

## SITE DATA

DEVELOPER: AHMAD DEVELOPERS, LLC  
3105 QUEEN CITY DRIVE  
CHARLOTTE, NC 28208  
CONTACT: SHARGEEL AHMAD  
EMAIL: shargeel.ahmad@harrishospitality.info

ENGINEER: CDM+R ENGINEER, PLLC  
1130 PARADE GROUND COURT  
CLOVER, SC 29710  
CONTACT: ANTHONY RENTZ, P.E., S.E.  
EMAIL: alr@cdmreng.com

PARCEL ID: 047-421-04  
SITE ACREAGE: ±0.97 AC

TAX PARCELS INCLUDED IN REZONING: 1 PARCEL (047-421-04)  
EXISTING ZONING: N1-A (NEIGHBORHOOD 1)  
PROPOSED ZONING: CG (COMMERCIAL GENERAL)  
PROPOSED BUILDING SQUARE FOOTAGE: ±8,650 SF  
MAXIMUM ALLOWABLE BUILDING HEIGHT: 50'  
MAXIMUM NUMBER OF PROPOSED BUILDINGS: 1 BUILDING  
PARKING SPACES REQUIRED: 1 SPACE PER 250 SF OF RETAIL SPACE = 35 SPACES  
PARKING SPACES PROVIDED: 8,650 SF / 250 SF = 35 SPACES REQUIRED (35 PROVIDED)  
BICYCLE PARKING SPACES REQUIRED: 1 SPACE PER 1,500 SF OF RETAIL SPACE  
BICYCLE PARKING SPACES PROVIDED: 8,650 SF / 1,500 SF = 6 SPACES PROVIDED  
OPEN SPACE REQUIRED: 5% (0.05 AC) FOR CG ZONING DISTRICT  
OPEN SPACE PROVIDED: ±50.5% (±0.49 AC)  
PERMITTED USES: GENERAL COMMERCIAL USE PER ARTICLE 6, SECTION 6.1, SUB-SECTION "A"  
REQUIRED LANDSCAPE YARD: N/A PER ARTICLE 20, TABLE 20-3 AS IT ABUTS A "RC" (RESEARCH CAMPUS) ZONING DISTRICT  
PROPOSED CONSTRUCTION PHASING: 1 PHASE

REQUIRED BUILDING SETBACKS: FRONT SETBACK: 30'  
REAR SETBACK: 45'  
SIDE SETBACK: 6'

MAXIMUM ALLOWABLE BUILDING HEIGHT: 50'  
REQUIRED LANDSCAPE BUFFER: N/A  
OPEN SPACE REQUIRED: 5% (0.05 AC) FOR CG ZONING DISTRICT  
OPEN SPACE PROVIDED: ±36% (±0.35 AC)  
PARKING SPACES REQUIRED: 1 SPACE PER 250 SF OF RETAIL SPACE = 35 SPACES  
PARKING SPACES PROVIDED: 8,650 SF / 250 SF = 35 SPACES REQUIRED (36 PROVIDED)  
BICYCLE PARKING SPACES REQUIRED: 1 SPACE PER 1,500 SF OF RETAIL SPACE  
BICYCLE PARKING SPACES PROVIDED: 8,650 SF / 1,500 SF = 6 SPACES PROVIDED

PROPOSED STORM SYSTEM: PRIVATE  
PROPOSED WATER SYSTEM: PRIVATE  
PROPOSED SEWER SYSTEM: PRIVATE

ELECTRICITY PROVIDER: DUKE ENERGY  
GAS PROVIDER: PIEDMONT NATURAL GAS  
WATER PROVIDER: CITY OF CHARLOTTE  
SEWER PROVIDER: CITY OF CHARLOTTE

