

STORM WATER NOTES

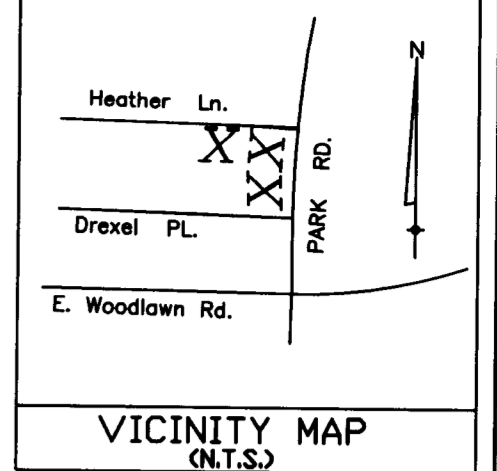
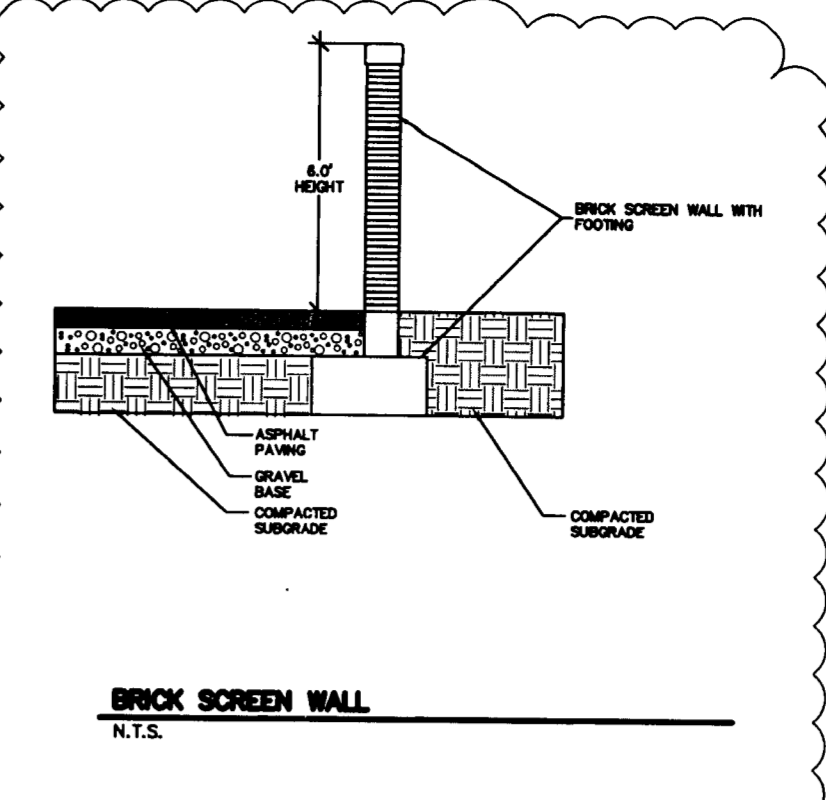
1. THE PETITIONER SHALL TIE-IN TO THE EXISTING STORM WATER SYSTEM. THE PETITIONER SHALL HAVE THE RECEIVING DRAINAGE SYSTEM ANALYZED TO ENSURE THAT IT WILL NOT BE TAKEN OUT OF STANDARD DUE TO THE DEVELOPMENT. IF IT IS FOUND THAT DEVELOPMENT WILL CAUSE THE STORM DRAINAGE SYSTEM TO BE TAKEN OUT OF STANDARD, THE PETITIONER SHALL PROVIDE ALTERNATE METHODS TO PREVENT THIS FROM OCCURRING.
2. FOR PROJECTS WITH DEFINED WATERSHEDS GREATER THAN 24% BUILT-UPON AREA, CONSTRUCT WATER QUALITY BEST MANAGEMENT PRACTICES (BMP) 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 MECKLENBURG COUNTY BMP DESIGN MANUAL, JULY 2007 OR NORTH CAROLINA DIVISION OF WATER QUALITY STORMWATER BEST MANAGEMENT PRACTICES MANUAL, JULY 2007. (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.
3. 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.
4. THERE ARE NO S.W.I.M. BUFFER STREAMS ASSOCIATED WITH THIS PROPERTY.
5. 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-HR STORMS.
6. 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 STORMS.
7. LOCATION, SIZE AND TYPE OF ANY STORMWATER MANAGEMENT SYSTEMS DEPICTED ON REZONING SITE PLAN IS SUBJECT TO REVIEW AND APPROVAL WITH FULL DEVELOPMENT PLAN SUBMITTAL AND IS NOT IMPLICITLY APPROVED WITH THIS REZONING. ADJUSTMENTS MAY BE NECESSARY IN ORDER TO ACCOMMODATE ACTUAL STORMWATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.
8. THE FOLLOWING AGENCIES MUST BE CONTACTED PRIOR TO CONSTRUCTION REGARDING WETLAND AND WATER QUALITY PERMITS:
SECTION 401 PERMIT NCDENR - RALEIGH OFFICE (919) 733-1786
SECTION 404 PERMIT US ARMY CORPS OF ENGINEERS (704) 271-4854

