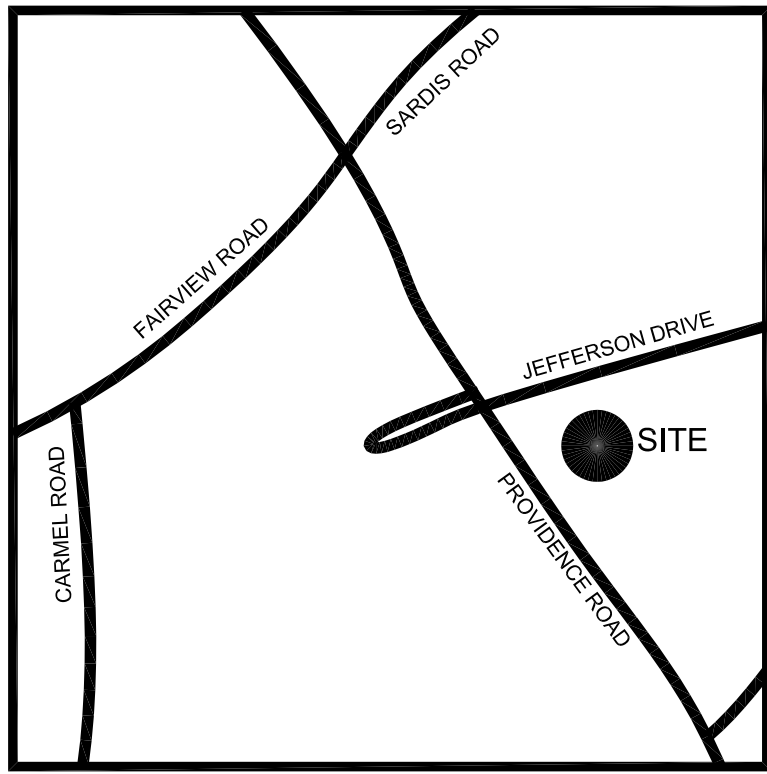


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VICINITY MAP (NTS)

