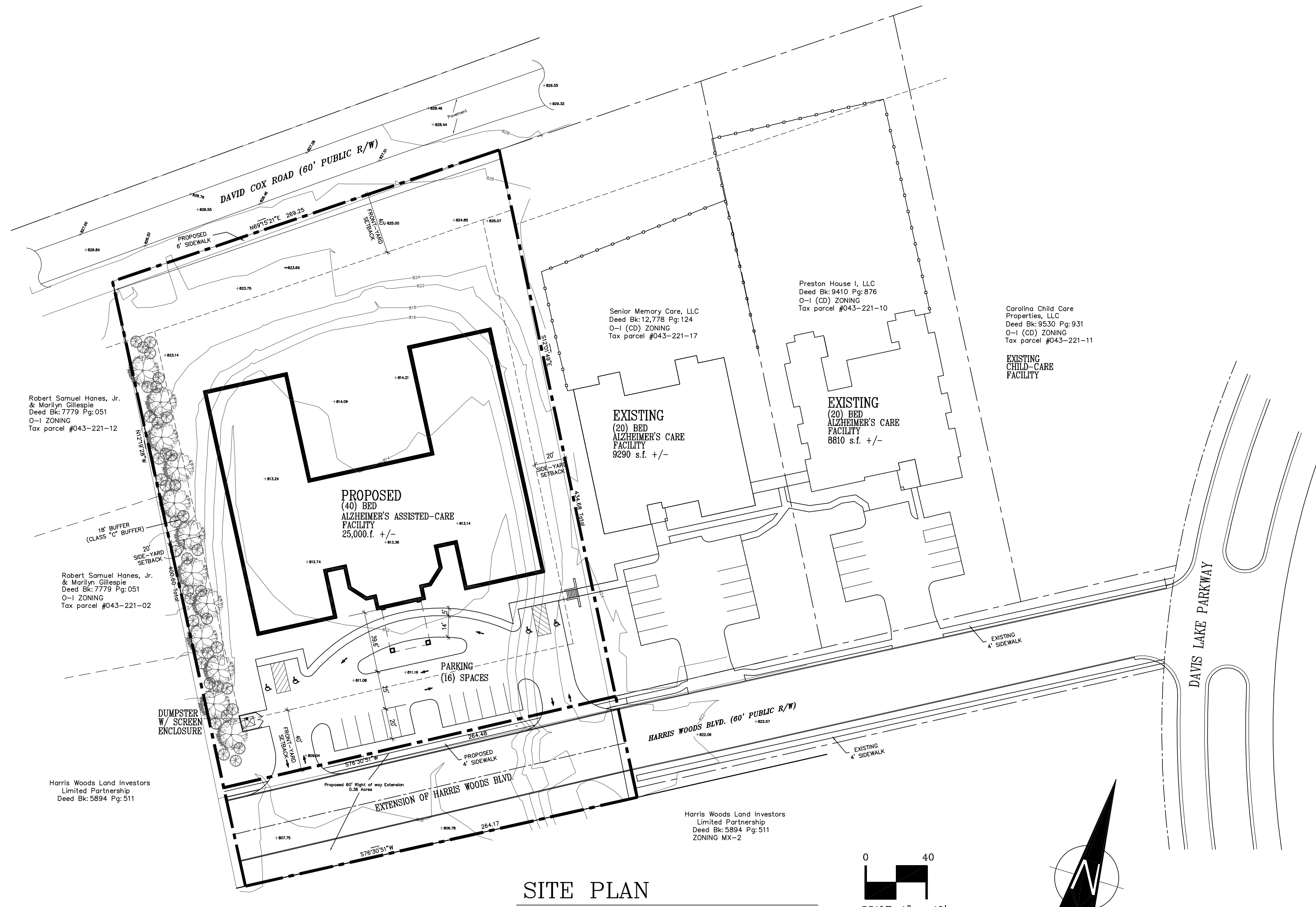


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By mcataldo at 9:59 am, Aug 30, 2012



