

SITE PLAN SUMMARY AND REQUIREMENTS.

1. THE EXISTING PARCEL I. D. IS 10910205 AND THE ZONING IS R-3
2. REQUEST FOR THE PARCEL I. D. USUOUS ZONING BE CHANGE TO B-1 CD.
3. PROPOSED BUILDING USES A MEDICAL OFFICE AND RETAIL PHARMACY WITH A WALK IN AND DRIVE THRU PHARMACY.
4. THE PROPOSED BUILDING IS A TWO STORY BUILDING EACH FLOOR NOT TO EXCEED 14,400 SQUARE FEET PER FLOOR AND THE BUILDING HEIGHT IS NOT EXCEED 33 FEET. SEE SHEET A-3 FOR EXTERIOR ELEVATION. THE PHARMACY AREA = 4,000 SF AND THE CLINICS AREA = 24,800 SF.
5. THE SITE GROSS AREA EQUAL 84,881 SQUARE FEET. SEE ATTACHED SURVEY SHEET DATED 9-26-08. THE PROPOSED IMPERVIOUS AREA EQUAL 61,500 SQUARE FEET THE OPEN AREA EQUAL 23,381 SQUARE FEET, WHICH IS 27% OF THE GROSS. THE REQUIRED PERCENTAGE OF OPEN AREA IS 10% OF THE GROSS, WHICH EQUAL 8,488 SQUARE FEET.
6. THE REQUIRED PARKING SPACES EQUAL: SEE CMLDS 50.09A
PARKING SUMMARY CLDS 50.0A
PARKING SPACES REQUIRED FOR PHARMACY 4,000 SF / 250 SF = 16 EA
PARKING SPACES REQUIRED FOR CLINICS = 24,800 SF / 200 SF = 124 EA
TOTAL SPACES REQUIRED = 140 EA
REGULAR SPACES (R) PROVIDED = 100 EA
COMPACT SPACES (C) PROVIDED = 35 EA
HANDI CAP VAN ACCESSIBLE (H) PROVIDED = 1 EA
HANDI CAP SPACES (H) PROVIDED = 4 EA
TOTAL SPACES PROVIDED = 140 EA
BICYCLE PARKING CLDS 50.0B
TOTAL RACKS REQUIRED LONG TERM = 2 EACH PROVIDED = 2 EACH
SHORT TERM = 8 EACH PROVIDED = 8 EACH
ALUMINUM POST AND CANNOPY WITH FLAT ROOF AND GUIDES WITH SIZE OF 12' X 16' X 8'.
7. THE REZONING SITE PLAN DOES NOT CONSTITUTE APPROVAL FOR ANY STANDARD THAT DOES NOT MEET MINIMUM DRNANCE.

SYMBOLS AND LEGEND

1. 2" STANDARD CURB/GUTTER
2. THE DRIVE AND PARKING AREA PAVING EQUAL 6" STONE AGG. BASE AND 2" 1-2 BITUMINOUS PAVING.
3. LARGE MATURING TREE SELECTED FROM CHARLOTTE LAND DEVELOPMENT APPROVED SPECIES LIST.
4. SMALL MATURING TREE SELECTED FROM CHARLOTTE LAND DEVELOPMENT APPROVED SPECIES LIST.
5. 2'-6" HIGH 4" O. D. C. SHRUBBERY SCREENING SELECTED FROM CHARLOTTE LAND DEVELOPMENT APPROVED SPECIES LIST.
6. REFER TO CHARLOTTE LAND DEVELOPMENT STANDARD 40.01 FOR PLANTING DETAILS.
7. WOODEN AREA AND EXISTING CONTOUR ELEVATION ARE SHOWN ON SURVEY DATED 9-26-07. SEE ATTACHED.
8. PROPOSED PRELIMINARY FINISH SPOT ELEVATION ARE TOP OF CURB (TC) AND FINISH GRADE (FG).

