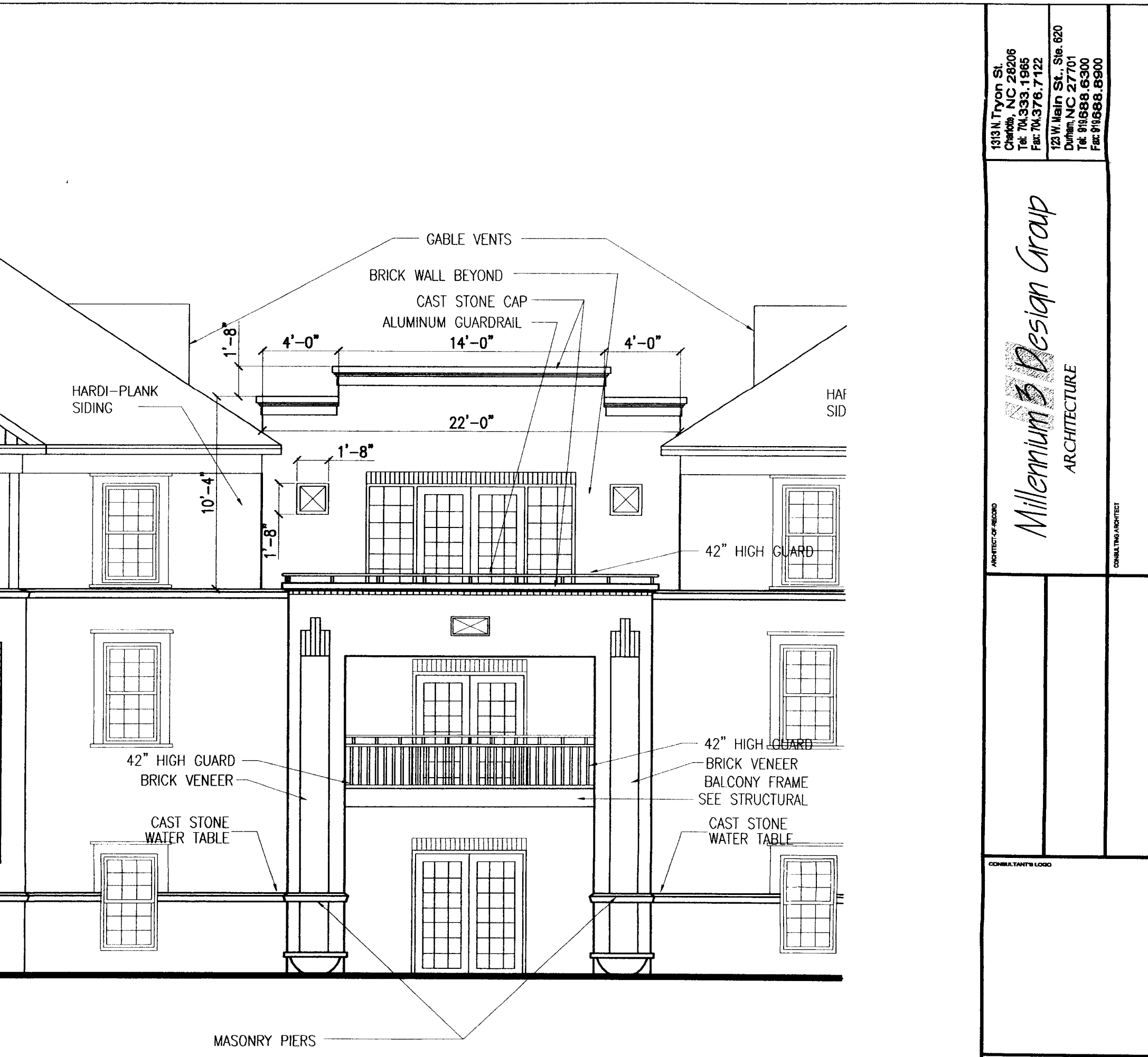
