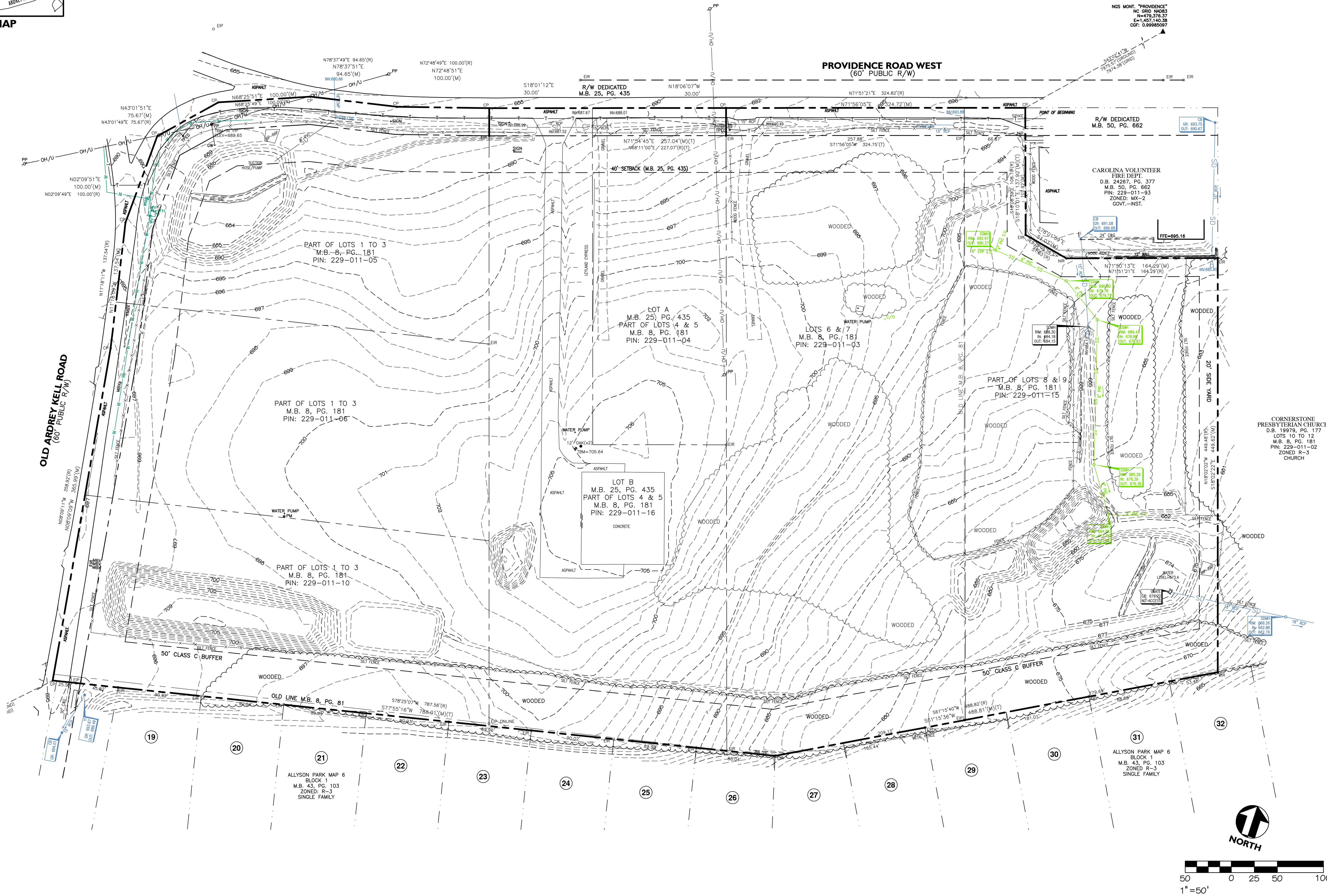


VICINITY MAP



SITE SOLUTIONS
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Charlotte, NC 28208
Landscape Architecture
Site Planning
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www.sitesolutionspa.com
Telephone: 704-521-9880