CHARLOTTE TREE ORDINANCE CHAPTER 21

7. NOTE: ADJUST TREE PLANTING LOCATIONS TO AVOID UNDERGROUND UTILITIES -- PLANT 15'-20' OFF SEWER & STORM DRAINAGE LINES, 10'-15' OFF GAS, WATER, PHONE AND UNDERGROUND ELECTRICAL LINES.
8. MATURING TREES MUST BE A MINIMUM 25 TO 30 FEET FROM OVERHEAD DISTRIBUTION OR TRANSMISSION LINES IF TREES CONFLICT WITH POWER LINES OR SIGNS, CALL URBAN FORESTER TO RESOLVE BEFORE PLANTING.
ITEM 4 TREE # 2 IS ADJUSTED FOR THE 12" WATER LINE LOCATED BETWEEN EXISTING CURB/GUTTER AND PROPOSED 6" SIDE WALK.
9. PERIMETER TREE REQUIREMENTS
PERIMETER TREES ON ALBEMARLE ROAD, FRONTAGE MINUS THE ENTRANCE = 250'0" FOR SMALL MATURING TREES 240 FT. TO 270 FT. = 9 REQUIRED.
ITEM 4 TREE # 2 IS ADJUSTED FOR THE OVERHEAD POWER LINE.
10. INTERNAL TREE REQUIREMENTS
10% FOR NEW SITES.
ONE TREE PER 10,000 SQ FT OF IMPERVIOUS AREA, ALL PARKING SPACES WITHIN 60 FT OF A TREE. MINIMUM LANDSCAPE AREA IS 2% OF THE ENTIRE SITE.

PLANTING LIST				
NO.	TREES AND SHRUBS	BOTANICAL NAME	COMMON NAME	COMMENTS
1	ACER	Red Maple	2" CAL	As shown
2	KAWAZAN	CHERRY	2" CAL	As shown
3	TAXUS	CUSPIDATA	Japanese Yew	2'-8" 10" Min 2'-8" Y 2' WALK Not to exceed 5' O. C.

Contact the Utility Company to relocate any existing utility poles. All existing facilities which conflict with the improvements under the scope of this project must be relocated at the expense of the applicant.

All development creating a total of 20000 square feet of impervious area since September 1978 will require storm drainage detention.

Trees within the street right of way are protected by law. A permit is required from the City Arborist at (704-336-5753) prior to the removal of any right of way trees. All trees over 8" in diameter as measured 4.5 feet above ground and located within the setbacks are protected by law. Contact Land Development at (704-336-6692) for required permit.