Doc ID: 149-203-57
D.B. 5940-210
Lot 11
MB 7 PG. 25
13,750 s.f. (0.3157 ac)

TREE SAVE AREA:
3 EXISTING TREES TO
BE SAVED FOR TREE SAVE
REQUIREMENTS

**RAXMON N. BURGESS
& DORIS B. BURGESS**
D.B. 3923-478
LOT F
MB 6 PG. 463

Doc ID: 149-203-52
D.B. 5940-201
LOT E (MB 6-463)
9,290 s.f. (0.2133 ac)



DEVELOPMENT SUMMARY:

- 177 ACRES TOTAL = 77,018 SF
- EXISTING ZONING R-4 AND O-2
- PROPOSED ZONING MUDD (C0)
- PROPOSED LAND USE: MIXED-USE TO INCLUDE RETAIL, GENERAL AND MEDICAL OFFICES, RESTAURANTS, AND OUTDOOR DINING
- MAXIMUM BUILDING AREA NOT TO EXCEED 38,000 SF (INCLUDES THE AREA LABELED "POTENTIAL BUILDING FOOTPRINT")
- TOTAL PARKING SPACES: 116 SPACES (WITH 25% COMPACT)
- ± 1,550 SF TREE SAVE AREA PROVIDED WITH FOUR TREES TO BE SAVED
- NATURAL AREA CALCULATIONS (INCLUDES ALL PLANTING AND TREE SAVE AREAS): 12,148 SF/ 16% OF TOTAL SITE