PARCEL ID KEY

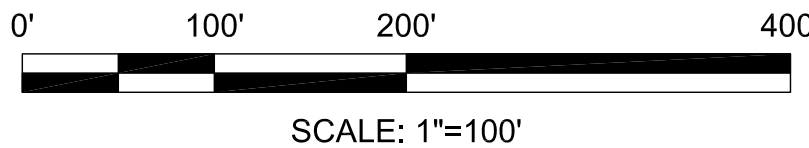
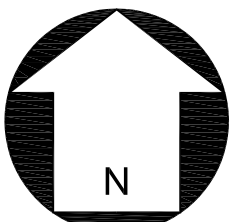
- | | |
|--|---|
| 1. JESSE ESSEX & CHELSEY BESS
DEED BOOK: 33193-376
PARCEL ID: 18707218
ZONING: R-3
USE: SINGLE FAMILY | 10. TEMPLE ISRAEL INC
DEED BOOK: 10410-299
PARCEL ID: 18707214
ZONING: R-3
USE: SINGLE FAMILY |
| 2. TINNAHINCH LAND CO. INC.
DEED BOOK: 31474-990
PARCEL ID: 18707219
ZONING: R-3
USE: SINGLE FAMILY | 11. TEMPLE ISRAEL INC
DEED BOOK: 10740-722
PARCEL ID: 18707203
ZONING: R-3
USE: SINGLE FAMILY |
| 3. TINNAHINCH LAND CO. INC.
DEED BOOK: 31474-990
PARCEL ID: 18707220
ZONING: R-3
USE: SINGLE FAMILY | 12. GAYLE L SMITH
DEED BOOK: 05388-785
PARCEL ID: 18707110
ZONING: R-3
USE: SINGLE FAMILY |
| 4. SUDHIR SHENOY
DEED BOOK: 32497-174
PARCEL ID: 18707221
ZONING: R-3
USE: SINGLE FAMILY | 13. TEMPLE ISRAEL INC
DEED BOOK: 10348-903
PARCEL ID: 18707204
ZONING: R-3
USE: SINGLE FAMILY |
| 5. RICE, FREDERICK J
DEED BOOK: 26186-856
PARCEL ID: 18707112
ZONING: R-3
USE: SINGLE FAMILY | 14. ESHET, NACHUM
DEED BOOK: 19922-537
PARCEL ID: 18707109
ZONING: R-3
USE: SINGLE FAMILY |
| 6. JEFFERY SCOTT COOPER & AMY S. COMBS
DEED BOOK: 32136-583
PARCEL ID: 18707222
ZONING: R-3
USE: SINGLE FAMILY | 15. TEMPLE ISRAEL INC
DEED BOOK: 08653-726
PARCEL ID: 18707205
ZONING: R-3
USE: SINGLE FAMILY |
| 7. RICE, FREDERICK J
DEED BOOK: 21300-114
PARCEL ID: 18707111
ZONING: R-3
USE: SINGLE FAMILY | 16. MARKS, BRYANT P
DEED BOOK: 2158-152
PARCEL ID: 18707108
ZONING: R-3
USE: SINGLE FAMILY |
| 8. TEMPLE ISRAEL INC
DEED BOOK: 22735-766
PARCEL ID: 18707202
ZONING: R-3
USE: SINGLE FAMILY | 17. TEMPLE ISRAEL INC
DEED BOOK: 08119-821
PARCEL ID: 18707207
ZONING: R-3
USE: SINGLE FAMILY |
| 9. CASTELLANO, ERNEST
DEED BOOK: 09736-476
PARCEL ID: 18707114
ZONING: R-3
USE: SINGLE FAMILY | 18. TEMPLE ISRAEL INC
DEED BOOK: 06245-375
PARCEL ID: 18706218
ZONING: R-3
USE: SINGLE FAMILY |
| 19. ANNE ENGLISH WALKER
DEED BOOK: 06245-375
PARCEL ID: 18706218
ZONING: R-3
USE: SINGLE FAMILY | |

ZONING DATA:

R-3 TO INST(CD) = ±7.51 ACRES
R-4 TO INST(CD) = ±3.51 ACRES
TOTAL PROPOSED INST(CD) = ±11.02 ACRES

REMAINING ±6.15 ACRE PORTION OF PARCEL 18707217 ZONED R-4 PROPOSED FOR INST

This Plan Is A Preliminary Design.
NOT Released For Construction.



REVISIONS:

No.	Date	By	Description
1	5/13/19	AHM	Per Staff and Neighbors Comments
2	6/24/19	ENL	Per Staff and Neighbors Comments

CORPORATE CERTIFICATIONS
NC PE: C-2930 NC LA: C-253
SC ENG: NO. 3599 SC LA: NO. 211

Project Manager: MDL

Drawn By: SCJ

Checked By: MDL

Date: 5/13/19

Project Number: 17025

Sheet Number:

RZ-1

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1. GENERAL PROVISIONS

- 1

2. PERMITTED USES/DEVELOPMENT LIMITATIONS

3. TRANSPORTATION

4. ARCHITECTURAL STANDARDS

5. STREETScape/LANDSCAPING

- e. The existing sidewalk located on the Site's Providence Road frontage south of the existing Temple Israel on Providence drive shall remain in place.
- f. The Petitioner shall update existing sidewalk ramps at the entrance to Temple Israel on Providence Road to current CDOT standards.
- g. Items described in notes 5b, 5c, 5d, and 5f will be completed prior to issuance of the certificate of occupancy for the first new building on the site.
- h. Internal sidewalks and crosswalks shall be provided on the site as generally depicted on the Rezoning Site Plan.
- i. In the event that an adjacent parcel of land is either rezoned to a zoning district or devoted to a use that eliminates or reduces the buffer requirements on the Site, the Petitioner may reduce or eliminate, as the case may be, the relevant buffer areas set out on the Rezoning Site Plan.

