

40 acres = 1,742,000 sq. ft.  
 1,742,000 / 250,000 = 6.968  
 1971

As discussed in previous meeting, the site should be rezoned to allow for the development of a retirement community. The site is located on a 40-acre parcel at Pineville-Matthews Road (NC 51) and is currently zoned R-1. The site is adjacent to the Pineville-Matthews Road (NC 51) and is bounded by Pineville-Matthews Road (NC 51) to the north and south, and by the existing residential development to the east and west. The site is suitable for the development of a retirement community. The site is currently zoned R-1. The site is adjacent to the Pineville-Matthews Road (NC 51) and is bounded by Pineville-Matthews Road (NC 51) to the north and south, and by the existing residential development to the east and west. The site is suitable for the development of a retirement community.

**SITE PLAN DATA:**

|                                 | Phase I |        | Future | Total |
|---------------------------------|---------|--------|--------|-------|
|                                 | Phase I | Future |        |       |
| <b>A</b> RESIDENTIAL APARTMENTS |         |        |        |       |
| Studios                         | 15      | 9      |        | 24    |
| One-bedroom Apartments          | 65      | 13     |        | 78    |
| Two-bedroom Apartments          | 35      | 29     |        | 64    |
| <b>B</b> CLUSTER HOMES          | 10      | 34     |        | 44    |
| <b>C</b> CLUSTER HOMES          | 30      | 0      |        | 30    |
| <b>TOTAL</b>                    | 155     | 85     |        | 240   |

