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PRELIMINARY

NOT TO BE USED FOR CONSTRUCTION

PLAN SET DATE

November 25, 2013

GENERAL PROVISIONS

Future amendments to the conditional site plan development standards may be applied for by the then Owner of the parcel or parcels involved, in accordance with 6.207 of the Charlotte Zoning Ordinance.

PERMITTED USES

Lot A shall be limited to the 'Home for the Aged' use as described in Section 9.502 of the Charlotte Zoning Ordinance.

TRANSPORTATION

The total number of ingress/egress points to the site from existing and proposed thoroughfares that abut the site shall be limited to the number shown on the Plan. The exact locations may vary from those depicted based upon final design and location requirements as regulated by CDOT and NCDOT.

The Petitioner shall convey a 35' Right of Way from centerline along the property frontage of Kuykendall Road for Lots A and B in fee simple fashion.

The Petitioner shall not be responsible for any signal improvements and/or modifications or signal pole relocations at the intersection of Kuykendall Road and Providence Road.

The Petitioner will be responsible for implementing a left-turn lane and associated tapers for the proposed Charlotte Retirement Residence. The Kuykendall Road transportation improvements shall be completed and approved by CDOT/NCDOT before the building certificate of occupancy is issued. Final construction details will be discussed during the construction permitting process.

The proposed driveway connections to Providence Road and Kuykendall Road will require driveway permits to be submitted to CDOT and NCDOT for review and approval. The exact driveway locations and type/width of the driveways will be determined by CDOT during the driveway permit process. The locations of the driveways shown on the site plan are subject to change.

Any fence or wall constructed along or adjacent to any sidewalk or street right of way requires a certificate issued by CDOT.

A Right of Way Encroachment Agreement is required for the installation of any non standard item(s) (irrigation systems, decorative concrete pavement, brick pavers, etc.) within a proposed/existing City maintained street right of way by a private individual, group, business or homeowner's/business association. An encroachment agreement must be approved by CDOT prior to the construction/installation of the non-standard item(s). Contact CDOT for additional information concerning costs, submittal and liability insurance coverage requirements.

ARCHITECTURAL STANDARDS

The intent of this design is to make the residence feel like home and not an institutional atmosphere or appearance. The facades of the facility are broken up by rooflines, patios and balconies as well as by the buildings overall asymmetrical shape. The wing ends and building center step down from three to two and then one story. There are no long building expanses or stark walls. The horizontal lines and vertical lines of the building shall be broken up with both plane and material changes. This arrangement provides for privacy and a gentle change of scale. This further emphasizes the residential look and feel verses an institutional appearance.

To further enliven the streetscape the buildings assortment of rooflines creates a residential feel similar to the nearby homes. The proportions of window and door openings, patios, balconies and railings are similar to what you may find in any standard single family home. The shaded porches and variety of eave lines along with the exterior siding and other accents are indicative of the shingle architecture style.

The exterior siding materials will include stucco and horizontal siding with brick, brick veneer, stone or simulated stone. No vinyl siding will be used.

The roof will be architectural composition shingle.

The selected materials and colors are designed to accentuate the natural tones of the site and to compliment the surrounding landscape.

The same materials and similar design standards will apply to the garages and other accessory buildings on the site.

The loading and trash collection areas are well screened from both the view of the public and our residents.

STREETSCAPE AND LANDSCAPING

Lot A shall provide a 40' front setback measured from the Right of Way of both Kuykendall Road and Providence Road. A 20' side and rear yard shall be provided. In the case that the maximum building height exceeds the maximum of 40', the side and rear yard shall be increased by 1' for every 1' of height greater than 40'.

Lot A shall provide a minimum 46 foot wide buffer in accordance with Section 12.302(9) of the Zoning Ordinance. In the case that a fence is installed along the buffer per Section 12.302 of the Zoning Ordinance, the buffer may be decreased by 25% (or 34.5' minimum).

Lot B shall provide a 30' front setback measured from the Right of Way of Kuykendall Road. A 6' side yard shall be provided on the side abutting a residential property and a 6' side yard provided on the side that abuts Lot B. A 45' rear setback shall be provided.

The Buffers listed above may be removed if the zoning of the abutting property becomes a similar or more intensive zoning.

All landscaping and screening requirements shall meet the standards set forth by the City of Charlotte Zoning Ordinance.

The site is to be extensively landscaped with a goal of providing a park like atmosphere with beautiful outdoor amenities that benefit both our residents and our neighbors The site will feature a network of walking paths that provide a popular onsite exercise opportunity for our residents that is also available for the enjoyment of our neighbors. Usable outdoor spaces include extensive lawn and a partially covered patio off the craft/exercise room.

