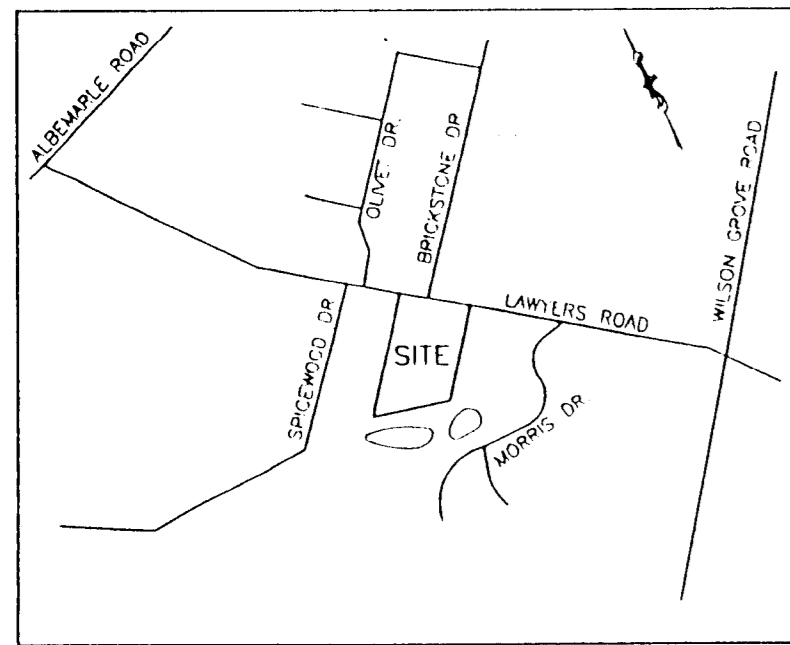


THE LITTLE FLOWER

ASSISTED LIVING RESIDENCE

TAX PARCEL 109-312-11
JAMES & FRANCIS HERRIN
8611 LAWYERS ROAD 28227



VICINITY MAP
N.T.S.

TAX PARCEL 135-171-09
FRANCES M. McSWAIN
8608 LAWYERS ROAD 28227

TAX PARCEL 135-171-02
FRANCES M. McSWAIN
8608 LAWYERS ROAD 28227

TAX PARCEL 135-171-12
MR. & MRS. SONNY LYON, JR.
8618 LAWYERS ROAD 28227

TAX PARCEL 109-312-14
PERRY & SUZANNE DAVIS
P.O. BOX 23104, CHARLOTTE 28212

BRICKSTONE DRIVE
(EXISTING 60' R/W)

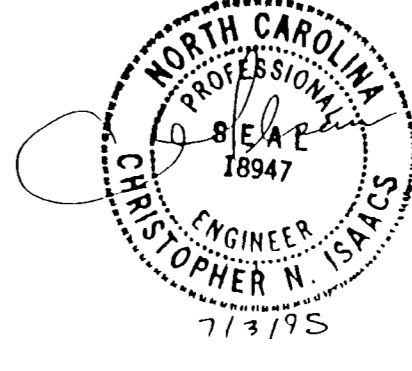
TAX PARCEL 109-313-09
MR. REECE BARBEE
5401 BRICKSTONE DRIVE 28227