240 ± 40 acres = 6 units/acre

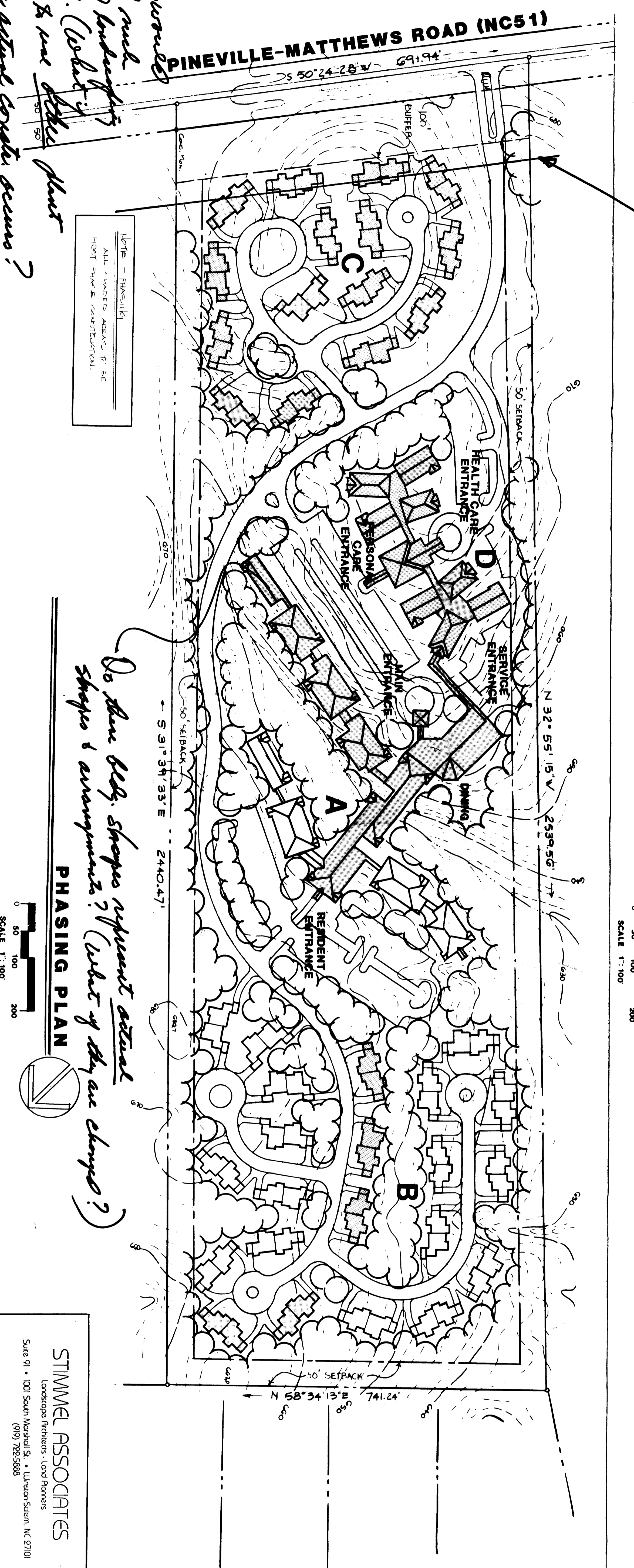
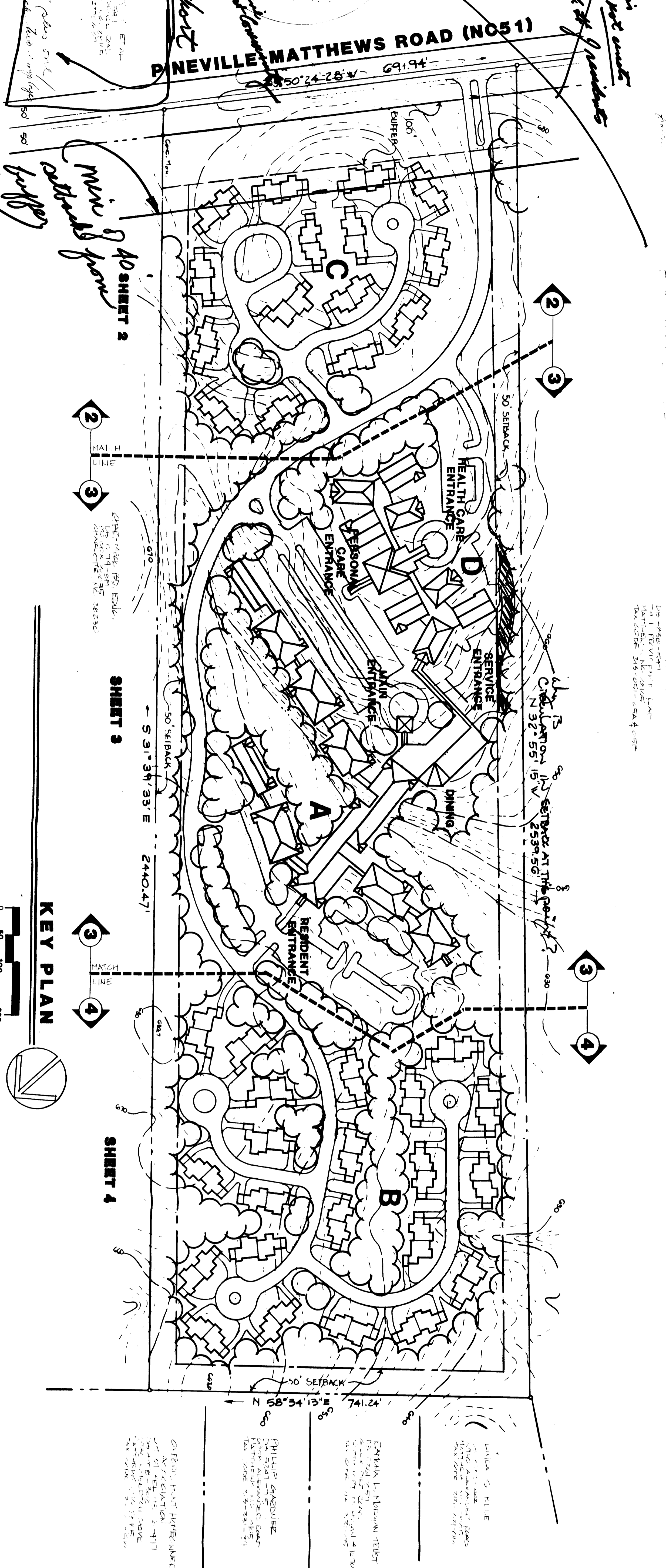
|                             | Phase I |        | Future | Total |
|-----------------------------|---------|--------|--------|-------|
|                             | Phase I | Future |        |       |
| <b>D</b> HEALTH CARE CENTER |         |        |        |       |
| Nursing Beds                | 90      | 0      |        | 90    |
| Residential Care Beds       | 44      | 0      |        | 44    |
| <b>Total</b>                | 134     | 0      |        | 134   |

General notes: This site is shown on the map as being bounded by Pineville-Matthews Road (NC 51) to the north and south, and by the existing residential development to the east and west. The site is suitable for the development of a retirement community. The site is currently zoned R-1. The site is adjacent to the Pineville-Matthews Road (NC 51) and is bounded by Pineville-Matthews Road (NC 51) to the north and south, and by the existing residential development to the east and west. The site is suitable for the development of a retirement community.

