



NO.	DATE	REVISION
1	3/7/97	PER REVIEW COMMENTS
2	5/29/97	REVISED RETAINING WALLS

PROJECT NO. 50-22191-01
 DATE 10/04/98
 SCALE 1" = 20'
 DRAWN BY MJE
 CHECKED BY MJE

8731 Red Oak Boulevard
 Charlotte, North Carolina
 28217-3958
 704.525.6284
 704.525.8529

WOOLPERT

KARRINGTON OF EASTOVER
 3610 RANDOLPH ROAD
 CHARLOTTE, NORTH CAROLINA

SITE PLAN

ZONING CODE SUMMARY

PROJECT NAME: KARRINGTON OF EASTOVER
 OWNER: KARRINGTON OPERATING COMPANY PHONE # (814) 451-5151
 PLANS PREPARED BY: WOOLPERT CONSULTANTS PHONE # (704) 525-6284
 ZONING: R-17MF (CD) JURISDICTION: CITY OF CHARLOTTE
 PROPOSED USE: HOME FOR THE AGING

BUILDING HEIGHT: 43' FT. STORIES: 3
 BUILDING COVERAGE: 20.943 Sq.Ft. GROSS FLOOR AREA: 59,687 Sq.Ft.
 LOT SIZE: 3.541 Sq.Ft. NUMBER OF UNITS/SUITES: 1

YARD REQUIREMENTS:
 SETBACK (FRONT): 30 FT. FROM R/W FROM C/L OF R/W
 SIDE YARD (S): 22 FT. SIDE YARD (R): 22 FT.
 REAR YARD: 52 FT.

REQUIRED BUFFERS:
 FRONT: NONE FT. REAR: NO 26 FT.
 SIDE (L): NO 50 FT. SIDE (R): NO 26 FT.

REQUIRED SCREENING:
 FRONT: YES REAR: YES
 SIDE (L): YES SIDE (R): YES
 PARKING DATA: YES

PAVEMENT AND BUILDING COVERAGE: 46,716 (Sq.Ft.)/ocrrb
 INTERIOR LANDSCAPING: REQUIRED: 4572 50 FT. PROVIDED: 4672.1 50 FT.
 PARKING DATA: REQUIRED: 35 PROVIDED: 42 HANDICAP: 4 COMPACT: 0

PAVEMENT LEGEND

ASPHALT PAVEMENT
 SEE DETAILS FOR THICKNESS

CONCRETE PAVEMENT
 SEE DETAILS FOR THICKNESS

PARKING SUMMARY

STANDARD SPACES = 38
 HANDICAP SPACES = 4
 TOTAL = 42

LEGEND

(TO REMAIN) 12" S/C EXIST. TREE TO REMAIN
 30" EM EXIST. TREE TO BE REMOVED
 ACCESSIBLE PARKING SPACE

GENERAL NOTES

- ALL WORK AND MATERIALS SHALL CONFORM TO THE LATEST EDITION OF THE CHARLOTTE-MECKLENBURG LAND DEVELOPMENT STANDARDS UNLESS OTHERWISE SPECIFIED ON THE PLANS. CONTRACTOR SHALL OBTAIN AND MAINTAIN ONE COPY AT THE PROJECT SITE.
- CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULE, SLOPED PAVING, EXIT PORCHES, RAMPS, DOORS, PRECISE BUILDING DIMENSIONS. THE FOLLOWING STANDARDS ARE APPLICABLE TO THIS PROJECT:
 STD. 10.17A STANDARD CURB AND GUTTER
 STD. 10.29 CONCRETE TYPE II DRIVEWAY
 STD. 10.32 A/B/C ACCESSIBLE RAMP STANDARD W/O PLANTING STRIP (2'-6")
 STD. 40.10 A/B/C ACCESSIBLE PAVING
 STD. 10.22 CONCRETE SIDEWALK
- REFER TO CONSTRUCTION DETAIL SHEET FOR ADDITIONAL CONSTRUCTION DETAILS.

