PARCEL #22709335
CHARLES BRADFORD SMITH
& TAMMY NICHOLS
LOT C
MAP BOOK 25 PAGE 210
DEED BOOK 7598 PAGE 535
ZONED R-3

PARCEL #22709337
SUZY TUCKER
LOT E & PART OF D
MAP BOOK 24 PAGE 391
DEED BOOK 21891 PAGE 160
ZONED R-3

PARCEL #22709352
& 22709351
CARLTON W. THOMAS, JR.
& LINDA V. STEWART
PORTION OF LOT 45
MAP BOOK 7 PAGE 71
DEED BOOK 18798 PAGE 236
ZONED R-3

PARCEL #22709325
DOUGLAS A. &
SARA GWYNN BRACKETT
LOT 39
MAP BOOK 7 PAGE 71
DEED BOOK 7928 PAGE 593
ZONED R-3

PARCEL #22709410
KENNETH A. &
LYNDA M. CULLIPHER
LOT 5, BLOCK A
MAP BOOK 18 PAGE 221
DEED BOOK 4425 PAGE 918
ZONED R-3

PARCEL #22709326
1.935 ACRES
(INCLUDES 0.205 ACRES
WITHIN R/W)
SUE BISSELL PECK
DEED BOOK 4913 PAGE 612
ZONED R-3
(TITLE TRACT 2)

PARCEL #22709329
3.528 ACRES
(INCLUDES 0.142 ACRES
WITHIN R/W)
BARBARA BISSELL LINDSTEDT
& ROY E. LINDSTEDT
DEED BOOK 4913 PAGE 615
ZONED R-3
(TITLE TRACT 3)

PARCEL #22709328
4.017 ACRES
(INCLUDES 0.141 ACRES
WITHIN R/W)
MARGARET K. BISSELL
DEED BOOK 3988 PAGE 629
ZONED R-3
(TITLE TRACT 1)

PARCEL #22709327
1.566 ACRES
(INCLUDES 0.298 ACRES
WITHIN R/W)
SUE BISSELL PECK &
BARBARA BISSELL LINDSTEDT
DEED BOOK 5597 PAGE 471
ZONED R-3
(TITLE TRACT 4)

PARCEL #22709409
KAREN T. &
STEPHEN B. CHILCOTE
LOT 4, BLOCK A
MAP BOOK 18 PAGE 221
DEED BOOK 8707 PAGE 611
ZONED R-3

PARCEL #22709408
GLORIA &
JOHN C. HDAGLAND
LOT 3, BLOCK A
MAP BOOK 18 PAGE 221
DEED BOOK 7281 PAGE 652
ZONED R-3

PARCEL #22709406
CYNTHIA MICHELLE &
JAMES BRADFORD HINES, SR.
LOT 1, BLOCK A
MAP BOOK 18 PAGE 221
DEED BOOK 26525 PAGE 30
ZONED R-3

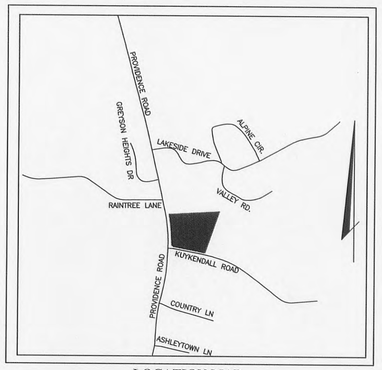
LOT 2
BLOCK A
MAP BOOK 18
PAGE 221

PARCEL #23101121
JAMES W. BENNET REV L/TRUST
DEED BOOK 24583 PAGE 549
ZONED R-3

PARCEL #23101122
JAMES W. BENNET REV L/TRUST
DEED BOOK 24583 PAGE 594
ZONED R-3

PARCEL #23101118
JEFFREY STEGALL
DEED BOOK 23636 PAGE 153
ZONED R-3

N86°42'37"E 350.00'
N86°42'37"E 327.30'
N86°42'37"E 219.69'
Prop.Zoning Boundary
Ex.Fence
Ex.Pole
Ex.8"San.
Ex.8"San.M.H.
Ex.Corners' Pole
Ex.0.02 Ac.Wetland
Ex.Stream
Ex.Shed
Ex.Swing
Ex.Canopy
Ex.Well or Cistern (DND)
Ex.Gazebo
Ex.Frame Garage (TBRL)
Ex.House (TBRL)
Ex.Wood Deck (TBRL)
Ex.Stone Wall (TBRL)
Ex.Concrete Drive (TBR)
Ex.Gravel Drive (TBR)
Ex.Light Pole (TBR)
Ex.Covered Well (DND)
Ex.Comm.
Ex.Elec.
Ex.Coax
Ex.Drive
Ex.Mailbox (TBRL)
Ex.Mailbox
Ex.Comm.Box
Ex.Elec.Box
Ex.Guy
Ex.Sign (TBRL)
Ex.Sign
Ex.Stm.Easmt
Ex.Utility Easmt
Ex.Construction Easmt.
20'Ex.Stm.Easmt
10'Ex.Utility Easmt
10'Ex.Stm.Easmt
Ex.D.I.
Ex.Stm
Ex.15"Stm
Ex.16"W.M.
Ex.Pole(typ.)
Ex.4'+/-Planting Strip
Ex.5'Walk
Ex.5'CMG
Ex.P/L
Ex.C/L Survey
Ex.4"Gas
Ex.12"W.M.
Ex.8"W.M.
Ex. R/W
Prop.Zoning Boundary
Δ=5°52'39"
R=2782.61'
T=142.85'
L=285.45
Δ=5°51'30"
R=2782.61'
T=142.38'
L=284.52
283.87'
S10°32'49"W
257.80'
S84°47'18"W
349.92'
S10°32'49"W
N19°20'03"E
723.56'
778.29'
S19°05'50"W
184.70'
N78°37'19"W
207.29'
N78°37'19"W
208.01'
N78°37'19"W
PROVIDENCE ROAD
KUYKENDALL ROAD
SAN
OHW
GM
WM
WMH
SWM
OHE
STM
MB