**GENERAL NOTES:**

- All exterior lighting shall be shielded from adjacent property.
- All buffers and screens shall be installed in Phase I and shall comply with Mecklenburg County Buffering and Screening Ordinance.
- The above survey property does not lie within a floodplain.
- All exterior lighting shall be shielded from adjacent property.
- The above survey property does not lie within a floodplain.
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- Health Care Center accessory uses include:
- Lobby/reception/waitroom
  - Medical office administration
  - Medical office storage
  - Physical therapy
  - Radiology
  - Storage
- General services building accessory uses include:
- Lobby/reception
  - Postal services offices
  - Auditorium
  - Cafeteria
  - Convenience store
  - Government/office shop
  - Laundry
  - Nursing home
  - Pharmacy
  - Recreation
  - Storage
  - Workshop



**Calloway Johnson Moore P.A.**  
Architects

653 W. Fourth St.  
Box 2475  
Winston-Salem,  
NC 27102

919/728-1503

**CHARLOTTE-MECKLENBURG INTER-OFFICE COMMUNICATION**

DATE: 6/3/87  
 TO: Dick Ramprayer FROM: Emma Simons Planning Commission

SUBJECT: Petition No. 87-33 (c)

Enclosed for your information and comment is a schematic plan for the above...  
 If you have any comments, please return the enclosed plan, with comment, to the office by 6:26-87.  
 Thank you.

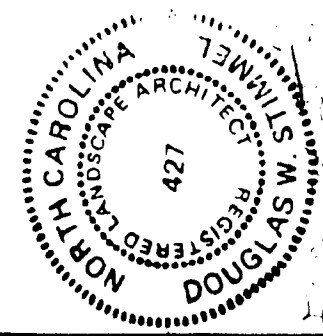
Attachment: 18-01  
 6/1/87-5-2-1  
 see planmatic comment on site plan.

**BAPTIST RETIREMENT HOMES OF NORTH CAROLINA, INC.**  
CHARLOTTE, N.C.

STIMMEL ASSOCIATES  
Landscape Architects - Land Services  
Suite 91 - 120 South Main St. - Winston-Salem, NC 27103  
(919) 728-3888

DATE: 6/3/87  
 DRAWN BY: [Signature]  
 SHEET: 1 OF 4

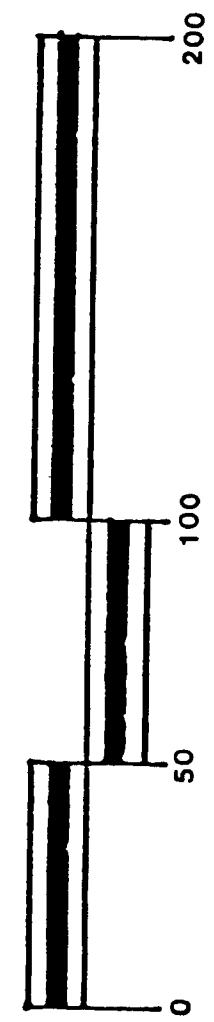
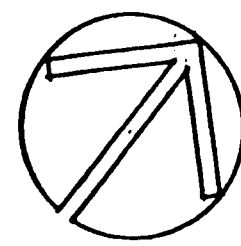




**PLANT LEGEND**

- EXISTING TREES TO REMAIN
  - PROPOSED LARGE DECIDUOUS TREES
    - 1) Willow Oak
    - 2) Sugar Maple
    - 3) Sycamore
  - PROPOSED EVERGREEN TREES
    - 1) White Pine
    - 2) Canadian Hemlock
    - 3) Magnolia
  - ORNAMENTAL TREES
    - 1) Dogwood
    - 2) Bradford Pear
    - 3) Kwanzan Cherry
- minimum installed size

