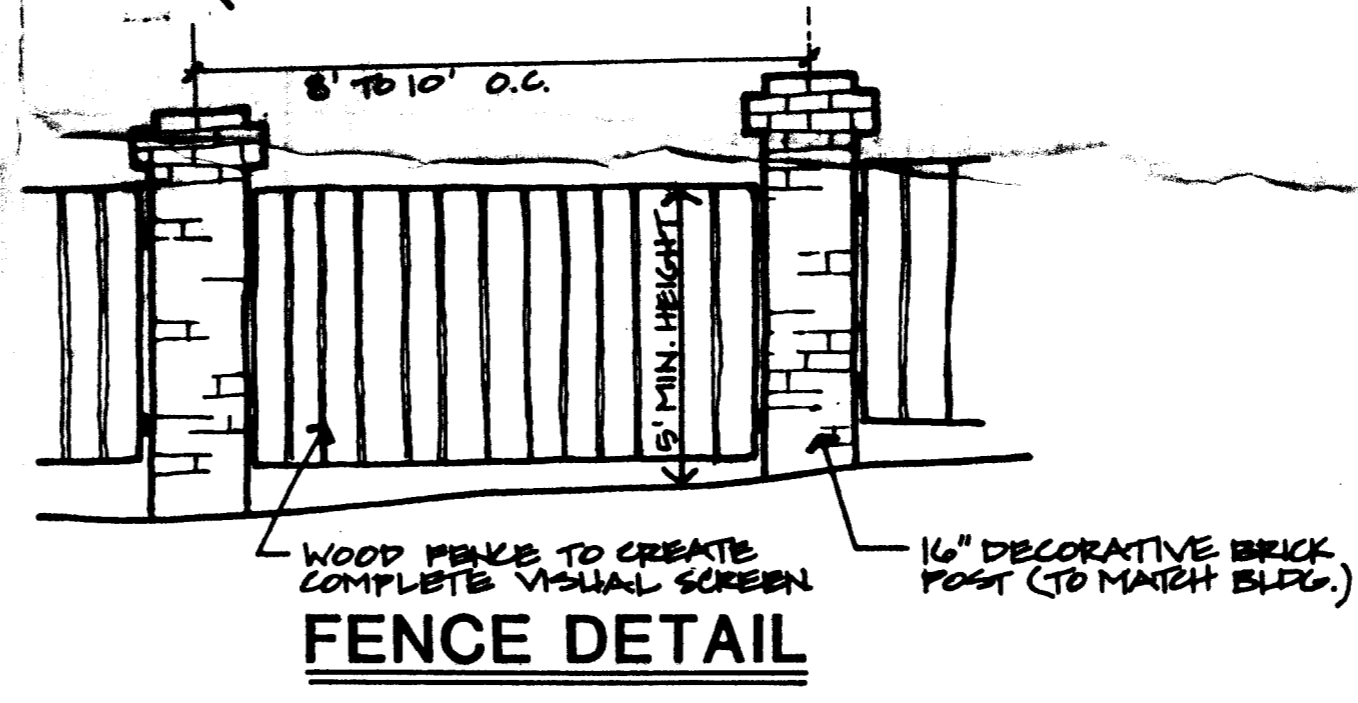
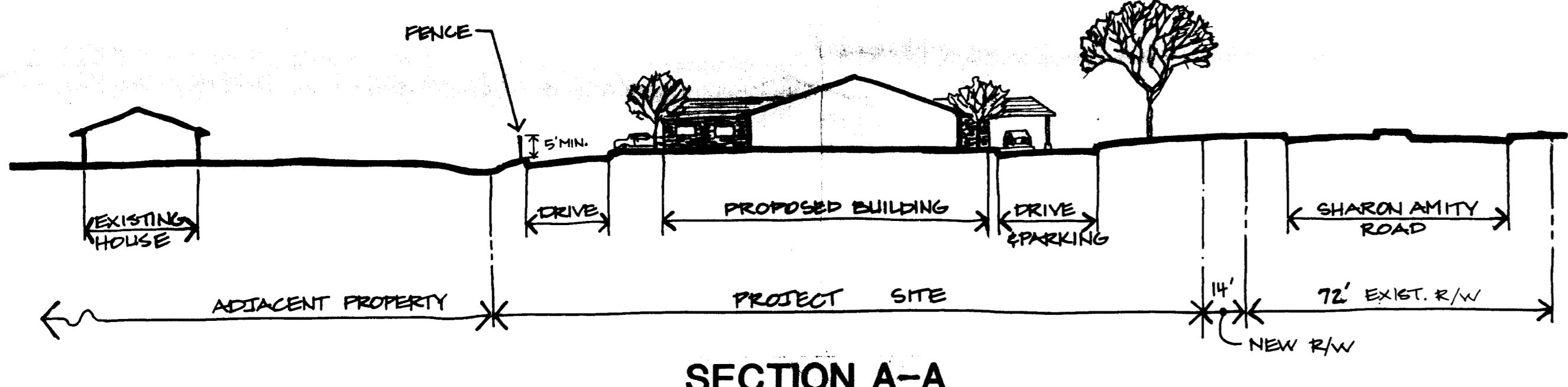