LOCATION MAP
Not to Scale

DEVELOPMENT DATA

Site Acreage

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)
Tax Parcel Nos.:	Tract 1 = 227-09-328 Tract 2 = 227-09-326 Tract 3 = 224-09-329 Tract 4 = 224-09-327
Zoning	
Existing:	R-3
Proposed:	INST-CD
Existing Use:	Tract 1 = Single Family Residential Tract 2-4 = Vacant Land
Proposed Use:	Home for the Aged

Building Data Lot A

Proposed Number of Units:	134 Suites
Floor Area Ratio:	
Allowable:	0.50
Provided:	124,000 SF/402,059 SF = 0.31
Density:	
Allowable:	43 Units/Acre
Provided:	134 Units/9.23 Acres = 14.52 Units/Acre
Maximum Building Height:	
Allowable:	40'
Provided:	44' (see note)
Setbacks/Yards:	
Required:	Front Setback: 30' Side Yard: 20' (15' along Providence Road) Rear Yard: 20'
Provided:	Front Setback: 40' Side Yard: 25' (40' along Providence Road) Rear Yard: 25'

Parking Lot A

Auto Parking:	
Reauired:	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 4 Spaces (handicap) 12 Spaces (garage) 81 Spaces (total)
Bike Parking:	
Reauired:	
Long Term:	2
Short Term:	5% x 81 Auto Spaces = 5
Provided:	
Long Term:	2
Short Term:	5
Tree Save Area	
Required:	402,059 SF x 15% = 60,309 SF
Provided:	130,551 SF = 3.00 Acres

APPROVED BY CITY COUNCIL
JUN 23 2014

FEMA NOTE

1. The proposed Site is located outside of the 100 year floodplain.
2. 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.
3. 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
TBRL = To Be Relocated
DND = Do Not Disturb

NOTE: The existing site is completely wooded.

GRAPHIC SCALE
0 20 40 80
1 inch = 40 feet

PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION

PLAN SET DATE
March 20, 2014

REZONING PETITION 2014-013

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 034911 — EVANS MECHWART HAMBLETON & TILTON, INC. No. F-1016 CERTIFICATE OF AUTHORIZATION

MARK	DATE	DESCRIPTION
1	02/12/14	REVISED PER CITY & CHARLOTTE COMMENTS
2	03/06/14	REVISED PER CITY OF CHARLOTTE COMMENTS
3	04/09/14	REVISED PER CITY OF CHARLOTTE COMMENTS

REVISIONS

CITY OF CHARLOTTE, MECKLENBERG COUNTY, NORTH CAROLINA
REZONING PLAN
FOR
CHARLOTTE RETIREMENT RESIDENCE
EXISTING CONDITIONS PLAN

HAWTHORN RETIREMENT GROUP
5510 NE Vancouver Mall Dr.
Vancouver, WA 98662
(360) 213-1550 Fax (360) 213-1540
6715 NE 63rd Vancouver, WA 98661

lenity architecture
3750 Center Street S Salem, Oregon 97301
p 503 399 1090 f 503 399 9525 w lenityarchitecture.com

EMH&T
Evans, Mechwart Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
201 McCullough Dr., Ste. 190 Charlotte, NC 28262
Phone 704-643-6555 Fax 704-643-6636
emht.com

DATE
March 20, 2014

SCALE
1" = 40'

JOB NO.
2013-1743

SHEET
1/3

11 Xrefs: CS-REPR-N, CS-SURF-N, CS-REPR-E, CS-REPR-B, 20111227-CS-REPR-B, 20111227-CS-TBRLK, 20111227-CS-REPR-DS, 111227-TBRLK, 20111227-CS-REPR-B, 20111227-CS-TOPO-E, 20111227-CS-TOPO-N, 20111227-CS-FOND-N, 20111227-CS-FOND-E, 20111227-CS-FOND-N, 20111227-CS-FOND-E, 24x36 Titleblock, Seal

