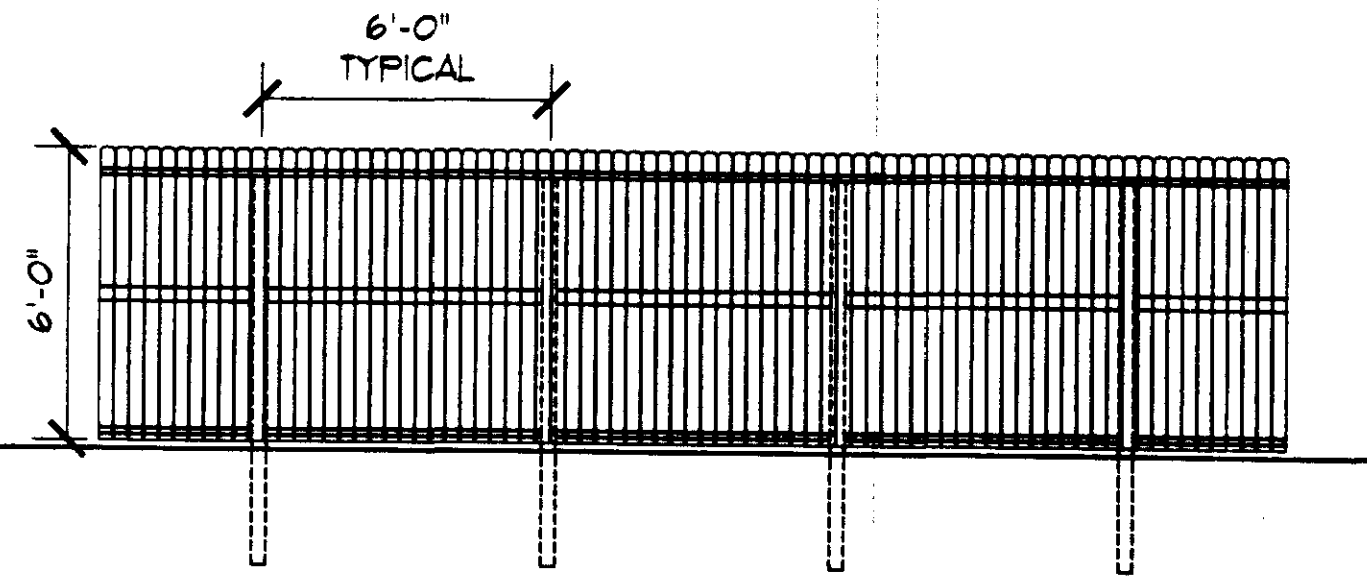


**ELEVATION: MILTON ROAD FACADE**  
SCALE: 1" = 10'-0"



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

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

**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 SWIM 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 SWIM 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**

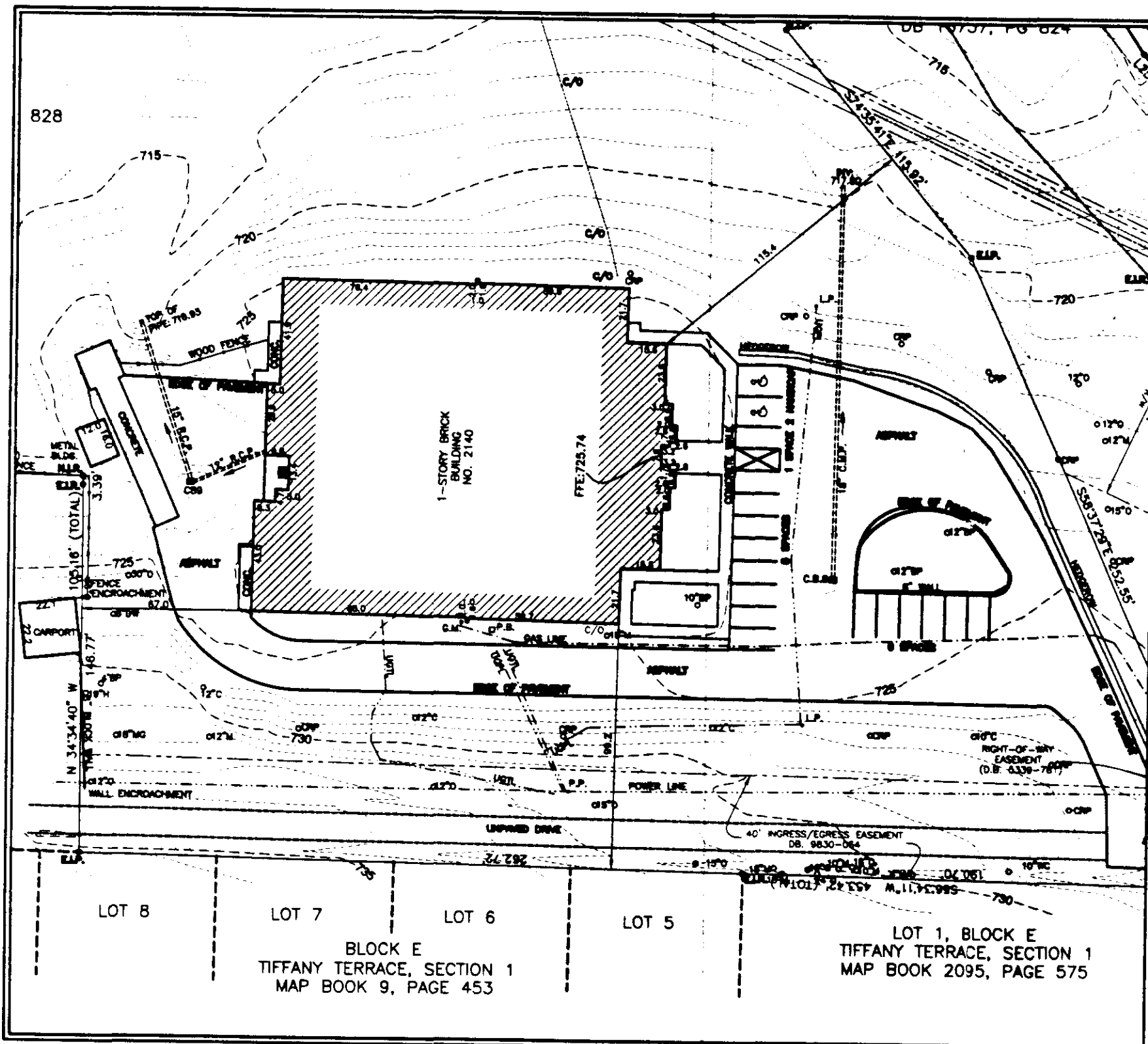
**POWER**  
DUKE POWER CO.  
(800) 357-3853  
HELP DESK