DEVELOPMENT DATA

SIZE: 2.779 ACRES (±0.16 AC. NEW R/W) = ± 2.619
 EXISTING ZONING: R-9
 PROPOSED ZONING: R-9 MF (CD)
 MAX. RESIDENTS PERMITTED BY ORDINANCE: 225
 MAX. RESIDENTS REQUESTED BY THIS PETITION: 84
 PARKING REQUIRED:
 RESIDENTS: 72 ÷ 4 = 18 SPACES
 EMPLOYEES: 18 ÷ 2 = 9 SPACES
 TOTAL: 27 SPACES
 PARKING PROVIDED: 29 SPACES
 OPEN SPACES PROVIDED = 2.215 AC. = 77%

- NOTES**
- USE OF THIS FACILITY SHALL BE FOR REST HOME AND HOUSING FOR THE ELDERLY (AGED).
 - MINOR ADJUSTMENTS TO THE BUILDING AND PARKING MAY BE MADE DURING FINAL DESIGN, BUT GENERAL BUILDING SHAPE AND LOCATION WILL NOT CHANGE.
 - BUILDING WILL BE ONE STORY AND SHALL HAVE RESIDENTIAL ARCHITECTURAL STYLE AND DETAILS. STORAGE BUILDING WILL BE OF SAME EXTERIOR DESIGN AS MAIN BUILDING.
 - SCREENING SHOWN SHALL BE DESIGNED TO EFFECTIVELY BLOCK VIEW OF PARKING AND SERVICE FACILITIES FROM ADJACENT RESIDENCES.
 - EXTERIOR LIGHTING SHALL BE DESIGNED AND LOCATED TO DIRECT LIGHT INWARD AND DOWN, AND SHALL NOT CREATE GLARE AS VIEWED FROM ADJACENT HOMES.
 - STREET TREE PLANTING SHALL BE PROVIDED TO MEET OR EXCEED THE CITY TREE ORDINANCE REQUIREMENTS. ADDITIONAL INTERIOR PLANTING WILL BE PROVIDED TO MEET OR EXCEED PLANTING SHOWN ON PLAN.
 - USES AND IMPROVEMENTS NORMALLY ASSOCIATED WITH SUCH A FACILITY MAY BE PROVIDED. EXAMPLES: FLAG POLES, IDENTIFICATION SIGNS, WALKING TRAILS, COVERED OUTSIDE SEATING, ETC.
 - STORMWATER DETENTION SHALL BE PROVIDED IN ACCORDANCE WITH ALL CITY ORDINANCES.
 - TRAFFIC CIRCULATION PATTERN MAY BE AMENDED IF APPROVED BY CHARLOTTE D.O.T.
 - BUILDING SHALL HAVE FIRE SPRINKLER SYSTEM.
 - 35' SIGHT TRIANGLES TO BE PROVIDED AT ALL ENTRANCE AND EXITS, AND NO OTHER FEATURES SHALL CREATE SIGHT DISTANCE PROBLEMS.
 - FENCE DETAILS MAY BE AMENDED IF APPROVED BY PLANNING COMMISSION.
 - THE ATTACHED SHEET (RZ-2) INDICATES A FIRM CONCEPT OF BUILDING DESIGN INCLUDING SCALE, ROOF FEATURES AND BASIC FORM. MINOR VARIATIONS IN DETAIL FEATURES MAY OCCUR IN ORDER TO REFLECT FINAL PRODUCT.
 - THIS CONDITIONAL PLAN CONSIST OF TWO SHEETS NUMBERED RZ-1 AND RZ-2.



