

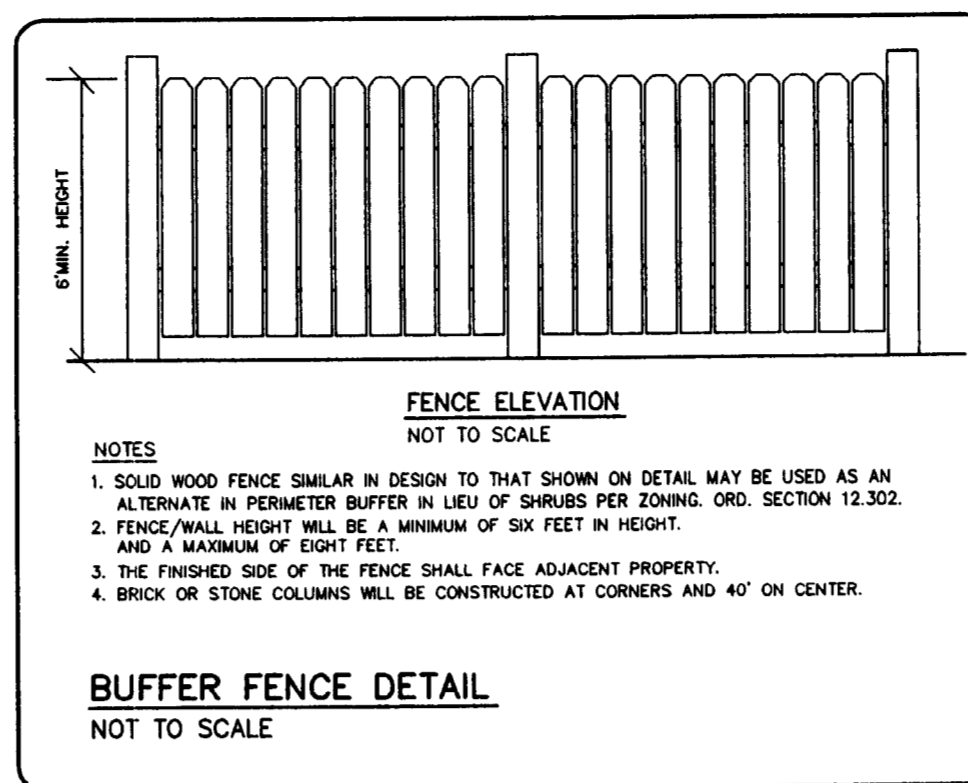
Building Description
Size: 5,000 sf. to 7,500 sf.

Building Material:
Exterior Wall Finish: Brick
Window Style: Residential Style; Aluminum @ Entry
Roof Configuration: Wood Trusses @ 5:12 min.
End Conditions using gables or hips
Composition, residential style
Roof Material: Painted Hardiplank, synthetic Stucco, or painted wood.
Trim Options:
Exterior Wall Accents: Special shapes brick or synthetic EIFS

PARKING SPACE TABLE	
Zoning: Institutional	
80 Clients: 1 spc per 6 clients:	= 13 spcs
10 employees: 1 spc per employee:	= 10 spcs
Total Spaces required:	= 23 spcs
PERMITTED USE SPACES PROVIDED:	
Included (Van) Handicap Spaces:	= 1
Included (Car) Handicap Spaces:	= 1

BICYCLE PARKING TABLE		
Zoning: Institutional		
Institutional Space:	LONG-TERM 1 Space Required	SHORT-TERM 2 Spaces Required