## CONDITIONAL NOTES:

- DEVELOPER SHALL DEDICATE 50-FEET OF RIGHT-OF-WAY STARTING FROM THE ROAD CENTERLINE.
- DEVELOPER SHALL PROVIDE CROSS-ACCESS TO BOTH ADJACENT PARCELS MEETING MINIMUM UDO REQUIREMENTS REGARDING PARCEL CROSS-ACCESS.
- DEVELOPER SHALL PROVIDE A 50-FOOT DRIVEWAY STEM MEASURED FROM THE EDGE OF PAVEMENT ALONG MALLARD CREEK CHURCH ROAD.
- 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 CDOT PRIOR TO CONSTRUCTION/INSTALLATION. CONTACT CDOT FOR ADDITIONAL INFORMATION CONCERNING COST, SUBMITTAL, AND LIABILITY INSURANCE COVERAGE REQUIREMENTS.
- THE PETITIONER SHALL DEDICATE AND CONVEY IN FEE SIMPLE ALL RIGHTS-OF-WAY TO THE CITY BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED. CDOT REQUESTS RIGHTS-OF-WAY SET AT 2' BEHIND BACK OF SIDEWALK WHERE FEASIBLE.
- ALL TRANSPORTATION IMPROVEMENTS WILL BE APPROVED AND CONSTRUCTED BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED.
- ALL PUBLIC ROADWAY IMPROVEMENTS WILL BE SUBJECT TO THE STANDARDS AND CRITERIA OF CDOT AND NCDOT, AS APPLICABLE. TO THE ROADWAY IMPROVEMENTS WITHIN THEIR RESPECTIVE ROAD SYSTEM AUTHORITY. IT IS UNDERSTOOD THAT SUCH IMPROVEMENTS MAY BE UNDERTAKEN BY THE PETITIONER ON ITS OWN OR IN CONJUNCTION WITH OTHER DEVELOPMENT OR ROADWAY PROJECTS TAKING PLACE WITHIN THE BROAD NORTH EASTERN MECKLENBURG AREA. BY WAY OF A PRIVATE/PUBLIC PARTNERSHIP EFFORT OR OTHER PUBLIC SECTOR PROJECT SUPPORT.