**TELEPHONE**  
BELL SOUTH TELECOMMUNICATIONS  
NEW CONNECTIONS (GLENN SUTTON)  
EXISTING SERVICES (CAROLYN LANPHER)  
(704) 357-8974  
(704) 357-9580

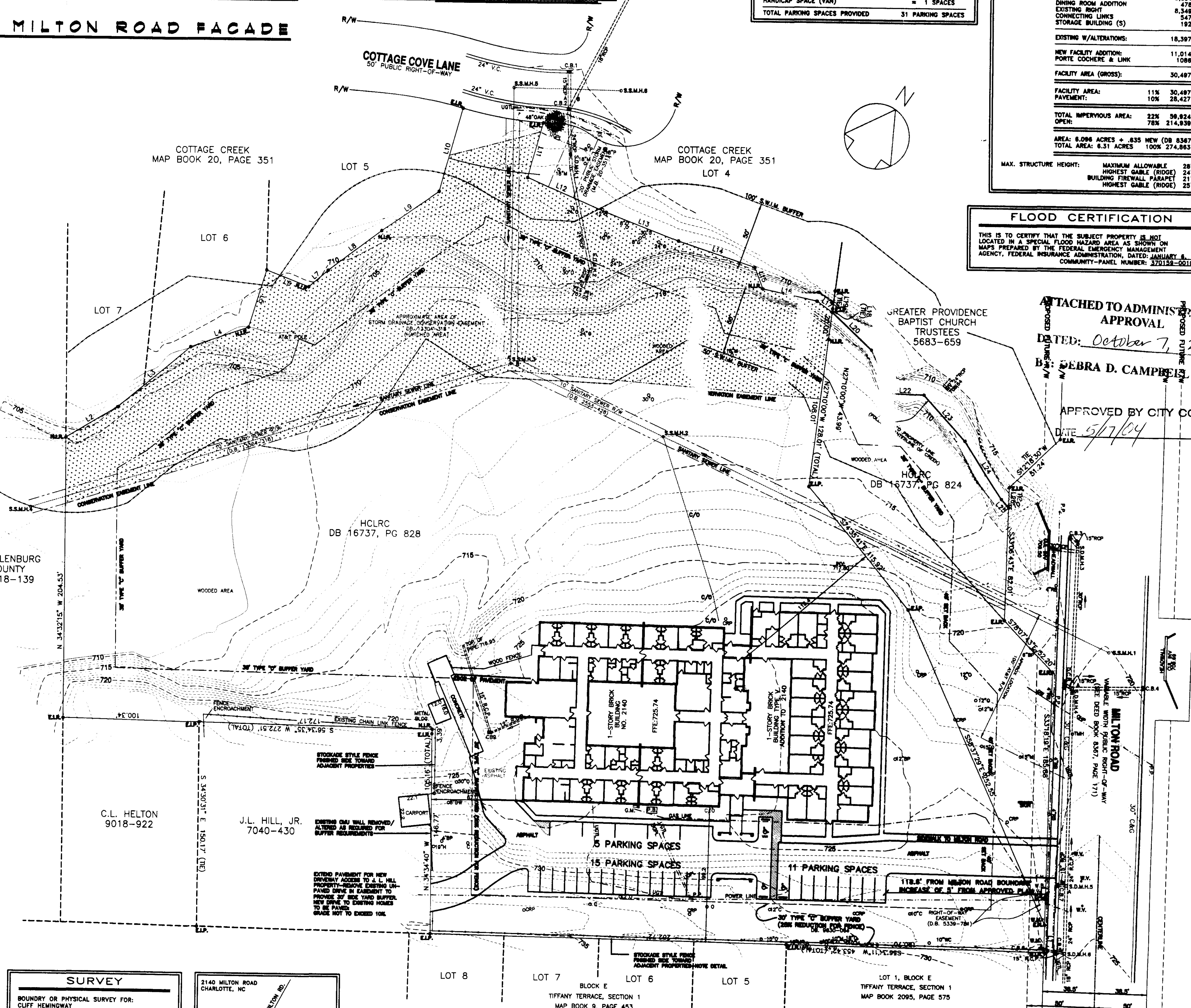
**WATER & SEWER**  
CHAR.-MECK. UTILITY DEPT. (CMUD)  
CONTACT: CARL WILSON  
(704) 399-2221

