

DEVELOPMENT NOTES

ASSISTED LIVING

ASSISTED LIVING RETIREMENT COMMUNITY
CHARLOTTE, NORTH CAROLINA

PETITIONER: H.C. BISSELL

General Provisions
The Developer intends to develop on this Site a three-story Assisted Living Facility in accordance with the Rezoning Plan and these Development Standards.

Except as otherwise provided under the provisions set forth below under ARCHITECTURAL CONSTRAINTS, the configuration, placement and size of the Assisted Living Facility, as shown on the Schematic Site Plan accompanying this Rezoning Plan, is shown in nature and may be altered or modified during design, development and construction in phases within the maximum HEIGHT AND SETBACK lines established on this Rezoning Plan. Parking layouts may also be modified to accommodate final building location.

Proposed Uses
The Site may be devoted to the following uses:

- 1. an Assisted Living Facility;
- 2. any use allowed under the R-3 Zoning District.

The total gross floor area of Assisted Living facilities may not exceed 300,000 square feet, and may not contain more than 130 assisted living beds.

Building Setback
The building setback for the Assisted Living Facility shall be minimum of 40 feet of the right-of-way for Michael Baker Place and 40 feet of the transitional right-of-way for Runnymede Lane, all as depicted on this Rezoning Plan.

Parking will not be permitted in any setback area.

Landscaping and Screening
1. Screening shall conform with the standards and treatments specified in these Development Standards on this Rezoning Plan and a minimum will conform to the provisions of Section 22.03 of the Charlotte City Zoning Ordinance.
2. Tree protection and/or planting will be required in accordance with Chapter 11 of the Charlotte City Code.

Storm Water Management
A storm water management system shall be required in accordance with an ordinance from the Charlotte Storm Water Department. The system shall be placed within the buffer or setbacks as shown on the plan.

Buffer Areas
The buffer zones depicted on the Rezoning Plan along the western and southern boundaries of the Site are subject to the following regulations:

- a. Each of these must remain undisturbed and in their natural state, no grading, filling or clearing allowed, except to the extent necessary to accommodate pedestrian pathways, utility lines, the clearing of undergrowth, and the placement of trees and other plant materials where the existing foliage does not create an adequate visual screen.
- b. Utility installation except those already existing in accordance with undisturbed buffer zones at interior angles measured at the property lines which are not less than 25 degrees and 10 feet from the corner of the lot shall be prohibited. Utility lines shall be installed within the buffer zone in accordance with the same or similar to the types of materials and placement within the buffer zone required.
- c. Other areas designated as undisturbed on the Rezoning Plan shall be subject to the standards described above in "a" and "b".
- d. Buffers will not be reduced in width from that shown on the plan.

The Petitioner agrees to dedicate the area along Runnymede Lane depicted on this Rezoning Plan as "Additional Right of Way" to the City of Charlotte for future roadway improvement purposes. This dedication will be made prior to the issuance of any building permit covering any portion of the Site.

Greenway Dedication
Ppetitioner agrees to dedicate to Mecklenburg County for greenway purposes the area depicted on this Rezoning Plan as GREENWAY, prior to the issuance of a certificate of occupancy for any structure to be built on the Site, subject to any existing easements and the right of the Petitioner to reserve any additional utility easements required for development of the Site. The Petitioner also reserves the right to retain maintenance control of this area until a greenway has been established by Mecklenburg County Park and Recreation Department.

Parking
1. Except the parking area depicted on the Schematic Site Plan, no other parking area and no other use of the Site shall be permitted on the Site, as shown on this Rezoning Plan.

Lighting
1. All lighting fixtures shall be shielded to prevent light spillage.
2. All direct lighting within the Site except as set forth which shall be controlled along Michael Baker Place or Runnymede Lane shall be designed so that light illumination does not extend past any property line. Consideration will be given to the impact of lighting both within and adjacent to the perimeter of the Site. From the construction of the lighting fixtures, cut-off angles, color, intensity, direction and shielding of sources of light, the intent being to minimize glare, light trespass and other nuisances.

The maximum height of all detached buildings on the Site shall be 30 feet.