LAND OWNER:
LARRY A. JOHNSON
5609 TIMBER LANE
CHARLOTTE, NC 28270

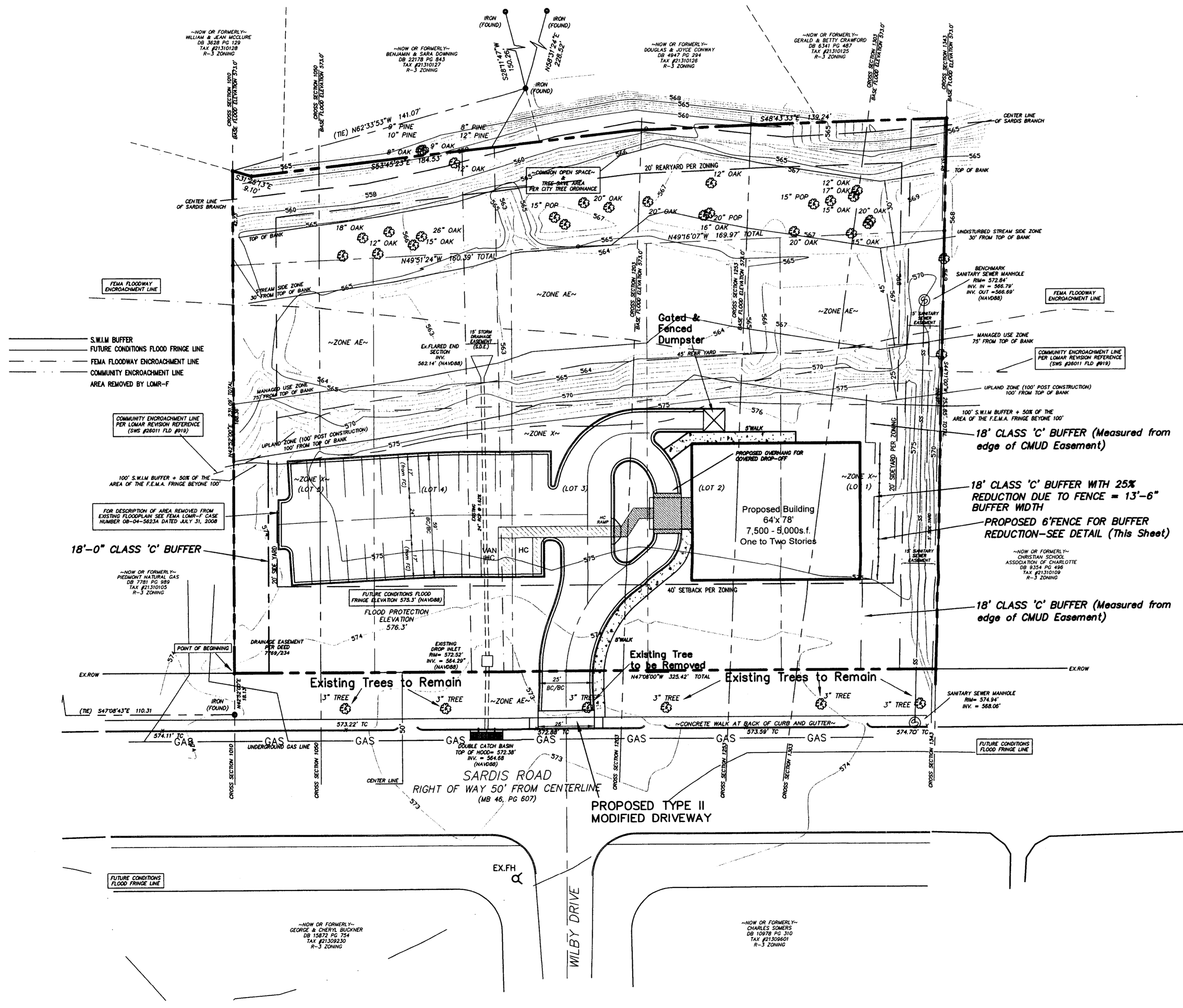
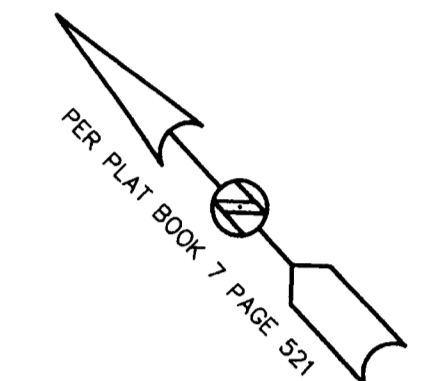
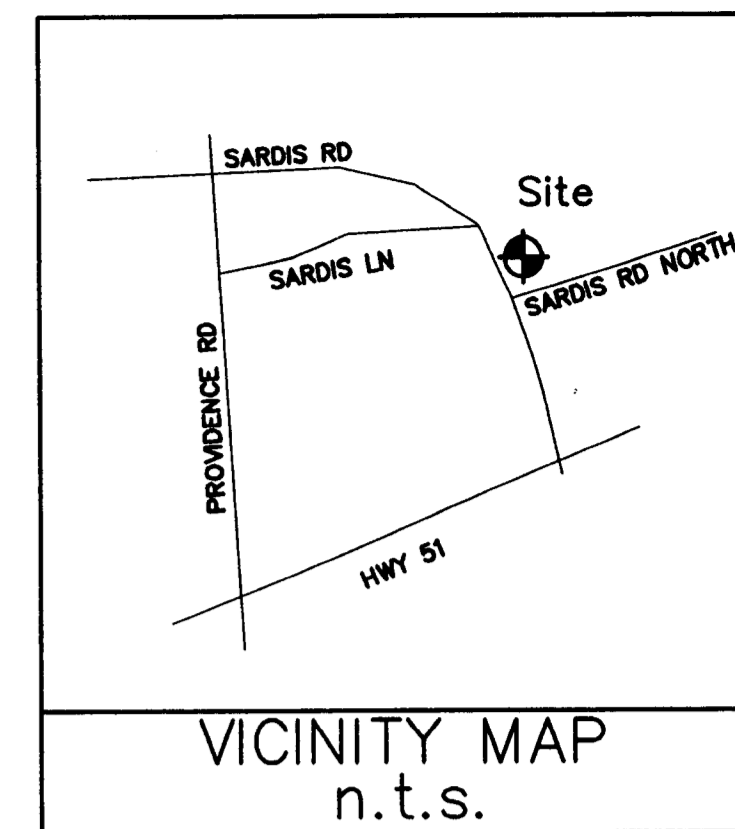


