

- 1. DEVELOPMENT DATA TABLE:**
1a. TOTAL SITE ACREAGE:
1b. TAX PARCELS:
1c. EXISTING & PROPOSED ZONING:
1d. EXISTING USES:
1e. PROPOSED USES:
1f. NUMBER OF RESIDENTIAL USES BY HOUSING TYPE:
1h. SQUARE FOOTAGE OF NON-RESIDENTIAL USES BY TYPE:
1i. FLOOR AREA RATIO:
1j. MAXIMUM BUILDING HEIGHT:
1k. NUMBER AND IOR RATIO OF PARKING SPACES:
1l. AMOUNT OF OPEN SPACE:
- 2. GENERAL PROVISIONS:**
2a. APPLICABILITY OF ORDINANCE NOTES:
- 2b. ALTERATIONS:
- 3. OPTIONAL PROVISIONS:**
- 4. PERMITTED USES:**
4a. ALLOWED USES:
4b. PROHIBITED USES:
4c. OTHER USE RESTRICTIONS:
- 5. TRANSPORTATION:**
5.a TRANSPORTATION IMPROVEMENTS CONSTRUCTED IN CONJUNCTION WITH DEVELOPMENT
5.b PUBLIC VS. PRIVATE STREETS
5.c PARKING LOCATION - SURFACE
5.e LOCATION OF PROPOSED PEDESTRIAN IMPROVEMENTS
5.f EXISTING THOROUGHFARES
5.g EXISTING RESIDENTIAL STREETS
- 6. ARCHITECTURAL STANDARDS:**
6.a BUILDING MATERIALS
6.b BUILDING SCALE AND NUMBER OF BUILDINGS
6.c TREATMENT OF URBAN DESIGN AND ARCHITECTURAL ELEMENTS
6.d TREATMENT OF SOLID WASTE AND RECYCLING ENCLOSURES
6.e FENCE/WALL STANDARDS
- 7. STREETScape & LANDSCAPING:**
7a. STREETScape (SIDEWALK AND PLANTING STRIP) STANDARDS
7b. BUFFER/SCREENING TREATMENT
- 8. ENVIRONMENTAL FEATURES:**
8a. TREE SAVE AREAS
8b. SITE INTERIOR TREES & LANDSCAPE
8c. POCO TREATMENT
9. PARKS, GREENWAYS & OPEN SPACE:
9a. CONNECTIONS TO PARK & OR GREENWAY
- 10. FIRE PROTECTION:**
10a. FIRE LANE TREATMENT
- 11. SIGNAGE:**
11a. SIGN LIMITATIONS - SIZE, TYPE, LOCATION
- 12. LIGHTING:**
12a. LIMITATIONS ON TYPE OR LOCATION OF LIGHTING
12b. PEDESTRIAN SCALE LIGHTING
- 13. PHASING:**
13a. DEVELOPMENT PHASING BY USE OR AREA
- 14. OTHER:**
14a. UNDERGROUNDING OF UTILITIES
14b. POTENTIAL LOCATION OF DUMPSTERS & RECYCLING CONTAINERS
14c. TRAFFIC STUDY

2.05 AC, 89,312.88 Sq. Ft.
ID #07511308 - DEED BK. 23265, PG. 196, PORTION OF PARCEL ID# 07511302 - DEED BK. 26408, PG. 735, PORTION OF PARCELID #07511308 - DEED BK. 22805, PG. 479 - MECKLENBURG COUNTY REGISTRY, DOUBLE OAKS DEVELOPMENT, LLC, E.
EXISTING ZONING R-22MF & UR-2(CD), PROPOSED ZONING UR-2(CD) (SPA)
VACANT LAND
RESIDENTIAL (MUMULTI-FAMILY APARTMENT UNITS)
75 MULTIFAMILY DWELLING UNITS (AGE RESTRICTED 55+)
4,000 SF, COMMUNITY SPACE - BUSINESS (LEASING OFFICE - OFFICE, COPY, STORAGE) AMENITY AREAS (MEETING ROOM/SMALL ASSEMBLY OCCUPANCY), SITTING ROOM, LIBRARY & LAUNDRY.
0.888:1 F.A.R. - PROPOSED

