

GENERAL NOTES

- (1) THE SOLE INTENT OF THIS ZONING REQUEST IS TO PERMIT THE DEVELOPMENT OF AN ASSISTED LIVING FACILITY FOR THE ELDERLY. NO OTHER USE IS PROPOSED OR IMPLIED BY THIS ZONING REQUEST.
- (2) GRADING AND DEVELOPMENT OF THE SITE WILL BE SENSITIVE TO EXISTING CONDITIONS AND SHALL CREATE THE MINIMUM AMOUNT OF DISTURBED AREA IN ORDER TO CARRY OUT DESIGN OBJECTIVES. THE PORTION OF THE SITE INDICATED AS UNDISTURBED WOODED AREAS SHALL REMAIN AND WILL BE DISTURBED ONLY TO THE EXTENT NECESSARY (IF ANY) TO ACCOMMODATE UTILITY CONSTRUCTION, ACCESS DRIVE, AND SIGNS AND GRAPHICS AT THE FRONT ENTRANCE. THE UNDISTURBED WOODED AREAS OF THE SITE MAY BE CLEARED AND DEBRIS AND DOWNED TREES.
- (3) STORM WATER DETENTION SHALL BE DESIGNED AND PLACED ON THE SITE SO AS TO MEET ALL REQUIREMENTS OF CITY OF CHARLOTTE REGULATIONS. THE SITE SHALL BE GRADED SO AS TO DRAIN ALL DISTURBED AREA TO THE DETENTION FACILITY NEAR THE N.W. CORNER OF THE PROPERTY AND DISCHARGED TOWARD BRIAR CREEK. NO DETENTION SHALL BE PLACED WITHIN BUFFER OR SETBACK AREAS. THE DRAINAGE FACILITY SHALL BE MAINTAINED IN A GOOD OPERATING CONDITION BY THE PROPERTY OWNER. (SEE NOTE 18.)
- (4) ALL PROJECT SIGNAGE SHALL COMPLY WITH THE CITY OF CHARLOTTE ZONING ORDINANCE.
- (5) ALL SITE LIGHTING WILL BE POLE-MOUNTED NOT MORE THAN 15 FEET IN HEIGHT, AND FIXTURES SHALL BE SHIELDED TO CONTROL GLARE ONTO ADJOINING RESIDENTS' PROPERTIES.
- (6) THE EXTERIOR BUFFER AREAS WILL BE ESTABLISHED IN ACCORDANCE WITH THE SPECIFICATIONS PROVIDED ON THIS TECHNICAL DATA SHEET. ALL BUFFER AREAS WILL AT MINIMUM SATISFY THE REQUIREMENTS OF SECTION 12.302 AND 12.304 OF THE ZONING ORDINANCE. WHERE EXISTING TREES AND VEGETATION HAVE BEEN CLEARED TO ACCOMMODATE UTILITY OR OTHER ALLOWED ACTIVITY, AREAS WILL BE LANDSCAPED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 12.303 OF THE ZONING ORDINANCE.
- (7) IN EVERY INSTANCE, SIDE YARD SETBACKS AND REAR YARD REQUIREMENTS IMPOSED UNDER THE ORDINANCE SHALL, AT A MINIMUM, BE SATISFIED.
- (8) ONLY ONE ACCESS POINT WILL BE PROVIDED FOR THE SITE AS SHOWN. PLACEMENT AND CONFIGURATION OF ACCESS POINT AND DRIVEWAY IS SUBJECT TO ANY MODIFICATION REQUIRED TO ACCOMMODATE FINAL SITE PLANS AND FURTHER SUBJECT TO APPROVAL BY THE CITY OF CHARLOTTE DEPARTMENT OF TRANSPORTATION.
- (9) RIGHT-OF-WAY EQUAL TO 40 FEET FROM CENTER LINE ALONG RANDOLPH ROAD SHALL BE DEDICATED TO THE CITY OF CHARLOTTE PRIOR TO THE ISSUANCE OF THE BUILDING PERMIT.
- (10) NO PORTION OF THE BUILDING SHALL BE LOCATED MORE THAN 750' FROM NEAREST FIRE HYDRANT.
- (11) ALL TRASH DUMPSTERS SHALL BE FULLY ENCLOSED INCLUDING FRONT GATES, AND SHALL BE LOCATED AS SHOWN ON SCHEMATIC PLAN.

