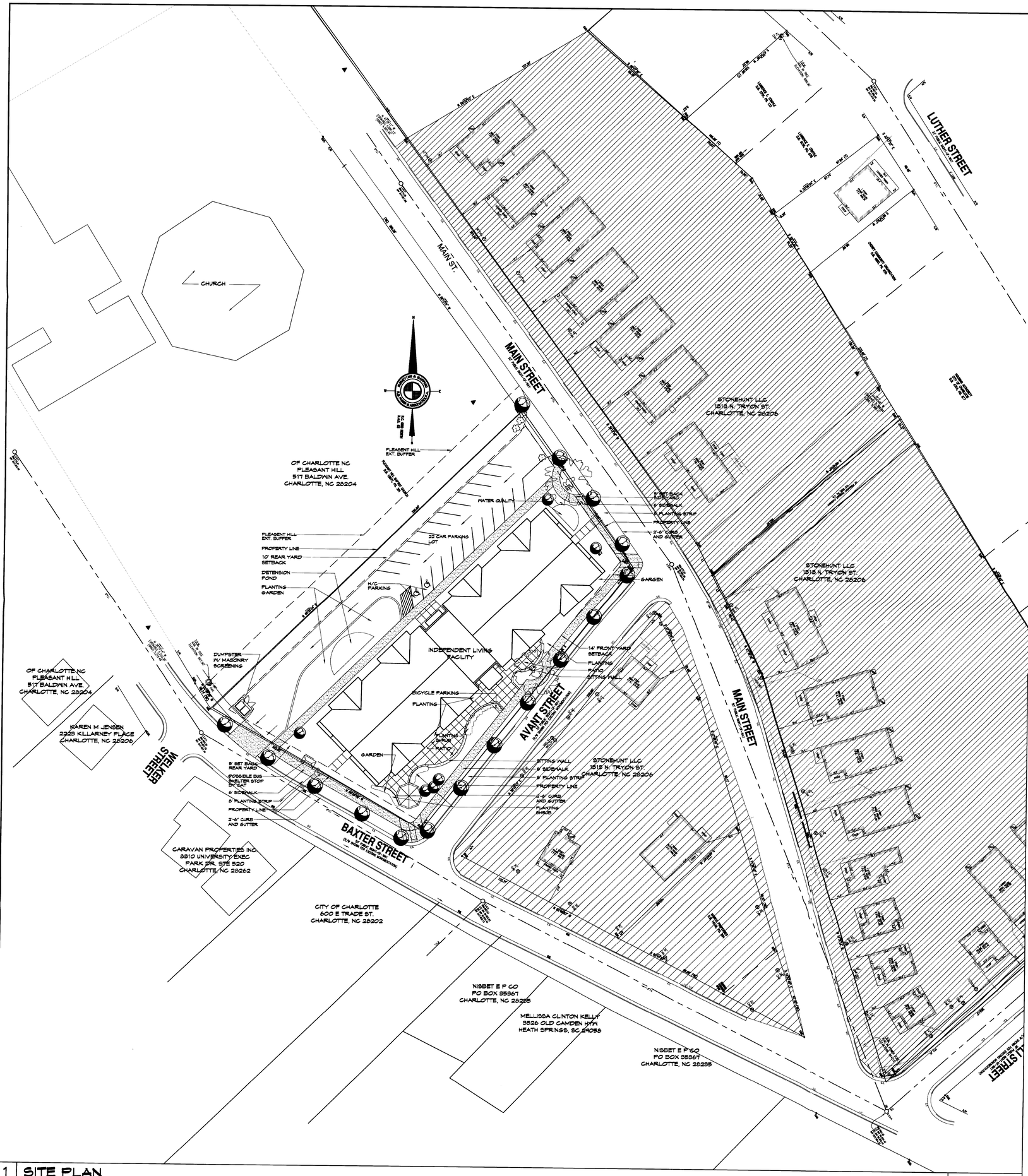
PETITION NUMBER
2007-007



1 SITE PLAN

SCALE: 1"=30'-0"