UNLESS MORE STRINGENT STANDARDS ARE ESTABLISHED BY THESE DEVELOPMENT STANDARDS, ALL DEVELOPMENT STANDARDS ESTABLISHED UNDER THE ZONING ORDINANCE, THE "ORDINANCE" FOR THE UR-2(CD) ZONING CLASSIFICATION SHALL BE FOLLOWED.
ALTERATION OF THE CONDITIONAL PLAN IS SUBJECT TO SECTION 6.207 ALTERATIONS TO APPROVAL

NA

75 AGE RESTRICTED MULTIFAMILY SENIOR HOUSING AND ACCESSORY USES.

FINAL SITE PLAN COORDINATION AND APPROVAL FOR PROPOSED IMPROVEMENTS IN DUKE ENERGY EASEMENT AREA SHALL BE REQUIRED.

8' PUBLIC SIDEWALK & 8' LANDSCAPE PLANTING STRIP AT DOUBLE OAKS RD TO CONNECT TO EXISTING
8' PUBLIC SIDEWALK & 8' LANDSCAPE PLANTING STRIP AT NEWLAND RD TO CONNECT TO EXIST. WALK @ STATESVILLE AVE.
STATESVILLE AVENUE/US HWY 21 - NO PROPOSED CHANGES OR CURB-CUTS
DOUBLE OAKS RD. & NEWLAND RD. - NO PROPOSED ROADWAY CHANGES.
1 (ONE) CURB-CUT PROPOSED AT DOUBLE OAKS RD.

MATERIALS AS PRESCRIBED BY THE ORDINANCE.
BUILDING HEIGHT AS PRESCRIBED BY THE ORDINANCE.
1 (ONE) PRIMARY MULTI-STORY SENIOR HOUSING BUILDING WITH ALLOWABLE ACCESSORY STRUCTURE(S) AS RESCIBED BY THE ORDINANCE.
BUILDING WILL BE DESIGNED AS "FOUR-SIDED ARCHITECTURE" WITH NO LONG BLANK WALLS OF 20' OR MORE IN ACCORDANCE WITH STANDARDS SIMILAR TO TOD ZONING SECTION 9.1209. THE BUILDING WILL BE BROKEN UP BY DIFFERENT MATERIAL TYPES, WINDOWS & PAINT TO AVOID LARGE EXPANSES OF BLANK WALLS, TYP.
ENCLOSURES AS PRESCRIBED BY THE ORDINANCE.

SIDEWALK AND PLANTING STRIP AS PRESCRIBED BY THE ORDINANCE IN COORDINATION WITH URBAN FORESTRY.
REQUIRED BUFFERS OR SCREENING AS PRESCRIBED BY THE ORDINANCE.
10'x70' SITE TRIANGLES AT BOTH SIDE OF PROPOSED SITE ENTRANCE PER CDOT COORDINATION.

THE PETITIONER SHALL COMPLY WITH THE CITY OF CHARLOTTE POST CONSTRUCTION CONTROLS ORDINANCE.

THE PROPERTY IS LOCATED IN THE CENTRAL PARK REGIONN, AS DESIGNATED BY MCPR.
FUTURE PUBLIC SIDEWALK CONNECTION FROM PROPOSED PUBLICLY MAINTAINED 8' SIDEWALK AT DOUBLE OAKS RD.
FINAL TIMING AND CONNECTION TO FUTURE GREENWAY TO BE COORDINATED WITH MCPR

PROPOSED SITE INTERIOR EMERGENCY AND REFUSE ACCESS LANE DESIGNED WITH HEAVY DUTY PAVING SYSTEM.

ANY SITE/MONUMENT AND/OR BUILDING/WALL SIGNS AS PRESCRIBED BY THE ORDINANCE.

INTERNAL SITE LIGHTING AS PRESCRIBED BY THE ORDINANCE.
PEDESTRIAN SCALE LIGHTING ALONG THE PUBLIC STREET R.O.W AND INTERNAL SITE PARKING AS PRESCRIBED BY THE ORDINANCE, FINAL LAYOUT AND DESIGN TO BE COORDINATED WITH DUKE ENERGY.

