



ColeJenest

Land Planning
Landscape Architecture

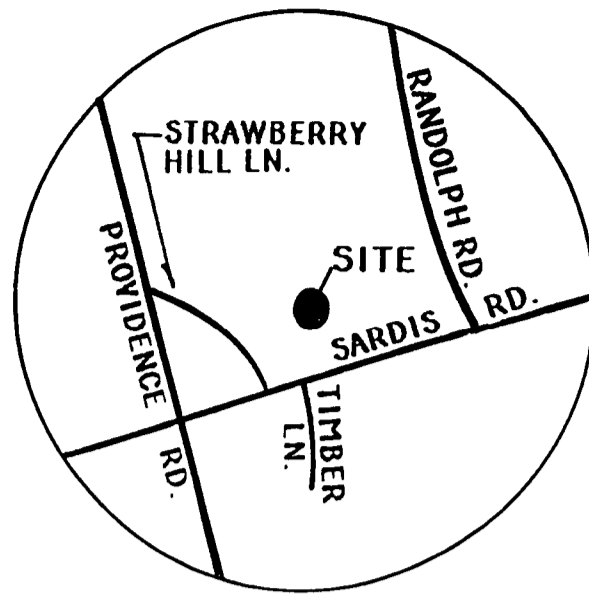


The Charlotte-Mecklenburg
Hospital Authority

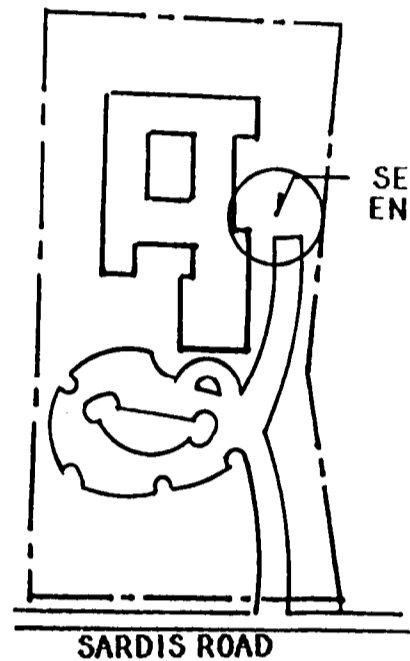
SARDIS
NURSING HOME

SITE PLAN
AMENDMENT

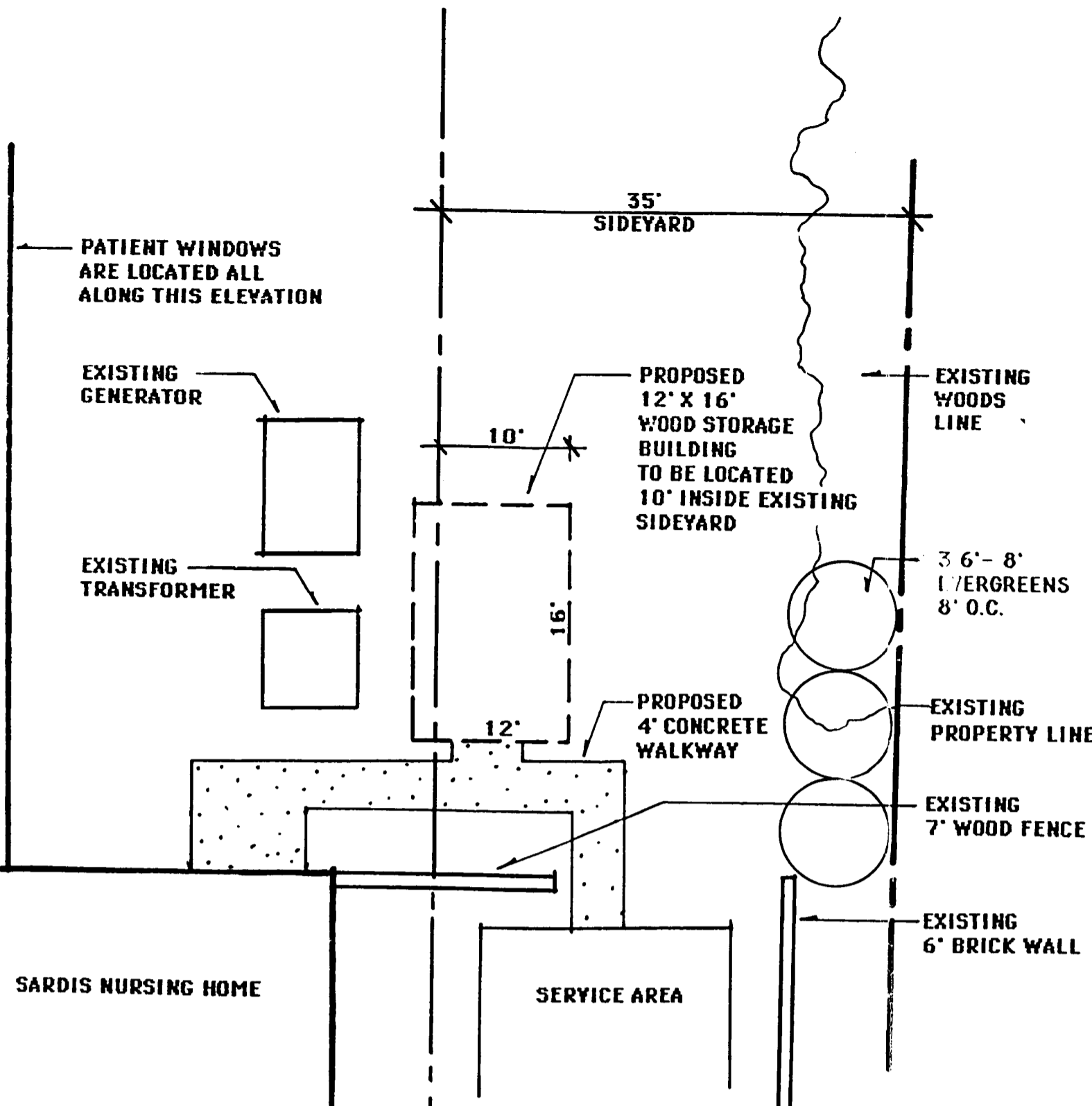
8-3-93
617



VICINITY MAP



NURSING HOME SITE PLAN



ATTACHED TO ADMINISTRATIVE
APPROVAL

DATED: 9/14/93
BY: MARTIN R. CRAMTON, JR.

SITE PLAN ENLARGEMENT

1" = 10'



The Charlotte-Mecklenburg
Hospital Authority

August 3, 1993

R. Stuart Dickson
Chairman

Harry A. Narkin, Ph.D.
President

Mr. Keith MacVean
Charlotte Mecklenburg Planning Commission
600 E. 4th Street
Charlotte, NC 28202-2853

Re: Sardis Nursing Home
SNH - Drainage/Storage Building
CMHA #92.206

Dear Mr. MacVean:

We are requesting an amendment to the Condition Use Zoning Plan for the Sardis Nursing Home. The North Carolina Licensure Section of the Division of Facility Services has corresponded with us concerning the need for additional storage space. In order to comply with State Licensure requirements, we request permission to add a storage building in the Nursing Home's side yard.

Brian Jenest of ColeJenest will be providing the drawings for this Amendment and will be working with the Planning Commission on the resolution of this issue. Thank you for your assistance.

