



DEVELOPMENT STANDARDS

General Provision

Unless more stringent standards are established by the Technical Plan or these Development Standards, all development standards established under the Mecklenburg County Zoning Ordinance (the "Ordinance") for the 0-1 zoning district classification shall be followed in connection with development taking place on the Site.

Permitted Uses

The Site may be developed to general office, branch bank, dental offices, and medical offices (including any accessory use) which is permitted under the Ordinance by right or under prescribed conditions in an 0-1 Zoning District.

Square Footage Restrictions

The gross floor area of all buildings constructed within the Site may not exceed, in the aggregate, 222,000 square feet.

Setbacks, Side Yards and Rear Yards.

- All buildings constructed within the Site shall satisfy or exceed the rear yard and side yard requirements established under the Ordinance for the 0-1 Zoning District.
- A 70/80 foot parking and building setback will be established along Mallard Creek Church Road, all as depicted on the Technical Data Sheet.
- Stormwater detention will not be located within setback.
- The following agencies must be contacted prior to construction regarding wetland and water quality permits:

401/404 Permit NCENR - Raleigh Office 919 733-1786
401/404 Permit U.S. Army Corps of Engineers 704 271-4854

Screening and Landscaped Areas

- The Owner shall install or cause to be installed within the landscaped areas established along Mallard Creek Church Road plants, trees and other materials in accordance with the landscaping specifications established on the Technical Plan and shall thereafter maintain or cause to be maintained all such materials (including replacement of dead or dying plants and trees).
- Landscape areas will be planted and improved in sequences which are keyed to each phase of development taking place on the Site.
- Plantings within landscaped areas will meet or exceed the requirements of the Ordinance.
- Screening shall conform with the standards and treatments specified in Section 12.303 of the Ordinance.
- All trees with in the setbacks 6" cal. And larger will be preserved and a 5-foot wide sidewalk with an 8-foot planting strip will be provided along Mallard Creek Church Road.
- The development will comply with all city requirements regarding provisions for dumpster and recycling containers.

Parking

Off street parking will meet the minimum standards established under the Ordinance.

Lighting

- All freestanding light fixtures installed within the Site will be uniform in design.
- 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.
- All direct lighting within the Site (except street lights which may be erected along Mallard Creek Church 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 toward Mallard Creek Church Road and adjacent properties.

Sign

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

Access Points (Driveways)

- The number of vehicular access points to the Site shall be limited to the number depicted on this Technical Plan.
- 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 and Restrictive Covenants

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

Storm Water Management

Storm water runoff from the Site will be managed through proven techniques which satisfy the standards imposed by the Mecklenburg County Engineering Department.

Sidewalks

The petitioner will install a system of 5' wide sidewalks, within the site to facilitate a pedestrian friendly development, to be consistent with Section 12.529 of the Ordinance.

NOTE: PETITIONER/DEVELOPER WILL INSTALL CURB AND GUTTER ALONG MALLARD CREEK CHURCH ROAD

Dallas M. King
Deed Book: 5316 Page: 49

RMP Mallard Creek, LLC
Deed Book: 11992 Page: 342

Investments, LLC.
Deed Book: 10064 Page: 568

RMP Mallard Creek, LLC
Deed Book: 11992 Page: 839

Mallard Creek Church Road
(S.R. 2833)

Maplewood
Road

David
Taylor
Drive

	PARCEL 1	PARCEL 2	PARCEL 3
Total Spaces Required	350	350	43
HANDICAP SPACES REQUIRED	8	8	2
TOTAL SPACES PROVIDED	474	507	51
HANDICAP SPACES PROVIDED	9	10	4

DEVELOPMENT DATA

Petition number: 2002-80 Site Plan Amendment

Existing zoning: 0-1 (CD)

Total Acreage: 15.83 ac.

Area W/in Mallard Creek Church Road: +/- 1.11 ac.

Area W/in proposed David Taylor Dr.: +/- 0.71 ac.

Net area: 14.03 ac.

(Off-site area W/in proposed David Taylor Dr.: +/- 0.40 ac.)

Total # of lots: 3

Proposed uses	Lot Area	Total Floor Area	Total Floor Ratio	Max. Building HEIGHT
Parcel #1 Office (existing)	+/- 6.94ac.	+/- 105,000 s.f.	.347	65'
Parcel #2 Office	+/- 5.92 ac.	+/- 105,000 s.f.	.407	65'
Parcel #3 OFFICE	+/- 1.17 ac.	+/- 12,000 s.f.	.235	40'
Total +/- 222,000 s.f.				

Min. Setback 20' (from proposed David Taylor Drive)
70' parking setback from Mallard Creek Church Road
80' building setback from Mallard Creek Church Road
Min. Rearyard 20'
Min. Sideyard 10' min. (23' to be provided for parcels 1 & 2)

Crescent Resources, INC
Deed Book: 9141 Page: 410

Ahmad Nasir
Deed Book: 10231 Page: 225
Deed Book: 10231 Page: 221

APPROVED BY CITY COUNCIL
DATE 9/16/02

WILLOW OAK (Quercus phellos)
SIZE PLANTING: 2 1/2" CAL.
12-14" HT. B & B

AMERICAN HORNBEAM (Carpinus caroliniana)
SIZE PLANTING:
2 1/2" CAL., 12-14" HT. B & B
(FIRST ROW)

TYPICAL STREETSCAPE ALONG
MALLARD CREEK CHURCH ROAD

BUFFER FENCE ELEVATION

Scale: 1" = 60'

Mallard Creek Church Road

Business Park
for
High Associates

Technical Data Sheet

For Public Review

REVISIONS

04/19/2002 REVISED PETITION
06/13/2002 Site Plan

Amendment - Revised per City

DATE: 04/19/2002	
DES. JS	DWN. JS
SCALE: 1" = 60'	
PROJECT/FILE NO. 1099140	
SHEET NO. SHEET 1 OF 1	