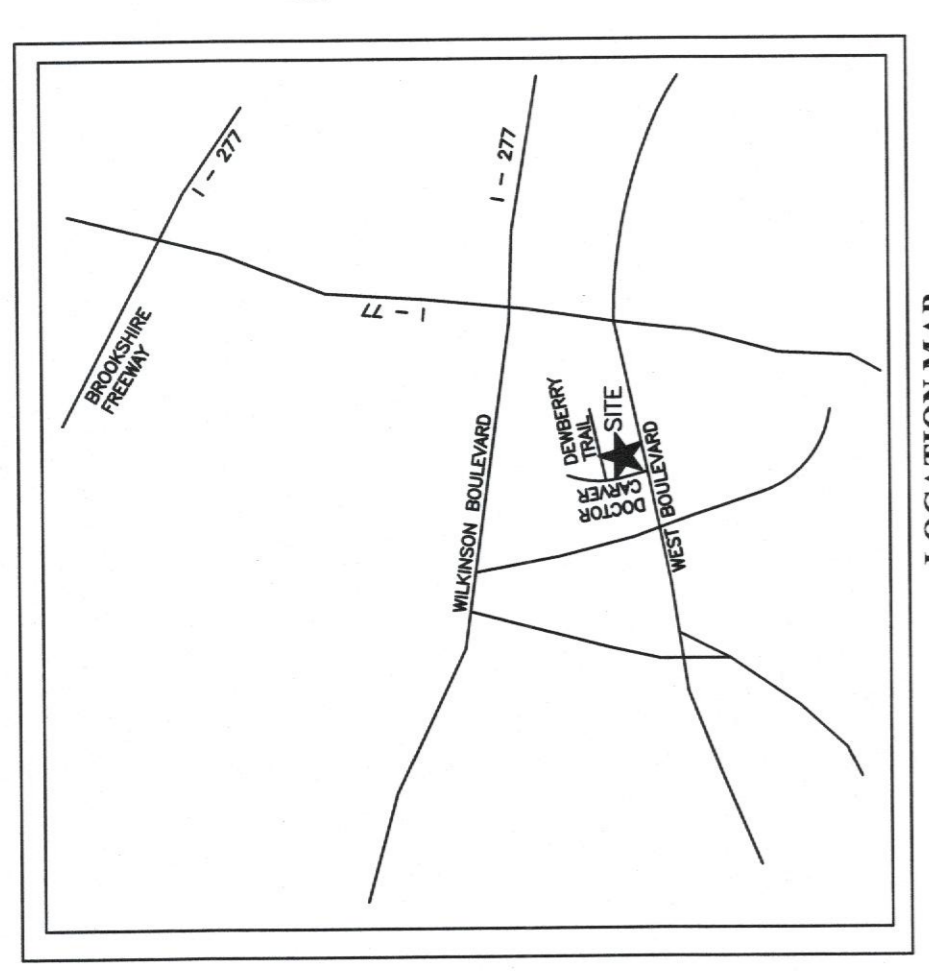
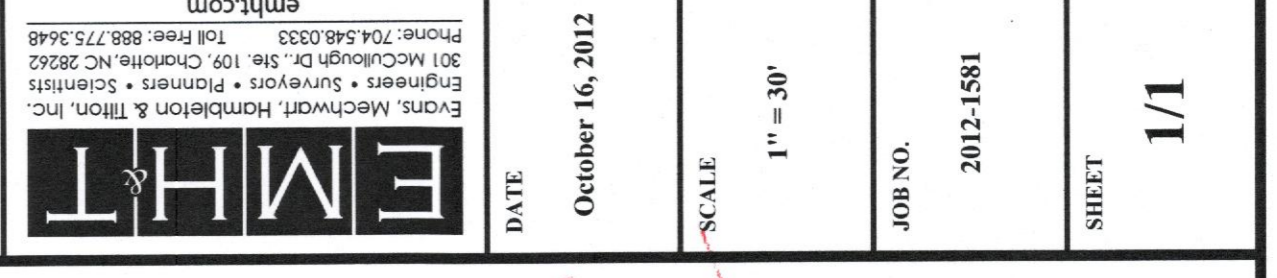


MARK	DATE	DESCRIPTION

RETIRED HOUSING FOUNDATION
 911 N. STUDEBAKER ROAD
 LONG BEACH, CA 90815

CITY OF CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA
 FOR
BARRINGER GARDENS
 PROPOSED SITE PLAN
 ADMINISTRATIVE APPROVAL

