



ColeJenest & Stone

Shaping the Environment
Realizing the Possibilities

- Land Planning
- Landscape Architecture
- Civil Engineering
- Urban Design

200 South Tryon Street, Suite 1400
Charlotte, North Carolina 28202
PH 704.376.1555 F 704.376.7851
url: www.colejeneststone.com

MOSAIC DEVELOPMENT GROUP

4600 PARK ROAD SUITE 390
CHARLOTTE, NC 28209

BINGHAM DRIVE RESIDENTIAL

120 BINGHAM DRIVE
CHARLOTTE, NC 28213

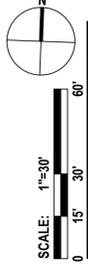
REZONING PLAN

Project No.
4520.00

Issued
01/23/17

Revised

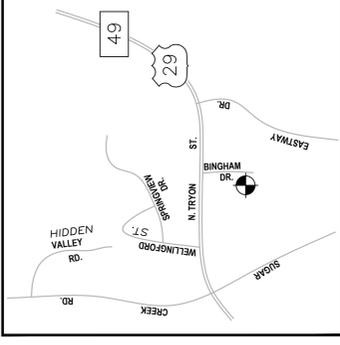
01/23/17 - 1st REVIEW CYCLE
02/23/17 - 2nd REVIEW CYCLE



RZ-100

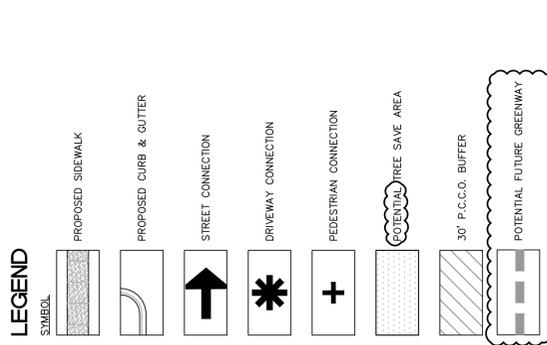
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PETITION #: 2017-024