- (12) THE DRIVEWAY ACCESS SHALL BE DESIGNED TO ACCOMMODATE RIGHT-IN, RIGHT-OUT MOVEMENTS ONLY. EXACT DESIGN SHALL BE APPROVED BY CHARLOTTE DEPT. OF TRANSPORTATION.
- (13) AS PERMITTED BY CITY OF CHARLOTTE, BRUSH, BRANCHES, AND DECAYING WOOD FROM HURRICANE HUGO AS WELL AS OTHER TRASH & DEBRIS SHALL BE REMOVED IN BUFFERS.
- (14) PINE STRAW MULCH SHALL BE PLACED IN BUFFER ADJACENT TO BUILDING AREA ALONG FRONT AND SOUTH SIDES.
- (15) ADDITIONAL EVERGREENS SHALL BE PLANTED IN THE SOUTH BUFFER TO SUPPLEMENT EXISTING VEGETATION AND LOCATED NEAR THE DRIVEWAY. CYPRESS, HOLLIES, AND MAGNOLIAS SHALL BE USED.
- (16) THE EXTERIOR MATERIAL OF THE BUILDING SHALL CONSIST OF BETWEEN FIFTY AND SEVENTY FIVE PERCENT BRICK.
- (17) THE PETITIONER COMMITS TO MAINTAINING A PROGRAM OF INSECT CONTROL IN THE VICINITY OF THE STORM WATER DETENTION FACILITY AIMED AT CONTROLLING MOSQUITOS AND OTHER INSECTS.
- (18) IF PERMITTED BY THE CHARLOTTE ZONING ORDINANCE AND IF APPROVED BY THE CHARLOTTE STORMWATER DEPARTMENT, AN ALTERNATE METHOD OF STORMWATER MANAGEMENT SHALL BE UTILIZED WHICH WILL ALLOW WATER TO FLOW DIRECTLY TO BRIAR CREEK WITHOUT THE USE OF DETENTION FACILITIES. THE COMMITMENT TO GRADE THE SITE TO INSURE THAT THE DISTURBED AREA WATER BE DRAINED AWAY FROM EXISTING SINGLE FAMILY HOMES SHALL REMAIN.