DESCRIPTION OF TRACT TO BE REZONED

BEGINNING AT A THE SOUTH WEST CORNER OF LOT 5 AS SHOWN ON MAP BOOK 46, PAGE 607 THENCE FROM THE POINT OF BEGINNING WITH A BEARING N42°52'00"E AND A DISTANCE OF 231.09' TO A POINT; THENCE WITH A BEARING S31°25'13"E AND A DISTANCE OF 9.10' TO A POINT; THENCE WITH A BEARING S53°45'23"E AND A DISTANCE OF 184.53' TO A POINT; THENCE WITH A BEARING S48°43'33"E AND A DISTANCE OF 139.24' TO A POINT; THENCE WITH A BEARING S44°11'00"W AND A DISTANCE OF 253.85' TO A POINT; THENCE WITH A BEARING N47°08'00"W AND A DISTANCE OF 325.42' TO THE POINT OF BEGINNING AND CONTAINING 1.841 ACRES.

SURVEY NOTES:

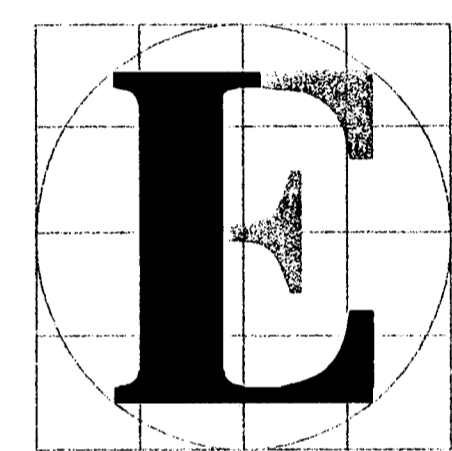
- IRON PINS SET AT ALL CORNERS MARKED WITH SYMBOLS.
- TAX PARCEL NUMBERS: 21310163, 21310164, 21310165, 21310166, 21310167.
- SOURCE REFERENCE:
MAP BOOK 7, PAGE 521
MAP BOOK 46, PAGE 607
- BOUNDARY SURVEY ONLY THROUGH POINTS AS SHOWN.
- THIS PROPERTY IS LOCATED IN A FEMA REGULATED FLOOD HAZARD AREA PER FIRM COMMUNITY PANEL 3701594570J, EFFECTIVE MARCH 2, 2009.
- OFFSITE BENCHMARK IS MECKLENBURG COUNTY STORM WATER MARKER "MCA-16".
- ANY CONSTRUCTION OR USE WITHIN ANY DELINEATED FLOOD AREA IS SUBJECT TO THE RESTRICTIONS IMPOSED BY THE FLOODWAY REGULATIONS.
- R-3 ZONING (EXISTING) MIN. LOT SIZE: 12,000 SQFT
MIN. LOT WIDTH: 70'x60'
MIN. FRONT SETBACK: 30'
MIN. REAR YARD: 45'
MIN. SIDE YARD: 6'3" (INTERNAL)
*PER TREE SAVE INCENTIVE
- PROPOSED INSTITUTIONAL (INST.) 15,000 SF.
80 FEET
40 FEET
20 FEET
20 FEET
- THIS LOT IS SUBJECT TO THE MECKLENBURG COUNTY POST CONSTRUCTION ORDINANCE.



