GENERAL PROVISIONS

B. Pursuant to Section 3.1 of the Ordinance, the Rezoning Site is comprised of Tax Parcel No. 790. The Mallard Creek Road and Penninger Road. This site is depicted in the Ordinance. Unless the Rezoning Plan establishes more stringent standards, the ultimate layout, locations and sizes of the development and uses depicted on the Rezoning Plan are subject to review and approval as part of the full development plan submittal and are not implicitly approved with this rezoning. Adjustments may be necessary in order to accommodate final site and construction plans and designs and to any adjustments required for any incidental or accessory uses relating thereto that are subject to approval or more of the following: brick veneer or similar masonry products, stone, manufactured stone, cementitious siding, and vinyl.

DEVELOPMENT STANDARDS

B. Adequate intersection sight distance, according to CDOT's Sight Distance, shall be maintained. The petitioner shall comply with the Charlotte City Council approved PL-001 standard for the development of the Mallard Creek Road.

ARCHITECTURAL STANDARDS

B. The Tree Preservation Areas shall be designated as such on the site plan. The Tree Preservation Areas shall be coordinated with any city tree management programs and with the Charlotte-Mecklenburg storm water management programs. The petitioner shall coordinate with the Charlotte-Mecklenburg storm water management programs and with the Charlotte-Mecklenburg planning department to determine if any tree preservation measures are required.

ENVIRONMENTAL FEATURES

B. Prior to the filing of the development plan submittal, the petitioner shall complete a site analysis that identifies any known environmental features that may impact the development. The site analysis shall be submitted to the Charlotte-Mecklenburg planning department and shall be coordinated with any city tree management programs and with the Charlotte-Mecklenburg storm water management programs. The petitioner shall coordinate with the Charlotte-Mecklenburg storm water management programs and with the Charlotte-Mecklenburg planning department to determine if any tree preservation measures are required.

Legend

- Project Boundary
- Property Lines
- Undisturbed PCSO Buffer
- Dedicated ROW
- Tree Save Area
- Class C Buffer
- Stormwater Outfall
- On-Site Stormwater Outfall
- Dedicated Stormwater Outfall