DATE: October 16, 2012
 SCALE: 1" = 30'
 JOB NO.: 2012-1581
 SHEET: 1/1

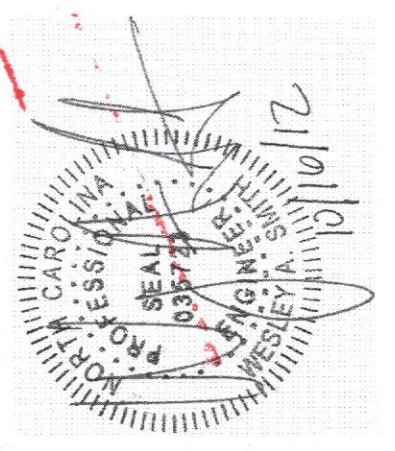


Development Data Existing Zoning:	Institutional-CD
Use:	Elderly Multifamily Residential
Age Restrictions:	HUD - 62 years NC Tax Credit - 55 years
Tax Parcel Nos.:	117-02-203 117-02-204 117-02-205 117-02-285 117-02-286 117-02-287
Site Area:	3.46± Acres (150,189 SF) Total 0.13 Acres (5694 SF) Dedicated Right-Of-Way 3.32 Acres (144,595 SF) Site Area
Floor Area Ratio:	3.41 Acres (148,583 SF) (Area Utilized for 1949)
Site Building Area	55,000 SF / 146,593 SF = 0.37%
Building Data	19,000 sq. ft. 18,000 ± sq. ft. 18,000 ± sq. ft. 55,000 ± sq. ft.
Building Data	40 feet, per Sections 9.505 and 9.505(f)
Units:	Up to 49 Units Max 48 Units 1 Units
Parking Required Parking Spaces:	0.25 Spaces per Unit 49 Units (25) = 13 Spaces
Provided Parking Spaces:	1.10 Spaces per Unit 45 Units (1.10) = 49 Spaces (Includes 7 Handicap Accessible Spaces)

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

NOTE: The developer shall dedicate and convey additional right-of-way as necessary prior to the issuance of a building permit.

ATTACHED TO ADMINISTRATIVE APPROVAL
DATED: 10-24-2012
BY: DEBRA D. CAMPBELL



Tree Note
 Site will comply with Chapter 21-Tree Ordinance, including tree preservation and tree planting. Removal of existing trees may be necessary because of grading activities with the extreme slope across the project site. Every effort will be made to save trees 12" and larger on the site.

Tree save areas (final areas to be determined during engineering) shall be maximized to provide undisturbed areas around existing trees and sufficient areas for future growth.

Fencing:
 The facility will utilize a wrought iron fence (or approved equivalent) with gates at the pedestrian access points at West Boulevard and Dewberry Trail for the site.

Site Lighting:
 Parking lot light fixtures shall comply with Charlotte Ordinance Section 12.402. Site lighting will not be allowed in tree islands. Site lighting will have full cutoff fixtures.

Backing and Drive Configurations:
 Backing and drive configurations, driveways and number of parking spaces are subject to final design and engineering plans. Accordingly, modifications or alterations of these alignments may take place during design development and construction phases. Reason for modification may include, but not be limited to, utility design, storm water control, tree save, building changes, etc.

Building Configuration
 The exact building configuration and layout are subject to change upon final design in accordance with Section 6.207. Layout shown is approximate and subject to change.

Buffer Yards
 All buffer yards shall be in conformance with Section 12.302.

Stormwater Note
 The petitioner shall comply with Charlotte City Council Approved and Adopted Post Construction Controls Ordinance.

Building Amenities
 The following is list of amenities which will be associated with the proposed building:

