1. DEVELOPMENT DATA TABLE:

1a. TOTAL SITE ACREAGE:	2.05 AC, 89,312.88 Sq. Ft.
1b. TAX PARCELS:	ID #07511306 - 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,
1c. EXISTING & PROPOSED ZONING:	EXISTING ZONING R-22MF & UR-2(CD), PROPOSED ZONING UR-2(CD) (SPA)
1d. EXISTING USES:	VACANT LAND
1e. PROPOSED USES:	RESIDENTIAL (MUMLTI-FAMILY APARTMENT UNITS)
1f. NUMBER OF RESIDENTIAL USES BY HOUSING TYPE	75 MULTIFAMILY DWELLING UNITS (AGE RESTRICTED 55+)
1h. SQUARE FOOTAGE OF NON-RESIDENTIAL USES BY TYPE	4,000 SF, COMMUNITY SPACE - BUSINESS (LEASING OFFICE - OFFICE, COPY, STORAGE) AMENITY AREAS (MEETING ROOM/SMALL ASSEMBLY OCCUPANCY), SITTING ROOM, LIBRARY & LAUNDRY.
1i. FLOOR AREA RATIO:	0.888 : 1 F.A.R. - PROPOSED
1j. MAXIMUM BUILDING HEIGHT:	
1k. NUMBER AND /OR RATIO OF PARKING SPACES:	
1l. AMOUNT OF OPEN SPACE:	

2. GENERAL PROVISIONS:

2a. APPLICABILITY OF ORDINANCE NOTES:	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.
2b. ALTERATIONS:	ALTERATION OF THE CONDITIONAL PLAN IS SUBJECT TO SECTION 6.207 ALTERATIONS TO APPROVAL

3. OPTIONAL PROVISIONS: NA

4. PERMITTED USES:

4a. ALLOWED USES:	75 AGE RESTRICTED MULTIFAMILY SENIOR HOUSING AND ACCESSORY USES.
4b. PROHIBITED USES:	
4c. OTHER USE RESTRICTIONS:	FINAL SITE PLAN COORDINATION AND APPROVAL FOR PROPOSED IMPROVEMENTS IN DUKE ENERGY EASEMENT AREA SHALL BE REQUIRED.

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	6' PUBLIC SIDEWALK & 8' LANDSCAPE PLANTING STRIP AT DOUBLE OAKS RD TO CONNECT TO EXISTING 6' PUBLIC SIDEWALK & 8' LANDSCAPE PLANTING STRIP AT NEWLAND RD TO CONNECT TO EXIST. WALK @ STATESVILLE AVE.
5.f EXISTING THOROUGHFARES	STATESVILLE AVENUE/US HWY 21 - NO PROPOSED CHANGES OR CURB-CUTS
5.g EXISTING RESIDENTIAL STREETS	DOUBLE OAKS RD. & NEWLAND RD. - NO PROPOSED ROADWAY CHANGES. 1 (ONE) CURB-CUT PROPOSED AT DOUBLE OAKS RD.

6. ARCHITECTURAL STANDARDS:

6.a BUILDING MATERIALS	MATERIALS AS PRESCRIBED BY THE ORDINANCE.
6.b BUILDING SCALE AND NUMBER OF BUILDINGS	BUILDING HEIGHT AS PRESCRIBED BY THE ORDINANCE. 1 (ONE) PRIMARY MULTI-STORY SENIOR HOUSING BUILDING WITH ALLOWABLE ACCESSORY STRUCTURE(S) AS RESCRIBED BY THE ORDINANCE.
6.c TREATMENT OF URBAN DESIGN AND ARCHITECTURAL ELEMENTS	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 DIFFERERENT MATERIAL TYPES, WINDOWS & PAINT TO AVOID LARGE EXPANSES OF BLANK WALLS, TYP.
6.d TREATMENT OF SOLID WASTE AND RECYCLING ENCLOSURES	ENCLOSURES AS PRESCRIBED BY THE ORDINANCE.
6.e FENCE/WALL STANDARDS	

7. STREETSCAPE & LANDSCAPING:

7a. STREETSCAPE (SIDEWALK AND PLANTING STRIP) STANDARDS	SIDEWALK AND PLANTING STRIP AS PRESCRIBED BY THE ORDINANCE IN COORDINATION WITH URBAN FORESTRY .
7b. BUFFER/SCREENING TREATMENT	REQUIRED BUFFERS OR SCREENING AS PRESCRIBED BY THE ORDINANCE.

8. ENVIRONMENTAL FEATURES:

8a. TREE SAVE AREAS	
8b. SITE INTERIOR TREES & LANDSCAPE	
8c. PCCO TREATMENT	THE PETITIONER SHALL COMPLY WITH THE CITY OF CHARLOTTE POST CONSTRUCTION CONTROLS ORDINANCE.

9. PARKS, GREENWAYS & OPEN SPACE:

9a. CONNECTIONS TO PARK & OR GREENWAY	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

10. FIRE PROTECTION:

10a. FIRE LANE TREATMENT	PROPOSED SITE INTERIOR EMERGENCY AND REFUSE ACCESS LANE DESIGNED WITH HEAVY DUTY PAVING SYSTEM.

11. SIGNAGE:

11A. SIGN LIMITATIONS - SIZE, TYPE, LOCATION	ANY SITE/MONUMENT AND/OR BUILDING/WALL SIGNS AS PRESCRIBED BY THE ORDINANCE.

12. LIGHTING:

12a. LIMITATIONS ON TYPE OR LOCATION OF LIGHTING	INTERNAL SITE LIGHTING AS PRESCRIBED BY THE ORDINANCE.
12b. PEDESTRIAN SCALE LIGHTING	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.