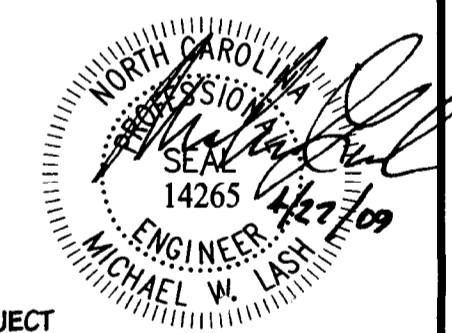
1. GENERAL PROVISIONS

- This rezoning petition relates to that certain 1.894 acre parcel lying within Mecklenburg County, now or formerly known as Larry A. Johnson property, hereinafter referred to as the "Site".
- Development of the Site will be controlled by the standards depicted on this Rezoning Plan and by the standards of the Ordinance. The development depicted on the Rezoning Plan is intended to reflect the arrangements of proposed buildings and uses on the Site, but the exact configurations, placements and sizes of individual elements may be altered or modified within the limits prescribed by the Ordinance during the design development and construction phases.
- Unless more stringent standards are established by these Development Standards, all development standards established under the Charlotte Zoning Ordinance (the "Ordinance") for the Institutional (Inst) District shall be followed with respect to the Site.
- Prior to the demolition of the existing structures on the Site the Petitioner shall contact LUESA in order to evaluate potential issue related to asbestos, abandoned wells, septic tanks and underground storage, which may or may not be present on the Site.
- STATEMENTS WITH RESPECT TO THE GRAPHICS WHICH ARE SET FORTH ON EXHIBITS ACCOMPANYING THE REZONING PLAN
- Any Exhibits accompanying the Rezoning Plan are conceptual images of portions of the Site. They are not to be considered as development plans but rather as preliminary representations of the types and quality of development proposed for the Site.
- The Rezoning Plan identifies building envelopes. Buildings shown on the Concept Site Plan shall be located within the building envelopes. However, the exact location and size of buildings within the specific envelope is subject to change.
- PERMITTED USES AND MAXIMUM DEVELOPMENT
- The primary use of the facility will be for an Adult Care Center with an anticipated 80 clients and related personnel. The Site may be devoted to other uses as well as associated accessory uses and parking and service areas permitted by the Ordinance in an Inst. District. However, the following uses are specifically prohibited:
 - Beneficial Fill Site
 - Cemetery
 - Jails or Prisons
 - No more than 7,500 square feet of building space may be developed on the Site.
- ACCESS POINTS
- The total number of ingress/egress points to and from the Site shall be limited to one entrance on Sardis Road. The exact location may vary somewhat from those depicted based upon final design and location requirements as regulated by the Transportation Engineer and, where applicable, NCDOT.
- SETBACK, SIDE YARDS AND REAR YARDS
- All buildings constructed on the Site shall satisfy or exceed the setback, rear yard and side yard dimensions established under the Ordinance for the Inst. District.
- DESIGN AND PERFORMANCE STANDARDS
- The proposed buildings and development will comply with all Ordinance requirements for signage, buffering, screening and landscaping.
- The Site shall comply with all requirements of the Charlotte Tree Ordinance.
- The Developer shall preserve the natural area of the flood plain. However, this provision shall not prohibit the Developer from removing dead or dying trees from any portion of the flood plain area. Areas within the construction envelopes of the parking areas shall be planted in conformity with the landscape plan for those areas.
- All Buildings shall be connected by sidewalk to sidewalks along roadways. All sidewalks shall comply with Ordinance requirements regarding width, material, and other construction specifications.
- All sidewalks installed within the Site shall be at least five feet in width.
- Finished Floor Elevation of Building shall be above the 100+1 Elevation of 576.30. Lowest Elevation of parking lot shall be above 574.80 which is 6' below the Base Flood Elevation of 575.30.