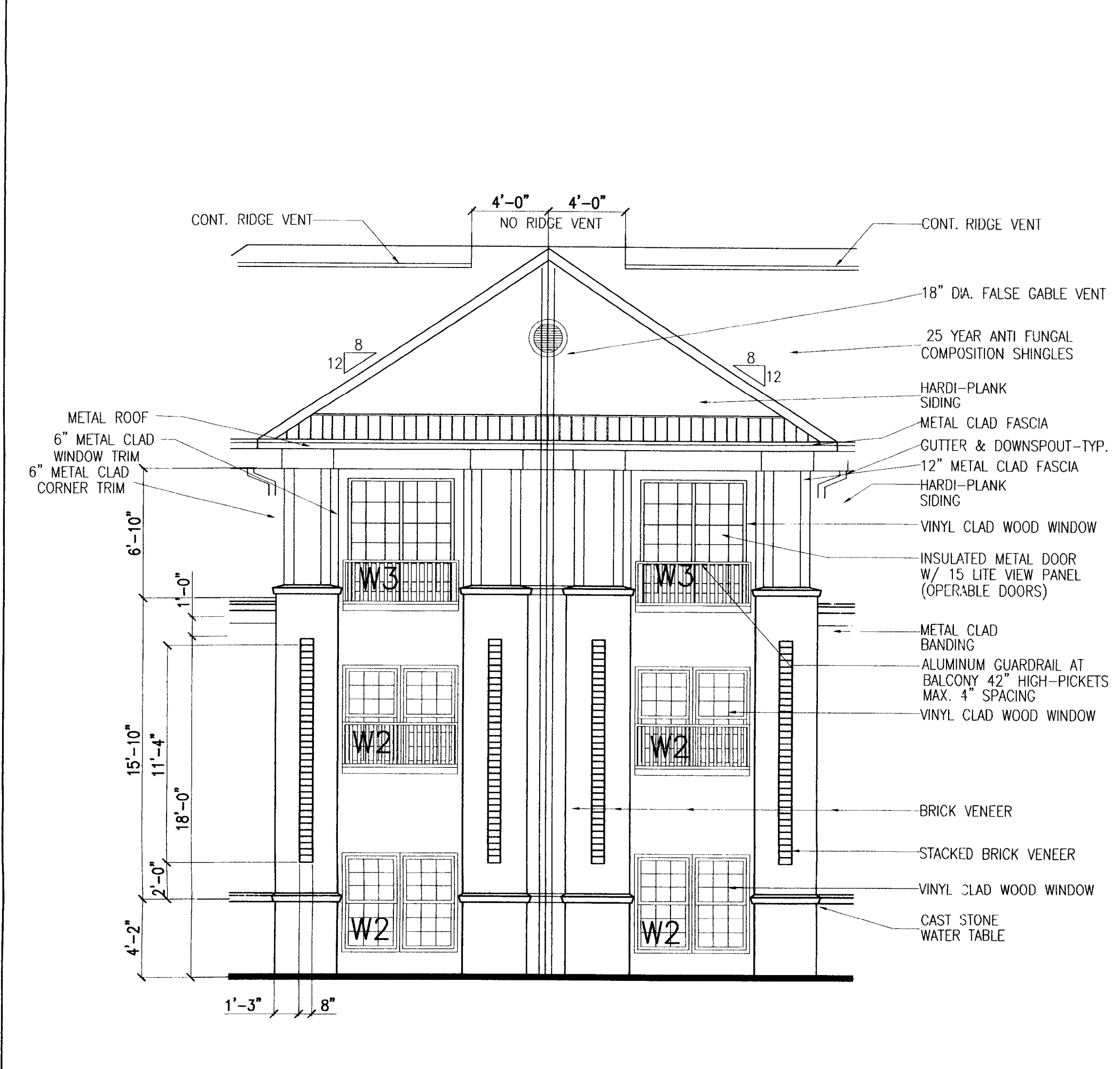