NOTE: TRAFFIC STUDY UPDATED INFORMATION PROVIDED TO CDOT/NC DOT 3/8/2013. REVISED TECHNICAL MEMORANDUM FOR DOUBLE OAKS PREPARED BY DAVENPORT.

LEONARD S. RINDNER, PLLC
Environmental Planning Consultant
Professional Wetland Scientist
Land Planning

3714 Spokes have Lane
Matthews, NC 28105
Tele: (704) 904-2277

January 27, 2013

Ms. Tammie Keplinger
Charlotte-Mecklenburg Planning Commission
600 East Fourth Street - 8th Floor
Charlotte, NC 28202
Fax: 704-336-5964

Re: Wetland Certification Letter for 2013-032 - Approximately 2.05 acres located on the south corner at the intersection of Double Oaks Road and Newland Road near Statesville Avenue, Charlotte, NC

Based on an onsite evaluation of the subject property along with a review of other available information such as aerial photographs, in my opinion Waters of the U.S. and/or Waters of North Carolina **were not identified** on the project site. Therefore permits per Section 404/401 of the Clean Water Act are not required by the United States Army Corps of Engineers (USACE) and/or the North Carolina Department of Environmental and Natural Resources (NCDENR).

Please let me know if you have any questions.

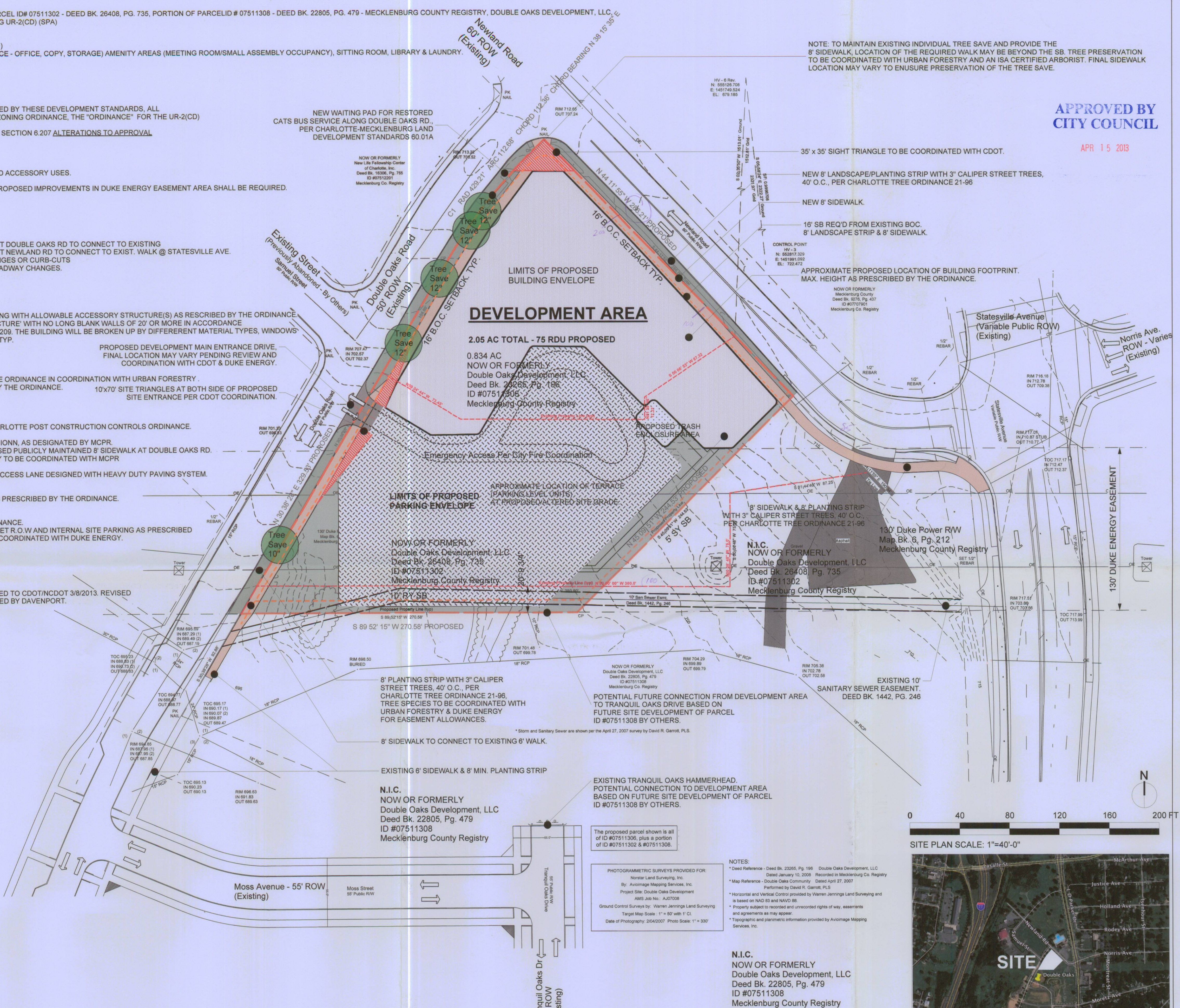
Thank you,

Sincerely,

Leonard S. Rindner, PWS
Environmental Planning Consultant
Len.Rindner.PWS@gmail.com

Cc: Frank S. Quattrochi
Fred Dodson, Jr
Kris Rowe

DOUBLE OAKS SENIOR HOUSING TECHNICAL REZONING SUBMITTAL PLAN & NOTES