6. ENVIRONMENTAL FEATURES

- a. The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Stormwater Ordinance.
- b. The location, size, and type of storm water management systems depicted on the Rezoning Site Plan are subject to review and approval as part of the full development plan submittal and are not implicitly approved within this rezoning. Adjustments may be necessary in order to accommodate water quality treatment requirements and natural site discharge points.
- c. Development within any SWIM/PCSO Buffer shall be coordinated with and subject to approval by Charlotte-Mecklenburg Storm Water Services and mitigated if required by the ordinance.
- d. All requirements of the City of Charlotte Tree Ordinance shall be met with this development.
- e. No trees will be planted in the public right-of-way without authorization from the City Arborist's Office.

7. LIGHTING

- a. All newly installed freestanding lighting fixtures on the Site (excluding street lights and lower, decorative lighting that may be installed along the driveways, sidewalks, parking areas, patios and landscaped areas) shall be fully capped and shielded and the illumination downwardly directed so that direct illumination does not extend past any property line of the Site.
- b. The maximum height of any newly installed freestanding lighting fixture on the Site shall be twenty-one feet (21').
- c. Any lighting fixtures attached to the new buildings and building additions to be constructed on the Site shall be decorative, capped and downwardly directed.

8. PARKS, GREENWAYS, AND OPEN SPACE

- a. The Petitioner shall provide a minimum of ten thousand square feet (10,000 sq. ft.) of amenitized open space, as generally depicted on the Rezoning Site Plan. These open space areas will contain landscaping, seating areas, and/or hardscape elements.

9. FIRE PROTECTION

- a. Per Ordinance standards.

