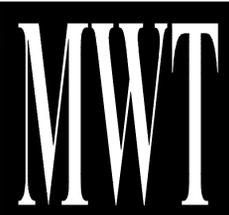


EASTFIELD PARK AGE RESTRICTED, 55+ SENIOR APARTMENTS

EASTFIELD RD

HUNTERSVILLE, NC



3827 BILLO ROAD
ALDEN, NY, 14004
716-631-0600

REZONING PETITION RZP. 2021-100

PETITIONER :	OWNER : PARCEL #02761107
DONALD M. EDWARD MARK W. TIEDEMANN 10800 ALABASTER DRIVE DAVIDSON, NC 28036 CONTACT: PHONE : 704.519.5607 EMAIL : DON@MWTUSA.COM	DOUBLE M HOLDINGS, LLC 11132 EASTFIELD ROAD HUNTERSVILLE, NC 28078

OWNER : PARCEL #02762105	OWNER : PARCEL #02762105
CATHERINE JANE MAXWELL 3141 BUTTER CHURN LANE MATTHEWS, NC 28078	RICHARD BENJAMIN FEWEL 3141 BUTTER CHURN LANE MATTHEWS, NC 28078

OWNER : PARCEL #02762105	OWNER : PARCEL #02762105
THOMAS M. MAXWELL INDIVIDUALLY AND AS TRUSTEE OF THE IAN ALEXANDER MAXWELL IRREVOCABLE TRUST 3141 BUTTER CHURN LANE MATTHEWS, NC 28078	THERESIA H. MAXWELL INDIVIDUALLY AND AS TRUSTEE OF THE IAN ALEXANDER MAXWELL IRREVOCABLE TRUST 3141 BUTTER CHURN LANE MATTHEWS, NC 28078

OWNER : PARCEL #02762105	OWNER : PARCEL #02762105
JOHN K. MAXWELL INDIVIDUALLY AND AS TRUSTEE OF THE EDISON KIMBLE MAXWELL IRREVOCABLE TRUST AND THE OLIVER KIMBLE MAXWELL 3141 BUTTER CHURN LANE MATTHEWS, NC 28078	SANDRA R. MAXWELL INDIVIDUALLY AND AS TRUSTEE OF THE EDISON KIMBLE MAXWELL IRREVOCABLE TRUST AND THE OLIVER KIMBLE MAXWELL 3141 BUTTER CHURN LANE MATTHEWS, NC 28078

DRAWING INDEX	
RZ.1	COVER SHEET
RZ.2	CONCEPT SITE PLAN
RZ.3	TECHNICAL DATA & METERS AND BOUNDS
RZ.4	COLORED CONCEPT SITE PLAN
RZ.5	EXTERIOR RENDERINGS
RZ.6	PROPERTY SURVEY (INCLUDE ROW TREE SURVEY)
RZ.7	TREE SAVE PLAN

PROPOSED:

EASTFIELD PARK
AGE RESTRICTED
55+ SENIOR
APARTMENTS

EASTFIELD ROAD
HUNTERSVILLE, NC, 28078

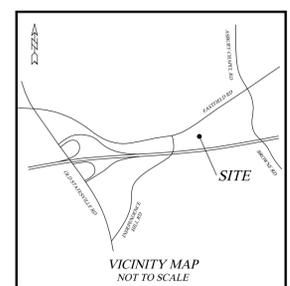
REVISIONS			
NO.	DESCRIPTION	DATE	BY
1.	ZONING COMMENTS	9/10/21	AA
2.	ZONING COMMENTS #2	10/6/21	

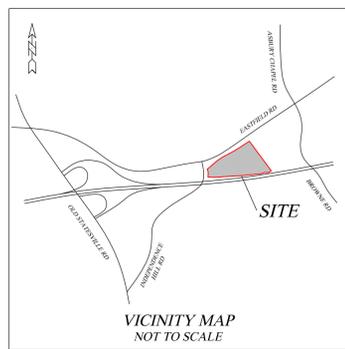
ISSUED FOR:
REZONING PETITION
RZP. 2021-100

PROJECT NO.: 20-215
DATE: 10/06/21
DRAWN BY: WM
CHKD. BY: DE

COVER SHEET

SHEET
RZ.1





LINE TYPE LEGEND

- BOUNDARY LINE
- POST CONSTRUCTION BUFFER
- RIGHT OF WAY
- ADJOINING LINE (NOT SURVEYED)
- GUARDRAIL
- X-X- FENCE
- STORM DRAIN PIPE
- OVERHEAD ELECTRIC
- SANITARY SEWER PIPE
- S
- UE UNDERGROUND ELECTRIC
- GAS UNDERGROUND GAS
- T UNDERGROUND TELECOMMUNICATIONS
- W UNDERGROUND WATER

SURVEY USED:
CAROLINA SURVEYORS INC.
JOB# 20-0558
DATED: 1/8/21

LINE TABLE

LINE	BEARING	LENGTH
L1	N57°35'33"E	14.62
L2	S08°12'47"E	8.13
L3	S56°53'09"W	70.82
L4	N87°32'39"W	85.27
L5	S68°28'52"W	61.12
L6	N40°08'11"W	7.65
L7	N36°34'56"W	25.08
L8	N87°10'41"W	101.30
L9	N87°13'42"W	125.22
L10	N08°37'44"W	63.71
L11	N47°42'32"W	9.19
L12	S56°36'15"W	101.43

CURVE TABLE

CURVE	RADIUS	LENGTH	BEARING	CHORD
C1	2679.23	381.04	N61°08'14"E	380.72
C2	11324.16	486.78	S84°04'07"W	486.74
C3	11309.03	273.44	S86°00'57"W	273.43
C4	635.67	92.21	N01°06'58"W	92.13
C5	1298.74	317.02	S49°59'59"W	316.23

