

1st TIER ADJOINING PROPERTY OWNERS

- 1

PARCEL: 1106030009
OWNER: Christopher Wilson
ADDRESS: 4837 Dixie Highway
N1747 407
ZONING: N/R5
- 2

PARCEL: 1106040010
OWNER: May McDaniel
ADDRESS: 1721 Cardinal Court
N1747 407
ZONING: N/R5
- 3

PARCEL: 1106060000
OWNER: Joseph McLaughlin
ADDRESS: 9693 860
ZONING: N/R5
- 4

PARCEL: 1090060022
OWNER: 1720 Oakley Court
ADDRESS: 9733 965
ZONING: N/R5
- 5

PARCEL: 1060040000
OWNER: Benefield Properties LLC
ADDRESS: 1713 Alabany Court
N1747 407
ZONING: N/R5
- 6

PARCEL: 1269001001
OWNER: Gernan Celisno Zaldívar
ADDRESS: 1712 Alabany Court
N1747 407
ZONING: N/R5
- 7

PARCEL: 10210107000
OWNER: Kimberly G. Fritz
ADDRESS: 8910 925
ZONING: N/R5
- 8

PARCEL: 1020070000
OWNER: H3 Diversified Healthcare
ADDRESS: 11179 260
ZONING: SMC / C2
- 9

PARCEL: 10200791000
OWNER: 1725 Gael Avenue
ADDRESS: 11076 134
ZONING: SMC / C2
- 10

PARCEL: 1020020000
OWNER: Owens Group LLC
ADDRESS: 4639 Dixie Highway
N1747 407
ZONING: SMC / C2
- 11

PARCEL: 10210203000
OWNER: Charles Family Partnership
ADDRESS: 8541 463
ZONING: SMC / C2
- 12

PARCEL: 10210100000
OWNER: Mated Claymont LLC
ADDRESS: 8194 125
ZONING: SMC / C2
- 13

PARCEL: 10210100000
OWNER: 4817 Dixie Highway
ADDRESS: 10928 880
ZONING: SMC / C2
- 14

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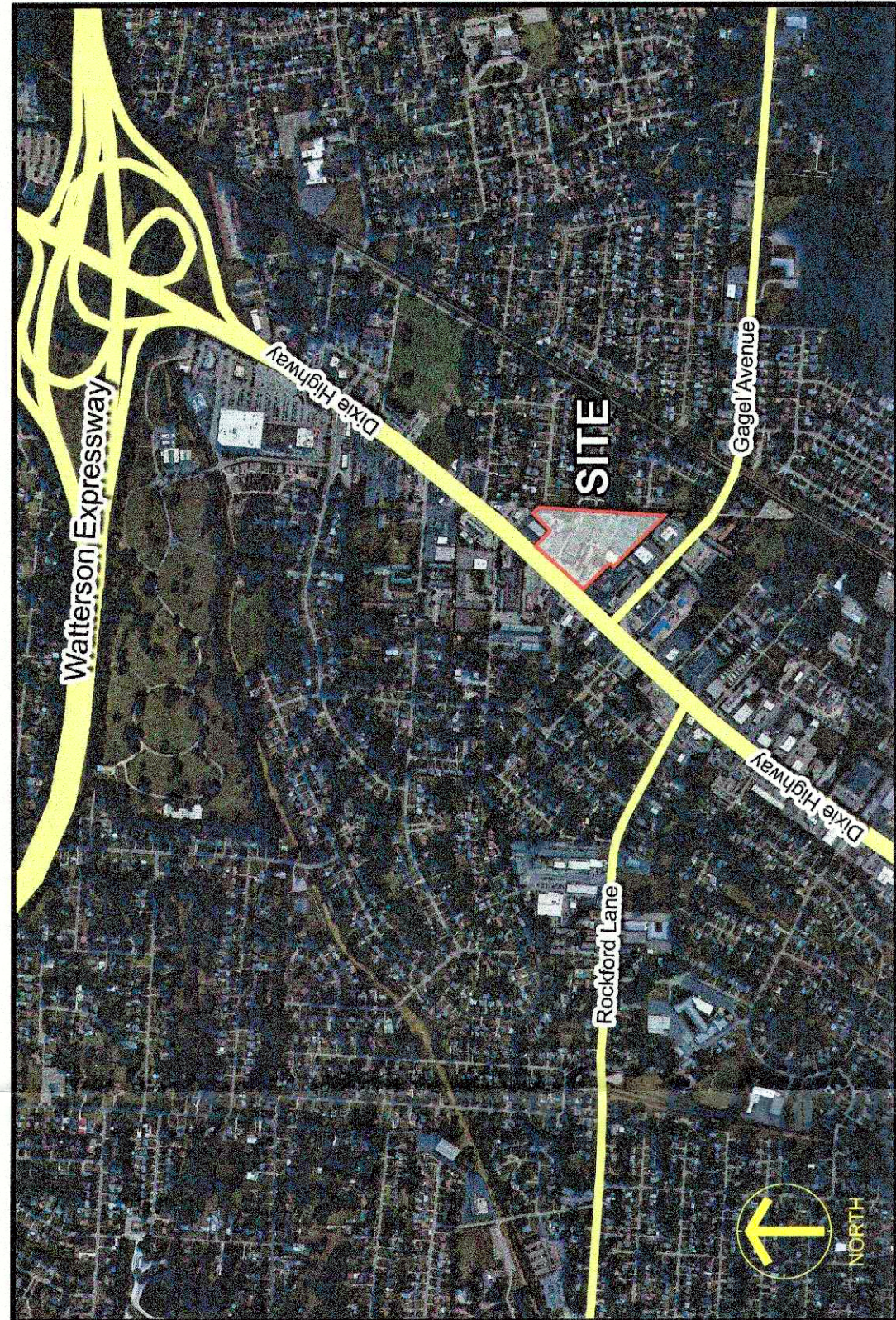
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- 20

