

# SUNRISE DEVELOPMENT INC. ASSISTED LIVING PROJECT "FOR PUBLIC HEARING"

January 20, 1998 - REVISED 4/6/98

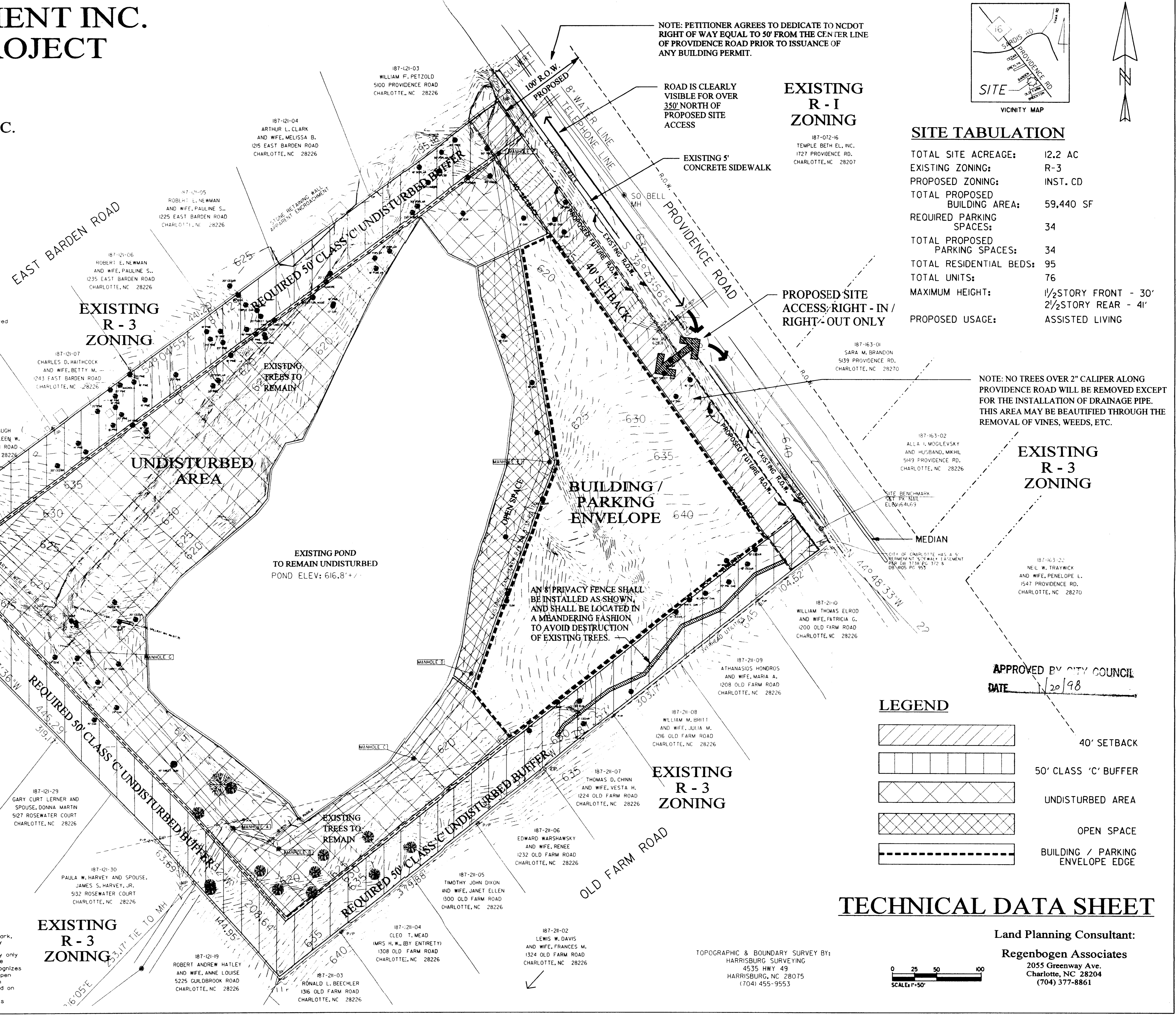
PETITIONER: SUNRISE DEVELOPMENT INC.  
PETITION NO. 97-78  
DEVELOPMENT NOTES

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1. This zoning ordinance is intended to regulate the use of the subject property, the technical data sheet creates the absolute requirements for development of the site, including buffers, setbacks, building development areas, and access drives. The schematic site plan, while it presents a firm development proposal, may be adjusted to reflect more detailed site design factors.
2. The 5-foot Class C buffer shown shall be undisturbed, except to the extent necessary to accommodate gas service, water service, or other utility lines. Utility lines shall be located within the buffer area of the property line, which are not less than 15 degrees north of the property line. The utility lines shall be located within the buffer area of the property line, which are not less than 15 degrees north of the property line. The utility lines shall be located within the buffer area of the property line, which are not less than 15 degrees north of the property line.
3. Those areas outside the buffers identified as open space shall not be used for building or parking purposes and shall remain open except for pathways or other pedestrian accesses.
4. Buffers shall not be reduced from those shown on the plan through the use of walls, fences, berms, or other structures.
5. The existing driveway shown within the buffer along the southerly side of property shall be removed and the area naturally vegetated.
6. It is expected that storm water detention requirements will be met through the use of the existing pond on the site and, if necessary, the discharge from the pond will be re-engineered to meet the requirements of the Charlotte Stormwater Services Department.
7. There will be no detached lighting on the property except the following: detached lighting in parking lot and shall not exceed 4 feet in height and shall be shielded to direct light onto adjacent residential properties and provide light for the property. No lighting shall be placed within the buffer area of the property line, which are not less than 15 degrees north of the property line. No lighting shall be placed within the buffer area of the property line, which are not less than 15 degrees north of the property line.

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8. There will be no dumpsters located outside the building on this project.
9. The roof of any building shall be located within 150 feet of a fire hydrant.
10. No storm water detention will be located within the buffers or setbacks.
11. The lot quality ratio of the site shall be determined by the zoning ordinance. The lot quality ratio of the site shall be determined by the zoning ordinance. The lot quality ratio of the site shall be determined by the zoning ordinance.
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24. Upon the completion of construction of the Assisted Living Facility, the Assisted Living Facility may only be identified as a facility on the exterior of the building or the property through the use of a single permanent sign. This sign may not be located on the southern side of the driveway. The Petitioner recognizes this prevents the use of temporary signs which might be used, among other purposes, to advertise open houses, rates, hours of operation, amenities or events. The Old Farm and Old Salem neighborhoods already designate an individual to represent its interests and provide input on the sign placement sign shown on the property.
25. The Old Farm and Old Salem neighborhoods will designate an individual to represent its interests and provide input on the landscaping of the property.



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