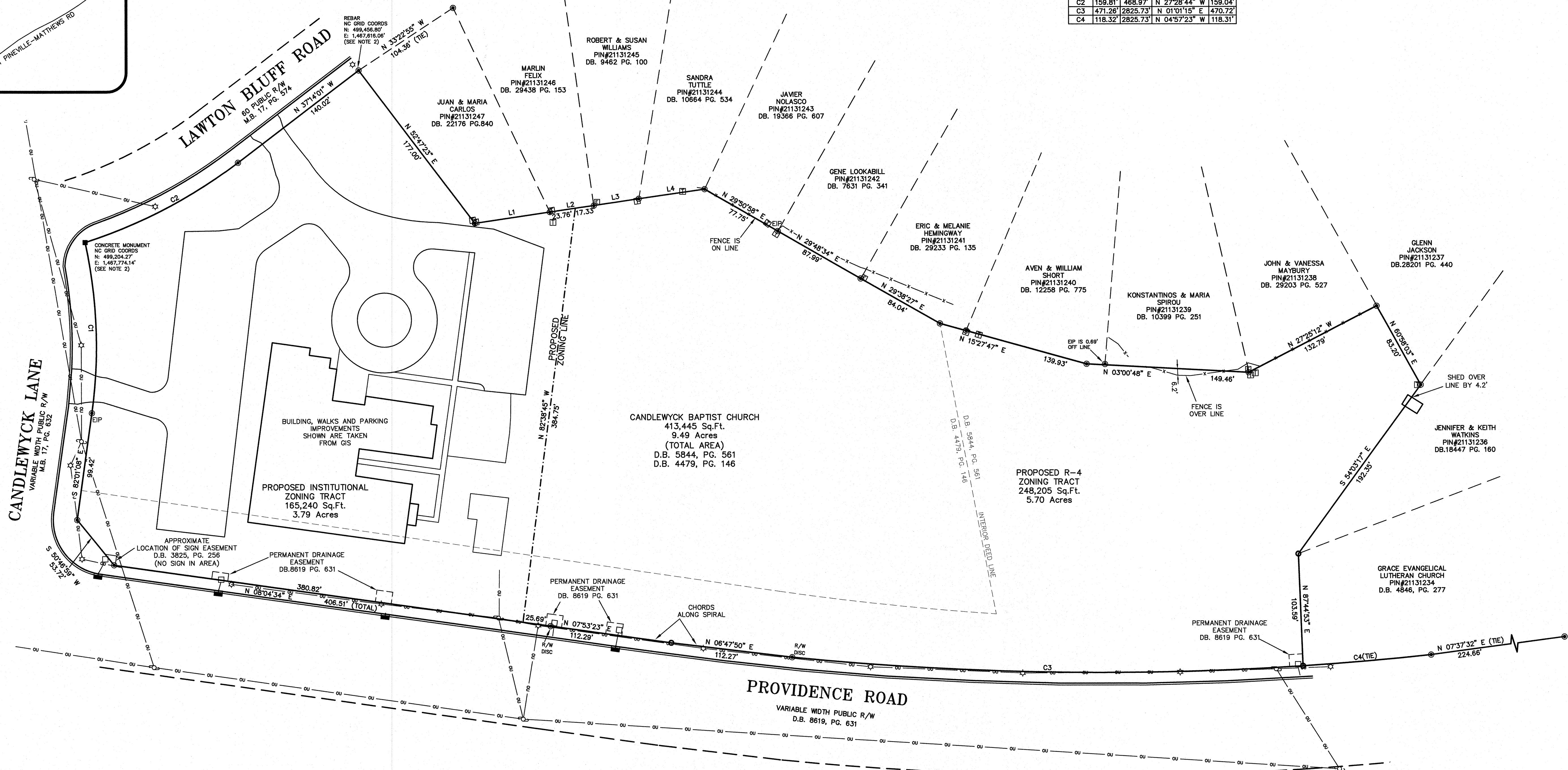
THIS 17th DAY OF December, 2014.