PARCEL #22709335
CHARLES BRADFORD SMITH
& TAMMY NICHOLS
LOT C
MAP BOOK 25 PAGE 210
DEED BOOK 7598 PAGE 535
ZONED R-3

PARCEL #22709337
SUZY TUCKER
LOT E & PART OF D
MAP BOOK 24 PAGE 391
DEED BOOK 21891 PAGE 160
ZONED R-3

PARCEL #22709352
& 22709351
CARLTON W. THOMAS, JR.
& LINDA V. STEWART
PORTION OF LOT 45
MAP BOOK 7 PAGE 71
DEED BOOK 18798 PAGE 236
ZONED R-3

PARCEL #22709325
DOUGLAS A. &
SARA GWYNN BRACKETT
LOT 39
MAP BOOK 7 PAGE 71
DEED BOOK 7928 PAGE 593
ZONED R-3

PARCEL #22709410
KENNETH A. &
LYNDA M. CULLIPHER
LOT 5, BLOCK A
MAP BOOK 18 PAGE 221
DEED BOOK 4425 PAGE 81
ZONED R-3

PARCEL #22709409
KARRA T. &
STEPHEN B. CHILCOTE
LOT 4, BLOCK A
MAP BOOK 18 PAGE 221
DEED BOOK 8707 PAGE 611
ZONED R-3

PARCEL #22709408
GLORIA &
JOHN C. HOAGLAND
LOT 3, BLOCK A
MAP BOOK 18 PAGE 221
DEED BOOK 7281 PAGE 652
ZONED R-3

PARCEL #22709406
CYNTHIA MICHELLE &
JAMES BRADFORD HINES, SR.
LOT 1, BLOCK A
MAP BOOK 18 PAGE 221
DEED BOOK 26525 PAGE 30
ZONED R-3

LOT 2
BLOCK A
MAP BOOK 18
PAGE 221

PARCEL #23101121
JAMES W. BENNET REV L/TRUST
DEED BOOK 24583 PAGE 549
ZONED R-3

PARCEL #23101122
JAMES W. BENNET REV L/TRUST
DEED BOOK 24583 PAGE 594
ZONED R-3

PARCEL #23101118
JEFFREY STEGALL
DEED BOOK 23636 PAGE 153
ZONED R-3

Ex.0.02 Ac.Wetland
N86°42'37"E
862.48'
Prop.Zoning Boundary
25'Rear Yard
50'Class "C"Buffer
Ex.Stream
Ex.Rock Outcropings
Approximate Tree Save Area
Prop.Tree Line (Approximate Subject to Change)
Prop.Retaining Wall
Prop.Lot
9.29 Acres
Prop.Zoning INST-CD
Prop.Bocce Court
Prop.Fire Pit
Probable Stormwater Management BMP
Prop.Gazebo
Prop.Active Open Area
Prop.Charlotte Retirement Residence
46,000 SF
3 Stories
134 Units
Prop.Raised Planters
Prop.Short Term Bike Parking
Prop.Light(typ.)
Prop.Pedestrian Light(typ.)
Prop.Site Triangles
Prop.6'Swlk
Prop.8'Planting Strip
Prop.CATS Waiting Pad Per Detail 60.01B
Prop.Zoning Boundary
Ex.6'Median
Ex.Lane Line
Ex.Stm.Esmt
Ex.Construction Esmt
Ex.Curb & Gutter
Ex.Sidewalk
Ex.Power Pole
Ex.Well or Cistern (To be Covered)
Ex.Covered Well
Ex.Shed
Ex.Swing
Ex.Canopy
Ex.Mailbox
Ex.Sign (TBRL)
Ex.Fence
Ex.Drive
Ex.Utility Esmt
Ex.Curb Inlet
Ex.C/L Survey
Ex.R/W
Ex.P/L
Ex.2'C&G
Ex.2.5'C&G
Prop.2'C&G
Prop.Van Garage 1,120 SF 6 Spaces
Prop.Garage 1,922 SF 6 Spaces
Prop.Dumpster Enclosure
Prop.Generator
Prop.Transformer
Prop.Zoning Boundary
1.05 Acres
To Remain R-3 Zoning
Ex.Rock Outcropings
Probable Stormwater Management BMP
PROVIDENCE ROAD
KUYKENDALL ROAD
Δ=4°52'16"
R=3340.80'
T=142.10'
L=284.03
Δ=4°16'23"
R=3340.80'
T=124.64'
L=249.15
Δ=2°29'50"
R=3645.62'
T=79.46'
L=158.89
N59°27'55"W
32.71'
N79°24'54"W
394.64'
S19°08'49"W
444.25'
S74°23'10"E
97.67'
N46°39'23"E
152.21'
N16°59'08"E
153.99'
S19°05'30"W
298.44'
562'±
277'±
157'±
83'±
86'±
89'±
76'±
54.5'
79'±
15'±
24'
34'
32'
28'
20'
100'Storage Bay
70'Lane Taper
75'Storage Bay
216.5'Lane Taper
40'Setback
40'Side Yard
25'Side Yard
20'Ex.Stm.Esmt
10'Ex.Utility Esmt
Prop.35'R/W From C/L
Prop.R/W
297.27'
106.34'
207.73'
±28'

