

GENERAL NOTES
THE DEVELOPMENT DEPICTED ON THIS PLAN IS INTENDED TO REFLECT THE ARRANGEMENT OF PROPOSED USES ON THE SITE, BUT THE EXACT CONFIGURATION, PLACEMENT, AND SIZE OF INDIVIDUAL SITE ELEMENTS MAY BE ALTERED OR MODIFIED WITHIN THE LIMITS PRESCRIBED BY THE ORDINANCE DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASE.

1. PARKING LAYOUT IS GENERAL AND WILL BE MODIFIED TO SAVE EXISTING TREES.
2. THE PROPOSED EVENTS CENTER AND MEETING SPACES WILL BE DESIGNED TO COMPLEMENT THE EXISTING MANOR HOUSE. DESIGN ELEMENTS SUCH AS PORCHES, BALCONIES, DORMERS, CLERESTORIES, AND ROOF LINES WILL BE INCORPORATED INTO THE DESIGN. THE FOOTPRINT AND MASSING OF THE PROPOSED BUILDINGS MAY BE ADJUSTED TO REDUCE THE IMPACT ON NEARBY TREES.
3. ON-SITE PARKING AND LOADING AREAS WILL BE SCREENED PER SECTION 12.303.
4. A CLASS C BUFFER WILL BE PROVIDED PER SECTION 12.302 AS NOTED ON THE SITE PLAN.
5. THE EXISTING USE OF THE SITE WILL BE PRESERVED. PROPOSED SITE IMPROVEMENTS AND NEW EVENTS BUILDING & MEETING SPACE BUILDINGS WILL SUPPORT THE EXISTING RETREAT CENTER UTILIZING THE EXISTING MANOR HOUSE AND RETREAT CENTER BUILDING.
6. THE OPERATION OF THE RETREAT CENTER ON THE SITE WILL SCHEDULE ACTIVITIES, SUCH AS CONFERENCES/MEETINGS, SO AS TO AVOID PEAK TRAFFIC HOURS AND WILL COORDINATE WITH PROVIDENCE DAY SCHOOL TO MITIGATE IMPACTS ON SCHOOL ACTIVITIES.

7. BUFFER AREAS REQUIRED BY THE ZONING ORDINANCE WILL BE DEVELOPED IN ACCORDANCE WITH SECT. 12.302. BUFFERS WILL NOT BE REDUCED.
8. THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION CONTROLS ORDINANCE.
9. SIGNAGE WILL BE PERMITTED IN ACCORDANCE WITH APPLICABLE ZONING STANDARDS. THE EXACT LOCATION OF THE SITE SIGNAGE WILL BE DETERMINED AS PART OF THE DETAILED CONSTRUCTION AND LANDSCAPING PLANS FOR THE SITE. DETACHED SIGNAGE TO BE THREE FEET IN HEIGHT AND 24 SQUARE FEET IN AREA. BUILDING SIGNS MUST BE PROHIBITED.
10. PARKING, BOTH ON-SITE AND OFF-SITE, WILL PROVIDED WHICH WILL MEET OR EXCEED THE STANDARDS OF THE ZONING ORDINANCE. ON-SITE PARKING WILL BE LOCATED SO AS TO MINIMIZE THE NEED TO REMOVE TREES FROM THE SITE. IT IS THE PETITIONER'S INTENT TO LOCATE THE PARKING WITHIN EXISTING GRAVEL ROADBED IN SMALL PODS SCATTERED AMONG THE TREES SO AS TO MINIMIZE THE OVERALL IMPACT AND TO PRESERVE AS MANY OF THE LARGE TREES AS POSSIBLE. THE PETITIONER WILL CONSULT WITH THE URBAN FORESTRY STAFF AS TO THE DETAILS OF THE PARKING LAYOUT AND IT'S RELATIONSHIP TO TREES AND THEIR ROOT ZONES. SOME TREES MAY NEED TO BE REMOVED, BUT THE TREES NOTED ON THE SITE PLAN LOCATED AWAY FROM PARKING AND DRIVE AISLES AND BUILDING AREAS WILL BE PRESERVED. PAVED PORTIONS OF OLD DRIVEWAYS THAT ARE NOT TO BE USED WILL BE REMOVED.
11. SCREENING WILL CONFIRM TO THE APPLICABLE STANDARDS OF SECT. 12.303 OF THE ZONING ORDINANCE.

