

Docket #16.1, 16.2, 16.3

Case No. CD-CPC-2021-00068

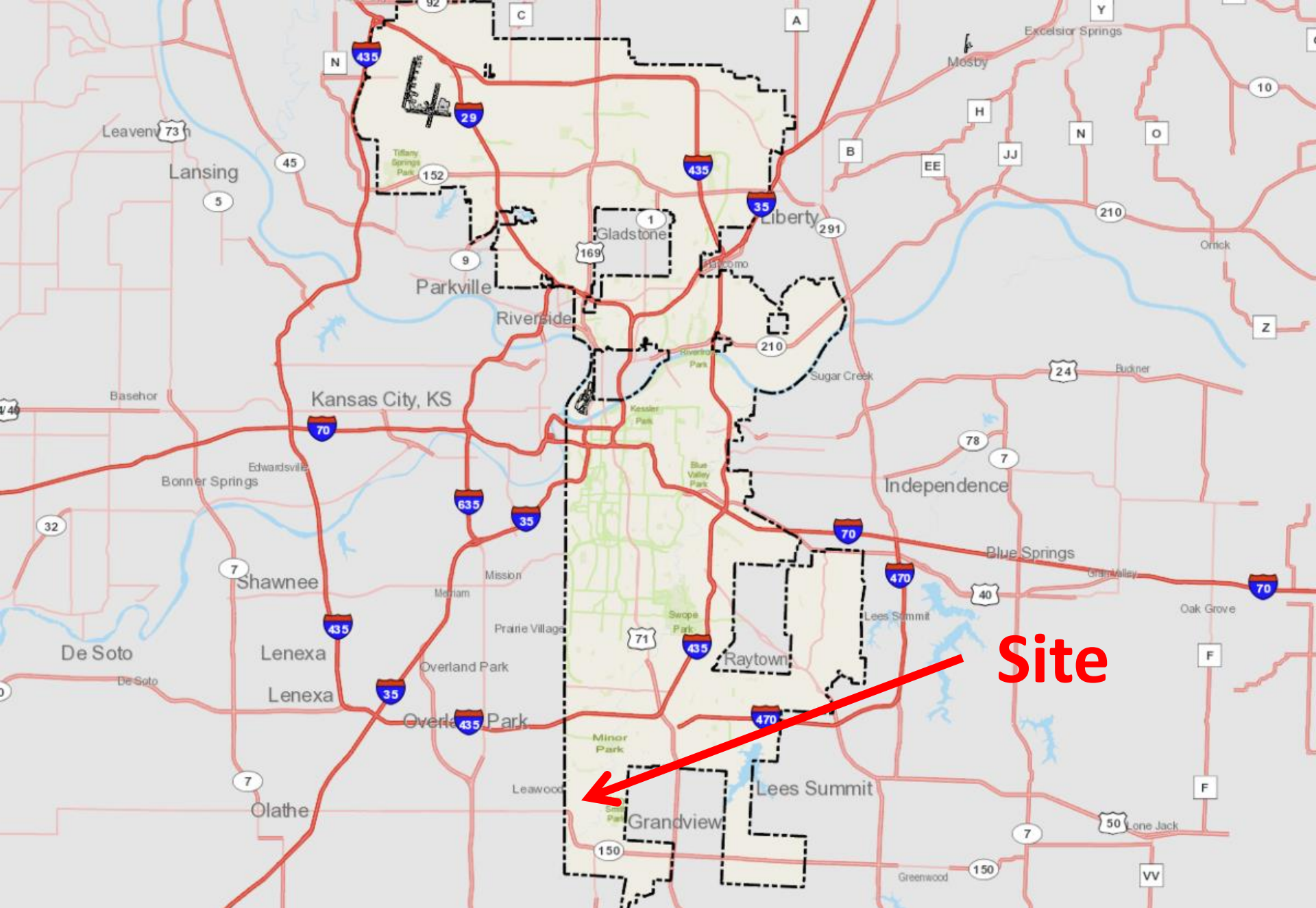
Case No. CD-CPC-2021-00070

Case No. CD-SUP-2021-00022

**Sana Lake Recovery Center – Rezoning without Plan, Area Plan
Amendment & Special Use Permit**