**GAS**  
PIEDMONT NATURAL GAS CO.  
NEW CONNECTIONS (THERESA BOND)  
EXISTING CONNECTIONS (MEG SCISM)  
(704) 525-5585  
(704) 525-5585

**CABLE TELEVISION**  
1-800-832-4949



**EXISTING SITE CONDITIONS**  
SCALE: 1" = 50'-0"



**PROPOSED SITE DEVELOPMENT PLAN**  
SCALE: 1" = 40'-0"

**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) 378-2188

FILE NO. W-2247A  
JOB NO. 60119

**SITE**  
VICINITY MAP (NTS)  
TIPPERARY PLACE  
BELLE PLAINE DRIVE  
MILTON RD  
PERTH CT.

**PARKING DATA**

FACILITY CAPACITY:	
CURRENT RESIDENT CENSUS:	52 BEDS
PROPOSED ADDITIONAL BEDS:	40 BEDS
ANTICIPATED CENSUS:	92 BEDS
REQUIRED PARKING:	
1 PARKING SPACE PER 5 BEDS	21 PARKING SPACES
PARKING DATA:	
STANDARD SPACES (HEAD-IN)	= 23 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	38'
TYPE 'C' BUFFER	SIDE	30'
(WITH 25% REDUCTION FOR FENCE)		
PROPOSED USE:	LICENSED ADULT CARE FACILITY	
LAND USE:	BUILDING AREA:	
FACILITY AREA PROPOSED:		
EXISTING LEFT	8,831 S.F.	
DINING ROOM ADDITION	478 S.F.	
EXISTING RIGHT	8,348 S.F.	
CONNECTING LINKS	547 S.F.	
STORAGE BUILDING (S)	192 S.F.	
EXISTING W/ALTERATIONS:	18,597 S.F.	
NEW FACILITY ADDITION:	11,014 S.F.	
PORTS COCHERE & LINK	1088 S.F.	
FACILITY AREA (GROSS):	30,487 S.F.	
FACILITY AREA:	11%	30,487 S.F.
PAVEMENT:	10%	28,427 S.F.
TOTAL IMPERVIOUS AREA:	22%	59,824 S.F.
OPEN:	78%	214,939 S.F.
AREA: 6.096 ACRES + .835 NEW (DB 8387-171)		
TOTAL AREA: 6.31 ACRES	100% 274,863 S.F.	
MAX. STRUCTURE HEIGHT:	MAXIMUM ALLOWABLE	28'-0"
	HIGHEST GABLE (RIDGE)	24'-0"
	BUILDING FIREWALL PARAPET	21'-0"
	HIGHEST GABLE (RIDGE)	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 8, 1984 COMMUNITY-PANEL NUMBER: 370158-0010-B

ATTACHED TO ADMINISTRATIVE APPROVAL  
DATED: October 7, 2004  
BY: DEBRA D. CAMPBELL  
APPROVED BY CITY COUNCIL  
DATE: 5/7/04

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.  
3330 MONROE ROAD  
CHARLOTTE, NC  
(704) 332-4232

REVISIONS

PROJECT NO.  
2004-021

DATE  
SEPTEMBER 30, 2004

**SITE**

ARCVISIONSTUDIOS PC  
211 Tenth Street Suite C  
North Carolina 28659  
Tel: 336.903.1327  
Fax: 336.903.4934

H. Keith Hubbard AA North Westboro  
Suite 320  
North Carolina 27401  
Tel: 336.855.3250  
Fax: 336.855.3210

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