SITE PLAN
SCALE: 1" = 40'

1. Developmental Data Table

a. Site Acreage:	2.18 +/- acres
b. Tax Parcel:	043-221-01
c. Existing Zoning:	MX-2 (innovative)
d. Proposed Zoning:	Institutional
e. Existing Use:	Vacant land
f. Proposed Use:	40 bed assisted care facility
g. Building Area:	25,000 +/- s.f., single story
h. Floor Area Ratio:	0.26 (0.50 max allowed)
i. Maximum Building Height:	40'
j. Parking Spaces:	
Auto:	16 spaces (1/3 beds required)
Long Term Bicycle:	1 space (1 per 20 employees)
Short Term Bicycle:	1 space

2. General Provisions

a. Unless other standards are established by the Rezoning Plan, or these Development Standards, all development standards established under the City of Charlotte Zoning Ordinance (the "ordinance") for the Institutional zoning district shall be followed in connection with the development taking place on this approximately 2.18 acre site located on Harris Woods Boulevard and David Cox Road (the "Site", which Site is more particularly depicted on the Rezoning Plan.

b. The development depicted on the Rezoning Plan is intended to reflect the arrangement of the proposed use on the Site, but the final configuration, placement and size of the individual Site elements may be altered or modified within the limits prescribed by the Ordinance and the standards established by the Rezoning Plan, and these Development Standards during design development and construction phases.

3. Permitted Uses

a. The site may be developed for a maximum of 100 beds per acre for dependent living units as permitted uses under the Ordinance in the Institutional zoning district.

b. The proposed building on the Site will satisfy or exceed the setback, side yard, rear yard, screening and buffer requirements established under the Ordinance for the Institutional zoning district.

4. Transportation

a. Harris Woods Boulevard extension will be a public street and will be a minimum of 26 feet wide from back of curb to back of curb as depicted on the Rezoning Plan.

b. Parking will be surface parking as shown on the Rezoning Plan. Long term bicycle parking will be located within the facility. Short term bicycle parking will be located as required by the Ordinance.

5. Architectural Standards

a. Proposed building will use similar exterior building materials to match the existing facility buildings. Exterior finishes will include face brick veneer and vinyl or fiber cement board siding.

b. Trash/dumpster enclosure shall be constructed of similar building materials as the proposed building.

c. All fencing shall meet all requirements of the Ordinance.

6. Streetscape and Landscaping

a. Screening shall conform to the standards and treatments specified in the Ordinance. All landscaping installed on the Site will meet or exceed the requirements of the Ordinance.

b. The buffer between the site and the adjoining single family use shall be a 18' wide Class "C" buffer and landscaped as required in the Ordinance.

c. A 6' sidewalk will be installed along David Cox Road, as depicted on the Rezoning Plan. The sidewalk will be located outside of the proposed right of way within the setback as depicted on the Rezoning Plan. Petitioner will record a public access and maintenance easement.

7. Parks, Greenways and Open Space

a. Open space shall meet and or exceed the requirements of the Ordinance as depicted on the Rezoning Plan.

8. Signage

a. Signage will meet or exceed the requirements of the Ordinance.

9. Lighting

a. All exterior lighting shall meet or exceed the requirements of the Ordinance.

10. Other

a. Future amendments to the Rezoning Plan and these Development Standards may be applied for by the then Owner or Owners of the Site in accordance with the provisions of Chapter 6 of the Ordinance.

b. If this Rezoning Petition is approved, all conditions applicable to the development of the Site imposed under these Development Standards and the Rezoning Plan 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.

c. Throughout these Development Standards, the terms, "Petitioners" and "Owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioners or the owner or owners of the Site from time to time who may be involved in any future development thereof.



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Preston
Proposed
**ALZHEIMER'S
ASSISTED
LIVING CENTER**
at
PRESTON HOUSE
phase III
Charlotte,
North Carolina

REZONING PLAN

Project 11510
Date 8/21/2012
Revisions

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