KEVIN S. BAUCOM, PLS L-4275



LINE	BEARING	DISTANCE
L1	N 08°28'49" W	69.91'
L2	N 08°21'14" W	41.09'
L3	N 08°41'46" W	41.78'
L4	N 08°18'58" W	61.38'

CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD
C1	158.05'	444.72'	S 87°52'44" W	157.22'
C2	159.81'	468.57'	N 27°28'44" W	159.04'
C3	471.26'	2825.73'	N 01°01'15" E	470.72'
C4	118.32'	2825.73'	N 04°57'23" W	118.31'



GENERAL NOTES

- THIS IS A SURVEY OF EXISTING PARCELS OF LAND. THIS IS AN BOUNDARY SURVEY.
- BEARINGS ARE RELATIVE TO NC GRID NORTH NAD83 (2011) BASED ON A GPS SURVEY. THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:
 - CLASS OF SURVEY: CLASS A
 - POSITIONAL ACCURACY: 0.03'
 - TYPE OF GPS FIELD PROCEDURE: VRS
 - DATE OF SURVEY: DECEMBER 4, 2014
 - DATUM/EPOCH: NAD 83(2011)
 - PUBLISHED/FIXED-CONTROL USED:
 - GEOD MODEL: GEOD12A
 - COMBINED GRID FACTOR(S): 0.99984509
 - UNITS: METERS CONVERTED TO US SURVEY FEET
- ZONING: R-15PUD (MECKLENBURG GIS).
- FLOOD NOTE: THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE "X" AS DEFINED BY FEMA FIRM COMMUNITY NO. 370159, PANEL NO'S 4469K & 4560K (FEMA MAP NO'S. 3710446900K & 3710456000K) DATED FEBRUARY 19, 2014.
- REFERENCES: DEED BOOK 3825, PAGE 256 DEED BOOK 4479, PAGE 148 DEED BOOK 8619, PAGE 631 NC DOT ROAD PLAN, PROJECT NO. U-2510C, SHEETS 7-9, DATED 7-8-1996. PIN: 21131249
- UTILITY STATEMENT: THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

Proposed Institutional Zoning Tract Description:

Being that certain parcel of land lying and being situate in Charlotte, Mecklenburg County, North Carolina and being more particularly described as follows:

Beginning at a concrete monument located at the northeast intersection of Lawton Bluff Road, a 60-foot public right of way and Candlewyck Lane, a variable width public right of way, said point having North Carolina grid coordinates (NAD83-2011) of North: 499,204.27 feet and East: 1,467,774.14 feet; thence with the eastern right of way line of said Lawton Bluff Road with a curve to the left having an arc length of 159.81 feet, a radius of 468.57 feet and a chord bearing and distance of North 27°28'44" West 159.04 feet to a rebar; thence North 37°41'01" West 140.02 feet to a rebar located at the southeast corner of Juan and Maria Carlos, recorded in Book 22176, page 840; thence leaving the right of way of Lawton Bluff Road and following the line of said Carlos North 52°47'23" East 177.00 feet to a rebar; thence North 08°28'49" West 69.91 feet to a rebar at the southeast corner of Marlin Felix, recorded in Book 29438, Page 153; thence with the eastern line of said Felix North 08°21'14" West 23.76 feet; thence along a proposed line South 82°38'45" East 384.75 feet to a point on the eastern right of way line of Providence Road (North Carolina Highway 16); thence along eastern right of way line of said Providence Road South 08°04'34" West 380.82 feet to a rebar; thence South 50°48'59" West 53.72 feet to a rebar on the northern right of way line of the aforementioned Candlewyck Lane; thence along said northern right of way line of Candlewyck Lane North 82°01'08" West 99.42 feet to an iron pipe; thence with a curve to the left having an arc length of 158.05 feet, a radius of 444.72 feet and a chord bearing and distance of South 87°52'44" West 157.22 feet to the POINT OF BEGINNING, containing 165,240 square feet or 3.79 acres, more or less.