## SITE PLAN NOTES:

- DEVELOPMENT DATA TABLE (ITEMS MAY NEED TO BE SUPPLEMENTED WITH ADDITIONAL NOTES OR SITE PLAN ANNOTATION)
    - SITE ACREAGE: 0.97 ACRES
    - TAX PARCELS INCLUDED IN REZONING: 047-421-04
    - EXISTING ZONING (INCLUDING OVERLAYS AND VESTING): N1-A
    - PROPOSED ZONING (INCLUDING OVERLAYS AND VESTING): CG (COMMERCIAL GENERAL)
    - NUMBER OF RESIDENTIAL UNITS BY HOUSING TYPE: N/A
    - RESIDENTIAL DENSITY: N/A
    - SQUARE FOOTAGE OF NON-RESIDENTIAL USES BY TYPE (RETAIL, OFFICE, INDUSTRIAL, ETC.): 8,650 SF
    - FLOOR AREA RATIO: N/A
    - MAXIMUM BUILDING HEIGHT: 50'
    - MAXIMUM NUMBER OF BUILDINGS: 1 PROPOSED BUILDING
    - NUMBER AND/OR RATIO OF PARKING SPACES: 36 SPACES PROVIDED
    - AMOUNT OF OPEN SPACE: 0.35 ACRES PROVIDED
  - GENERAL PROVISIONS
    - NOTE ADDRESSING APPLICABILITY OF ORDINANCES: N/A
    - NOTE THAT ALTERATIONS TO THE CONDITIONAL PLAN ARE SUBJECT TO SECTION 6.207 ALTERATIONS TO APPROVAL.: N/A
  - OPTIONAL PROVISIONS (ONLY FOR PROPOSED ZONING TO UMUD-O, MUDD-O, PED-O, OR TS-O)
    - LISTING OF ALL OPTIONAL PROVISIONS: N/A
  - PERMITTED USES
    - ALLOWED USES OR PROHIBITED USES: GENERAL COMMERCIAL
    - OTHER USE RESTRICTIONS: N/A
  - TRANSPORTATION
    - DEDICATION AND RESERVATION OF STREET RIGHT-OF-WAY TO CITY/ NCDOT: N/A
    - TRANSPORTATION IMPROVEMENTS CONSTRUCTED IN CONJUNCTION WITH DEVELOPMENT: MULTI-USE PATH AS SHOWN HEREON
  - ARCHITECTURAL STANDARDS
    - BUILDING MATERIALS: N/A
    - BUILDING SCALE: N/A
    - TREATMENT OF URBAN DESIGN AND ARCHITECTURAL ELEMENTS, SUCH AS STREET WALLS, BUILDING ENTRANCES, CANOPIES AND BALCONIES: N/A
    - FENCE/WALL STANDARDS: N/A
  - STREETSCAPE AND LANDSCAPING
    - STREETSCAPE (SIDEWALK AND PLANTING STRIP) STANDARDS: N/A
    - SPECIAL LANDSCAPE, BUFFER, SCREENING TREATMENT: N/A
  - ENVIRONMENTAL FEATURES
    - SHALL COMPLY WITH TREE REGULATIONS
    - PROPOSED PCSO TREATMENT AREAS: BMP AS SHOWN HEREON
    - ENVIRONMENTAL PROVISIONS PER ENVIRONMENTAL GENERAL DEVELOPMENT POLICIES: N/A
- NOTE:
- THE LOCATION, SIZE, AND TYPE OF STORM WATER MANAGEMENT SYSTEMS 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 ACTUAL STORM WATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.
- PARKS, GREENWAYS, AND OPEN SPACE
    - RESERVATION/DEDICATION OF PARK AND/OR GREENWAY: N/A
    - PARK AND/OR GREENWAY IMPROVEMENTS: N/A
    - CONNECTIONS TO PARK AND/OR GREENWAY: N/A
    - PRIVATELY CONSTRUCTED OPEN SPACE: N/A
  - FIRE PROTECTION
    - FIRE LANE TREATMENT: N/A
  - SIGNAGE
    - SIGN LIMITATIONS - SIZE, TYPE, LOCATION IF DIFFERENT FROM ORDINANCE REQUIREMENTS: N/A
  - LIGHTING
    - LIMITATIONS ON TYPE OR LOCATION OF LIGHTING: N/A
    - LOCATION AND HEIGHT OF SPECIAL LIGHTING, SUCH AS PEDESTRIAN SCALE LIGHTING: SIDE AND REAR BUILDING WALL PACKS AND 2 PARKING LOT LIGHTS PER DEVELOPMENT NOTE 2
  - PHASING
    - DEVELOPMENT PHASING BY USE, AREA AND/OR SQUARE FOOTAGE AND TRIGGER FOR EACH PHASE: N/A
  - OTHER
    - INDICATE IF A REQUEST FOR RIGHT-OF-WAY ABANDONMENT OR A VARIANCE HAS BEEN SUBMITTED FOR THE SUBJECT PROPERTY. SUCH REQUEST MAY NEED APPROVAL PRIOR TO A CITY COUNCIL VOTE ON THE REZONING.: N/A
    - PROPERTY CORNER TIE POINTS FOR MAPPING: SEE SHEET 2 FOR BOUNDARY SURVEY
    - PUBLIC FACILITIES/SITES TO BE PROVIDED: N/A
    - PROPOSED DUMPSTER LOCATIONS: SEE LOCATION HEREON
    - PROVISION OF PUBLIC ART: N/A
    - UNDERGROUND UTILITIES: N/A
    - OTHER CONDITIONS NOT PREVIOUSLY LISTED: N/A
- GENERAL
    - DATE OF SITE PLAN: 8-15-2023
    - REZONING PETITION NUMBER (ADDED TO REVISED SITE PLAN): 2023-070
    - VICINITY MAP: SHOWN HEREON
    - NORTH ARROW: SHOWN HEREON
    - PROPOSED ZONING BOUNDARY(IES) SHOULD BE CLEARLY IDENTIFIED AND LABELED: SHOWN HEREON
    - TOPOGRAPHY AT FOUR-FOOT CONTOUR INTERVALS OR LESS (EXISTING AND, IN SOME CASES PROPOSED): SHOWN HEREON
    - ALL EXISTING EASEMENTS, RESERVATIONS AND RIGHTS-OF-WAY: SEE SHEET 2 FOR BOUNDARY SURVEY
    - SURFACE WATER IMPROVEMENT AND MANAGEMENT ("SWIM") BUFFERS AND DELINEATION OF AREAS WITHIN THE REGULATORY FLOODPLAIN AS SHOWN ON THE OFFICIAL FLOOD HAZARD BOUNDARY MAPS FOR MECKLENBURG COUNTY: N/A
  - SPECIFIC TO THE PROPOSED DEVELOPMENT
    - ALL YARDS, BUFFERS, SCREENING, AND LANDSCAPING REQUIRED OR PROPOSED: SHOWN HEREON
    - AREAS DESIGNATED FOR STRUCTURES AND/OR PARKING (SURFACE OR DECK TO BE NOTED): SHOWN HEREON
    - THE LOCATION OF EXISTING AND PROPOSED STORM DRAINAGE PATTERNS AND FACILITIES INTENDED TO SERVE THE PROPOSED DEVELOPMENT: N/A
    - PROPOSED TREATMENT OF ANY EXISTING NATURAL FEATURES: N/A
    - BUILDING ELEVATIONS (IF PROVIDED): N/A
    - PUBLIC OR PRIVATE STREETS LABELED: SHOWN HEREON
    - TRANSIT FACILITIES: N/A
    - LOCATION OF PROPOSED BIKE/PEDESTRIAN IMPROVEMENTS: SHOWN HEREON
    - LOCATION OF EXISTING AND PROPOSED THROUGHFARE: SHOWN HEREON