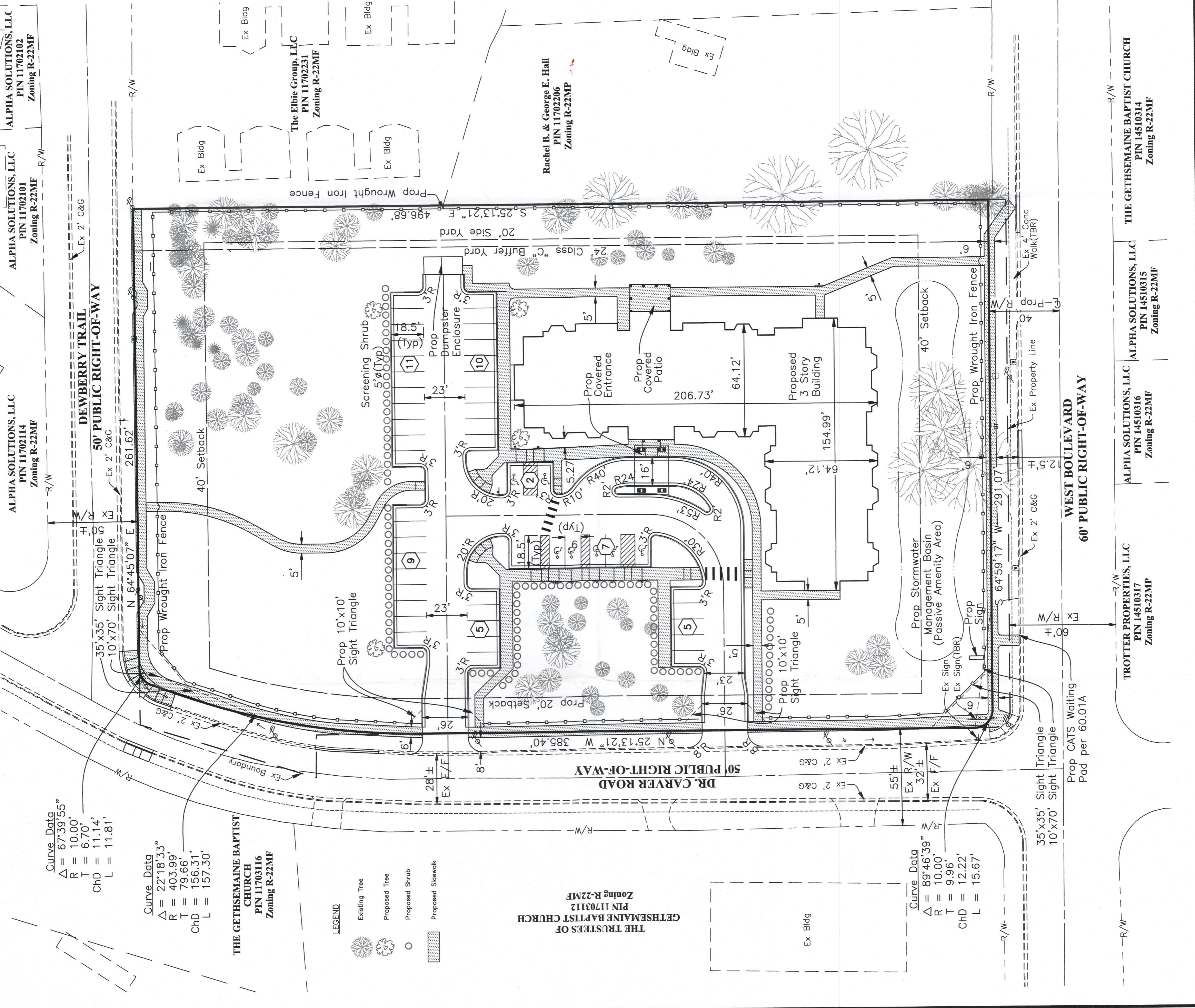
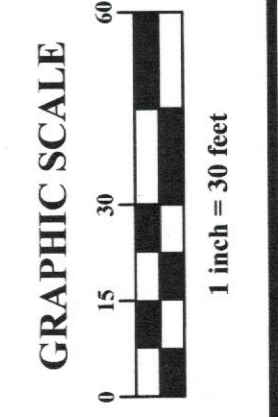
- Camera Security System
- Vestibule - For residence security
- Intercom System - For visitors to check in with office.
- Double loaded corridors
- Full Time Office Manager
- Office for receptionist
- Community Living Room w/ full fireplace
- Indoor Community Mail Room
- Multise room (Soft Seating, Kitchennette, Cable Vision, Storage)
- Interior trash chutes
- Emergency pull chord in each unit
- Sprinklers and smoke detectors
- Live in staff member
- Community computer lab
- Common washer and dryer area
- Social Services Coordinator Office

- Outside Amenities**
- Covered Patio Adjacent to Building
 - Seating Including Tables & Chairs
 - Ons
 - Outdoor Grill

Building Materials
 The building materials utilized for construction shall be hardiplank and Brick.