Signs
1. A master signage and sign plan shall be prepared and approved by the City of Charlotte.
2. All signs placed on the Site will be erected in accordance with the provisions of the Charlotte Zoning Ordinance.

Access Easement
1. The number of vehicle access points to the Site shall be limited to one (1) vehicle access point on Runnymede Lane in the general vicinity depicted on this Rezoning Plan.
2. The configuration of the access point to the Site is subject to any utility modifications required to accommodate final site and ancillary final construction plans, and designs and is further subject to approval by the Charlotte Department of Transportation.

Fire Protection
1. Adequate fire protection in the form of fire hydrant shall be provided to the Site in accordance with the Charlotte City Code.
2. Fire hydrants will be located within 250 feet of the most remote portion of the Site, as shown on the plan, of any building constructed on the Site.

Architectural Controls
1. The final architectural design for the exterior construction of the building shall include architectural details.
2. No building constructed on the Site may exceed three stories in height. The height of the proposed building shall be shown on the plan as 5 feet for the corner area and 10 feet for the wings.
3. All dumpsters on a building, as well as screening shall be completed by a solid wall on three sides and solid gates on the front.

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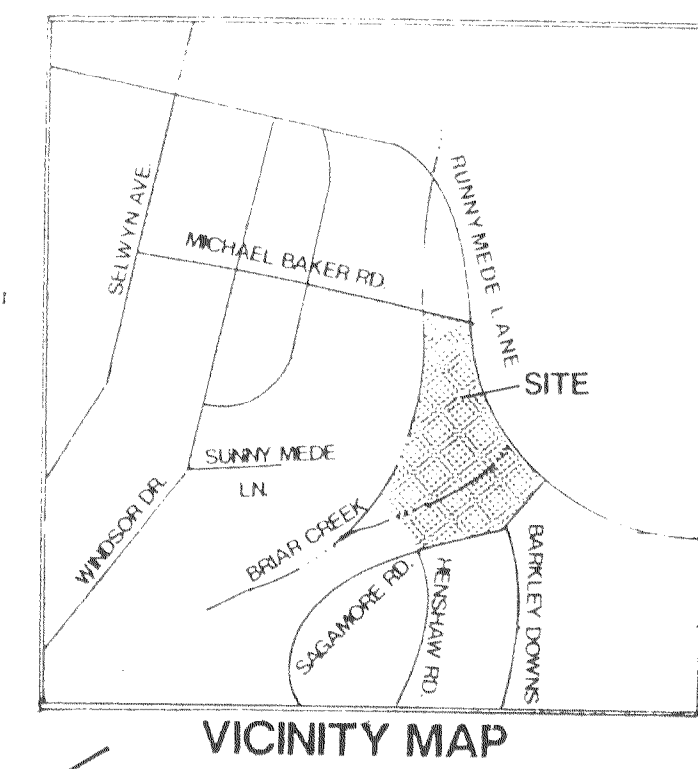
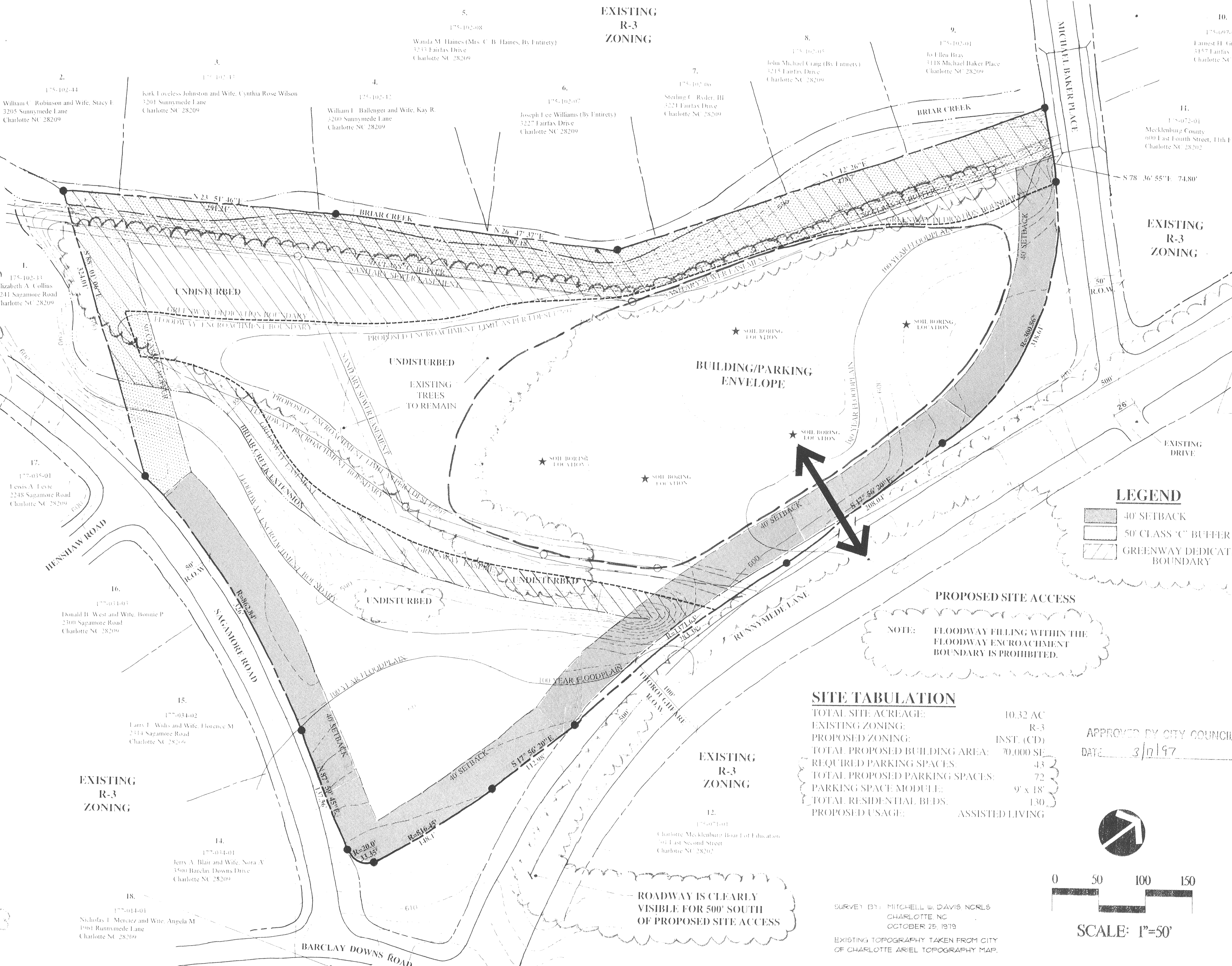
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LEGEND

