

a.) 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.

a.) Parcel 03711204 shall be limited to the 'Elderly Multi-Family Residential' use as described in Section 9.404 of the Charlotte Zoning Ordinance.

a.) The total number of ingress/egress points to the site from existing and proposed thoroughfares that abuts 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.

b.) According to the City of Charlotte's Driveway Regulations, CDOT has the authority to regulate/approve all private street/driveway and public street connections to the right-of-way of a street under the regulatory jurisdiction of the City of Charlotte.

c.) Adequate sight triangles must be reserved at the existing/proposed street entrance. Two 35'x35' and two 10'x70' sight triangles are required for the entrance to meet requirements. All proposed trees, berms, walls, fences, and/or identification signs must not interfere with sight distance at the entrance.

d.) The proposed driveway connection to Beatties Ford Road will require a driveway permit 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 in order to align with driveway on the opposite side of the street and comply with City Driveway Regulations and the City Tree Ordinance.

e.) All proposed commercial driveway connections to a future public street will require a driveway permit to be submitted to CDOT for review and approval.

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

g.) 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.

a.) Parcel 03711204 shall provide a 40' setback measured from the existing Right of Way of Beatties Ford Road. A 5' side and 10' rear yard shall be provided.

b.) The following is a list of amenities which will be associated with the proposed building.

- Automated exterior door with keypad entry and intercom system for resident security and for visitors to check in with office
- Double load corridors
- Lobby
- Indoor community mail room
- Office manager
- Multituse room (soft seating, kitchenette, cable vision, storage)
- Emergency pull station security unit
- Sprinklers and smoke detectors
- Community Computer lab
- Common washer and dryer area
- Common area porch or patio on each floor
- Social services coordinator office
- Covered drop off at main entrance
- Community sitting/meeting rooms

- Covered patio adjacent to building
- Seating including tables and chairs
- Outdoor Grill

c.) The three story structure's architectural shingle rooflines will be articulated with dormers. The site gradually slopes from Beatties Ford Road down toward the west elevation of the building to rest below street level.

d.) The exterior materials will include brick, architectural windows, and low maintenance siding (board and batten and horizontal)

e.) The roof will be architectural asphalt shingle.

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

h.) The loading and trash collection areas are to be comprised of brick walls screened from both the view of the public and our residents.

- i.) Building materials will be used in such a way to break up the mass and scale of the building.

j.) No vinyl, ElFS, or masonite will be used for siding materials, but vinyl may be used for soffit and trim, including window and door trim.

a.) Parcel 03711204 shall provide a minimum 26 foot wide type "C" buffer along the adjacent residentially zoned parcel in accordance with Section 12.302(9) of the Zoning Ordinance.

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

a.) The overall development shall provide 15 percent Tree Save Area, located generally in the vicinity depicted on the site plan.

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

c.) The location, size, and type of storm water management systems depicted on the Rezoning Plan are subject to review and approval as part of the full development plan submittal and are not implicitly approved with this rezoning. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and natural site discharge points.

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

a.) All freestanding lighting and all exterior lighting on buildings will be fully shielded and full cut-off type fixtures downwardly directed. Attached decorative lighting fixtures such as sconces may be allowed. The maximum height of any freestanding lighting shall not exceed 20 feet.

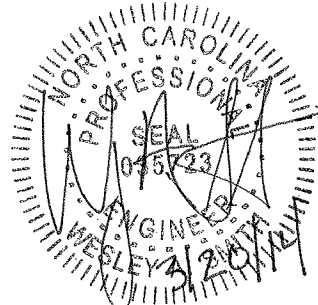
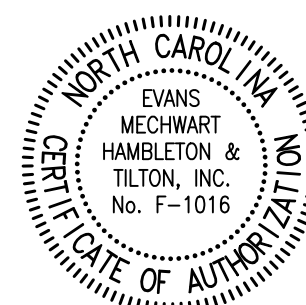
a.) Parking will generally conform to the layout shown on the plan. Parking shall meet the requirement set forth by the City of Charlotte Zoning Ordinance.


a.) The Petitioner shall submit to the Mecklenburg County Solid Waste Department a Solid Waste 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 or 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.

PRELIMINARY
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**NOT TO BE USED FOR
CONSTRUCTION**

PLAN SET DATE
March 20, 2014

REZONING PETITION 2014-032



 <p> EMED Events, Meetings, Hospitality & Travel, Inc. 301 McGowan Dr., Ste. 100, Charlotte, NC 28202 Phone: 704.546.0333 Fax: 704.546.0334 www.emed.com </p>		<p> CITY OF CHARLOTTE, MECKLENBURG COUNTY, NC FOR REZONING PLAN MAGNOLIA GARDENS REZONING NOTES </p>		<p> The Affordable Housing Group of NC 4600 Park Road, Suite 390 Charlotte, NC 28209 PH: (704) 342-3316 </p>	
DATE	March 20, 2014				
SCALE	None				
JOB NO.	2014-0154				
SHEET	RZ-3.0				



Magnolia Gardens
Senior Living

First Floor Plan

- Legend
- Amenity/Common Space
 - One Bedroom Unit
 - Two Bedroom Unit
 - Service/Utility
 - Circulation