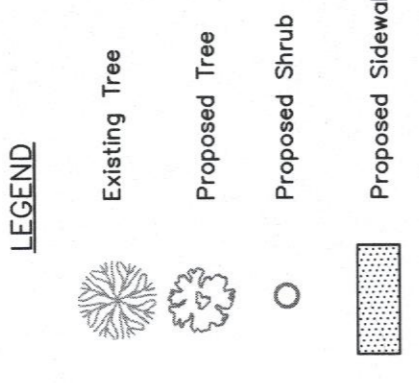
CDOT Certification
 Any fence or wall constructed along or adjacent to any street right-of-way requires a certificate issued by CDOT.

Encroachment Agreement
 A Right-of-Way Encroachment Agreement is required for the installation of any nonstandard 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).



Curve Data
 $\Delta = 67^{\circ}39'55''$
 $R = 10.00'$
 $T = 6.70'$
 $Chd = 11.14'$
 $L = 11.81'$

Curve Data
 $\Delta = 22^{\circ}18'33''$
 $R = 403.99'$
 $T = 79.66'$
 $Chd = 156.51'$
 $L = 157.50'$



THE TRUSTEES OF
 GETHSEMAINE BAPTIST CHURCH
 PIN 11703112
 Zoning R-22MF

Curve Data
 $\Delta = 89^{\circ}46'39''$
 $R = 10.00'$
 $T = 9.96'$
 $Chd = 12.22'$
 $L = 15.67'$

ALPHA SOLUTIONS, LLC
 PIN 11702101
 Zoning R-22MF

ALPHA SOLUTIONS, LLC
 PIN 14510316
 Zoning R-22MF

TROTTER PROPERTIES, LLC
 PIN 14510317
 Zoning R-22MF

THE GETHSEMAINE BAPTIST CHURCH
 PIN 14510314
 Zoning R-22MF

ALPHA SOLUTIONS, LLC
 PIN 11702102
 Zoning R-22MF

THE GETHSEMAINE BAPTIST CHURCH
 PIN 14510315
 Zoning R-22MF

PRELIMINARY



Charlotte-Mecklenburg Planning Department

TO: Mark Fowler, Zoning Supervisor; DATE: October 23, 2012; FROM: Debra Campbell, Planning Director

SUBJECT: Administrative Approval for Petition No. 2010-076 Anders Plett

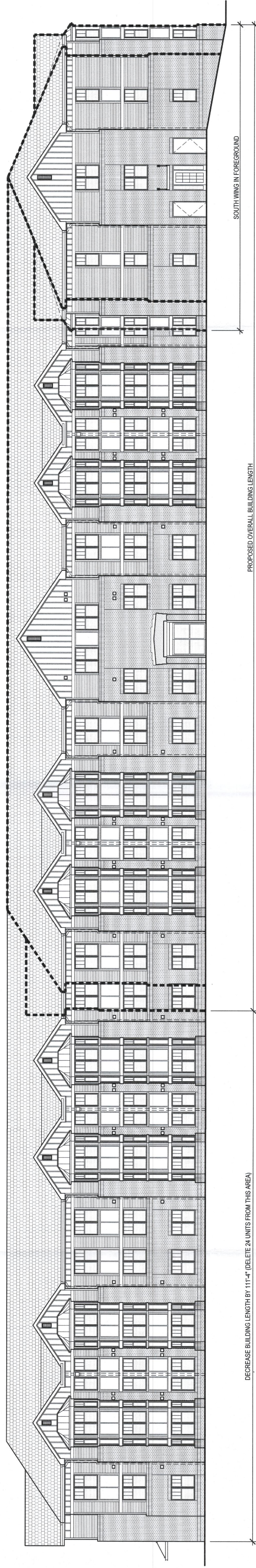
Attached is a revised site plan for the above referenced rezoning petition. The site plan is showing a modified site and building layout and possible new driveway location. The site plan allows for a reduction in the number of units. Also included in the submittal are revised elevations for the smaller buildings, note the required material has not changed from the original approval. Since this change does not alter the intent of the development and meets the requirements of the Charlotte Zoning Ordinance Section 6.207 Alterations to Approval, minor changes, I am administratively approving this plan. Please use these plans when evaluating requests for building permits and certificates of occupancy.

Note all other ordinance and conditional requirements still apply.