## DEVELOPMENT NOTES:

- THE BOUNDARY SURVEY SHOWN WAS PROVIDED BY OTHERS. SEE SHEET 2 FOR ADDITIONAL BOUNDARY SURVEY INFORMATION.
- THE AERIAL IMAGES AND EXISTING CONTOURS WERE ACQUIRED FROM READILY AVAILABLE GIS DATA.
- FUTURE NCDOT MULTI-USE PATH TO BE CONSTRUCTED AS PART OF THE PROPOSED DEVELOPMENT AS REQUESTED BY NCDOT. NO ADDITIONAL DEDICATION OR RESERVATION IS REQUIRED PER NCDOT.
- THE PROPOSED BUILDING SHALL BE CONSTRUCTED WITH WALL PACKS ON THE SIDES AND REAR FOR ILLUMINATION OF DEVELOPMENT, IN ADDITION TO THE 2 PROPOSED LIGHT POLES SHOWN.
- THE "FIRE HOSE PULL PATH" SHOWN ON THIS PLAN REPRESENTS AT LEAST A 200-FOOT FIRE HOSE PULL FROM A FIRE TRUCK PARKED IN THE LANE OF TRAVEL TO THE FURTHEST POINT NEAR THE PROPOSED BUILDING.
- FOR ADJOINING PARCELS RECEIVING STORMWATER DISCHARGE FROM THE PROPOSED BMP/WATER QUALITY FEATURE, THE PETITIONER SHALL ANALYZE THE ADEQUACY OF THE EXISTING STORMWATER CONVEYANCE ON THE ADJOINING PARCELS. IF THE EXISTING STORMWATER CONVEYANCE ON THE ADJOINING PARCELS IS FOUND TO BE INADEQUATE, THE PETITIONER SHALL MAKE A GOOD FAITH EFFORT WITH THE PROPERTY OWNER(S) TO IMPROVE THE STORMWATER CONVEYANCE OR MITIGATE THE STORMWATER DISCHARGE ONTO THE ADJOINING PARCELS.