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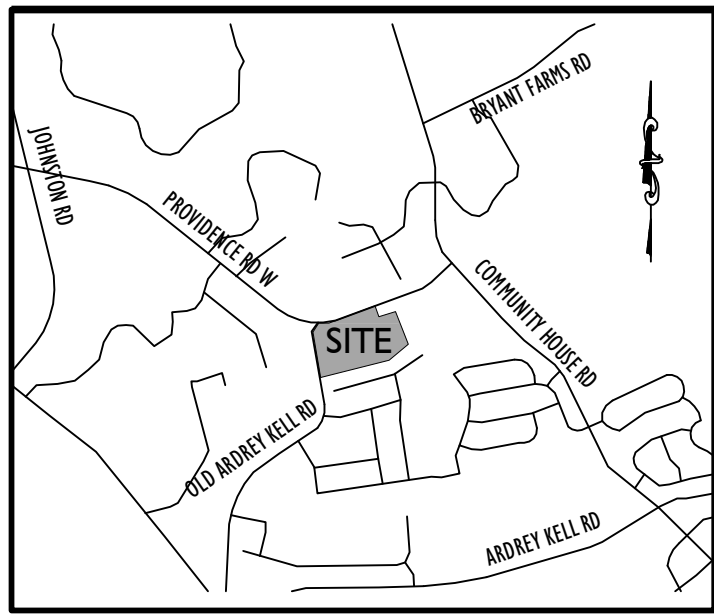


Brightmore of Charlotte
Senior Living Community
10021 Providence Road West
Charlotte, NC

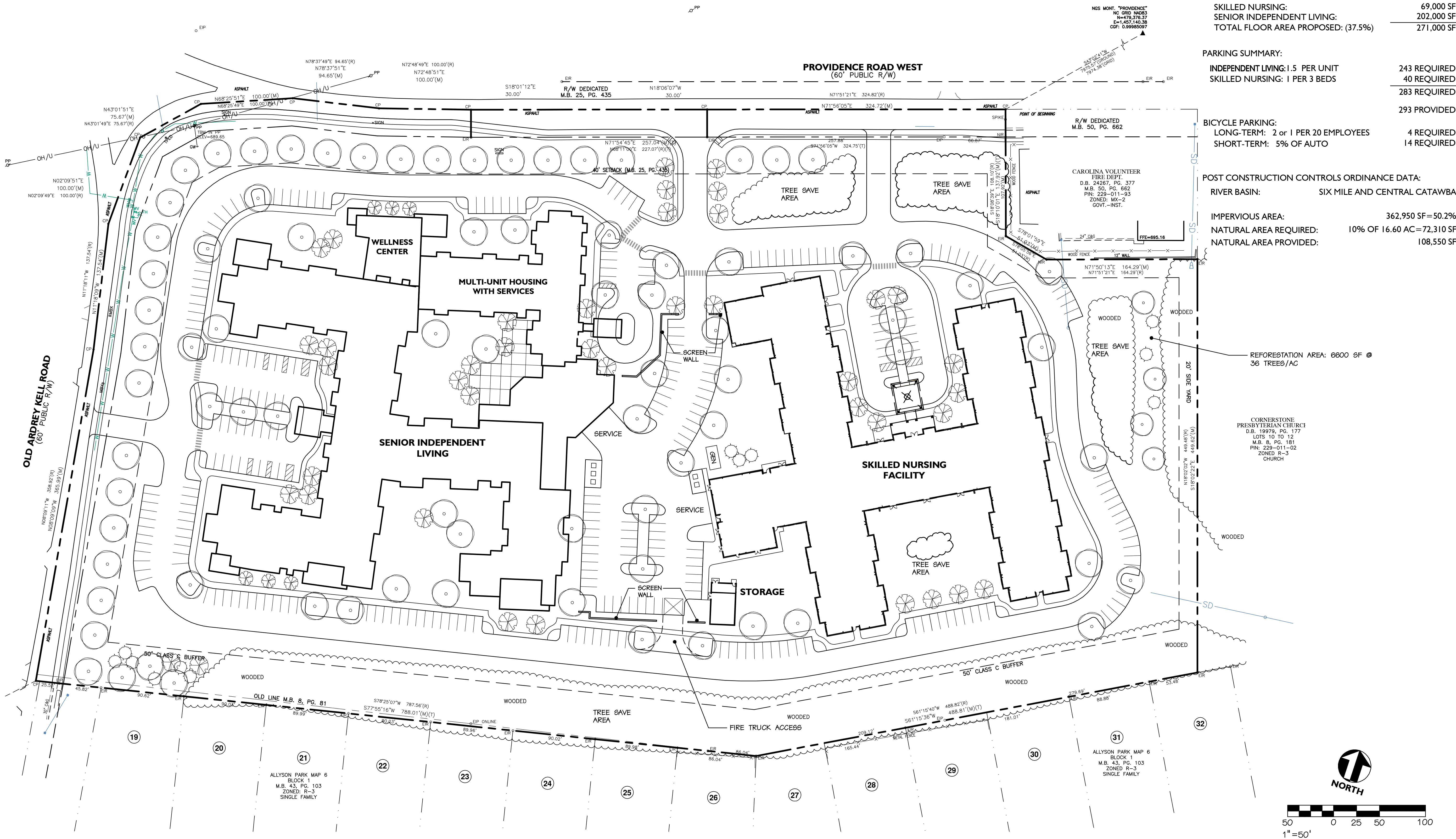
Project No:	3240
Drawn By:	SS
Designed By:	P.Hobbs
Checked By:	P.Hobbs
Date:	4.25.2011
Revisions:	