NOTE: As per Section 9.505 side and rear yard to be increased 1 foot for each foot in building height in excess of 40 feet

NOTE: All dimensions are from face of curb unless otherwise noted

NOTE: Long term bike parking to be located inside building with hanging wall rack

GRAPHIC SCALE
0 20 40 80
1 inch = 40 feet

Proposed Sidewalk

Tree Save Area

LOCATION MAP
Not to Scale

PROVIDENCE ROAD
GREYSON HEIGHTS DR
LAKESIDE DRIVE
ALPINE CIR
VALLEY RD
RAINTREE LANE
KUYKENDALL ROAD
PROVIDENCE ROAD
COUNTRY LN
ASHLEYTOWN LN

DEVELOPMENT DATA

Site Acreage

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) 2

Proposed: Proposed Acres to be Rezoned = 10.01± Acres (436,036 SF)
Proposed Acres to Remain R-3 = 1.05± Acres (45,738 SF)

Tax Parcel Nos.:
Tract 1 = 227-09-328
Tract 2 = 227-09-326
Tract 3 = 224-09-329
Tract 4 = 224-09-327

Zoning
Existing: R-3
Proposed: INST-CD
Existing Use: Tract 1 = Single Family Residential
Tract 2-4 = Vacant Land
Proposed Use: Home for the Aged

Building Data Lot A
Proposed Number of Units: 134 Suites
Floor Area Ratio:
Allowable: 0.50
Provided: 124,000 SF/402,059 SF = 0.31
Density:
Allowable: 43 Units/Acre
Provided: 134 Units/9.23 Acres = 14.52 Units/Acre
Maximum Building Height:
Allowable: 40'
Provided: 44' (see note)
Setbacks/Yards:
Required: Front Setback: 30'
Side Yard: 20' (15' along Providence Road)
Rear Yard: 20'
Provided: Front Setback: 40'
Side Yard: 25' (40' along Providence Road)
Rear Yard: 25'

Parking Lot A
Auto Parking:
Required: 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
4 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
Tree Save Area
Required: 402,059 SF x 15% = 60,309 SF
Provided: 130,551 SF = 3.00 Acres

APPROVED BY CITY COUNCIL
JUN 23 2014

FEMA NOTE

1. The proposed Site is located outside of the 100 year floodplain.
2. 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.
3. 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.

REZONING CONDITIONS

2
1. Service trucks shall be limited to entering and exiting the development through the Providence Road entrance drive. Delivery times shall be limited to non peak hours. Peak hours are defined as the hours between 7am-9am and 4pm-6pm.
2. Additional conifer trees above and beyond the required Class "C" Buffer from Providence Road 300' along the Brackett property shall be installed. Please see Landscape Detail on Sheet 3.
3. Tree save area shall be platted.

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT

EVANS MECHWART HAMBLETON & TILTON, INC. NORTH CAROLINA CERTIFICATE OF AUTHORIZATION No. F-1016

REZONING PETITION 2014-013

PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION

PLAN SET DATE
March 20, 2014

REVISIONS

MARK	DATE	DESCRIPTION
1	05/19/14	REVISED PER CITY OF CHARLOTTE COMMENTS
2	05/29/14	REVISED PER CITY OF CHARLOTTE COMMENTS
3	06/09/14	REVISED PER CITY OF CHARLOTTE COMMENTS

HAWTHORN2
RETIREMENT GROUP
9310 NE Vancouver Mall Dr., Suite 200
Vancouver, WA 98662
(360) 213-1850 Fax (360) 213-1540
6715 NE 63rd Vancouver, WA 98661

lenity architecture
3150 Kettle Court SE, Salem, Oregon 97301
P 503 399 1090 F 503 399 0585 w lenityarchitecture.com

EMH&T
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

CITY OF CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA
REZONING PLAN
FOR
CHARLOTTE RETIREMENT RESIDENCE
SKETCH PLAN

DATE
March 20, 2014

SCALE
1" = 40'

JOB NO.
2013-1743

SHEET
2/3

1. GENERAL PROVISIONS

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.

2. PERMITTED USES

a.) Proposed Zoning shall be limited to 'Home for the Aged' as described in Section 9.503 of the Charlotte Zoning Ordinance. This use shall be dependent units, except for the two independent units for management staff only, not for rental purposes.

3. TRANSPORTATION

a.) 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.

b.) The Petitioner shall convey a 35' Right of Way from centerline along the property frontage of Kuykendall Road in fee simple fashion.

c.) 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.

d.) The Petitioner will be responsible for implementing a left-turn lane and associated tapers for the proposed Charlotte Retirement Residence. The petitioner shall provide the pavement necessary to accomodate the future cross section measuring 16.5' from the existing centerline of Kuykendall Road. 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.

e.) 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.

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.