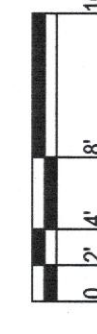
www.charmeck.nc.us; 600 East Fourth Street; Charlotte, NC 28202-2853; FAX: (704) 336-5123



Proposed South Elevation Revision - View from West Boulevard; Scale: 3/32" = 1'-0"



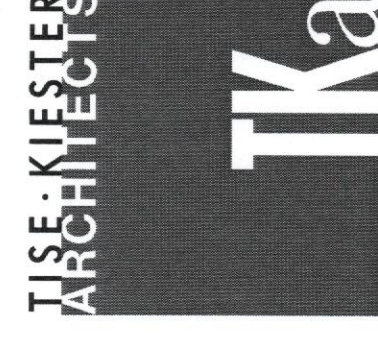
Proposed West Elevation Revision - View from Dr. Carver Road; Scale: 3/32" = 1'-0"



Barringer Gardens - Charlotte, NC

October 3, 2012

ATTACHED TO ADMINISTRATIVE APPROVAL; DATED: 10-24-2012; BY: DEBRA D. CAMPBELL



Curve Data
 $\Delta = 67.39.55"$
 $R = 10.00'$
 $T = 6.70'$
 $L = 11.81'$
 $ChD = 11.14'$

Curve Data
 $\Delta = 22.18.33"$
 $R = 403.99'$
 $T = 79.66'$
 $L = 157.30'$
 $ChD = 156.31'$

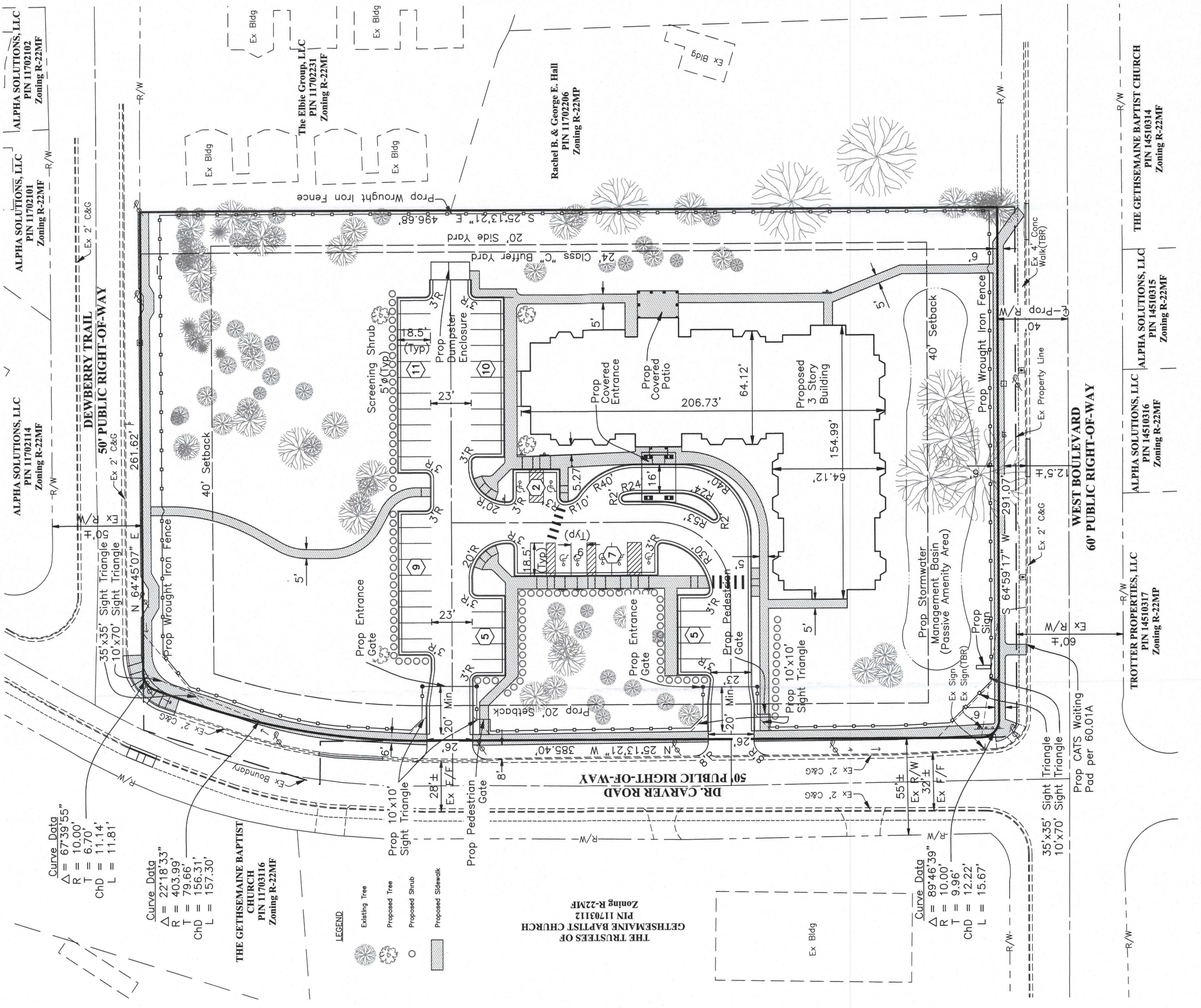
THE GETHSEMAINE BAPTIST CHURCH
 PIN 11703116
 Zoning R-22MF

