

DEVELOPMENT NOTES:

- Development of the site will be controlled by the standards depicted on this site plan and by the standards of the Charlotte Zoning Ordinance. The development depicted on this plan is intended to reflect the arrangement of proposed uses on the site, 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.
- Lighting will comply with existing lighting code. Wall packs will not be permitted.
- Signage will be permitted in accordance with applicable Zoning standards.
- There are no S.W.I.M. buffers on site.
- Any jurisdictional wetlands or streams, if present, need to be protected or proper environmental permits obtained prior to their disturbance. The following agencies shall be contacted prior to construction regarding wetland and water quality permits if applicable:
Section 401 Permit NCDEHNR - Raleigh Office (919)733-1786
Section 404 Permit US Army Corps of Engineers (704)271-4854
- 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.
- New impervious area will be less than or equal to 20,000 sf.
- Planters will be placed as depicted on the plan to prevent vehicle maneuvering/circulation in front of the building. The planters will be anchored in such a way to prevent them from being moved.
- The petitioner shall seek approval for an alternate buffer or a variance for the proposed 16' buffer shown.
- Proposed 6' sidewalk along Albemarle Road to be installed by the petitioner. This sidewalk may meander to minimize grades. A sidewalk easement will be recorded from 2' outside the sidewalk to the Right-of-Way.
- Maintain existing trees in the required buffer areas.

25' BUFFER (25% REDUCTION FOR FENCE OR BERM) SHALL BE PLANTED WITH 7 TREES AND 40 SHRUBS PER 100 FT. PER SECTION 12.302

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.

Storm Water Quality Treatment - Source: BMP recommendation taken from "Post-Construction Ordinance Stakeholders' Group Final Report"

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 entire post-development runoff volume for the runoff generated from the first 1-inch of rainfall. BMPs must be designed and constructed in accordance with the N.C. Department of Environment and Natural Resources (NCDENR) Best Management Practices Manual, April 1999, Section 4.0 (Design Standards shall be met according to the City of Charlotte Best Management Practices Manual, when available). Use of Low Impact Development (LID) techniques is optional.

Volume and Peak Control - Source: Volume Control and Peak Control Downstream Analysis taken from "Post-Construction Ordinance Stakeholders' Group Final Report".

For projects with defined watersheds greater than 24% built-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.

For residential projects with greater than 24% BUA, control the peak to match the predevelopment runoff rates for the 10-year and 25-year, 6-hour storms, or perform a downstream analysis to determine whether peak control is needed, and if so, for what level of storm frequency. "Residential" shall be defined as "A development containing dwelling units with open yards on at least two sides where land is sold with each dwelling unit."

For commercial projects with greater than 24% BUA, control the peak to match the predevelopment runoff rates for the 10-yr, 6-hr storm and perform a downstream flood analysis to determine whether additional peak control is needed and if so, for what level of storm frequency, or if a downstream analysis is not performed, control the peak for the 10-yr and 25-yr, 6-hour storms.

For commercial projects with less than or equal to 24% BUA, but greater than one acre of disturbed area, control the peak to match the predevelopment runoff rates for the 2 and 10-yr, 6-hr storm.

Additional Notes:

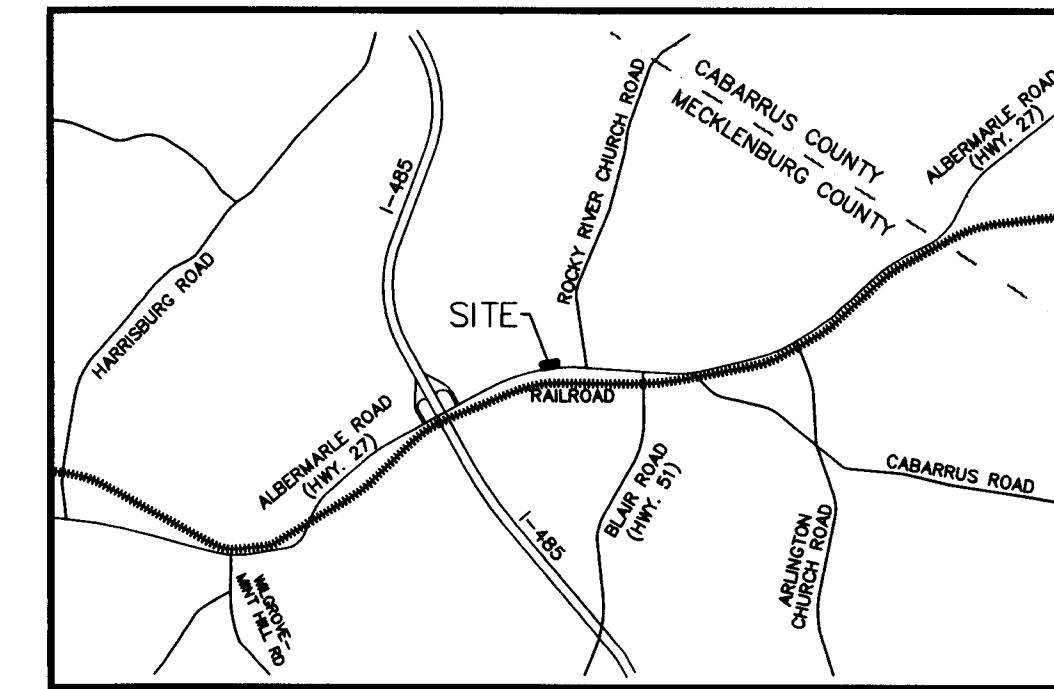
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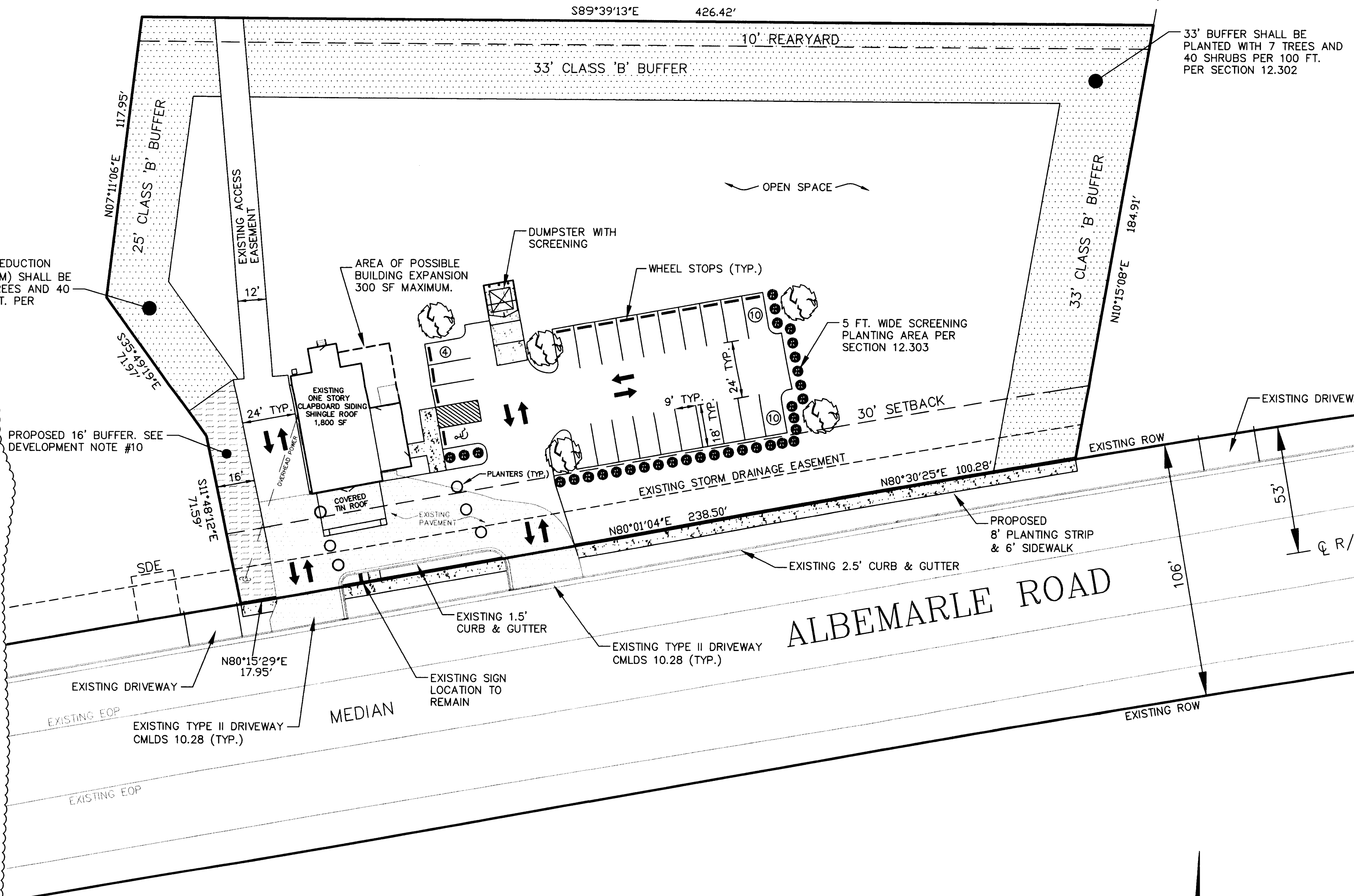
PROJECT INFORMATION