HUNTERSVILLE TR ZONING

INDEPENDENCE HILL RD

HUNTERSVILLE TR ZONING

EASTFIELD RD
110' PUBLIC RIGHT OF WAY

I-485
VARIABLE WIDTH
CONTROLLED ACCESS RIGHT
OF WAY

485 OFF RAMP

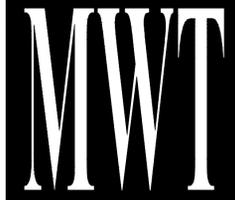
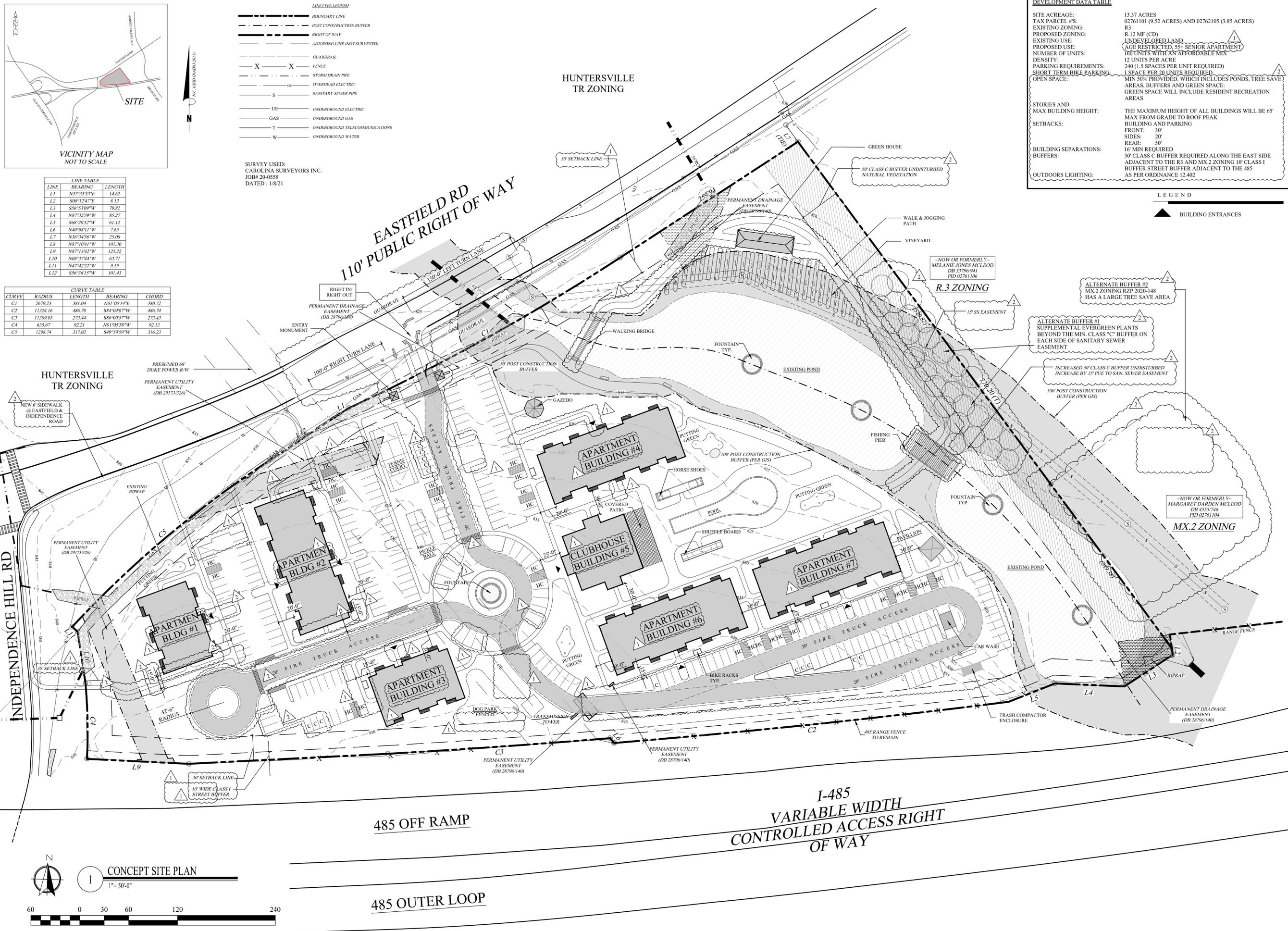
485 OUTER LOOP

DEVELOPMENT DATA TABLE

SITE ACREAGE:	13.37 ACRES
TAX PARCEL #S:	02761101 (9.52 ACRES) AND 02762105 (3.85 ACRES)
EXISTING ZONING:	R3
PROPOSED ZONING:	R.12 MF (CD)
EXISTING USE:	UNDEVELOPED LAND
PROPOSED USE:	AGE RESTRICTED, 55+ SENIOR APARTMENT
NUMBER OF UNITS:	160 UNITS WITH AN AFFORDABLE MIX
DENSITY:	12 UNITS PER ACRE
PARKING REQUIREMENTS:	240 (1.5 SPACES PER UNIT REQUIRED)
SHORT TERM BIKE PARKING:	1 SPACE PER 20 UNITS REQUIRED
OPEN SPACE:	MIN 50% PROVIDED, WHICH INCLUDES PONDS, TREE SAVE AREAS, BUFFERS AND GREEN SPACE. GREEN SPACE WILL INCLUDE RESIDENT RECREATION AREAS
STORIES AND MAX BUILDING HEIGHT:	THE MAXIMUM HEIGHT OF ALL BUILDINGS WILL BE 65' MAX FROM GRADE TO ROOF PEAK
SETBACKS:	BUILDING AND PARKING FRONT: 30' SIDES: 20' REAR: 50'
BUILDING SEPARATIONS:	50' CLASS C BUFFER REQUIRED ALONG THE EAST SIDE ADJACENT TO THE R3 AND MX.2 ZONING 10' CLASS I BUFFER STREET BUFFER ADJACENT TO THE 485
OUTDOORS LIGHTING:	AS PER ORDINANCE 12.402

LEGEND

▲ BUILDING ENTRANCES



3827 BILLO ROAD
ALDEN, NY, 14004
716-631-0600

PROPOSED:
**EASTFIELD PARK
AGE RESTRICTED
55+ SENIOR
APARTMENTS**

EASTFIELD ROAD
HUNTERSVILLE, NC, 28078

REVISIONS

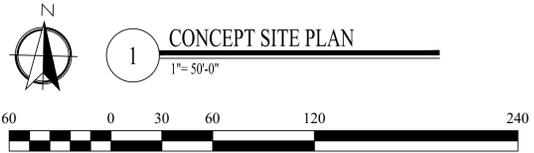
NO.	DESCRIPTION	DATE	BY
1.	ZONING COMMENTS	9/10/21	AA
2.	ZONING COMMENTS #2	10/6/21	JJ

ISSUED FOR:
REZONING PETITION
RZP. 2021-100

PROJECT NO.: 20-215
DATE: 10/06/21
DRAWN BY: BM/MA/AA
CHKD. BY: DE

CONCEPT
SITE PLAN

SHEET
RZ.2



DEVELOPMENT DATA

GENERAL PROVISIONS

DEVELOPMENT DATA TABLE

SITE ACREAGE:	13.37 ACRES
TAX PARCEL #S:	02761101 (9.52 ACRES) AND 02762105 (3.85 ACRES)
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STORIES AND MAX BUILDING HEIGHT:	THE MAXIMUM HEIGHT OF ALL BUILDINGS WILL BE 65' MAX FROM GRADE TO ROOF PEAK
SETBACKS:	BUILDING AND PARKING FRONT: 30' SIDES: 20' REAR: 50'
BUILDING SEPARATIONS:	16' MIN REQUIRED
BUFFERS:	50' CLASS C BUFFER REQUIRED ALONG THE EAST SIDE ADJACENT TO THE R3 AND MX2 ZONING 10' CLASS I BUFFER STREET BUFFER ADJACENT TO THE 485 AS PER ORDINANCE 12.402
OUTDOORS LIGHTING:	

- THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH REZONING PETITION.
- THE DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN, THESE DEVELOPMENT STANDARDS AND THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE"), SUBJECT TO THE OPTIONAL PROVISIONS SET OUT BELOW, THE REGULATIONS ESTABLISHED UNDER THE CITY OF CHARLOTTE ZONING ORDINANCE.
- THE DEVELOPMENT DEPICTED ON THE REZONING PLAN IS SCHEMATIC IN NATURE AND INTENDED TO DEPICT THE GENERAL ARRANGEMENT OF USES AND IMPROVEMENTS ON THE SITE. ACCORDINGLY, HE CONFIGURATIONS, PLACEMENTS AND SIZES OF THE BUILDING FOOTPRINTS AS WELL AS THE INTERNAL PRIVATE STREETS AND PARKING AREAS DEPICTED ON THE REZONING PLAN ARE SCHEMATIC IN NATURE AND, SUBJECT TO THE TERMS OF THESE DEVELOPMENT STANDARDS AND THE ORDINANCE, ARE SUBJECT TO MINOR ALTERATIONS OR MODIFICATIONS DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION DOCUMENT PHASES.
- FUTURE AMENDMENTS TO THE REZONING PLAN AND/OR THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE SITE IN ACCORDANCE WITH THE PROVISIONS OF SECTION 6.207 OF THE ORDINANCE

PERMITTED USES

- THE SITE MAY ONLY BE DEVOTED TO A RESIDENTIAL COMMUNITY CONTAINING A MAXIMUM OF 160 MULTI-FAMILY DWELLING UNITS AND TO ANY INCIDENTAL AND ACCESSORIES USES RELATING THERETO THAT ARE ALLOWED IN THE R-12 MF ZONING DISTRICT. INCIDENTAL AND ACCESSORIES USES MAY INCLUDE, WITHOUT LIMITATION, ENTRY MONUMENTS, PUTTING GREENS, DOG PARK, TENNIS COURT, PICKLE BALL, HORSE SHOES, SHUFFLE BOARD, POOL, FOUNTAINS, FISHING PIER, GREEN HOUSE, VINE YARD, WALK & JOG PATHS.
- A MINIMUM OF 10 PERCENT OF THE MULTI FAMILY DWELLING UNITS CONSTRUCTED ON THE SITE SHALL MAINTAIN MONTHLY RENTS THAT ARE INCOME RESTRICTED TO HOUSEHOLD EARNING 80 % OF THE AREA MERIDIAN INCOME FOR A PERIOD NOT LESS THAN 15 YEARS FROM THE DATE OF THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY FOR THE BUILDING(S) IN WHICH SUCH DWELLING UNITS ARE LOCATED ON EACH LEVEL OF MULTI-FAMILY BUILDINGS. AS PER OUR CONVERSATION WITH MILES VAUGHN AND ZELLEKA BIERMAN WITH THE CITY OF CHARLOTTE HOUSING & NEIGHBORHOOD SERVICE ON 8/30/21

TRANSPORTATION

- VEHICULAR ACCESS TO THE SITE SHALL BE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PLACEMENT AND CONFIGURATION OF THE VEHICULAR ACCESS POINTS ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE AND CONSTRUCTION PLANS AND DESIGNS AND TO ANY ADJUSTMENTS REQUIRED TO ACCOMMODATE FINAL SITE AND CONSTRUCTION PLANS AND DESIGNS AND TO ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY THE CHARLOTTE DEPARTMENT OF TRANSPORTATION.
- AS DEPICTED ON THE REZONING PLAN, THE SITE WILL BE SERVED BY INTERNAL PRIVATE STREETS. MINOR ADJUSTMENTS TO THE LOCATIONS OF THE INTERNAL PRIVATE STREETS SHALL BE ALLOWED DURING THE CONSTRUCTION PERMITTING PROCESS.
- INTERNAL SIDEWALKS AND PEDESTRIAN CONNECTIONS SHALL BE PROVIDED ON THE SITE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE INTERNAL SIDEWALKS MAY MEANDER TO SAVE EXISTING TREES.

STREETSCAPE AND LANDSCAPING

- A MINIMUM 6 FOOT WIDE PLANTING STRIP AND A MINIMUM 6 FOOT WIDE SIDEWALK SHALL BE INSTALLED ALONG THE SITE'S PUBLIC STREET FRONTAGES AS GENERALLY DEPICTED ON THE REZONING PLAN
- THE SIDEWALKS DESCRIBED ABOVE IN PARAGRAPH 1 MAY BE LOCATED IN A SIDEWALK UTILITY EASEMENT

ENVIRONMENTAL

- DEVELOPMENT WITHIN ANY SWIM/PCSO BUFFER SHALL BE COORDINATED WITH AND SUBJECT TO APPROVAL BY CHARLOTTE-MECKLENBURG STORM WATER SERVICES AND MITIGATED IF REQUIRED BY CITY ORDINANCE. PETITIONER ACKNOWLEDGES INTERMITTENT/PERENNIAL STREAM DELINEATION REPORTS ARE SUBJECT TO REVIEW AND APPROVAL UPON SUBMISSION OF DEVELOPMENT PLANS FOR PERMITTING AND ARE NOT APPROVED WITH REZONING DECISIONS.
- DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE CITY OF CHARLOTTE TREE ORDINANCE.
- PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION STORM WATER ORDINANCE

BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS

- IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE USE AND DEVELOPMENT OF THE SITE IMPOSED UNDER THESE DEVELOPMENT STANDARDS AND THE REZONING PLAN WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONER AND THE CURRENT AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE SUCCESSORS IN INTEREST AND ASSIGNS.
- THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERM "PETITIONER" SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS OF THE PETITIONER OR THE OWNER OF THE SITE FROM TIME TO TIME WHO MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREOF.
- ANY REFERENCE TO THE ORDINANCE HEREIN SHALL BE DEEMED TO REFER TO THE REQUIREMENTS OF THE ORDINANCE IN EFFECT AS OF THE DATE THIS REZONING PETITION IS APPROVED.