SITE LEGEND

EXISTING ZONING	R-6
PROPOSED ZONING	UR-2(CD)
PROPOSED USE	INDEPENDENT LIVING FACILITY (42 UNITS)
SITE ADDRESS	1282406
TAX PARCELS FOR UR-2 (CD)	22
PARKING REQ.	22
6.61% TREE SAVE AREA	
ARE NOT INCLUDED FOR PARKING	

- General Notes:**
- Development of the site will be controlled by the standards set forth in the zoning ordinance of the City of Charlotte, NC.
 - Screening will comply with the applicable standards set forth in section 12.020 of the City of Charlotte zoning ordinance.
 - Parking meets the standards of the table 12.022 of the City of Charlotte zoning ordinance.
 - Maximum building height shall be 40 feet.
 - The dumpsters will be screened by a 6' solid wood fence or a solid masonry fence with a solid wood gate.
 - 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 city.
 - A standard 2' x 6' curb and gutter associated storm drainage along with a 6" sidewalk, 8 feet planting strip and with out side lighting that will be set back at 18 feet high maximum along with sidewalk will be constructed by the petitioner along with street, utility, and water lines. Typical details 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.
 - NA
 - No storm water detention in buffer or setbacks.
 - The sidewalk, may meander and the planting width may vary to accommodate in design and larger.
 - All utilities to be underground.
 - Exterior scale lighting will be installed and will not exceed 18 feet in height. No wall lighting will be installed, but architectural lighting on building facades will be permitted. (lighting at 18 feet high maximum.)
 - Signage will be permitted in accordance with applicable zoning standards.
 - Storm water quantity control: The petitioner shall be in to the existing storm water system. 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 the 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 developer will provide storm water quality treatment for projects with defined watersheds greater than 2465 sq-ft upon area. Stormwater quality best management practices (BMP) to achieve 80% Total Suspended Solids (TSS) removal for the pre-development runoff volume for the runoff generated from the first inch of rainfall within the proposed parking areas shall be designed and constructed in accordance with the NC Department of Environment and Natural Resources (DENR) best management practices Manual, April 1996, section 4.2. Design Standards shall be met according to the City of Charlotte best management practices manual, when available.
 - The developer will provide volume and peak control for projects with defined watersheds greater than 2465 sq-ft upon area. Control the entire volume for the 1 year, 24-hour storm. Runoff volume drawdown time shall be a minimum of 24 hours, but not more than 120 hours.
 - The petitioner acknowledges that other standard development requirements imposed by other city ordinances, standards, policies, and appropriate design manuals will exist. These criteria (for example, those that require buffers, regulate streets, sidewalks, trees, storm water, and site developments, etc.) will apply to the development site. This includes chapters 4, 11, 12, 13, 14, 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 evidence at the time of formal engineering plan review submission, the stricter condition or existing requirements shall apply.
 - Throughout this rezoning petition, the terms "Owner", "Owner's", "Petitioner's" shall with respect to the site, be deemed to include the firm, services, personal representatives, successors in interest, and assigns of the owner or owners of the site who may be involved shall apply.
 - There will be under ground storm water detention system in place.

1 SITE PLAN



3 ENLARGED BLDG. ELEVATION

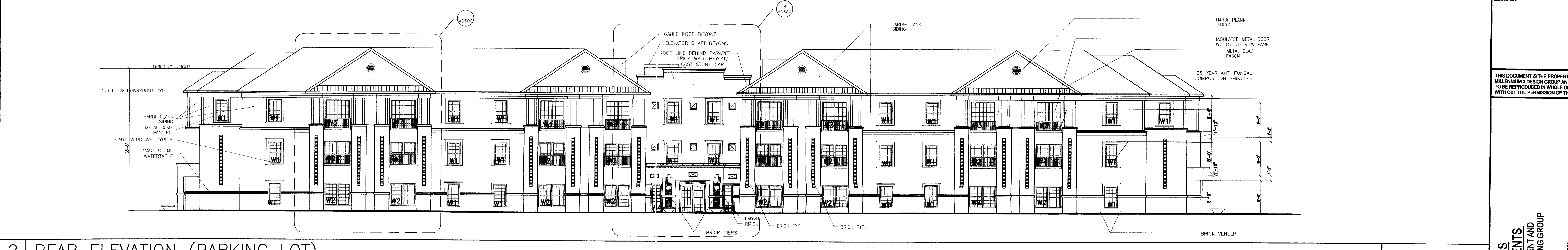
SCALE: 3/16"=1'-0"