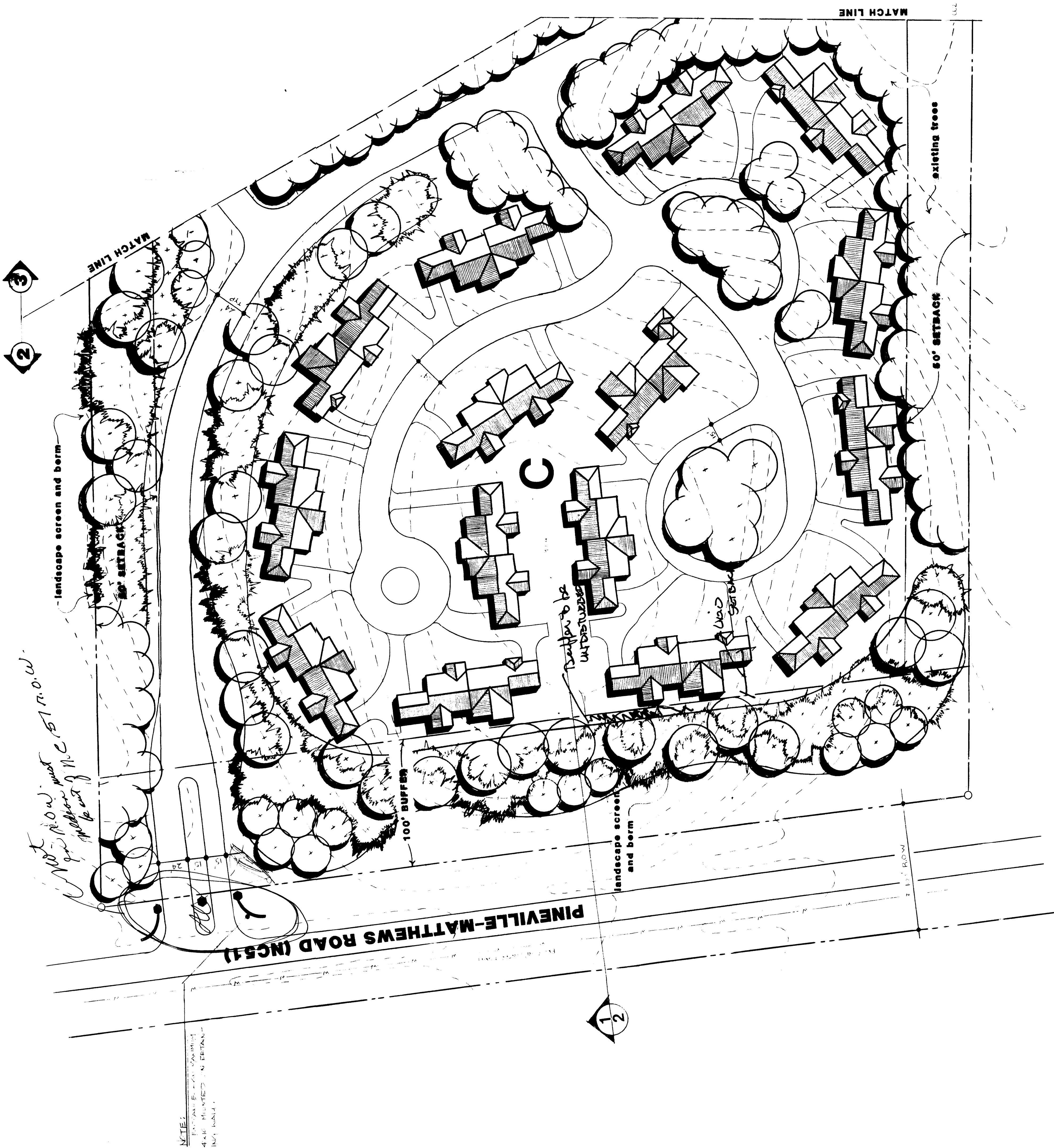
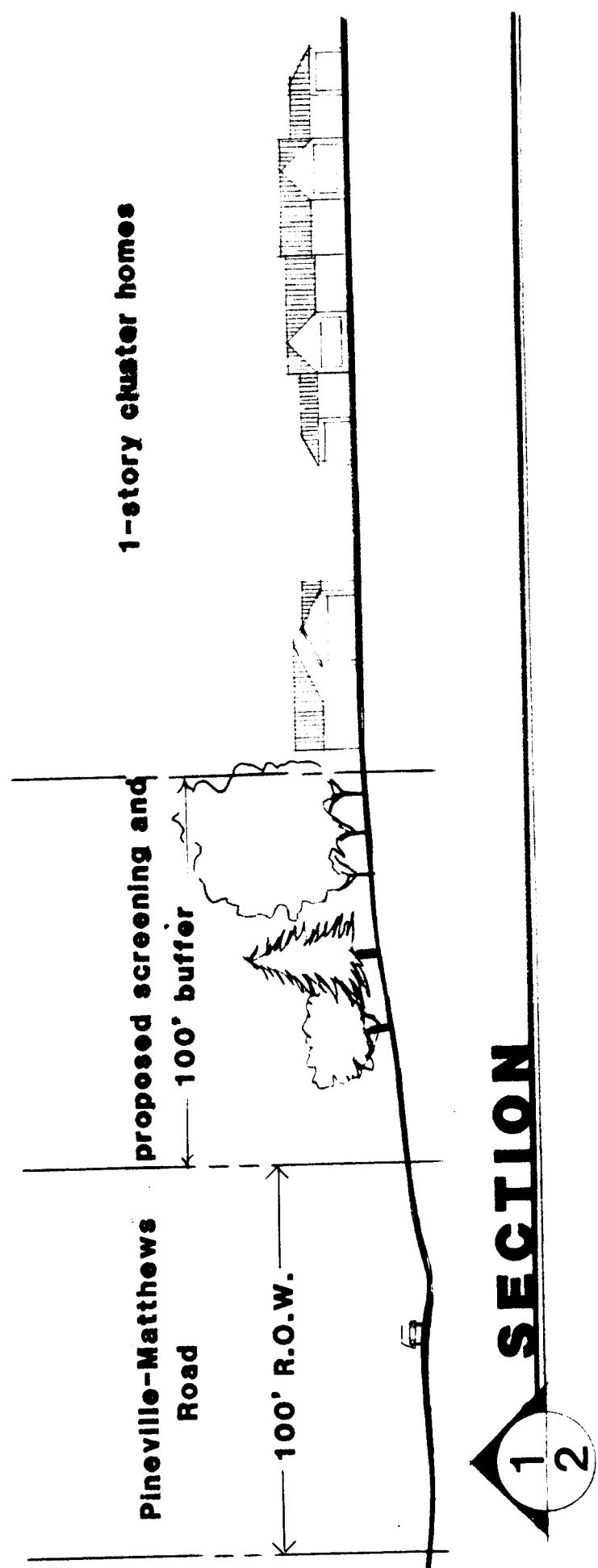
**SITE PLAN AREA "C"**



