

- 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
- 1g. SQUARE FOOTAGE OF NON-RESIDENTIAL USES BY TYPE
- 1j. FLOOR AREA RATIO:
- 1j. MAXIMUM BUILDING HEIGHT:
- 1k. NUMBER AND/OR RATIO OF PARKING SPACES:
- 1l. AMOUNT OF OPEN SPACE:

2b. ALTERATIONS:

4. PERMITTED USES:
4a. ALLOWED USES:
4b. PROHIBITED USES:
4c. OTHER USE RESTRICTIONS:

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.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

7a. STREETSCAPE (SIDEWALK AND PLANTING STRIP) STANDARDS
7b. BUFFER/SCREENING TREATMENT

8a. TREE SAVE AREAS
8b. SITE INTERIOR TREES & LANDSCAPE
8c. PCCO TREATMENT

9a. CONNECTIONS TO PARK & OR GREENWAY

10a. FIRE LANE TREATMENT

11A. SIGN LIMITATIONS - SIZE, TYPE, LOCATION

12a. LIMITATIONS ON TYPE OR LOCATION OF LIGHTING
12b. PEDESTRIAN SCALE LIGHTING

13a. DEVELOPMENT PHASING BY USE OR AREA

14a. UNDERGROUNDING OF UTILITIES
14b. POTENTIAL LOCATION OF DUMPSTERS & RECYCLING CONTAINERS
14c. TRAFFIC STUDY

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 MULTIFAMILY UNITS OR SENIOR HOUSING AND ACCESSORY USES.

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

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
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 PRESCRIBED 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
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.

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

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 COUNTY.

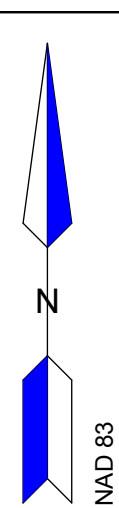
PROPOSED SITE INTERIOR EMERGENCY AND REFUSE ACCESS LANE DESIGNED WITH HEAVY DUTY PAVING SYSTEM.

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 INFORMATION WILL NEED TO BE CONFIRMED BY CDOT AND OR NCDOT.

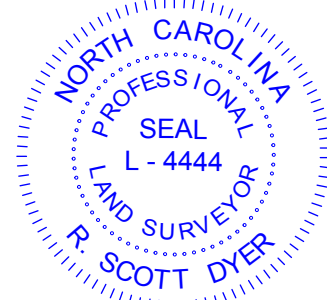
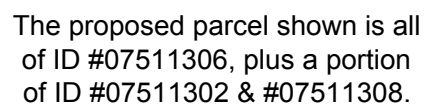




LINE	BEARING	DISTANCE
L1	N 45°46'52" E	10.76'

LEGEND

R/W - RIGHT OF WAY
⌂ - POWER POLE
⌂ - LIGHT POLE
⌂ - FIRE HYDRANT
—○— GUY WIRE
CP - CALCULATED POINT



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 32365, 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 56. 1600). Witness my original signature, registration number and seal this 20th day of December, A.D., 2012.

R. Scott Dyer, PLS #4444



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

2.060 AC - Proposed Double Oaks Senior Housing

City of Charlotte Mecklenburg County,

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