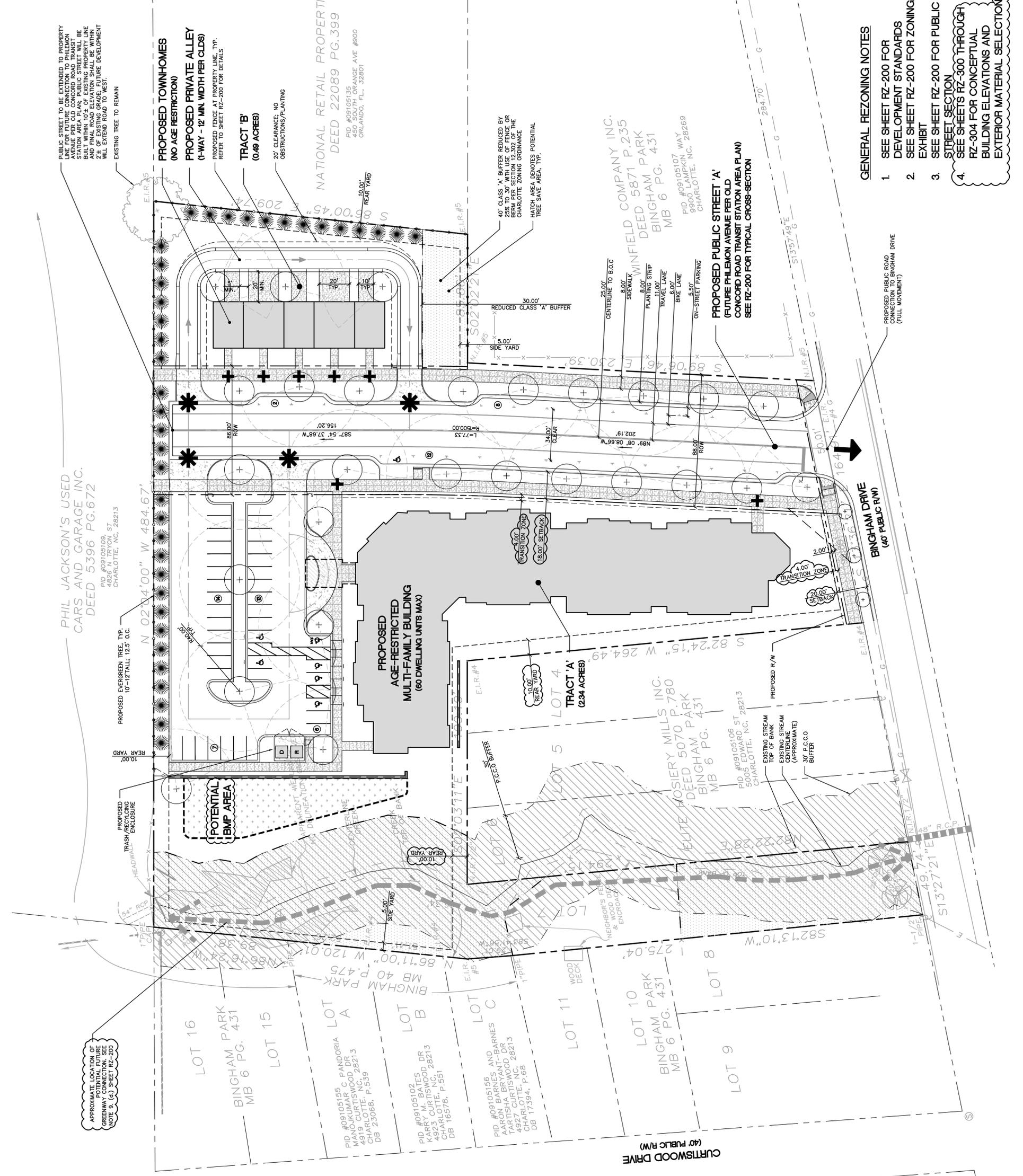


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LEGEND
SYMBOL
PROPOSED SIDEWALK
PROPOSED CURB & GUTTER
STREET CONNECTION
DRIVEWAY CONNECTION
PEDESTRIAN CONNECTION
CERULEAN TREE SAVE AREA
30' P.C.C.O. BUFFER
POTENTIAL FUTURE GREENWAY



REZONING SUMMARY:
 PETITIONER: MOSAIC DEV. GROUP
 4600 PARK ROAD SUITE 390 CHARLOTTE, NC 28209
 PROPERTY OWNER: HABITAT FOR HUMANITY OF CHARLOTTE, INC. PO BOX 220287 CHARLOTTE, NC 28222
 REZONING SITE AREA: 3.68+ ACRES
 TAX PARCEL # 091-051-08
 EXISTING ZONING: UR-2 (CD)
 PROPOSED ZONING: UR-2 (CD) S.P.A.
 EXISTING USE: VACANT
 PROPOSED USE: TOWNHOME(S) (NO AGE RESTRICTION) - APARTMENT BUILDING (AGE RESTRICTED - ELDERLY)
 ROW TO BE DEDICATED: 0.85 AC
 PROPOSED SITE AREA: 2.34 AC (TRACT 'A') 2.34 AC (TRACT 'B') 0.85 AC (TRACT 'C')
 BUILDING SETBACK: 15' FROM PROPOSED SIDEWALK 20' FROM BINGHAM DRIVE
 MIN. SIDE YARD: 5'
 MIN. REAR YARD: 10'
 MAX. BUILDING HEIGHT: THREE (3) STORIES (50' MAX)
 MAX. FLOOR AREA RATIO: 1.0
 DEDICATED TREE SAVE: REQUIRED: 0.42 AC (15%) PROVIDED: 0.42 AC MIN.
 MAX. NO. DWELLING UNITS: 65
 PROPOSED DENSITY: 17.66 DUA
 PARKING RATIO: TOWNHOMES: 1.5/UNIT ELDERLY: 0.25/UNIT
 NOTES:
 1. THE PROPOSED APARTMENT BUILDING WILL BE DEVELOPED AS HOUSING INTENDED AND OPERATED IN THAT DEFINITION. THE UNITS MUST BE OCCUPIED BY AT LEAST ONE (1) PERSON WHO IS 55 YEARS OF AGE OR OLDER AND ANY OTHER OCCUPANTS MUST BE 18 YEARS OF AGE OR OLDER. THE UNITS MUST BE OCCUPIED BY PERSONS THE AGE OF 45 AND OLDER IF THEY MEET THE DEFINITION OF ELDERLY. IF UNITS ARE RENTED, PROVIDED VERIFICATION OF SUCH IS OBTAINED.
 2. PROPOSED DENSITY = PROPOSED NO. DWELLING UNITS EXISTING SITE AREA