TAX PARCEL 109-313-10
MR. CHARLES EDWARDS
140 PRESTON ROAD MOORESVILLE 28115

TAX PARCEL 109-313-11
MS. DOLLY MCKEE
7809 LAWYERS ROAD 28227

APPROVED BY COUNTY COMMISSION

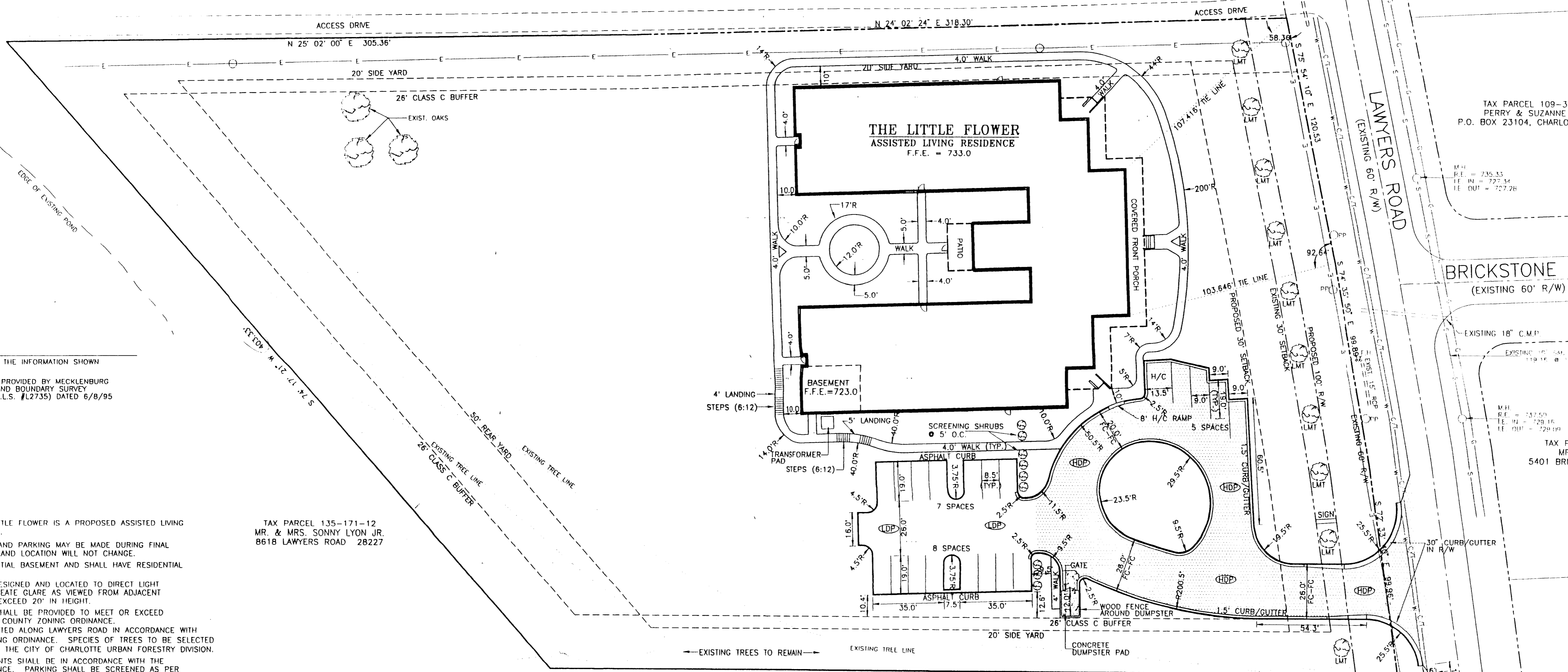
DATE August 8, 1996



THE LITTLE FLOWER
ASSISTED LIVING RESIDENCE
8700 LAWYERS ROAD
CHARLOTTE, NORTH CAROLINA
SITE PLAN

THE ISAACS GROUP, P.C.
CIVIL ENGINEERING DESIGN & CONSULTING
P.O. BOX 987, PINEVILLE, N.C. 28134-0987
PHONE (704) 889-8700 FAX (704) 889-8698

NO.	BY	DATE	REVISION
1	ABC	6/15/95	CHANGES PER ZONING
2	CNI	6/26/95	CHANGES PER ZONING
3	CNI	7/02/95	NOTES
4	KA	8/10/96	NOTE #19