SITE LEGEND	
EXISTING ZONING	R-8
PROPOSED ZONING	UR-2(CD)
PROPOSED USE	INDEPENDENT LIVING FACILITY (42 UNITS),
SITE ACREAGE	1.0452
TAX PARCEL# FOR UR-2 (CD)	12528406
PARKING REQ.	22
ARE NOT INCLUDED FOR FOR REZONING	

General Notes:

1. Development of the site will be controlled by the standards depicted on this site plan by the standards of the city of Charlotte, NC zoning ordinances. The development depicted on this plan is intended to reflect the arrangement of proposed uses on the sites, but the exact configuration, placement, and size of individual site elements may be altered or modified within the limits prescribed by the ordinance during the design development and construction phases per section 6.2 of the Zoning Ordinance.
2. Screening will comply with the applicable standards set forth in section 12.303 of the city of Charlotte zoning ordinance.
3. Parking meets the standards of the table 12.202 of the city of charlotte zoning ordinance.
4. Maximum building height shall be 42 feet
5. The dumpsite's will be screened by a 6' solid wood fence or a solid masonry fence with a solid wood gate.
6. All proposed trees, fences and signs will not interfere with sight distance at the entrance of the site. Any fence requiring a certificate will be obtained from the cdot.
7. Existing trees in buffer are to remain.
8. A standard 2'-6" curb and gutter, associated storm drainage and 6' sidewalk and 8' feet planting strip along Luther st., Avant st., and Main st. will be provided.
9. No storm water detention in buffer or setbacks.
10. Outdoor lights will be limited to _ feet.
11. Outdoor lights will be limited to _ feet.
12. The sidewalk may meander and the planting width may vary to save trees 6" in caliper and larger.
13. All utilities to be underground.
14. Pedestrian scale lighting will be installed and will not exceed 15 feet in height. No "wall pak" lighting will be installed, but architectural lighting on building facades will be permitted.
15. Signage will be permitted in accordance with applicable zoning standards.
16. A six foot wide sidewalk will be constructed by the petitioner along avant street and baxter street. Typical there will be an eight foot planting strip between curb and sidewalk. however, planting strip width may be reduced to protect existing trees along streets, with prior approval from urban forestry staff.
17. Storm water Quantity Control: 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.
18. Storm water quality treatment: for projects with defined watersheds greater than 24% built-upon area. construct water quality best management practices (BMPs) to achieve 85% Total Suspended solid (TSS) removal for the post-development runoff volume for the runoff generated from the first 1-inch of rainfall within the proposed parking areas BMPs must be designed and constructed in accordance with the NC Department of Environment and Natural Resources (NCDENR) best management practices Manual. April 1999, section 4.0 (Design Standards shall be met occurring to the city of Charlotte best management practices manual. when available).
19. Volume and peak control: for projects with defined watersheds greater than 24% built-upon areas, control the entire volume for the 1 year, 24-hour storm. Runoff volume draundown time shall be a minimum of 24 hours, but not more than 120 hours.
20. The petitioner acknowledges that other standard development requirements imposed by other city ordinances, standards, polices, and appropriate design manuals will exist. Those criteria (for example, those that required buffers, regulate streets, sidewalk, trees, storm water, and site developments, etc.) will apply to the development site. This includes chapters 6, 9, 12, 17, 18, 19, 20, and 21 of the city code. 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 the time of formal engineering plan review submission, the stricter condition or existing requirements shall apply.
21. Throughout this rezoning petition, the terms "Owners", "Owners", "Petitioners" shall, with respect to 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 shall apply.

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LANDSCAPE

CONSULTANT'S LOGO

FIRM SEAL

DESIGNER'S SEAL

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PROJECT TITLE
STONEHUNT (704) 609-4556
CHERRY TOWN HOMES & SENIOR LIVING
CHARLOTTE, NC

ZONING PARTITION NUMBER

SHEET TITLE
REZONING SITE PLAN

REVISIONS:		
NO.	DATE:	DESCRIPTION
1		
2		
3		

DATE:	12-26-2006
SCALE:	AS NOTED
DRAWN BY:	HJJ
CHECKED BY:	AVH
JOB NO.	---
CAD FILE:	SENIOR SITE12206 1.dwg

SHEET NO:
C0100