

PART I - DEVELOPMENT DATA

TAX PARCEL:	047-181-43 (2.854 AC)
SITE ACREAGE:	2.854 ACRES
EXISTING ZONING:	CC - PETITION #2008-087
PROPOSED ZONING:	CC (SPA)
TAX PARCEL	
047-181-43	2.854 AC
TOTAL	2.854 AC
EXISTING USE:	UNDEVELOPED LAND
PROPOSED USE:	RETAIL/GROCERY = UP TO 31,000 SF
REQUIRED YARDS:	
MALLARD CREEK CHURCH ROAD SETBACK:	35.0'
BERKLEY PLACE DRIVE SETBACK:	14.0'

PART II - GENERAL PROVISIONS
 UNLESS MORE STRINGENT STANDARDS ARE ESTABLISHED BY THE TECHNICAL DATA SHEET OR THESE DEVELOPMENT STANDARDS, ALL DEVELOPMENT STANDARDS ESTABLISHED UNDER THE CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE") FOR THE CC ZONING DISTRICT CLASSIFICATION SHALL BE FOLLOWED IN CONNECTION WITH DEVELOPMENT TAKING PLACE ON THE SITE.

THE BUILDING CONFIGURATIONS, PLACEMENTS AND SIZES, AND THE LOCATIONS OF ALL OTHER DEVELOPMENT SHOWN ON THE SCHEMATIC SITE PLAN ARE SCHEMATIC IN NATURE AND MAY BE ALTERED OR MODIFIED DURING DESIGN DEVELOPMENT AND CONSTRUCTION DOCUMENT PHASES WITHIN THE MAXIMUM DEVELOPMENT LINES ESTABLISHED ON THE TECHNICAL DATA SHEET AS PROVIDED FOR UNDER SECTION 6 OF THE ZONING ORDINANCE.

BUILDING SHALL BE DESIGNED SO THAT THE STREET FAÇADE ALONG ALL STREETS INCLUDES THE USE OF CLEAR GLASS WINDOWS AND DOORS ARRANGED SO THAT THE USES ARE VISIBLE FROM AND/OR ACCESSIBLE TO THE STREET ON AT LEAST 25% OF THE LENGTH OF THE STREET FRONTAGE (APPLICABLE TO MALLARD CREEK ROAD). WHEN THIS APPROACH IS NOT FEASIBLE (ON BERKLEY PLACE AND PINNACLE DRIVE), A COMBINATION OF DESIGN ELEMENTS MAY INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING: ORNAMENTATION; MOLDING; STRING COURSES; CHANGES IN MATERIAL OR COLOR; ARCHITECTURAL LIGHTING; WORKS OF ART; FOUNTAINS AND POOLS; STREET FURNITURE; STOOPS, LANDSCAPING AND GARDEN AREAS; AND DISPLAY AREAS.

PART III - OPTIONAL PROVISIONS:
 NONE

PART IV - PERMITTED USES
 PER ZONING ORDINANCE

PART V - TRANSPORTATION
 DIRECT VEHICULAR ACCESS TO THE SITE FROM MALLARD CREEK CHURCH ROAD WILL BE LIMITED TO THE ACCESS THAT HAS ALREADY BEEN CONSTRUCTED.

- OFF STREET PARKING
- (A) THE PARKING SPACES DEPICTED ON THE SCHEMATIC SITE PLAN MAY VARY IN LAYOUT AND LOCATION, BUT, IN ALL EVENTS, WILL BE SUFFICIENT TO SATISFY THE MINIMUM OFF STREET PARKING STANDARDS ESTABLISHED UNDER THE ORDINANCE.
 - (B) NO PARKING WILL BE PERMITTED WITHIN BUFFER OR SETBACK AREAS.
 - (C) NO PARKING WILL BE PERMITTED BETWEEN THE BUILDINGS AND THE STREET.
 - (D) PARKING AND DRIVES WILL BE CONSTRUCTED IN PHASES AND IN SEQUENCES WITH DEVELOPMENT TAKING PLACE ON THE SITE.
 - (E) PARKING MAY BE SHARED ACROSS USES AND INTERNAL LOT LINES WITHIN THE UNIFIED DEVELOPMENT. CROSS ACCESS EASEMENTS SHALL BE PROVIDED PRIOR TO THE CHANGE OF OWNERSHIP OF AN INTERNAL LOTS.

