

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. 10910205 ZONING BE CHANGE TO B-1 CD.
3. PROPOSED BUILDING USE IS 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 = 4,100 SF AND THE CLINIC'S AREA = 24,700 SF.
5. THE SITE GROSS AREA EQUAL 68,881 SQUARE FEET SEE ATTACHED SURVEY SHEET DATED 9-26-09. 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 6,888 SQUARE FEET.
6. THE REQUIRED PARKING SPACES EQUAL SEE CHLDS 50.094
- PARKING SUMMARY CHLDS 50.094
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| PARKING SPACES REQUIRED FOR PHARMACY 4,100 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 CHLDS 50.80
- TOTAL RACKS REQUIRED LONG TERM = 2 EACH, PROVIDED = 2 EACH
- SHORT TERM = 8 EACH
- ALUMINUM POST AND CANTOPY WITH FLAT ROOF AND GUTTERS 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 ORDINANCE.

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 8' 4" 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).
- 745.0 TC
- 746.0 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 COMPLY 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 5' SIDE WALK.
9. PERIMETER TREE REQUIREMENTS:
- PERIMETER TREES ON ALBEMARLE ROAD, FRONTAGE MINUS THE ENTRANCE = 580.00' 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 10 % OF THE ENTIRE SITE.

PLANTING LIST				
NO TREES AND SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS/SPACING
1	ACER RUBRUM	Red Maple	2" CAL 11	As shown
2	KAWAZAN CHERRY		2" CAL 10	As shown
3	TAKUS CUSPIDATA	Japanese yew	2'-6" Min 2'-6" to 10'	Not to exceed 5' O. C. 10' 2' wide

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.