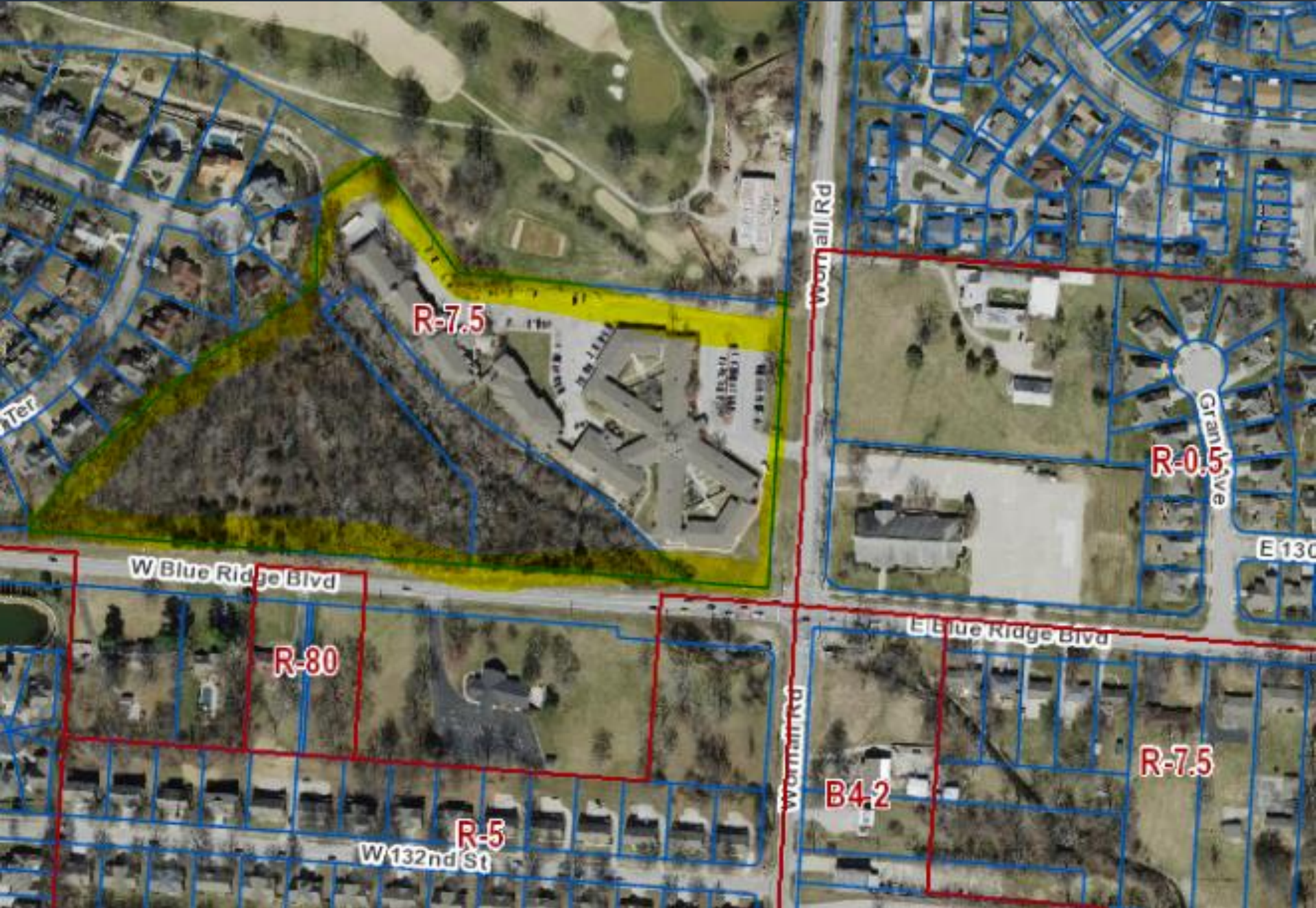


Case No. CD-CPC-2021-00068, 00070; CD-SUP-2021-00022



Site







View looking north from the intersection



Case No. CD-CPC-2021-00068, 00070; CD-SUP-2021-00022



View looking east from W. Blue Ridge Blvd.