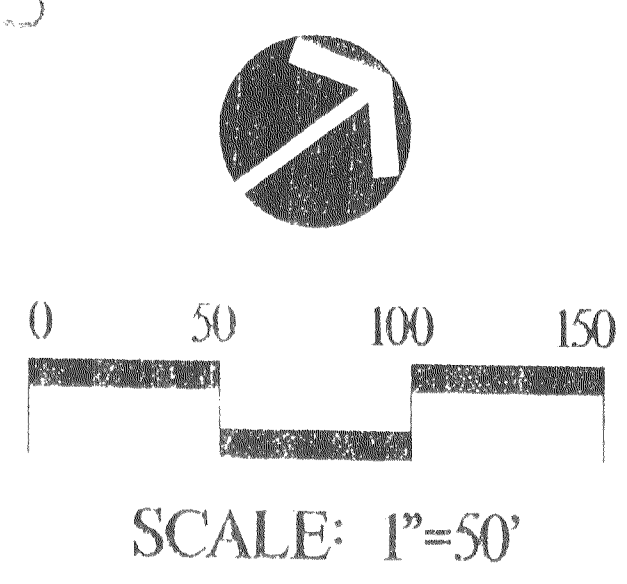
- 40' SETBACK
- 50' CLASS "C" BUFFER
- GREENWAY DEDICATION BOUNDARY

PROPOSED SITE ACCESS
NOTE: FLOODWAY FILLING WITHIN THE FLOODWAY ENCROACHMENT BOUNDARY IS PROHIBITED.