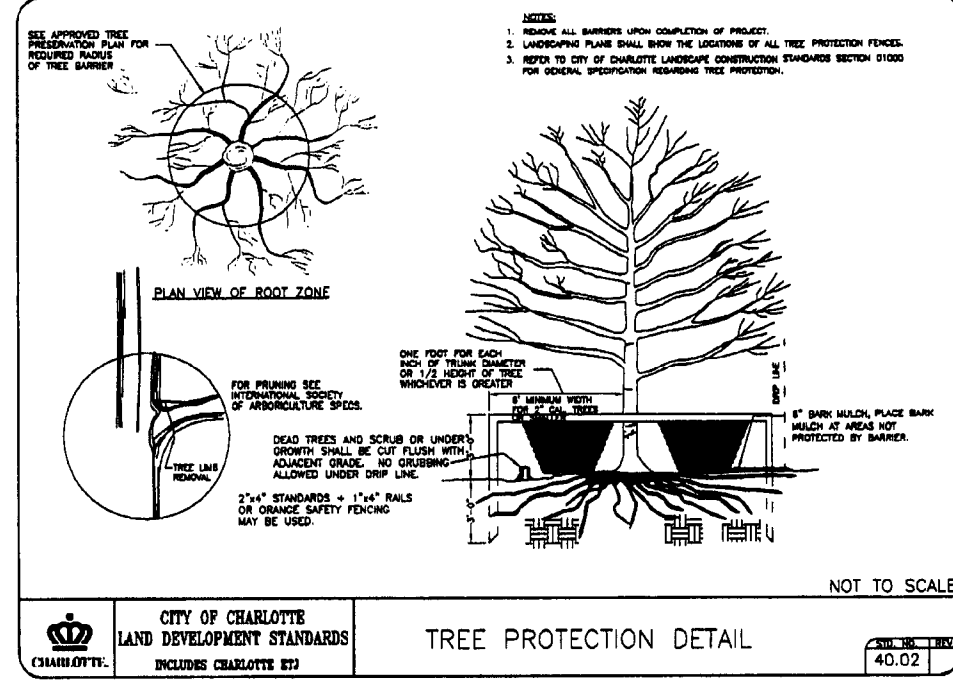
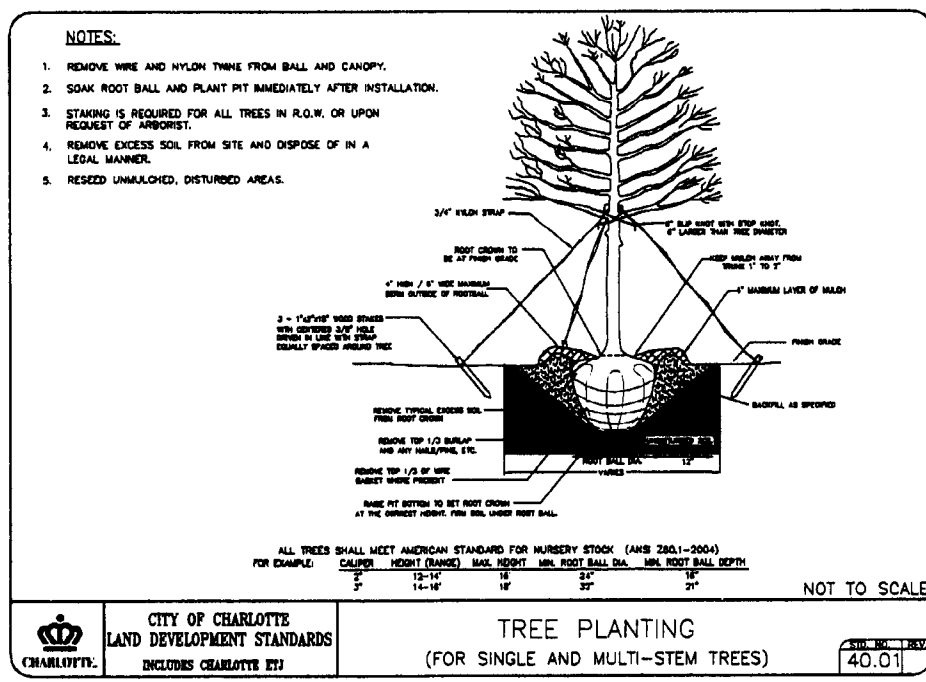
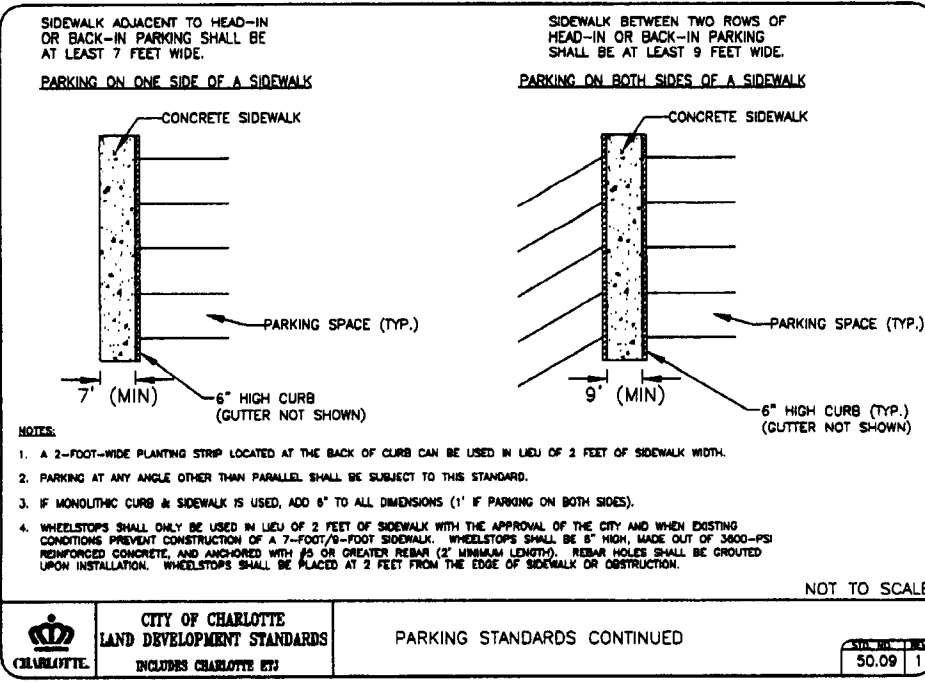
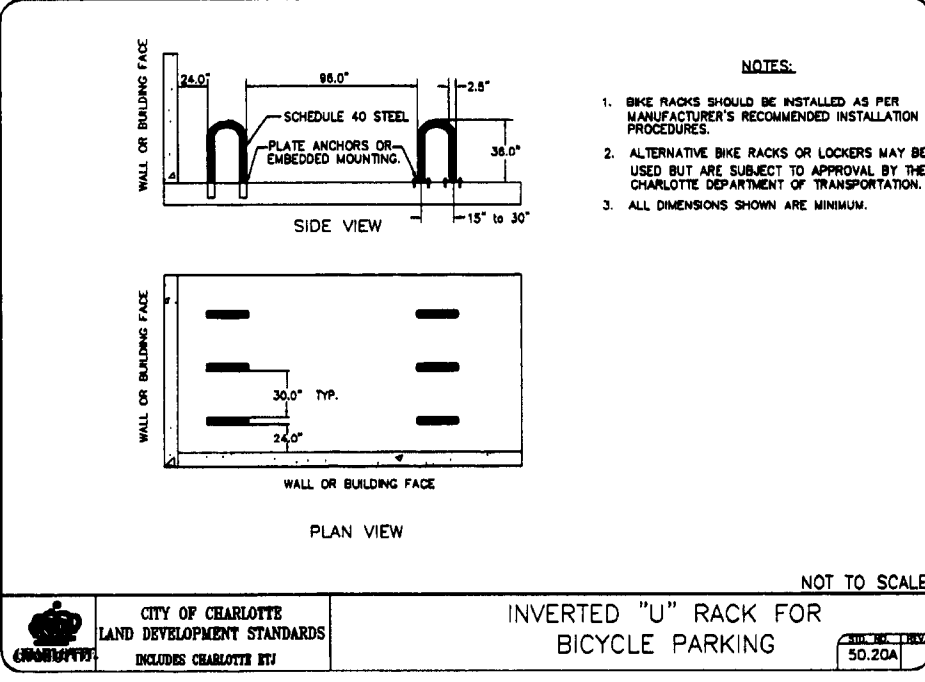