Sincerely,

Timothy O. Ledgerwood, AIA
Senior Hospital Architect

c: Dub Evins
Lee Rundquist
Jan Claridge-White

JCW0803SH

CHARLOTTE-MECKLENBURG
PLANNING COMMISSION

INTER-OFFICE

DATE: September

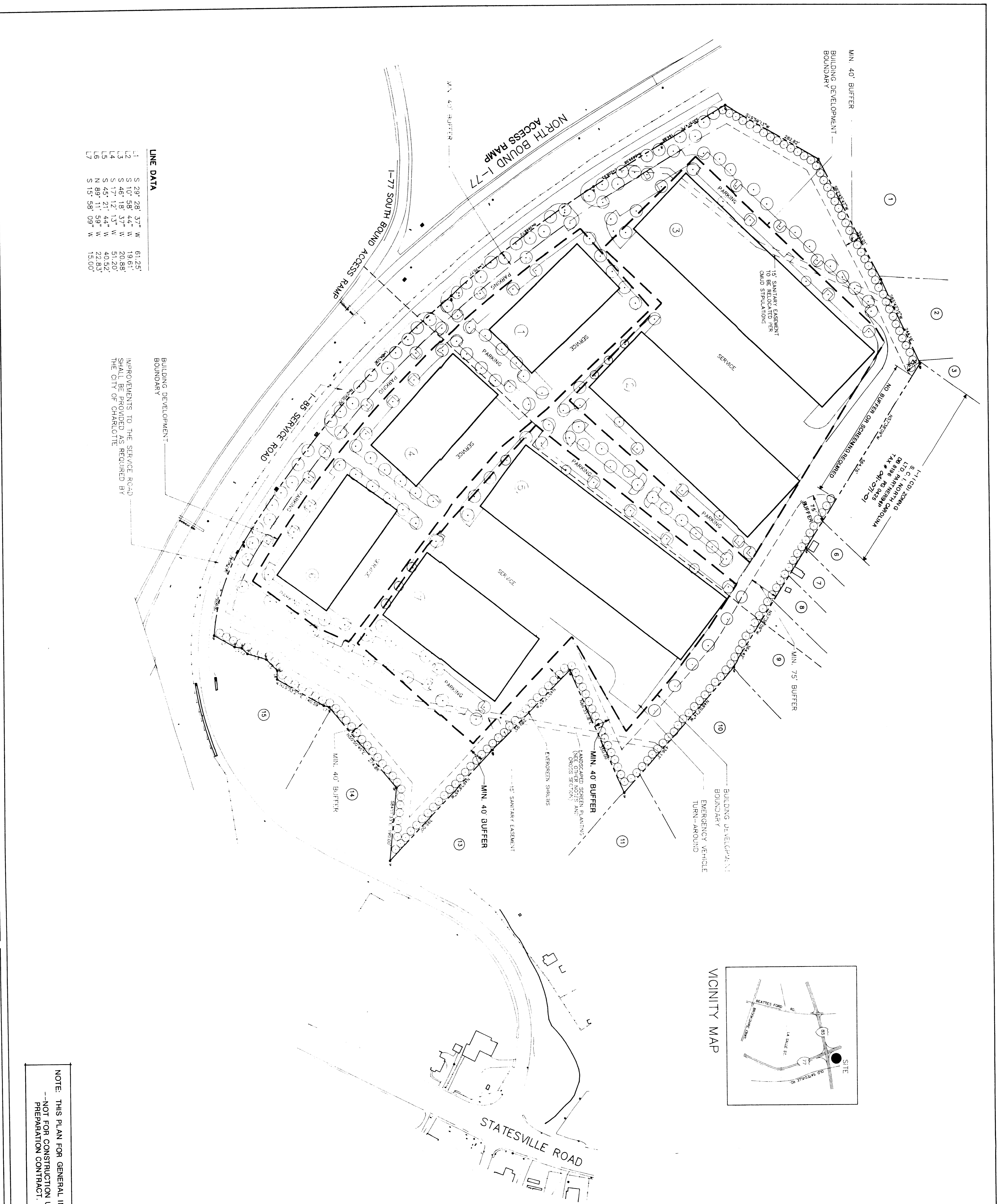
TO: Robert Brandon
Zoning Administrator

FROM: Martin
Planning

SUBJECT: Administrative approval for Petition No. 88-93 By
Hospital Authority Tax Parcel No. 185-121-23,16 P.

Attached is a detailed plan for a portion of the above site. The plan indicates where on the site a proposed 12'X16' building will be placed. Since this accessory structure does not violate the R-12MF district and is adjacent to a large institutional building, we are administratively approving this addition to the approved site plan. Please use this plan when evaluating requests for building permit occupancy.

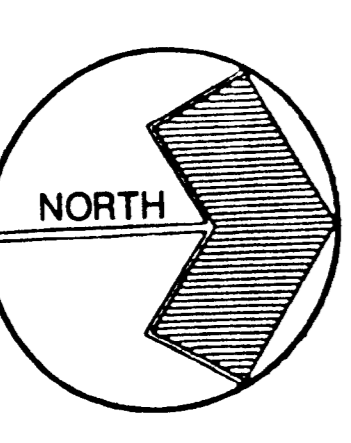
MRCJr.:KHM:jlb



LINE DATA

L1	S 29° 28' 37" W	61.25'
L2	S 10° 58' 44" W	19.61'
L3	S 46° 18' 37" W	20.88'
L4	S 17° 12' 13" W	51.20'
L5	S 45° 21' 44" W	40.52'
L6	N 89° 18' 09" W	42.00'
L7	S 19° 58' 09" W	12.00'

NOTE: THIS PLAN FOR GENERAL INFORMATION ONLY
 --NOT FOR CONSTRUCTION USE FOR SITE
 PREPARATION CONTRACT.



