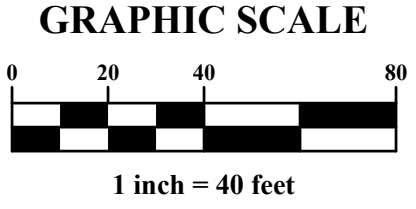


DEVELOPMENT DATA	
<b>Site Acreage</b>	
Existing:	Tract 1 = 3.88± Acres(169,013 SF) Tract 2 = 1.73± Acres(75,359 SF) Tract 3 = 3.39± Acres(147,669 SF) Tract 4 = 1.27± Acres(55,321 SF) Right of Way = 0.79± Acres(34,412 SF) Total = 11.06± Acres(461,774 SF)
Proposed:	Proposed Acres to be Rezoned = 10.01± Acres (436,036 SF) Proposed Acres to Remain R-3 = 1.05± Acres (45,738 SF)
<b>Tax Parcel Nos.:</b>	
Existing:	R-3
Proposed:	INST-CD
Existing Use:	Tract 1 = Single Family Residential Tract 2-4 = Vacant Land
Proposed Use:	Home for the Aged
<b>Building Data Lot A</b>	
Proposed Number of Units:	134 Suites
Floor Area Ratio:	0.50
Allowable:	124,000 SF/402,059 SF = 0.31
Density:	43 Units/Acre
Allowable:	134 Units/9.23 Acres = 14.52 Units/Acre
Maximum Building Height:	40'
Allowable:	44' (see note)
Setbacks/Yards:	Front Setback: 30' Side Yard: 20' (15' along Providence Road) Rear Yard: 20' Front Setback: 40' Side Yard: 25' (40' along Providence Road) Rear Yard: 25'
Provided:	
<b>Parking Lot A</b>	
Auto Parking:	1 space per 3 beds 134 Suites x 120% = 160.8 Beds 161 Beds / 3 beds = 54 Spaces Note: 20% of suites are 2 bedroom. Multiply number of suites by 120% to obtain number of beds.
Provided:	65 Spaces (handicap) 12 Spaces (garage) 81 Spaces (total)
Bike Parking:	
Required:	Long Term: 2 Short Term: 5% x 81 Auto Spaces = 5
Provided:	Long Term: 2 Short Term: 5
<b>Tree Save Area</b>	
Required:	402,059 SF x 15% = 60,309 SF
Provided:	130,551 SF = 3.00 Acres

- FEMA NOTE**
- The proposed Site is located outside of the 100 year floodplain.
  - According to the Federal Emergency Management Agency's Flood Insurance Map, dated March 02, 2009, the subject tract shown herein does not lie within Zone "X" (areas determined to be outside 0.2% annual chance floodplain), Community Panel Nos. 3701594468 J and 3701594478 J.
  - In areas where the Floodway Regulations are applicable, the Future Conditions Line, FEMA Flood Fringe Line, Community Encroachment Line, and FEMA Floodway Encroachment Line shall be shown on the preliminary plan and the final plat. An application for a Floodlands Development Permit shall be submitted and approved to the County Engineering Department in accordance with the requirements set forth in the City/County Floodway Regulations prior to plan approval.

TBR = To Be Removed  
TBR/L = To Be Relocated  
DND = Do Not Disturb

NOTE: The existing site is completely wooded.



REZONING PETITION 2014-013

REVISIONS	
MARK	DESCRIPTION
1	02/17/14 REVISION FOR CITY OF CHARLOTTE COMMENTS
2	02/27/14 REVISION FOR CITY OF CHARLOTTE COMMENTS
3	02/27/14 REVISION FOR CITY OF CHARLOTTE COMMENTS

**HAWTHORN**  
RETIREMENT GROUP

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**REZONING PLAN FOR**  
**CHARLOTTE**  
RETIREMENT RESIDENCE

EXISTING CONDITIONS PLAN

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**EMET**

EVANS, MECHWART, HAMILTON & TILTON, INC.  
Engineers • Surveyors • Planners • Scientists  
Phone 704 441 0333 Fax 704 441 0333  
emh.com

DATE

March 20, 2014

SCALE

1" = 40'

JOB NO.