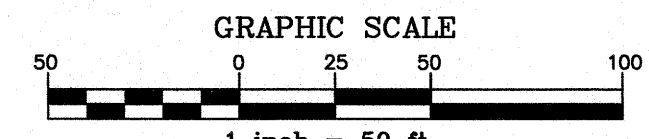
Proposed R-4 Zoning Tract Description:

Being that certain parcel of land lying and being situate in Charlotte, Mecklenburg County, North Carolina and being more particularly described as follows:

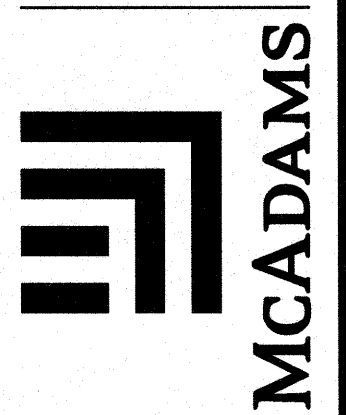
Commencing at a rebar located on the eastern right of way line of Lawton Bluff Road, said point being the southwest corner of Juan and Maria Carlos, recorded in Deed Book 22176, Page 840, said point having North Carolina grid coordinates (NAD83-2011) of North: 499,456.80 feet and East: 1,467,616.05 feet; thence leaving Lawton Bluff Road and following the line of said Carlos North 52°47'23" East 177.00 feet to a rebar; thence North 08°28'49" West 69.91 feet to a rebar at the southeast corner of Marlin Felix, recorded in Book 29438, Page 153; thence with the eastern line of said Felix North 08°21'14" West 23.76 feet to the POINT OF BEGINNING; thence North 08°21'14" West 17.33 feet to a rebar at the southeast corner of Robert and Susan Williams, recorded in Book 9462, Page 100; thence North 08°41'46" West 41.78 feet to a rebar at the southeast corner of Sandra Tuttle, recorded in Book 10664, Page 534; thence North 08°18'58" West 61.38 feet to a rebar at the southeast corner of Javier Nolasco, recorded in Book 19366, Page 607; thence North 29°50'58" East 77.75 feet to an iron pipe at the southeast corner of Gene Lookabill, recorded in Book 7631, Page 341; thence North 29°48'34" East 87.99 feet to a rebar at the southeast corner of Eric and Melanie Hemingway, recorded in Book 29233, Page 135; thence North 29°38'27" East 84.04 feet to a rebar; thence North 15°27'47" East 139.93 feet to a rebar on the eastern line of Aven and William Short, recorded in Book 12258, Page 775; thence North 03°00'48" East 149.46 feet to a rebar at the southeast corner of John and Vanessa Maybury, recorded in Book 29203, page 527; thence North 27°25'12" West 132.79 feet to a rebar on the southern line of Glenn Jackson, recorded in Book 28201, Page 440; thence North 60°58'03" East 83.20 feet to a rebar on the southern line of Jennifer and Keith Watkins, recorded in Book 18447, Page 160; thence South 54°03'17" East 192.35 feet to an iron pipe at the southwest corner of Grace Evangelical Lutheran Church, recorded in Book 4846, Page 277; thence North 87°44'53" East 103.59 feet to an iron pipe located on the western right of way line of Providence Road (North Carolina Highway 16); thence along said western right of way line of Providence Road with a curve to the right having an arc length of 471.26 feet, a radius of 2825.73 feet and a chord bearing and distance of South 01°01'15" West 470.72 feet to a right of way disk; thence South 06°47'50" West 112.27 feet to an iron pipe; thence South 07°53'23" West 112.29 feet to a right of way disk; thence South 08°04'34" West 25.69 feet to a point; thence leaving the right of way of Providence Road and following a proposed line North 82°38'45" West 384.75 feet to the POINT OF BEGINNING, containing 248,205 square feet or 5.70 acres, more or less.