GENERAL NOTES

1. DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE PROVISIONS OF THE CHARLOTTE ZONING ORDINANCE AND THE PROVISIONS OF THIS SITE PLAN, AS WELL AS OTHER APPLICABLE CODES AND ORDINANCES. THE BUILDINGS, PARKING, AND LANDSCAPING CONFIGURATION SHOWN ON THE SITE PLAN REPRESENTS A FIRM PLAN FOR THE DEVELOPMENT OF THE SITE, BUT MAY BE ALTERED OR MODIFIED DURING THE DESIGN AND DEVELOPMENT OF THE SITE WITHIN THE MAXIMUM BUILDING AND PARKING ENVELOPES INDICATED.
2. SCREENING WILL CONFORM TO THE PROVISIONS OF SECTION 12.303, LANDSCAPED AREAS WITHIN THE SITE WILL BE IMPROVED AS PART OF THE OVERALL SITE DEVELOPMENT. ALL GARBAGE/TRASH DISPOSAL AREAS, DUMPSTERS, ETC., WILL BE SCREENED WITH A SOLID ENCLOSURE AND GATES.
3. ANY DETACHED LIGHTING ON THE SITE WILL NOT EXCEED 15' IN HEIGHT AND WILL BE AIMED INTO THE SITE, AWAY FROM ADJOINING PROPERTIES AND PUBLIC STREETS. LIGHTING TO BE 80' ON CENTER SHOE BOX DOWNCAST LIGHTING.
4. SIGNAGE ON THE SITE WILL BE PERMITTED IN ACCORDANCE WITH APPLICABLE ORDINANCE PROVISIONS.
5. NO "WAL-PAK" LIGHTING ALLOWED ON BUILDINGS. ALL LIGHTING LEVELS SHALL BE FULLY SHIELDED WITH FULL CUT-OFF FIXTURES.
6. MAXIMUM BUILDING HEIGHT SHALL NOT EXCEED 40 FEET.
7. AN EASEMENT WILL BE PROVIDED FOR ANY SIDEWALK OR STREET TREES LOCATED OUTSIDE THE PUBLIC RIGHT-OF-WAY OF PARK ROAD, HEATHER LANE, AND DREXEL PLACE.
8. THE PETITIONER RESERVES THE RIGHT TO INCLUDE "POTENTIAL BUILDING FOOTPRINT" AS BUILDING FOOTPRINT PENDING FINAL ARCHITECTURAL DESIGN.
9. RESTAURANT USES WILL BE LIMITED TO THE GROUND FLOOR ONLY AND WILL OCCUPY LESS THAN 5,000 SF OF LEASABLE SQUARE FEET. DRIVE THROUGH WINDOWS WILL NOT BE PERMITTED. RETAIL USE WILL BE ALLOWED ON THE GROUND FLOOR AND THE SECOND FLOOR.
10. THE OUTDOOR DINING FLOOR AREA WILL NOT COUNT AGAINST THE MAXIMUM BUILDING SQUARE FOOTAGE BUT WILL GENERATE A PARKING REQUIREMENT FOR A RESTAURANT USE.
11. THE SIDEWALK BETWEEN THE PARKING LOT AND THE BUILDINGS SHALL BE A MINIMUM OF SEVEN (7) FEET IN WIDTH OR WHEEL STOPS MUST BE INSTALLED TO PREVENT BUMPER OVERHANG.