2013-1743

SHEET

1/3











134 Suites  
Retirement Residence  
3 Story

PLANTING LEGEND

Symbol	Botanical / Common Name	Quantity	Specifications
	CANOPY TREES: Zelkova serrata 'Green Vase' Green Vase Zelkova Deciduous	14	2" cal. x 10'-12" ht. B+B
	Quercus phellos Willow Oak Deciduous	14	2" cal. x 10'-12" ht. B+B
	Ulmus parvifolia 'Bosque' Bosque Chinese Elm Deciduous	1	2" cal. x 10'-12" ht. B+B
	Liriodendron tulipifera Tulip Tree Deciduous	15	2" cal. x 10'-12" ht. B+B
	SCREENING / ORNAMENTAL TREES: Magnolia grandiflora 'Little Gem' Little Gem Southern Magnolia Evergreen	2	8' ht. B+B
	Pinus taeda Loblolly Pine Evergreen	43	10 gal. container
	Cryptomeria japonica Japanese Cryptomeria Evergreen	65	10'-12" ht. B+B
	Halesia carolina Carolina Silverbell Deciduous	56	15" cal. x 1'-8" ht. B+B
	Quercus laurifolia Laurel Oak Semi-Evergreen	24	2" cal. x 10'-12" ht. B+B
	Lagerstroemia 'Muskogee' Grape Myrtle Deciduous	10	2" cal. x 8'-10" ht. B+B Multiple Trunk
	Cercis canadensis Eastern Redbud Deciduous	9 18	2" cal. x 10'-12" ht. B+B 2" cal. x 10'-12" ht. B+B Providence ROW Tree
	Acer tataricum 'Flame' Flame Amur Maple Deciduous	13	2" cal. x 10'-12" ht. B+B Kuykendall ROW Tree

PLANTING LEGEND continued

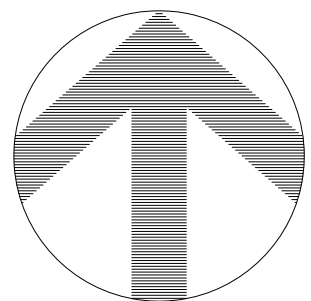
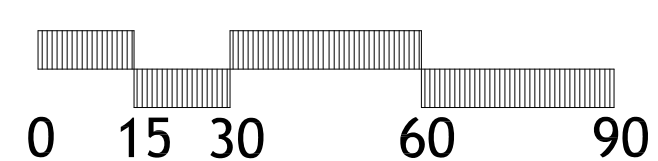
	Abelia grandiflora 'Kaleidoscope' Glossy Abelia	3 gal. container
	Buxus microphylla 'Wintergreen' Wintergreen Boxwood	3 gal. container
	Camellia sasanqua Camellia	3 gal. container
	Chamaecyparis obtusa 'Koster' Koster Hinoki Cypress	10 gal. container
	Cornus sericea 'Bailey' Variegated Redtwig Dogwood	3 gal. container
	Cotoneaster salicifolia 'Repens' Willowleaf Cotoneaster	3 gal. container
	Gardenia jasminoides 'Frostproof' Frostproof Gardenia	3 gal. container
	Ilex cornuta 'Dwarf Burford' Dwarf Burford Holly	3 gal. container
	Ilex crenata 'Helleri' Japanese Holly	3 gal. container
	Ilex crenata 'Sky Pencil' Sky Pencil Holly	7 gal. container
	Ilex glabra 'Shamrock' Inkberry Holly	3 gal. container
	Itea virginica 'Henry's Garnet' Sweetspire	3 gal. container
	Juniperus chinensis 'Keteleeri' Juniper	10 gal. container
	Loropetalum chinense 'Ruby' Ruby Loropetalum	3 gal. container
	Myrica cerifera Wax Myrtle	7 gal. container
	Nandina domestica 'Wood's Dwarf' Heavenly Bamboo	3 gal. container
	Osmanthus fragrans Tea Olive	7 gal. container
	Podocarpus macrophyllus 'Maki' Japanese Yew	15 gal. container
	Rhampholepis umbellata 'Snow White' Indian Hawthorn	3 gal. container
	Rhododendron spp. Azalea - assorted	3 gal. container
	Rosa spp. Carpet Roses-assorted	3 gal. container
	Rosa spp. Knock-out Rose-assorted	3 gal. container
	Sarcococca confusa Sweetbox	3 gal. container
	Spiraea nipponica 'Snowmound' Snowmound Spiraea	3 gal. container
	Viburnum tinus 'Spring Bouquet' Spring Bouquet Viburnum	3 gal. container
	VINES Jasminum nudiflorum Winter Jasmine	3 gal. container
	PERENNIALS / GRASSES: Agapanthus x 'Midnight Blue' Lily-of-the-Nile Hemerocallis 'Stella de Oro' Daylily Iberis sempervirens Evergreen Candytuft Liriope muscari Lily Turf Heuchera micrantha 'Plum Fudding' Plum Fudding Heuchera Hosta spp. Plantain Lily Festuca sphaerocarpa 'Hemsl' Hemsl Fountain Grass Rudbeckia fulgida 'Goldstun' Goldstun Black-eyed Susan	1 gal. container 1 gal. container 1 gal. container 1 gal. container 1 gal. container 1 gal. container 1 gal. container 1 gal. container 1 gal. container 1 gal. container 1 gal. container 1 gal. container 1 gal. container