LEGEND

- Existing Tree
- Proposed Tree
- Proposed Shrub
- Proposed Slidewalk

THE TRUSTEES OF GETHSEMAINE BAPTIST CHURCH
 PIN 11703112
 Zoning R-22MF

Curve Data
 $\Delta = 89.46.39"$
 $R = 10.00'$
 $T = 9.96'$
 $L = 12.22'$
 $ChD = 15.67'$



Tree Note
 Site comply with Chapter 21-Tree Ordinance, including tree preservation and tree planting. Existing trees are to be saved if possible. Removal of existing trees may be necessary because of grading activities with the extreme slope across the project site. Every effort will be made to save trees 12" and larger on the site.

Tree save areas (final areas to be determined during engineering) shall be maximized to provide undisturbed areas around existing trees and sufficient areas for future growth.

Fencing:
 The facility will utilize a wrought iron fence(or approved equal) with gates at the pedestrian access points at West Boulevard and Dewberry Trail for the site.

Site Lighting
 Parking lot light fixtures shall comply with Charlotte ordinance Section 12.402. Site lighting will not be allowed in tree islands. Site lighting will have full cutoff fixtures.

Parking and Drive Configurations:
 The exact alignments of driveways and number of parking spaces are subject to final design and engineering plans. Accordingly, modifications or alterations of these alignments may take place during design development and construction phases. Reason for modification may include, but not be limited to, utility design, storm water control, tree save, building changes, etc.

Building Configuration:
 The exact building configuration and layout are subject to change upon final design in accordance with Section 6.207. Layout shown is approximate and subject to change.

Buffer Yards
 All buffer yards shall be in conformance with Section 12.302.

Stormwater Note
 The petitioner shall comply with Charlotte City Council Approved and Adopted Post Construction Controls Ordinance.

Building Amenities
 The following list of amenities which will be associated with the proposed building:

- Camera Security System
- Vestibule - For residence security
- Intercom System - For visitors to check in with office.
- Double loaded corridors
- Full Time Office Manager
- Office for receptionist
- Community Living Room w/ full fireplace
- Indoor Community Mail Room
- Multituse room (Soft Seating, Kitchennette, Cable Vision, Storage)
- Interior trash chutes
- Emergency pull chord in each unit
- Sprinklers and smoke detectors
- Live in staff member
- Community arts and crafts room
- Community room
- Social Services Coordinator Office