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

4. ARCHITECTURAL STANDARDS.

a.) Proposed zoning shall provide a 40' setback measured from the Right of Way of Kuykendall Road. A 40' side yard measured from the Right of Way of Providence Road and a 25' 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'. The maximum building height shall be 44'.

b.) 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.

c.) 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.

d.) The exterior siding materials will include stucco and horizontal siding with brick, brick veneer, stone or simulated stone. No vinyl siding will be used, except for soffits and windows. Soffits and windows are proposed to be vinyl.

e.) The roof will be architectural composition shingle.

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

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

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

5.) STREETSCAPE AND LANDSCAPING

a.) As per Section 9.505 side and rear yard to be increased by 1 foot for each foot in building height in excess of 40 feet.

b.) Proposed zoning shall provide a minimum 50 foot wide buffer in accordance with Section 12.302(9) of the Zoning Ordinance.

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

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

e.) The site is to be extensively landscaped with a goal of providing a park like atmosphere with beautiful outdoor amentias 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. Please note that no outdoor amenities or walking trails will be provided in tree save areas.

6. ENVIRONMENTAL FEATURES

a.) The overall development shall provide 3.00 Acres of Tree Save Area, located generally in the vicinity depicted on the site plan.

b.) Tree save area to be platted.

c.) Tree save area to remain undisturbed.

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

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

f.) 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.

7.) FIRE PROTECTION

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

8.) LIGHTING

a.) 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 16 feet.

b.) Lighting on garages shall be wall mounted cutoff features.

9.) PARKING

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.

10) SOLID WASTE MANAGEMENT PLAN

a.) 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.

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JUN 23 2014

NOTE: Trees that are shaded are conifer type trees which are above and beyond the requirements of the Class "C" Buffer.

BUFFER SUMMARY

C CLASS BUFFER - 50 ft. wide
Buffer Requirements per 100 ft.:
8 Trees and 20 Shrubs \ 100 ft.

495 ft. adjoining boundary- Brackett Property

Trees required- 4.95 x 8= 40
Preserved trees- 39
Proposed new trees- 39
78 trees total

Shrubs required 4.95 x 20= 100
Proposed Shrubs- 153

PARCEL #22709325
DOUGLAS A. &
SARA GWYNN BRACKETT
LOT 39
MAP BOOK 7 PAGE 71
DEED BOOK 7928 PAGE 593
ZONED R-3

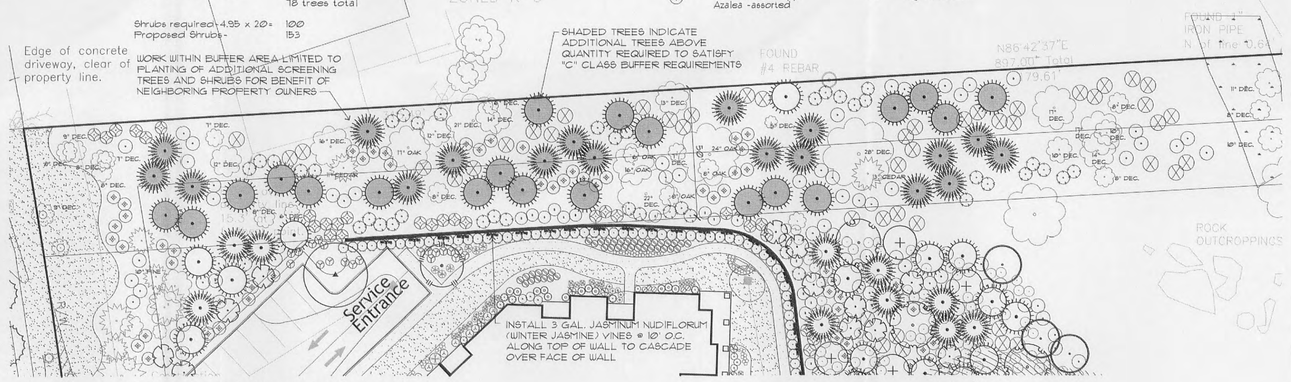
PLANTING LEGEND

Symbol	Botanical / Common Name	Quantity	Specifications
	SCREENING TREES		
	Pinus taeda Loblolly Pine Evergreen	18	10 gal. container
	Cryptomeria japonica Japanese Cryptomeria Evergreen	21	10-12' ht. B&B
	SHRUBS		
	Cornus sericea 'Baileyi' Variegated Redtwig Dogwood	36	3 gal. container
	Itea virginica 'Henry's Garnet' Sweetspire	30	3 gal. container
	Juniperus chinensis 'Keteleeri' Juniper	6	10 gal. container
	Myrica cerifera Wax Myrtle	35	7 gal. container
	Osmanthus fragrans Tea Olive	17	7 gal. container
	Rhododendron spp. Azalea -assorted	28	3 gal. container

Edge of concrete driveway, clear of property line.

WORK WITHIN BUFFER AREA LIMITED TO PLANTING OF ADDITIONAL SCREENING TREES AND SHRUBS FOR BENEFIT OF NEIGHBORING PROPERTY OWNERS

SHADED TREES INDICATE ADDITIONAL TREES ABOVE QUANTITY REQUIRED TO SATISFY "C" CLASS BUFFER REQUIREMENTS



NOTE- ALL ACTUAL PLANT LOCATIONS SHALL BE DETERMINED ON SITE WITH INVOLVEMENT OF NEIGHBOR TO PROVIDE OPTIMAL DEGREE OF SCREENING FROM ADJOINING PROPERTY AND FOR MINIMAL IMPACT TO EXISTING TREES THAT ARE TO BE PRESERVED.

