

LOCATION MAP  
NOT TO SCALE

- NOTES:**
- THIS MAP IS NOT A CERTIFIED SURVEY. BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY FDL & ASSOCIATES.
  - THE UTILITIES SHOWN ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THIS PLAN. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION. CONFLICTS BETWEEN EXISTING UTILITIES AND PROPOSED EXCAVATION SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
  - PROVIDE MINIMUM OF 48 HOUR NOTICE TO OWNER OR REPRESENTATIVE PRIOR TO INTERRUPTION OF ANY EXISTING UTILITY, IF BEING UTILIZED.
  - THE CONTRACTOR IS RESPONSIBLE FOR REPAIR AND/OR REPLACEMENT OF ANY UTILITIES DAMAGED DURING CONSTRUCTION.
  - THE CONTRACTOR SHALL USE EXTREME CARE WHEN WORKING NEAR ALL UNDERGROUND AND OVERHEAD UTILITIES.
  - HANDICAP SIGNAGE TO BE INSTALLED IN ACCORDANCE WITH A.D.A STANDARDS AT H/C PARKING SPACES SHOWN.
  - ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
  - THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL NECESSARY PERMITS AND APPROVALS HAVE BEEN OBTAINED PRIOR TO CONSTRUCTION. THESE PERMITS AND APPROVALS MAY INCLUDE BUT ARE NOT LIMITED TO GRADING, DEMOLITION, ZONING, BUILDING, DRIVEWAY, DETENTION, SUBDIVISION, SPECIAL USE, SEWER AND WATER.
  - ALL ROAD IMPROVEMENTS AT W. MALLARD CREEK CHURCH ROAD TO BE COORDINATED WITH CITY ENGINEERING DEPARTMENT PRIOR TO CONSTRUCTION.
  - COORDINATE ALL CURB AND STREET GRADES IN INTERSECTION WITH INSPECTOR.

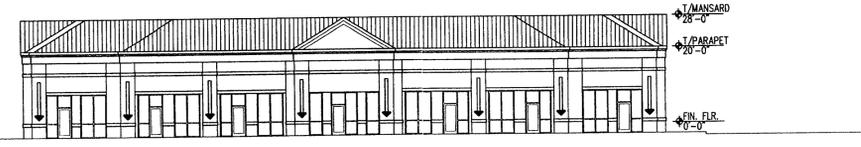
**DEVELOPMENT DATA:**

**PARCEL A**  
TAX PARCEL 029-01-108  
TOTAL ACREAGE: 1.00 ACRES  
EXISTING ZONING: 0-1(CD)  
PROPOSED ZONING: NS  
USE: PERMITTED USES SECTION\*  
MAX. BUILDING AREA: 9,000 SF

**PARCEL B**  
TAX PARCEL 029-01-109  
TOTAL ACREAGE: 0.734 ACRES  
EXISTING ZONING: 0-1(CD)  
PROPOSED ZONING: NS  
USE: LIMITED TO USES OUTLINED IN THE "PERMITTED USES SECTION"  
MAX. BUILDING AREA: 9,000 SF

**PARKING REQUIRED:** 1 SPACE/300 SF FOR OFFICES  
1 SPACE/250 SF FOR MEDICAL OFFICES  
1 SPACE/250 SF FOR RETAIL  
1 SPACE/125 SF FOR RESTAURANTS

**PARKING PROVIDED:** 73 SPACES = 4.05 SPACES/1000 SF



FRONT AND REAR ELEVATIONS  
N.T.S.

**GENERAL SITE PLAN REQUIREMENTS:**

- "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, STORM WATER, 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 DEHNR. FOR 404 PERMITS CONTACT THE ARMY CORPS OF ENGINEERS."

**AMENDMENTS TO REZONING PLAN:**

- FUTURE AMENDMENTS TO THE TECHNICAL DATA SHEET AND THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE PARCEL OR PARCELS INVOLVED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 6 OF THE ORDINANCE.

**BINDING EFFECT OF THE REZONING PLAN:**

- IF THE PETITIONER'S REZONING PETITION IS APPROVED, THE DEVELOPMENT PROGRAM ESTABLISHED UNDER THESE DEVELOPMENT STANDARDS, THE TECHNICAL DATA SHEET, AND OTHER SUPPORTIVE DOCUMENTS SHALL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INSURE TO THE BENEFIT OF THE PETITIONERS AND THE CURRENT AND SUBSEQUENT OWNERS OF THE SITE AND THERE, RESPECTIVE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST, AND ASSIGNS.
- THROUGH OUT THESE DEVELOPMENT STANDARDS, THE TERMS "PETITIONER" AND "OWNERS" SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST, AND ASSIGNS OF THE PETITIONER AND OWNERS.