ENVIRONMENTAL FEATURES

The overall development shall provide 15 percent Tree Save Area. The locations and areas depicted shall not be considered final.

The areas listed in the "Development Data" represents the Lot A portion of Tree Save Area to be provided.

Development on the site shall comply with the City of Charlotte Post Construction Controls Ordinance (PCCO).

FIRE PROTECTION

Fire protection shall meet the requirements set forth by the City of Charlotte Fire Department.

SIGNAGE

Signs will be allowed as prescribed by the Ordinances for the INST Zoning District, as applicable.

LIGHTING

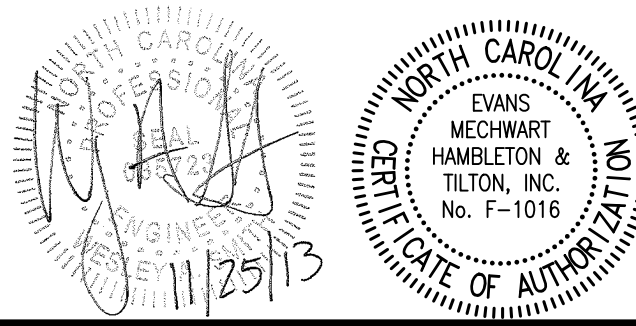
All freestanding lighting and all exterior lighting on buildings will be fully shielded and full cut-off type fixtures downwardly directed. No "wall-pak" type lighting will be used but attached decorative lighting fixtures such as sconces may be allowed. The maximum height of any freestanding lighting shall not exceed 25 feet.

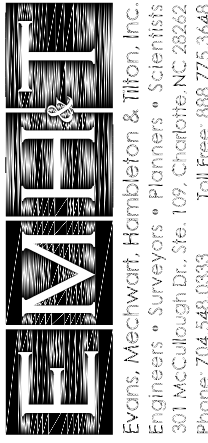
PARKING

Parking will generally conform to the layout shown on the plan. Parking shall meet the requirement set forth by the City of Charlotte Zoning Ordinance.

SOLID WASTE MANAGEMENT PLAN

The Petitioner shall submit to the Mecklenburg County Solid Waste Department a Solid Waster Management Plan prior to initiating demolition and/or construction activities. The Solid Waste Management Plan will include, at a minimum, the procedures that will be used to recycle all clean wood, metal, and concrete generated during demolition and construction activities. Additionally, the Solid Waste Management Plan will specify that all land clearing and inert debris shall be taken to a properly permitted facility. The plan shall also include a requirement that a monthly reporting of all tonnage disposed and recycled will be made to the Mecklenburg County Solid Waste Program. The report shall include the identification and location of all facilities receiving disposed or recycled materials.



MARK	DATE	DESCRIPTION	REVISIONS	
CITY OF CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA				
REZONING PLAN FOR CHARLOTTE RETIREMENT RESIDENCE REZONING NOTES				
lenity architecture 350 Jettie Court SE Salem, Oregon 97301 P 503 399 1090 F 503 399 0565 W lenityarchitecture.com				
 EVANS MECHWART HAMILTON & TILTON, INC. Engineers • Surveyors • Planners • Scientists Phone 704 346 0333 Toll Free 800 775 3448 emhllc.com				
DATE	November 25, 2013			
SCALE	None			
JOB NO.	2013-1743			
SHEET	3/3			