Landscape Buffer Exhibit-Brackett Property

DATE: 02-12-2014 rev 03-20-2014
SCALE: 1" = 30'

lenity architecture
3150 Kettle Court SE, Salem, Oregon 97301
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Charlotte Retirement Residence
Charlotte, North Carolina

HAWTHORN RETIREMENT GROUP
9310 NE Vancouver Mall Dr., Suite 200
Vancouver, WA 98662-3210
(360) 213-1550 Fax (360) 213-1540

PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION

PLAN SET DATE
March 20, 2014

REZONING PETITION 2014-013

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 019814 5/9/14

NORTH CAROLINA EVANS MECHWART HAMBLETON & TILTON, INC. No. F-1016 CERTIFICATE OF AUTHORIZATION

REVISIONS

MARK	DATE	DESCRIPTION
1	03/13/14	REVISED PER CITY OF CHARLOTTE COMMENTS
2	03/28/14	REVISED PER CITY OF CHARLOTTE COMMENTS
3	05/09/14	REVISED PER CITY OF CHARLOTTE COMMENTS

CITY OF CHARLOTTE, MECKLENBERG COUNTY, NORTH CAROLINA
REZONING PLAN FOR
CHARLOTTE RETIREMENT RESIDENCE
REZONING NOTES

HAWTHORN RETIREMENT GROUP
9310 NE Vancouver Mall Dr., Suite 200
Vancouver, WA 98662-3210
(360) 213-1550 Fax (360) 213-1540
6715 NE 63rd Vancouver, WA 98661

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EMH&T
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, Ohio 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
Phone: 704.540.0333 emht.com

DATE: March 20, 2014
SCALE: None
JOB NO.: 2013-1743
SHEET: 3/3

J:\2013\2013174\Dwg\04Sheets\Preliminary Engineering\3 Rezoning Notes.dwg Last Saved By: omcdonald, 5/9/2014 9:02 AM Last Printed By: McDonald, Andrew, 5/9/2014 9:05 AM
11 Pref: CS-REFR-N, CS-SUB-N, CS-REFR-E, CS-REFR-DS, 11(227-TRU), 20111227-CS-REFR-B, 20111227-CS-REFR-C, 20111227-CS-ROW-N, 20111227(2), 24x36 Titleblock, Seal



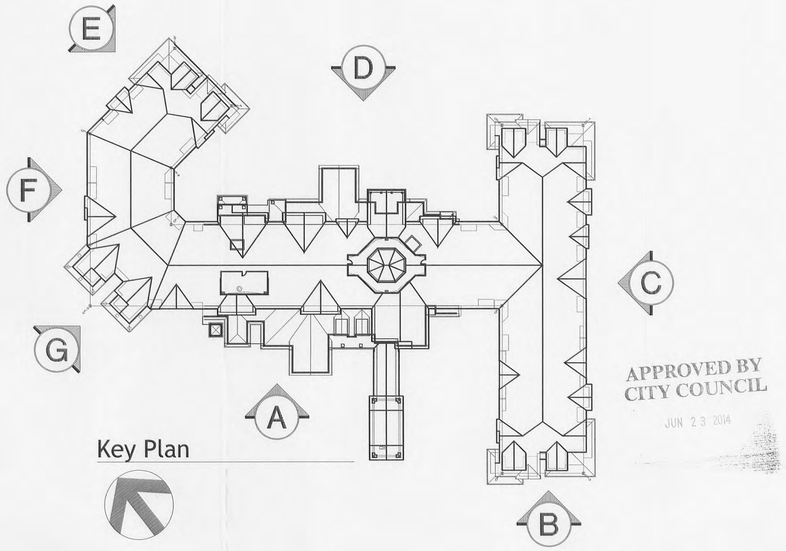
E WEST ELEVATION
SCALE : 1/8"=1'-0" (TYP. ALL EVEN THIS SHEET U.O.N.)



F WEST ELEVATION
SCALE : 1/8"=1'-0" (TYP. ALL EVEN THIS SHEET U.O.N.)



D REAR ELEVATION
SCALE : 1/8"=1'-0" (TYP. ALL EVEN THIS SHEET U.O.N.)