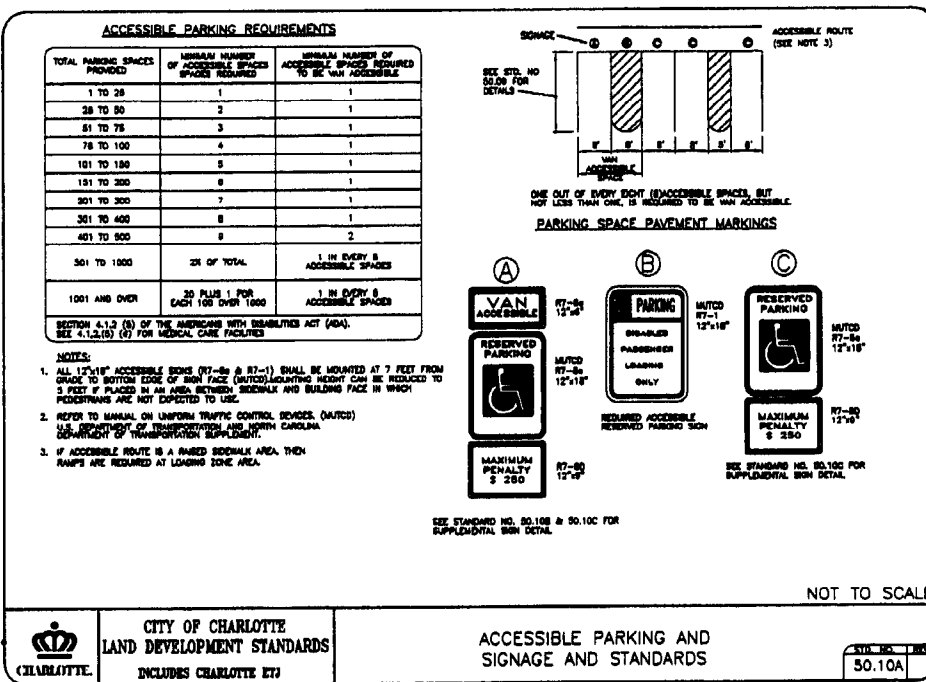
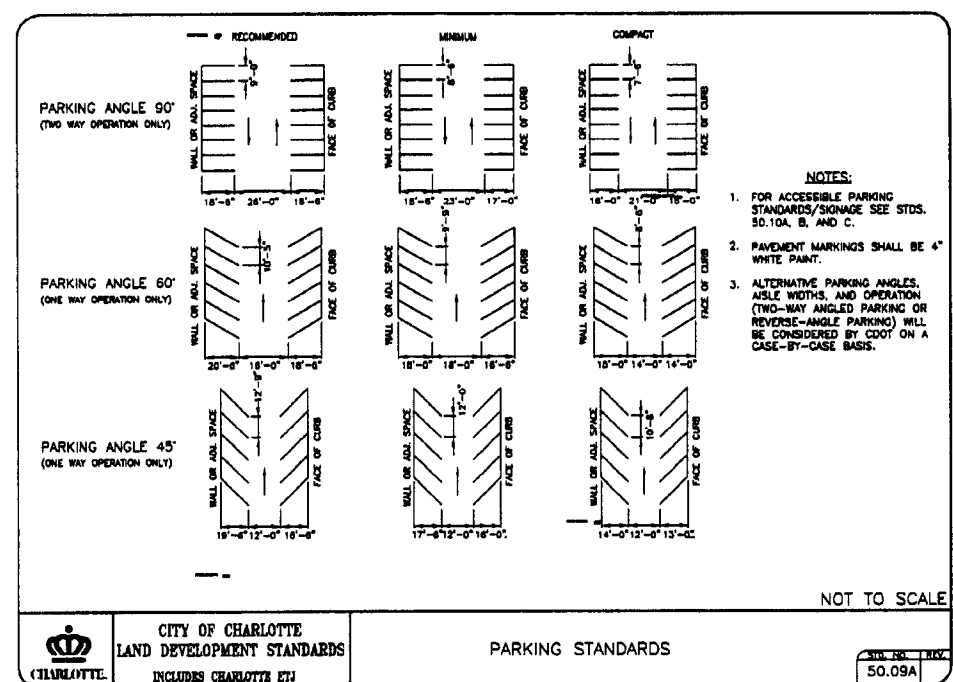
Before you dig STOP. Call the NC ONE CALL Center at 1-800-632-4949. IT'S THE LAW.