FIRE EQUIPMENT

- FIRE DEPARTMENT ACCESS ROAD SHALL HAVE A MIN. 20' UNOBSTRUCTED CLEAR WIDTH AND SHALL BE CAPABLE OF SUPPORTING 80,000 POUNDS
- FIRE DEPARTMENT ACCESS ROAD THAT EXCEEDS 150' SHALL PROVIDE AN APPROVED TURNAROUND
- TURN RADIUS 30' INSIDE AND 42' OUTSIDE
- FIRE DEPARTMENT MUST BE ABLE TO REACH 200' TO ALL EXTERIOR PORTION OF BUILDING
- FOR BUILDINGS THAT IS EQUIPPED WITH A SPRINKLER SYSTEM. A FIRE DEPARTMENT CONNECTION SHALL BE LOCATED WITHIN 750' FOR A NFPA 13R SPRINKLER SYSTEM
- FIRE HYDRANT SHALL BE LOCATED WITHIN 750' TO THE MOST REMOTE POINT OF BUILDING AS TRUCK TRAVEL FOR ALL BUILDINGS

TREE SURVEY & PROTECTION PLAN REQUIREMENT

- TREE SAVE AREA BOUNDARIES SHALL BE REQUIRED TO BE SURVEYED AND BE DESCRIBED IN MEETS AND BOUNDS AND BE DEPICTED ON THE FINAL PLAN. ALL APPLICATIONS FOR GRADING, BUILDING, DEMOLITION, LAND USE CHANGE OF USE OR REZONING PERMITS ON ALL PROPERTY, EXCEPT SINGLE-FAMILY DEVELOPMENT SHALL REQUIRE A TREE SURVEY. THE SURVEY SHALL IDENTIFY ALL TREES OF EIGHT (8) INCH DBH OR GREATER AND ALL PLANTED TREES OF TWO (2) INCH CALIPER OR GREATER AND SIX (6) FEET IN HEIGHT THAT GROW PARTIALLY OR WHOLLY WITHIN THE CITY RIGHT-OF-WAY. ALL APPLICATIONS FOR GRADING, BUILDING, DEMOLITION, LAND USE CHANGE OF USE OR REZONING PERMITS ON ALL PROPERTY, EXCEPT SINGLE-FAMILY SUBDIVISION, SUBJECT TO 21-94 (D) SHALL REQUIRE A TREE SURVEY. THE SURVEY SHALL IDENTIFY ALL TREES OF EIGHT (8) INCH DBH OR GREATER WITHIN THE TREE PROTECTION ZONE.
- ALL APPLICATIONS FOR GRADING, BUILDING, DEMOLITION, LAND USE CHANGE OF USE, OR REZONING SHALL INCLUDE A TREE PROTECTION PLAN OF ALL TREE SAVE AREAS AND TREE PROTECTION ZONES. ON SITES WHERE LESS THAN ONE ACRE IS BEING GRADED, TREE PROTECTION IS STILL REQUIRED AND MAY BE INCORPORATED IN THE TREE PLANTING PLAN SUBMITTED IN ACCORDANCE WITH SECTION 21-94. A TREE PROTECTION PLAN SHALL INCLUDE THE FOLLOWING:
 - TREE AND ROOT PROTECTION ZONE PLAN FOR ANY EXISTING TREES HAVING ALL OR ANY PORTION OF THEIR TRUNKS IN OR UPON ANY PUBLIC PROPERTY, WHICH ARE:
 - ALL TREES OF EIGHT (8) INCH DBH OR LARGER; AND
 - ANY PLANTED TREES OF TWO (2) INCH CALIPER OR LARGER.
 - A TREE AND ROOT PROTECTION ZONE PLAN FOR THE FOLLOWING:
 - EXISTING TREES OF TWO (2) INCH CALIPER AND LARGER IN THE TREE PROTECTION ZONE AND TREE SAVE AREA; AND
 - ANY TREES OF TWO (2) INCH CALIPER OR LARGER BEING SAVED FOR CREDIT TOWARD PLANTING REQUIREMENTS
- GENERAL TREE SAVE REQUIREMENTS:
 - TREE SAVE AREAS SHALL BE FREE OF INVASIVE PLANT SPECIES UNLESS APPROVED OTHERWISE BY THE CITY. IF AN AREA PROPOSED FOR TREE SAVE CONTAINS INVASIVE PLANT SPECIES AT THE TIME OF SUCH PROPOSAL, SUCH INVASIVE PLANT SPECIES SHALL BE REMOVED PRIOR TO THE ISSUANCE OF FINAL CERTIFICATE OF OCCUPANCY FOR COMMERCIAL AND MULTI-FAMILY PROPERTIES OR AT FINAL PLAN APPROVAL FOR SUBDIVISIONS. INVASIVE PLANT SPECIES ARE CONSIDERED REMOVED IF THEY ARE NO LONGER LIVING IN THE TREE CANOPY. SUBSEQUENT PROPERTY OWNERS ARE REQUIRED TO MAINTAIN THIS CONDITION FOR COMPLIANCE WITH THE CHAPTER.
 - TREE REMOVAL IN A TREE SAVE AREA WILL REQUIRE A PERMIT FROM THE CITY PURSUANT TO SECTION 21-63 OF THIS CHAPTER AND MAY REQUIRE MITIGATION. INVASIVE PLANT SPECIES AND HAZARDOUS TREES MAY

BE REMOVED WITHOUT CITY APPROVAL.

- PURSUANT TO THE TREE ORDINANCE GUIDELINES, ANY ALTERATIONS TO THE TREE SAVE AREA MUST BE ACCOMPLISHED WITHOUT MECHANIZED EQUIPMENT AND MADE OF ORGANIC, ENVIRONMENTALLY FRIENDLY MATERIALS, UNLESS APPROVED OTHERWISE BY THE CITY.
- ANY TREE SAVE AREA LESS THAN THIRTY (30) FEET IN WIDTH MUST HAVE BOUNDARY AND PROPERTY LINES DELINEATED ON SITE BY A SURVEYOR PRIOR TO THE FIRST SUBMITTAL OF PLANS.
- NO STRUCTURE WILL BE ALLOWED WITHIN TEN (10) FEET OF THE TREE SAVE AREA. A BUILDING RESTRICTION MUST BE NOTED ON THE RECORD PLAT IN ACCORDANCE WITH THE TREE ORDINANCE GUIDELINES.
- TREE SAVE AREAS MAY INCLUDE MECKLENBURG COUNTY PARK AND RECREATION GREENWAYS. TRAIL PLACEMENT MUST BE COORDINATED WITH THE CITY SO THAT THE EFFECTIVE TREE SAVE AREA REQUIRED IS MAINTAINED.
- TREE SAVE AREAS ON COMMERCIAL PROPERTIES MAY INCLUDE EXISTING TREE CANOPY WHICH OVERHANGS EXISTING UNDERGROUND UTILITY EASEMENTS BASED UPON ADHERENCE TO THE TREE ORDINANCE GUIDELINES AND APPROVAL BY THE CITY.
- ON COMMERCIAL PROPERTIES IN CASES WHERE NO OTHER VIABLE TREE SAVE AREAS EXIST AND BASED UPON ADHERENCE TO THE TREE ORDINANCE GUIDELINES AND APPROVAL BY THE CITY, TREE SAVE AREAS MAY INCLUDE THE PLANTING OF SMALL MATURING TREES IN ACCORDANCE WITH DUKE ENERGY'S, OR ITS SUCCESSORS', APPROVED PLANTING LIST AND WITHIN TWENTY (20) FEET OF THE CENTERLINE OF POWER DISTRIBUTION EASEMENTS THAT ARE ACCESSIBLE FOR MAINTENANCE BY MECHANICAL EQUIPMENT.