Key Plan

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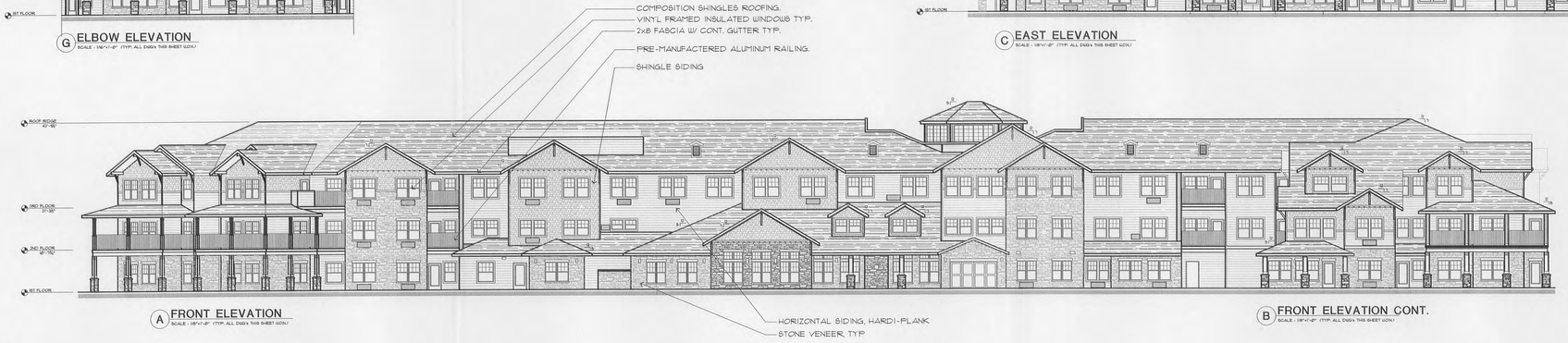
CITY COUNCIL
JUN 23 2014



G ELBOW ELEVATION
SCALE : 1/8"=1'-0" (TYP. ALL EVEN THIS SHEET U.O.N.)



C EAST ELEVATION
SCALE : 1/8"=1'-0" (TYP. ALL EVEN THIS SHEET U.O.N.)



A FRONT ELEVATION
SCALE : 1/8"=1'-0" (TYP. ALL EVEN THIS SHEET U.O.N.)

B FRONT ELEVATION CONT.
SCALE : 1/8"=1'-0" (TYP. ALL EVEN THIS SHEET U.O.N.)

Exterior Elevations

DATE: 03-18-14

SCALE: 1" = 16'-0"

0 16 32 64

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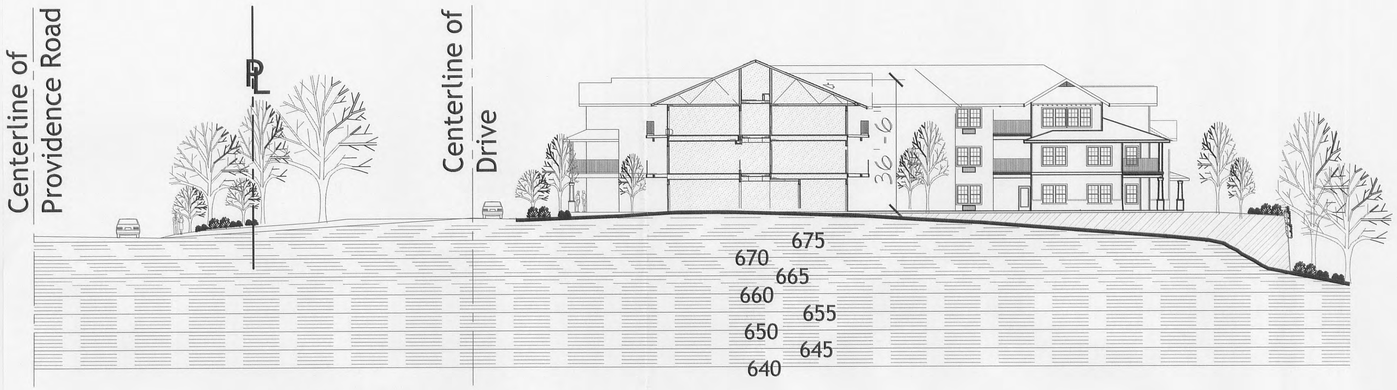
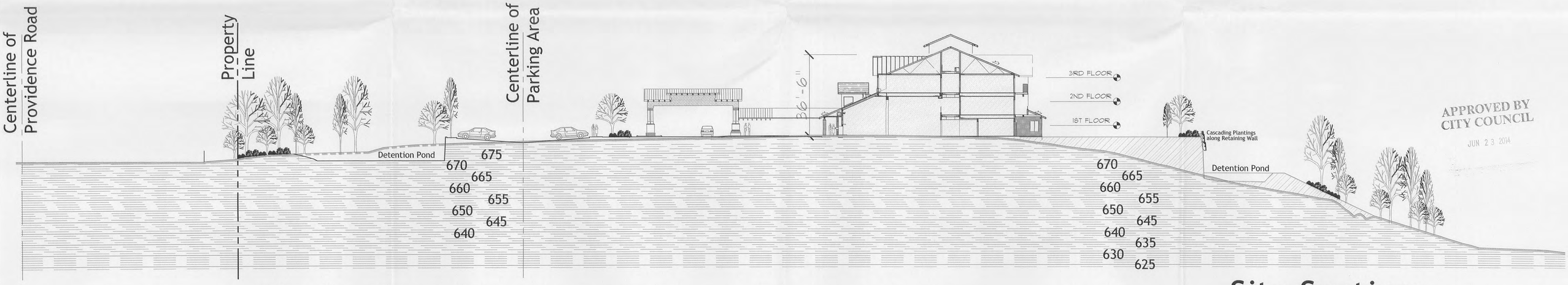