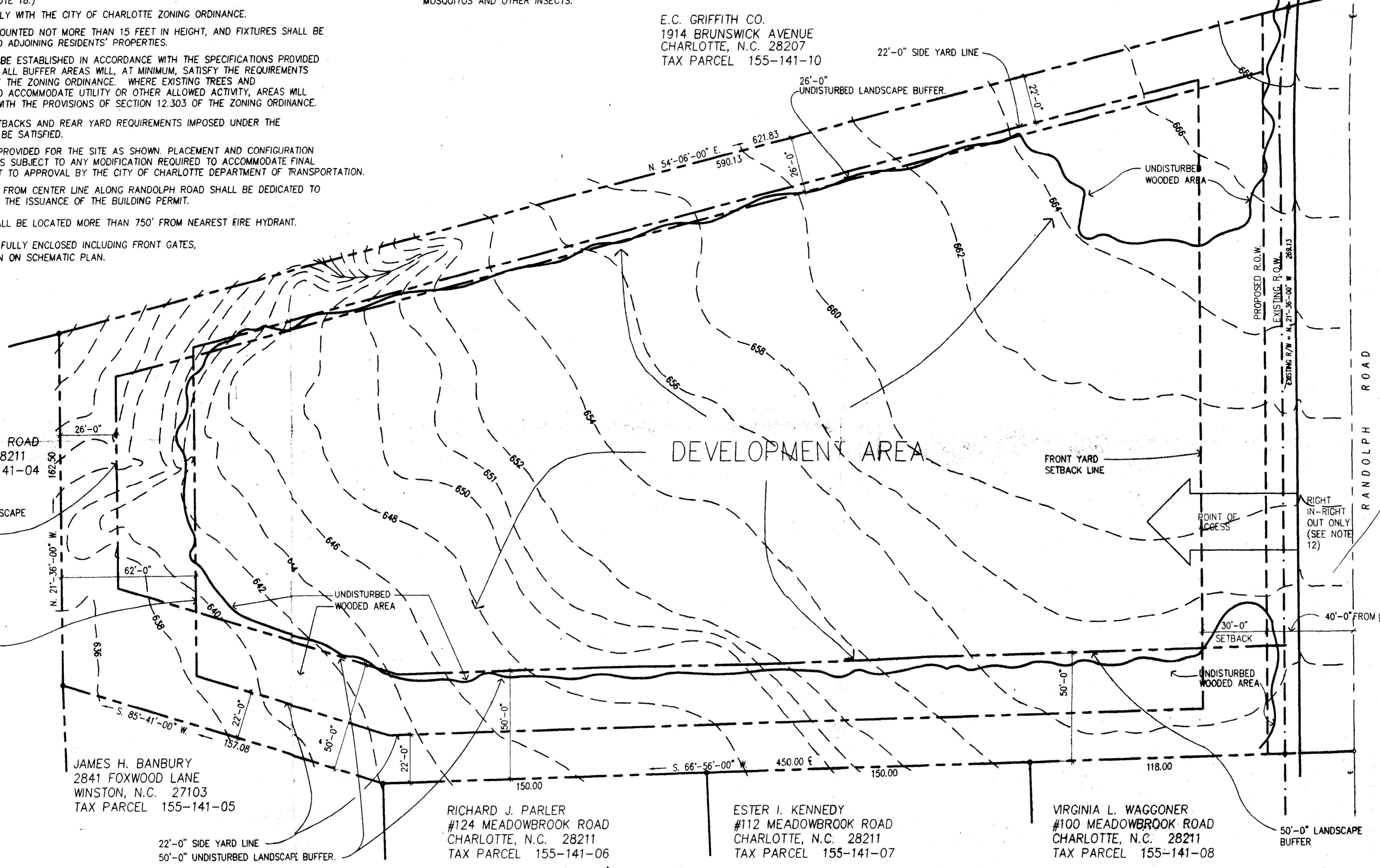
V. LARRY BOOTH
2901 GONEAWAY ROAD
CHARLOTTE, N.C. 28210
TAX PARCEL 157-072-36

DEVELOPMENT DATA	
TOTAL ACREAGE	3.541 ACRES
PRESENT ZONING	R-3
PROPOSED ZONING	R-17MF (CD)
PROPOSED USE	HOME FOR THE AGING (ASSISTED LIVING)
MAXIMUM NUMBER OF BEDS	105
APPROXIMATE BUILDING FOOTPRINT	20,943 SQ. FT.
APPROXIMATE PAVED AREA	25,773 SQ. FT.
APPROXIMATE OPEN AREA	107,530 SQ. FT.
APPROXIMATE PERCENTAGE OF OPEN SPACE	70%
ALLOWABLE BUILDING HEIGHT WITH 45 FOOT MINIMUM SETBACK	75 FT.
APPROXIMATE BUILDING HEIGHT	43 FT.
MAXIMUM NUMBER OF STORIES	3
PARKING SPACES REQUIRES	105 DIVIDED BY 3 EQUALS 35
PARKING SPACES SHOWN	42
APPROXIMATE TOTAL BUILDING AREA	59,687 SQ. FT.

RANDOLPH MEDICAL PROPERTIES AND RANDOLPH MEDICAL PROPERTIES OF CHARLOTTE
3535 RANDOLPH ROAD
CHARLOTTE, N.C. 28211
TAX PARCEL 157-072-55

CHARTER MEDICAL OF CHARLOTTE, INC.
C/O MARVIN F. POER & COMPANY
3340 PEACHTREE ROAD #610
ATLANTA, GA 30326
TAX PARCEL 157-072-37