NOTE: TO MAINTAIN EXISTING INDIVIDUAL TREE SAVE AND PROVIDE THE 8' SIDEWALK, LOCATION OF THE REQUIRED WALK MAY BE BEYOND THE SB. TREE PRESERVATION TO BE COORDINATED WITH URBAN FORESTRY AND AN ISA CERTIFIED ARBORIST. FINAL SIDEWALK LOCATION MAY VARY TO ENSURE PRESERVATION OF THE TREE SAVE.

APPROVED BY
CITY COUNCIL

APR 15 2013

35' x 35' SIGHT TRIANGLE TO BE COORDINATED WITH CDOT.

NEW 8' LANDSCAPE/PLANTING STRIP WITH 3" CALIPER STREET TREES,
40' O.C., PER CHARLOTTE TREE ORDINANCE 21-96

NEW 8' SIDEWALK.

16' SB REQ'D FROM EXISTING BOC.
8' LANDSCAPE STRIP & 8' SIDEWALK.

APPROXIMATE PROPOSED LOCATION OF BUILDING FOOTPRINT.
MAX. HEIGHT AS PRESCRIBED BY THE ORDINANCE.

DEVELOPMENT AREA

2.05 AC TOTAL - 75 RDU PROPOSED

0.834 AC
NOW OR FORMERLY
Double Oaks Development, LLC
Deed Bk. 24265, Pg. 186
ID #07511308
Mecklenburg County Registry

LIMITS OF PROPOSED
PARKING ENVELOPE

NOW OR FORMERLY
Double Oaks Development, LLC
Deed Bk. 26408, Pg. 735
ID #07511302
Mecklenburg County Registry

10' BY SB

8' PLANTING STRIP WITH 3" CALIPER
STREET TREES, 40' O.C., PER
CHARLOTTE TREE ORDINANCE 21-96.
TREE SPECIES TO BE COORDINATED WITH
URBAN FORESTRY & DUKE ENERGY
FOR EASEMENT ALLOWANCES.

8' SIDEWALK TO CONNECT TO EXISTING 6' WALK.

EXISTING 6' SIDEWALK & 8' MIN. PLANTING STRIP

N.I.C.
NOW OR FORMERLY
Double Oaks Development, LLC
Deed Bk. 22805, Pg. 479
ID #07511308
Mecklenburg County Registry

EXISTING TRANQUIL OAKS HAMMERHEAD.
POTENTIAL CONNECTION TO DEVELOPMENT AREA
BASED ON FUTURE SITE DEVELOPMENT OF PARCEL
ID #07511308 BY OTHERS.

The proposed parcel shown is all
of ID #07511308, plus a portion
of ID #07511302 & #07511308.

