



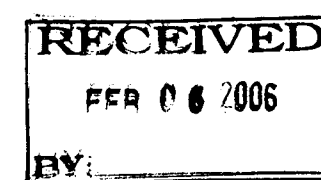
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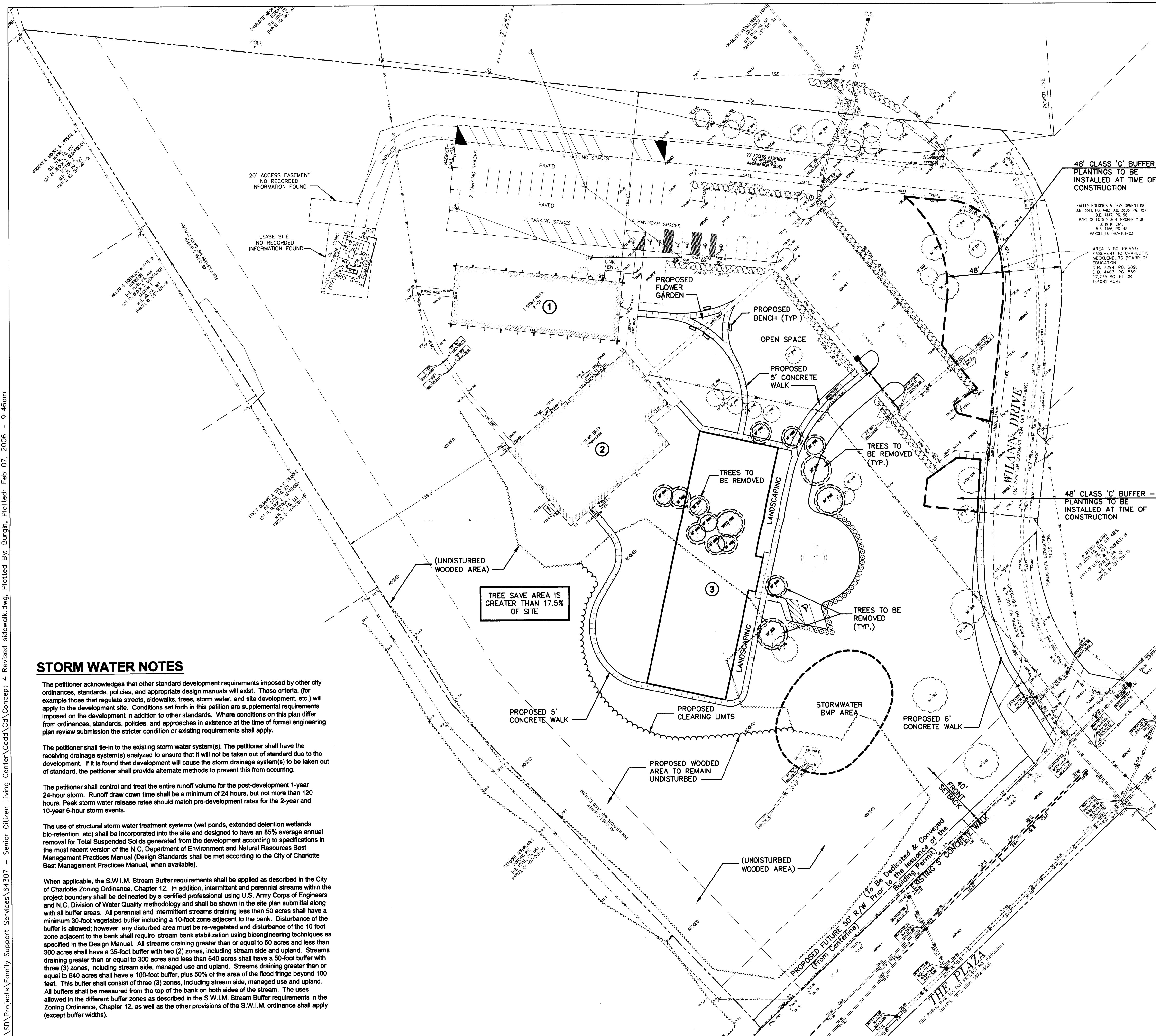
Revisions:



Proj. Num.: 64307
Date: Feb. 07, 2006

Sheet Name:
Conceptual
Site Plan

C1.0



STORM WATER NOTES

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, storm water, and site development, etc.) will apply to the development site. Conditions set forth in this petition are supplemental requirements imposed on the 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.