- GENERAL REZONING NOTES**
- SEE SHEET RZ-200 FOR DEVELOPMENT STANDARDS
 - SEE SHEET RZ-200 FOR ZONING EXHIBIT
 - SEE SHEET RZ-200 FOR PUBLIC STREET SECTION
 - SEE SHEETS RZ-300 THROUGH RZ-304 FOR CONCEPTUAL BUILDING ELEVATIONS AND EXTERIOR MATERIAL SELECTIONS



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ARCHITECTURAL ELEVATIONS

Project No.
4520.00

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01/23/17

Revised

01/23/17 - 1st REVIEW CYCLE
02/02/17 - 2nd REVIEW CYCLE



TJSE KJESTER ARCHITECTS



119 E. Franklin St., Suite 300
Chapel Hill, NC 27514
Tel: 919.967.0158
Fax: 919.967.0159
www.tjsekiester.com

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Bingham Park Senior Apartments

Charlotte, NC

Job Number: 0000
Date: 01.20.17
Revisions:



Views
Sheet

A4.11



View 3
Scale: NTS



View 1
Scale: NTS



View 4
Scale: NTS



View 2
Scale: NTS



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RZ-301

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TISE KJESTER ARCHITECTS
TKA
119 E. Franklin St., Suite 300
Chapel Hill, NC 27514
Tel: 919.967.0158
Fax: 919.967.0159
www.tisekjester.com

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Bingham Park Senior Apartments
Charlotte, NC

Job Number: 0000
Date: 01.20.17
Revisions:



Views
Sheet

A4.21



View 3
Scale: NTS



View 1
Scale: NTS



View 4
Scale: NTS



View 2
Scale: NTS



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RZ-302

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TISE-KIESTER ARCHITECTS



119 E. Franklin St., Suite 300
Chapel Hill, NC 27514
Tel. 919.967.0158
Fax 919.967.0159
www.tisekiester.com

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Bingham Park Senior Apartments Charlotte, NC

Job Number: 0000

Date: 01.20.17

Revisions:



Exterior Elevations
Sheet

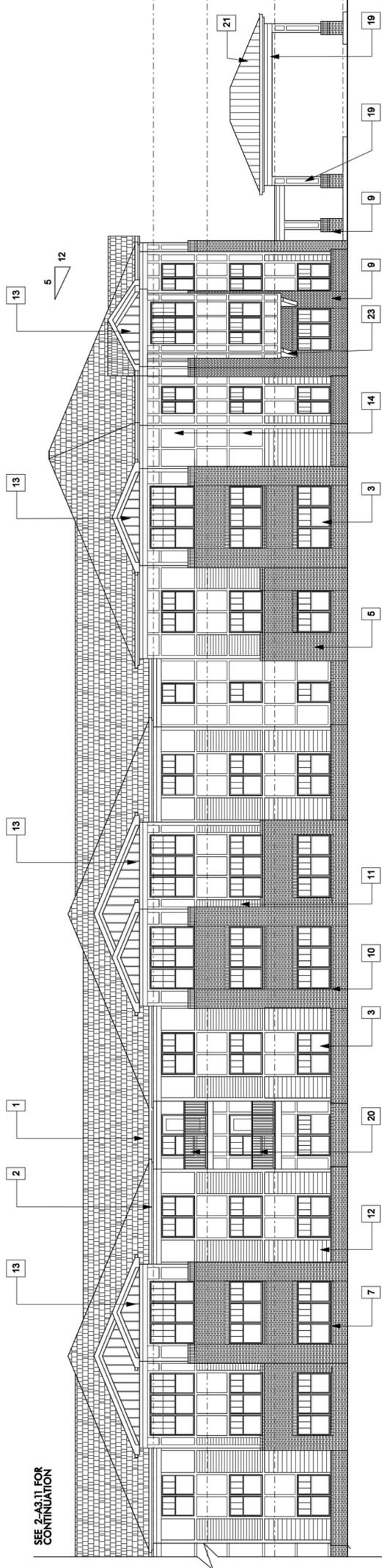
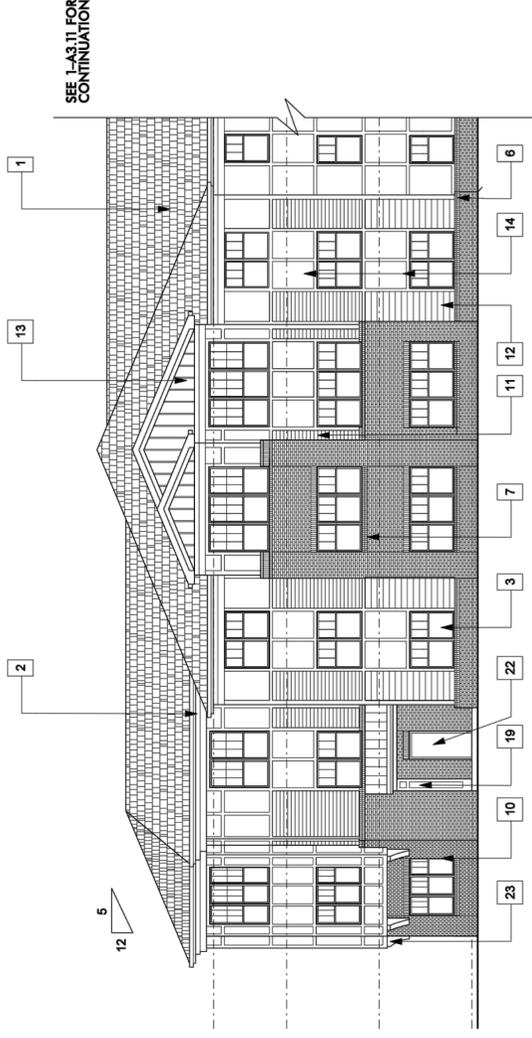
A3.11

Partial North Elevation
N.T.S.

- 1 FIBERGLASS-REINFORCED ARCHITECTURAL ANTI-FUNGAL ASPHALT SHINGLES, 30-YEAR WARRANTY
- 2 PREFIN SEAMLESS METAL GUTTER OR DOWNSPOUT, TYP. - REFER TO ROOF PLAN FOR LOGS
- 3 VINYL WINDOW(S) - SEE SCHEDULE
- 4 SCHEDULED DOOR / FRAME - SEE AS.1
- 5 BRICK VENEER, RUNNING BOND PATTERN
- 6 STACKED DECORATIVE BRICK COURSE / ACCENT BAND
- 7 BRICK VENEER ROWLOCK SILL, SLOPED TO DRAIN
- 8 BRICK SOLDIER COURSE UNTEL, TYP. AT WINDOW AND DOOR HEADS
- 9 BRICK PEDESTAL / PIER
- 10 MASONRY CONTROL JOINT (CJ). CJS TO ALSO BE PROVIDED AT ALL INSIDE CORNERS, TYP.
- 11 CEMENTITIOUS LAP SIDING, 4" EXPOSURE - COLOR 1
- 12 CEMENTITIOUS LAP SIDING, 8" EXPOSURE - COLOR 2
- 13 CEMENTITIOUS BOARD AND BATTEN SIDING
- 14 CEMENTITIOUS SOLID PANEL - COLOR 1
- 15 CEMENTITIOUS TRIM, TYP. AT CORNER BOARDS, WINDOW AND DOOR SURROUNDS, TYP.
- 16 PVC COATED ALUMINUM COIL WRAPPED WOOD FASCIA AND / OR TRIM
- 17 PVC COATD ALUMINUM COIL WRAPPED WOOD BAND BOARD
- 18 NOT USED
- 19 CEMENTITIOUS COL. / BEAM WRAP WITH 4" TRIM ON SOLID PANELS
- 20 PREFINISHED VINYL GUARDRAIL SYSTEM, 42" HIGH, TYP. AT BALCONIES
- 21 PREFIN STANDING SEAM METAL ROOF - SEE ROOF PLAN
- 22 INSULATED METAL DOOR
- 23 DECORATIVE BRACKET

Key Notes 3 N.T.S.