96-56
APPROVED BY CITY COUNCIL
DATE OCTOBER 21, 1996



SITE PLAN - TECHNICAL DATA KARRINGTON OF EASTOVER

KARRINGTON COMMUNITIES

April 30, 1996

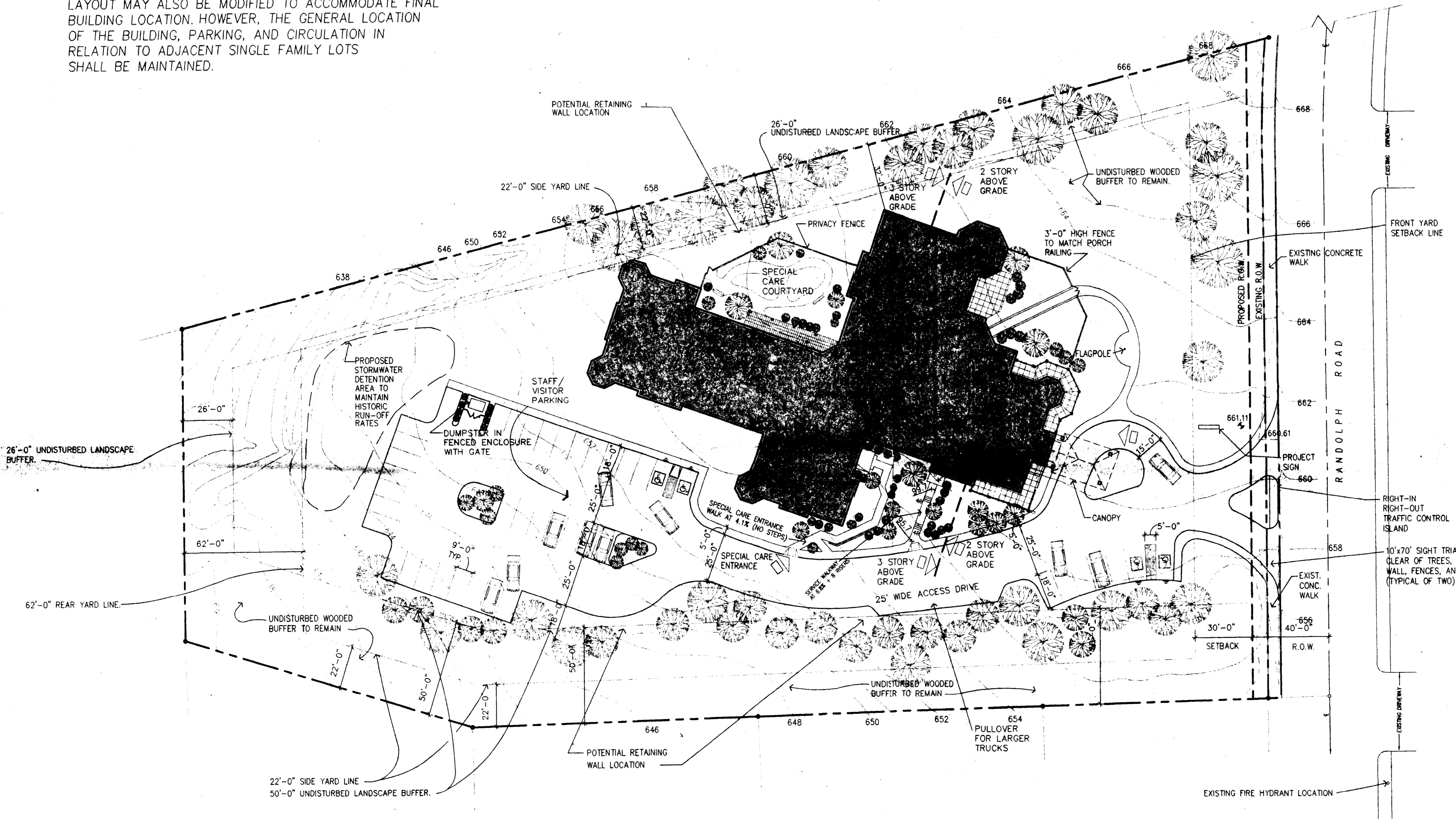
SHEET 1 OF 2

Lantz-Boggio Architects, P.C.

- REVISION 1 - JUNE 10, 1996 PETITION NO. 96-56 AS FOR PUBLIC HEARING.
 REVISION 2 - JULY 12, 1996 PETITION NO. 96-56 AS FOR PUBLIC HEARING.
 REVISION 3 - JULY 17, 1996 PETITION NO. 96-56 AS FOR PUBLIC HEARING.
 REVISION 4 - SEPTEMBER 13, 1996 PETITION NO. 96-56 AS FOR PUBLIC HEARING.
 REVISION 5 - SEPTEMBER 23, 1996 PETITION NO. 96-56 AS FOR PUBLIC HEARING.

THE BUILDING CONFIGURATION, PLACEMENT, AND SIZE SHOWN ON THE SCHEMATIC PLAN ARE SCHEMATIC IN NATURE AND MAY BE ALTERED OR MODIFIED DURING DESIGN DEVELOPMENT AND CONSTRUCTION DOCUMENT PHASES WITHIN THE MAXIMUM BUILDING ENVELOPE LINES ESTABLISHED ON THE TECHNICAL DATA SHEET. PARKING LAYOUT MAY ALSO BE MODIFIED TO ACCOMMODATE FINAL BUILDING LOCATION. HOWEVER, THE GENERAL LOCATION OF THE BUILDING, PARKING, AND CIRCULATION IN RELATION TO ADJACENT SINGLE FAMILY LOTS SHALL BE MAINTAINED.

KEY
 ——— EXISTING GRADES
 - - - - - PROPOSED GRADES



SCHEMATIC SITE PLAN KARRINGTON OF EASTOVER

3 STORY WITH EXTENDED WING
88 UNITS



SCALE: 1" = 30'-0"

KARRINGTON COMMUNITIES

April 30, 1996

SHEET 2 OF 2

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