REZONING PETITION NUMBER: 2023-070

PREPARED BY:

**CDM+R**  
ENGINEERING - PLLC  
1130 Parade Ground Court  
Clover, South Carolina 29710  
(803) 631-6940 - NC FIRMS P-1690

NO.	DATE	BY	ISSUE
1	3-15-2023	CDMR	CDMR CITY / NCDOT INFORMAL REVIEW CORRECTIONS
2	3-15-2023	CDMR	CDMR CITY / NCDOT INFORMAL REVIEW CORRECTIONS
3	3-15-2023	CDMR	CDMR CITY / NCDOT INFORMAL REVIEW CORRECTIONS
4	8-14-2023	CDMR	CDMR ADDED ALL SITE PLAN NOTES AND A RESPONSE TO EACH ONE PER CITY REQUEST
5	8-14-2023	CDMR	CDMR ADDED ALL SITE PLAN NOTES AND A RESPONSE TO EACH ONE PER CITY REQUEST
6	8-14-2023	CDMR	CDMR ADDED ALL SITE PLAN NOTES AND A RESPONSE TO EACH ONE PER CITY REQUEST
7	8-14-2023	CDMR	CDMR ADDED ALL SITE PLAN NOTES AND A RESPONSE TO EACH ONE PER CITY REQUEST
8	8-14-2023	CDMR	CDMR ADDED ALL SITE PLAN NOTES AND A RESPONSE TO EACH ONE PER CITY REQUEST
9	8-14-2023	CDMR	CDMR ADDED ALL SITE PLAN NOTES AND A RESPONSE TO EACH ONE PER CITY REQUEST
10	8-14-2023	CDMR	CDMR ADDED ALL SITE PLAN NOTES AND A RESPONSE TO EACH ONE PER CITY REQUEST
11	8-14-2023	CDMR	CDMR ADDED ALL SITE PLAN NOTES AND A RESPONSE TO EACH ONE PER CITY REQUEST
12	8-14-2023	CDMR	CDMR ADDED ALL SITE PLAN NOTES AND A RESPONSE TO EACH ONE PER CITY REQUEST
13	8-14-2023	CDMR	CDMR ADDED ALL SITE PLAN NOTES AND A RESPONSE TO EACH ONE PER CITY REQUEST
14	8-14-2023	CDMR	CDMR ADDED ALL SITE PLAN NOTES AND A RESPONSE TO EACH ONE PER CITY REQUEST
15	8-14-2023	CDMR	CDMR ADDED ALL SITE PLAN NOTES AND A RESPONSE TO EACH ONE PER CITY REQUEST
16	8-14-2023	CDMR	CDMR ADDED ALL SITE PLAN NOTES AND A RESPONSE TO EACH ONE PER CITY REQUEST
17	8-14-2023	CDMR	CDMR ADDED ALL SITE PLAN NOTES AND A RESPONSE TO EACH ONE PER CITY REQUEST
18	8-14-2023	CDMR	CDMR ADDED ALL SITE PLAN NOTES AND A RESPONSE TO EACH ONE PER CITY REQUEST
19	8-14-2023	CDMR	CDMR ADDED ALL SITE PLAN NOTES AND A RESPONSE TO EACH ONE PER CITY REQUEST
20	8-14-2023	CDMR	CDMR ADDED ALL SITE PLAN NOTES AND A RESPONSE TO EACH ONE PER CITY REQUEST

LOCATION: 2107 MALLARD CREEK CHURCH ROAD  
CHARLOTTE, NC 28262

PREPARED FOR:

AHMAD DEVELOPERS, LLC

SITE PLAN  
NEIGHBORHOOD COMMERCIAL CENTER

DESIGNED BY	DRAWN BY	CHECKED BY	DATE
CDMR	CDMR	CDMR	8-15-2023

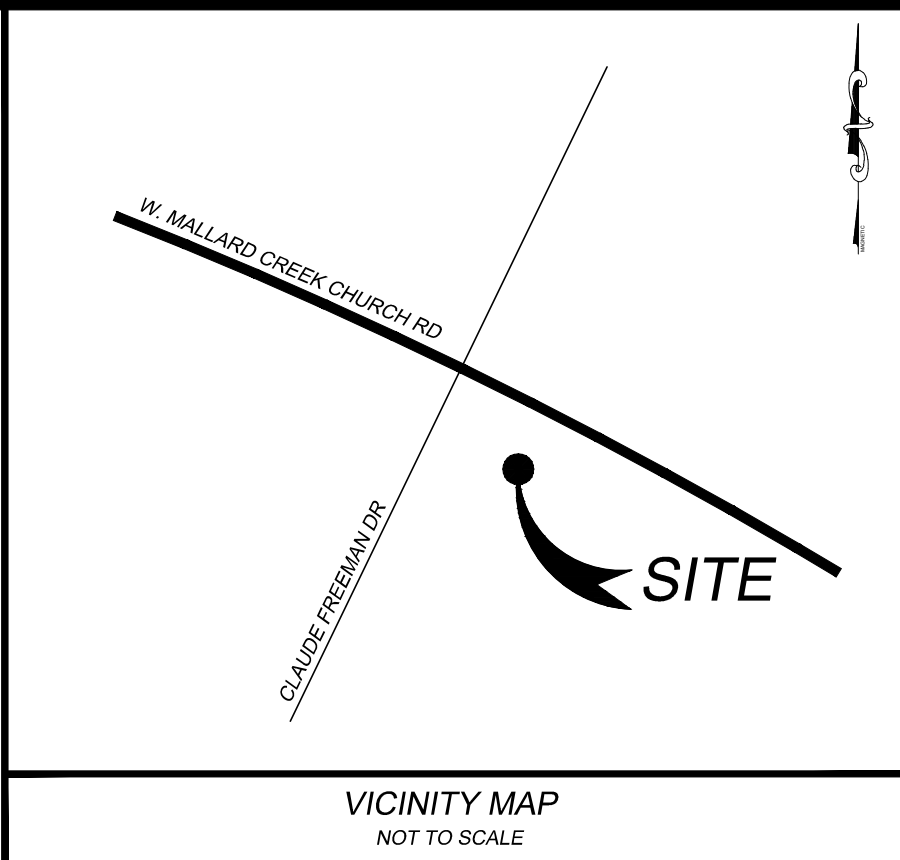
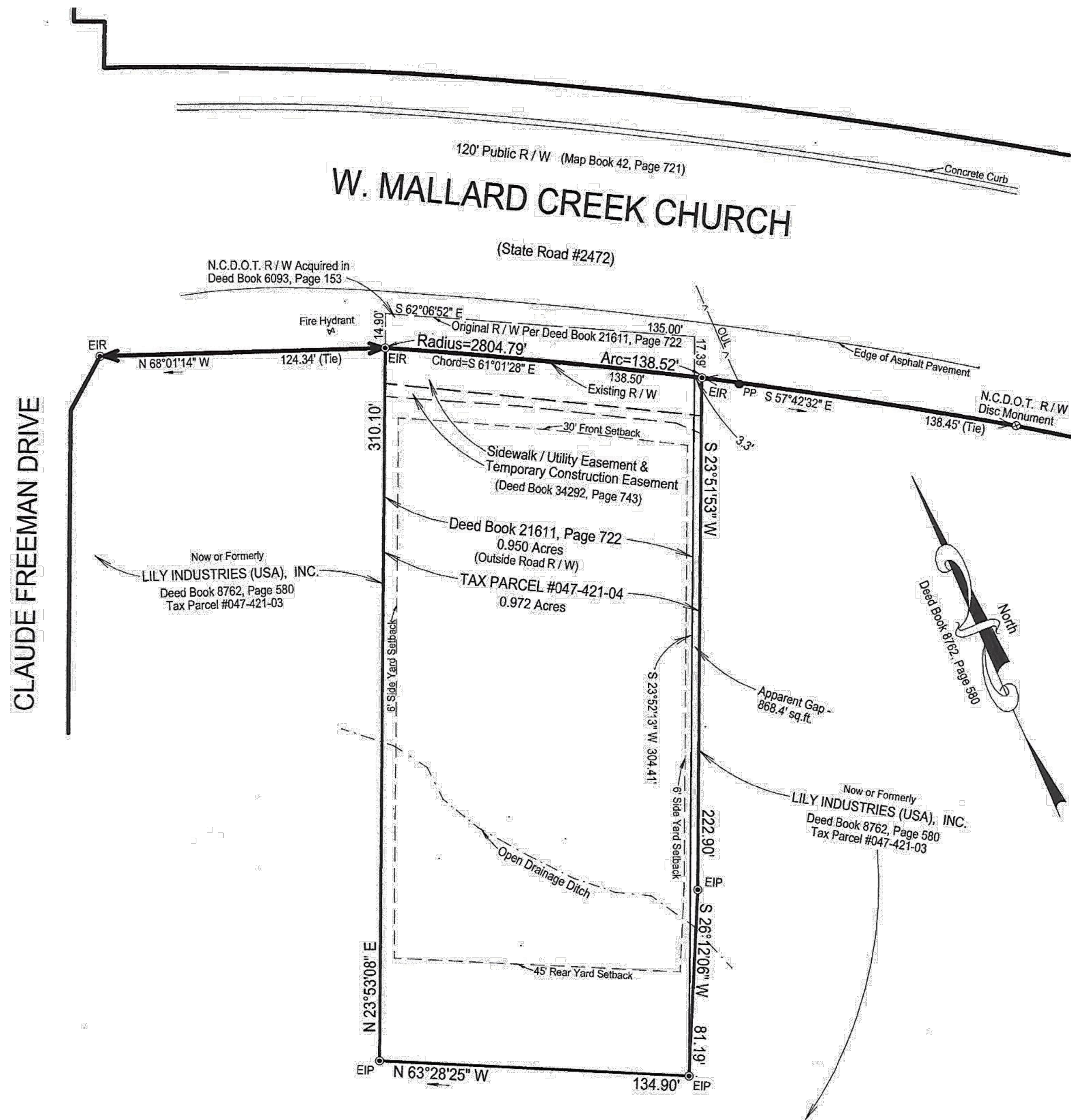
SEAL:

NOT FOR  
CONSTRUCTION  
FOR PLANNING  
PURPOSES  
ONLY

SHEET

SITE PLAN-1





PREPARED BY:  
**CDM+R**  
ENGINEERING - PLLC  
1130 Parade Ground Court  
Clover, South Carolina 29710  
(803) 631-6946 - NC FIRM # P-1690

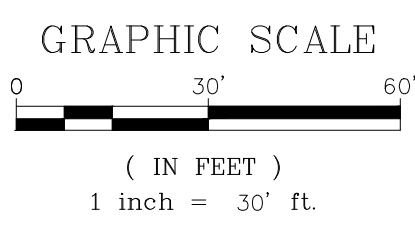
NO.	DATE	BY	ISSUE
1	3-15-2023	CDMR	CITY / NCDOT INFORMAL REVIEW CORRECTIONS
2	4-10-2023	CDMR	ADDED ALL SITE PLAN NOTES AND A RESPONSE TO EACH ONE PER CITY REQUEST
3	8-4-2023	CDMR	ADDED ADDITIONAL REZONING SITE DATA AS REQUESTED BY THE CITY OF CHARLOTTE
4	8-14-2023	CDMR	ADDED ALL SITE PLAN NOTES AND A RESPONSE TO EACH ONE PER CITY REQUEST
5	2-23-2024	CDMR	MODIFIED BMP AND SITE GEOMETRY TO ACCOMMODATE TREE SAVE AREA

LOCATION: 2107 MALLARD CREEK CHURCH ROAD  
CHARLOTTE, NC 28262  
PREPARED FOR: AHMAD DEVELOPERS, LLC

DESIGNED BY	DRAWN BY	CHECKED BY
CDMR	CDMR	CDMR
AS SHOWN	DATE	JOB NUMBER
AS SHOWN	8-4-2023	

SEAL:  
**NOT FOR  
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PURPOSES  
ONLY**

SHEET  
**SITE PLAN-2**



REZONING PETITION NUMBER: 2023-070