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VICINITY MAP

NOT TO SCALE

SITE DATA	
EXISTING ZONING	SUBURBAN MARKETPLACE CORRIDOR (TO REMAIN)
EXISTING ZONING	C2 COMMERCIAL (TO REMAIN)
SITE AREA (ALL PARCELS)	7.03 ACRES (306,353 SF)
NEW PARCEL (RESIDUAL)	1.86 ACRES (80,877 SF)
NEW PARCEL (SITE)	5.43 ACRES (236,876 SF)
EXISTING USE (SITE)	COLLEGE
PROPOSED USE (SITE)	REHABILITATION HOME & SUPPORT BUILDINGS
EXISTING BUILDING "A" FOOTPRINT (1 STORY)	24,359 SF / 79,531 SF
EXISTING BUILDING "B" FOOTPRINT (1 STORY)	2,880 SF
PROPOSED REHS (FOR PATIENTS)	6,000 SF
PROPOSED EMPLOYEES (MAX PER SHIFT)	25
DIMENSIONAL INFO	
FRONT SETBACK (DIXIE HIGHWAY)	25 FT (PER LDC 3.2.2 C.2.a)
FRONT SETBACK (STEWART LANE)	25 FT (PER LDC 3.1.1.1.6.2)
REAR SETBACK	NONE
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MAXIMUM BUILDING HEIGHT	80 FT (46 FT IN TRANSITION ZONE)
TALLEST EXISTING BUILDING HEIGHT	26 FT
MAXIMUM F.A.R. ALLOWED	5.0
EXISTING F.A.R.	0.16
PARKING REQUIREMENTS (PER LDC 4.2.3 C)	
PROPOSED USE	REHABILITATION HOME
UNIT OF CALCULATION	EMPLOYEES (25)
MIN. REQ. PARKING (1 SPACE PER EMPLOYEE)	25
MAX. REQ. PARKING	NONE INDICATED BY CODE
PROPOSED USE	REHABILITATION HOME
UNIT OF CALCULATION	RESIDENTS (CLIENTS)
MIN. REQ. PARKING (2 SPACES PER RESIDENTS/CLIENTS)	58
MAX. REQ. PARKING	NONE INDICATED BY CODE
TOTAL MIN. REQUIRED (MAX. ALLOWED)	83 UNKNOWN
EXISTING OFF-STREET PARKING PROVIDED	20 SPACES
BICYCLE PARKING REQUIREMENTS	
PROPOSED USE	REHABILITATION HOME
"THE PROPOSED USE IS NOT LISTED IN TABLE 9.2.1 OF THE LDC"	
TOTAL BICYCLE PARKING PROVIDED	0 SPACES
STORMWATER CALCULATIONS	
TOTAL SITE AREA	236,876 SF OR 5.43 AC
TOTAL SITE DISTURBANCE	38,550 SF OR 0.84 AC
EXISTING IMPERVIOUS SURFACE (SITE)	178,519 SF
PROPOSED IMPERVIOUS SURFACE (SITE)	186,558 SF
NET CHANGE IN IMPERVIOUS	9,981 SF OR 0.23% DECREASE
TREE CANOPY REQUIREMENTS (N/A)	
NO TREE CANOPY IS REQUIRED PER LDC 10.1.2.B.3. AS NO BUILDING AREA IS BEING INCREASED, AND IMPERVIOUS SURFACE IS BEING REDUCED ON SITE	
LANDSCAPING REQUIREMENTS (N/A)	
NO ADDITIONAL LANDSCAPING IS REQUIRED PER LDC 10.2.2.A. AS NO BUILDING AREA IS BEING INCREASED, AND NO VUA IS BEING INCREASED ON SITE	
EROSION PREVENTION & SEDIMENT CONTROL NOTES	
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DETENTION BASIN, IF APPLICABLE, SHALL BE CONSTRUCTED FIRST AND SHALL PERFORM AS SEDIMENT BASIN DURING CONSTRUCTION UNTIL THE CONTRIBUTING DRAINAGE AREAS ARE SEEDING AND STABILIZED.	
ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOIL TRACKING SHALL BE PREVENTED BY COVERING TRACKS WITH MULCH, AND CATCH BASINS SHALL BE SEEDING, MULCHED AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE.	
ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER MSD STANDARD DRAWING BR02.	
WHERE CONSTRUCTION OR LAND DISTURBANCE ACTIVITY WILL OR HAS TEMPORARILY CEASED ON ANY PORTION OF A SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICABLE, BUT NO LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.	
SEDIMENT-LADEN GROUNDWATER ENCOUNTERED DURING TRENCHING, BORING OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGED INTO A STREAM, POND, SWALE OR CATCH BASIN.	
THIS PROJECT IS SUBJECT TO MSD WATER QUALITY REGULATIONS ONCE THE INCREMENTAL AREA OF DISTURBANCE SUMS EQUAL TO OR GREATER THAN ONE ACRE OF DISTURBANCE. PER THIS PRELIMINARY DEVELOPMENT PLAN, THE AREA OF DISTURBANCE IS 38,550 SF.	
LEGEND	
..... NEW ASPHALT PAVEMENT	
..... PROPOSED DRAINAGE FLOW ARROWS	

PARKING REQUIREMENTS (PER LDC 4.2.3 C)	
PROPOSED USE	REHABILITATION HOME
UNIT OF CALCULATION	EMPLOYEES (25)
MIN. REQ. PARKING (1 SPACE PER EMPLOYEE)	25</