SITE LOCATION MAP.

NORTH

INTERSECTION OF FREEDOM DR. AND TODDVILLE RD. INTERSECTS APPROX. 1600' BEYOND.

674.9' TO BOUNDARY CORNER.

TODDVILLE RD

N 45°08'00"E 257.13'

S60°30'00"E 302.31'

S 58°10'25"E 160'

S 20°31'00"W 202.52'

N 7°28'00"E 175'

S 82°32'00"W 115'

N 7°28'00"E 100'

N 62°10'00"W 285'

N 19°26'00"E 547±

BAPTIST CHURCH R-9MF

DURHAM MEMORIAL BAPTIST CHURCH
1601 TODDVILLE RD.
CHARLOTTE, N.C.
28214

HARRY LEE CATHEY
1772 TODDVILLE RD.
CHARLOTTE, N.C.
28214
① 161.2'

JOAN & ROBERT KEITH LEWIS
1721 TODDVILLE RD.
CHARLOTTE, N.C.
28214 ⑦

SINGLE FAMILY R-12

40' R.W. (UNNAMED STREET)

70' R.W.

304.52'

8' MIN. BERM/DIA.

119.42'

NATURAL BUFFER ON THREE SIDES.

TREE MEDIAN.

MARY CATHEY
1734 TODDVILLE RD
CHARLOTTE, N.C.
28214
① 161.0'

PROPOSED R-9MF(CD)

CONCEALED DUMPSTER LOCATION.

1740 TODDVILLE RD.
OWNED BY:
ETHEL BLANCH
3302 DELL DR.
RALEIGH, N.C.
27609
③ 145.0'

1742 TODDVILLE RD.
OWNED BY:
FRANK & LOUISE BURGESS
5308 LEN HAVEN DRIVE
CHARLOTTE, N.C.
28214
④ 105.0'

N 45°08'00"E 418±

5' MIN. WIDTH PEDESTRIAN CONCRETE WALK/TODDVILLE

55' MIN. FRONT SETBACK.

12 SPACES.

MAIN ENTRANCE

EDGE OF PAVEMENT

PROPOSED 38,000 ± SQ.FT. HOME FOR THE AGED.

5 SPACES.

5 SPACES.

14 SPACES.

14 SPACES.

N 14°22'57"E 402.57'

18' 24' 18'

60 PARKING SPS. 2.62'D (MIN.) - 61 SPACES INITIALLY LOCATED, ACTUAL.

25' P.U.E.

Natural Existing add'l

FIRE HYDRANT.

26' PAVE.

26' MIN.

45' MIN. REAR SETBACK.

11 SPACES.

385'±

6' MIN. SETBACK.

S76°44'33"E 247.43'

DEDICATED 60' RIGHT OF WAY.

60'

PROPOSED ACCESS ROAD.

300'

ROBERTA M. & ALEXIS Z. CEPEDA
1815 TODDVILLE RD.
CHARLOTTE, N.C.
28214
⑤

SINGLE FAMILY.

5501 TODDVILLE RD.
OWNED BY:
VIRGINIA K ROBELLE
2710 RANSOM RD.
CHARLOTTE, N.C.
28209
⑥ S 19°10'30"W 200'

SINGLE FAMILY R-12

MOBILE HOME PARK R-9MF

4925 FREEDOM DR.
OWNED BY:
CARSON EVERETTE BURKE
9915 HERBERT FLOWE RD.
CHARLOTTE N.C.
28212

S 75°29'20"E 234.82'

110.0' — JOEL E. LITTLE, 5300 LENHAVEN DR. CHARLOTTE, N.C. 28214

98.5' — JUNIOR & PEGGY WOODLE, 5310 LENHAVEN DR. CHARLOTTE, N.C. 28214

S 75°14'00"E 300'

100.0' — CHARLES & MARTHA HELMS, 5264 LENHAVEN DR. CHARLOTTE, N.C. 28214

200.0' — KEITH LAMAR BLACK, 5228 LENHAVEN DR. CHARLOTTE, N.C. 28214

S 75°14'00"E 263.2'

CARLISLE & MARGARET BURKE, 5230 LENHAVEN DR. CHARLOTTE, N.C. 28214

DEDICATED BUILT-OF-WAY ROADS, NOT BUILT AS TO DATE.

GENERAL DEVELOPMENT NOTES:

- ALL ACCESSWAYS (TWO-WAY TRAFFIC) TO BE MIN. OF 20' WIDE.
- ALL MAJOR OUTSIDE RADIUS OF ACCESSWAYS TO BE 42'-0"
- ALL MAJOR INSIDE RADIUS OF ACCESSWAYS TO BE 30'-0".

DEVELOPMENT DATA

1. TOTAL AREA - 15± ACRES
2. EXISTING ZONING - R12
3. PROPOSED ZONING - R-9 MF (CD) (AREA OF 5± ACRES)
4. RESIDENTS - 120 (MAXIMUM)
5. PARKING PROVIDED - 60 SPACES BASED ON ZONING ORDINANCE FOR NURSING HOME
6. FACILITY TO BE USED AS REST HOME/HOME FOR THE AGED.
7. BUILDING TO BE ONE-STORY OF RESIDENTIAL DESIGN.
8. SCREENING SHALL BE PROVIDED AS NEEDED TO BLOCK SERVICE AND PARKING AREAS FROM RESIDENCES.
9. FACILITY LIGHTING SHALL BE DIRECTED INWARD AND DOWN FOR NON-GLARE EFFECT FROM RESIDENCES.
10. STORM WATER DETENTION SHALL BE IN ACCORDANCE WITH CITY ORDINANCES.
11. ALL ROAD IMPROVEMENTS SHALL BE TO NCDOT STANDARDS INCLUDING LEFT TURN SOUTHBOUND LANE AND PAVING 100' OF THE UNNAMED ROAD ON THIS PROPERTY.
12. PETITIONER SHALL DEDICATE 35 FEET OF RIGHT-OF-WAY FROM THE CENTER LINE OF TODDVILLE ROAD ALONG THE PROPERTY FRONTAGE PRIOR TO ISSUANCE OF BUILDING PERMITS.
13. SITE WILL COMPLY WITH THE TREE ORDINANCE OF CHARLOTTE.
14. PETITIONER SHALL INITIATE OR CAUSE TO BE INITIATED A REQUEST TO REZONE SITE BACK TO R-12 IN THE EVENT A CERTIFICATE OF NEED IS NOT RECEIVED FROM THE STATE FOR THIS SITE.

APPROVED BY CITY COUNCIL
DATE August 28, 1989
89-62

REVISED: 092089 CEV. REVIEW COMMENTS.

FRALIN & WALDRON, INC.
ROANOKE, VIRGINIA.

SC: 1"=50'-0"	DSN.: CEV.
MAY 9, 1989	
CHARLOTTE HEALTH CARE CHARLOTTE, NORTH CAROLINA.	
PRELIMINARY SITE PLAN	SHT. #1