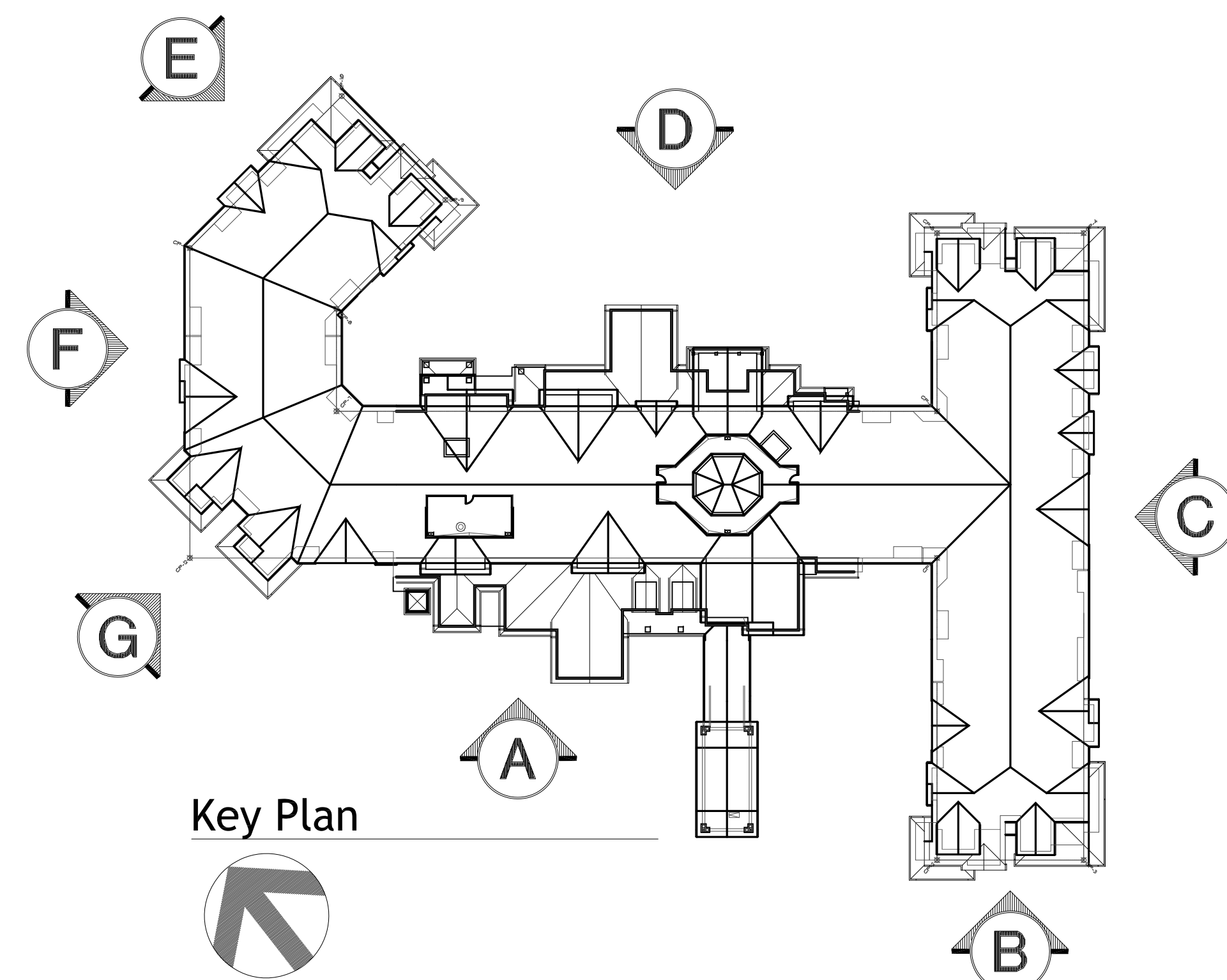
**E WEST ELEVATION**  
SCALE: 1/8"=1'-0" (TYP. ALL DIMS THIS SHEET UNLESS NOTED OTHERWISE)



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



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



**Key Plan**



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



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



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

COMPOSITION SHINGLES ROOFING.  
VINYL FRAMED INSULATED WINDOWS TYP.  
2x8 FASCIA W/ CONT. GUTTER TYP.  
SHINGLE SIDING

COMPOSITION SHINGLES ROOFING.  
VINYL FRAMED INSULATED WINDOWS TYP.  
2x8 FASCIA W/ CONT. GUTTER TYP.  
SHINGLE SIDING

PRE-MANUFACTURED ALUMINUM RAILING.  
W/ GLASS PANELS

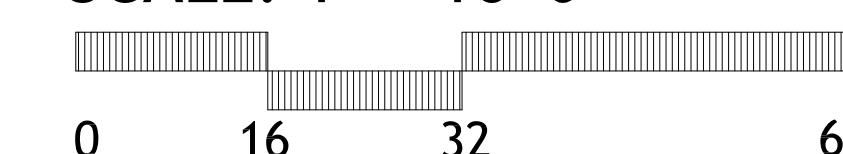
STONE VENEER TYP.  
HORIZONTAL SIDING, HARDI-PLANK

HORIZONTAL SIDING, HARDI-PLANK  
STONE VENEER TYP.

## Exterior Elevations

DATE: 11-14-18

SCALE: 1" = 16'-0"



**lenity**  
architecture

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# Charlotte Retirement Residence

Charlotte, North Carolina

**HAWTHORN**  
RETIREMENT GROUP

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