Sheet Title:
**Existing
Conditions
Plan**

Sheet No:
RZ-I



VICINITY MAP



SITE DATA:

PARCEL NUMBER:	22901103, 22901104, 22901105, 22901106, 22901110, 22901115, 22901116
JURISDICTION:	CITY OF CHARLOTTE
EXISTING ZONING:	MX-2
PROPOSED ZONING:	INST (CD)
GROSS SITE AREA:	17.48 AC
NET SITE AREA:	16.60 AC
TREE SAVE REQUIRED:	15% NET AREA: 108,464 SF
TREE SAVE PROVIDED:	108,550 SF
MAXIMUM FLOOR AREA RATIO:	50% NET AREA 361,548 SF
SKILLED NURSING:	69,000 SF
SENIOR INDEPENDENT LIVING:	202,000 SF
TOTAL FLOOR AREA PROPOSED: (37.5%)	271,000 SF

PARKING SUMMARY:

INDEPENDENT LIVING: 1.5 PER UNIT	243 REQUIRED
SKILLED NURSING: 1 PER 3 BEDS	40 REQUIRED
	283 REQUIRED
	293 PROVIDED
BICYCLE PARKING:	
LONG-TERM: 2 or 1 PER 20 EMPLOYEES	4 REQUIRED
SHORT-TERM: 5% OF AUTO	14 REQUIRED

POST CONSTRUCTION CONTROLS ORDINANCE DATA:

RIVER BASIN:	SIX MILE AND CENTRAL CATAWBA
IMPERVIOUS AREA:	362,950 SF=50.2%
NATURAL AREA REQUIRED:	10% OF 16.60 AC=72,310 SF
NATURAL AREA PROVIDED:	108,550 SF

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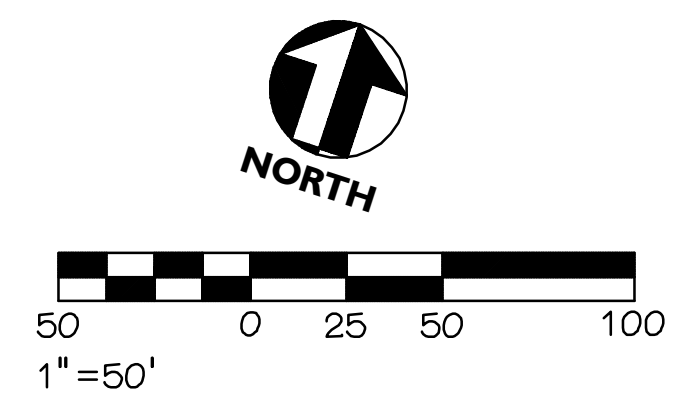
Project No:	3240
Drawn By:	SS
Designed By:	P.Hobbs
Checked By:	P.Hobbs
Date:	4.25.2011
Revisions:	

Sheet Title:

Schematic Plan

Sheet No:

RZ-2



DEVELOPMENT STANDARDS

General Provisions

- These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Liberty Healthcare Properties of Mecklenburg County, LLC to accommodate the development of a senior living community comprised of independent living units, a skilled nursing facility and related common areas, rehabilitation and recreational facilities and other support facilities on that approximately 17.48 acre site located at the southeastern corner of the intersection of Providence Road West and Old Ardrey Kell Road (the "Site").
- Development of the Site will be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance").
- Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the Institutional (CD) zoning district shall govern all development taking place on the Site.
- The exact alignments of internal driveways have not been determined and are subject to final design and engineering plans. Accordingly, minor modifications or alterations of these alignments may take place during design development and construction phases.
- Future amendments to the Rezoning Plan and/or 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.

