

Site Data

Site Area: 16.62 Acres
Existing Zoning: R-3
Proposed Zoning: O-1 (CD)
Proposed Use: General Office Uses
Proposed Square Footage: 200,000 SF

Intersection Commitments

The Petitioner must contribute the sum of Fifty Thousand Dollars (\$50,000.00) to the Mecklenburg County Engineering Department or its designee to be used to fund a portion of the costs of improving the intersection between Mallard Creek Road and Galloway Road and the installation of a traffic signal at that intersection when warranted before any building permits for development on the site may be issued.

Wetlands

The wetlands area generally depicted on the Technical Plan will be delineated by a wetlands consultant and thereafter the limits must be approved by the U. S Army Corp. of Engineers. The area within the exact limits so approved will then be left in its current condition as undisturbed open space.

Building Height Limitations

No building in excess of three stories in height may be constructed on the Site except within the area identified on the Technical Plan as Area A, where buildings may be up to four stories in height.

Development Conditions

General Provisions

Unless more stringent standards are established by the Technical Data Sheet or these Development Standards, all development standards established under the Mecklenburg County Zoning Ordinance (the "Ordinance") O-1 zoning district classification shall be followed in connection with development taking place on the Site.

Design Concepts

In keeping with the design guidelines outlined in the draft of the Northeastern Plan, the plan shall provide for an interconnected street network with connections to other parcels and shall be designed so as to be pedestrian and transit friendly.

Permitted Uses

The Site may be developed to general or medical, or bank use (including any accessory use) which is permitted under the Ordinance by right or under prescribed conditions in an O-1 Zoning District.

Square Footage Restrictions

The gross floor area of all buildings constructed within the Site may not exceed, in the aggregate, 249,000 square feet.

Buffers

1. Buffer areas established on this Technical Data Sheet shall conform to the standards of Section 12.302 of the Ordinance, subject, however, to the provisions of Section 12.304 thereof.
2. Buffer areas shall remain as open space and, subject to the provisions of Paragraphs (3) below, will be left undisturbed. Buffer areas will be left undisturbed where significant existing vegetation exists.
3. No buildings, parking spaces, maneuvering areas or storm water detention facilities may be located within buffer areas.

4. Where existing trees and natural vegetation have been cleared to accommodate pedestrian sidewalks or pathways or the installation of utilities, the cleared/unimproved areas will be landscaped with trees and shrubs.
5. The width of the buffer areas depicted on the Technical Data Sheet may be reduced.

6. In the event the buffer requirements depicted on this technical plan should change or be eliminated then any such buffer areas depicted on this plan may be reduced or eliminated accordingly.
7. Petitioner reserves the right to reduce buffer widths, per ordinance, with the use of screening or berms.

Setbacks, Side Yards and Rear Yards

1. All buildings constructed within the Site shall satisfy or exceed the rear yard and side yard requirements established under the Ordinance for the O-1 Zoning District.
2. A 40-foot building and parking setback will be established along Mallard Creek Road, all as depicted on the Technical Data Sheet.
3. Stormwater detention facilities may not be located within any setback area.

4. Trees 6" caliper and greater with in Galloway and Mallard Creek Road setbacks shall be preserved and tree protection fences shall be provided.

Screening and Landscaped Areas

1. Landscaped areas will be planted and improved in-sequences, which are keyed to each phase of development taking place on the Site.
2. Plantings within landscaped areas will meet or exceed the requirements of the Ordinance.
3. Screening shall conform with the standards and treatments specified in Section 12.303 of the Ordinance.
4. All trees within the setback which are 6 inches or larger in caliper will be preserved and a 5-foot wide sidewalk with an 8-foot planting strip will be provided along Mallard Creek Road.

Parking

Off street parking spaces will satisfy the minimum standards established under the Ordinance.

Lighting

1. All freestanding lighting fixtures installed within the Site will be uniform in design.
2. The maximum height of any freestanding lighting fixture, including its base, shall not exceed 20 feet in height. No wall pack type lighting fixtures will be allowed.
3. All direct lighting within the Site (except streetlights which may be erected along Mallard Creek Road) 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 Road and adjacent properties.

Signs

All signs placed on the Site will be erected in accordance with the requirements of the Ordinance.