**BUFFER AREAS:**

- NEIGHBORHOOD SERVICES (NS) ZONING IS EXEMPT FROM 12.302 BUFFER REQUIREMENTS OF THE CHARLOTTE ZONING ORDINANCE.

**PERMITTED USES:**

- PERMITTED USES SHALL BE LIMITED TO GENERAL OR MEDICAL OFFICE, RETAIL SALES, AND RESTAURANTS.

**GENERAL PROVISIONS:**

- UNLESS MORE STRINGENT STANDARDS ARE ESTABLISHED BY THE TECHNICAL DATA SHEET OR THESE DEVELOPMENT STANDARDS, ALL DEVELOPMENT STANDARDS ESTABLISHED UNDER THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE") FOR THE NS ZONING DISTRICT CLASSIFICATION SHALL BE FOLLOWED IN CONNECTION WITH DEVELOPMENT TAKING PLACE ON THIS SITE.
- THE CONFIGURATIONS, PLACEMENTS, AND SIZES OF THE BUILDINGS OUTLINED ON THIS SCHEMATIC SITE PLAN ARE SCHEMATIC IN NATURE AND SUBJECT ONLY TO THE PROVISIONS SET FORTH BELOW UNDER ARCHITECTURAL CONTROLS. THEY MAY BE ALTERED OR MODIFIED DURING DESIGN DEVELOPMENT AND CONSTRUCTION DOCUMENT PHASES WITHIN THE MAXIMUM BUILDING ENVELOPE LINES ESTABLISHED ON THE TECHNICAL DATA SHEET. PARKING LAYOUTS MAY ALSO BE MODIFIED TO ACCOMMODATE ACTUAL BUILDING LOCATIONS.

**SCREENING AND LANDSCAPED AREAS:**

- SCREENING SHALL CONFORM WITH THE STANDARDS AND TREATMENTS SPECIFIED IN SECTION 12.303 OF THE ORDINANCE. LANDSCAPING SHALL BE PLANTED AND IMPROVED IN SEQUENCES TO ACCOMMODATE THE DEVELOPMENT TAKING PLACE ON THE SITE. ALL LANDSCAPING WILL MEET OR EXCEED THE REQUIREMENTS OF THE ORDINANCE.
- ALL ROOF MOUNTED MECHANICAL EQUIPMENT WILL BE SCREENED FROM VIEW. ANY DUMPSTER VISIBLE FROM A PUBLIC STREET OR FROM ADJOINING PROPERTY WILL BE SCREENED WITH A SOLID ENCLOSURE WITH GATES.
- A SCREENING WALL OR VEGETATION SHALL BE PLACED TO SCREEN UTILITIES ON THE PUBLIC ROAD SIDE OF THE BUILDING. IT SHALL BE HIGH ENOUGH TO SCREEN ALL FIXTURES, METERS, ETC.
- THE SITE SHALL COMPLY WITH SECTION 12.403, WHICH REQUIRES EQUAL SPACE FOR SOLID WASTE AND RECYCLING CONTAINERS. RECYCLING CONTAINERS SHALL BE SCREENED THE SAME AS DUMPSTERS.
- LARGE MATURING TREES SHALL BE PLANTED 40 FEET ON-CENTER IN THE PLANTING STRIP ALONG MALLARD CREEK CHURCH ROAD. IF THERE ARE OVERHEAD UTILITY LINES, SMALL MATURING TREES 30 FEET ON-CENTER SHALL BE PLANTED.
- THE SITE SHALL PROVIDE A TREE SAVE AREA EQUALING 10.0%.