NOTES PER THE LAND USE AND ENVIRONMENTAL AGENCY:

1. AIR QUALITY LETTER REGARDING EXISTING STRUCTURE ASBESTOS SUBMITTED TO HCAO BEFORE MOVING OR DEMOLISHING THE EXIST STRUCTURE.
2. SOLID WASTE MANAGEMENT PLAN SUBMITTED MCSW BEFORE ANY DEMOLITION OR CONSTRUCTION ACTIVITIES COMMENCES.
3. GROUNDWATER & SERVICES: NO GRADING OR DEMOLITION ACTIVITY SHALL COMMENCE UNTIL THE EXISTING WELLS ARE PROPERLY ABANDONED AND WELLSHEAD GROUND OFF CONTACT QWS AT 704-336-5103 BEFORE COMMENCING WITH WORK. THE ABANDONMENT SHALL BE IN ACCORDANCE WITH MECKLENBURG COUNTY WELL REGULATIONS. THE SAME APPLIES TO THE EXISTING SEPTIC TANK.
4. WATER QUALITY: THE PROJECT WILL UTILIZES THE UNDERGROUND STORM WATER DETENTION SYSTEM IN ACCORDANCE WITH THE CITY OF CHARLOTTE STORM WATER ORDINANCE AND POST-CONSTRUCTION STORM WATER ORDINANCE.