LEGEND

- EXISTING REBAR OR AS NOTED
- EXISTING CONCRETE MONUMENT
- IRON PIPE SET
- CALCULATED POINT
- CURB INLET
- FLARED END SECTION
- UTILITY POLE
- LIGHT POLE
- TELEPHONE PEDESTAL
- TELEPHONE MANHOLE
- ELECTRIC MANHOLE
- ELECTRIC BOX
- GAS VALVE
- GAS METER
- SIGN
- SURVEYED LINE
- LINE NOT SURVEYED
- STORM DRAIN
- OVERHEAD UTILITY LINE
- FENCE LINE



THE JOHN R. MCADAMS COMPANY, INC.
11301 Carmel Commons Blvd.
Suite 111
Charlotte, North Carolina 28226
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REVISIONS:

SURVEY FOR:
MERITAGE HOMES OF THE CAROLINAS
7761 BALLANTYNE COMMONS PARKWAY, SUITE 103
CHARLOTTE, NORTH CAROLINA 28277

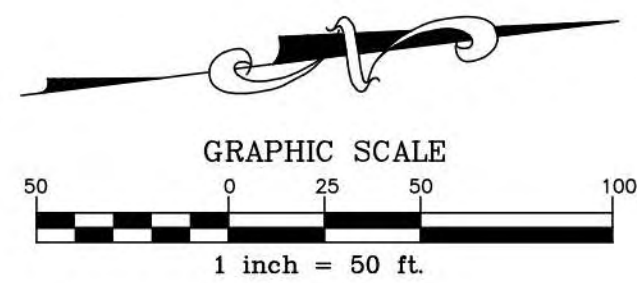
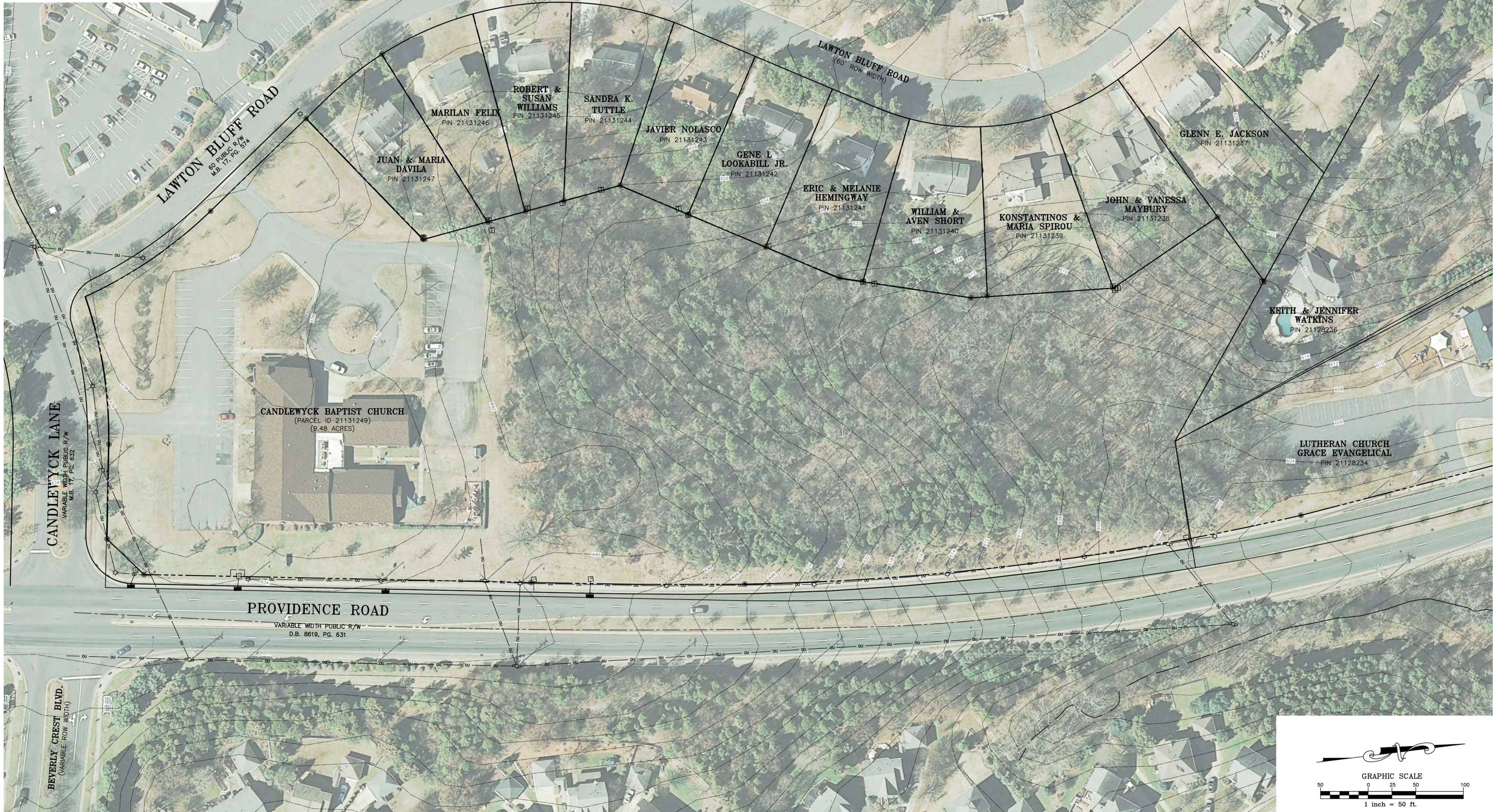
CANDLEWYCK
7200 PROVIDENCE ROAD
CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA

