

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	429.21'	112.69'	112.36'	N 38°15'35" E

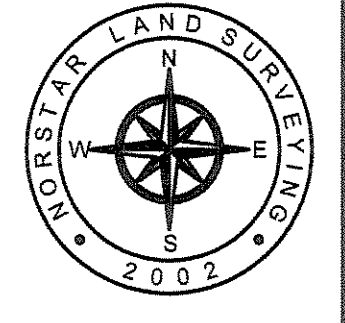
LINE	BEARING	DISTANCE
L1	N 45°46'52" E	10.76'

LEGEND  
R/W - RIGHT OF WAY  
P - POWER POLE  
L - LIGHT POLE  
F - FIRE HYDRANT  
G - 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 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 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 8651  
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, NC  
**BOUNDARY & TOPOGRAPHICAL SURVEY**

DATE	December 18, 2012
SCALE	1" = 30'
NLS NO.	12085
DRAWN BY	S. Dyer
CHECKED BY	S. Dyer
BY	
REVISION	
DATE	
SHEET	1 OF 1

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" = 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. Garrett, 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 Aviomage Mapping Services, Inc.

RECEIVED  
By mcaldo at 8:47 am, Jan 03, 2013



- 1. DEVELOPMENT DATA TABLE:**
- 1a. TOTAL SITE ACREAGE:  
1b. TAX PARCELS:  
1c. EXISTING ZONING:  
1d. PROPOSED ZONING:  
1e.1 EXISTING USES:  
1e.2 PROPOSED USES:  
1f. NUMBER OF RESIDENTIAL USES BY HOUSING TYPE  
1g. RESIDENTIAL DENSITY:  
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. PERMITTED USES:**

- 3a. ALLOWED USES:  
3b. PROHIBITED USES:  
3c. OTHER USE RESTRICTIONS:

- 4. TRANSPORTATION:**

- 4a. TRANSPORTATION IMPROVEMENTS CONSTRUCTED  
IN CONJUNCTION WITH DEVELOPMENT  
4b. PUBLIC VS. PRIVATE STREETS  
4c. PARKING LOCATION - SURFACE  
4d. TRANSIT FACILITIES  
4e. LOCATION OF PROPOSED PEDESTRIAN IMPROVEMENTS

- 4.6 EXISTING THOROUGHFARES  
4.g EXISTING RESIDENTIAL STREETS

- 5. ARCHITECTURAL STANDARDS:**

- 5.a BUILDING MATERIALS  
5.b BUILDING SCALE AND NUMBER OF BUILDINGS  
5.c TREATMENT OF URBAN DESIGN AND ARCHITECTURAL ELEMENTS  
5.d TREATMENT OF SOLID WASTE AND RECYCLING ENCLOSURES  
5.e FENCE/WALL STANDARDS

- 6. STREETSCAPE & LANDSCAPING:**

- 6a. STREETSCAPE (SIDEWALK AND PLANTING STRIP) STANDARDS  
6b. BUFFER/SCREENING TREATMENT

- 7. ENVIRONMENTAL FEATURES:**

- 7a. TREE SAVE AREAS  
7b. SITE INTERIOR TREES & LANDSCAPE  
7c. PCCO TREATMENT

- 8. PARKS, GREENWAYS & OPEN SPACE:**

- 8a. CONNECTIONS TO PARK & OR GREENWAY

- 9. FIRE PROTECTION:**

- 9a. FIRE LANE TREATMENT

- 10. SIGNAGE:**

- 10A. SIGN LIMITATIONS - SIZE, TYPE, LOCATION

- 11. LIGHTING:**

- 11a. LIMITATIONS ON TYPE OR LOCATION OF LIGHTING  
11b. PEDESTRIAN SCALE LIGHTING

- 12. PHASING:**

- 12a. DEVELOPMENT PHASING BY USE OR AREA.

- 13. OTHER:**

- 13a. UNDERGROUNDING OF UTILITIES

- 13b. POTENTIAL LOCATION OF DUMPSTERS & RECYCLING CONTAINERS  
13c. TRAFFIC STUDY

**PROPOSED BUILDING DATA:**

BUILDING GSF (Heated):	
TERRACE LEVEL	12,250 GSF
LEVEL 1	23,360 GSF
LEVEL 2	23,770 GSF
LEVEL 3	13,670 GSF
TOTAL GSF	73,050 GSF

PORCHES (Unheated)	1,605 GSF
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PROPOSED UNITS:		64
UNIT BREAKDOWN:		
9 Units	Terrace Level	2BR 3
	1BR	6
19 Units	Level 1	2BR 7
	1BR	12
23 Units	Level 2	2BR 10
	1BR	13
13 Units	Level 3	2BR 8
	1BR	5
UNIT MIX:		
64 Total Units	Total	2BR 28
	Total	1BR 36