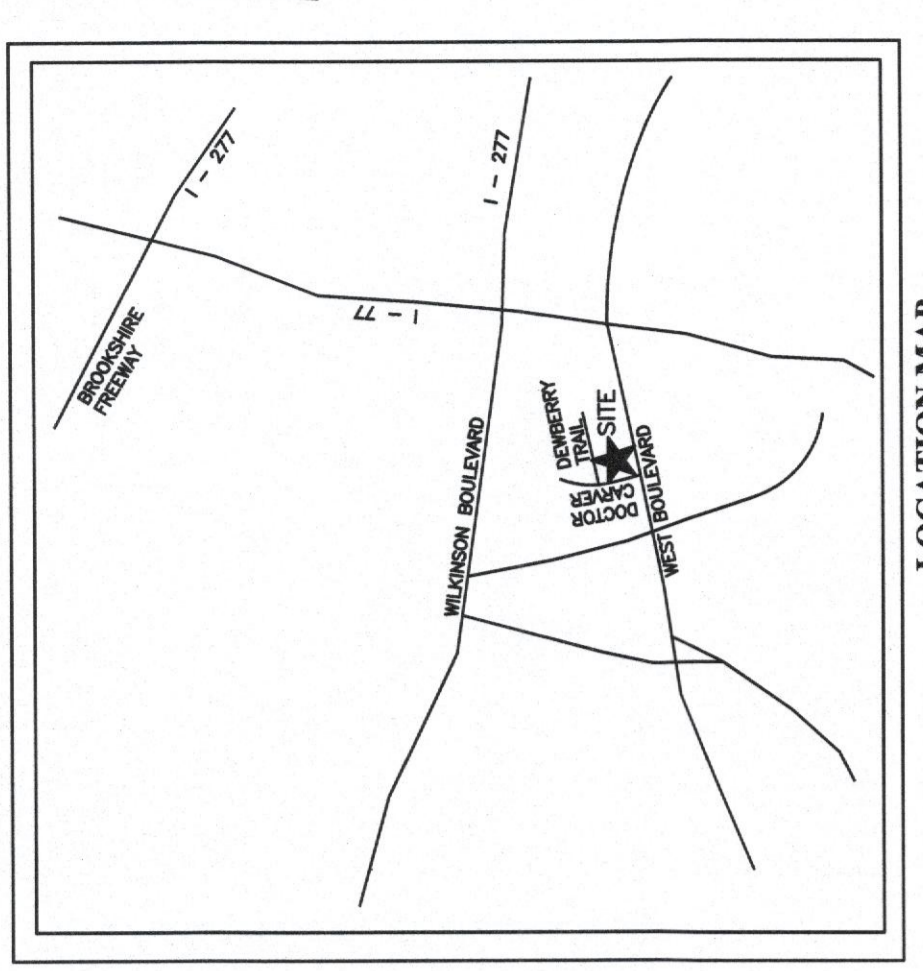
Outside Amenities

- Covered Patio Adjacent to Building
- Seating Including Tables & Chairs
- Fans
- Outdoor Grill

Building Materials
 The building materials utilized for construction shall be hardiplank and brick.

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

Encroachment Agreement
 A Right-of-Way Encroachment Agreement is required for the installation of any nonstandard 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).



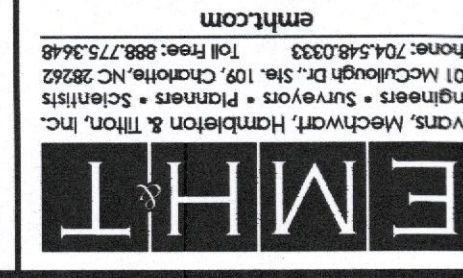
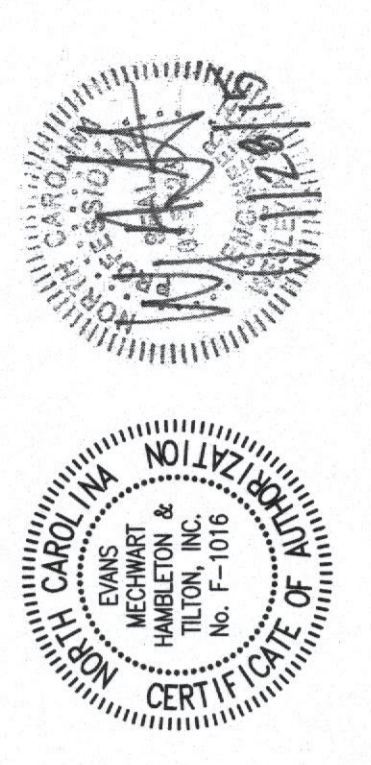
LOCATION MAP
 Not to Scale

Development Data Existing Zoning:	Institutional-CD
Use:	Elderly Multi-Family Residential
Age Restrictions:	HUD - 62 years
Tax Parcel Nos.:	NC Tax Credit - 55 years
	117-02-203
	117-02-204
	117-02-205
	117-02-285
	117-02-286
	117-02-287
Site Area:	3.45± Acres(150,189 SF) Total
	0.13 Acres(5594 SF) Dedicated Right-Of-Way
	3.32 Acres(144,595 SF) Site Area
Floor Area Ratio:	3.41 Acres (148,593 SF) (Area Utilized for FAR)
Site Building Area	55,000 SF/148,593 SF = 0.37%
First Floor	18,000 sq. ft.
Second Floor	18,000 ± sq. ft.
Third Floor	18,000 ± sq. ft.
Total at Proposed Build Out	55,000 ± sq. ft.
Building Data	
Maximum Building Height:	40 feet, per Sections 9.505 and 9.505(1)
Units:	Up to 49 Units Max
1 Bedroom Units:	48 Units
2 Bedroom Units:	1 Units
Parking Required Parking Spaces:	0.25 Spaces per Unit
49 Units (25) = 13 Spaces	
Provided Parking Spaces:	1.10 Spaces per Unit
45 Units (1.10) = 49 Spaces (Includes 7 Handicap Accessible Spaces)	

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

NOTE: The developer shall dedicate and convey additional right-of-way as necessary prior to the issuance of a building permit.