- NOTES:
1. Tree preservation fencing shall remain in place until completion of construction.
  2. Irrigation system shall be designed by selected landscape contractor on separate irrigation meter and shall provide 100% coverage to all areas. System shall include weather based controller, weather sensor, flow sensor and master valve. Separate hydrozones shall be provided for lawn and shrub areas, by exposure and by plant cultural requirements.
  3. All shrub beds are to receive a 2" minimum layer of organic mulch. All trees are to receive a 3" minimum layer of organic mulch. Mulch shall be fresh medium-grind tree bark or pine straw.
  4. All existing trees within Providence Road and Kuykendall Road corridors that are not located within proposed site improvements shall be preserved.

Preliminary Landscape Plan

DATE: 02-10-2014 rev. 04-17-2014

SCALE: 1" = 30'

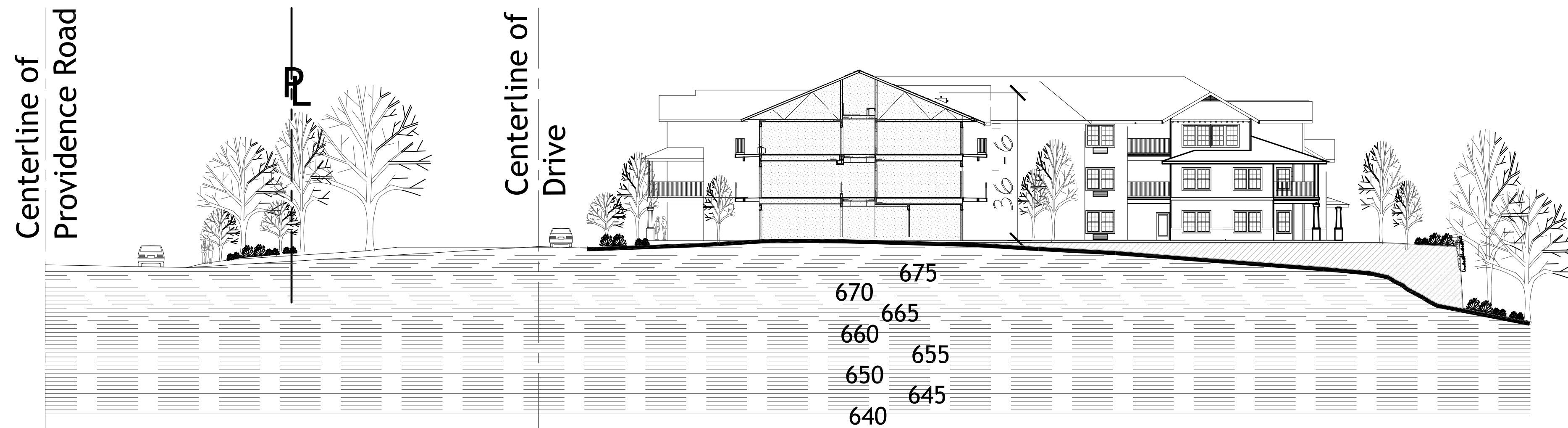


Charlotte Retirement Residence  
Charlotte, North Carolina

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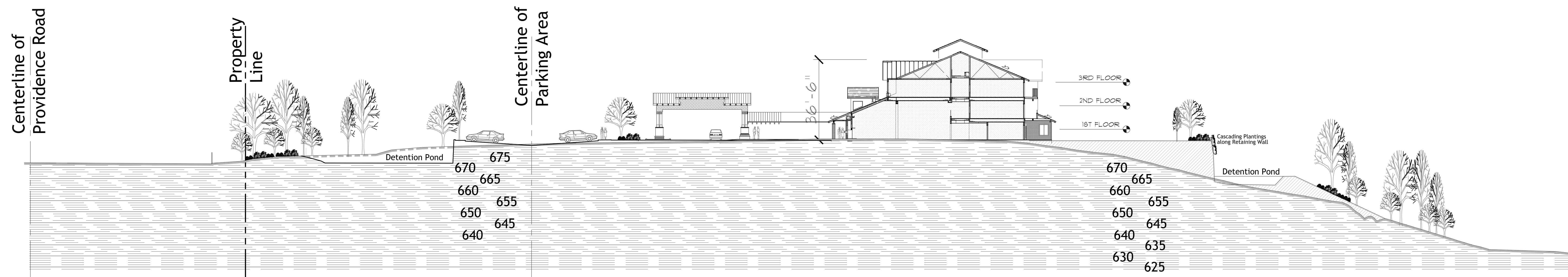




Site Section B-B



Key Plan

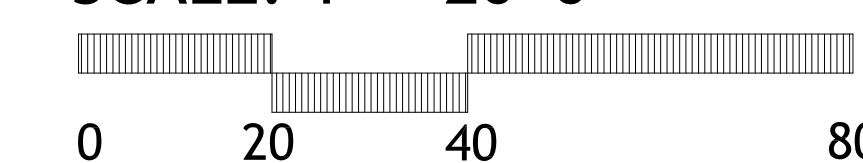


Site Section A-A

## Site Sections

DATE: 03-19-14

SCALE: 1" = 20'-0"