Case No. CD-CPC-2021-00068, 00070; CD-SUP-2021-00022

CONSTRUCTION NOTES:
SCOPE OF DEMOLITION IS NOT LIMITED EXCLUSIVELY TO THE WORK INDICATED ON THE DEMOLITION PLAN. THE CONSTRUCTION DOCUMENTS ARE PROVIDED AS A GENERAL GUIDE FOR DEMOLITION. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ADDITIONAL DEMOLITION ITEMS MAY BE REQUIRED FOR PROPER INSTALLATION OF UTILITIES. SEE ALL CONSTRUCTION DOCUMENTS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.

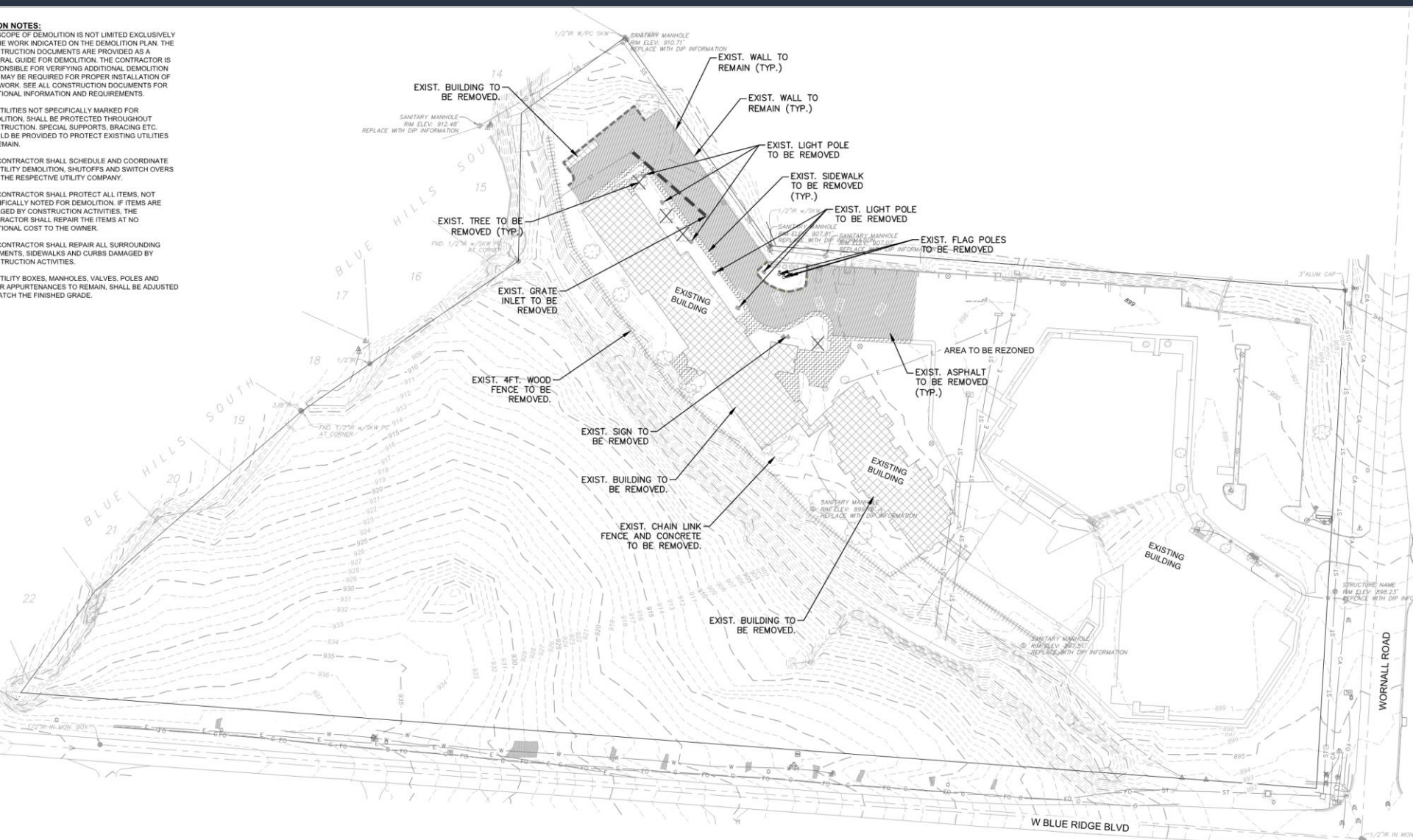
UTILITIES NOT SPECIFICALLY MARKED FOR PROTECTION SHALL BE PROTECTED THROUGHOUT CONSTRUCTION. SPECIAL SUPPORTS, BRACING ETC. SHALL BE PROVIDED TO PROTECT EXISTING UTILITIES REMAIN.