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

LEONARD S. RINDNER, PLLC
Environmental Planning Consultant — 3714 Spokes have Lane
Professional Wetland Scientist — Matthews, NC 28105
Land Planning — 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).

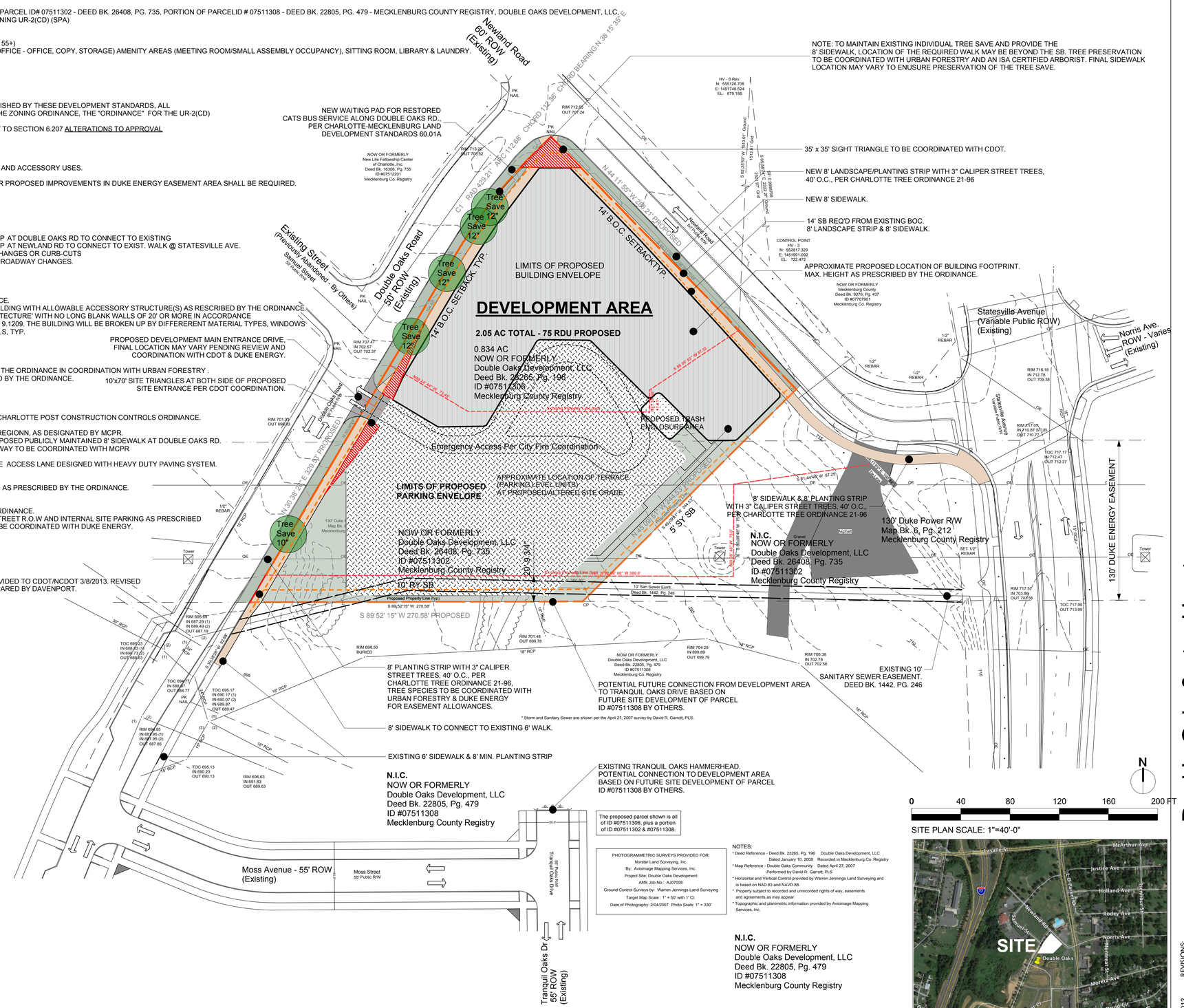
Please let me know if you have any questions.

Thank you.

Sincerely,

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

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



The proposed parcel shown is all of ID #07511306, plus a portion of ID #07511302 & #07511308.

PHOTOGRAMMETRIC SURVEYS PROVIDED FOR:
Nonstar Land Surveying, Inc.
By: Avioimage Mapping Services, Inc.
Project Site: Double Oaks Development
AMS Job No.: AJ07008
Ground Control Surveys by: Warren Jennings Land Surveying
Target Map Scale : 1" = 50' with 1' CI.
Date of Photography: 2/04/2007 Photo Scale: 1" = 330'

NOTES:
* Deed Reference - Deed Bk. 23265, Pg. 196 Double Oaks Development, LLC Dated January 10, 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 Avioimage Mapping Services, Inc.

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
TECHNICAL REZONING SUBMITTAL PLAN & NOTES

LandDesign
THE HOUSING PARTNERSHIP
shook kelley
2151 Hawkins Street Suite 400 Charlotte, NC 28203
T 704 377 0661 F 704 377 0953
www.shookkelley.com Charlotte / Los Angeles

Double Oaks Senior Housing
Double Oaks Rd. & Newland Rd. - Double Oaks Rd., NC, 28217
The Housing Partnerhip, 4601 Charlotte Park Dr., STE 350, Charlotte, NC, 28217
704.342.0933 p / 704. 342.2745 f, EMAIL - fdodson@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

DATE: 11/21/2012
DESIGNED BY: Shook/Kelley
DRAWN BY:
CHECKED BY:
Q.C. BY:
PROJECT #: 11046
SCALE: As Noted
SHEET #: A001