PARKING REQUIRED:	1 @ 0.25 PER RDU REQUIRED
PARKING PROVIDED:	1 PER RDU / 64 INTERNAL PROVIDED
7 ADA Spaces @ 10%	8 Total ADA Parking Spaces
1 ADA Space - Office	

**NCHFA SITE/BUILDING AMENITIES (proposed):**

- 3-Seating Areas (3 Locations)  
Multi-Purpose Room  
Tenant Storage Areas (interior)

2.05 AC, 89,298 Sq. Ft.  
ID #07511306 - DEED BK. 23265, PG. 196, ID# 07511302 - DEED BK. 26408, PG. 735, ID # 07511308 - DEED BK. 22805, PG. 479 - MECKLENBURG COUNTY REGISTRY, DOUBLE OAKS DEVELOPMENT, LLC.  
R-MF-22  
UR-2  
VACANT LAND - FORMERLY DOUBLE OAKS SINGLE-STORY MULTIFAMILY RESIDENTIAL  
RESIDENTIAL (SENIOR MULTIFAMILY APARTMENTS)  
64 SENIOR HOUSING APARTMENTS - PROPOSED  
31.21 UNITS PER AC - PROPOSED  
4,000 SF, COMMUNITY SPACE - BUSINESS/SMALL ASSEMBLY OCCUPANCY (SENIOR MF AMENITIES, LEASING OFFICE) - PROPOSED  
0.888 : 1 F.A.R. - PROPOSED  
MAX. HEIGHT AS PRESCRIBED BY THE ORDINANCE.  
64 PARKING SPACES @ 1.0 PER RDU (64 SPACES INTERNAL) - PROPOSED  
NO DEDICATED OPEN SPACE REQUIREMENTS AS PRESCRIBED BY THE ORDINANCE.

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

ANY/ALL ALLOWED USES AS PRESCRIBED BY THE ORDINANCE.  
ANY/ALL PROHIBITED USES AS PRESCRIBED BY THE ORDINANCE.  
FINAL SITE PLAN COORDINATION AND APPROVAL FOR PROPOSED IMPROVEMENTS IN DUKE ENERGY EASEMENT AREA SHALL BE REQUIRED.

EXTENSION OF TRANQUIL OAKS RD. TO DEVELOPMENT AREA PROPOSED AS PART OF THIS REZONING SUBMITTAL.

PROPOSED PUBLIC STREET EXTENSION - TRANQUIL OAKS RD.  
INTERNAL (SURFACE) PARKING AS PRESCRIBED BY THE ORDINANCE & LAND-USE STANDARDS.  
EXISTING MORETZ AVE./STATESVILLE AVE. CATS BUS STOP (OFF-SITE) - TO REMAIN.  
PROPOSED 8' PUBLIC SIDEWALK TO SERVE AS CONNECTION TO FUTURE GREENWAY PATHS WITHIN DOUBLE OAKS.  
PROPOSED PRIVATELY MAINTAINED 8' PUBLIC SIDEWALKS ALONG DEVELOPMENT AREA 1 STREET EDGES  
TO MAINTAIN FUTURE URBAN GREENWAY PATH CONNECTIONS  
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. & 1 (ONE) CURB CUT PROPOSED AT TRANQUIL 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 RESCRIBED BY THE ORDINANCE.  
MATERIALS FOR STREET WALLS, BUILDING ENTRANCES, CANOPIES & BALCONIES AS PRESCRIBED BY THE ORDINANCE..  
ENCLOSURES AS PRESCRIBED BY THE ORDINANCE.  
FENCES/WALLS 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.

REFER TO PLAN LOCATIONS. FINAL TREE SAVE ALLOWANCES & COORDINATION WITH URBAN FORESTRY.  
INTERIOR SITE TREES & LANDSCAPE AS PRESCRIBED BY THE ORDINANCE..  
SITE IS WITHIN THE DISTRESSED BUSINESS DISTRICT. PCCO WATER QUALITY REQUIREMENTS - WAIVED.  
STORM DETENTION FOR THIS DEVELOPMENT AREA. PARCEL ID #077. HAS BEEN PREVIOUSLY CALCULATED AND CONSTRUCTED AS PART OF THE PREVIOUSLY APPROVED DOUBLE OAKS DEVELOPMENT, LLC. REZONING SUBMITTAL 2008-73..

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.