TOTAL SITE AREA - 1.98 ACRES
EXISTING ZONING - R-3
PROPOSED ZONING - B1(CD)
OPEN SPACE - 1.25 ACRES (63%)
PROPOSED USE - RESTAURANT/OFFICE/RETAIL (1800 SF)
PARKING - 24 SPACES REQUIRED
24 SPACES PROVIDED
TAX PARCEL #111-221-02, 111-221-08

NOW OR FORMERLY
MARGARET SUE LEMMOND HELMS
DB: 4819-001
PARCEL ID#: 111-221-08
ZONED: R3



NOW OR FORMERLY
HENRY O RHODES
& MARY L RHODES
DB: 2577-184
PARCEL ID#: 111-221-03
ZONED: R12-MF



NOW OR FORMERLY
WOODROW M ALLEN FAMILY
PROPERTIES LLC
DB: 11797-421
PARCEL ID#: 137-152-04
ZONED: R (MINT HILL)

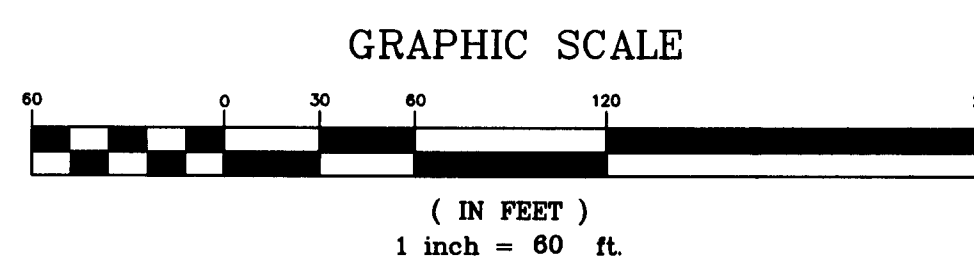
APPROVED BY
CITY COUNCIL
NOV 19 2007

NO.	DATE	DESCRIPTION	BY
3	11/19/07	ADDED STORMWATER NOTES PER CMSWS	MRV
2	11/16/07	REVISED NOTE #8 PER CDDT	MRV
1	10/23/07	PER CITY OF CHARLOTTE COMMENTS	MRV

SCHEMATIC SITE PLAN

HELMS PROPERTY
CITY OF CHARLOTTE, MECKLENBURG COUNTY, NC
FOR: JERRY N. HELMS
DATED: 10/01/07
SCALE: 1" = 30'

FOR PUBLIC HEARING
REZONING PETITION #2007-133



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