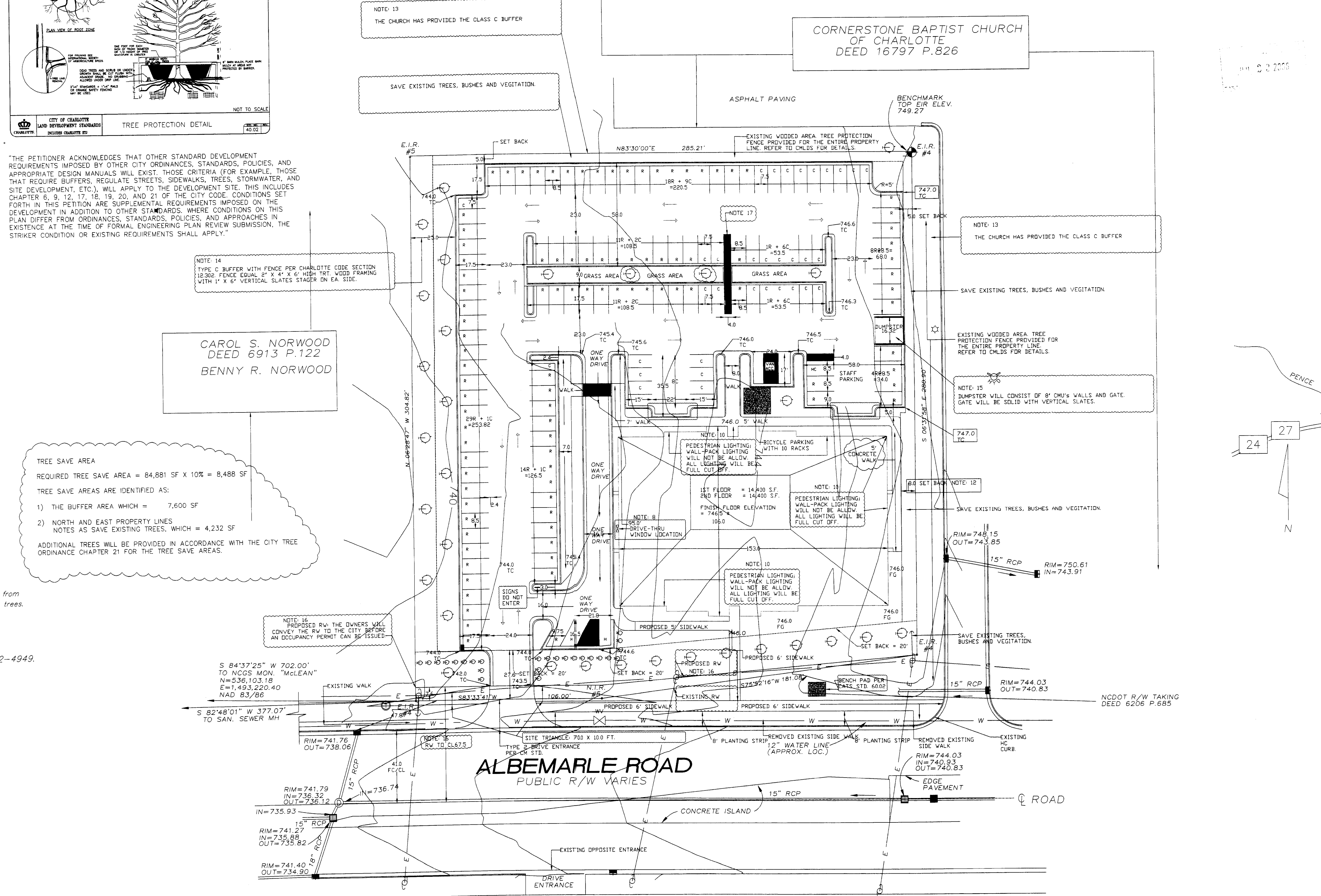
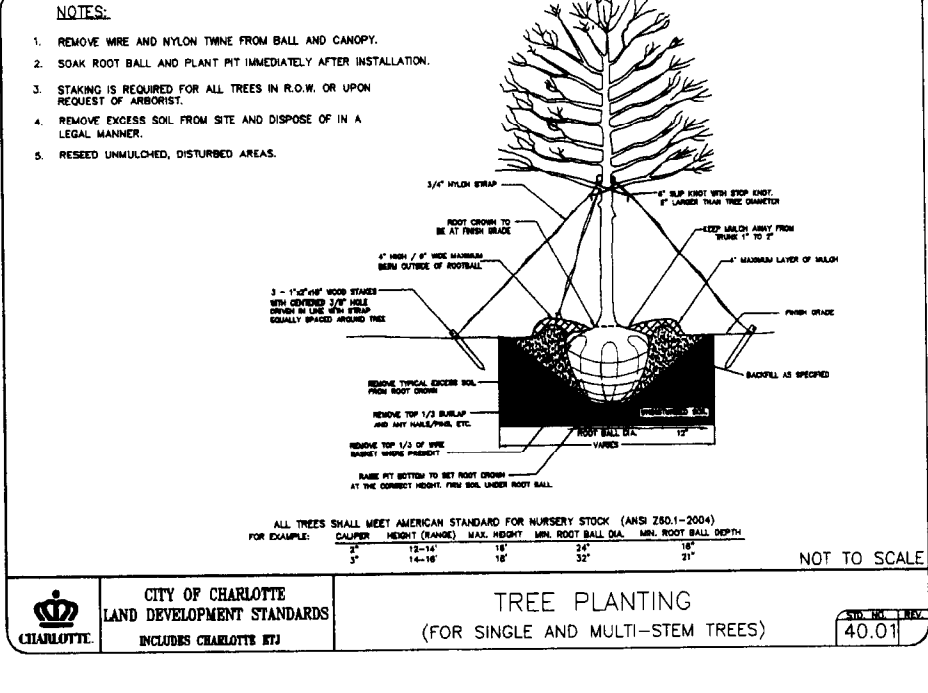
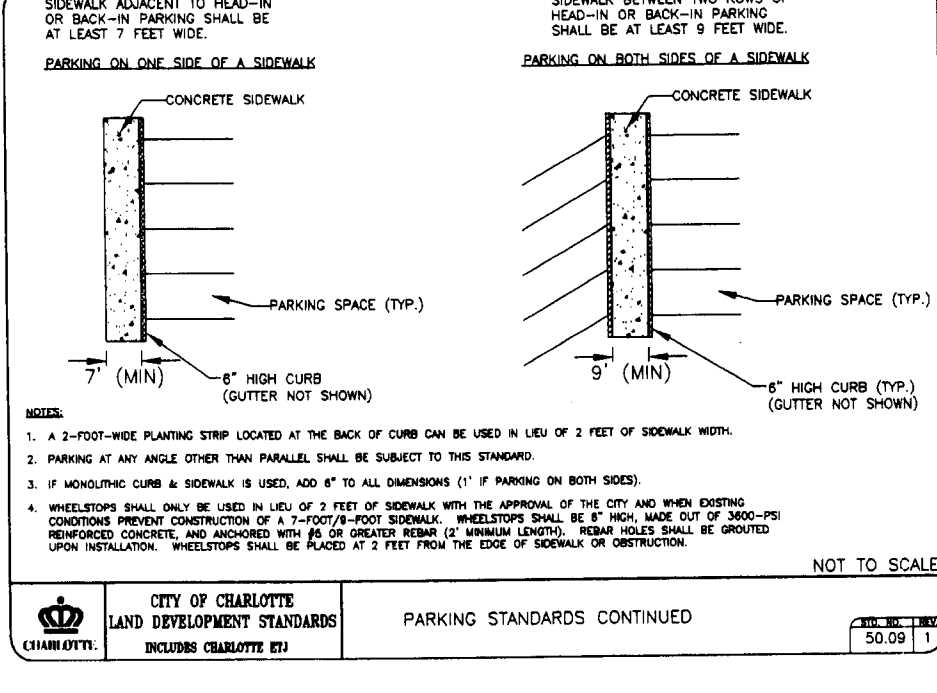