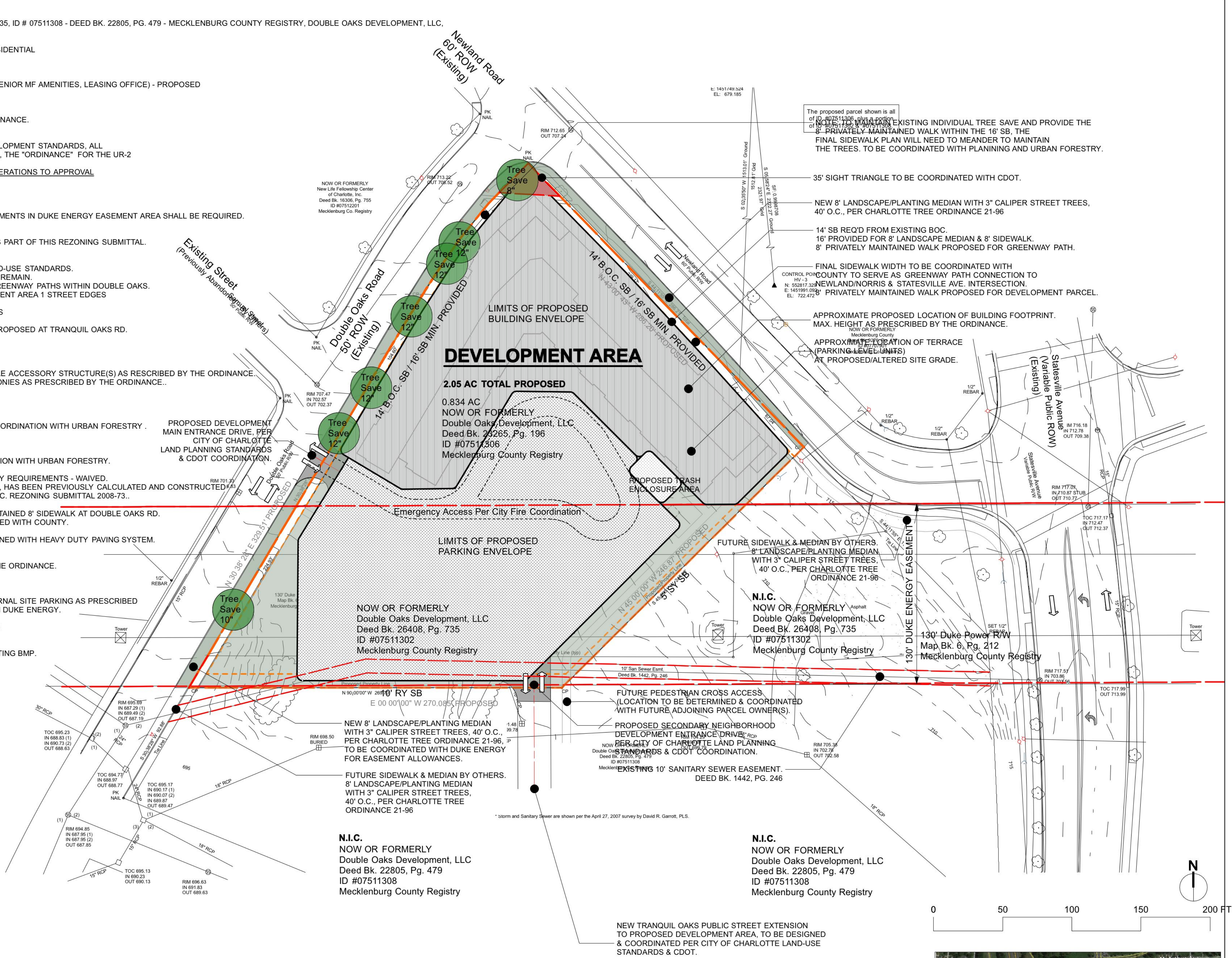
PROPOSED SITE INTERIOR EMERGENCY AND REFUSE ACCESS LANE DESIGNED WITH HEAVY DUTY PAVING SYSTEM.

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.

PROPOSED DEVELOPMENT BASED ON NCHFA TAX CREDIT AWARD IN 8/2013  
& PROPOSED CONSTRUCTION IN 2014.

STORMWATER DESIGN & CONNECTIONS FOR PARCEL ID #077 \_\_\_\_ TO EXISTING BMP.  
TO BE COORDINATED WITH CITY ENGINEERING.  
REFER TO DEVELOPMENT AREA FOR PROPOSED REFUSE LOCATION.  
A TRAFFIC STUDY WAS PREVIOUSLY PREPARED FOR THE ENTIRE DOUBLE OAKS SITE IN RELATION TO REZONING PETITION 2008-73.



