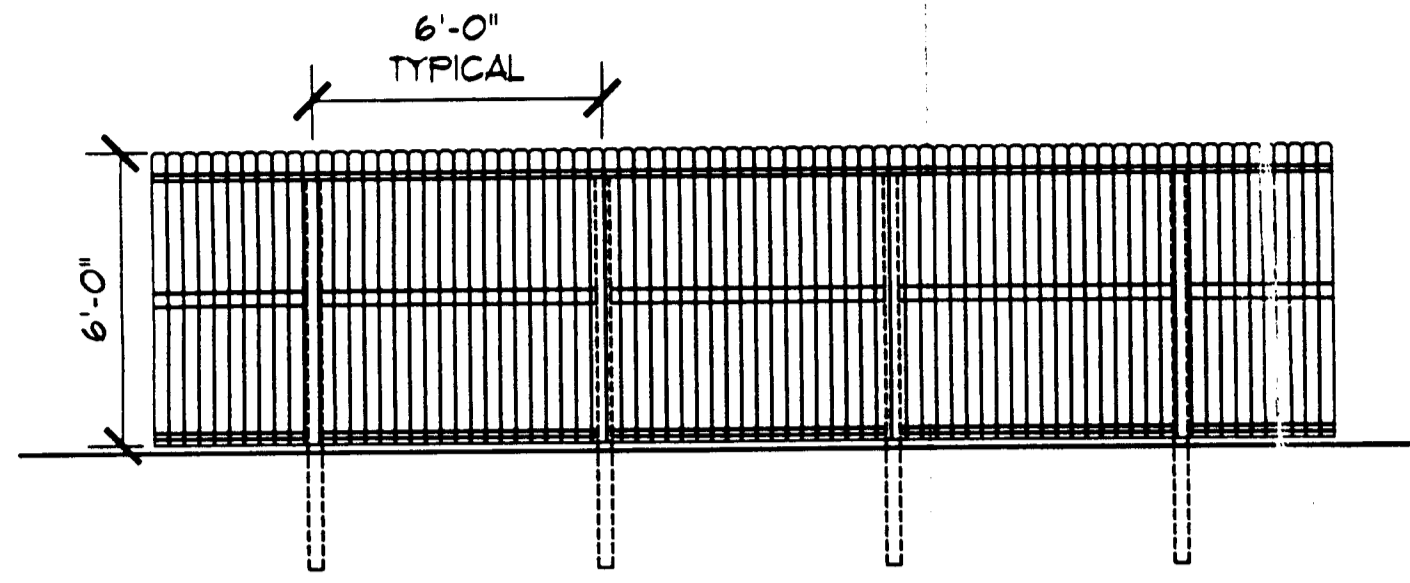


ELEVATION: MILTON ROAD FACADE
SCALE: 1" = 10'-0"



ELEVATION: SCREEN FENCE
SCALE: 1/4" = 1'-0"

REQUIRED SCREEN FENCE TO BE PRE-MANUFACTURED STOCK TYPE FASTENED TO TREATED 4x4 POSTS AT 6'-0" O.C. INSTALL POSTS AND FENCE ACCORDING TO MANUFACTURER'S GUIDELINES AND INSTRUCTIONS.