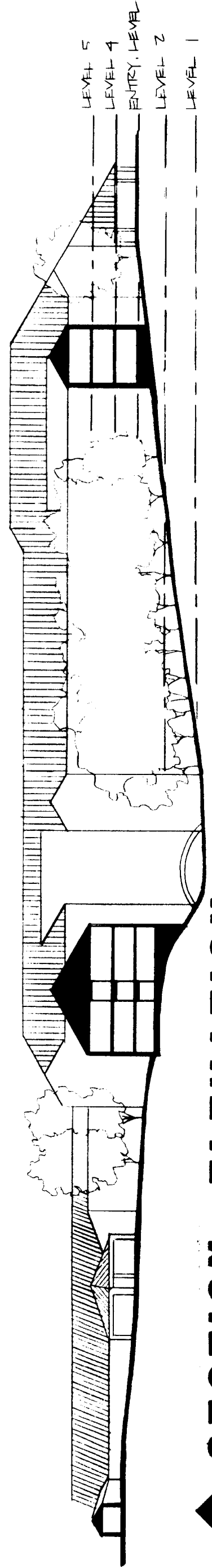
SCALE 1" = 40'  
DATE: MAY 18, 1987

**STIMMEL ASSOCIATES**

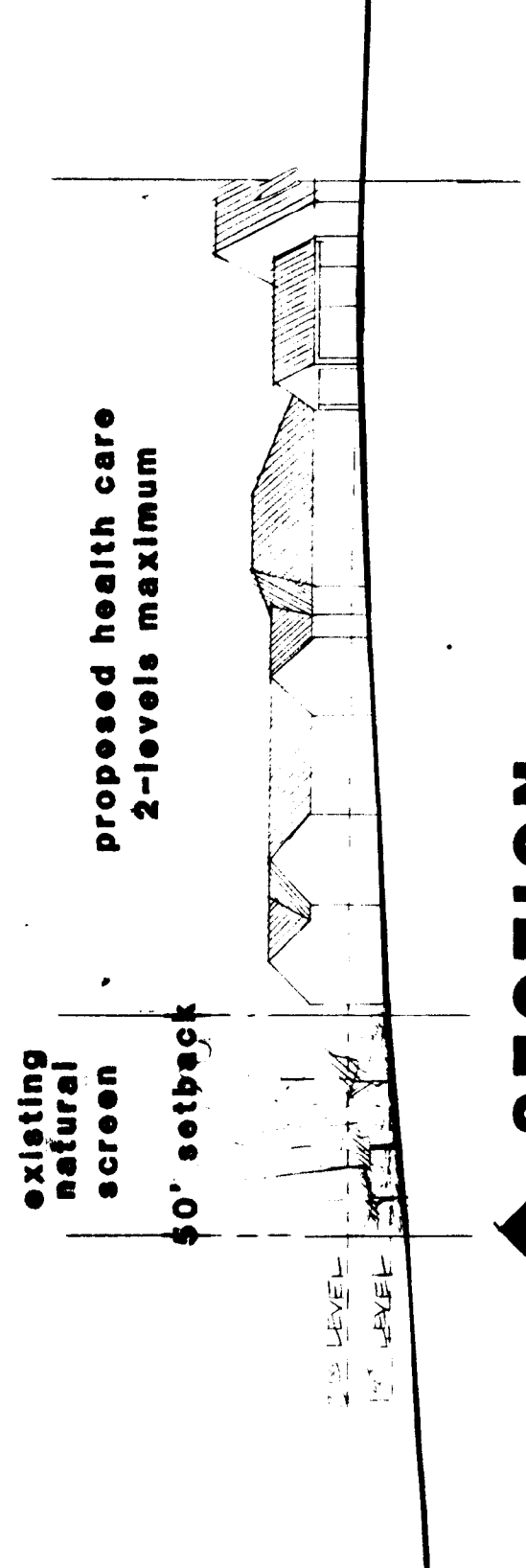
Landscape Architects - Land Planners  
Suite 91 • 1001 South Hargett St. • Winston-Salem, N.C. 27101  
(919) 726-5888