12. ALL EXISTING DRIVEWAYS SHALL BE CLOSED USING A 2.5' STANDARD CURB AND GUTTER AND SIDEWALK. ALL NEW DRIVEWAYS SHALL BE TYPE II MODIFIED.
13. SINCE THE TENANT MIX IS UNKNOWN, PARKING WILL BE USED TO ALLOCATE THE SQUARE FOOTAGES OF THE VARIOUS USES. THE FOLLOWING PARKING RATIOS WILL BE ADHERED TO:
 - RETAIL - 1:300 SF OF GROSS FLOOR AREA
 - RESTAURANT (INCLUDING OUTDOOR DINING AREA) - 1:125 SF OF GROSS FLOOR AREA
 - MEDICAL OFFICE - 1:300 SF OF GROSS FLOOR AREA
 - GENERAL OFFICE - 1:400 SF OF GROSS FLOOR AREA
14. REMOVED.
15. NEW UTILITY STRUCTURES SHALL NOT BE PLACED BETWEEN THE BUILDING AND PARK ROAD.
16. CLEAR GLASS SHALL BE REQUIRED ON ALL GROUND FLOOR WINDOWS, AND TENANT SPACES SHALL HAVE DOORS OPENING FROM THE PARK ROAD SIDE OF THE BUILDING AND FROM THE COURTYARD BETWEEN THE BUILDINGS. EXCEPT FOR EMERGENCY EGRESS, THESE DOORS SHALL NOT SWING ONTO THE SIDEWALK SPACE.
17. THE PETITIONER HAS AGREED TO DEDICATE FIVE (5) FEET OF ADDITIONAL RIGHT-OF-WAY TO THE CITY OF CHARLOTTE ON THE SOUTH SIDE OF HEATHER LANE (FOR A TOTAL OF 55' ROW) WHICH WILL PROVIDE THE FLEXIBILITY TO IMPLEMENT, IF NECESSARY, A FUTURE THREE (3) LANE APPROACH FOR HEATHER LANE TO TENTATIVELY INCLUDE: A 14' ENTRANCE LANE, A 10' LEFT-TURN LANE AND A 11' RIGHT-TURN CONSTRUCTED BY THE CITY OF CHARLOTTE. NO PHYSICAL IMPROVEMENTS TO THE EXISTING CURBLINE OF HEATHER LANE WILL BE CONSTRUCTED AS PART OF THIS SUBJECT REZONING PETITION.
18. THE PETITIONER HAS AGREED TO CREATE A TOTAL OF 20 FEET OF SEPARATION BETWEEN THE EXISTING SOUTH SIDE BACK OF CURB OF HEATHER LANE AND THE FACE OF THE PROPOSED BUILDING.
19. BOTH PROPOSED DRIVEWAY CONNECTIONS TO DREXEL PLACE AND HEATHER LANE SHALL REMAIN OPEN AT ALL TIMES (24X7) FOR CROSS ACCESS BETWEEN HEATHER LANE AND DREXEL PLACE.
20. NO RESTAURANT USE MAY OPERATE LATER THAN 11:00PM ANY NIGHT AND ALCOHOL SALES MAY NOT EXCEED 35% OF THE GROSS RECEIPTS FOR EACH RESTAURANT USE.
21. THIS PROJECT WILL BE SUBJECT TO THE REGULATIONS OF THE CITY OF CHARLOTTE NOISE ORDINANCE.