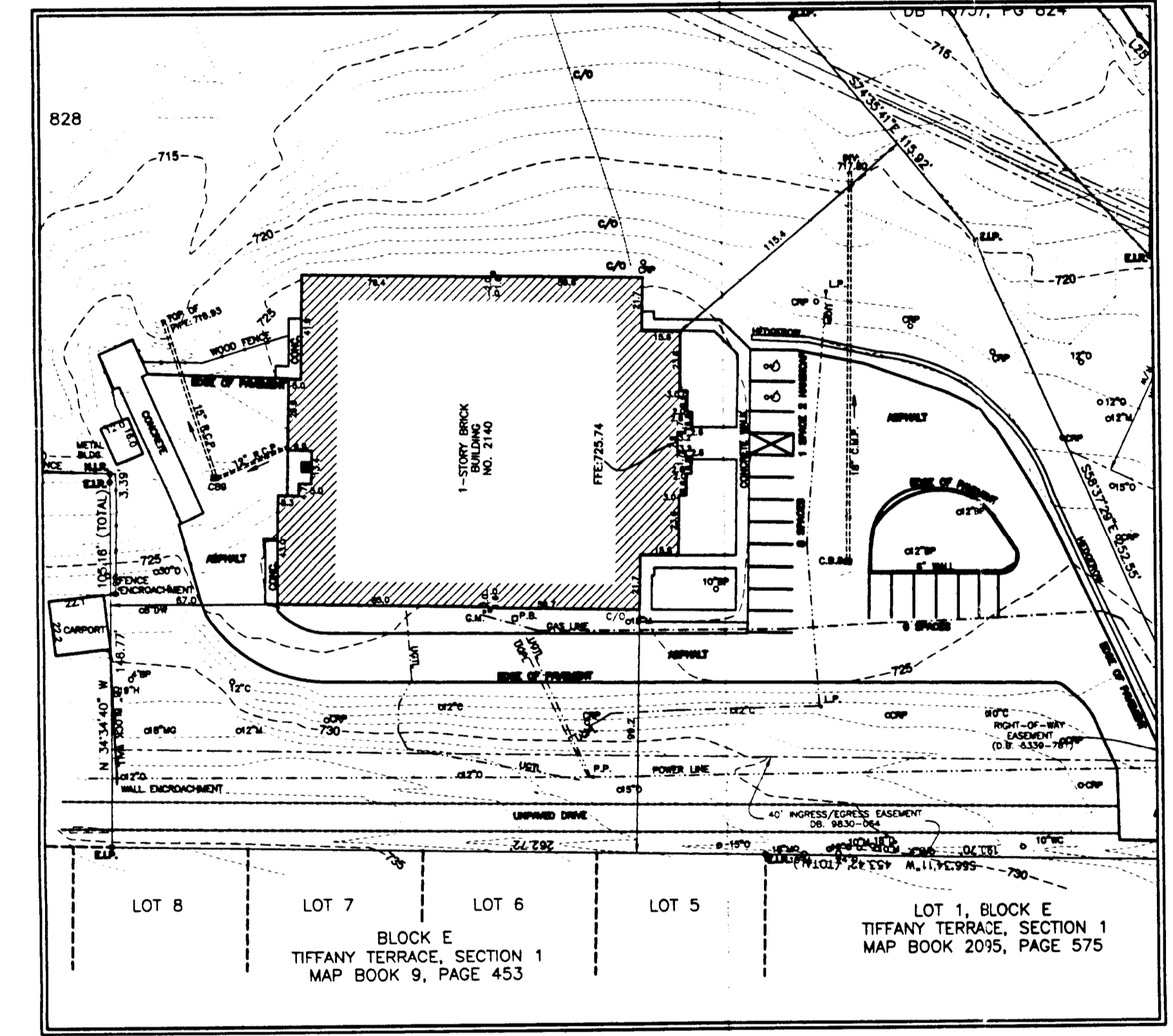
PARKING DATA	
FACILITY CAPACITY:	
CURRENT RESIDENT CENSUS:	32 BEDS
PROPOSED ADDITIONAL BEDS:	40 BEDS
ANTICIPATED CENSUS:	92 BEDS
REQUIRED PARKING:	
1 PARKING SPACE PER 3 BEDS	31 PARKING SPACES
PARKING DATA:	
STANDARD SPACES (HEAD-IN)	= 25 SPACES
STANDARD SPACES (PARALLEL)	= 5 SPACES
HANDICAP SPACE (STANDARD)	= 2 SPACES
HANDICAP SPACE (VAN)	= 1 SPACES
TOTAL PARKING SPACES PROVIDED	31 PARKING SPACES

SITE DATA	
MIN. ALLOWABLE SETBACKS:	FRONT OF BLDG. 40'
TYPE 'C' BUFFER:	SIDE 38'
	REAR 30'
TYPE 'C' BUFFER:	SIDE 30'
	(WITH 25% REDUCTION FOR FENCE)
PROPOSED USE:	LICENSED ADULT CARE FACILITY
LAND USE:	
BUILDING AREA:	
FACILITY AREA PROPOSED:	8,831 S.F.
EXISTING LEFT:	478 S.F.
DINING ROOM ADDITION:	8,348 S.F.
EXISTING RIGHT:	547 S.F.
CONNECTING LINKS:	193 S.F.
STORAGE BUILDING (S):	18,397 S.F.
EXISTING W/ALTERATIONS:	11,014 S.F.
NEW FACILITY ADDITION:	108 S.F.
PORTS COCHERE & LINK:	21'-0"
BUILDING FIREWALL PARAPET:	25'-0"
HIGHEST GABLE (RISE):	25'-0"
FACILITY AREA (GROSS):	30,497 S.F.
FACILITY AREA:	
11%:	30,497 S.F.
PAVEMENT:	108 S.F.
TOTAL IMPERVIOUS AREA:	22% 59,824 S.F.
OPEN:	78% 214,338 S.F.
AREA: 8.096 ACRES ± .835 NEW (DB #387-171)	
TOTAL AREA: 6.31 ACRES	100% 274,865 S.F.
MAX. STRUCTURE HEIGHT:	
MAXIMUM ALLOWABLE:	24'-0"
HIGHEST GABLE (RISE):	24'-0"
BUILDING FIREWALL PARAPET:	21'-0"
HIGHEST GABLE (RISE):	25'-0"