**SECTION - ELEVATION  
MAIN BUILDING**



**SECTION**

**NOTE:**

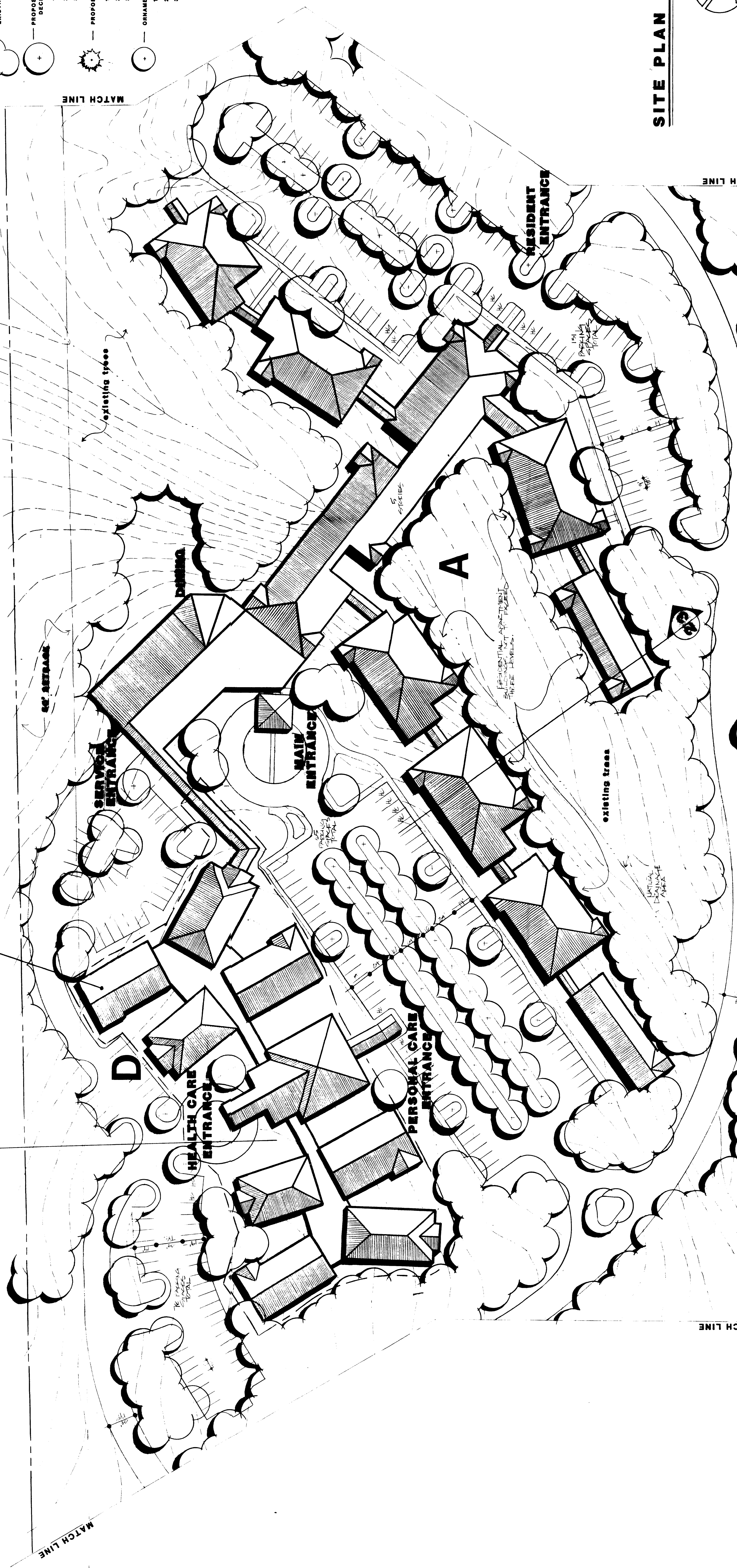
HEALTH CARE CENTER TO BE LOCATED  
WITHIN SECTION INDICATED WITH DASHED  
LINE. ADDITIONAL INFORMATION TO BE  
FURNISHED. SEE EXHIBIT 10.01 FOR  
RELEVANT REGULATIONS AND LOCAL ZONING  
ORDINANCES. ALL SET BACKS TO BE  
AS SHOWN.