SITE TABULATION

TOTAL SITE ACREAGE:	10.32 AC
EXISTING ZONING:	R-3
PROPOSED ZONING:	INST. (CD)
TOTAL PROPOSED BUILDING AREA:	70,000 SF
REQUIRED PARKING SPACES:	43
TOTAL PROPOSED PARKING SPACES:	72
PARKING SPACE MODULE:	9' x 18'
TOTAL RESIDENTIAL BEDS:	130
PROPOSED USAGE:	ASSISTED LIVING

APPROVED BY CITY COUNCIL
DATE: 3/1/97



SURVEY BY: MITCHELL W. DAVIS, NCRLS
CHARLOTTE, NC
OCTOBER 25, 1979
EXISTING TOPOGRAPHY TAKEN FROM CITY OF CHARLOTTE ARIEL TOPOGRAPHY MAP.

FOR PUBLIC HEARING
PETITION NO. 97-14
TECHNICAL DATA SHEET

Paul Rogers
DATE: NOVEMBER 21, 1996
PROJECT NO: 16246
REVISIONS:
1/17/97 - PER PLANNING COMMISSION REVIEW

1/29/97 SOIL BORING LOCATIONS
2/14/97 CORRECTION TO CREEK CONFIGURATION AND GREENWAY

1/29/97 SOIL BORING LOCATIONS
2/14/97 CORRECTION TO CREEK CONFIGURATION AND GREENWAY

Land Design
Landscape Architecture Land Planning
Urban Design Civil Engineering

SHEET NO: 1 OF 2

ASSISTED LIVING

ASSISTED LIVING RETIREMENT COMMUNITY
CHARLOTTE, NORTH CAROLINA

PETITIONER: H.C. BISSELL

ASSISTED LIVING FACILITY
72 SPACES

PROPOSED PLANT LIST

- ACER RUBRUM
- ACRE SACCHARINUM
- CHAMAECYPARIS THIOIDES
- CORNUS SERICEA
- ILEX DECIDUA
- ILEX GLABRA
- ILEX X ATTENUATA
- ILEX VOMITORIA
- TAXODIUM ASENDENS
- THUJA OCCIDENTALIS
- ULMUS X VEGATA

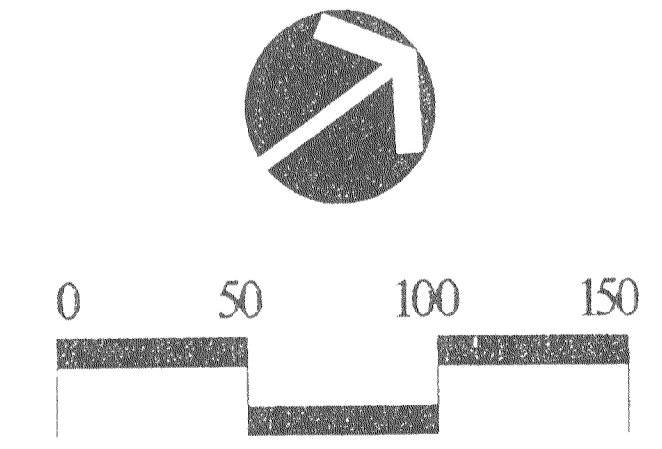


FOR PUBLIC HEARING
PETITION NO. 97-14

SCHEMATIC SITE PLAN

Land Design

DATE: NOVEMBER 21, 1996
PROJECT NO: 16246
REVISIONS:
1/17/97 - PER PLANNING COMMISSION REVIEW
2/14/97 ADDITION OF LANDSCAPE BUFFER DETAIL AND SCHEMATIC REVISIONS



SCALE: 1"=50'

Land Design
Landscape Architecture Land Planning
Urban Design Civil Engineering

SHEET NO. **2**
OF 2

BUFFER PLANTING DETAIL SCALE: 1"=30'-0"

TORRENCE BURMAN, AIA 11/1992