

**Storm Water Quantity Control**

The petitioner shall tie-in to the existing storm water system(s). The petitioner shall have the receiving drainage system(s) 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(s) to be taken out of standard, the petitioner shall provide alternate methods to prevent this from occurring.

**Storm Water Quality Treatment**

For projects with defined watersheds greater than 24% built-up area, construct water quality best management practices (BMPs) to achieve 85% Total Suspended Solid (TSS) removal for the runoff generated from the first 1-inch of rainfall. BMPs must be designed and constructed in accordance with the N.C. Department of Environment and Natural Resources (NCDENR) Best Management Practices Manual, April 1999, Section 4.0 (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.

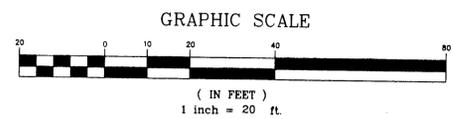
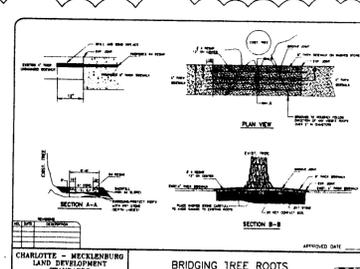
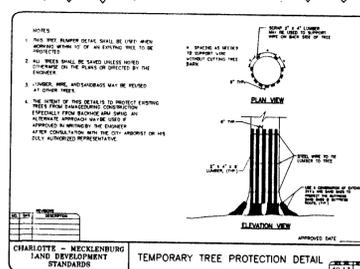
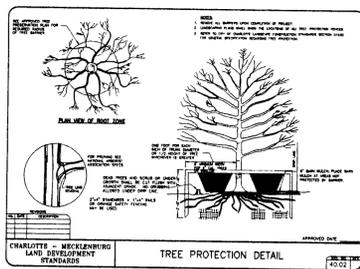
**Volume and Peak Control**

For projects with defined watersheds greater than 24% built-up 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.

For residential projects with greater than 24% BUA, control the peak to match the predevelopment runoff rates for the 10-year and 25-year, 6-hour storms or perform a downstream analysis to determine whether peak control is needed, and if so, for what level of storm frequency.

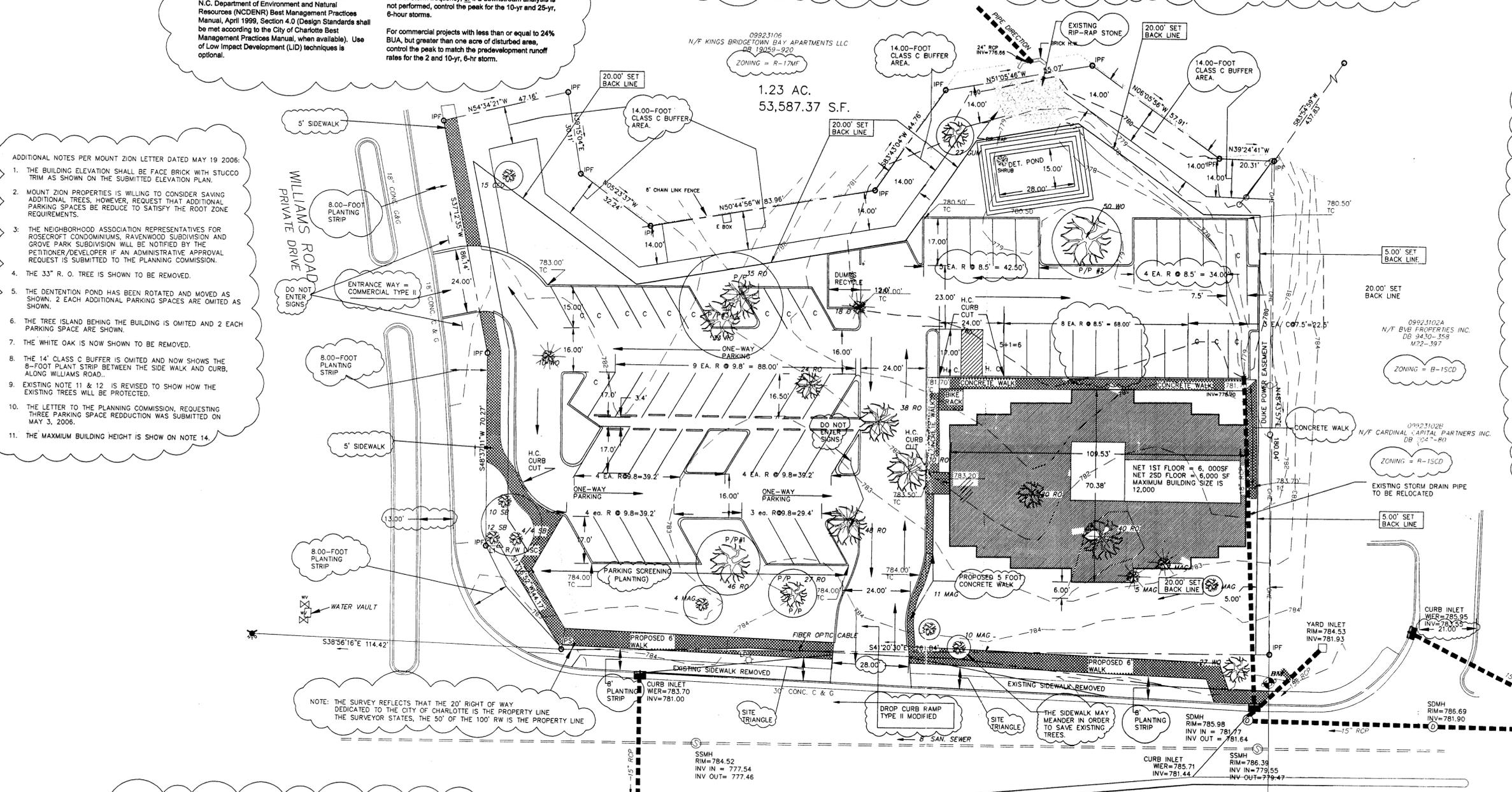
For commercial projects with greater than 24% BUA, control the peak to match the predevelopment runoff rates for the 10-yr, 6-hr storm and perform a downstream flood analysis to determine whether additional peak control is needed and if so, for what level of storm frequency, or if a downstream analysis is not performed, control the peak for the 10-yr and 25-yr, 6-hour storms.