TREE PLANTING REQUIREMENTS:

- TREE PLANTING PLAN. ALL APPLICATIONS FOR BUILDING PERMITS OR LAND USE PERMITS SHALL INCLUDE A TREE PLANTING PLAN. THE TREE PLANTING PLAN SHALL BE SUBMITTED IN WRITTEN/DESIGN FORM AND SHALL CONFORM TO THE GENERAL PROVISIONS OF THIS SECTION AND ALL SPECIFICATIONS SET OUT IN THE APPLICABLE TREE ORDINANCE GUIDELINES AS ISSUED BY THE CITY.
- TREE AND SOIL SPECIFICATIONS. ALL TREES PLANTED PURSUANT TO THIS ARTICLE MUST BE PLANTED IN AMENDED SOILS AS SPECIFIED IN THE TREE ORDINANCE GUIDELINES. THE TREES ALSO MUST BE FROM AN APPROVED LIST SUPPLIED BY THE CITY. TREES NOT ON THE LIST MAY BE APPROVED BY THE CITY ON A CASE BY-CASE BASIS. WHERE TREES ARE SPECIFIED TO BE TWO (2) INCH CALIPER, THE MINIMUM HEIGHT SHALL BE EIGHT (8) FEET. IF A MULTI-STEM TREE IS USED, IT MUST HAVE THREE (3) TO FIVE (5) STEMS AND BE EIGHT (8) TO TEN (10) FEET TALL AT THE TIME OF PLANTING. WHERE THREE (3) INCH CALIPER TREES ARE SPECIFIED, THE MINIMUM HEIGHT SHALL BE TEN (10) FEET TALL, AND MULTI-STEM TREES SHALL BE TEN (10) TO TWELVE (12) FEET TALL. ALL TREES MUST COMPLY WITH THE AMERICAN STANDARD FOR NURSERY STOCK, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
- A MINIMUM OF FIFTY (50) PERCENT OF NEW TREES MUST BE NATIVE SPECIES, AND SITES WITH MORE THAN TWENTY (20) TREES REQUIRED WILL HAVE TO INSTALL MULTIPLE SPECIES PURSUANT TO THE TREE ORDINANCE GUIDELINES.
- SITE LIGHTING MUST BE A MINIMUM THIRTY (30) FEET AWAY FROM A TREE. IF PEDESTRIAN SCALE LIGHTING IS BEING USED, THEN LIGHTING MUST BE A MINIMUM OF FIFTEEN (15) FEET AWAY FROM A TREE, UNLESS APPROVED OTHERWISE BY THE CITY.
- PERIMETER PLANTING REQUIREMENTS. REQUIREMENTS FOR PERIMETER PLANTING ARE AS FOLLOWS:
 - SUBURBAN COMMERCIAL ZONES. A CONTINUOUS PERIMETER PLANTING STRIP, LOCATED ON PRIVATE PROPERTY ABUTTING THE PUBLIC RIGHT-OF-WAY, WITH A MINIMUM WIDTH OF EIGHT (8) FEET, SHALL BE REQUIRED. IF LARGE MATURING TREES ARE PLANTED, EACH TREE SHALL HAVE A MINIMUM TWO (2) INCH CALIPER. ONE SUCH TREE SHALL BE PLANTED FOR EVERY FORTY (40) FEET OF FRONTAGE OR FRACTION THEREOF. IF SMALL MATURING TREES ARE PLANTED, THE SAME CONDITIONS APPLY, BUT THE INCREMENT DROPS TO THIRTY (30) FEET.

- PLANTING STRIP. A CONTINUOUS PERIMETER PLANTING STRIP, LOCATED BETWEEN THE STREET AND SIDEWALK, WITH A MINIMUM WIDTH OF EIGHT (8) FEET, SHALL BE REQUIRED. IF LARGE MATURING TREES ARE PLANTED, EACH TREE SHALL HAVE A MINIMUM THREE (3) INCH CALIPER. ONE SUCH TREE SHALL BE PLANTED FOR EVERY FORTY (40) FEET OF FRONTAGE OR FRACTION THEREOF. IF SMALL MATURING TREES ARE PLANTED, EACH TREE SHALL HAVE A MINIMUM TWO (2) INCH CALIPER. ONE SUCH TREE SHALL BE PLANTED FOR EVERY THIRTY (30) FEET OF FRONTAGE OR FRACTION THEREOF.

- RELOCATION OF TREES. THE NUMBER OF PERIMETER TREES REQUIRED IN SUBSECTION (E)(3) OF THIS SECTION MAY BE REDUCED BY UP TO FIFTY (50) PERCENT IF THE SAME QUANTITY OF TREES REDUCED ARE PLANTED ELSEWHERE ON THE SITE AND AT LEAST ONE PERIMETER TREE IS INSTALLED.
- TREE PITS. THE PERIMETER TREES REQUIRED IN SUBSECTION (E)(3) OF THIS SECTION MAY BE INSTALLED IN TREE PITS WITH IRRIGATION AND SUB-DRAINAGE AS SPECIFIED IN THE TREE ORDINANCE GUIDELINES IN LIEU OF A CONTINUOUS PERIMETER PLANTING STRIP. IF LARGE MATURING TREES ARE PLANTED IN THE PITS, EACH TREE SHALL HAVE A MINIMUM THREE-INCH CALIPER. ONE SUCH TREE SHALL BE PLANTED FOR EVERY FORTY (40) FEET OF FRONTAGE OR FRACTION THEREOF. IF SMALL MATURING TREES ARE PLANTED IN THE PITS, EACH TREE SHALL HAVE A MINIMUM TWO (2) INCH CALIPER. ONE SUCH TREE SHALL BE PLANTED FOR EVERY THIRTY (30) FEET OF FRONTAGE OR FRACTION THEREOF AND AS LONG AS AT LEAST ONE PERIMETER TREE IS INSTALLED.