SITE PLAN PETITION #89-93 (REVISIONS 7/8/96)

77/85 INTERSTATE BUSINESS PARK
 (CHARLOTTE DISTRIBUTION CENTER)
 S.C.I. NORTH CAROLINA LTD. PARTNERSHIP

Scale: 1" = 100'

Sheet Number
 L-1
 OF 1 (5/10)

SITE DATA

- Site Size: 44,726 Acres (Density: 530,000 - 660,000 SF)
 Permitted Uses: Those uses allowed in the I-1 District except:
 1. Concrete, public & private swimming pools, limited to max 3 pool courses, pool driving ranges and archery ranges.
 2. Automobile repair garage including engine overhaul, body and paint job.
 3. Automobile repair garage including engine overhaul, body and paint job.
 4. Bus passenger stations.
 5. Bus passenger stations.
 6. Bus passenger stations.
 7. Furniture, package retail sale, 200,000 cubic aggregate capacity subject to the latest addition, flammable and combustible liquids code NFPA 307 of the National Fire Protection Association.
 8. Furniture, package retail sale, 200,000 cubic aggregate capacity subject to the latest addition, flammable and combustible liquids code NFPA 307 of the National Fire Protection Association.
 9. Furniture, package retail sale, 200,000 cubic aggregate capacity subject to the latest addition, flammable and combustible liquids code NFPA 307 of the National Fire Protection Association.
 10. Furniture, package retail sale, 200,000 cubic aggregate capacity subject to the latest addition, flammable and combustible liquids code NFPA 307 of the National Fire Protection Association.
 11. Furniture, package retail sale, 200,000 cubic aggregate capacity subject to the latest addition, flammable and combustible liquids code NFPA 307 of the National Fire Protection Association.
 12. Furniture, package retail sale, 200,000 cubic aggregate capacity subject to the latest addition, flammable and combustible liquids code NFPA 307 of the National Fire Protection Association.
 13. Furniture, package retail sale, 200,000 cubic aggregate capacity subject to the latest addition, flammable and combustible liquids code NFPA 307 of the National Fire Protection Association.
 14. Furniture, package retail sale, 200,000 cubic aggregate capacity subject to the latest addition, flammable and combustible liquids code NFPA 307 of the National Fire Protection Association.
 15. Furniture, package retail sale, 200,000 cubic aggregate capacity subject to the latest addition, flammable and combustible liquids code NFPA 307 of the National Fire Protection Association.
 16. Furniture, package retail sale, 200,000 cubic aggregate capacity subject to the latest addition, flammable and combustible liquids code NFPA 307 of the National Fire Protection Association.
 17. Furniture, package retail sale, 200,000 cubic aggregate capacity subject to the latest addition, flammable and combustible liquids code NFPA 307 of the National Fire Protection Association.
 18. Furniture, package retail sale, 200,000 cubic aggregate capacity subject to the latest addition, flammable and combustible liquids code NFPA 307 of the National Fire Protection Association.
 19. Furniture, package retail sale, 200,000 cubic aggregate capacity subject to the latest addition, flammable and combustible liquids code NFPA 307 of the National Fire Protection Association.
 20. Furniture, package retail sale, 200,000 cubic aggregate capacity subject to the latest addition, flammable and combustible liquids code NFPA 307 of the National Fire Protection Association.
 21. Furniture, package retail sale, 200,000 cubic aggregate capacity subject to the latest addition, flammable and combustible liquids code NFPA 307 of the National Fire Protection Association.
 22. Furniture, package retail sale, 200,000 cubic aggregate capacity subject to the latest addition, flammable and combustible liquids code NFPA 307 of the National Fire Protection Association.