**SETBACKS, SIDE YARDS AND REAR YARDS:**

- UNLESS LARGER SETBACK OR YARDS ARE ESTABLISHED ON THIS TECHNICAL DATA SHEET, ALL BUILDINGS CONSTRUCTED ON THE SITE SHALL SATISFY OR EXCEED THE SETBACK, SIDE YARD AND REAR YARD REQUIREMENTS ESTABLISHED UNDER THE ORDINANCE FOR THE NS ZONING DISTRICT.
- THE BUILDING SETBACKS ALONG MALLARD CREEK CHURCH ROAD WILL BE ESTABLISHED IN THE MANNER DEPICTED ON THIS TECHNICAL DATA SHEET.
- STORM WATER DETENTION AREAS OR FACILITIES MAY NOT BE INSTALLED WITHIN THE SETBACK.
- PARKING SHALL NOT BE PERMITTED WITHIN THE SETBACKS.
- BACKFLOW PREVENTORS ARE NOT PERMITTED ABOVE GROUND WITHIN THE SETBACK AREAS.
- A TREE SURVEY OF THE SETBACKS IS REQUIRED WITH THE REZONING PETITION FOR COMMERCIAL SITES.
- ENTIRE SITE WILL HAVE TO COMPLY WITH THE CHARLOTTE TREE ORDINANCE. IN ADDITION, ALL TREES 4" OR MORE IN DIAMETER IN THE FRONT SETBACK SHALL BE PRESERVED.

**PARKING:**

- PARKING AREAS DEPICTED ON THIS TECHNICAL DATA SHEET MAY VARY IN SIZE AND LOCATION, BUT IN ALL EVENTS OFF-STREET PARKING WILL MEET THE MINIMUM STANDARDS ESTABLISHED UNDER THE ORDINANCE.
- PARKING AREAS MAY BE CONSTRUCTED INSIDE AND OUTSIDE OF BUILDING ENVELOPES.
- THE PROPOSED DEVELOPMENT SHALL COMPLY WITH ALL APPLICABLE BICYCLE PARKING AND STORAGE REQUIREMENTS OF THE ORDINANCE.

**LIGHTING:**

- WALL-PACK LIGHTING FIXTURES WILL NOT BE PERMITTED ON ANY BUILDING FACADE OR WALL ADJACENT TO THE PERIMETER OF THE SITE. ANY LIGHTING FIXTURE INSTALLED ON A BUILDING FACADE OR WALL SHALL NOT EXTEND MORE THAN 5 FEET ABOVE THE MAXIMUM HEIGHT OF THE BUILDING TO WHICH IT IS ATTACHED.
- ANY FREE STANDING LIGHTING FIXTURE (INCLUDING ITS BASE) INSTALLED ON THE SITE MAY NOT EXCEED 30 FEET IN HEIGHT. ALL LIGHTING WITHIN THE SITE EXCEPT STREET LIGHTS WHICH MAY BE ERECTED ALONG PUBLIC STREETS SHALL BE DESIGNED SUCH THAT THE DIRECT ILLUMINATION DOES NOT EXTEND PAST ANY PROPERTY LINE OF THE SITE. ALL SUCH LIGHTING WILL BE FULLY CAPPED AND/OR SHIELDED.

**ACCESS POINTS (DRIVEWAYS)/SIDEWALKS:**

- THE PLACEMENT AND CONFIGURATION OF THE ACCESS POINTS ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE AND ARCHITECTURAL CONSTRUCTION PLANS AND DESIGNS AND TO ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION AND CDOT.
- THE BUILDING WILL HAVE OPERABLE DOORS THAT WILL FUNCTION AS AN ENTRANCE/EXIT (NOT A FIRE EXIT) ALONG MALLARD CREEK CHURCH ROAD. THE DOORWAY NEEDS TO BE CONNECTED TO THE PUBLIC SIDEWALK WITH A MINIMUM 5-FOOT SIDEWALK.

**FIRE PROTECTION:**

- ADEQUATE FIRE PROTECTION IN THE FORM OF FIRE HYDRANTS WILL BE PROVIDED TO THE FIRE MARSHAL'S SPECIFICATIONS. PLANS FOR EACH BUILDING WILL BE SUBMITTED TO THE FIRE MARSHAL'S OFFICE FOR APPROVAL BEFORE THE CONSTRUCTION OF THAT BUILDING COMMENCES.
- FIRE HYDRANTS WILL BE LOCATED WITHIN 750 FEET OF ANY BUILDING CONSTRUCTED ON THE SITE AS REQUIRED.