Partial North Elevation
N.T.S.



N.T.S.



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TISE KJESTER ARCHITECTS
TKA
119 E. Franklin St., Suite 300
Chapel Hill, NC 27514
Tel. 919.967.0158
Fax. 919.967.0159
www.tisekjester.com

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Bingham Park Senior Apartments Charlotte, NC

Job Number: 0000
Date: 01.20.17
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Exterior Elevations
Sheet

A3.21

Key Notes

- FIBERGLASS-REINFORCED ARCHITECTURAL ANTI-FUNGAL ASPHALT SHINGLES, 30-YEAR WARRANTY
- PREFN SEAMLESS METAL GUTTER OR DOWNSPOUT, TYP. - REFER TO ROOF PLAN FOR LOCS
- VINYL WINDOW(S) - SEE SCHEDULE
- SCHEDULED DOOR / FRAME - SEE A8.1
- BRICK VENEER, RUNNING BOND PATTERN
- STACKED DECORATIVE BRICK COURSE / ACCENT BAND
- BRICK VENEER ROWLOCK SILL, SLOPED TO DRAIN
- BRICK SOLDIER COURSE LINTEL, TYP. AT WINDOW AND DOOR HEADS
- BRICK PEDESTAL / PIER
- MASONRY CONTROL JOINT (CJ), CJS TO ALSO BE PROVIDED AT ALL INSIDE CORNERS, TYP.
- CEMENTITIOUS LAP SIDING, 4" EXPOSURE - COLOR 1
- CEMENTITIOUS LAP SIDING, 8" EXPOSURE - COLOR 2
- CEMENTITIOUS BOARD AND BATTEN SIDING
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- PREFINISHED VINYL GUARDRAIL SYSTEM, 42" HIGH, TYP. AT BALCONIES
- PREFN STANDING SEAM METAL ROOF - SEE ROOF PLAN
- DECORATIVE BRACKET
- SEE 1-A3.21 FOR CONTINUATION

Partial South Elevation 3 N.T.S.

Key Notes

- SEE 2-A3.21 FOR CONTINUATION

Partial South Elevation 1 N.T.S.



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RZ-304

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TISE: KIESTER ARCHITECTS

Tka

119 E. Franklin St., Suite 300
Chapel Hill, NC 27514
Tel. 919.967.0158
Fax 919.967.0159
www.tisekierster.com

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Bingham Park Senior Apartments Charlotte, NC

Job Number: 0000
Date: 01.20.17
Revisions:



Exterior Elevations
Sheet

A3.31

West Elevation
N.T.S.

Key Notes

- FIBERGLASS-REINFORCED ARCHITECTURAL ANTI-FUNGAL ASPHALT SHINGLES, 30-YEAR WARRANTY
- PREFIN SEAMLESS METAL GUTTER OR DOWNSPOUT, TYP. - REFER TO ROOF PLAN FOR LOCS
- VINYL WINDOWS - SEE SCHEDULE
- SCHEDULED DOOR / FRAME - SEE A6.1
- BRICK VENEER, RUNNING BOND PATTERN
- STACKED DECORATIVE BRICK COURSE / ACCENT BAND
- BRICK VENEER ROWLOCK SILL, SLOPED TO DRAIN
- BRICK SOLDIER COURSE LINTEL, TYP. AT WINDOW AND DOOR HEADS
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- PVC COATD ALUMINUM COIL WRAPPED WOOD BAND BOARD
- NOT USED
- CEMENTITIOUS COIL / BEAM WRAP WITH 4" TRIM ON SOLID PANELS
- PREFINISHED VINYL GUARDRAIL SYSTEM, 42" HIGH, TYP. AT BALCONIES
- PREFIN STANDING SEAM METAL ROOF - SEE ROOF PLAN
- INSULATED METAL DOOR, TYP.
- DECORATIVE BRACKET

Key Notes 3 N.T.S. West Elevation 2 N.T.S.

East Elevation
N.T.S.

Key Notes 3 N.T.S. East Elevation 1 N.T.S.