

- 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/OR 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. PCOC 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 #07511306 - DEED BK. 23265, PG. 196, PORTION OF PARCEL ID# 07511302 - DEED BK. 26408, PG. 735, PORTION OF PARCEL ID# 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 (MULTI-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.  
(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.

PROPOSED DEVELOPMENT MAIN ENTRANCE DRIVE.  
FINAL LOCATION MAY VARY PENDING REVIEW AND COORDINATION WITH CDOT & DUKE ENERGY.

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 REGION, 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  
Tel: (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

NEW WAITING PAD FOR RESTORED CATS BUS SERVICE ALONG DOUBLE OAKS RD., PER CHARLOTTE-MECKLENBURG LAND DEVELOPMENT STANDARDS 60.01A

NOW OR FORMERLY New Life Fellowship Center of Charlotte, Inc.  
Deed Bk. 16306, Pg. 165  
ID #07512201  
Mecklenburg Co. Registry

**DEVELOPMENT AREA**

2.05 AC TOTAL - 75 RDU PROPOSED

0.834 AC  
NOW OR FORMERLY Double Oaks Development, LLC  
Deed Bk. 26265, Pg. 196  
ID #07511306  
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' RY 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 #07511306, plus a portion of ID #07511302 & #07511308.

PHOTOGRAMMETRIC SURVEYS PROVIDED FOR:  
Norstar Land Surveying, Inc.  
By: Aviomage Mapping Services, Inc.  
Project Site: Double Oaks Development  
AMS Job No.: A-07008  
Ground Control Surveys by: Warren Jennings Land Surveying  
Target Map Scale: 1" = 60' 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 83.  
\* Property subject to recorded and unrecorded rights of way, easements and agreements as may appear.  
\* Topographic and planimetric information provided by Aviomage 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°16'35" E

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

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.

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.

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

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

8' SIDEWALK & 8' PLANTING STRIP WITH 3" CALIPER STREET TREES, 40' O.C. PER CHARLOTTE TREE ORDINANCE 21-96  
N.I.C.  
NOW OR FORMERLY Double Oaks Development, LLC  
Deed Bk. 26408, Pg. 735  
ID #07511302  
Mecklenburg County Registry

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

SANITARY SEWER EASEMENT. DEED BK. 1442, PG. 246

0 40 80 120 160 200 FT  
SITE PLAN SCALE: 1"=40'-0"



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: Shook/Kelley  
Q.C. BY: As Noted  
PROJECT #: 11045  
SHEET #: A001

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 - foodson@cmhp.org  
REZONING SUBMITTAL PETITION # 2013-032

shook kelley  
LandDesign  
THE HOUSING PARTNERSHIP  
2151 Hawkins Street, Suite 400 Charlotte, NC 28203  
704.377.0501 F 704.377.0503  
www.shookkelley.com Charlotte / Los Angeles

# DOUBLE OAKS SENIOR HOUSING

## TECHNICAL REZONING SUBMITTAL PLAN & NOTES