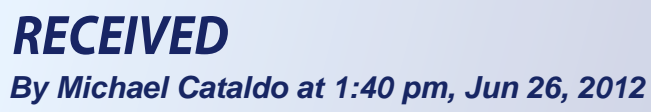




INDEX OF DRAWINGS

VICINITY MAP:



TRANSPORTATION

- (a) Vehicular access to the Site shall be as generally depicted on the Conceptual Site Plan. The placements and configuration of vehicular access points are subject to any minor modifications required to accommodate final site and construction plans and design and to any adjustments required for approval by the Charlotte DOT including alteration to accommodate any right of way needs and/or construction easements.
- (b) Surface parking shall be as generally depicted on the Conceptual Site Plan. The placements and configuration of parking spaces are subject to any minor modifications required to accommodate final site and construction plans and design. Appropriate and applicable screening of parking areas shall be provided per the Ordinance and the intent of the Steele Creek Area Plan.
- (c) Sidewalks shall be as generally depicted on the Conceptual Site Plan. The placements and configuration of sidewalks are subject to any minor modifications required to accommodate final site and construction plans and design. Sidewalks shall be provided per the Ordinance and the intent of the Steele Creek Area Plan including a new 6 foot wide sidewalk and 8 foot wide planting strip along South Tryon Street.

ARCHITECTURAL STANDARDS

- (a) The Conceptual Elevation Rendering is intended to describe the conceptual architectural theme proposed for the Site. However as noted in General Provisions Section above, the rendering is conceptual in nature. Accordingly, the architectural concept may be altered or simplified during design development and construction document phases subject however to the provisions of Subsection 6.207(1) or (2) of the Ordinance as applicable.
- (b) Your design shall include such as gables, porches and ganged windows will be utilized to provide mass scale and architectural character.
- (c) Exterior walls shall be constructed with a mix of masonry materials (brick, stone, architectural block, or other masonry materials) and siding to break up the mass and scale of the building.
- (d) The dumpster will be located at the back of the building, appropriately screened with landscaping and enclosed by a 7 foot high wall with gates.

STREETSCAPE AND LANDSCAPING

- (a) Except as otherwise provided in these Development Standards, the streetscape shall meet the standards of the Ordinance and the intent of the Steele Creek Area Plan including a new 6 foot wide sidewalk and 8 foot wide planting strip along South Tryon Street.
- (b) Internal areas of the Site will be landscaped in accordance with the requirements of the ordinance.
- (c) Class C landscape buffers will be provided where required per the Ordinance and as shown on the Conceptual Site Plan. In areas where existing vegetation is sufficient, buffer areas will be left undisturbed.

ENVIRONMENTAL FEATURES

- (a) Existing trees and vegetation shall remain in undisturbed areas as shown on the Conceptual Site Plan.
- (b) Petitioner shall comply with the Post Construction Controls Ordinance (PCCO).

SIGNAGE

Signs shall comply with the provisions of the Ordinance.

LIGHTING

- (a) The maximum height of any detached lighting fixtures erected on the Site shall not exceed twenty (20) feet in height.
- (b) All freestanding lighting fixtures installed within the Site shall be shielded with full-cut fixtures, capped and downwardly directed.
- (c) Wall-pak lighting will be prohibited throughout the Site.

AMENDMENTS TO REZONING PLAN

Future amendments to the Site Development Data Sheet, other sheets accompanying the Petition and these Development Standards may be applied for by the then Owners of the Parcel or Parcels within the Site involved in accordance with the provisions of Chapter 6 or Ordinance.

BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS

- (a) If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under these Development Standards and the Site Development Data Sheet will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioners and the current and subsequent owners of the Site and their respective successors in interest and assigns
- (b) Throughout these Development Standards, the terms, "Petitioners" and "Owner" or "Owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioners or the Owner or Owners of the Site from time to time who may be involved in any future development thereof.
- (c) Any reference to the Ordinance herein shall be deemed to refer to the requirements of the Ordinance in effect as of the date this Rezoning Petition is approved.

title:
Queen City Manor
90 Beds
Adult Care Home
location:
South Tryon Street
& Wright's Ferry Rd
Charlotte, NC

Smith / Packet
4423 Pheasant Ridge Rd SW
Suite 301
Roanoke, VA
Phone: 504 / 774 - 7762

seals:

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sca project number: 26-05-100 date: 06-25-2012

drawn by: _____ checked by: _____

revisions:

key plan

sheet name:

DRAWING INDEX
VICINITY MAP &
ADJACENT
PROPERTY INFO

sheet number:

RZ-1

Title:
Queen City Manor
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Revisions:

Key plan

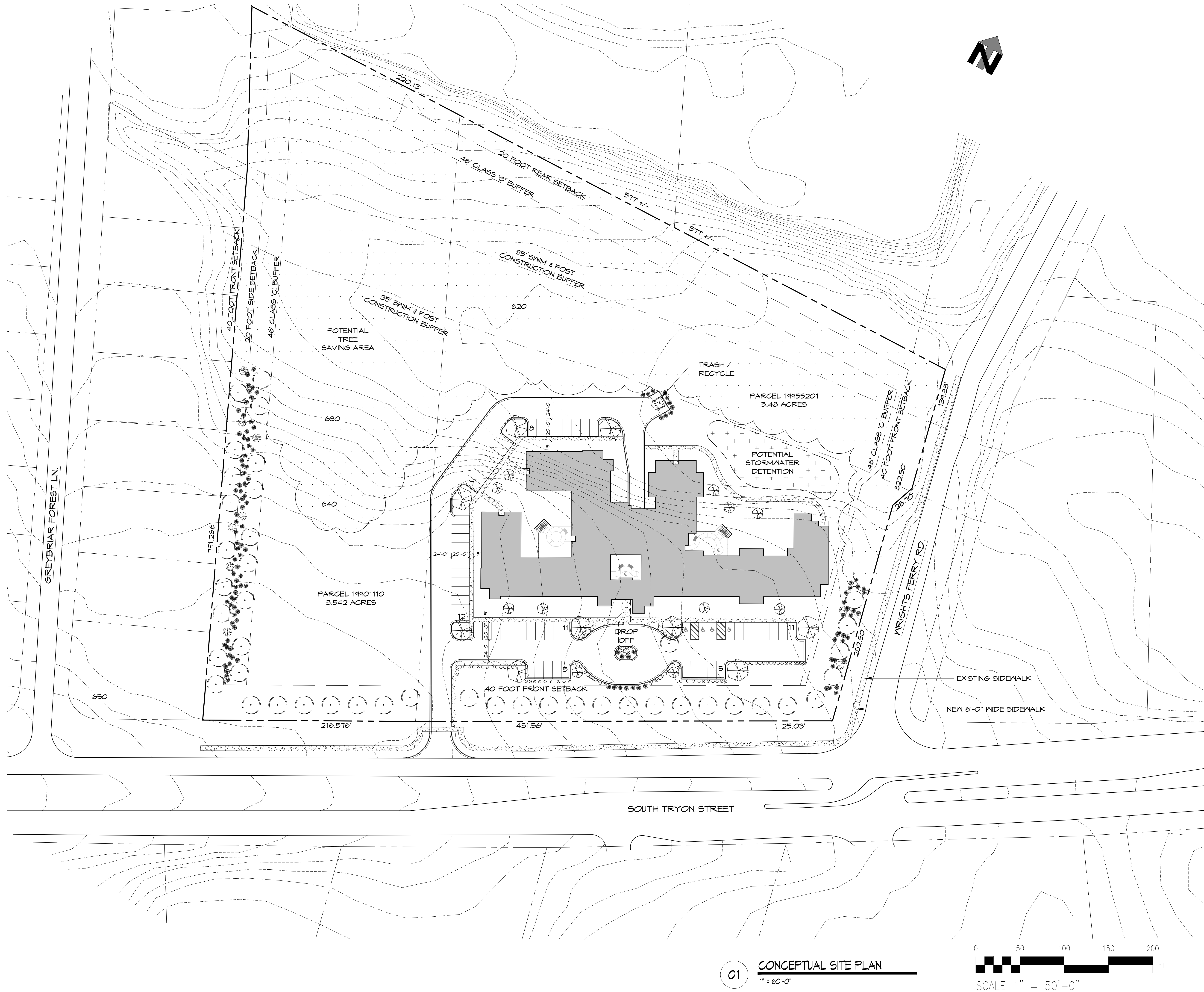
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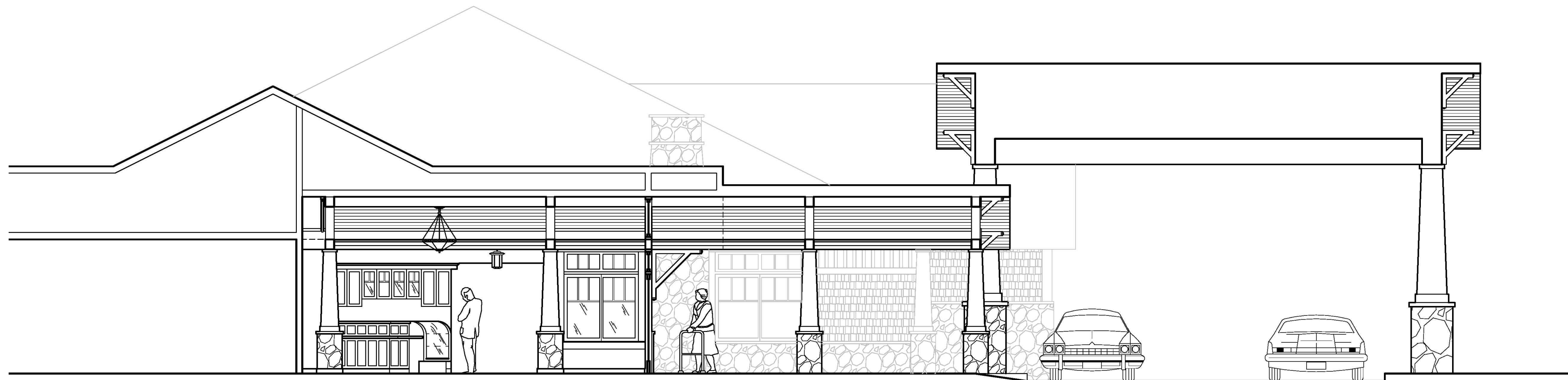
CONCEPTUAL SITE PLAN