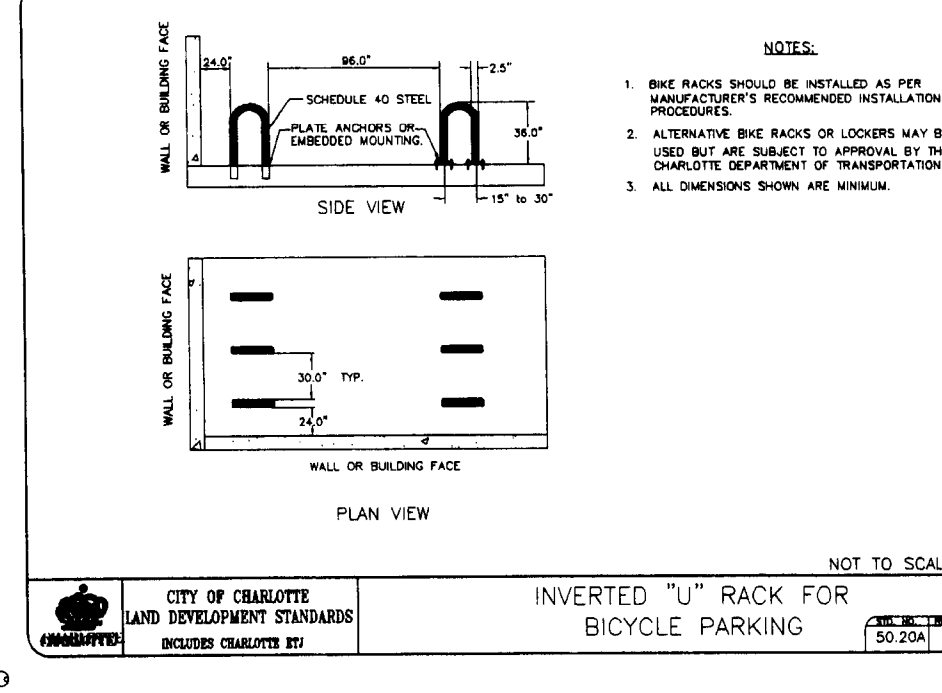
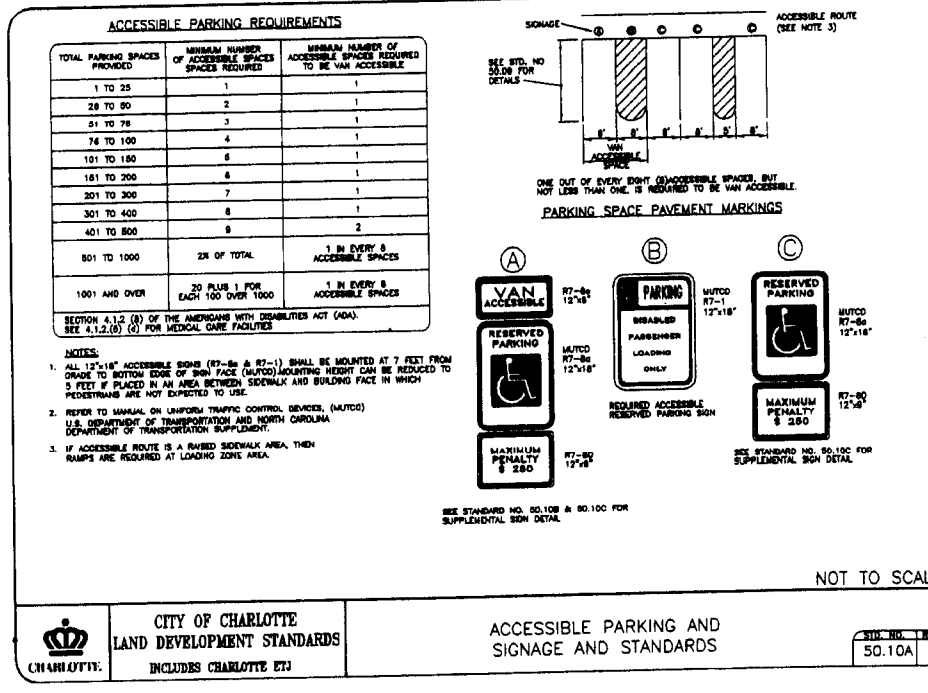
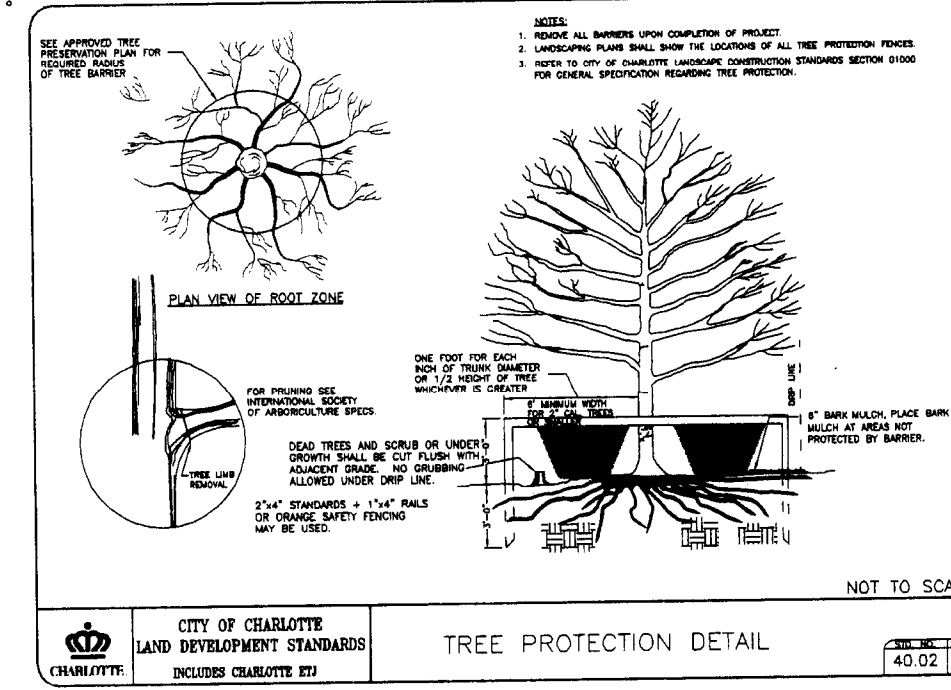