Access Points (Driveways)

1. The number of vehicular access points to the Site shall be limited to the number depicted on this Technical Data Sheet.
2. The placement and configuration of each access point 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 County Engineering Department and the North Carolina Department of Transportation.

Fire Protection

Adequate fire protection in the form of fire hydrants will be provided to the Mecklenburg County 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.

Architectural Controls

1. Dumpster areas will be enclosed on all four sides by a brick wall with one side being a hinged wooden gate. If one or more sides of a dumpster area adjoin rear wall of a building, the rear wall may be substituted for a side.
2. All mechanical equipment including roof top equipment shall be screened from view from streets adjoining residential properties.
3. At least 80% of all exterior opaque vertical surfaces of the front side and rear elevations of all buildings constructed on the Site will consist of brick materials.

Storm Water Management/Sever

1. Storm water runoff from the Site will be managed through proven techniques, which satisfy the standards imposed by the Mecklenburg County Engineering Department.
2. No storm water detention shall be within designated buffers or setbacks.

Public Road Improvements

1. Petitioner shall install a 5-foot sidewalk and a 8-foot planting strip along Mallard Creek Road and Galloway Road.
2. Street trees shall be provided along Mallard Creek Road at 40-foot intervals.
3. Petitioner shall improve Galloway Road to Collector Street standards along its frontage.

APPROVED BY COUNTY COMMISSION

DATE 2/8/00

RZ 2000-0011C

MALLARD CREEK ROAD REZONING

MECKLENBURG COUNTY

FOR

DALLAS MERLE KING

259 MALLARD CREEK CHURCH RD.
MECKLENBURG COUNTY, NORTH CAROLINA 2802

DESIGN
RESOURCE
GROUP, PA

Landscape Architecture • Civil Engineering
Land Planning

1230 West Morehead Street
Suite 214

Charlotte, NC 28208

Ph.: (704) 343-0608

Fax: (704) 358-3093

FOR PUBLIC HEARING

PETITION # 00-11C

2-4-00

TECHNICAL

PLAN

Approved by

RZ 2/8/00



Scale: 1" = 100'