Sheet number:

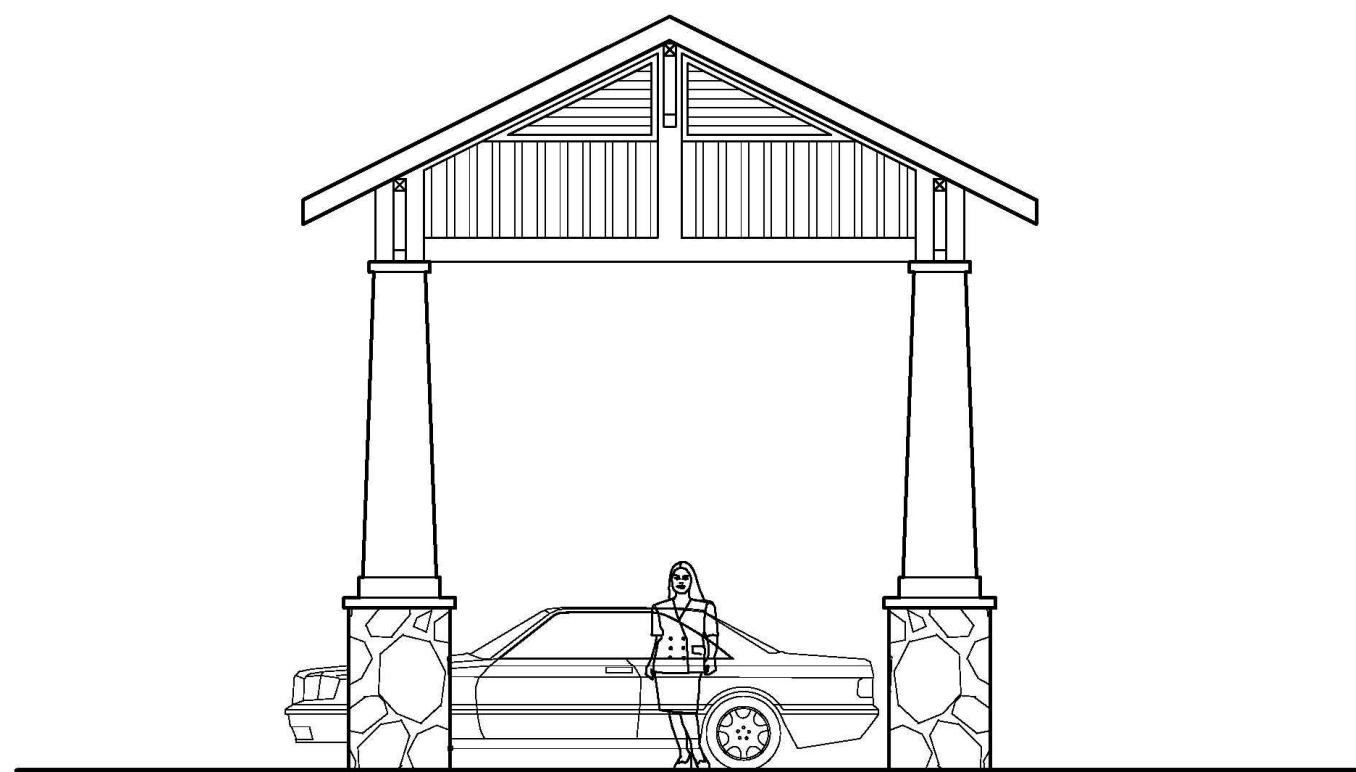
RZ-2

_S Tryon_A-RZ-2





03 **BUILDING SECTION @ MAIN ENTRANCE**
N.T.S.



02 **PORTE COCHERE ELEVATION**
N.T.S.



01 **CONCEPTUAL RENDERING: PARTIAL FRONT VIEW**
N.T.S.

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sca project number: 26-05-100 date: 06-25-2012

drawn by: checked by:

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revisions:

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key plan

sheet name:

**CONCEPTUAL
RENDERING**

sheet number:

RZ-3

26_S_Tryon_A-RZ-3