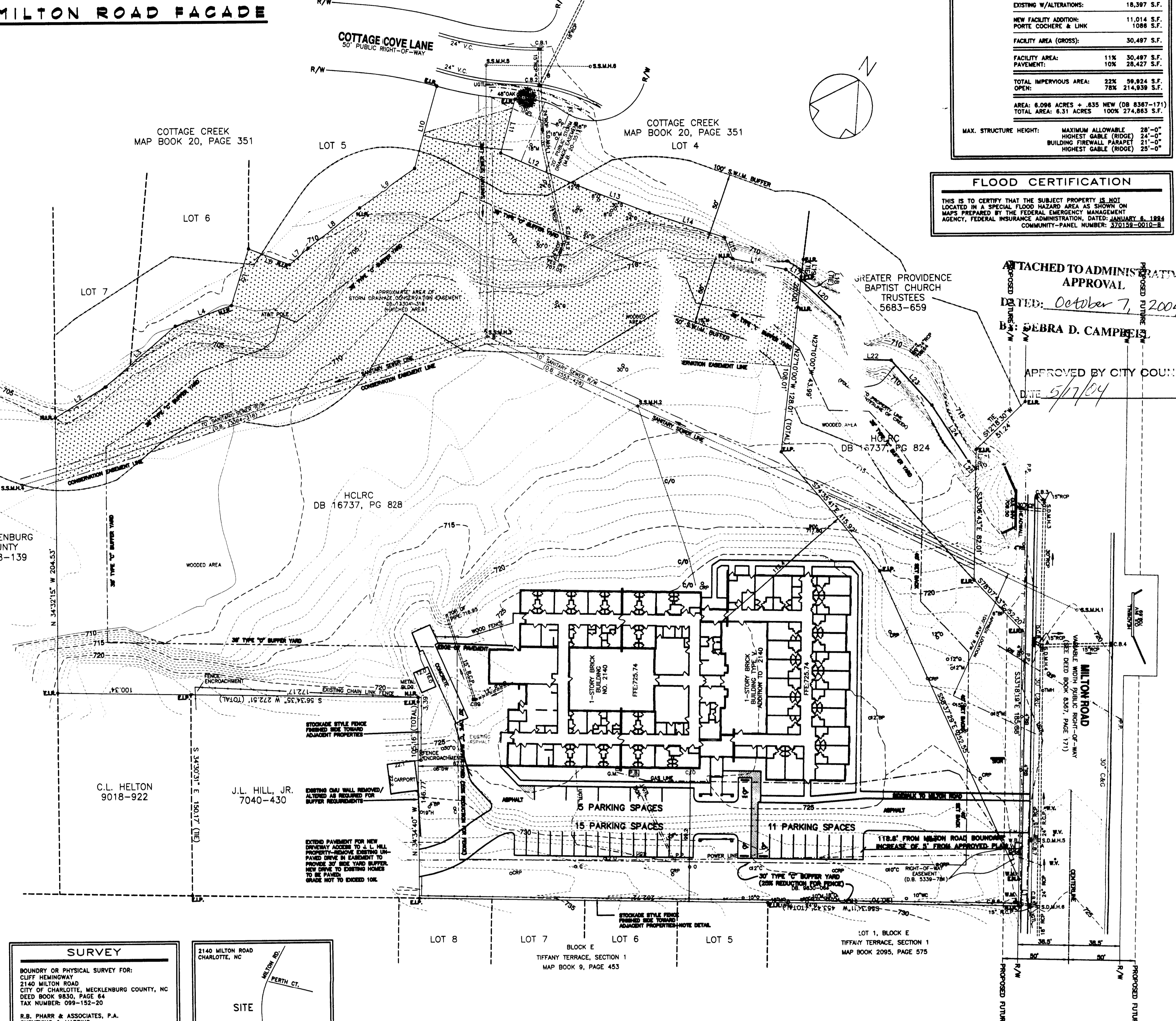
FLOOD CERTIFICATION
THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, DATED JANUARY 6, 1984. COMMUNITY-PANEL NUMBER: 37015E-0010-1

ZONING DATA	
CURRENT ZONING:	R-4 (ASSISTED LIVING)
NEW ZONING:	INST (CD)
CURRENT SPECIAL USE PERMIT:	TERMINATED
ALL BUILDINGS SHALL BE 1 STORY.	
MAXIMUM BUILDING HEIGHT SHALL BE 28'-0".	
ALL FREESTANDING LIGHTING SHALL BE CAPPED.	
THIS SITE SHALL COMPLY WITH CHAPTER 21 OF THE CITY CODE-TREES	
STORM WATER NOTES:	
THIS PROJECT SHALL ABIDE BY THE SWM BUFFER REGULATIONS WHERE APPLICABLE.	
THE OUTLET OF THE DETENTION POND SHALL CONSIST OF A LEVEL SPREADER TYPE DEVICE WHEREAS THE DISCHARGE WILL SHEET FLOW THROUGH THE SWM STREAM BUFFER PROVIDING ADDITIONAL WATER QUALITY BENEFIT.	
THE CONSERVATION EASEMENT SHALL BE IDENTIFIED WITH A PERMANENT WOOD RAIL TYPE FENCE WITH SIGNAGE INDICATING VEGETATION SHALL NOT BE MOWED OR DISTURBED.	

