

**CONDITIONAL NOTES**

Tax Parcel ID's: 14701713  
14201216

Total Acreage: 1.501 AC (65383 SF)

Existing Zoning: TOD-M

Proposed Zoning: TOD-M(O)

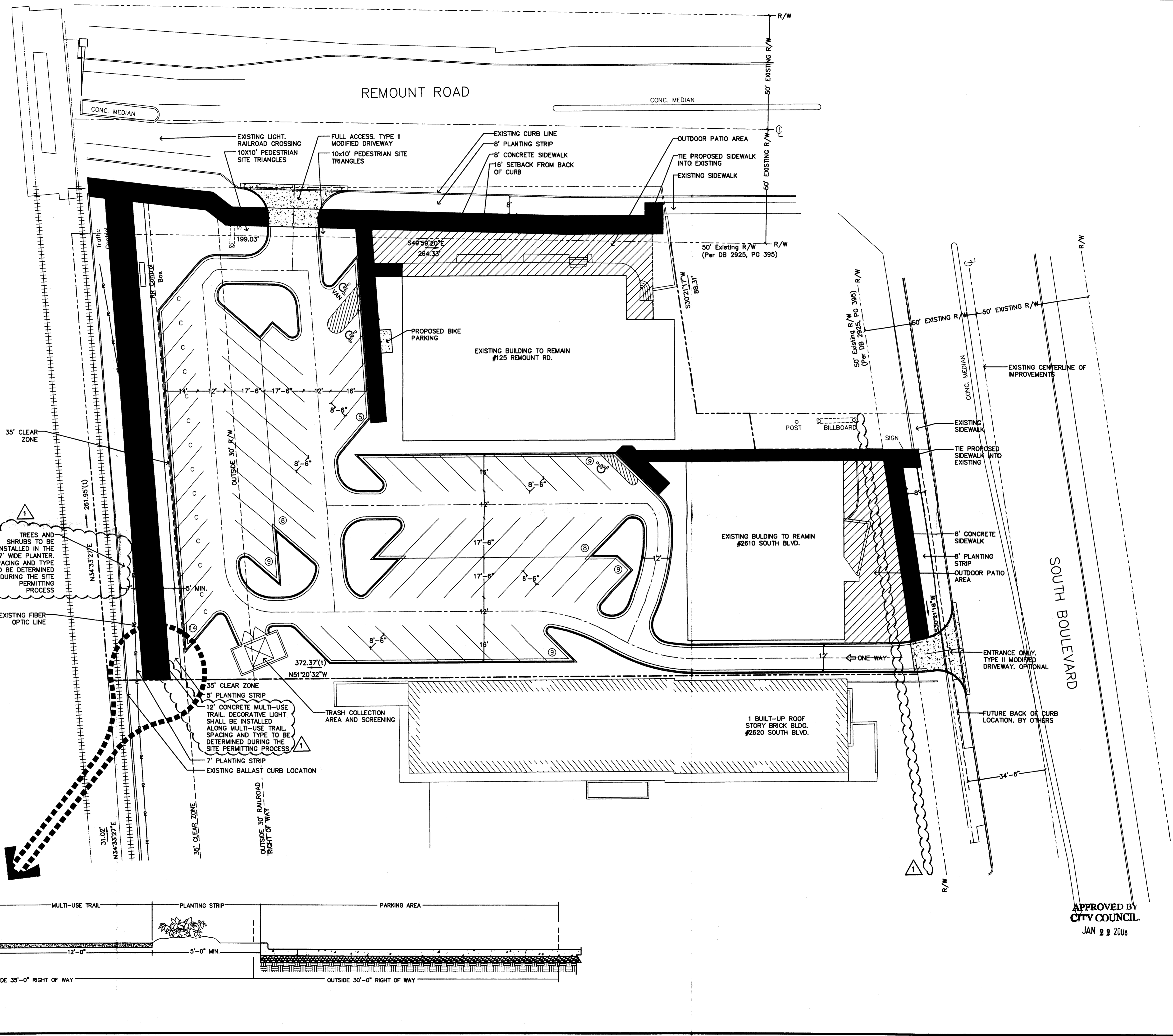
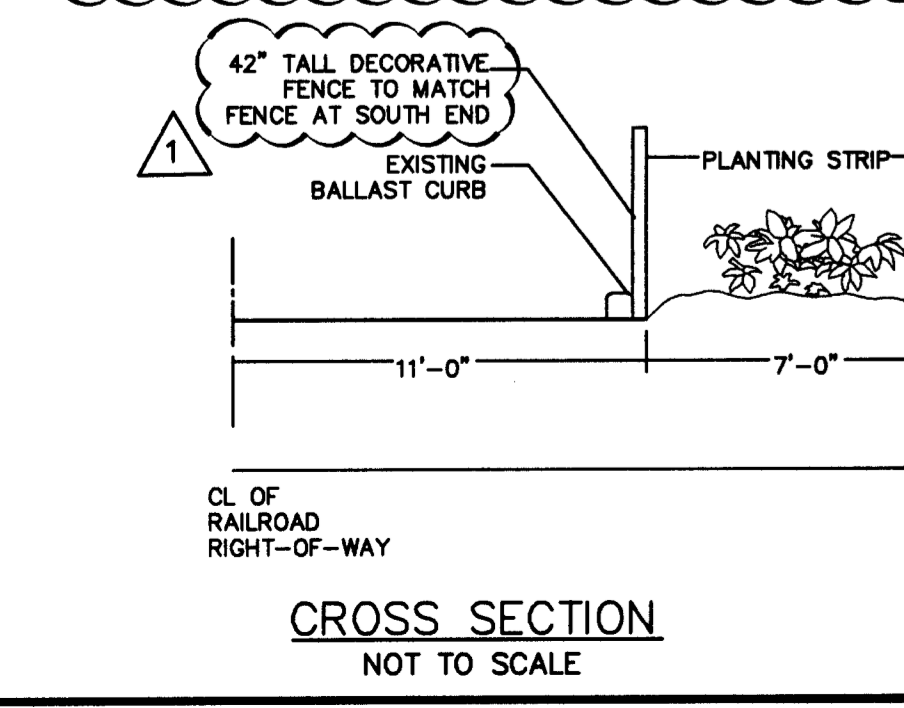
- The site development depicted on this site plan is intended to reflect the arrangement of proposed uses on the site. However, the exact placements, configurations, and sizes of individual site elements may be altered during development and construction document phases. This applies to all site elements, including outdoor seating areas, sidewalks, driveways, parking spaces, and open space areas.
- The buildings shown on the plan are existing buildings that are intended to be rehabilitated by the Developer.
- 42" decorative fence, 7' planting strip, 12' sidewalk, and 5' planting strip in the transit right of way to be installed by the Developer.
- Development of the site plan, as shown, including parking, requires encroachment into the City/Cats right of way.
- Trash area will be enclosed by a fence with gates.
- If the site redevelops substantially from the proposed site plan, all TOD standards will be met. This will include the removal of the parking within the rail line setback.
- Bike parking will meet minimum ordinance standards.
- 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 chapters 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 stricter condition or existing requirements shall apply.