**ARCHITECTURAL CONTROLS:**

- THE HEIGHT OF ANY BUILDING CONSTRUCTED ON THE SITE SHALL NOT EXCEED 40 FEET.
- ALL MECHANICAL EQUIPMENT, INCLUDING ROOF TOP EQUIPMENT, SHALL BE SCREENED FROM VIEW.
- THE DUMPSTER AREA WILL BE SCREENED IN ACCORDANCE WITH THE REQUIREMENTS OF THE ORDINANCE. DUMPSTER AREAS WILL BE ENCLOSED ON ALL FOUR SIDES BY A WOODEN FENCE OR BRICK WALL WITH ONE SIDE BEING A HINGED GATE. IF ONE OR MORE SIDES OF THE DUMPSTER AREA ADJOIN A REAR WALL OF A BUILDING, THE REAR WALL MAY BE SUBSTITUTED FOR THE FENCE ALONG SUCH SIDE.

**PUBLIC ROAD IMPROVEMENTS:**

- THE PETITIONER SHALL PROVIDE A RIGHT TURN LANE AT THE DRIVEWAY ONTO MALLARD CREEK CHURCH ROAD IN ACCORDANCE WITH THE CRITERIA AND REQUIREMENTS OF N.C.D.O.T. AND MECKLENBURG COUNTY ENGINEERS. RIGHT TURN LANE SHALL HAVE 150' STORAGE AND 180' TAPER. PETITIONER SHALL ALSO INSTALL A SIX-FOOT SIDEWALK WITH A MINIMUM EIGHT-FOOT PLANTING STRIP ALONG THE FRONTAGE OF MALLARD CREEK CHURCH ROAD. IF NECESSARY, THE SIDEWALK MAY BE PLACED WITHIN THE SETBACK ON A SIDEWALK EASEMENT.

**RIGHT-OF-WAY:**

- ANY FUTURE RIGHT OF WAY ALONG MALLARD CREEK CHURCH ROAD SHALL BE RESERVED PRIOR TO ISSUANCE OF BUILDING PERMITS.
- ALL RIGHT-OF-WAY DEDICATIONS ARE TO BE PRIOR TO THE ISSUANCE OF BUILDING PERMITS.

**STORM WATER MANAGEMENT:**

- LOCATION, SIZE AND TYPE OF STORM WATER MANAGEMENT SYSTEMS DEPICTED ON REZONING SITE PLAN IS SUBJECT TO REVIEW AND APPROVAL WITH FULL DEVELOPMENT PLAN SUBMITTAL AND IS NOT IMPLICITLY APPROVED WITH THIS REZONING. ADJUSTMENTS MAY BE NECESSARY IN ORDER TO ACCOMMODATE ACTUAL STORM WATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.
- STORM WATER DETENTION WILL NOT BE LOCATED IN THE SETBACKS.

**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.

**SCREENING AND LANDSCAPED AREAS:**

- ANY SEPARATE, DEFINED DRAINAGE AREA WITHIN A PROJECT THAT WILL HAVE GREATER THAN 24% BUI, CONTROL THE ENTIRE VOLUME FOR THE 1-YEAR, 24-HOUR STORM. RUNOFF VOLUME DRAW DOWN TIME SHALL BE A MINIMUM OF 24 HOURS, BUT NOT MORE THAN 120 HOURS.
- FOR COMMERCIAL PROJECTS WITH GREATER THAN 24% BUI, CONTROL THE PEAK TO MATCH THE PRE DEVELOPMENT RUNOFF RATES FOR THE 10-YEAR AND 25-YEAR, 6-HOUR STORM OR PERFORM A DOWNSIDE FLOOD ANALYSIS TO DETERMINE WHETHER ADDITIONAL PEAK CONTROL IS NEEDED AND IF SO, FOR WHAT LEVEL OF STORM FREQUENCY, OR IF A DOWNSIDE ANALYSIS IS NOT PERFORMED, CONTROL THE PEAK FOR THE 10-YEAR AND 25-YEAR, 6-HOUR STORMS.
- STORM WATER RUNOFF FROM THE DEVELOPMENT SHALL BE TRANSPORTED FROM THE SITE BY VEGETATED CONVEYANCES TO THE MAXIMUM EXTENT PRACTICABLE.