# DOUBLE OAKS SENIOR HOUSING

## TECHNICAL REZONING SUBMITTAL PLAN & NOTES

**REVISIONS:**

DATE: 11/21/2012  
DESIGNED BY: Shook/Kelley  
DRAWN BY: As Noted  
CHECKED BY: 11045  
PROJECT #: A001  
SHEET #:

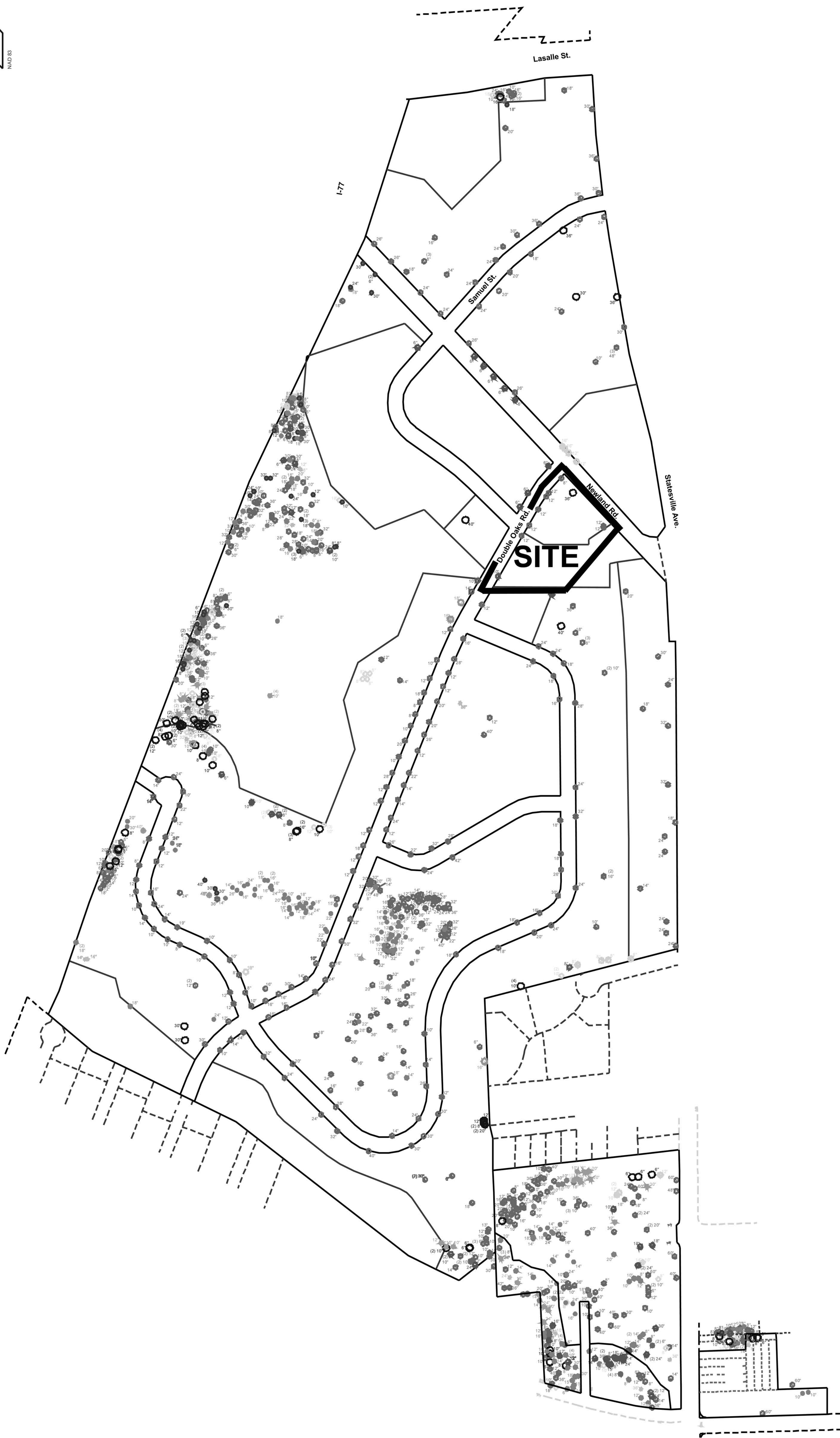
**Double Oaks Senior Housing**  
**Double Oaks Rd. & Newland Rd. - Double Oaks**  
The Housing Partnership, 4601 Charlotte Park Dr., STE 350, Charlotte, NC, 28217  
704.342.0933 p / 704. 342.2745 f, EMAIL - fddson@cmhp.org  
REZONING SUBMITTAL PETITION #

shook kelley

LandDesign

THE HOUSING PARTNERSHIP  
2151 Hawkins Street, Suite 400 Charlotte, NC 28203  
T 704.377.0661 F 704.377.0563  
www.shookkelley.com Charlotte / Los Angeles





SHEET	2 OF 5	DATE	REVISION	BY	CHECKED BY D. Garolt	DRAWN BY S. Kimey	NLS NO. 07013	SCALE 1" = 150'	DATE Dec. 18, 2007	PREPARED FOR: The Housing Partnership	
										Double Oaks Community	
										City of Charlotte	Mecklenburg County, NC
										TREE SURVEY	

**NORSTAR LAND SURVEYING, INC.**  
192-A N. CHURCH STREET  
CONCORD, NC 28025  
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