- RAILROAD OR UTILITY RIGHTS-OF-WAY. WHEN A RAILROAD OR UTILITY RIGHT-OF-WAY SEPARATES THE PERIMETER PLANTING STRIP FROM A CITY RIGHT-OF-WAY, THE PERIMETER PLANTING STRIP AND TREE PLANTING REQUIREMENTS MUST STILL BE MET.
- LARGE SHADE TREES REQUIRED. IN LOCATIONS WITHOUT OVERHEAD POWER DISTRIBUTION LINES THAT OBSTRUCT NORMAL GROWTH, SEVENTY-FIVE (75) PERCENT OF THE TREES REQUIRED UNDER SUBSECTIONS (E)(1), (2), AND (3) OF THIS SECTION SHALL BE LARGE MATURING SHADE TREES.
- STREETSCAPE PLANS. IN APPLICABLE CASES WHERE THE CITY COUNCIL HAS APPROVED A STREETSCAPE PLAN, ITS PROVISIONS SHALL SUPERSEDE THOSE SET FORTH IN SUBSECTIONS (E) (2), (3) AND (5) OF THIS SECTION.

- INTERNAL PLANTING REQUIREMENTS, EXCLUDING SINGLE-FAMILY DEVELOPMENT. REQUIREMENTS FOR INTERNAL PLANTING, EXCLUDING SINGLE-FAMILY DEVELOPMENT, ARE AS FOLLOWS:
 - PLANTING AREAS. WHENEVER THE IMPERVIOUS COVER EXCEEDS TEN-THOUSAND (10,000) SQUARE FEET, A PLANTING AREA EQUAL TO TEN (10) PERCENT OF THE TOTAL IMPERVIOUS SURFACE MUST BE PROVIDED FOR LANDSCAPE PURPOSES AND TREE PLANTING. INTERNAL TREE PLANTING IS REQUIRED AT THE RATE OF ONE LARGE MATURING SHADE TREE PER TEN-THOUSAND (10,000) SQUARE FEET OF IMPERVIOUS COVER OR FRACTION THEREOF. THIS PLANTING AREA MUST BE LOCATED ON PRIVATE PROPERTY AND IN URBAN ZONES SHALL BE IN ADDITION TO ANY PERIMETER PLANTING REQUIREMENTS. IN THE MIXED USE DEVELOPMENT DISTRICT (MUDD) AND THE UPTOWN MIXED USE DISTRICT (UMUD) OUTSIDE THE I-277/I-77 LOOP, THE PLANTING AREA MAY EQUAL FIVE (5) PERCENT OF THE TOTAL IMPERVIOUS SURFACE. THE PLANTING REQUIREMENTS FOR UMUD ZONED SITES WITHIN THE I-277/I-77 EXPRESSWAY LOOP ARE SET OUT IN SUBSECTION 9.906(4) (E) OF THE ZONING ORDINANCE IN APPENDIX A TO THIS CODE.

- PARKING AREAS. INTERNAL PLANTING REQUIREMENTS FOR PARKING AREAS ARE AS FOLLOWS:
 - SMALL MATURING TREES MAY BE PLANTED WHERE OVERHEAD POWER DISTRIBUTION LINES WOULD INTERFERE WITH NORMAL GROWTH. MINIMUM PLANTING AREA PER SMALL MATURING TREE SHALL BE TWO-HUNDRED (200) SQUARE FEET WITH A MINIMUM DIMENSION OF EIGHT (8) FEET. THE ENTIRE PLANTING AREA MUST CONTAIN AMENDED ON-SITE SOIL, AS SPECIFIED IN THE TREE ORDINANCE GUIDELINES, TO A DEPTH OF EIGHTEEN (18) INCHES

- EXISTING TREES. IN MEETING THESE INTERNAL PLANTING REQUIREMENTS, CREDIT MAY BE GIVEN FOR EXISTING TREES IF THE FOLLOWING ARE MET:
 - THE PROPERTY OWNER MUST INCLUDE IN THE TREE SURVEY REFERENCED IN SECTION 21-91 ALL EXISTING TREES OF TWO (2) INCH DBH OR GREATER WHICH HE/SHE PROPOSES TO SATISFY THESE PLANTING REQUIREMENTS.
 - ONLY HEALTHY TREES AND THOSE THAT HAVE BEEN PROTECTED DURING THE ENTIRE DEVELOPMENT PERIOD, BEGINNING PRIOR TO THE COMMENCEMENT OF SITE WORK AND CONTINUING THROUGH TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY IN ACCORDANCE WITH APPROVED TREE PROTECTION REQUIREMENTS, MAY SATISFY THESE TREE PLANTING REQUIREMENTS.
 - IF THE MINIMUM PROTECTION STANDARDS ARE NOT MET, OR IF TREES ARE OBSERVED BY THE CITY TO BE INJURED OR THREATENED, IT MAY BE DEEMED INELIGIBLE FOR MEETING THESE REQUIREMENTS. THE CITY SHALL HAVE THE AUTHORITY TO MODIFY THE PLANTING REQUIREMENTS OF THIS SUBSECTION TO PRESERVE EXISTING TREES.



3827 BILLO ROAD
ALDEN, NY, 14004
716-631-0600

PROPOSED:

EASTFIELD PARK
AGE RESTRICTED
55+ SENIOR
APARTMENTS

EASTFIELD ROAD
HUNTERSVILLE, NC, 28078

REVISIONS			
NO.	DESCRIPTION	DATE	BY
1.	ZONING COMMENTS	9/10/21	FS
2.	ZONING COMMENTS #2	10/6/21	LD

ISSUED FOR:
REZONING PETITION
RZP. 2021-100

PROJECT NO.: 20-215
DATE: 10/06/21
DRAWN BY: WM/FS/AA/LD
CHKD. BY: DE

TECHNICAL
DATA

SHEET
RZ.3



3827 BILLO ROAD
ALDEN, NY, 14004
716-631-0600

- TREE - LEGEND**
- CONIFEROUS TREES
 - DECIDUOUS TREES
 - FLOWERING TREES
 - UNDISTURBED
 - EVERGREEN PLANTINGS



PROPOSED:
**EASTFIELD PARK
AGE RESTRICTED
55+ SENIOR
APARTMENTS**

EASTFIELD ROAD
HUNTERSVILLE, NC, 28078

REVISIONS

NO.	DESCRIPTION	DATE	BY
1.	ZONING COMMENTS	9/10/21	AA
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ISSUED FOR:
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RZP, 2021-100

PROJECT NO.: 20-215
DATE: 10/06/21
DRAWN BY: BM/MA
CHKD. BY: DE

**COLORED
CONCEPT
SITE PLAN**

SHEET
RZ.4

NOTE:
THIS COLORED SITE PLAN IS CONCEPT IN NATURE
A LANDSCAPE PLAN WITH SPECIFY SPECIES WILL
BE DEVELOPED DURING CONSTRUCTION
DOCUMENTS AND WILL FOLLOW CITY CODES.