- NOTES:**
- THIS MAP IS NOT A CERTIFIED SURVEY AND THE INFORMATION SHOWN SHOULD NOT BE CONSIDERED ACCURATE.
 - BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY MECKLENBURG COUNTY TAX MAPS, TOPOGRAPHIC SURVEY AND BOUNDARY SURVEY PERFORMED BY MARTIN F. HENNINGAN (N.C.R.L.S. #12735) DATED 6/8/95
 - CONDITIONAL ZONING REQUEST: THE LITTLE FLOWER IS A PROPOSED ASSISTED LIVING RESIDENCE (DEPENDENT LIVING FACILITY).
 - 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 WITH PARTIAL BASEMENT AND SHALL HAVE RESIDENTIAL ARCHITECTURAL STYLE AND DETAILS.
 - EXTERIOR SAFETY LIGHTING SHALL BE DESIGNED AND LOCATED TO DIRECT LIGHT INWARD AND DOWN, AND SHALL NOT CREATE GLARE AS VIEWED FROM ADJACENT HOMES. EXTERIOR LIGHTS SHALL NOT EXCEED 20' IN HEIGHT.
 - STREET AND INTERIOR TREE PLANTING SHALL BE PROVIDED TO MEET OR EXCEED SECTION 12.208 OF THE MECKLENBURG COUNTY ZONING ORDINANCE. LARGE MATURING TREES SHALL BE PLANTED ALONG LAWYERS ROAD IN ACCORDANCE WITH SECTION 4.206 OF THE MINT HILL ZONING ORDINANCE. SPECIES OF TREES TO BE SELECTED FROM THE APPROVED LIST PROVIDED BY THE CITY OF CHARLOTTE URBAN FORESTRY DIVISION.
 - SCREENING AND BUFFERING REQUIREMENTS SHALL BE IN ACCORDANCE WITH THE MECKLENBURG COUNTY ZONING ORDINANCE. PARKING SHALL BE SCREENED AS PER SECTION 12.302 OF THE MECKLENBURG COUNTY ZONING ORDINANCE.
 - USES AND IMPROVEMENTS NORMALLY ASSOCIATED WITH SUCH A FACILITY MAY BE PROVIDED. EXAMPLES: FLAG POLES, IDENTIFICATION SIGNS, (MEETING ORDINANCE REQUIREMENTS) ENTRANCE WAYS AND PLANTING, WALKING TRAILS, ETC..
 - STORMWATER DETENTION SHALL BE PROVIDED IN ACCORDANCE WITH ALL CITY/COUNTY ORDINANCES, AND SHALL NOT BE LOCATED IN THE BUFFERS OR SETBACK.
 - TRAFFIC CIRCULATION PATTERN MAY BE AMENDED IF APPROVED BY N.C.D.O.T.
 - BUILDING SHALL HAVE FIRE SPRINKLER SYSTEM.
 - 35' SIGHT TRIANGLES TO BE PROVIDED AT ALL ENTRANCES AND EXITS.
 - ONE ACCESS POINT (MAXIMUM) SHALL BE PROVIDED TO THE SITE AT THE APPROXIMATE LOCATION INDICATED. CHANGES IN THE DRIVEWAY LOCATION COULD BE MADE, SUBJECT TO N.C.D.O.T. APPROVAL.
 - SITE COULD ALSO BE DEVELOPED FOR ANY ACCEPTABLE USE WITHIN THE R-4 ZONING DISTRICT - EXISTING SITE ZONING.
 - ADDITIONAL RIGHT-OF-WAY ALONG LAWYERS ROAD WILL BE DEDICATED PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS.
 - R-12 MF ZONING ALLOWS FOR A MAXIMUM OF 25 BEDS PER ACRE = 25(3.68) = 92 BEDS. THE MAXIMUM NUMBER OF BEDS PROPOSED FOR THIS PROJECT SHALL BE LIMITED TO A MAXIMUM OF 49.
 - THE PETITIONER RESERVES THE RIGHT TO SEEK AN INTERPRETATION FROM THE BOARD OF ADJUSTMENT REGARDING THE DETERMINATION OF THE REAR YARD AND SIDE YARD REQUIREMENTS IF THE TEXT AMENDMENT PETITION NUMBER 95-32(C) IS NOT ADOPTED.
 - COUNTY ENGINEERING REQUIREMENTS, IF ANY, REGARDING IMPROVEMENTS ALONG LAWYERS ROAD SHALL BE MET.
 - THE PETITIONER AGREES TO NOT DISTURB THE EXISTING BARBED WIRE FENCING LOCATED ALONG THE EASTERN AND SOUTHERN PROPERTY LINES.
 - The petitioner shall install a six-foot tall wood privacy fence located within five feet of the site's western property line. The fence, which is to be installed prior to the date the first resident moves into The Little Flower, shall be at least 300 feet in length and shall begin at a point between the front of The Little Flower residence and Lawyers Road. The fence shall be constructed in accordance with Sections 12.406 and 12.302 of the Mecklenburg County Zoning Ordinance. Five trees shall be planted along each 100-foot section of the fence.

