

Strawberry Hill Associates
Deed Book 4019 Page 987
Tax I.D. 185-121-27
Zoning: R-12 MF

Carmel Baptist Church
of Charlotte, Inc.
Deed Book 5383 Page 74
Tax I.D. 185-121-14
Zoning: R-3

80' Existing Public R/W per D.B. 5992 Pg. 461
Major Thoroughfare

no sanitary sewer in Sardis Road
(per CMUD customer service maps)

LEGEND:

ch.	CHURCH	⊗	GAS METER
L,R	CURVE LENGTH & RADII	⊙	REC. WIRE
s.f.	SHOWN FEET BY COORDINATES	⊕	TELEPHONE HOOKUP
IPS	IRON PIPE SET	⊖	ELECTRIC HOOKUP
conc.	CONCRETE	T.B.M.	TEMPORARY BENCH MARK
a/c	AIR CONDITIONER	-G-	UNDERGROUND GAS LINE
MB, DB	RECORD MAP AND DEED REFERENCES	-T-	UNDERGROUND TELEPHONE LINE
		-W-	WATER LINE
		-SS-	SANITARY SEWER LINE
		-UE-	UNDERGROUND ELECTRIC
		-OE-	OVERHEAD ELECTRIC
		RCP	REINFORCED CONCRETE PIPE
		I.E.	INVERT ELEVATION
		X	SPOT ELEVATION
		Hcp	HYDRANT
		⊗	SEWER MANHOLE
		⊕	LANDSCAPE LIGHT

GENERAL NOTES

- Underground utilities shown were located from observed utility structures and markings by the NC ONE CALL Utility Locating Service. There may be additional utilities not shown. See caution note.
- Vertical Datum is based on the existing finish floor elevation at the main entrance. Finish Floor Elevation = 695.50' per Grading, Drainage and Detention Plan by Burnell Associates dated Jan. 16, 1989.
- This survey does not reflect a complete title examination. There may be additional easements and/or restrictions not shown hereon.
- The zoning of this property is R-12 MF (CD). Building Setbacks as shown on Rezoning Site Plan and Site Plan Amendment (Petition No. 89-18) are as follows:
Front - 35' from Proposed R/W
Side - 35'
Rear - 35'
This survey does not reflect a complete zoning analysis.
- Source of title recorded in Deed Book 5992 Page 461.
- The total area of this property is 217,930 S.F. (5.0030 Ac.).
- This property is not located within a designated flood hazard area per Flood Insurance Rate Map Community Panel No. 370159 0025 B dated March 02, 1993.
- Only those trees 8" and greater within the front setback, those trees 12" and greater across remainder of site and trees within the front courtyard area were located for this survey. All trees measured at breast height (DBH).
- The building shall be of masonry construction.
- All trees, berms, walls, fences, and/or identification signs are not to interfere with site distance at the entrance.

REVISED 7-08-03: SHOW TREES IN FRONT COURTYARD AREA.
REVISED 9-16-03: ADD INTERIOR COURTYARD, ADDITIONAL UTILITIES, TREES

This survey does not reflect a complete title examination. However, see the following easement deeds which affect subject property:
- General utility easement to Time Warner Cable recorded in Deed Book 10169 Page 225.
- General utility easement to Duke Power Co. recorded in Deed Book 6284 Page 733.
- General utility easement to Duke Power Co. recorded in Deed Book 6228 Page 994.
- Sanitary Sewer Easement as recorded in Deed Book 6087 Page 498 As shown.
- 20' Storm Drainage Easement as recorded in Deed Book 6050 Page 208, Book 6023 Page 684 and Book 5994 Page 969. As shown.

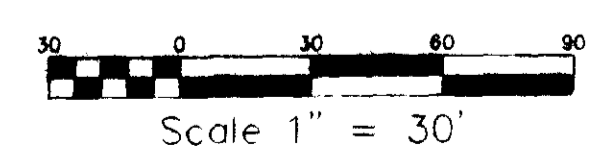
*** CAUTION ***
THERE MAY BE UNDERGROUND UTILITIES OTHER THAN THOSE SHOWN. THE SURVEYOR ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN HEREON. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL UTILITY LOCATIONS.

CALL BEFORE YOU DIG
1-800-632-4949

SITE INFORMATION

EXISTING ZONING	R-12 MF CD	PROPOSED USE	LONG TERM CARE FACILITY (NO CHANGE)
PROPOSED ZONING	R-12 MF CD WITH SPA	MAXIMUM BUILDING HEIGHT	30' (1 STORY)
SITE AREA	5 ACRES	MAXIMUM NO. OF BEDS	126
EXISTING BUILDING AREA	48,000 SF	PROPOSED MAXIMUM NO. OF BEDS	184
PROPOSED ADDITION	8,800 SF	PARKING SPACES REQUIRED	42
PROPOSED TOTAL BUILDING AREA	56,800 SF	PARKING SPACES PROVIDED	61 + 8 HC (NO ADDITIONAL PARKING REQUIRED)

APPROVED BY CITY COUNCIL
DATE 4/17/03



FOR PUBLIC HEARING
PETITION NUMBER: 2003-103

PROPOSED SITE PLAN 07.21.03 PROJECT NUMBER: 9010.42.02



A.G. ZOUTEWELLE
SURVEYORS
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