**VOLUME AND PEAK CONTROL:**

- FOR PROJECTS WITH DEFINED WATERSHEDS GREATER THAN 24% BUI, CONTROL THE ENTIRE VOLUME FOR THE 1-YEAR, 24-HOUR STORM. RUNOFF VOLUME DRAW DOWN TIME SHALL BE A MINIMUM OF 24 HOURS, BUT NOT MORE THAN 120 HOURS.
- FOR COMMERCIAL PROJECTS WITH GREATER THAN 24% BUI, CONTROL THE PEAK TO MATCH THE PRE DEVELOPMENT RUNOFF RATES FOR THE 10-YEAR AND 25-YEAR, 6-HOUR STORM OR PERFORM A DOWNSIDE FLOOD ANALYSIS TO DETERMINE WHETHER ADDITIONAL PEAK CONTROL IS NEEDED AND IF SO, FOR WHAT LEVEL OF STORM FREQUENCY, OR IF A DOWNSIDE ANALYSIS IS NOT PERFORMED, CONTROL THE PEAK FOR THE 10-YEAR AND 25-YEAR, 6-HOUR STORMS.
- STORM WATER RUNOFF FROM THE DEVELOPMENT SHALL BE TRANSPORTED FROM THE SITE BY VEGETATED CONVEYANCES TO THE MAXIMUM EXTENT PRACTICABLE.

**SIGNS:**

- ALL SIGNS WILL BE ERECTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE ORDINANCE.
- ANY WALL SIGN INSTALLED ON THE SITE WILL BE LIMITED TO 100 S.F. OR 5X OF THE WALL WHICHEVER IS THE LEAST FOR EACH BUILDING.
- ONE DETACHED SIGN MAY BE INSTALLED ON THE SITE. IT SHALL HAVE A MAXIMUM HEIGHT OF SEVEN FEET AND A MAXIMUM SIGN FACE AREA OF 50 S.F. ON EACH SIDE.

**DOT NOTES:**

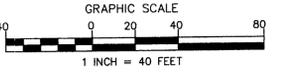
- THE PROPOSED DRIVEWAY CONNECTION TO MALLARD CREEK CHURCH ROAD WILL REQUIRE A DRIVEWAY PERMIT TO BE SUBMITTED TO CDOT AND THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION FOR REVIEW AND APPROVAL. THE EXACT DRIVEWAY LOCATION AND TYPE/WIDTH OF THE DRIVEWAY SHOWN ON THE SITE PLAN ARE SUBJECT TO CHANGE IN ORDER TO COMPLY WITH CITY DRIVEWAY REGULATIONS AND THE CITY TREE ORDINANCE.
- ANY FENCE OR WALL CONSTRUCTED ALONG OR ADJACENT TO ANY SIDEWALK OR STREET RIGHT-OF-WAY REQUIRES A CERTIFICATE ISSUED BY CDOT.
- A RIGHT-OF-WAY ENCROACHMENT AGREEMENT IS REQUIRED FOR THE INSTALLATION OF ANY NON-STANDARD ITEM(S) (IRRIGATION SYSTEMS, DECORATIVE CONCRETE PAVEMENT, BRICK PAVERS, ETC.) WITHIN A PROPOSED/EXISTING CITY MAINTAINED STREET RIGHT-OF-WAY BY A PRIVATE INDIVIDUAL, GROUP, BUSINESS, OR HOMEOWNER'S/BUSINESS ASSOCIATION. AN ENCROACHMENT AGREEMENT MUST BE APPROVED BY NCDOT PRIOR TO THE CONSTRUCTION/INSTALLATION OF THE NONSTANDARD ITEM(S). CONTACT NCDOT FOR ADDITIONAL INFORMATION CONCERNING COST, SUBMITTAL, AND LIABILITY INSURANCE COVERAGE REQUIREMENTS.

APPROVED BY  
CITY COUNCIL

FOR PUBLIC HEARING  
PETITION # 2007-066



PRELIMINARY  
DO NOT USE FOR CONSTRUCTION



NO.	BY	DATE	REVISION
1	FBL	04/20/07	PER CITY COMMENTS
2	FBL	05/16/07	PER CITY COMMENTS
3	FBL	06/14/07	PER CITY COMMENTS

Project: **MALLARD PARK**  
2424 W. MALLARD CREEK CHURCH ROAD

Title: **REZONING PETITION**

File #: 06085.DWG Date: 8/2/06 Project Egr: BTU

**ISAACS**  
CIVIL ENGINEERING DESIGN AND LAND SURVEYING

8720 RED OAK BOULEVARD, SUITE 420  
CHARLOTTE, N.C. 28217  
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Scale: 1" = 40'

**CO.0**