12. DUMPSTERS ARE PROHIBITED. ROLLOUT CONTAINERS SCREENED WITH GATED ENCLOSURE TO BE USED.
13. THE PETITIONER ACKNOWLEDGES THAT OTHER STANDARD DEVELOPMENT REQUIREMENTS IMPOSED BY OTHER CITY ORDINANCES, SUCH AS THOSE THAT REGULATE STREETS, SIDEWALKS, TREES, AND SITE DEVELOPMENT, MAY APPLY TO THE DEVELOPMENT OF THIS SITE. THESE ARE NOT ZONING REGULATIONS, ARE NOT ADMINISTERED BY THE ZONING ADMINISTRATOR, AND ARE NOT SEPARATE ZONING CONDITIONS IMPOSED BY THIS SITE PLAN.
14. EXISTING TREES TO BE PRESERVED WILL HAVE "TREE PROTECTION FENCING" PLACED AROUND THEIR DRIP LINES TO PREVENT DISTURBANCES TO ROOT ZONES DURING ALL PHASES OF CONSTRUCTION. OWNER TO RETAIN ARBORIST/HORTICULTURIST TO PREPARE A PROTECTION PLAN FOR TRESS TO BE SAVED.
15. THROUGHOUT THIS REZONING PETITION, THE TERMS "OWNER", "OWNERS", OR "PETITIONER" SHALL, WITH RESPECT TO THE SITE, BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNEES OF THE OWNER OR OWNERS OF THE SITE WHO MAY BE INVOLVED IN ITS DEVELOPMENT FROM TIME TO TIME.
16. OWNER WILL CONSULT WITH THE LANDMARKS COMMISSION STAFF CONCERNING THE POTENTIAL HISTORIC DESIGNATION OF THE PROPERTY AND THE ARCHITECTURE OF THE PROPOSED BUILDINGS FOR THE RETREAT CENTER.

