

Vicinity Map

First Union National Bank Of N.C.  
One First Union Ctr.  
Charlotte, N.C. 28288  
Tax Parcel # 04720130

Welwyn Cluster Homeowners Assoc. Inc.  
8931 J.M. Keyners Dr.  
Charlotte, N.C. 28282  
Tax Parcel # 04726101



2,100 Cu.Ft. Detention Basin

Glenwater Drive

Emerald Cove  
EXISTING PATHWAY

Tract "A"  
6.033 Acres

FENCE/WALL

REQUIRED PARKING SPACES:  
1 Space Per 3 Beds  
217 Beds = 73 Spaces (Required)

PROPOSED PARKING SPACES:  
69 Regular Spaces (18.5'x9')  
4 Handicapped Spaces (18'x9' with 4' Aisle On Both Sides)  
73 = Total Spaces Proposed

Emerald Cove Partners LTD  
8301 Univ Exec Pk Dr. #120  
Charlotte, N.C. 28282  
Tax Parcel # 04720136

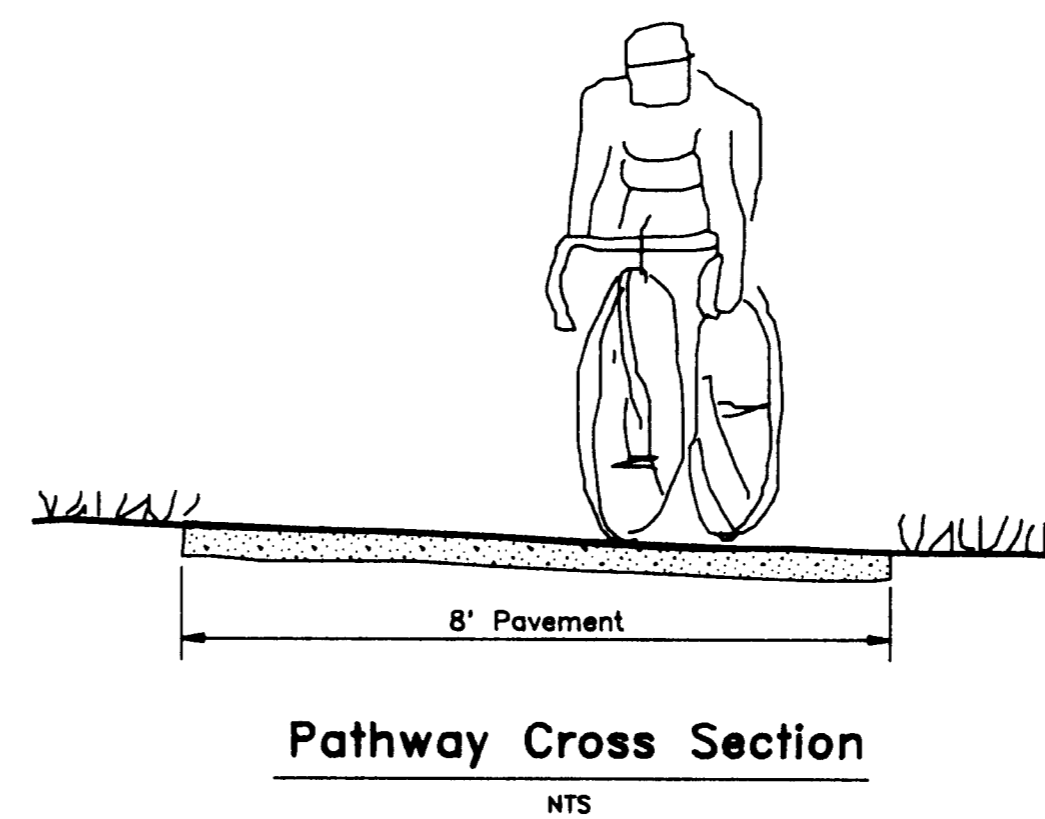
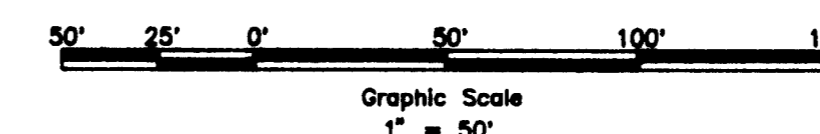
Quail Run Development Inc.  
P.O. Box 5771  
Columbia, S.C. 29250  
Tax Parcel # 04729108  
(See Attached Sheets For Individual Tax Numbers)

# Proposed Rezoning For "Public Hearing" For Nursing Facility At UNIVERSITY PLACE

Mallard Creek Twp. Mecklenburg County, N.C.

### GENERAL INFORMATION

- 1: Land Use = Nursing Facility
- 2: Building Sq. Ft. = 71,881
- 3: Number Of Storys = 1
- 4: Building Height = 20'
- 5: Total Number Of Beds = 217
- 6: Approximate Completion Time = Spring 1995
- 7: Existing Zone = B1SCD
- 8: Proposed Zone = R22MF
- 9: 'C' Buffers To Be Provided As Required By Ordinance
- 10: Setbacks In R22MF Zone  
Front = 30' ( University Place Setback = 40' Along Glenwater Drive. )  
Side = 10'  
Rear = 40'
- 11: Owner Of Tract 'A'  
First Union National Bank Of N.C.  
One First Union Ctr.  
Charlotte, N.C. 28288  
Tax Parcel # 04720125
- 12: Owner Of Tract 'B'  
First Union National Bank Of N.C.  
One First Union Ctr.  
Charlotte, N.C. 28288  
Tax Parcel # 04729199
- 13: Plan To Be Reviewed As Per Section 19.303 (19) Of City Zoning Code.
- 14: Site Shall Comply With Tree Ordinance.
- 15: This Site Plan Commits To And Maintains All Notes And Conditions In The Architectural Design Manual And Guidelines As Approved With The 1986 Rezoning Petition.
- 16: Screening To Be Provided Between Parking & Street Area As Required In Section 12-303 &/Or Section 12-304.



NOTE: Boundary information taken from maps prepared by CONCORD ENGINEERING AND SURVEYING, INC. & titled Boundary Survey for - CARLEY CAPITAL GROUP of 6.033 ACRE TRACT, & dated 3/21/88, & Boundary Survey of AUDUBON PARC-PHASE I & II, & dated 11/5/86. Topographic information taken from a map prepared by Land Design Inc., & titled FIRST UNION NATIONAL BANK-UNIVERSITY PLACE-SITE STUDY, & dated 9/21/93.

NOTE: No portion of this property is located within the regulatory floodplain as shown on the official Charlotte flood areas map.

2,100 Cu.Ft. Detention Basin

FENCE/WALL

First Union National Bank Of N.C.  
One First Union Ctr.  
Charlotte, N.C. 28288  
Tax Parcel # 04720131

Dance Productions Inc.  
4918 Rozzelles Ferry Rd.  
Charlotte, N.C. 28216  
Tax Parcel # 04720140

Total Area = 6.033 Acres ( 262,798 Sq.Ft. )  
Total Area Of Proposed Building = 71,881 Sq.Ft.  
Total Area Of Parking & Service Roads = 42,585 Sq.Ft.

114,466 = 44% OPEN AREA  
262,798

APPROVED BY CITY COUNCIL

DATE *March 21, 1994*

**GE Greene Engineering, P.A.**

Tel. # (919) 522-2587  
709 Plaza Blvd., Kinston, N.C. 28501

Revised 1/28/94

DATE: 12/3/93 DRAWN BY: cliff murphy

Revised 1/17/94