Total Unit Count:
82 Units

1st Floor: 24 Units
2nd/3rd Floor: 29 Units each

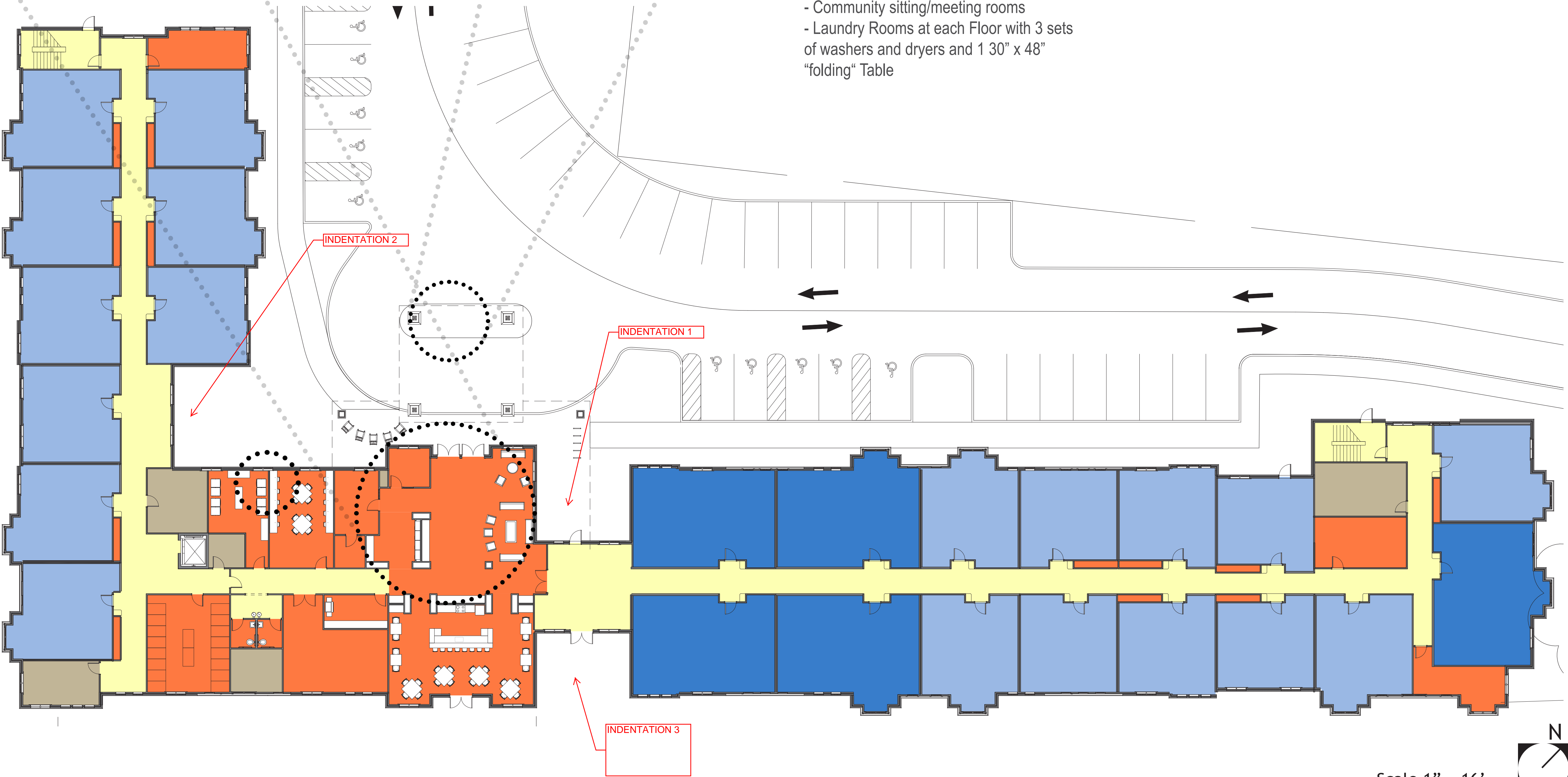
- PROJECT BUILDING AMENITIES
- Tenant Storage
 - Automated exterior door with keypad entry and intercom system – for resident security and for visitors to check in with office
 - Double load corridors
 - Lobby
 - Indoor community mail room
 - Office manager
 - Multiuse room (soft seating, kitchenette, cable vision, storage)
 - Emergency pull cord in each unit
 - Sprinklers and smoke detectors
 - Community Computer lab
 - Common washer and dryer area
 - Common area porch or patio on each floor
 - Social services coordinator office
 - Covered drop off at main entrance
 - Community sitting/meeting rooms
 - Laundry Rooms at each Floor with 3 sets of washers and dryers and 1 30" x 48" "folding" Table



COMMUNITY/
MULTI-PURPOSE ROOM

RESIDENT COMPUTER
CENTER

COVERED DROP-OFF
AT ENTRY



Scale 1" = 16'



Magnolia Gardens
Senior Living

Overall
Elevations



West Elevation

Scale 1" = 16'



East Elevation

Scale 1" = 16'

INDENTATION 2
BEYOND - SEE
PERSPECTIVE
AND PLAN



North Elevation

Scale 1" = 16'

INDENTATION 1



South Elevation

Scale 1" = 16'

INDENTATION 3