BOUNDARY SURVEY

PROJECT NO. MRH-14020
FILENAME: MRH14020-AT1
CHECKED BY:
DRAWN BY: KSB
SCALE: 1"=50'
DATE: 12-5-2014
SHEET NO. 1-1
McAdams



VICINITY MAP
NTS



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REVISIONS:



OWNER:

CANDLEWYCK PROPERTY

CHARLOTTE, NC

EXISTING CONDITIONS/AERIAL

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

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VICINITY MAP
NTS

DEVELOPMENT DATA
INST (EXISTING ELEMENTS)

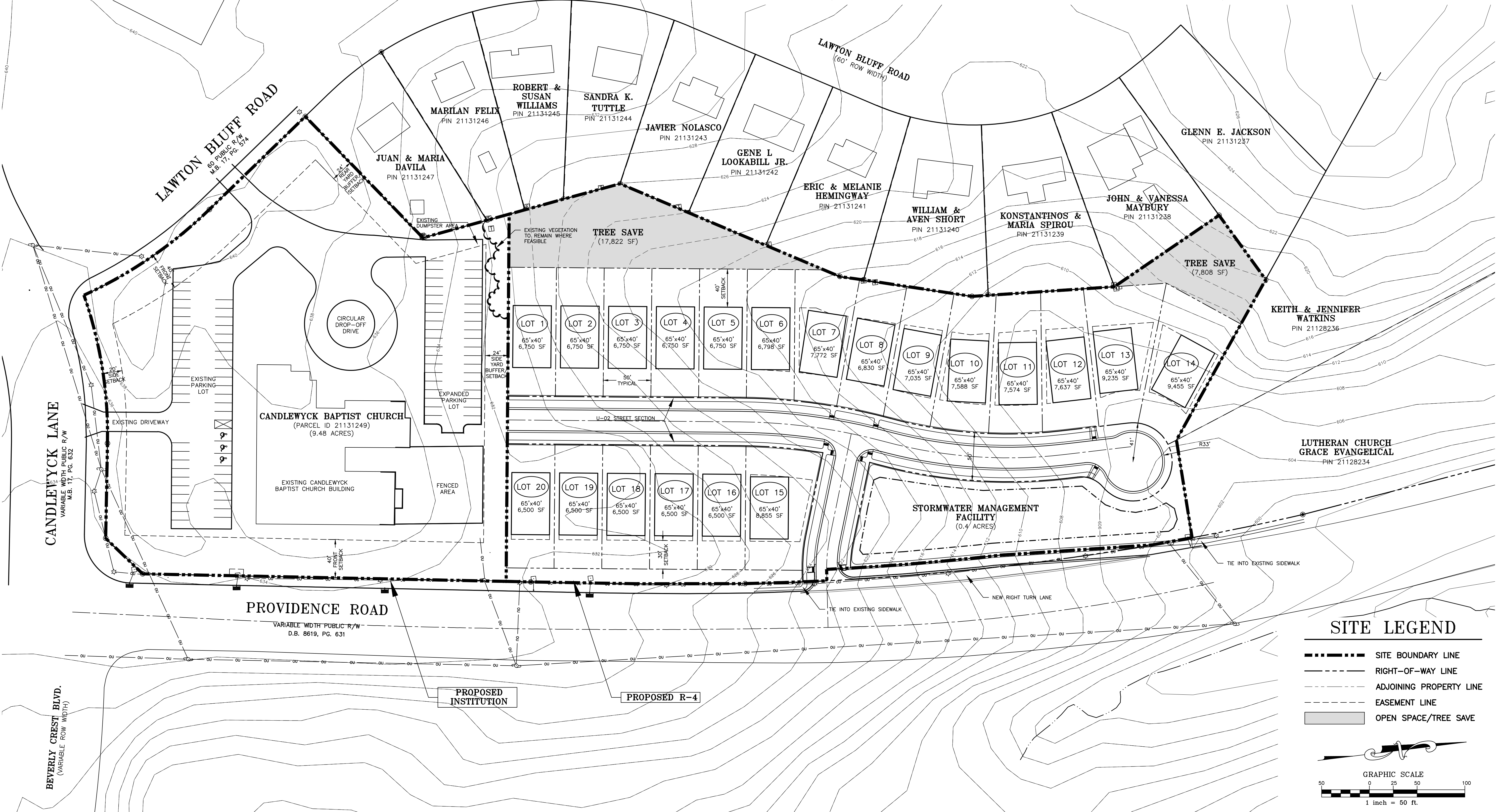
APPLICANT: MERITAGE HOMES	
11605 NORTH COMMUNITY HOUSE ROAD, SUITE 250	
CHARLOTTE, NC 28277	
TAX PARCEL #	ACREAGE
21131249	9.48 ACRES
CANDLEWYCK PORTION (PROPOSED INST)	3.78 ACRES
EXISTING ZONING:	R15-PUD (CITY OF CHARLOTTE)
CURRENT USE:	RELIGIOUS INSTITUTION
PROPOSED ZONING:	INST
PROPOSED USE:	RELIGIOUS INSTITUTION
FLOOR AREA RATIO (.5 MAX):	.12
LOT AREA (15,000 SF MIN):	165,238 FEET
LOT WIDTH (80 FEET MIN):	445 FEET
REAR SETBACK:	24 FEET
SIDE SETBACK:	20 FEET / 24 FEET RESIDENTIAL ADJACENT
FRONT SETBACK:	40 FEET
BUILDING HEIGHT:	MAIN BUILDING DOES NOT EXCEED 40' MAX.*
REQUIRED PARKING SPACES:	80 SPACES (1 / 4 SEATS @ 320 SEATS)
PROVIDED PARKING SPACES:	+/- 87 SPACES
PROVIDED OPEN SPACE	55.9%

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

DEVELOPMENT DATA
R-4 (PROPOSED ELEMENTS)