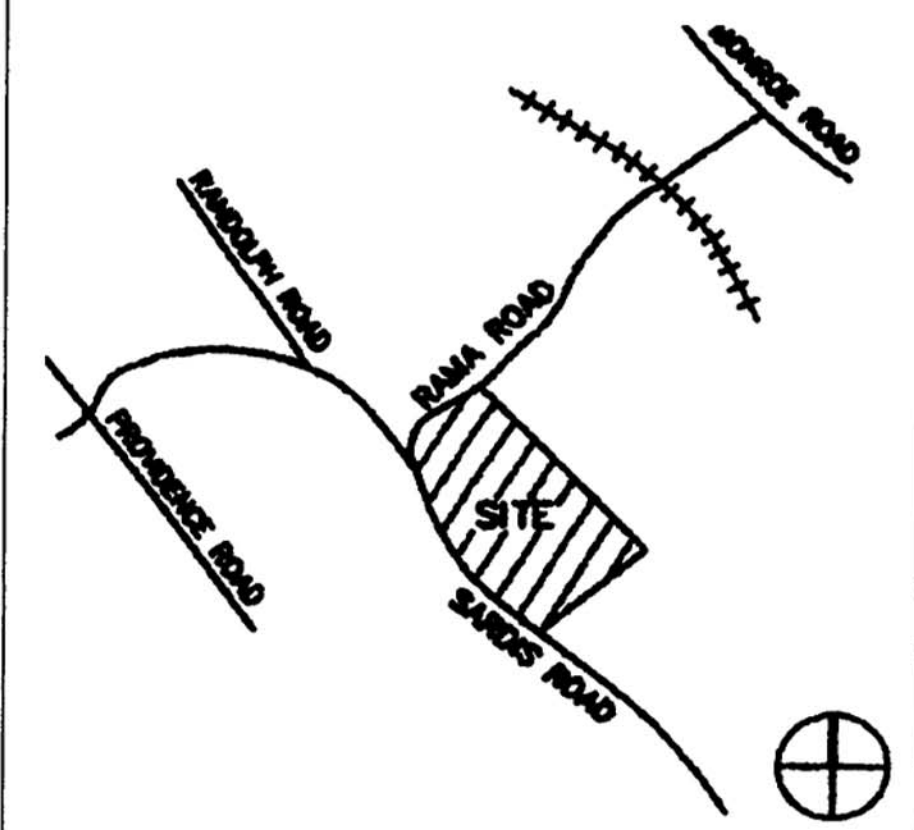
SITE DEVELOPMENT DATA

SITE ACREAGE	2.69 ACRES
EXISTING ZONING	INST. (CD) SPA
PROPOSED ZONING	INST. (CD) SPA (TO APPROVE ADDITIONAL BUILDINGS AND SITE IMPROVEMENTS)
SETBACKS	MIN. SETBACK 40FT. MIN. SIDEYARD 20FT. MIN. REARYARD 20FT.
HEIGHT	MAXIMUM OF TWO STORIES
PARKING	REQUIRED PARKING 144 SPACES EXISTING ON-SITE PARKING 41 SPACES PROPOSED ON-SITE PARKING 41 SPACES PROPOSED OFF-SITE PARKING 103 SPACES 18905464
TAX ID	

PROPOSED DEVELOPMENT

EXISTING RESIDENCE	2 OFFICES, ADMINISTRATION SPACE, LOUNGE, RESTROOMS, BREAKOUT ROOMS
TOTAL SQ. FT. PARKING	4,059 SQ. FT. 14 SPACES (1 SPACE PER 300 SQ. FT.)
EXISTING RETREAT CENTER	1 OFFICE/ ADMIN., LOUNGE, RESTROOMS, LARGE ASSEMBLY SPACE, BREAK OUT ROOMS
TOTAL SQ. FT. OF LARGE ASSEMBLY SPACE PARKING	1620 SQ. FT. (15 SQ. FT. PER PERSON = 106 PEOPLE) 27 SPACES (1 SPACE PER 4 PEOPLE)
PROPOSED 2-STORY EVENTS BUILDING	1 OFFICE/ADMIN. RESTROOMS, LARGE ASSEMBLY SPACE, BREAK-OUT ROOMS
TOTAL SQ. FT. OF LARGE ASSEMBLY SPACE PARKING	4,800 SQ. FT. MAXIMUM (15 SQ. FT. PER PERSON = 320 PEOPLE) 80 SPACES (1 SPACE PER 4 PEOPLE)
PROPOSED 1-STORY MEETING PAVILION 'A'	TOTAL SQ. FT. PARKING 540 SQ. FT. MAXIMUM (15 SQ. FT. PER PERSON = 34 PEOPLE) 9 SPACES (1 SPACE PER 4 PEOPLE)
PROPOSED 1-STORY MEETING PAVILION 'B'	TOTAL SQ. FT. PARKING 540 SQ. FT. MAXIMUM (15 SQ. FT. PER PERSON = 34 PEOPLE) 9 SPACES (1 SPACE PER 4 PEOPLE)
PROPOSED 1-STORY MEETING PAVILION 'C'	TOTAL SQ. FT. PARKING 300 SQ. FT. MAXIMUM (15 SQ. FT. PER PERSON = 20 PEOPLE) 5 SPACES (1 SPACE PER 4 PEOPLE)

VICINITY MAP



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Development

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NEIGHBORING CONCEPTS

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WHITEHEAD MANOR RETREAT CENTER

FILE NO.
CODE #

Project Number:

Submitted:

Issue Date: SEP 20, 2013

Drawn: I.N.I. Checked: I.N.I.

Rev. 1 Date:

Re:

Rev. 2 Date:

Re:

Rev. 3 Date:

Re:

Rev. 4 Date:

Re:

Title:

REZONING PLAN