**PLANT LEGEND**

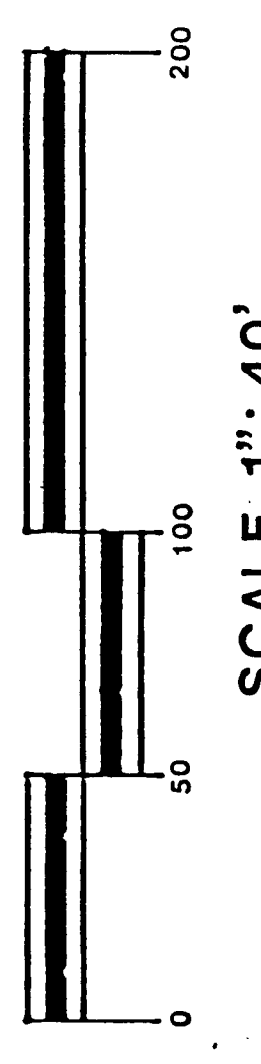
|  |                                |
|--|--------------------------------|
|  | EXISTING TREES TO REMAIN       |
|  | PROPOSED LARGE DECIDUOUS TREES |
|  | PROPOSED EVERGREEN TREES       |
|  | ORNAMENTAL TREES               |

minimum installed size

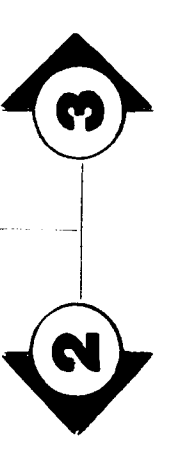
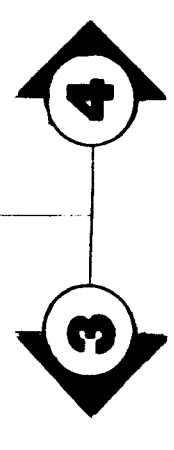
|                     |                     |
|---------------------|---------------------|
| 1) Willow Oak       | 1 1/2" - 2" caliper |
| 2) Sugar Maple      | 10" - 12" height    |
| 3) Bycarnore        |                     |
| 1) White Pine       | 6'-8' height        |
| 2) Canadian Hemlock |                     |
| 3) Magnolia         |                     |
| 1) Dogwood          | 1 - 1 1/2" caliper  |
| 2) Bradford Pear    |                     |
| 3) Kerasan Cherry   |                     |