APPLICANT: MERITAGE HOMES	
11605 NORTH COMMUNITY HOUSE ROAD, SUITE 250	
CHARLOTTE, NC 28277	
TAX PARCEL #	ACREAGE
21131249	9.48 ACRES
MERITAGE PORTION (PROPOSED R-4)	5.69 ACRES
EXISTING ZONING:	R15-PUD (CITY OF CHARLOTTE)
CURRENT USE:	RELIGIOUS INSTITUTION
PROPOSED ZONING:	R-4 (CLUSTER-TREE ORDINANCE)
PROPOSED USE:	SINGLE FAMILY DETACHED
MAXIMUM DENSITY:	4.0 UNITS/ACRE
PROPOSED # OF LOTS	20 LOTS
MINIMUM LOT WIDTH:	50 FEET
MINIMUM LOT AREAS:	6,000 SF
REAR YARD:	30 FEET / 40 FEET EXTERIOR
SIDE YARD:	5 FEET / 6 FEET EXTERIOR
FRONT SETBACK:	30 FEET (FROM ROW)
BUILDING HEIGHT:	40' MAX. SIDE / 48' MAX. FRONT*
REQUIRED TREE SAVE IN OPEN SPACE	10% (0.569 ACRES)
PROVIDED TREE SAVE IN OPEN SPACE	10.3% (0.588 ACRES)

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



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REVISIONS:

OWNER: MeritageHomes®

CANDLEWYCK PROPERTY
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

MCADAMS

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) 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) On the Church site, the developer has committed to pave a surface coat and restripe the existing parking lot, and to convert the existing gravel parking area to paved parking. Should additional future redevelopment occur, any uses and accessory uses as described in the Institutional district per the Code of Ordinances shall be permitted.

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) The addition of a right turn lane from Providence Road into the residential development will be dictated by adopted NCDOT standards.
- e) Cul-de-sacs shall conform to standards in the Charlotte Code of Ordinances.
- f) Access (curb cuts) to each platted lot must comply with standards set forth in the Charlotte Code of Ordinances.
- g) Off-street parking and driveways will comply with the regulations as outlined in the Code of Ordinances.
- h) Five foot wide sidewalks with eight foot planting strips will be installed along all roads and along the frontage of the property parallel to Providence Road in conjunction with the addition of the turn lane. Internal sidewalks connecting to Providence Road shall tie into existing sidewalks.

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.

6. Parks, Greenways and Open Space

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

7. Signage

- a) A proposed project signage package shall be provided for approval by the City. All signs shall meet the requirements of Chapter 13 of the Zoning Ordinance.

8. Lighting

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

9. Other

- a) Improvements: The developer will be responsible for installation of all required streets, utilities, common areas, open space and buffer yards which pertain specifically to the project.
- b) Utilities: All water and sewer infrastructure will be installed and constructed per state and local standards. All storm drain easements and the infrastructure within (i.e. piping/swale, rip-rap) located at the rear of lots or at the side of lots shall be recorded, dedicated, and maintained by the homeowners' association. The Developer understands that water and sewer services will be provided by the City of Charlotte for all lots. It is the developer's responsibility to install infrastructure improvements for water and sewer throughout the project.
- c) 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.
- d) 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.
- e) Submittals: The Developer understands that submittals must be made to and approvals obtained from applicable agencies prior to grading or construction.

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REVISIONS:



OWNER:

CANDLEWYCK PROPERTY

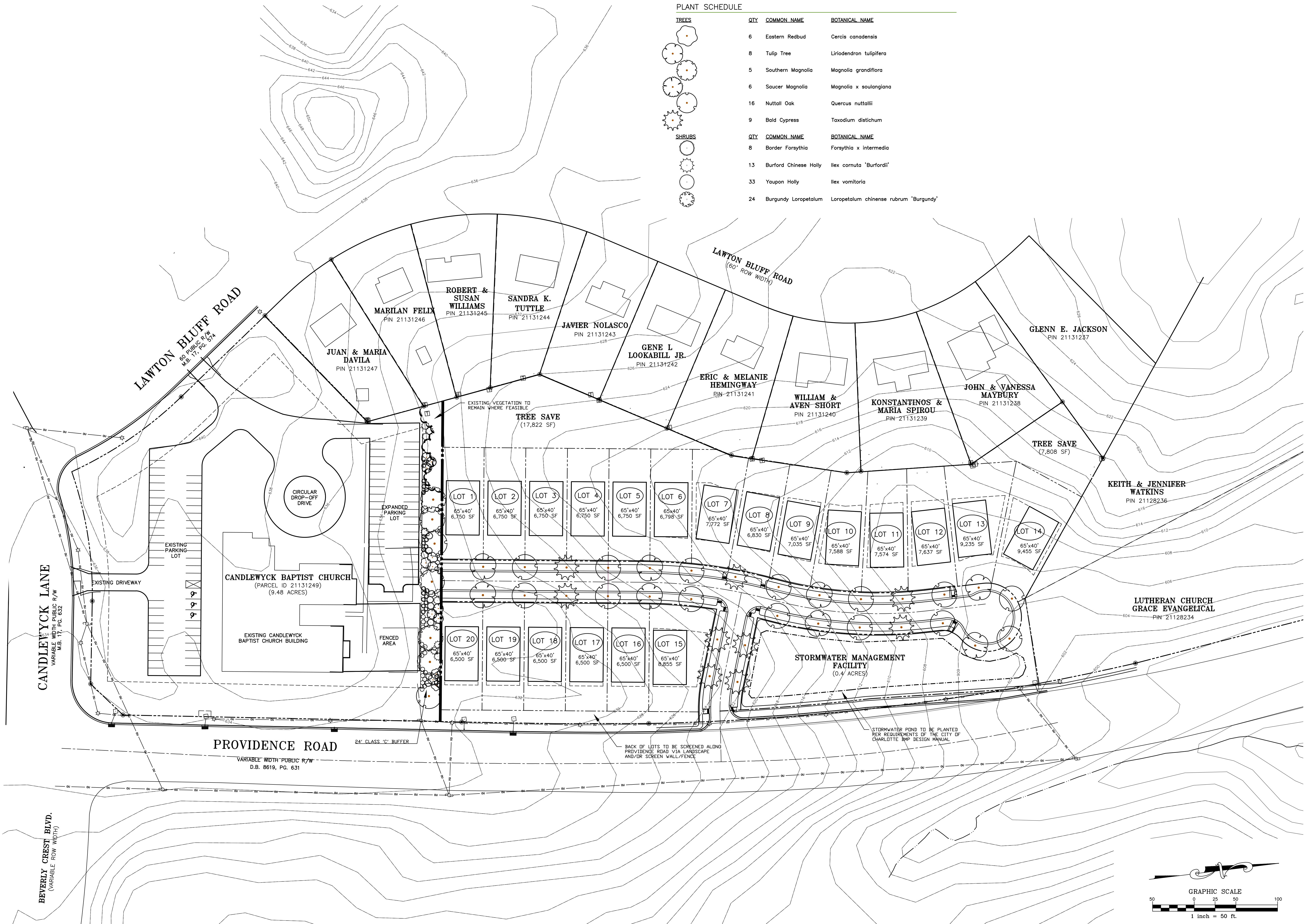
CHARLOTTE, NC

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

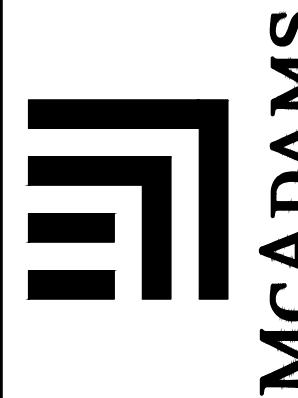


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REVISIONS:



OWNER:

CANDLEWYCK PROPERTY
CHARLOTTE, NC
PRELIMINARY PLANTING PLAN

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