Date: 28 OCTOBER 1999

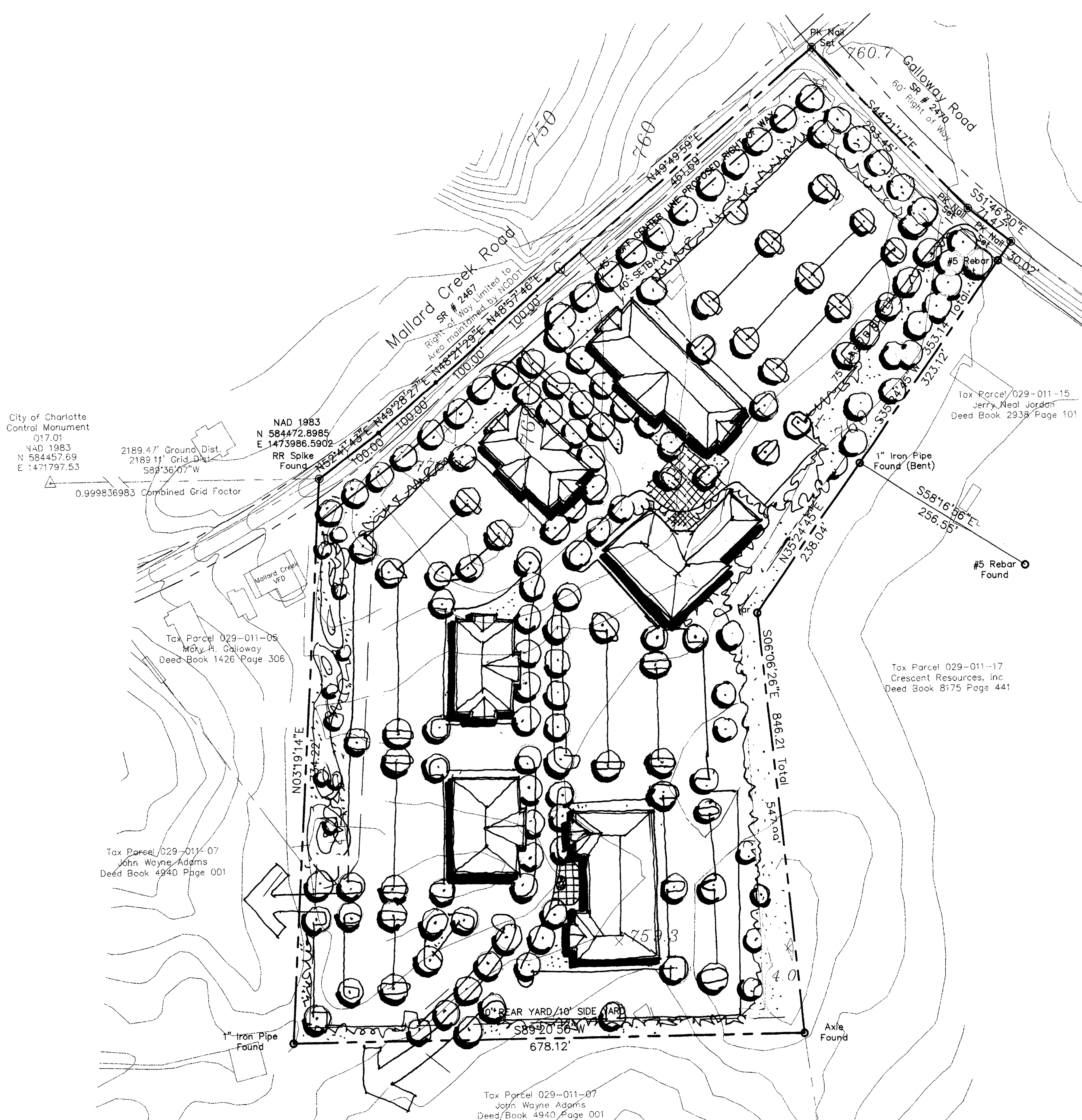
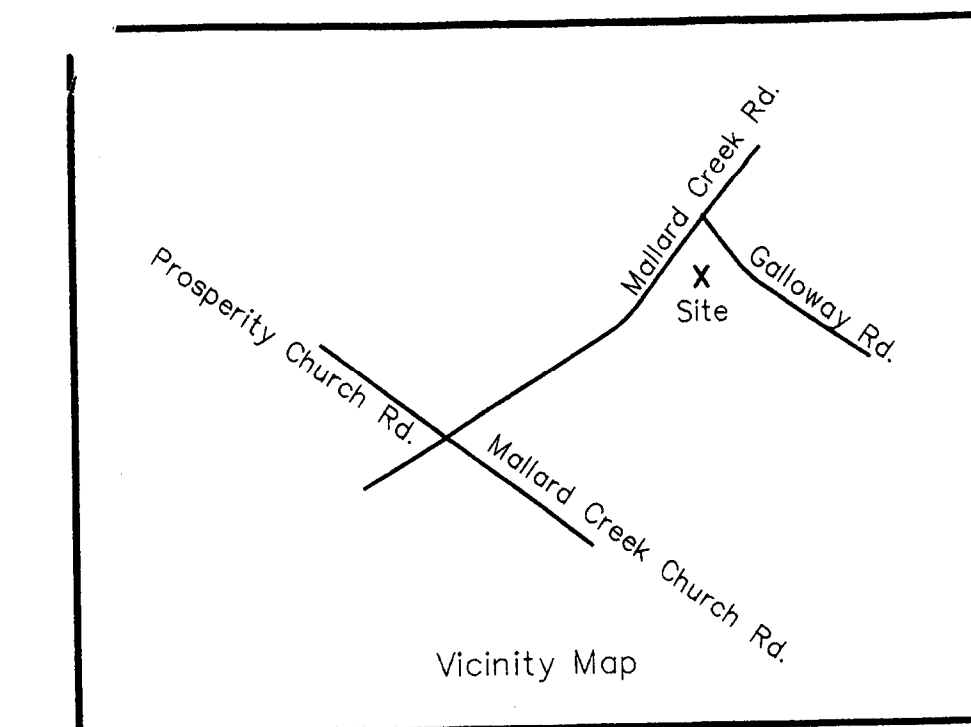
Revisions:

29 DECEMBER 1999

6 JAN. 2000 CMPC COMMENTS

2 FEBRUARY 2000

Sheet 1 of 2



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SCHEMATIC

SITE PLAN



Scale: 1" = 100'

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Sheet 2 of 2