Site Section B-B



Key Plan



Site Section A-A

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JUN 23 2014

Site Sections

DATE: 03-19-14
SCALE: 1" = 20'-0"

0 20 40 80

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Providence Road

Kuykendall Road

533 LF STREET FRONTAGE
533/30= 18 SMALL TREES REQ.
18 SMALL TREES PROVIDED

2.5' Curb & Gutter

EXISTING TREES TO BE PRESERVED-TYPICAL

MONUMENT SIGN (UNDER SEPARATE PERMIT)

Service Entrance

INSTALL (40) 3 GAL. JASMINUM NUDIFLORUM (WINTER JASMINE) VINES @ 10' O.C. ALONG TOP OF WALL TO CASCADE OVER FACE OF WALL

Bocce

DETENTION BASIN REFER TO CIVIL PLANS

UNDISTURBED NATURAL AREA

ROCK OUTCROPPINGS

Lawn Activity

134 Suites
Retirement Residence
3 Story

Fire Lane

Covered Entrance

Van Garage

Refuse Enclosure

Garage

G GENERATOR TRANSFORMER

UNDISTURBED NATURAL AREA

DETENTION BASIN REFER TO CIVIL PLANS

MONUMENT SIGN (UNDER SEPARATE PERMIT)

NOTE- ALL EXISTING TREES IN PROVIDENCE ROAD AND KUYKENDALL ROAD CORRIDORS THAT ARE NOT LOCATED WITHIN PROPOSED SITE IMPROVEMENTS SHALL BE PRESERVED.

EXISTING TREES TO BE PRESERVED-TYPICAL

SIDEWALK TO WELL

UNDISTURBED NATURAL AREA

395 LF STREET FRONTAGE
395/30= 13 SMALL TREES REQ.
13 SMALL TREES PROVIDED

PLANTING LEGEND

Symbol	Botanical / Common Name	Quantity	Specifications
	CANOPY TREES:		
	Zelkova serrata 'Green Vase' Green Vase Sawleaf 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	1.5" cal. x 7-8' ht. B&B
	Quercus laurifolia Laurel Oak Semi-Evergreen	24	2" cal. x 10-12' ht. B&B
	Lagerstroemia 'Muskogee' Crape 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 ginnala 'Flame' Flame Amur Maple Deciduous	13	2" cal. x 10-12' ht. B&B Kuykendall ROW Tree

NOTES:
1. Tree preservation fencing shall remain in place until completion of construction.
2. Irrigation system shall be design/build 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'

0 15 30 60 90

Charlotte Retirement Residence

Charlotte, North Carolina

APPROVED
CITY COUNC
JUN 23 2014

PLANTING LEGEND co

	SHRUBS
	Abelia grandiflora 'Kaleidoscop' Glossy Abelia
	Buxus microphylla 'Wintergreen' Wintergreen Boxwood
	Camellia sasanqua Camellia
	Chamaecyparis obtusa 'Kosteri' Koster Hinoki Cypress
	Cornus sericea 'Bailey' Variegated Redtwig Dogwood
	Cotoneaster salicifolia 'Repens' Willowleaf Cotoneaster
	Gardenia jasminoides 'Frostproo' Frostproof Gardenia
	Ilex cornuta 'Dwarf Burford' Dwarf Burford Holly
	Ilex crenata 'Helleri' Japanese Holly
	Ilex crenata 'Sky Pencil' Sky Pencil Holly
	Ilex glabra 'Shamrock' Inkberry Holly
	Itea virginica 'Henry's Garnet' Sweetspire
	Juniperus chinensis 'Keteleeri' Juniper
	Loropetalum chinense 'Ruby' Ruby Loropetalum
	Myrica cerifera Wax Myrtle
	Nandina domestica 'Wood's Dwa' Heavenly Bamboo
	Osmanthus fragrans Tea Olive
	Podocarpus macrophyllus 'Maki' Japanese Yew
	Rhaphiolepis umbellata 'Snow Wh' Indian Hawthorn
	Rhododendron spp. Azalea -assorted
	Rosa spp. Carpet Roses-assorted
	Rosa spp. Knock-out Rose-assorted
	Sarcocca confusa Sweetbox
	Spiraea nipponica 'Snowmound' Snowmound Spiraea
	Viburnum tinus 'Spring Bouquet' Spring Bouquet Viburnum
	VINES
	Jasminum nudiflorum Winter Jasmine
	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 Puddin' Plum Pudding Heuchera
	Hosta spp. Plantain Lily
	Pennisetum alopecuroides 'Hame' Hameln Fountain Grass
	Rudbeckia fulgida 'Goldstum' Goldstum Black-eyed Susan
	GROUND COVERS:
	Euonymus fortunei 'Colorata' Purple Wintercreeper
	Lawn Area Zoysia or Perennial Rye
	Detention Basin Planting refer to Civil Plans

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