- The Developer shall protect, maintain, or replace the existing sidewalk along Sardis Road.
- All healthy trees three inches caliper and greater within the front setback and labeled "Existing Trees to Remain" along Sardis Road shall be preserved.
- No utilities, HVAC units or other structures shall be located within the southern buffer (right side).
- PARKING
- Off-street vehicular parking for the Site shall meet or exceed the minimum standards established by the Ordinance.
- The parking total indicated in the Development Data is an estimate. The final parking count may deviate from that indicated in the Development Data, provided that at the time of building permit submittal the proposed parking meets or exceeds Ordinance requirements.
- Bicycle parking shall be provided to meet or exceed the amended parking section of the Zoning Ordinance.
- LIGHTING
- All freestanding lighting and all exterior lighting will be capped so as to minimize the impact from lights that may be visible from nearby properties. Freestanding lighting shall not exceed 20 feet in height. No wall "pak" type lighting shall be used, but attached decorative lighting fixtures such as sconces may be used.
- STORMWATER
- The petitioner is designing the site to fall below the minimum standards for the PCCO requirements (less than 20,000sf.). The site has close to half of its land located in a FEMA regulated floodway. It is the intent of the Petitioner to keep the Flood Plain area undisturbed. The existing drainage pattern has roughly half of the buildable area of the lot draining toward the street and the other half draining toward the floodway. A similar drainage pattern will be maintained through the use of curb cuts in the parking area.
- The petitioner acknowledges that other standard development requirements imposed by other city ordinances, standards, policies, and appropriate design manuals will exist. Those criteria (for example those that regulate streets, sidewalks, trees, stormwater, and site development, etc.) will apply to development in addition to other standards. Where conditions on this plan differ from ordinances, standards, policies, and approaches in existence at the time of formal engineering plan review submission the stricter condition or existing requirements shall apply.
- ALTERATIONS TO PLAN
- Future amendments to the Rezoning Plan and these Development Notes may be applied for by the then owner or owners of the tract or tracts within the Site involved in accordance with the provisions of Chapter 6 of the Ordinance.
- BINDING EFFECT
- Upon approval, all conditions applicable to development of the Site imposed under the Rezoning Plan and these Development Standards will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioners and the current and subsequent owners of the Site and their respective successors in interest and assigns.
- Throughout these Development Notes, the terms "Developer", "Petitioner", "Owner" or "Owners," shall, with respect to each parcel within the Site, be deemed to include the heirs, devisees, personal representatives, successors in interest and assignees of the owner or owners of the Site who may be involved in its development from time to time.

Revisions:



LASH ENGINEERING
Consulting Civil Engineer/Planner
1226 Mann Drive, Suite 100
Matthews, N.C. 28105
Phone: 704-847-3031
Fax: 704-847-3041



PROJECT ENGINEER:
MICHAEL LASH, P.E.

CLIENT:
KODIAK CONSTRUCTORS, INC.
5935 CARNEGIE BLVD.
SUITE 201
CHARLOTTE, NC 28209

Phone: 704/364-8744
Fax: 704/364-8745

PROJECT:
Mt. Tabor Adult DayCare Center
7809 Sardis Road
Charlotte, NC 28270

DESCRIPTION:
**Conditional Zoning Plan
Petition Number:**

STATUS:
SUBMITTED TO: Planning
FOR: "Zoning Process"

Scale: 1" = 30'
Date: 4/27/09
SHEET NO.

APR 27 2009
2009-050