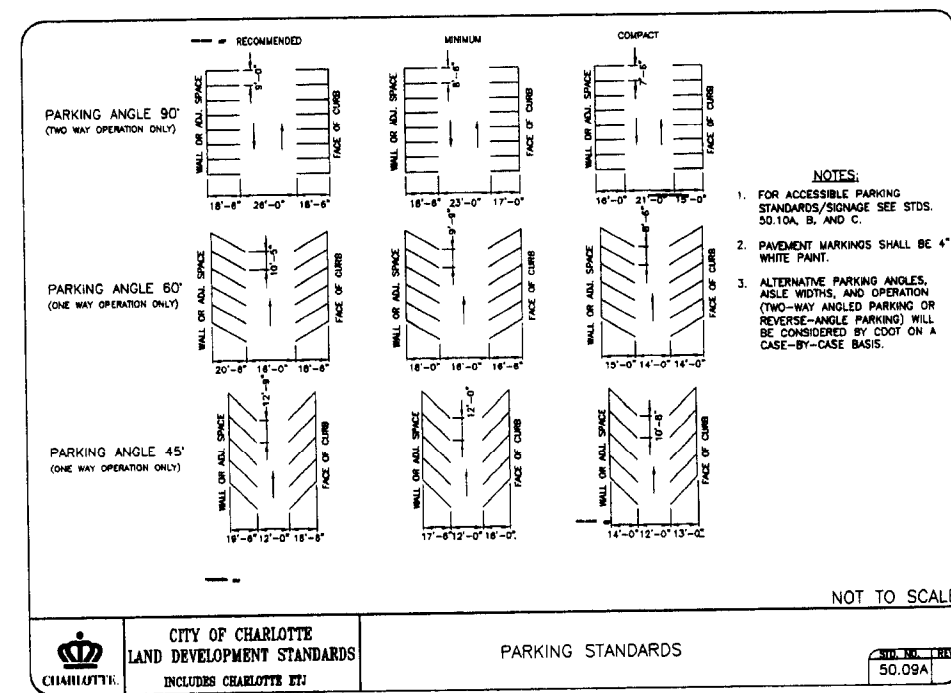
Before you dig STOP. Call the NC ONE CALL Center at 1-800-632-4949. IT'S THE LAW.