1 COLORED CONCEPT SITE PLAN
1" = 50'-0"



1 CLUBHOUSE VIEW
 NTS
 CONCEPTUAL: DESIGN & STYLE MAY CHANGE



2 SITE RENDERING
 NTS



3827 BILLO ROAD
 ALDEN, NY, 14004
 716-631-0600

PROPOSED:

**EASTFIELD PARK
 AGE RESTRICTED
 55+ SENIOR
 APARTMENTS**

EASTFIELD ROAD
 HUNTERSVILLE, NC, 28078

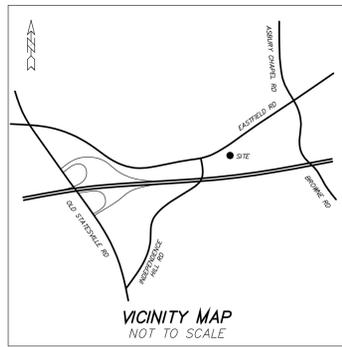
REVISIONS			
NO.	DESCRIPTION	DATE	BY
1.	ZONING COMMENTS	9/10/21	BM
2.	ZONING COMMENTS #2	10/6/21	

ISSUED FOR:
REZONING PETITION
 RZP, 2021-100

PROJECT NO.: 20-215
 DATE: 10/06/21
 DRAWN BY: BM
 CHKD. BY: DE

**EXTERIOR
 RENDERINGS**

SHEET
RZ.5



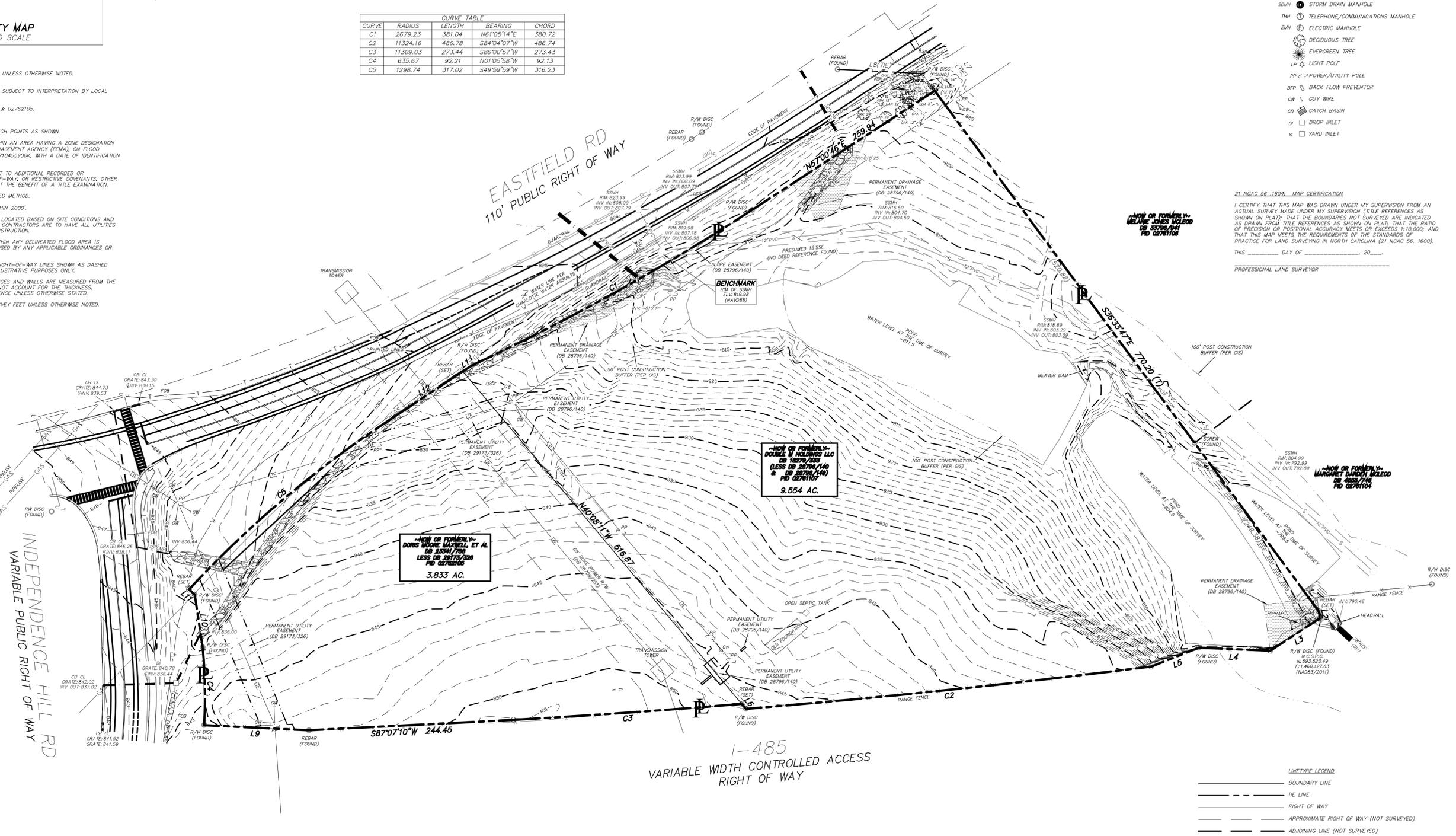
LINE	BEARING	LENGTH
L1	N57°35'33"E	14.62
L2	S08°12'47"E	8.13
L3	S56°53'09"W	70.82
L4	N87°32'39"W	85.27
L5	S68°28'52"W	61.12
L6	N40°08'11"W	7.65
L7	N36°34'56"W	25.08
L8	N87°10'41"W	101.30
L9	N87°13'42"W	125.22
L10	N08°37'44"W	63.71
L11	N47°42'32"W	9.19
L12	S56°36'15"W	101.43

CURVE	RADIUS	LENGTH	BEARING	CHORD
C1	2679.23	361.04	N61°05'14"E	360.72
C2	11324.16	486.78	S84°04'07"W	486.74
C3	11309.03	273.44	S86°00'57"W	273.43
C4	635.67	92.21	N01°05'58"W	92.13
C5	1298.74	317.02	S49°59'59"W	316.23

