



REPRESENTS AREAS DESIGNATED AS SETBACKS AND TO BE UTILIZED AS SCREENING THROUGH THE INSTALLATION OF SHRUBBERY AND/OR BERMS

REPRESENTS AREA COVERED BY EXISTING M.S.U.P. (DAY CARE CENTER) AS APPROVED BY CITY COUNCIL ON SEPTEMBER 19, 1988 [88-65].

SCREENING IN THIS AREA WILL BE ACCOMPLISHED WITH INSTALLATION OF BERMS (CLASS 'C' BUFFER)

EXISTING MEDIAN CUT

PROPOSED SIGN LOCATION

SCREENING IN THIS AREA WILL BE ACCOMPLISHED WITH INSTALLATION OF BERMS (CLASS 'C' BUFFER)

SCREENING IN THIS AREA WILL BE ACCOMPLISHED WITH INSTALLATION OF BERMS (CLASS 'C' BUFFER)

EXISTING HEAVILY WOODED AREA TO REMAIN WITHIN THIS PART OF THE SCREENED AREA

**GENERAL NOTES**

1. OFF-STREET PARKING SHALL BE IN COMPLIANCE WITH SECTION 12.202 OF THE CITY OF CHARLOTTE ZONING ORDINANCE WHICH REQUIRES ONE SPACE PER EMPLOYEE, PLUS ONE SPACE PER SIX ADULTS (OR REMAINDER OVER THE MULTIPLE OF SIX).
2. SIGN SHALL BE AS PER SECTION 13.109 OF THE CITY OF CHARLOTTE ZONING ORDINANCE FOR ADULT CARE CENTERS (LOCATION AS INDICATED).
3. THE MAXIMUM NUMBER OF ADULTS ALLOWED SHALL BE PER THE CITY OF CHARLOTTE ZONING ORDINANCE AND IS BASED UPON 3.181 ACRES.
4. SCREENING SHALL BE IN ACCORDANCE WITH THE CITY OF CHARLOTTE ZONING ORDINANCE REQUIREMENTS.
5. INGRESS/EGRESS LOCATIONS ARE GENERAL AND EXACT LOCATIONS AND DESIGN OF ALL ACCESS POINT OFF OF W. T. HARRIS BLVD. THOROUGHFARE AND THE PROPOSED COMMERCIAL DRIVEWAY ARE SUBJECT TO APPROVAL BY THE CITY OF CHARLOTTE DEPARTMENT OF TRANSPORTATION.
6. BUILDING HEIGHT SHALL NOT EXCEED 40 FEET.
7. OWNER WILL APPLY FOR COMMERCIAL DRIVEWAY AND CONSTRUCT OR BOND THE DRIVEWAY TO CITY STANDARDS FROM THE W. T. HARRIS INTERSECTION AT OR PRIOR TO SUCH TIME AS THE BUILDING PERMIT IS SOUGHT.
8. A PUBLIC OR PRIVATE FIRE HYDRANT SHALL BE INSTALLED SO THAT IT IS LOCATED WITHIN 750 FEET OF THE MOST REMOTE PART OF THE BUILDING.
9. ALL INFORMATION CONTAINED HEREON BASED ON A SITE PLAN PREPARED BY GIFFORD NIELSON ASSOCIATES, INC., AS DATED AUGUST 3, 1988, AND RELEVANT TAX INFORMATION.

**DEVELOPMENT DATA**

TOTAL SITE ACREAGE: 3.181 ACRES±  
 PROPOSED USE: ADULT CARE CENTER  
 EXISTING ZONING: R-9MF (R-17MF) & R-9 M.S.U.P. (DAY CARE CENTER)  
 SETBACK/SIDE YARD REQUIREMENT: BASED UPON R-17 DISTRICT  
 MAXIMUM NUMBER ADULTS: 100  
 NUMBER PARKING SPACES REQUIRED: 42  
 NUMBER PARKING SPACES PROVIDED: 50  
 - BASED ON 25 TOTAL EMPLOYEES / 100 ADULTS  
 PROPOSED ZONING: CONDITIONAL USE FOR ADULT CARE CENTER  
 SETBACKS (AS REQUIRED) INCLUDE 30' FOR SIDE & 50' FOR REAR YARDS

FOR PUBLIC HEARING

PETITION 94-89  
 AS REVISED NOVEMBER 1, 1994

ADULT CARE CENTER  
 REZONING PROPOSAL & PLAN

PROPERTY OF  
**ROOSEVELT L. DAVIS**  
 ROUTE 1 BOX 180A  
 RONDA, NORTH CAROLINA 28670  
 (910) 884-1845  
 704-895-3532

PREPARED BY  
**LAWINGS, INC. (AGENT)**  
 5521 BROOKSHIRE BLVD.  
 CHARLOTTE, NORTH CAROLINA 28216  
 (704) 399-6372

APPROVED BY CITY COUNCIL  
 November 12, 1994

PREPARED JULY 25, 1994  
 SCALE: ONE INCH = FORTY FEET