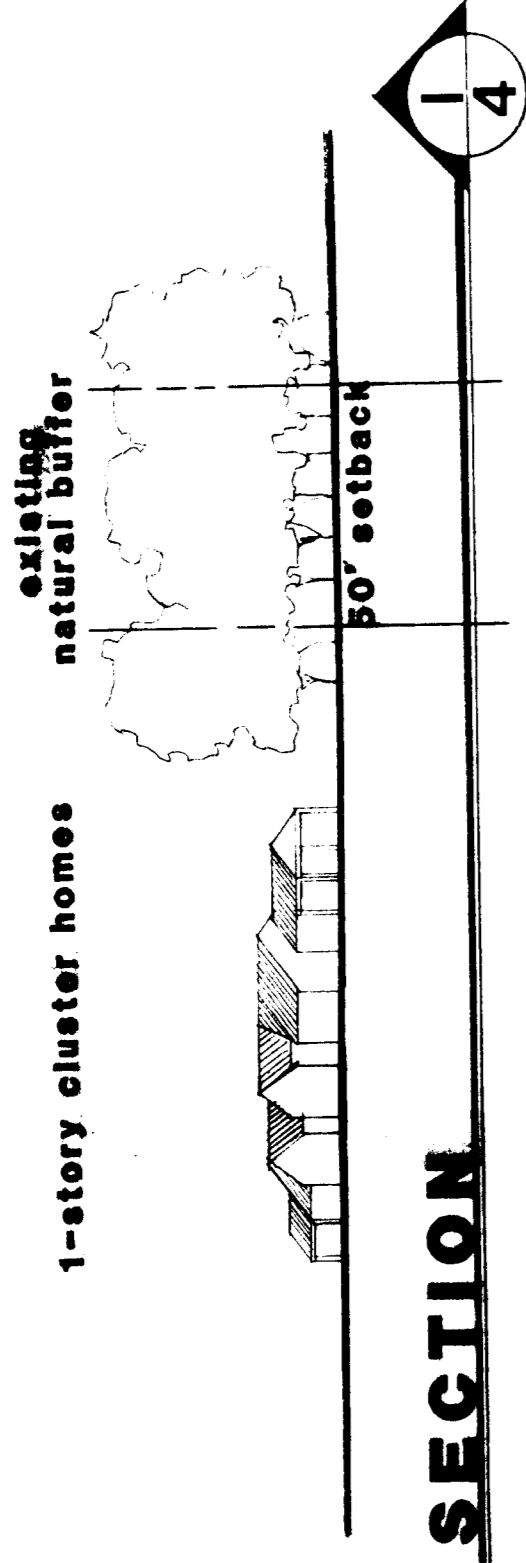
**SITE PLAN AREAS "A & D"**



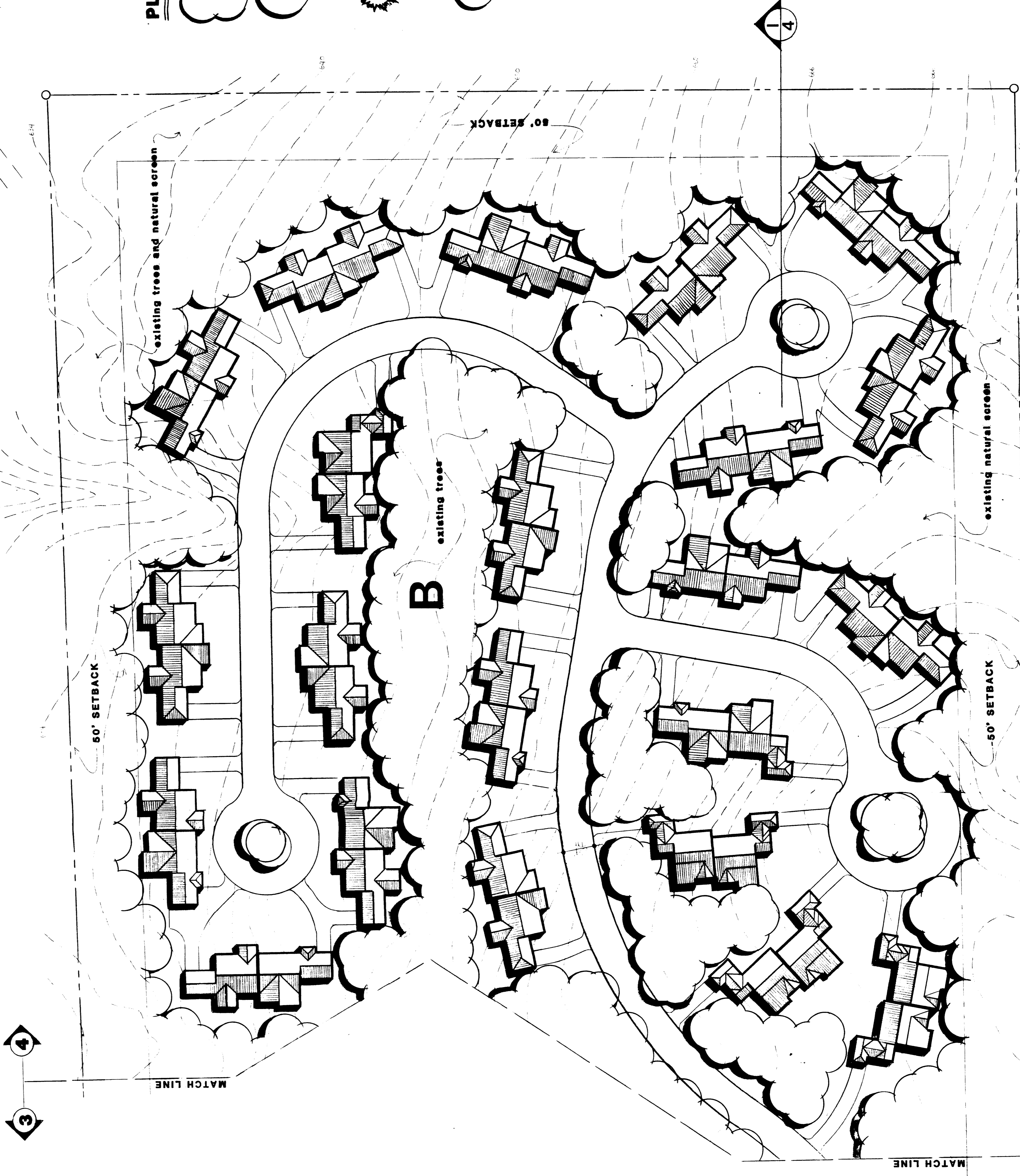
SCALE 1" = 40'  
DATE: MAY 18, 1987







NOTES:  
1. REFER TO SHEET 3 FOR EXISTING TREE LOCATIONS.  
2. REFER TO SHEET 4 FOR EXISTING TREE LOCATIONS.  
3. REFER TO SHEET 5 FOR EXISTING TREE LOCATIONS.  
4. REFER TO SHEET 6 FOR EXISTING TREE LOCATIONS.



**PLANT LEGEND**

- EXISTING TREES TO REMAIN
  - PROPOSED LARGE DECIDUOUS TREES
    - 1) Willow Oak 1 1/2"-2" caliper
    - 2) Sugar Maple 10-12' height
    - 3) Sycamore
  - PROPOSED EVERGREEN TREES
    - 1) White Pine 6-8' height
    - 2) Canadian Hemlock
    - 3) Magnolia
  - ORNAMENTAL TREES
    - 1) Dogwood 1-1 1/2" caliper
    - 2) Bradford Pear
    - 3) Kwanzan Cherry
- minimum installed size

**SITE PLAN AREA "B"**