CONDITIONAL NOTES

1. While this plan depicts a firm concept for development, modification of building configurations may occur as part of the final site design. In no event shall buildings be located outside the building development area.
2. While locations may vary somewhat, this plan depicts the maximum number of access points from the public streets. All access points will be subject to the established driveway permit process.
3. Parking lots shall meet applicable Zoning Ordinance requirements as to number, size and design. In addition, all parking shall be designed to provide internal drainage within the lot to avoid stormwater runoff. Landscaping measures shall be used to provide stormwater management.
4. All drainage shall be in accordance with applicable Zoning requirements. All drainage shall be in accordance with applicable Zoning requirements. All drainage shall be in accordance with applicable Zoning requirements.
5. All proposed buildings will be designed to be architecturally compatible. "Butter" type metal building shall not be permitted.
6. A minimum 40 foot street-side buffer is proposed the entire length of the property adjacent to the Interstate 77/85 interchange. This buffer will be compatible with the architectural design and materials used on the center, side and rear of the building. The buffer shall be in accordance with applicable Zoning Ordinance requirements.
7. A minimum 40 foot proposed buffer shall be maintained along all other streets adjacent to the property. The developer will strive to save existing features in the buffer area to the greatest extent practicable. Where grading is necessary within the buffer area, the developer shall submit a site plan to the City of Charlotte for review and approval. (See landscape buffer section).
8. Storm water detention shall be provided per Ordinance requirements.
9. In addition to the screening accomplished in the buffer areas, all other screening shall be per Zoning Ordinance requirements.
10. Fire hydrants shall be located within 500 feet from the most distant point of all buildings.

GENERAL NOTES

1. THIS SITE PLAN REPLACES THE PREVIOUSLY APPROVED SITE PLAN DATED 7/8/96.
2. SEE SECOND SHEET WITH BUFFER DETAILS APPROVED AS PART OF ORIGINAL REZONING PETITION #89-93 FOR SPECIFIC BUFFER REQUIREMENTS.

ATTACHED TO ADMINISTRATIVE APPROVAL
 DATED: 7/8/96
 BY: MARTIN R. CRAWTON, JR.

CHARLOTTE-MECKLENBURG PLANNING COMMISSION
 INTER-OFFICE COMMUNICATION

DATE: August 28, 1996
 FROM: Martin R. Crawton, Jr., Planning Director

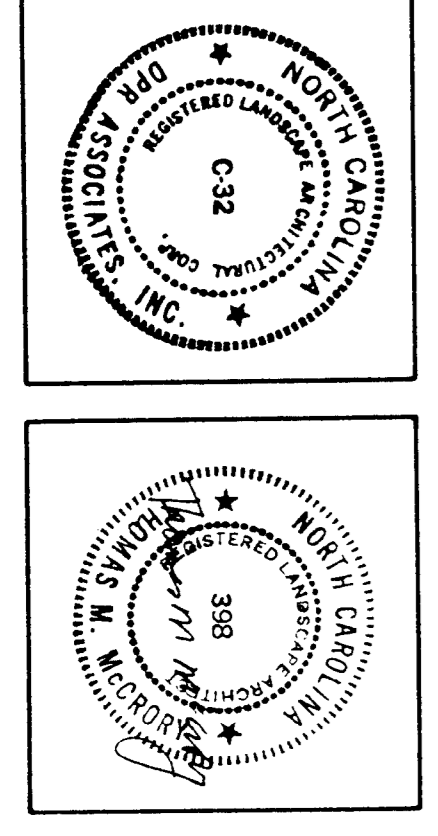
SUBJECT: Administrative Approval for Petition No. 89-93 by Spectrum Properties Tax Parcel # 041-002-11, and 041-031-01.

Attached is a revised plan for the above mentioned rezoning petition. The attached plan has been revised to eliminate a portion of a 75' buffer along the Interstate 77/85 interchange. The proposed property from Residential category to an Industrial category. In addition these adjoining Industrial sites are commonly owned by S.C.I. North Carolina Ltd. Partnership. With the elimination of this buffer the owner will be able to develop the properties together with common gates and access. Since this change is minor I am administratively approving the revised plan. Please use this revised plan when evaluating requests for building permits and construction of occupancy.

Project Wording: TM
 Drawn By: TM
 Checked By: TM
 Date: MAR 9, 1994
 Project # 94009

REVISIONS:

1	8/19/96	TM	PER PLAN, COM. REVIEW
2	7/8/96	TM	DELETE BUFFER BETWEEN ADJACENT LOTS 3 AND 8



DPR ASSOCIATES, INC.
 Landscape Architects
 Engineers & Planners
 2036 East Seventh Street
 Charlotte, NC 28204
 704/332-1204

Scale: 1" = 100'

Sheet Number
 L-1
 OF 1 (5/10)