NO.	DATE	DESCRIPTION
1	01/11/08	REVISED FOR PUBLIC HEARING
2	02/22/08	REVISED PER PRE-HEARING STAFF ANALYSIS AND PUBLIC HEARING COMMENTS
3	03/03/08	REVISED PER CDD AND CMFC STAFFS AND ASHBROOK HOA

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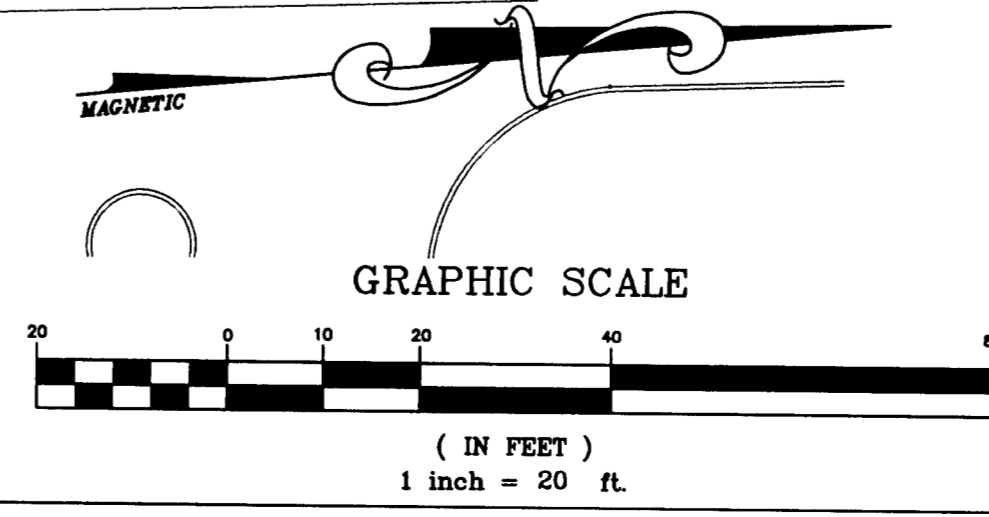
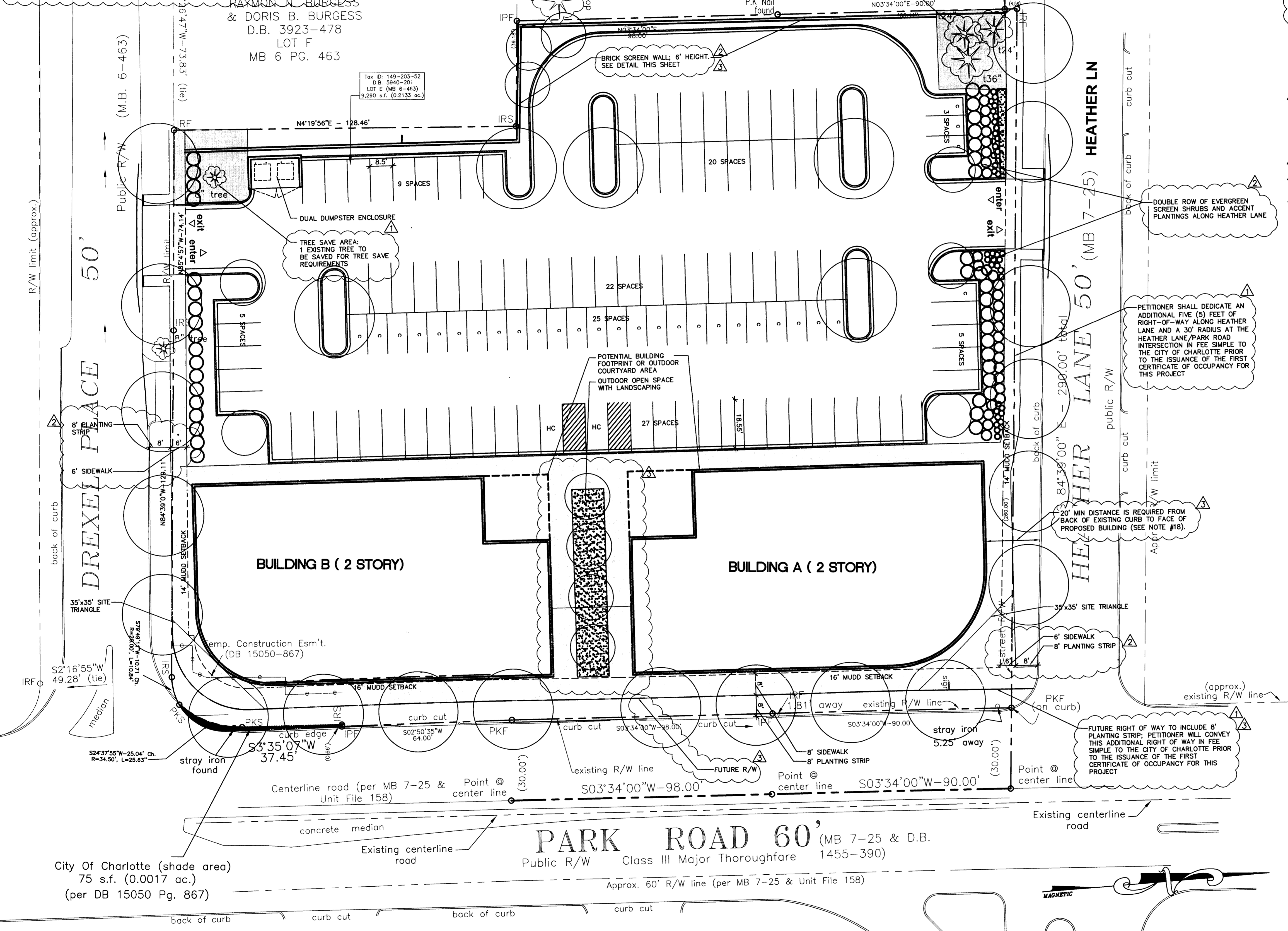
APPROVED BY
CITY COUNCIL
MAR 17 2008

**PARK ROAD/
HEATHER LANE
REZONING**
CHARLOTTE, NORTH CAROLINA

ILLUSTRATIVE
SITE PLAN

1/11/08 REVISED FOR PUBLIC HEARING; PETITION NO. 2008-33

DATE:	11-14-07
SCALE:	HORIZ : 1" = 20'
JOB NO.	X7072
SHEET:	1 OF 1



City of Charlotte (shade area)
75 s.f. (0.0017 ac.)
(per DB 15050 Pg. 867)

PARK ROAD 60' (MB 7-25 & D.B.)
Public R/W Class III Major Thoroughfare 1455-390

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