STORM WATER NOTES:

THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION CONTRLS ORDINANCE.



NOTE: 13
THE CHURCH HAS PROVIDED THE CLASS C BUFFER

SAVE EXISTING TREES, BUSHES AND VEGETATION.

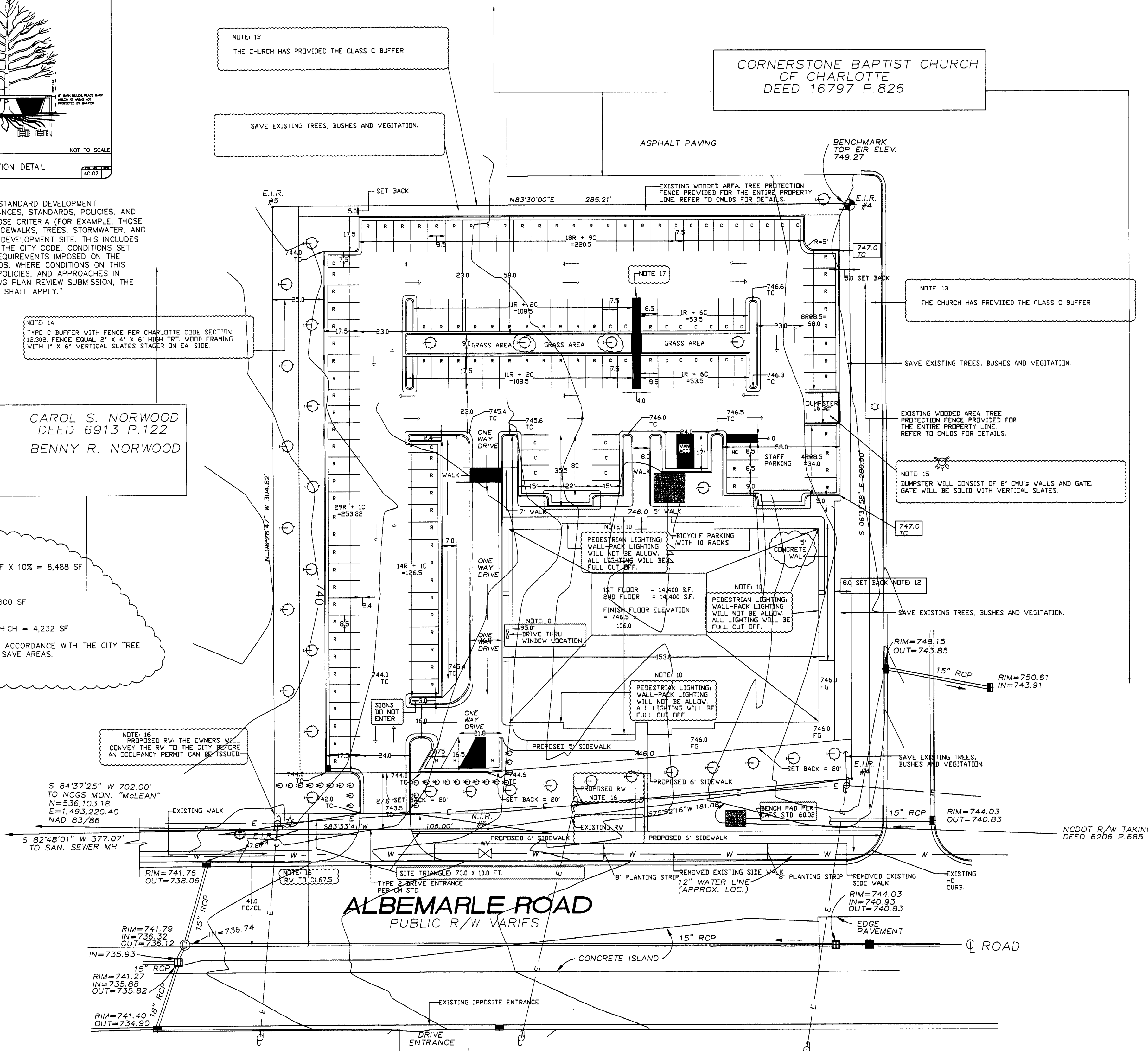
CORNERSTONE BAPTIST CHURCH OF CHARLOTTE DEED 16797 P.826