10. PHASING

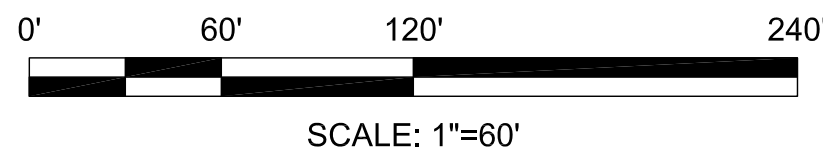

- a. N/A

11. SIGNAGE

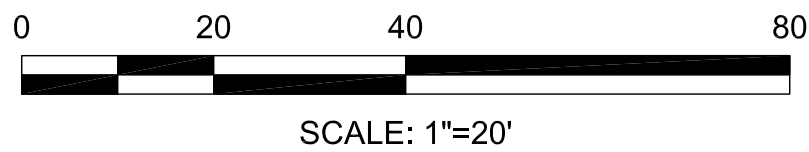
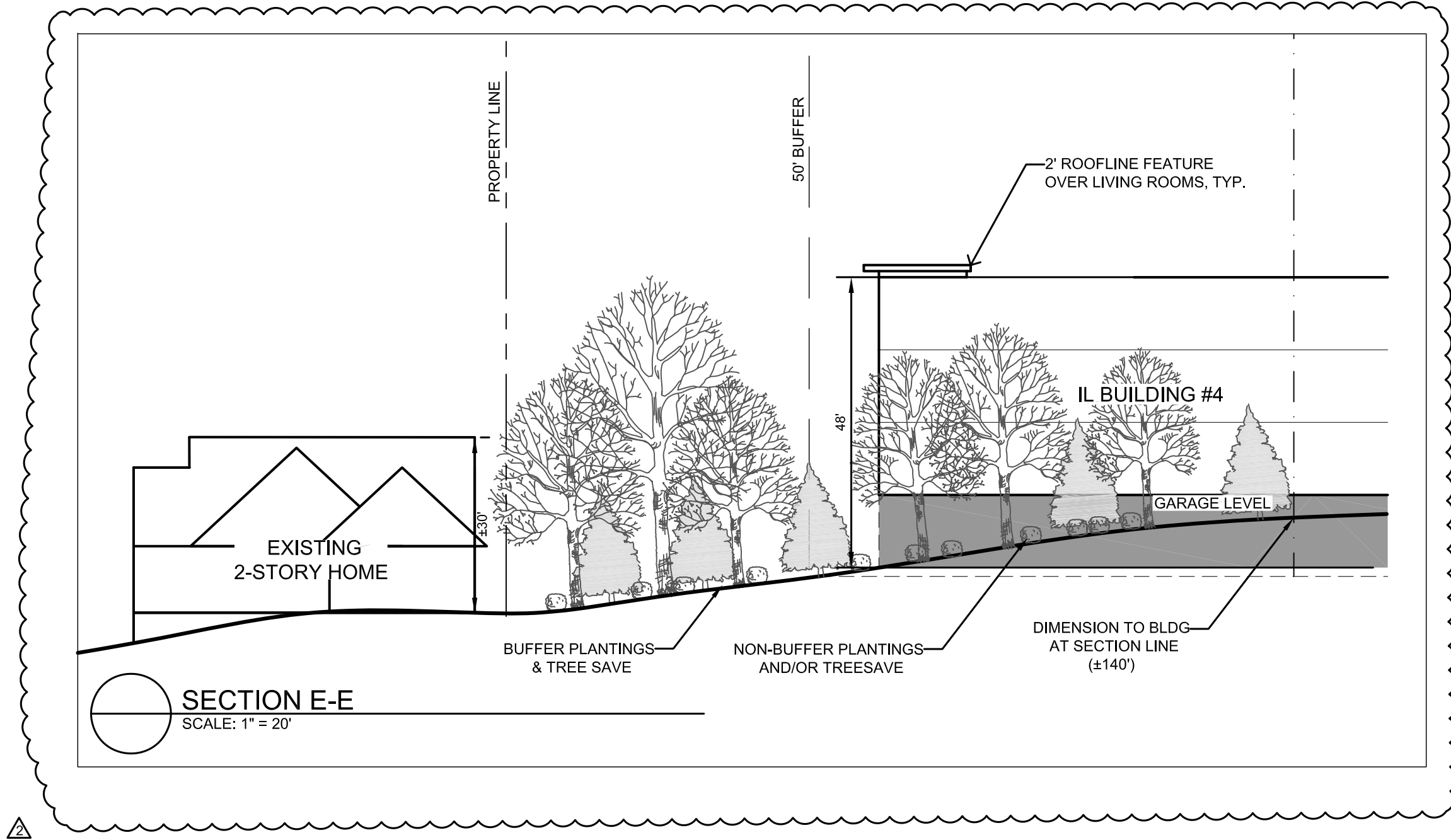
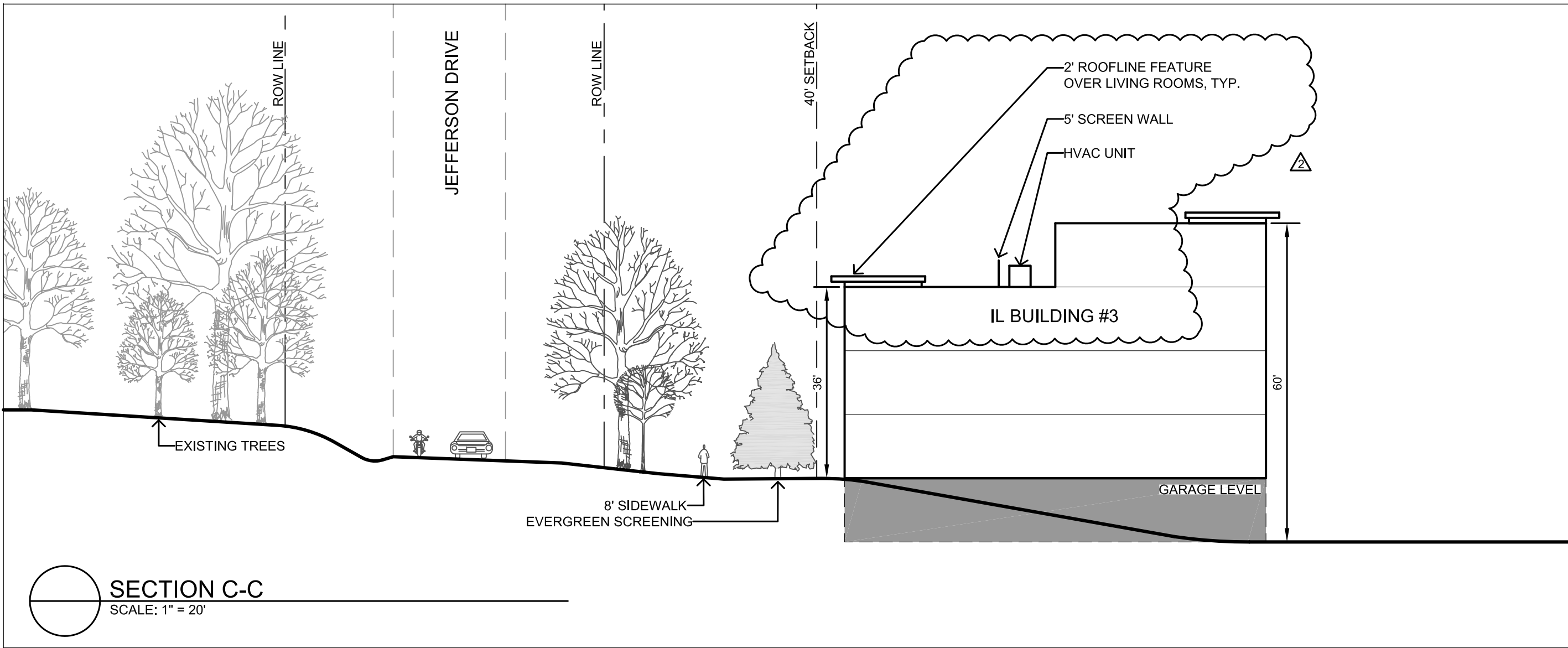
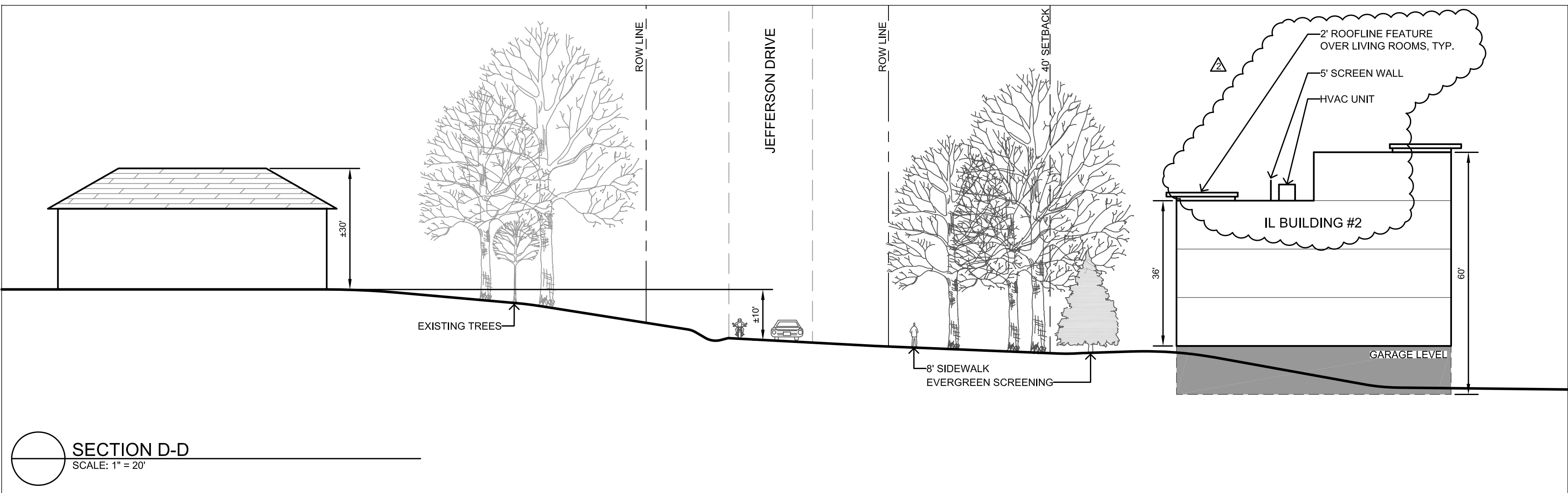