CONTRACTOR SHALL SCHEDULE AND COORDINATE ALL UTILITY DEMOLITION, SHUTOFFS AND SWITCH OVERS WITH THE RESPECTIVE UTILITY COMPANY.

CONTRACTOR SHALL PROTECT ALL ITEMS, NOT SPECIFICALLY NOTED FOR DEMOLITION, IF ITEMS ARE DAMAGED BY CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL REPAIR THE ITEMS AT NO ADDITIONAL COST TO THE OWNER.

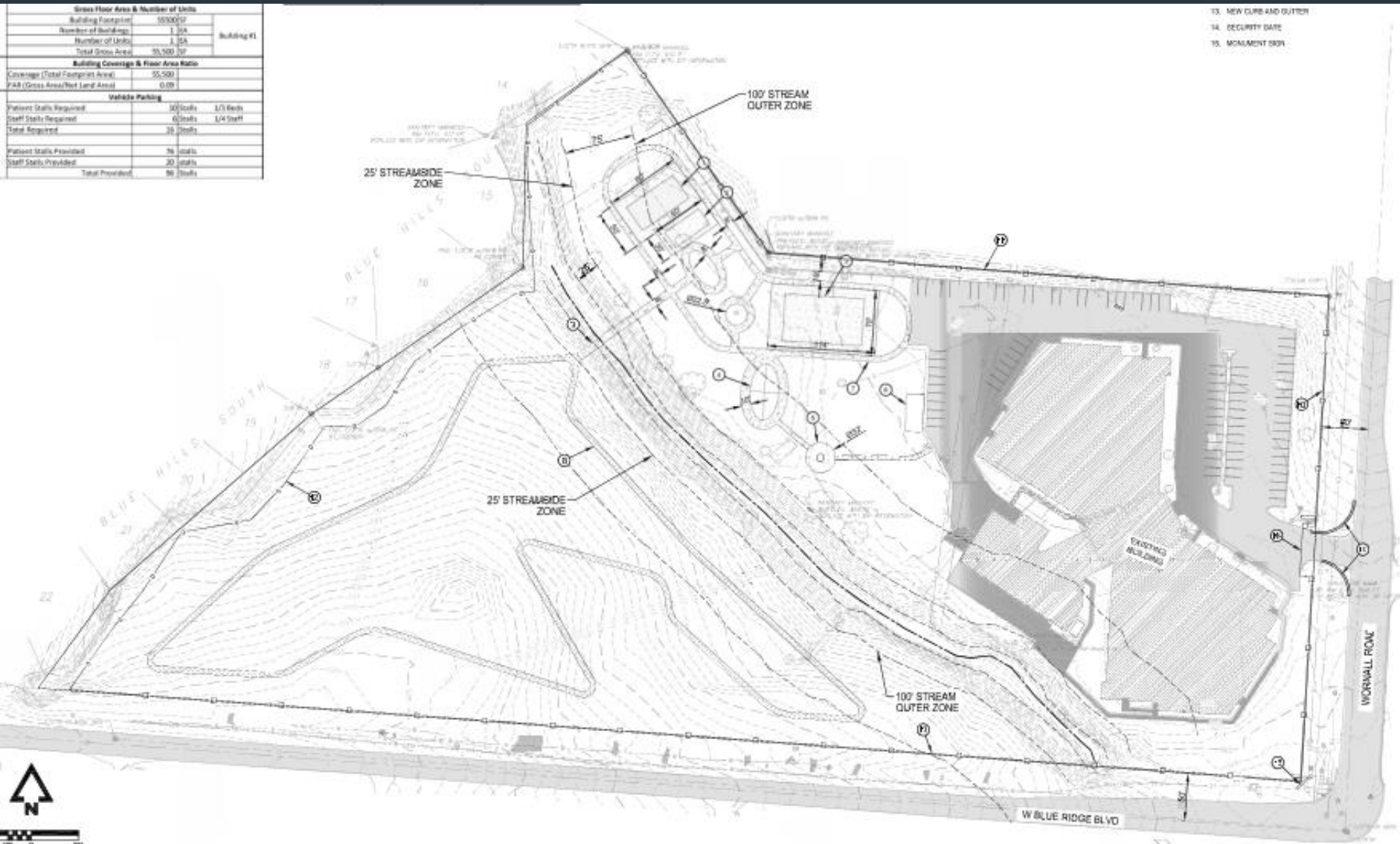
CONTRACTOR SHALL REPAIR ALL SURROUNDING DRIVEWAYS, SIDEWALKS AND CURBS DAMAGED BY CONSTRUCTION ACTIVITIES.

