

# RESOURCES FOR SENIOR LIVING

86 DEPENDENT BEDS FOR ASSISTED LIVING  
CHARLOTTE, NORTH CAROLINA

February 23, 1996  
Revised April 19, 1996

Lantz- [REDACTED]

PETITION NUMBER 96-43 AS FOR PUBLIC HEARING APPROVED BY CITY COUNCIL  
DATE June 17, 1996

LEGEND  
--- EXISTING GRADES

## SITE PLAN

SCALE: 1" = 30'-0"

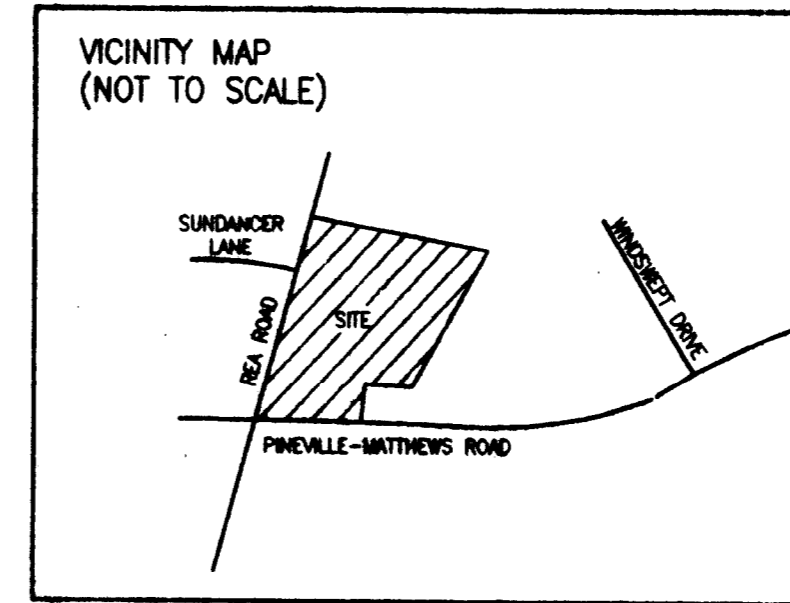


## SITE SUMMARY

TOTAL ACREAGE = 222,120 S.F. OR 5.099 ACRES  
PRESENTLY ZONED: R3  
ZONING PROPOSED FOR R-12MF (CD)  
PARKING STALLS = 45 PROVIDED  
(1 PER 3 BEDS REQ'D = 29)  
ALL PARKING SPACES 8'-6" X 18'-6"  
HEIGHT OF BUILDING = 52'  
SITE IS NOT LOCATED WITHIN A FLOODPLAIN.  
SEE SURVEY

## NOTES:

- BUILDING PLAN AND PARKING AREAS ARE SHOWN AT APPROXIMATE CONFIGURATION AND SIZE AND ARE INDICATED TO BE IN PROPOSED LOCATIONS. ACTUAL SIZE MAY VARY SLIGHTLY UPON COMPLETION OF DESIGN DOCUMENTS
- NUMBER OF BEDS = 86
- DEVELOPER WILL PROVIDE A SIDEWALK CURB AND GUTTER ALONG HIGHWAY 51 AND REA ROAD
- PROPOSED USE IS A HOME FOR THE AGED
- SITE LIGHTING WILL NOT EXCEED 20' IN HEIGHT AND WILL BE SHIELDED TO PREVENT GLARE ON ADJACENT RESIDENTIAL PROPERTIES
- PARKING WILL BE SCREENED IN ACCORDANCE WITH ZONING ORDINANCE
- TREES SHOWN ARE DERIVED FROM A PARTIAL SURVEY INDICATING THOSE WHICH ARE OF 6" CALIPER OR GREATER. ALL TREES SHOWN ARE FOR INFORMATION AND ILLUSTRATIVE PURPOSES ONLY
- TOTAL SITE AREA = 222,120 SF  
IMPERVIOUS AREA = 27%  
OPEN/LANDSCAPE AREA = 73%
- ALL BUFFERS SHALL BE LEFT UNDISTURBED EXCEPT TO REMOVE DEAD OR DYING VEGETATION AND TREES LESS THAN 2" IN CALIPER. SUPPLEMENTAL PLANTING MAY BE REQUIRED TO MEET BUFFER STANDARDS.
- A 50'-0" R.O.W. FROM THE CENTERLINE OF REA ROAD SHALL BE DEDICATED TO THE CITY PRIOR TO ISSUING A CERTIFICATE OF OCCUPANCY.
- THE SITE SIGN SHALL MEET THE REQUIRED CITY SIGNAGE ORDINANCE AND SHALL BE A MAXIMUM OF 7' HIGH FROM GRADE LEVEL WITH A MAXIMUM SIGN AREA OF 24 SQUARE FEET.
- DEVELOPER SHALL PROVIDE SIDEWALK AND CURB AND GUTTER @ N.C. 51 AND REA ROAD ACCORDING TO CHARLOTTE MECKLENBURG LAND DEVELOPMENT STANDARDS.
- THE ATTACHED ELEVATION RENDERING IS SUBMITTED FOR ILLUSTRATIVE PURPOSES ONLY AND IS SUBJECT TO MODIFICATIONS



W.L. McCOY  
1356-236  
6008 PINEVILLE-MATHEWS ROAD  
CHARLOTTE, NORTH CAROLINA 28226

W.F. MCGINTY  
4380-183  
5431 REA ROAD  
CHARLOTTE, NORTH CAROLINA 28226