PHOTOGRAMMETRIC SURVEYS PROVIDED FOR:
Nonster Land Surveying, Inc.
By: Avoimage Mapping Services, Inc.
Project Site: Double Oaks Development
AMS Job No.: AJO7008
Ground Control Survey by: Warren Jennings Land Surveying
Target Map Scale: 1" = 30' with 1" G.I.
Date of Photography: 2004/2007 Photo Scale: 1" = 30'

NOTES:
* Deed Reference - Deed Bk. 23265, Pg. 196 - Double Oaks Development, LLC
Dated January 12, 2008. Recorded in Mecklenburg Co. Registry
* Map Reference - Double Oaks Community - Dated April 27, 2007
Performed by David R. Garrott, PLS
* Horizontal and Vertical Control provided by Warren Jennings Land Surveying and
is based on NAD 83 and NAVD 88
* Property subject to recorded and unrecorded rights of way, easements
and agreements as may appear.
* Topographic and planimetric information provided by Avoimage Mapping
Services, Inc.

N.I.C.
NOW OR FORMERLY
Double Oaks Development, LLC
Deed Bk. 22805, Pg. 479
ID #07511308
Mecklenburg County Registry

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	429.21'	112.68'	112.36'	N 38°15'35" E

LINE	BEARING	DISTANCE
L1	N 45°46'52" E	10.76'

Double Oaks Senior Housing

Double Oaks Rd. & Newland Rd. - Double Oaks

The Housing Partnership, 4601 Charlotte Park Dr., STE 350, Charlotte, NC, 28217
704.342.0933 p / 704. 342.2745 f, EMAIL - ftdodson@cmhp.org

REZONING SUBMITTAL PETITION # 2013-032

REVISIONS:
01/04/2013 Planning Requested Revisions
02/22/2013 Planning Requested Revisions
03/22/2013 Planning Requested Revisions
04/01/2013 Final Rezoning Plan

DATE: 11/21/2012
DESIGNED BY: Shook/Kelley

DRAWN BY: Shook/Kelley

C.C. BY: As Noted

PROJECT # 11045

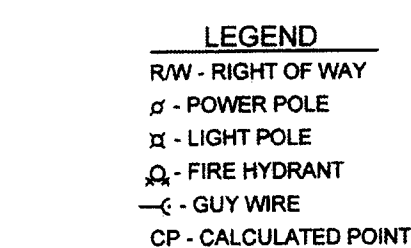
SHEET # A001

LandDesign

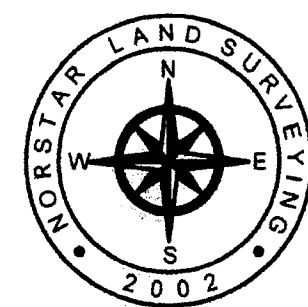
shook kelley

2151 Hawkins Street, Suite 400, Charlotte, NC 28203
T 704.377.0661 F 704.377.0653
www.shookkelley.com Charlotte / Los Angeles

THE HOUSING PARTNERSHIP



LINE	BEARING	DISTANCE
L1	N 45°46'52" E	10.76'



I, R. Scott Dyer, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book 23265, page 196, etc.); that the boundaries not surveyed are clearly indicated as drawn from information found in Book n/a, page n/a; that the ratio of precision as calculated is 1:128,654; and that this map meets the requirements of The Standards of Practice for Land Surveying in North Carolina (21 NCAC 58. 1600). Witness my original signature, registration number and seal this 20th day of December, A.D., 2012.

R. Scott Dyer, PLS #4444

**APPROVED BY
CITY COUNCIL**

APR 15 2013

NorStar Land Surveying, Inc.
552-B NEWELL STREET NW
CONCORD, NC 28025
PH 704 721 6651
FAX 704 721 6653
FIRM LIC. # C-2294

Prepared for: The Housing Partnership
City of Charlotte
Mecklenburg County, NC
2.060 AC - Proposed Double Oaks Senior Housing
BOUNDARY & TOPOGRAPHICAL SURVEY

DATE
December 18, 2012

SCALE
1" = 30'

NLS NO.
12085

DRAWN BY
S. Dyer

CHECKED BY
S. Dyer

[illegible]

SHEET

1 OF 1