PART VI - ARCHITECTURAL STANDARDS:

- (A) THE MAXIMUM RETAIL TENANT SIZE SHALL BE 31,000 SQUARE FEET.
- (B) THERE IS A MINIMUM HEIGHT OF 22' AND THE BUILDING SHALL MATCH THE THE EXISTING IN CHARACTER AND MATERIALS, WITH A CLEAR BASE, MIDDLE AND CAP.
- (C) BUILDING TRANSPARENCY AND ARTICULATION WILL BE PROVIDED ON BERKLEY PLACE STREET FRONTAGE. ARTICULATION WILL ALSO BE PROVIDED ALONG MALLARD CREEK CHURCH ROAD TO AVOID PLANK WALL
- (D) ALL BUILDINGS CONSTRUCTED WITHIN THE SITE SHALL SATISFY OR EXCEED THE APPLICABLE SETBACK, REAR YARD, AND SIDE YARD REQUIREMENTS ESTABLISHED UNDER THE ORDINANCE. IN ADDITION, CONNECTIVITY WILL BE PROVIDED TO ABUTTING PROPERTIES IN THE GENERAL AREAS DEPICTED ON THE SCHEMATIC SITE PLAN.
- (E) THE SITE WILL COMPLY WITH SECTION 11.405 (7) OF THE CHARLOTTE ZONING ORDINANCE REGARDING REDUCTION OF THE SETBACK TO 14.0'.

PART VII - STREETScape AND LANDSCAPING

- (A) A 6.0' SIDEWALK WITH A 6.0' PLANTING STRIP WILL BE PROVIDED ALONG THE COMMERCIAL COLLECTOR
- (B) SCREENING SHALL CONFORM WITH THE STANDARDS AND TREATMENTS SPECIFIED IN SECTION 12.303 OF THE ORDINANCE.
- (C) STREET TREES WILL BE PROVIDED ALONG THE PROJECT FRONTAGE OF BERKLEY PLACE AT THE RATE OF ONE LARGE MATURING TREE FOR EVERY 40 LINEAR FEET.
- (D) STREET TREES WILL BE PROVIDED ALONG BOTH SIDES OF THE PRIVATE DRIVES AT A RATE OF ONE LARGE MATURING TREE PER 40 LINEAR FEET OR ONE SMALL MATURING TREE PER 30 LINEAR FEET. EXISTING VEGETATION ON THE EAST SIDE OF THE EXISTING PRIVATE DRIVE WILL SATISFY THIS REQUIREMENT FOR THAT SIDE OF THE STREET.
- (E) SERVICE AREAS WILL BE SCREENED FROM PUBLIC RIGHT-OF-WAY AND ADJACENT PROPERTIES

PART VIII - STORM WATER MANAGEMENT:

- (A) THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION CONTROL ORDINANCES.
- (B) THE FOLLOWING AGENCIES MUST BE CONTACTED PRIOR TO CONSTRUCTION REGARDING WETLAND AND WATER QUALITY PERMITS:
 SECTION 401 PERMIT NCDENR - RALEIGH OFFICE (919) 733-1786
 SECTION 401 PERMIT US ARMY CORPS OF ENGINEERS (704) 271-4854

PART IX - PARKS, GREENWAYS AND OPEN SPACE:

- (A) OPEN SPACE WILL MEET THE MINIMUM REQUIREMENTS OF THE ORDINANCE
- (B) NO PARK OR GREENWAY DEDICATION FOR THIS PROPERTY

PART X - FIRE PROTECTION:

- (A) ADEQUATE FIRE PROTECTION IN THE FORM OF FIRE HYDRANTS WILL BE PROVIDED ACCORDING TO THE CITY OF CHARLOTTE FIRE MARSHAL'S SPECIFICATION.

