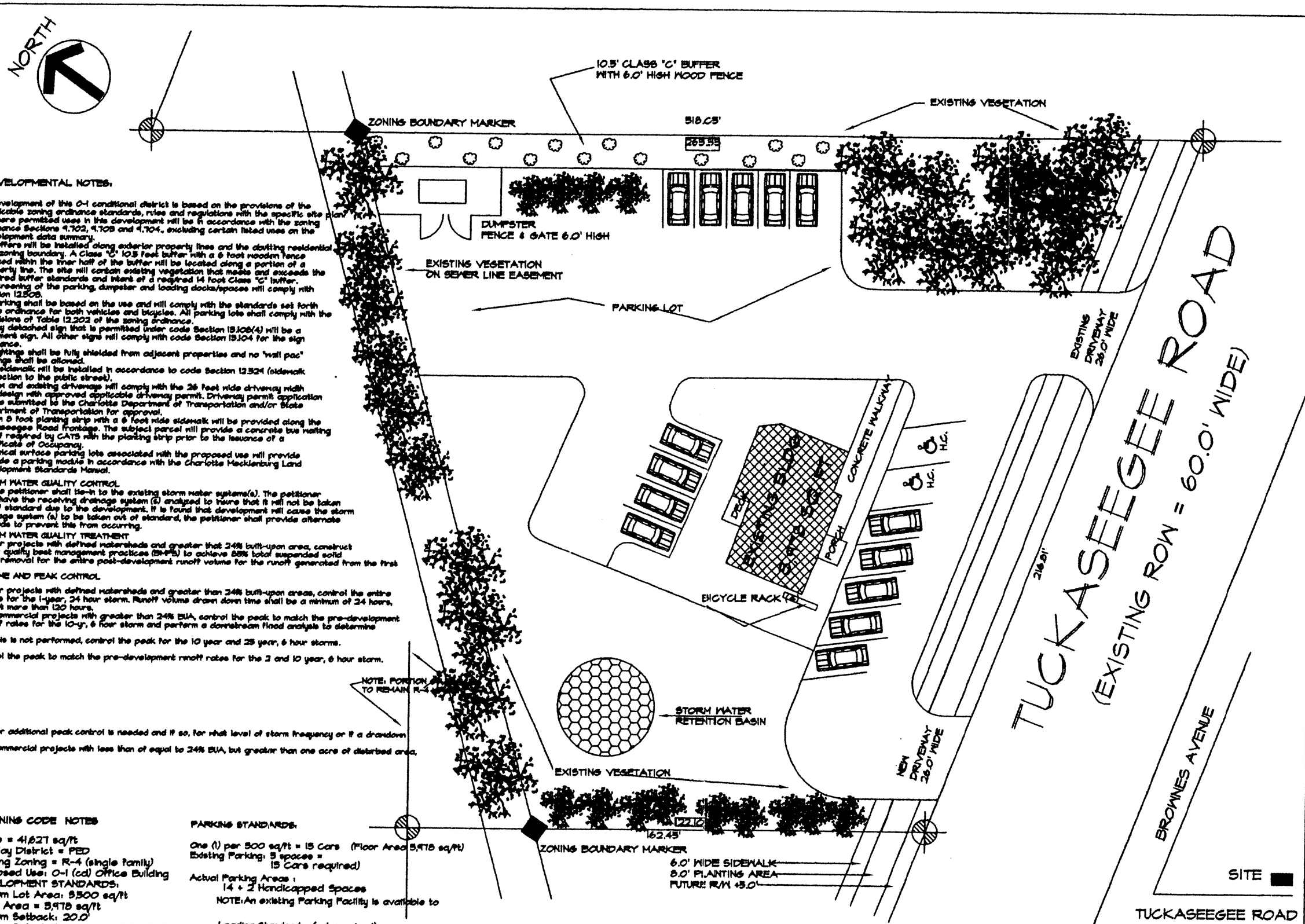

DEVELOPMENTAL NOTES:

1. Development of this O-1 conditional district is based on the provisions of the applicable zoning ordinance standards, rules and regulations with the specific site plan.
2. Those permitted uses in this development will be in accordance with the zoning ordinance Sections 9.702, 9.703 and 9.704., excluding certain listed uses on the development data summary.
3. Buffers will be installed along exterior property lines and the abutting residential R-4 zoning boundary. A Class "C" 10.5 feet buffer with a 6 foot wooden fence located within the inner half of the buffer will be located along a portion of a property line. The site will contain existing vegetation that meets and exceeds the required buffer standards and intent of a required 14 foot Class "C" buffer.
4. Screening of the parking, dumpster and loading docks/spaces will comply with Section 12.508.
5. Parking shall be based on the use and will comply with the standards set forth in the ordinance for both vehicles and bicycles. All parking lots shall comply with the provisions of Table 12.202 of the zoning ordinance.
6. Any detached sign that is permitted under code Section 13.108(4) will be a monument sign. All other signs will comply with code Section 13.104 for the sign ordinance.
7. Lightings shall be fully shielded from adjacent properties and no "wall pac" lightings shall be allowed.
8. A sidewalk will be installed in accordance to code Section 12.524 (sidewalk connection to the public street).
9. New and existing driveways will comply with the 26 feet wide driveway width and design with approved applicable driveway permit. Driveway permit application will be submitted to the Charlotte Department of Transportation and/or State Department of Transportation for approval.
10. An 8 foot planting strip with a 6 foot wide sidewalk will be provided along the Tuckaseegee Road frontage. The subject parcel will provide a concrete bus waiting pad if required by CATS with the planting strip prior to the issuance of a Certificate of Occupancy.
11. Typical surface parking lots associated with the proposed use will provide provide a parking module in accordance with the Charlotte Mecklenburg Land Development Standards Manual.

STORM WATER QUALITY CONTROL

12. The petitioner shall tie-in to the existing storm water systems(s). The petitioner shall have the receiving drainage system (s) analyzed to insure that it will not be taken out of standard due to the development. If 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

13. For projects with defined watersheds and greater that 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

VOLUME AND PEAK CONTROL

14. For projects with defined watersheds and greater than 24% built-upon areas, control the entire volume for the 1-year, 24 hour storm. Runoff volume drawn down time shall be a minimum of 24 hours, but not more than 120 hours.
For commercial projects with greater than 24% BUA, control the peak to match the pre-development run off rates for the 10-yr, 6 hour storm and perform a downstream flood analysis to determine

analysis is not performed, control the peak for the 10 year and 25 year, 6 hour storms.

control the peak to match the pre-development runoff rates for the 2 and 10 year, 6 hour storm.

whether additional peak control is needed and if so, for what level of storm frequency or if a drawdown

For commercial projects with less than or equal to 24% BUA, but greater than one acre of disturbed area,

ZONING CODE NOTES

Acre = 41,627 sq/ft
Overlay District = PED
Existing Zoning = R-4 (single family)
Proposed Use: O-1 (cd) Office Building
DEVELOPMENT STANDARDS:
Minimum Lot Area: 3,500 sq/ft
Floor Area = 3,978 sq/ft
Minimum Setback: 20.0'
Minimum Side & Rear Yard: 10.0' & 20.0'
Maximum Height: 40.0' > 25.0' - two (2) story

PARKING STANDARDS:

One (1) per 500 sq/ft = 15 Cars (Floor Area 3,978 sq/ft)
Existing Parking: 3 spaces =
15 Cars required)

Actual Parking Areas :
14 + 2 Handicapped Spaces
NOTE: An existing Parking Facility is available to

Loading Standards: (not required)
Outdoor Lighting: Max Ht of light source - 20.0'

Dwg No. SK #1
Scale: 1"=20'
Date: 4/20/07
Dwn: hal Chk: rlb

Gabriel Rogers, MD
4712 Tuckaseegee Road
Charlotte, NC
704/649-2232

PROJECT: Proposed Office Bldg
4712 Tuckaseegee Road
Charlotte, NC