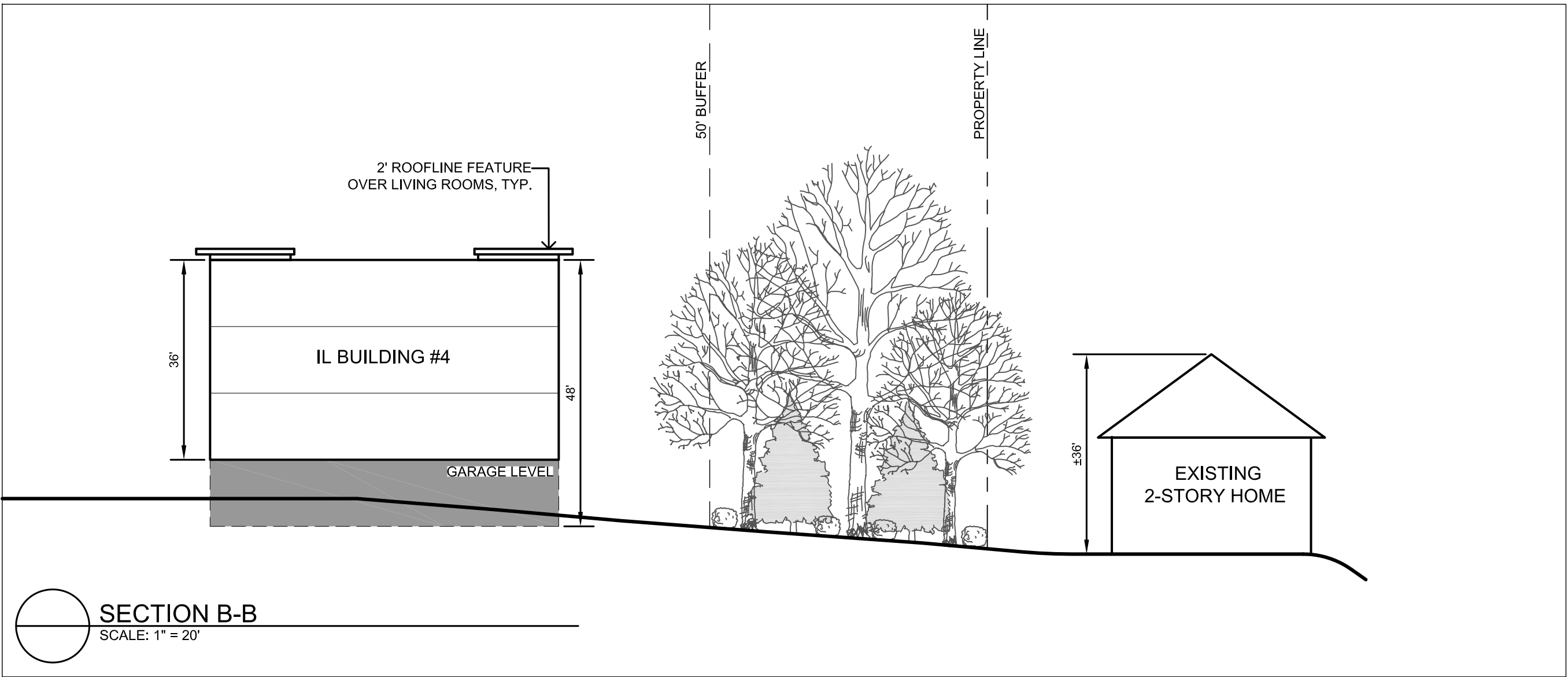
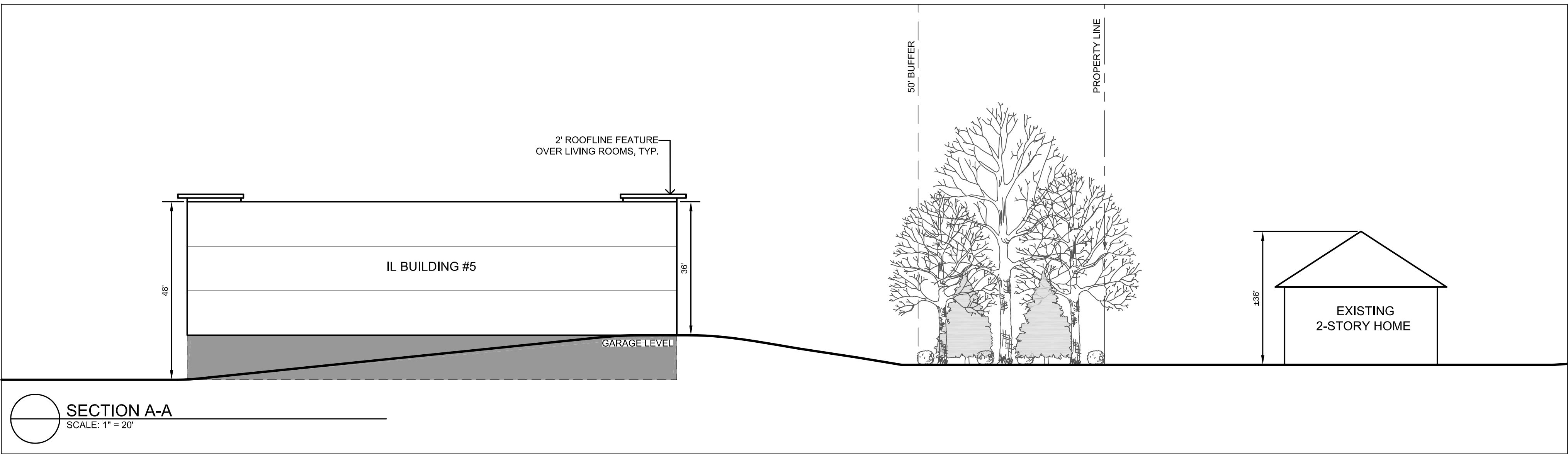
- a. Per Ordinance standards.