UTILITY BOXES, MANHOLES, VALVES, POLES AND OTHER APPURTENANCES TO REMAIN, SHALL BE ADJUSTED TO MATCH THE FINISHED GRADE.



Gross Floor Area & Number of Units	
Building Footprint	55,000 SF
Number of Buildings	1 BA
Number of Units	1 BA
Total Gross Area	30,500 SF
Building Coverage & Floor Area Ratio	
Coverage (Total Footprint) Area	55,500
FAR (Gross Area/Net Land Area)	0.09
Vehicle Parking	
Patient Staffs Required	30 Staffs 1/3 Beds
Staff Staffs Required	60 Staffs 1/4 Staff
Total Required	36 Staffs
Patient Staffs Provided	76 Staffs
Staff Staffs Provided	30 Staffs
Total Provided	96 Staffs

- 13. NEW CURB AND GUTTER
- 14. SECURITY DATE
- 15. MONUMENT SIGN



STREAM BUFFER - SOUTH TABLE

STREAM BUFFER AREA:	154,230.54 SF
MAXIMUM IMPACT AREA (40%):	61,692.21 SF
ACTUAL IMPACT AREA:	0 SF (0%)

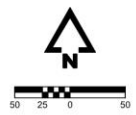
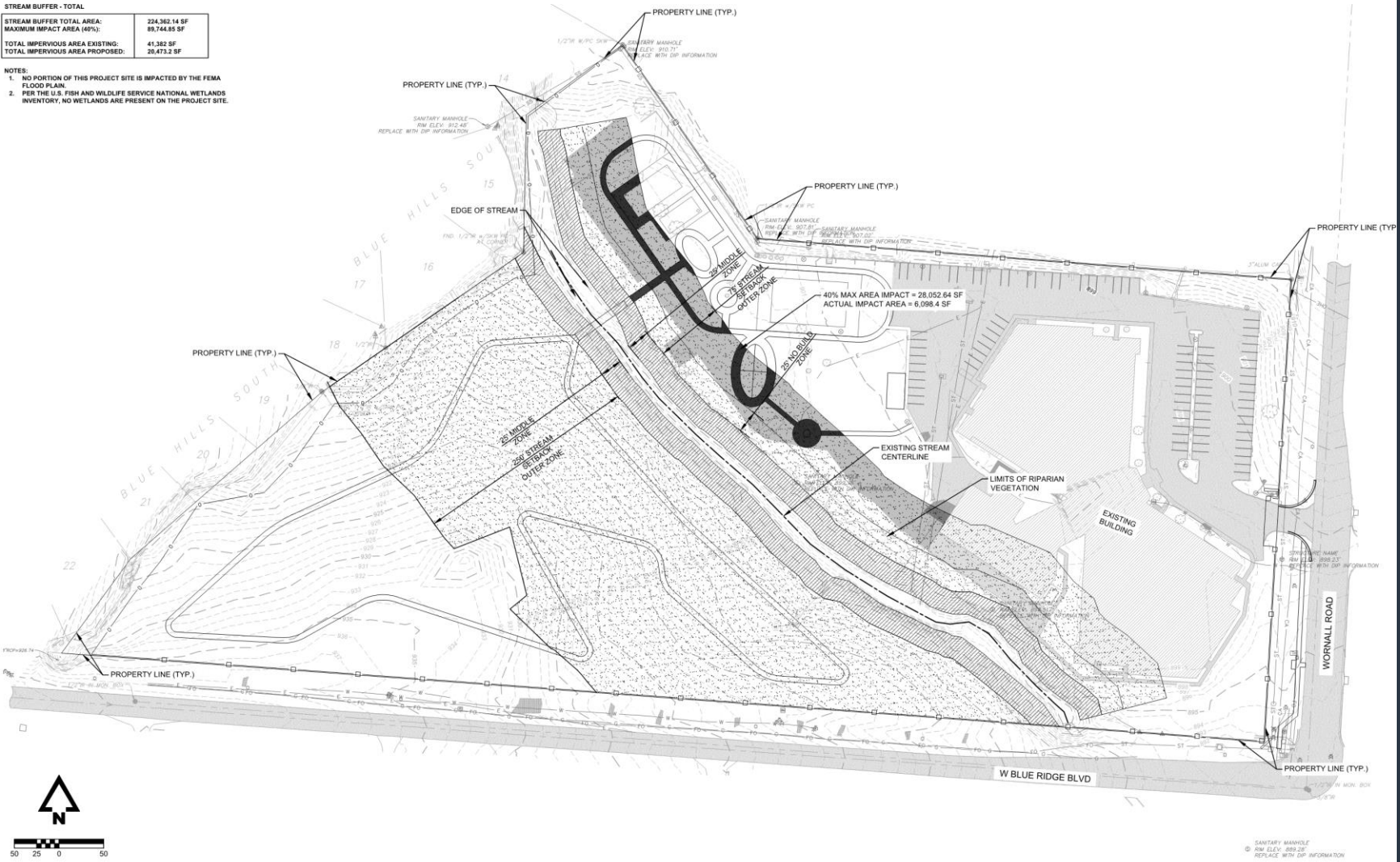
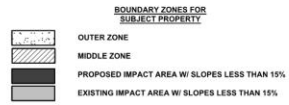
STREAM BUFFER - NORTH TABLE