UTILITIES	
POWER	DUKE POWER CO. (800) 357-3853 HELP DESK
TELEPHONE	BELL SOUTH TELECOMMUNICATIONS (704) 357-8974 NEW CONNECTIONS (OLENIA BUTTIN) (704) 357-8586 EXISTING SERVICES (CAROLYN LAMMHER)
WATER & SEWER	CHAR.-MECK. UTILITY DEPT. (CMUD) (704) 399-2221 CONTACT: CARL WILSON
GAS	PIEDMONT NATURAL GAS CO. (704) 325-5585 NEW CONNECTIONS (TERESA BOND) (704) 325-5585 EXISTING CONNECTIONS (MEO SCISM)
CABLE TELEVISION	1-800-832-4949

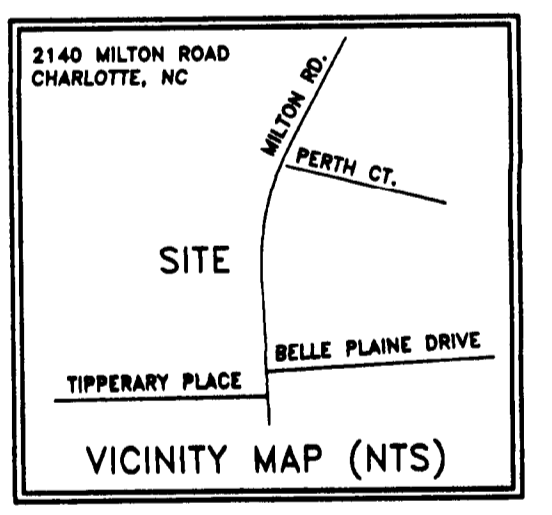


EXISTING SITE CONDITIONS
SCALE: 1" = 30'-0"



PROPOSED SITE DEVELOPMENT PLAN
SCALE: 1" = 40'-0" SEPTEMBER 30, 2004

SURVEY	
BOUNDARY OR PHYSICAL SURVEY FOR: CLIFF HEMINGWAY 2140 MILTON ROAD CITY OF CHARLOTTE, MECKLENBURG COUNTY, NC DEED BOOK 9830, PAGE 84 TAX NUMBER: 099-152-20	
R.B. PHARR & ASSOCIATES, P.A. SURVEYING & MAPPING 420 HAWTHORNE LANE CHARLOTTE, NC 28204 TELEPHONE: (704) 578-2188	
FILE NO.	W-2247A
JOB NO.	80119



FOR ADMINISTRATIVE REVIEW: PETITION 2004-24 (REVISION #3)

PROJECT: ADDITIONS AND ALTERATIONS TO THE FACILITY:
WILLOW RIDGE ASSISTED LIVING
2140 MILTON ROAD
CHARLOTTE, NC

OWNER:
CLIFF HEMINGWAY
C/O STANLEY LAB, INC
3350 MONROE ROAD
CHARLOTTE, NC
(704) 332-4232

REVISIONS

PROJECT NO.
2004-021

DATE
SEPTEMBER 30, 2004

SITE

ARCVISION STUDIOS PC
211 South Street, Suite C
North Wilkesboro, NC
Tel: 336.903.4934
5508B W. Friendly Ave.
Greensboro, NC
Tel: 336.855.3710

Debra D. Campbell
Planning Director

CHARLOTTE-MECKLENBURG PLANNING COMMISSION
INTER-OFFICE COMMUNICATION

DATE: October 7, 2004

TO: Katrina Young, Interim Zoning Administrator

FROM: Debra Campbell, Planning Director

SUBJECT: Administrative Approval for Petition No. 2004-24 (tax parcels 099-152-20 and 21)

Attached are revised plans for the aforementioned rezoning petition. The plan has been revised to reflect an increase in the maximum square footage of an addition to the existing adult care facility, while staying within the original building envelope. The new facility addition is a maximum of 12,100 square feet. Since these changes are minor, I am administratively approving these revised plans. Please use these plans when evaluating requests for building permits and certificates of occupancy.