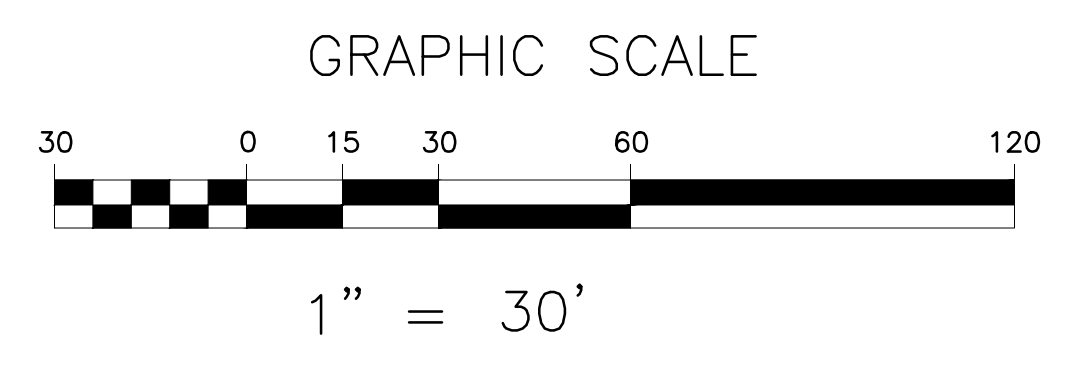
PART XI - SIGNAGE:

- (A) ARCHITECTURAL COMPATIBILITY AND UNIFORMITY OF THE SIGNAGE WITHIN THE DEVELOPMENT SHALL BE ASSURED BY THE ESTABLISHMENT OF AN ARCHITECTURAL REVIEW COMMITTEE WITH JURISDICTION OVER THE SIZE, LOCATION, ACCEPTABLE MATERIALS, AND DETAILS.
- (B) ALL SIGNS PLACED ON THE SITE WILL BE ERECTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE ORDINANCE.
- (C) PETITIONER WILL INSTALL WAYFINDING SIGNAGE FOR TRUCK TRAFFIC NEEDING TO ENTER THE SITE TO SERVICE THE SELF-STORAGE FACILITY AS WELL AS OTHER USES RECEIVING TRUCK TRAFFIC

PART XII - LIGHTING

- (A) ALL FREESTANDING LIGHTING FIXTURES INSTALLED WILL BE UNIFORM IN DESIGN.
- (B) EXCEPT FOR PUBLIC STREET LIGHT, THE MAXIMUM HEIGHT OF ANY FREESTANDING LIGHTING FIXTURE, INCLUDING ITS BASE, SHALL NOT EXCEED 30.0' IN HEIGHT. LIGHTING FIXTURES ALONG THE COMMERCIAL COLLECTOR STREET SHALL BE A MAXIMUM OF 20.0' IN HEIGHT. MAXIMUM LIGHTING ILLUMINATION LEVELS SHALL BE EIGHT FOOTCANDLES (8.0 fc) FOR THE 30.0' HEIGHT FIXTURES AND SIX FOOTCANDLES (6.0 fc) FOR THE 20.0' HEIGHT FIXTURES.
- (C) ALL DIRECT LIGHTING INSTALLED WITHIN THE SITE SHALL BE DESIGNED SUCH THAT DIRECT ILLUMINATION DOES NOT EXTEND PAST ANY PROPERTY LINE. CONSIDERATION WILL BE GIVEN TO THE IMPACT OF LIGHTING BOTH WITHIN AND WITHOUT THE PERIMETER OF THE SITE. ITEMS FOR CONSIDERATION WILL INCLUDE INTENSITY, CUTOFF ANGLES, COLOR, ENERGY EFFICIENCY AND SHIELDING OF SOURCES OF LIGHT, THE INTENT BEING TO ELIMINATE GLARE TOWARDS MALLARD CREEK CHURCH ROAD AND ADJACENT PROPERTIES. STREET LIGHTS AND PEDESTRIAN SCALE LIGHTS SHALL BE CAPPED TO PREVENT UPWARD LIGHTING OF THE NIGHT SKY.

PART XIII - PHASING:
 NONE



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PROJECT TEAM
 PRINCIPAL IN CHARGE: David Powlen, RLA
 PROJECT MANAGER: Shane Brandwood, RLA
 ARCHITECT: GSB
PROJECT NAME: PINNACLE POINT

PROJECT NUMBER: 124-4114-00
SHEET TITLE: SITE PLAN AMENDMENT PETITION 2015-103

SHEET NUMBER: RZ-1