NOTES PER THE LAND USE AND ENVIRONMENTAL AGENCY:

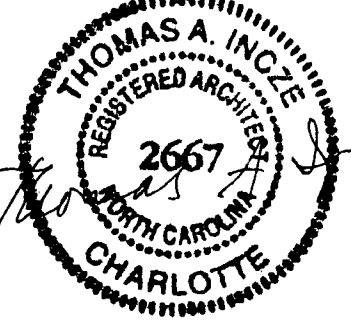
1. AIR QUALITY LETTER REGARDING EXISTING STRUCTURE ASBESTOS SUBMITTED TO MCAQ BEFORE MOVING OR DEMOLISHING THE EXIST STRUCTURE.
2. SOLID WASTE MANAGEMENT PLAN SUBMITTED MCV BEFORE ANY DEMOLITION OR CONSTRUCTION ACTIVITIES COMMENCES.
3. GROUNDWATER & SERVICES: NO GRADING OR DEMOLITION ACTIVITY SHALL COMMENCE UNTIL THE EXISTING WELLS ARE PROPERLY ABANDONED AND WELLHEAD CORDONED OFF. CONTACT GWS 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 ORDNANCE AND POST-CONSTRUCTION STORM WATER ORDNANCE.

STORM WATER NOTES:

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



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 2008-106

S1
MEDICAL BUILDING FOR
DR. IGHADE, DR. USINLOYE & OUSHEEN
8901 ALBEMARLE ROAD
CHARLOTTE, NC.
ABL
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http://www.ablarchitect.com
4-21-2009 4-21-2009
6-16-2008 7-22-2008