12. BINDING EFFECT OF THE REZONING DOCUMENTS

- a. If this Rezoning Petition is approved, all conditions applicable to the use and development of the Site imposed under these Development Standards and the Rezoning Site Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and the current and subsequent owners of the Site and their respective successors in interest and assigns.
- b. Throughout these Development Standards, the term "Petitioner" shall be deemed to include the Petitioner, the Petitioner's authorized representatives, successors in interest and assigns of the Petitioner 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.

REVISIONS:[illegible]

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No.	Date	By	Description
1	5/13/19	DRW	Added Sheet
2	6/24/19	ENL	Adjusted IL buildings 2+3, Added Section E-E

CORPORATE CERTIFICATIONS
NC PE: C-2930 NC LA: C-253
SC ENG: NO. 3599 SC LA: NO. 211

Project Manager: MDL

Drawn By: DRW

Checked By: MDL

Date: 05/13/19

Project Number: 17025

Sheet Number:

RZ-4

SHEET # 4 OF 4

ALDERSGATE AT SHALOM PARK
4965 PROVIDENCE RD
CHARLOTTE, NC 28270

REZONING
CROSS
SECTIONS
REZONING PETITION:
2019-040

Landworks
Design Group, PA
CREATING SPACES TO LIVE, WORK AND PLAY
7621 Little Avenue, Suite 111
Charlotte, NC 28226
tel: 704-941-1604
fax: 704-941-1604