TAX PARCEL 135-171-12
MR. & MRS. SONNY LYON JR.
8618 LAWYERS ROAD 28227

ZONING CODE SUMMARY

PROJECT NAME: THE LITTLE FLOWER-ASSISTED LIVING RESIDENCE - (DEPENDENT LIVING FACILITY)
 SITE ADDRESS: 8700 LAWYERS ROAD, CHARLOTTE
 TAX PARCEL: 135-171-01
 OWNER/AGENT: KEITH ADAMS, AGENT PHONE #: 704-568-2972
 PLANS PREPARED BY: CHRISTOPHER N. ISAACS, P.E. PHONE #: 704-889-8700
 EXISTING ZONING: R-4 JURISDICTION: MECKLENBURG COUNTY
 PROPOSED ZONING: R-12 MF (CONDITIONAL)

PROPOSED USE: DEPENDENT LIVING FACILITY
 BUILDING HEIGHT: 31.0 FEET STORIES: 1
 BUILDING COVERAGE: 21,500 SQ. FEET GROSS FLOOR AREA: 18,500 SQ. FEET
 LOT SIZE: 160,300.8/3.68 SQ. FEET/ACRES

YARD REQUIREMENTS:
 SETBACK (FRONT): 30 FT. FROM R/W REAR YARD: 50 FT.
 SIDE YARD: 20 FT.

REQUIRED BUFFERS:
 FRONT: NO YES 26' CLASS C REAR SIDE (R) NO YES 26' CLASS C
 SIDE (L) NO YES 26' CLASS C

PARKING DATA: (SPECIFIC REQUIREMENT, ZONING ORDINANCE AND SECTION NUMBER)
 REFERENCE MECKLENBURG CO. ZONING ORDINANCE (TABLE 12.202).
 DEPENDENT LIVING FACILITY: 1 SPACE PER 3 BEDS
 49 PROPOSED BEDS = 49/3 = 17 SPACES
 REQUIRED: 17 PROVIDED: 20 HANDICAP: COMPACT: 0
 CARPOOL: 0

ALL SIGNAGE WILL BE APPROVED AND PERMITTED IN ACCORDANCE WITH MECKLENBURG CO. REQUIREMENTS. THE PETITIONER SHALL INSTALL A GROUND-MOUNTED SIGN NEAR THE ENTRANCE OF THE RESIDENCE'S DRIVEWAY, IN ADDITION TO COMPLYING WITH THE SIGN PROVISIONS OF SECTION 13.109 (1a) OF THE MECKLENBURG COUNTY ZONING ORDINANCE. THE PETITIONER SHALL ILLUMINATE THE SIGN IN ACCORDANCE WITH SECTION 12.104.2 OF THE MINT HILL ZONING ORDINANCE.