ATTACHED TO ADMINISTRATIVE APPROVAL
 FEB 11 2015



2/28/2015 11:45 AM C:\Users\jmc\Documents\2012\1581\Barringer Gardens\Site Plan\Proposed Site Plan.dwg - AutoCAD 2012
 2/28/2015 11:45 AM Plot: Barringer Gardens_Site Plan.dwg - AutoCAD 2012
 2/28/2015 11:45 AM Plot: Barringer Gardens_Site Plan.dwg - AutoCAD 2012

All-Tech Systems

2445 HILTON DRIVE
SUITE 140
GAINESVILLE, GA 30501
770.536.5005 OFFICE
770.536.5009 FAX
WWW.ALL-TECHSYSTEMS.COM

Revision	Date
Release	1/25/15

Barringer Gardens
Swing Gates

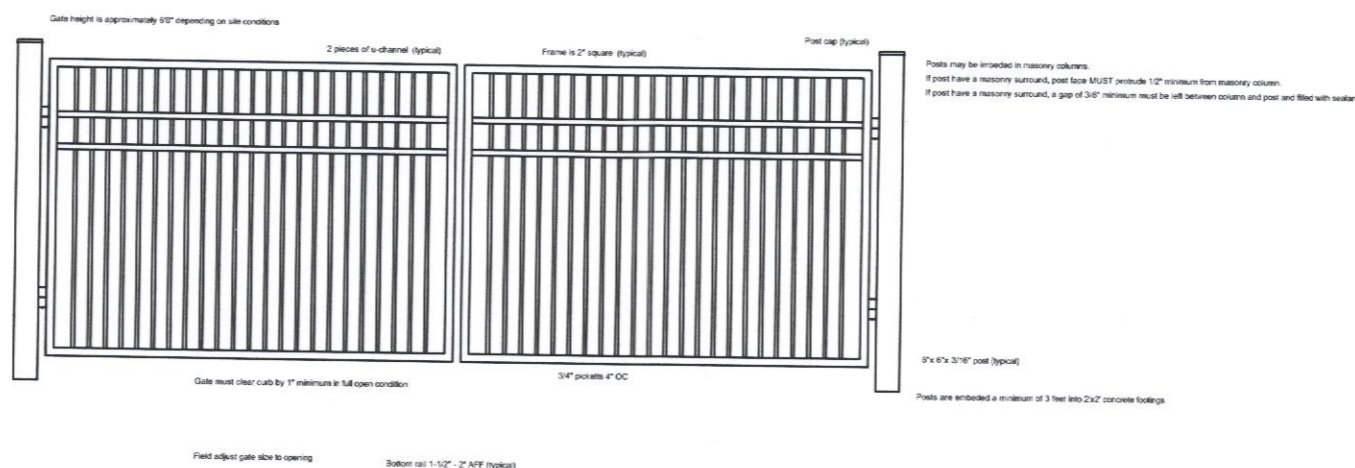
Drawn By: KMG

Checked By: NJS

Date: 01/25/2015

ATTACHED TO ADMINISTRATIVE
APPROVAL

FEB 11 2015



Charlotte-Mecklenburg Planning Department

DATE: February 11, 2015

TO: Mark Fowler
Zoning Supervisor

FROM: Ed McKinney
Interim, Planning
Director

SUBJECT: Administrative Approval for Petition No. 2010-076 Anders Platt

Attached is the revised site plan for the petition above. This request allows the modification of the site to allow gated entry for vehicles. Since this change does not alter the intent of the development and meets the requirements of the Charlotte Zoning Ordinance Section 6.207 Alterations to Approval, minor changes, I am administratively approving this plan. Please use these plans when evaluating requests for building permits and certificates of occupancy.

Reasons for Staff's support of the request:

- The site plan complies with the conditional notes and still meets the intent of the approved site plan by the City Council.

Note: All other Zoning, Subdivision, Tree Ordinances and conditional requirements still apply.

Signage was note reviewed as part of this request.