**E WEST ELEVATION**  
SCALE: 1/8"=1'-0" (TYP. ALL DIMS THIS SHEET UNLESS NOTED)



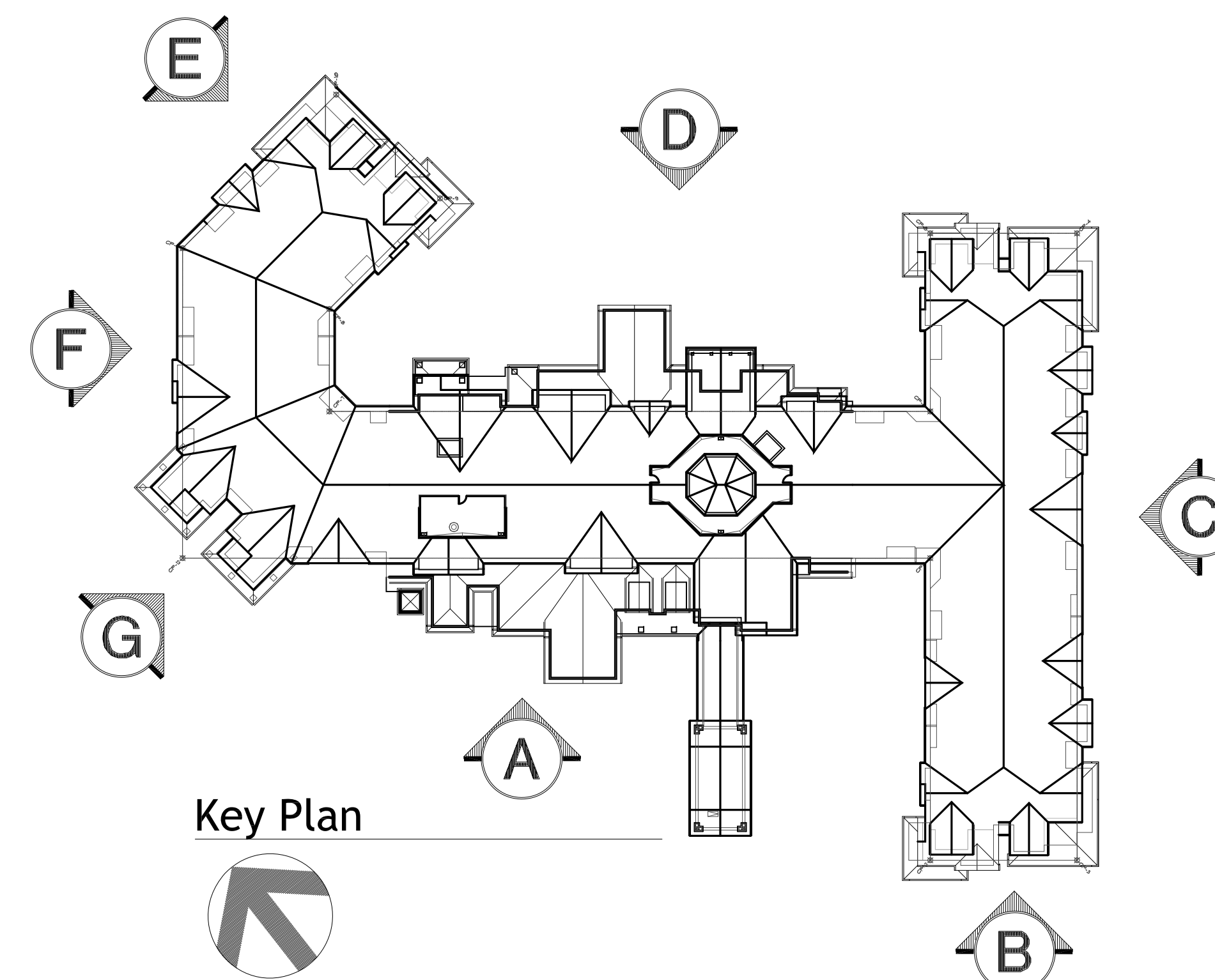
**F WEST ELEVATION**  
SCALE: 1/8"=1'-0" (TYP. ALL DIMS THIS SHEET UNLESS NOTED)



**D REAR ELEVATION**  
SCALE: 1/8"=1'-0" (TYP. ALL DIMS THIS SHEET UNLESS NOTED)

COMPOSITION SHINGLES ROOFING.  
VINYL FRAMED INSULATED WINDOWS TYP.  
2x8 FASCIA W/ CONT. GUTTER TYP.  
SHINGLE SIDING  
PRE-MANUFACTURED ALUMINUM RAILING.

STONE VENEER TYP.  
HORIZONTAL SIDING, HARDI-PLANK



Key Plan



**G ELBOW ELEVATION**  
SCALE: 1/8"=1'-0" (TYP. ALL DIMS THIS SHEET UNLESS NOTED)



**C EAST ELEVATION**  
SCALE: 1/8"=1'-0" (TYP. ALL DIMS THIS SHEET UNLESS NOTED)



**A FRONT ELEVATION**  
SCALE: 1/8"=1'-0" (TYP. ALL DIMS THIS SHEET UNLESS NOTED)

COMPOSITION SHINGLES ROOFING.  
VINYL FRAMED INSULATED WINDOWS TYP.  
2x8 FASCIA W/ CONT. GUTTER TYP.  
PRE-MANUFACTURED ALUMINUM RAILING.  
SHINGLE SIDING

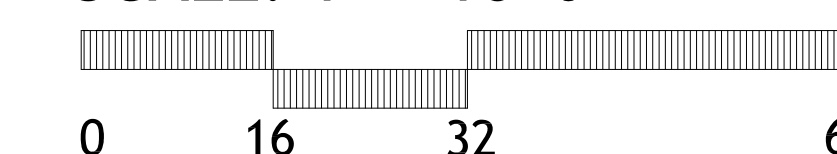
HORIZONTAL SIDING, HARDI-PLANK  
STONE VENEER TYP.

**B FRONT ELEVATION CONT.**  
SCALE: 1/8"=1'-0" (TYP. ALL DIMS THIS SHEET UNLESS NOTED)

## Exterior Elevations

DATE: 03-18-14

SCALE: 1" = 16'-0"



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# Charlotte Retirement Residence

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