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 storm.

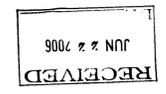


- ADDITIONAL NOTES PER MOUNT ZION LETTER DATED MAY 19 2006:
1. THE BUILDING ELEVATION SHALL BE FACE BRICK WITH STUCCO TRIM AS SHOWN ON THE SUBMITTED ELEVATION PLAN.
  2. MOUNT ZION PROPERTIES IS WILLING TO CONSIDER SAVING ADDITIONAL TREES, HOWEVER, REQUEST THAT ADDITIONAL PARKING SPACES BE REDUCED TO SATISFY THE ROOT ZONE REQUIREMENTS.
  3. THE NEIGHBORHOOD ASSOCIATION REPRESENTATIVES FOR ROSECROFT CONDOMINIUMS, RAVENWOOD SUBDIVISION AND GROVE PARK SUBDIVISION WILL BE NOTIFIED BY THE PETITIONER/DEVELOPER IF AN ADMINISTRATIVE APPROVAL REQUEST IS SUBMITTED TO THE PLANNING COMMISSION.
  4. THE 33" R. O. TREE IS SHOWN TO BE REMOVED.
  5. THE DENTENTION POND HAS BEEN ROTATED AND MOVED AS SHOWN, 2 EACH ADDITIONAL PARKING SPACES ARE OMITTED AS SHOWN.
  6. THE TREE ISLAND BEHIND THE BUILDING IS OMITTED AND 2 EACH PARKING SPACE ARE SHOWN.
  7. THE WHITE OAK IS NOW SHOWN TO BE REMOVED.
  8. THE 14' CLASS C BUFFER IS OMITTED AND NOW SHOWS THE 8-FOOT PLANT STRIP BETWEEN THE SIDE WALK AND CURB, ALONG WILLIAMS ROAD.
  9. EXISTING NOTE 11 & 12 IS REVISED TO SHOW HOW THE EXISTING TREES WILL BE PROTECTED.
  10. THE LETTER TO THE PLANNING COMMISSION, REQUESTING THREE PARKING SPACE REDUCTION WAS SUBMITTED ON MAY 3, 2006.
  11. THE MAXIMUM BUILDING HEIGHT IS SHOW ON NOTE 14.

- NOTES & SYMBOLS
1. EXISTING ZONING = O-15 CD
  2. PROPOSED ZONING = O-2 CD
  3. ACREAGE = 1.23 ACRES.
  4. PROPOSED USE IS MEDICAL OFFICE/CLINIC.
  5. PARKING SPACE REQUIRED = 12,000 / 60 EA. PARKING SPACE PROVIDED = 57 EA. H. C. BECAUSE OF THE EXISTING TREE, THE OWNER REQUESTING A PARKING SPACE REDUCTIONS OF 3 SPACES.
    - 41 EA. REGULAR ( R )
    - 14 EA. COMPACT ( C )
    - 2 EA. HANDICAP
    - 57 EA. TOTAL
  6. PROPOSED USE IS MEDICAL OFFICE/CLINIC.
  7. MEAN HEIGHT OF BUILDING = 31.5' FEET.
  8. PARCEL I. D. = 099-231-07
  9. ALL PLANTING AND TREES SHOWN ARE EXISTING.
  10. TREES SHOWING TO BE REMOVED.
  11. ALL TREES WITH THIS SYMBOL SHALL BE PROTECTED AND PRESERVED IN ACCORDANCE WITH THE CHAR-MECK STANDARD NO. 40.12 AND 40.02. ROOT ZONE SHALL BE DETERMINED IN THE FIELD. IF ANY EXISTING ROOT ZONE PENETRATES THE PAVED AREA, THE OWNER WILL COMPLY WITH THE CHAR-MECK STANDARD NO. 40.02. APPLIES TO P/P#1; P/P#2.
  12. ALL TREES WITH THIS SYMBOL SHALL BE PROTECTED AND PRESERVED DURING CONSTRUCTION. IN ACCORDANCE WITH CHAR-MECK STANDARD NO. 40.02.
  13. TOP OF CONCRETE CURBS FINISHED ELEVATIONS. 000.00 TC
  14. MAXIMUM HEIGHT OF BUILDING SHALL NOT EXCEED 40 FEET.



FOR PUBLIC HEARING  
PETITION NUMBER 2006-66



"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."

EAST W.T. HARRIS BLVD.  
R/W VARIES

SITE PLAN  
SCALE: 1" = 20'

VICINITY MAP - NTS

APPROVED BY  
CITY COUNCIL  
JUN 19 2006



SITE PLAN FOR  
MT. ZION PROPERTIES, LLC.  
6010 E. W.T. HARRIS BLVD.  
CHARLOTTE, NC.

**ABL**  
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3/1/2006  
4/17/2006  
5/17/2006  
5/23/2006  
6/21/2006