"THE PETITIONER ACKNOWLEDGES THAT OTHER STANDARD DEVELOPMENT REQUIREMENTS IMPOSED BY OTHER CITY ORDINANCES, STANDARDS, POLICIES, AND APPROPRIATE DESIGN MANUALS WILL EXIST. THOSE CRITERIA (FOR EXAMPLE, THOSE THAT REQUIRE BUFFERS, REGULATE STREETS, SIDEWALKS, TREES, STORMWATER, AND SITE DEVELOPMENT, ETC.), WILL APPLY TO THE DEVELOPMENT SITE. THIS INCLUDES CHAPTER 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 TIME OF FORMAL ENGINEERING PLAN REVIEW SUBMISSION, THE STRIKER CONDITION OR EXISTING REQUIREMENTS SHALL APPLY."

NOTE: 14
TYPE C BUFFER WITH FENCE PER CHARLOTTE CODE SECTION 12.302, FENCE EQUAL 2' X 4' X 6' HIGH TYP. WOOD FRAMING WITH 1" X 6" VERTICAL SLATES STAGER ON EA. SIDE.

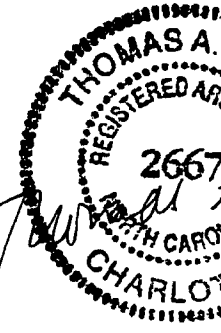
CAROL S. NORWOOD DEED 6913 P.122
BENNY R. NORWOOD

TREE SAVE AREA
REQUIRED TREE SAVE AREA = 84,881 SF X 10% = 8,488 SF
TREE SAVE AREAS ARE IDENTIFIED AS:
1) THE BUFFER AREA WHICH = 7,600 SF
2) NORTH AND EAST PROPERTY LINES NOTES AS SAVE EXISTING TREES, WHICH = 4,232 SF
ADDITIONAL TREES WILL BE PROVIDED IN ACCORDANCE WITH THE CITY TREE ORDINANCE CHAPTER 21 FOR THE TREE SAVE AREAS.



SYMBOL LEGEND

- POWER POLE (P.P.)
- WATER VALVE
- SEWER MAN HOLE
- DRAINAGE MAN HOLE
- FIRE HYDRANT
- DROP INLET
- ELECTRIC LINE
- LIGHT POLE (L.P.)
- RCP REINFORCED CONC. PIPE
- TELEPHONE MAN HOLE
- U.G. PIPE
- N.I.R. NEW IRON REBAR
- E.I.R. EXISTING IRON REBAR



FOR PUBLIC HEARING PETITION NUMBER

APPROVED BY CITY COUNCIL SEP 15 2008

MEDICAL BUILDING DR. IGHADE, DR. DSH 8901 ALBEMARLE ROAD CHARLOTTE, NC

ARCHITECTURE & 4101-G STUART AVENUE CHARLOTTE, NORTH CAROLINA 28209-4211 e-mail: ablarney@ablarney.com http://www.ablarney.com