The petitioner shall tie-in to the existing storm water system(s). The petitioner shall have the receiving drainage system(s) analyzed to ensure that it will not be taken out of standard due to the development. If it is found that development will cause the storm drainage system(s) to be taken out of standard, the petitioner shall provide alternate methods to prevent this from occurring.

The petitioner shall control and treat the entire runoff volume for the post-development 1-year 24-hour storm. Runoff draw down time shall be a minimum of 24 hours, but not more than 120 hours. Peak storm water release rates should match pre-development rates for the 2-year and 10-year 6-hour storm events.

The use of structural storm water treatment systems (wet ponds, extended detention wetlands, bio-retention, etc) shall be incorporated into the site and designed to have an 85% average annual removal for Total Suspended Solids generated from the development according to specifications in the most recent version of the N.C. Department of Environment and Natural Resources Best Management Practices Manual (Design Standards shall be met according to the City of Charlotte Best Management Practices Manual, when available).

When applicable, the S.W.I.M. Stream Buffer requirements shall be applied as described in the City of Charlotte Zoning Ordinance, Chapter 12. In addition, intermittent and perennial streams within the project boundary shall be delineated by a certified professional using U.S. Army Corps of Engineers and N.C. Division of Water Quality methodology and shall be shown in the site plan submittal along with all buffer areas. All perennial and intermittent streams draining less than 50 acres shall have a minimum 30-foot vegetated buffer including a 10-foot zone adjacent to the bank. Disturbance of the buffer is allowed; however, any disturbed area must be re-vegetated and disturbance of the 10-foot zone adjacent to the bank shall require stream bank stabilization using bioengineering techniques as specified in the Design Manual. All streams draining greater than or equal to 50 acres and less than 300 acres shall have a 35-foot buffer with two (2) zones, including stream side and upland. Streams draining greater than or equal to 300 acres and less than 640 acres shall have a 50-foot buffer with three (3) zones, including stream side, managed use and upland. Streams draining greater than or equal to 640 acres shall have a 100-foot buffer, plus 50% of the area of the flood fringe beyond 100 feet. This buffer shall consist of three (3) zones, including stream side, managed use and upland. All buffers shall be measured from the top of the bank on both sides of the stream. The uses allowed in the different buffer zones as described in the S.W.I.M. Stream Buffer requirements in the Zoning Ordinance, Chapter 12, as well as the other provisions of the S.W.I.M. ordinance shall apply (except buffer widths).

PROJECT SUMMARY

TOTAL PARCEL AREA	9.775 Acres
EXISTING BUILDINGS SQUARE FOOTAGE	17,700 Sq.Ft.
PROPOSED NO. OF UNITS	44
PROPOSED BUILDING HEIGHT	33'-6"
PARKING - Required	82 Spaces

PARKING - Provided	
Regular	107 Spaces
Accessible	8 Spaces
Total Provided	115 Spaces

BUILDING LEGEND & USE

BUILDING NO. 1 (Existing)	Adult Developmental Day Center
BUILDING NO. 2 (Existing)	Family Support Administrative Offices
BUILDING NO. 3 (Proposed)	Residential Housing for Physically and/or Mentally Disabled Adults and Senior Citizens

ZONING

EXISTING	R4 SINGLE FAMILY RESIDENTIAL
REQUESTED	INSTITUTIONAL (CD)
PETITION NUMBER	#2006-1619

NOTES

PEDESTRIAN SCALE LIGHTING, FULLY SHIELDED AND NOT GREATER THAN 15' IN HEIGHT, WILL BE PROVIDED ALONG PARKING AREA AND WALKS. FINAL LOCATION TO BE DETERMINED AT TIME OF CONSTRUCTION DRAWINGS.

DECORATIVE/ ORNAMENTAL FENCE WILL BE CONSTRUCTED TO SECURE FACILITY. FINAL LOCATION TO BE DETERMINED AT TIME OF GRADING PLAN AND CONSTRUCTION DRAWINGS.

TREES SHOWN TO BE REMOVED CANNOT BE SAVED DUE TO GRADE AND BUILDING LOCATION. EXISTING TREES SHOWN TO BE RETAINED WILL BE KEPT UNLESS FINAL GRADING PLAN NECESSITATES REMOVAL.