APPROVED BY CITY COUNCIL DATE 5-18-87

Recommended for approval 4/23/87

PRINTED APR 11 1987 ASSOCIATES

INTERMEDIATE ELDERLY CARE FACILITY
 BY HUNT & ASSOCIATES

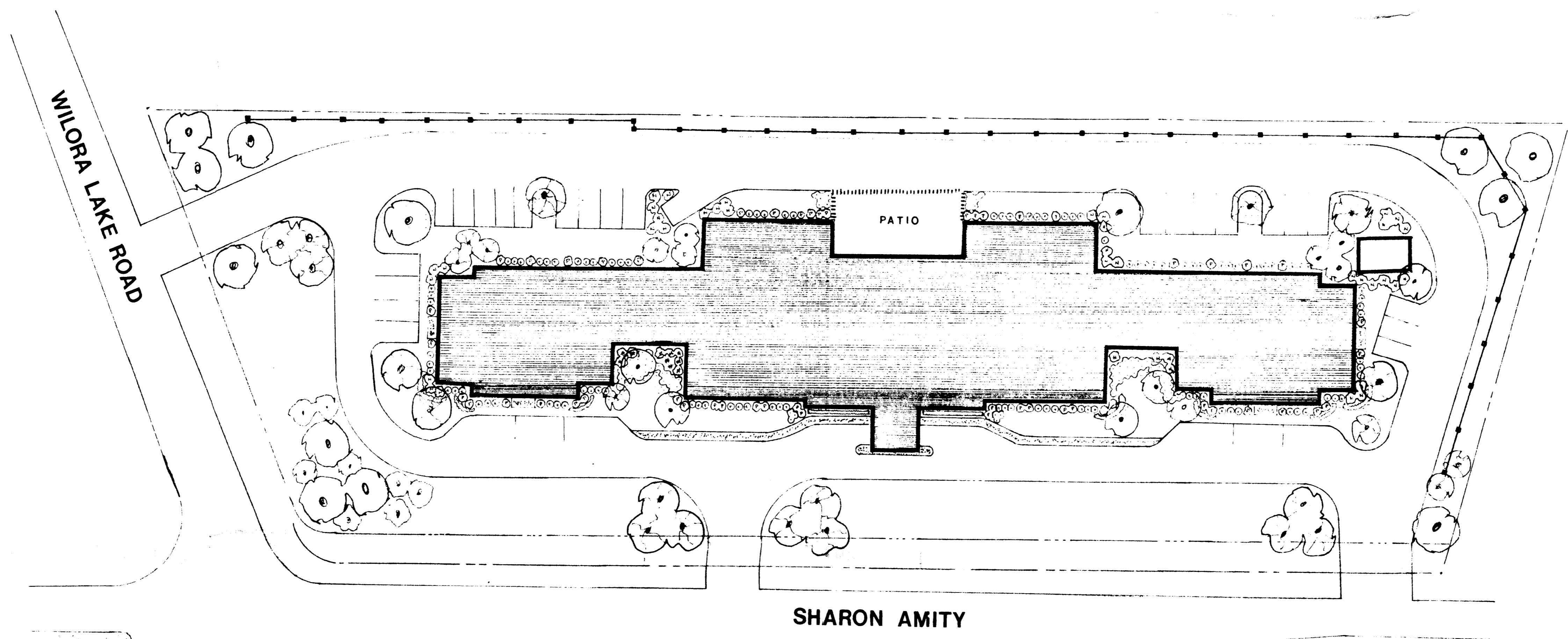
SCALE 1" = 30'
 DATE 1/29/87
 COMM NO. 87002
 DRAWN LAMF
 CHECKED

REVISIONS: 2-27-87 ADDED 10' DRAINAGE DRAINAGE, MOVED FENCE & ROAD CURVE TO REPRESENT 10' DRAIN. 3-1-87 CORRECTED DRAWING TO REFLECT CITY STAFF REVIEW COMMENTS (PARKING CIRCULATION, NORTH R/W, ETC.) 3-1-87 ADDED NORTH R/W 4-1-87 ADDED FENCE DETAIL 4-1-87 ADDED NOTES 15 & 16, LANDSCAPE PLANTS

LANDSCAPE ARCHITECTS
 DESIGN - PLANNING - RESEARCH
 200/232-1204 - 2036 E SEVENTH STREET
 CHARLOTTE, NORTH CAROLINA 28204



BUILDING ELEVATION FROM SHARON AMITY



PLANT LIST

TREES	SHURBS
2" BRADFORD PEAR	3 gal. RED TIP PHOTINIA
8' WEeping JADE CRAB	3 gal. GREEN LUSTER HOLLY
3" MAPLE	3 gal. HELLERI HOLLY
5' WHITE DOGWOOD	5 gal. MELLIE STEVENS HOLLY
3" WILLOW OAK	2 gal. ANDORRA JUNIPER
10' RIVER BIRCH	2' RHODODENDRON HYBRID
5' MAGNOLIA	3 gal. AZALEA HYBRID
	3 gal. SCARLET FIRETHORN

SITE/LANDSCAPE PLAN

INTERMEDIATE ELDERLY CARE FACILITY
 CHARLOTTE, NORTH CAROLINA

APRIL 1987
 DATE: 4-10-87

PRINTED APR 14 1987 DPR ASSOCIATES

PETITION # SHEET RZ-2