STREAM BUFFER AREA:	70,131.6 SF
MAXIMUM IMPACT AREA (40%):	28,052.64 SF
IMPACTED AREA IN UNDISTURBED AREA EXISTING:	14,374.8 SF (20.4%)
IMPACTED AREA IN UNDISTURBED AREA PROPOSED:	14,374.8 SF (20.4%)
IMPACTED AREA IN DISTURBED AREA EXISTING:	27,007.2 SF (38.5%)
IMPACTED AREA IN DISTURBED AREA PROPOSED:	6,098.4 SF (8.7%)

STREAM BUFFER - TOTAL

STREAM BUFFER TOTAL AREA:	224,362.14 SF
MAXIMUM IMPACT AREA (40%):	89,744.85 SF
TOTAL IMPERVIOUS AREA EXISTING:	41,382 SF
TOTAL IMPERVIOUS AREA PROPOSED:	20,473.2 SF

- NOTES:**
- NO PORTION OF THIS PROJECT SITE IS IMPACTED BY THE FEMA FLOOD PLAIN.
 - PER THE U.S. FISH AND WILDLIFE SERVICE NATIONAL WETLANDS INVENTORY, NO WETLANDS ARE PRESENT ON THE PROJECT SITE.



PLOT DATE: 6/27/2021 1:02 PM
 LAYOUT: STREAM
 BY: ABBOWEN

SANITARY MANHOLE
 R/W ELEV. 889.28'
 REPLACE WITH DWP INFORMATION

Staff Recommendations:

Approval without conditions for the rezoning without plan and the area plan amendment applications