4 ENLARGED BLDG. ELEVATION

SCALE: 3/16"=1'-0"

5 ENLARGED BLDG. ELEVATION (AVANT STREET)

SCALE: 3/16"=1'-0"



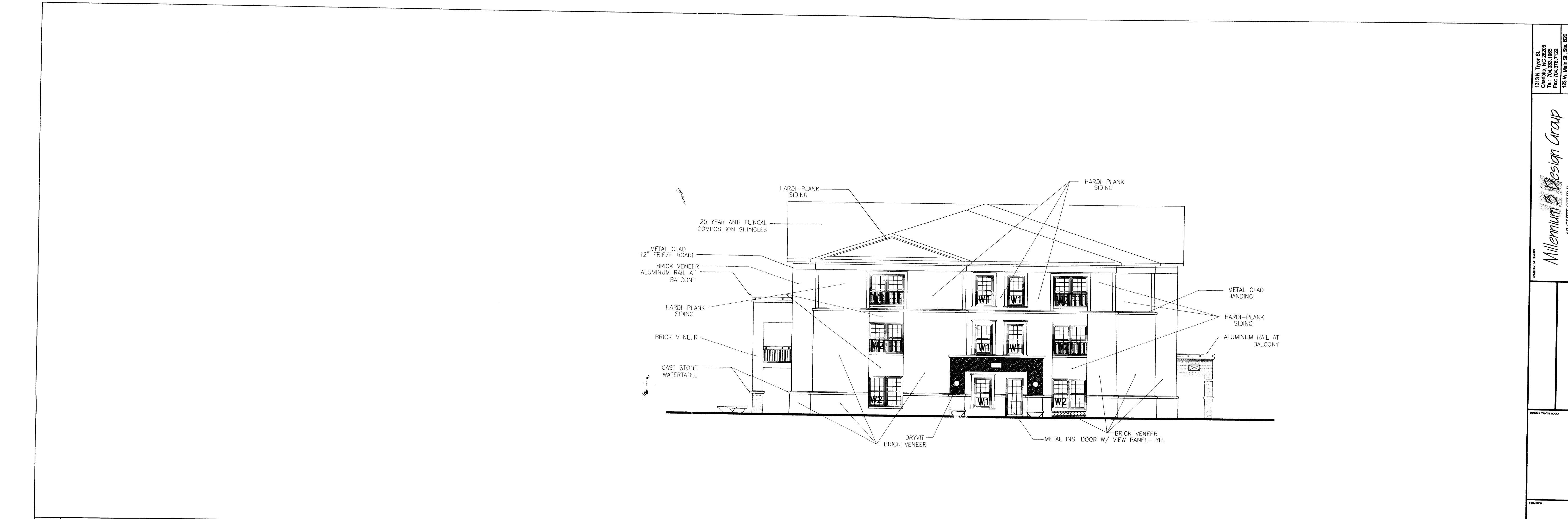
2 REAR ELEVATION (PARKING LOT)

SCALE: 3/32"=1'-0"



1 FRONT ELEVATION (AVANT STREET)

SCALE: 3/32"=1'-0"



2 LEFT SIDE ELEVATION (BAXTER STREET)

SCALE: 1/8"=1'-0"



1 RIGHT SIDE ELEVATION (MAIN STREET)

SCALE: 1/8"=1'-0"