ZONING CODE SUMMARY

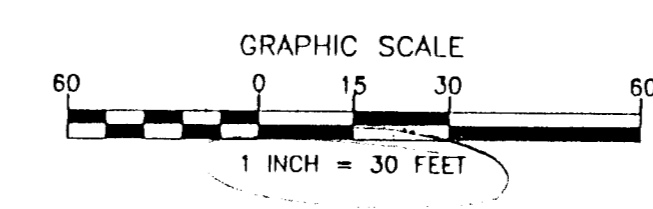
- LEGEND**
- EXISTING ELECTRICAL LINE - E
 - EXISTING SANITARY SEWER LINES - S
 - EXISTING CABLE/TELEPHONE LINES - C/T
 - EXISTING WATER LINES - W
 - EXISTING GAS LINES - G
 - EXISTING FIRE HYDRANT - FH
 - PROPOSED HEAVY DUTY CONCRETE - HD
 - PROPOSED HEAVY DUTY ASPHALT PAVEMENT - HD
 - PROPOSED LIGHT DUTY ASPHALT PAVEMENT - LD
 - LARGE MATURING TREES = WHITE OAK - LMT
 - SCREENING SHRUBS = PFITZER JUNIPER - SJ
- SPECIFIC SPECIES OF LARGE MATURING TREES AND SHRUBS LISTED ABOVE ARE RECOMMENDATIONS ONLY. ACTUAL SPECIES TO BE FROM THE APPROVED LIST IN APPENDIX 1 OF THE MECKLENBURG CO. ZONING ORDINANCE IF FOR BUFFERS OR SCREENING AND THE URBAN FORESTRY ACCEPTABLE TREE LIST IF FOR STREET TREES OR INTERNAL PLANTINGS.

TAX PARCEL 135-412-37
MORRIS FARMS HOMEOWNERS' ASS.
PRESIDENT - SHAWNE EDWARDS
P.O. BOX 25132, CHARLOTTE 28229

BUFFER PLANTING NOTES
 CLASS C BUFFER PLANTING SCHEDULE FOR WESTERN PROPERTY LINE EXTENDING FROM LAWYERS ROAD TO SOUTHWESTERN PROPERTY CORNER: 5' LARGE MATURING TREES AND 20' EVERGREEN SHRUBS PER 100' L.F. BEGINNING AT THE RIGHT OF WAY OF LAWYERS ROAD. LARGE MATURING TREES TO BE WHITE OAK WITH A MIN. CALIPER OF 2 INCHES, MEASURED 6 INCHES ABOVE THE GROUND AT THE TIME OF PLANTING. SHRUBS TO BE EITHER PFITZER JUNIPER OR FRAGRANT TEA OLIVE OR JAPANESE YEW OR GLENN DALE AZALEA OR CAMELLIA, ALL OF THE ABOVE BEING EVERGREEN. EVERGREEN SHRUBS SHALL BE AT LEAST 2.5 FEET TALL WHEN PLANTED WITH AN AVERAGE HEIGHT OF 5 TO 6 SIX FEET TO BE EXPECTED AS NORMAL GROWTH WITHIN FOUR YEARS.

EXISTING DENSE HARDWOOD AND VEGETATION TO PROVIDE BUFFER & SCREENING ALONG SOUTH AND EAST PROPERTY LINES SUBJECT TO ZONING DEPT. APPROVAL. MINIMUM BUFFER/SCREENING REQUIREMENTS TO BE IN ACCORDANCE WITH THE MECKLENBURG COUNTY ZONING ORDINANCE SEC. 12.302

SPECIFIC SPECIES OF LARGE MATURING TREES AND SHRUBS LISTED ABOVE ARE RECOMMENDATIONS ONLY. ACTUAL SPECIES TO BE FROM THE APPROVED LIST IN APPENDIX 1 OF THE MECKLENBURG CO. ZONING ORDINANCE IF FOR BUFFERS OR SCREENING AND THE URBAN FORESTRY ACCEPTABLE TREE LIST IF FOR STREET TREES OR INTERNAL PLANTINGS.



DEVELOPMENT DATA