GENERAL NOTES

- PROJECT IS BEING DEVELOPED WITH CONDITIONAL DEVELOPMENT REQUIREMENTS AS OUTLINED ON REZONING PETITION NUMBER 96-56.
- ALL LOCATIONS OF EXISTING UTILITIES SHOWN ARE APPROXIMATE AND SHALL BE FIELD VERIFIED BY A UTILITY CONTRACTOR PRIOR TO CONSTRUCTION.
- ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL TRAFFIC SIGNS SHALL CONFORM WITH CITY OF CHARLOTTE STANDARDS AND MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES LATEST EDITION.
- ALL CONSTRUCTION MUST BE PERFORMED IN ACCORDANCE WITH THE CONTRACT DOCUMENT AND APPLICABLE BUILDING CODES.
- ALL FIELD ADJUSTMENTS MUST BE REVIEWED AND APPROVED BY THE OWNER OR HIS REPRESENTATIVE.
- REFER TO GRADING PLAN FOR LIMITS OF CLEARING AND GRADING. NO GRADING WITHIN THE UNDISTURBED BUFFER IS PERMITTED.
- REFER TO LANDSCAPE PLAN FOR PROPOSED TREES AND SHRUBS REQUIRED TO MEET ZONING AND TREE ORDINANCE ONLY.
- ACCESSIBLE SIGNAGE, ROUTES, AND RAMPS SHALL BE PER BUILDING CODE AND A.D.A. REQUIREMENTS.
- OWNER SHALL OBTAIN SIGNAGE PERMIT FROM THE ZONING OFFICE FOR ALL SIGNAGE ASSOCIATED WITH BUILDING AND SITE.

ATTACHED TO ADMINISTRATIVE APPROVAL

DATED: 7/25/97
 BY: MARTIN R. CRAMTON, JR.

- REFER TO BOUNDARY SURVEY PREPARED BY JOHN CAMPBELL (C1.3) FOR ALL PROPERTY LINE INFORMATION.
- RANDOLPH ROAD IS A MAJOR THOROUGHFARE REQUIRING THAT YOU SHOW THE PROPOSED RIGHT-OF-WAY (R/W) 40 FEET FROM THE CENTERLINE OF THE EXISTING R/W. THE C/L OF THE EXISTING R/W MAY DIFFER FROM THE C/L OF THE ROADWAY BECAUSE THE ROADWAY MAY BE SHIFTED TO ONE SIDE OR THE OTHER WITHIN THE R/W.
- THE SURVEYOR SHALL ESTABLISH ALL THE NECESSARY HORIZONTAL CONTROL TO LAYOUT AND STAKE THE PROPOSED IMPROVEMENTS IN ACCORDANCE WITH THIS SITE PLAN. ALL MODIFICATIONS MUST RECEIVE PRIOR APPROVAL OF THE CIVIL ENGINEER AND FIELD SUPERINTENDENT.

STOP
 1-800-345-4848
 HOOD UTILITY SERVICE

PLAN VIEW SCALE 1" = 50'

CHARLOTTE-MECKLENBURG
 PLANNING COMMISSION
 INTER-OFFICE COMMUNICATION

DATE: July 25, 1997

TO: Robert Brandon
 Zoning Administrator

FROM: Martin R. Cramton, Jr.
 Planning Director

SUBJECT: Administrative Approval for Petition No. 96-56 by Karrington Communities Tax Parcel # 155-141-09

Attached is a grading plan for the above mentioned rezoning petition. This plan indicates two minor encroachments into the buffer along the Northern property line. These two encroachments are for the tie-back system associated with a retaining wall been constructed along the northern property line. The two encroachments occur at the corners of the building closest to the buffer and extend into the buffer eight feet and six feet (see attached plan). The remainder of the wall will be moved back 8 feet to allow the tie back system to be built outside of the buffer. Since this change is minor I am administratively approving this revised plan. Please use this revised plan when evaluating requests for building permits and certificates of occupancy.