- Any jurisdictional wetlands or streams, if present, need to be protected or proper environmental permits obtained prior to their disturbance. For 401 permits, contact DENR. For 404 permits, contact the Army Corps of Engineers.
- Parking and uses are to be in accordance with TOD standards.
- Lighting to be fully shielded. No wall 'pak' type lighting will be allowed.
- If site plan is not submitted for approval by July 1, 2008, the site will comply with the following storm water notes; otherwise, the current water quality standards will apply:

**1** 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.

**2** Storm Water Quality Treatment  
For projects with defined watersheds greater than 24% built-upon area, constant 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 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-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.

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.



APPROVED BY  
CITY COUNCIL  
JAN 2 2008

**AREA 521**  
125 REMOUNT RD AND 2610 SOUTH BOULEVARD  
CHARLOTTE, NC

**CITILINE RESORTLINE PROPERTIES**  
2010 S. TRYON ST. SUITE 1D  
CHARLOTTE, NC 28203

**Design Resource Group**

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- Landscape Architecture
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**DRG**

**FOR PUBLIC HEARING REZONING PETITION 2007-137**

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Scale:	1"=20'
Date:	13 NOV. 2007
Project No.:	250-002
Revisions:	
1.	13 DEC. 2007 PER COMMENTS
2.	19 DEC. 2007 PER CITY COMMENTS
Sheet	1-1