Permitted Uses

The Site may be devoted to a senior living community comprised of a maximum of 162 independent living units, a maximum 120 bed skilled nursing facility, related common areas, rehabilitation and recreational facilities, other support facilities and any accessory uses that are p permitted under the Ordinance.

Maximum Gross Floor Area

- The maximum total gross floor area of the building devoted to independent living units shall be 202,000 square feet.
- The maximum total gross floor area of the building devoted to the skilled nursing facility shall be 69,000 square feet.

Transportation

- Vehicular access to the Site shall be as generally depicted on the Rezoning Plan. The placement and configuration of each vehicular access point are subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required for approval by the Charlotte Department of Transportation and/or the North Carolina Department of Transportation.
- Off street parking will meet the minimum standards established under the Ordinance.
- Internal sidewalks and pedestrian connections shall be provided on the Site as generally depicted on the Rezoning Plan.

Architectural Standards

- Dumpster areas will be enclosed on all four sides by an opaque wall with one side being a hinged opaque gate. If one or more sides of a dumpster area adjoin a side wall or rear wall of a building, then the side wall or rear wall may be substituted for a side.
- All roof mounted mechanical equipment will be screened from view from adjoining public rights-of-way and abutting properties as viewed from grade.

Streetscape and Landscaping/Buffers/Tree Ordinance

- Petitioner shall install a minimum 8 foot planting strip and a minimum 6 foot sidewalk along the Site's frontages on Providence Road West and Old Ardrey Kell Road as depicted on the Rezoning Plan.
- Landscaping will meet or exceed the requirements of the Ordinance.
- A 50 foot Class C buffer shall be established along the Site's southern boundary line as depicted on the Rezoning Plan, which buffer shall conform to the standards of Section 12.302 of the Ordinance. The width of this 50 foot Class C buffer may not be reduced.
- The 50 foot Class C buffer shall remain undisturbed provided, however, that in the event that the existing vegetation does not meet the tree and shrub requirements of a Class C buffer, then the Petitioner shall install supplemental plantings to bring this Class C buffer into compliance with these requirements.
- Development of the Site shall comply with the City of Charlotte Tree Ordinance.

Signs

All signs installed on the Site shall comply with the requirements of the Ordinance.

Lighting

- The maximum height of any freestanding lighting fixture (including its base) installed on the Site shall be 25 feet. All such freestanding lighting fixtures shall be fully capped and shielded and the illumination downwardly directed so that direct illumination does not extend past any property line of the Site.
- Any lighting attached to the buildings to be located on the Site shall be decorative, capped and downwardly directed. "Wall-pak" type lighting fixtures may not be installed on the buildings to be located on the Site.

Setbacks, Side Yards and Rear Yards

All buildings located on the Site shall satisfy or exceed the setback, rear yard and side yard requirements established under the Ordinance for the Institutional zoning district.

Binding Effect of the Rezoning Documents and Definitions

- If this Rezoning Petition is approved, all conditions applicable to 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 Petitioner and the current and subsequent owners of the Site and their respective successors in interest and assigns.
- Throughout these Development Standards, the terms, "Petitioner" and "owner" or "owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioner or the owner or owners of the Site from time to time who may be involved in any future development thereof.
- Any reference to the Ordinance herein shall be deemed to refer to the requirements of the Ordinance in effect as of the date this Rezoning Petition is approved.



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Senior Living Community
10021 Providence Road West
Charlotte, NC

Project No: 3240
Drawn By: SS
Designed By: P.Hobbs
Checked By: P.Hobbs
Date: 4.25.2011

Revisions:

Sheet Title:
Development
Standards

Sheet No:
RZ-3



Corner View



Old Ardrey Kell View



Providence Road West View



Aerial View