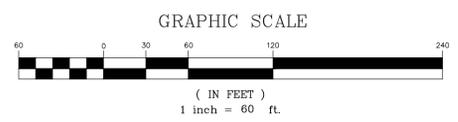
- NOTES:
- IRON PINS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
 - PROPERTY ZONED: R-3 (SETBACKS & ZONING MATTERS ARE SUBJECT TO INTERPRETATION BY LOCAL MUNICIPALITIES).
 - TAX PARCEL NUMBER 02761107 & 02762105.
 - DEED REFERENCES AS SHOWN.
 - BOUNDARY SURVEY ONLY THROUGH POINTS AS SHOWN.
 - THIS PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP (FIRM) NO. 370455900K, WITH A DATE OF IDENTIFICATION OF 9/2/2015.
 - THIS PROPERTY MAY BE SUBJECT TO ADDITIONAL RECORDED OR UNRECORDED EASEMENTS, RIGHTS-OF-WAY, OR RESTRICTIVE COVENANTS, OTHER THAN SHOWN. SURVEY MADE WITHOUT THE BENEFIT OF A TITLE EXAMINATION.
 - AREA COMPUTED BY COORDINATED METHOD.
 - NO NCGS MONUMENT FOUND WITHIN 2000'.
 - UTILITY LOCATIONS SHOWN ARE LOCATED BASED ON SITE CONDITIONS AND MARKINGS AT THE TIME OF SURVEY. CONTRACTORS ARE TO HAVE ALL UTILITIES ACCURATELY MARKED PRIOR TO CONSTRUCTION.
 - ANY CONSTRUCTION OR USE WITHIN ANY DELINEATED FLOOD AREA IS SUBJECT TO THE RESTRICTIONS IMPOSED BY ANY APPLICABLE ORDINANCES OR REGULATIONS.
 - OFFSITE ADJOINER LINES AND RIGHT-OF-WAY LINES SHOWN AS DASHED ARE APPROXIMATE AND ARE FOR ILLUSTRATIVE PURPOSES ONLY.
 - LINES SHOWN REPRESENTING FENCES AND WALLS ARE MEASURED FROM THE APPROXIMATE CENTERLINE AND DO NOT ACCOUNT FOR THE THICKNESS, PLUMBNESS OR MEANDER OF THE FENCE UNLESS OTHERWISE STATED.
 - DISTANCES SHOWN ARE U.S. SURVEY FEET UNLESS OTHERWISE NOTED.

- SYMBOL LEGEND**
- SET MONUMENT (TYPE INDICATED)
 - EXISTING MONUMENT (TYPE INDICATED)
 - CP ○ CALCULATED POINT
 - GV ○ GAS VALVE
 - WV ○ WATER VALVE
 - MB ○ MAIL BOX
 - WM ○ WATER METER
 - W ○ WELL
 - FH ○ FIRE HYDRANT
 - SSMH ○ SANITARY SEWER MANHOLE
 - SDMH ○ STORM DRAIN MANHOLE
 - TMH ○ TELEPHONE/COMMUNICATIONS MANHOLE
 - EMH ○ ELECTRIC MANHOLE
 - DECIDUOUS TREE
 - EVERGREEN TREE
 - LP ○ LIGHT POLE
 - PP < > POWER/UTILITY POLE
 - BFP ○ BACK FLOW PREVENTOR
 - GW ○ GUY WIRE
 - CB ○ CATCH BASIN
 - DI ○ DROP INLET
 - YI ○ YARD INLET

21 NCAC 56-1604- MAP CERTIFICATION
I CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (TITLE REFERENCES AS SHOWN ON PLAT); THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM TITLE REFERENCES AS SHOWN ON PLAT; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY MEETS OR EXCEEDS 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 _____ DAY OF _____ 20____
PROFESSIONAL LAND SURVEYOR



THE FOLLOWING WAS USED TO ESTABLISH N.C.S.P.C. INFORMATION:
(1) CLASS OF SURVEY: A-URBAN LAND SURVEY
(2) POSITIONAL ACCURACY: 0.03
(3) TYPE OF GPS FIELD PROCEDURE: STATIC, ONLINE POSITION USER SERVICE
(4) DATES OF SURVEY: 12/08/2020
(5) DATUM/EPOCH: NAD 83 (2011), EPOCH 2010
(6) PUBLISHED/FIXED-CONTROL USE: CORS SITES DESIGNATION
DNR5840 NCSA NCSA SALISBURY CORS ARP N354241.692 W0802555.995 51407.4
D75880 NCMR MONROE CORS ARP N3445854.776 W0803125.790 50370.1
D02638 SCWR WHITE ROSE CORS ARP N345857.038 W081157.440 55416.9
D07549 NCSF STATESVILLE CORS ARP N355119.728 W0805055.477 54111.4
D05757 NOLN LEXINGTON CORS ARP N354853.163 W0801546.102 72458.4
D05755 NCAL ALBEMARLE CORS ARP N352017.303 W0801248.524 54635.7
D07404 NCSH SHELBY CORS ARP N351653.642 W081328.115 62378.8
DM3523 NCHI HICKORY CORS ARP N354431.010 W0811830.934 61085.9
A04198 HPT HIGH POINT CORS ARP N355756.486 W0800048.937 98145.8
(7) GEOID MODEL: GEOID18 NAVD 88
(8) COMBINED GRID FACTOR(S): 0.99984007
(9) UNITS: U.S. SURVEY FEET



UNDERGROUND UTILITIES MARKED BY:
PROBE UTILITY LOCATING
P.O. BOX 135
HUNTERSVILLE, NC 28070
(704) 594-1346
INFO@PROBUTILITY.COM

- LINE TYPE LEGEND**
- BOUNDARY LINE
 - - - TIE LINE
 - RIGHT OF WAY
 - - - APPROXIMATE RIGHT OF WAY (NOT SURVEYED)
 - - - ADJOINING LINE (NOT SURVEYED)
 - X - X FENCE
 - - - - - STORM DRAIN PIPE
 - - - - - OVERHEAD ELECTRIC
 - - - - - SANITARY SEWER PIPE
 - - - - - UNDERGROUND ELECTRIC
 - - - - - UNDERGROUND GAS
 - - - - - UNDERGROUND TELECOMMUNICATIONS
 - - - - - UNDERGROUND WATER



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HUNTERSVILLE, NC, 28078

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PROJECT NO.: 20-215
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CHKD. BY: DE

SURVEY LOT

SHEET
RZ.6



3827 BILLO ROAD
ALDEN, NY, 14004
716-631-0600

- LEGEND**
- 50' CLASS C BUFFER UNDISTURBED
 - 10' CLASS I STREET BUFFER
 - ROW TREE SAVE AREA
ALL TREES 8" DBH OR GREATER WILL REMAIN
 - SITE TREE SAVE AREA
ALL TREES 8" DBH OR GREATER WILL REMAIN
 - EVERGREEN PLANTINGS
- NOTES**
1. A DETAILED LANDSCAPE PLAN WITH SPECIFIED TREE AND PLANT SPECIES WILL BE DEVELOPED DURING CONSTRUCTION DOCUMENTS AND WILL FOLLOW REQUIRED CITY CODES



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**TREE
SAVE PLAN**

SHEET
RZ.7

