

- 24' CLASS "C" BUFFER

12,000 S.F.

WITH 6 HIGH FE KE

ROBERT JOHNSON

architects

227 West Trade Street Carillon Suite 2360 Charlotte NC 28202 tel 704 342 1058 fax 704 342 3043

General Notes and Conditions:

MALLARD CREEK RD.

- THE DEVELOPMENT ASSOCIATED WITH THIS REQUEST WILL COMPLY WITH THE CITY OF CHARLOTTE TREE ORDINANCE. THE TREE ORDINANCE PLAN WILL IDENTIFY EXISTING TREES AND WILL ADDRESS MEASURES FOR TREE PROTECTION FOR TREES LOCATED IN THE CITY RIGHT-OF-WAY AND IN THE SETBACK AREA. THE LANDSCAPE PLAN WILL INCORPORATE EXISTING TREES INTO THE OVERALL LANDSCAPE DESIGN FOR THIS PARCEL.
- ANY PROPOSED OR REBUILT DRIVEWAY CONNECTIONS TO BAUCOM ROAD WILL REQUIRE A DRIVEWAY PERMIT SUBMITTED TO THE CHARLOTTE DEPARTMENT OF TRANSPORTATION (C.D.O.T.) FOR REVIEW AND APPROVAL. THE EXACT LOCATION AND TYPE/WIDTH OF THE DRIVEWAYS WILL BE DETERMINED BY C.D.O.T. DURING THE DRIVEWAY PERMIT PROCESS. ALL DRIVEWAY CONNECTIONS WILL ADHERE TO ADEQUATE SITE DISTANCE CRITERIA.
- THIS PROJECT WILL BE DESIGNED TO COMPLY WITH THE REQUIREMENTS FOR SCREENING IN ACCORDANCE WITH THE CITY OF CHARLOTTE ZONING ORDINANCE.
- THE PROPOSED MEDICAL OFFICE COMPLEX WILL CONSIST OF APPROXIMATELY 3 5 ONE STORY MEDICAL OFFICE BUILDINGS.
- THE ARCHITECTURE OF THE COMPLEX WILL BE DESIGNED WITH A RESIDENTIAL CHARACTER AND SCALE. THE BUILDINGS WILL BE CONSTRUCTED WITH A BRICK VENEER AND PITCHED ROOF.
- THE EXISTING RESIDENTIAL STRUCTURES ON THE SITE ARE TO BE
- SURVEY INFORMATION TAKEN FROM A SURVEY FOR ROBERT L. HARTIS AND WIFE, MARTHA HARTIS DATED 11.21.90, BY R.B.PHARR AND ASSOCIATES, CHARLOTTE, NC (704.376.2186).
- TOPO INFORMATION TAKEN FROM A DRAWING BY AERO-DYNAMICS CORP. FOR THE CITY OF CHARLOTTE, DATED 3.15.91.
- FIRE HYDRANTS ARE TO BE LOCATED WITHIN 750 FT. (AS THE FIRE TRUCK TRAVELS) OF THE MOST REMOTE AND ACCESSIBLE POINT OF
- CURB, GUTTER, STORM DRAINAGE AND SIDEWALKS ARE TO BE PROVIDED ON BAUCOM ROAD AND MALLARD CREEK ROAD.
- PARKING SPACE, AND DIMENSIONS WILL BE PROVIDED IN ACCORDANCE WITH THE CHARLOTTE MECKLENBURG ZONING ORDINANCE.
- 12. THE PROPOSEDENTRANCE WILL COMPLY WITH SIGHT TRIANGLE REQUIREMENTS ANY PROPOSED TREES, BERMS, WALLS, FENCES AND/OR IDENTIFICATION SIGNS WILL BE PLACED OUTSIDE THE SIGHT
- DEVELOPER PETITIONER TO DEDICATE 50' RIGHT-OF. WAY FROM CENTERLINE OF YALLARD CREEK ROAD.

LEGAL DESCRIPTION PROPERTY LOCATED 7911 MALLARD CREEK ROAD,

BEGINNING AT AN IRON PIN LOCATED AT THE NORTHEASTERLY INTERSECTION

OF MALLARD CREEKROAD AND BAUCOM ROAD AND RUNS THENCE WITH THE EASTERLY MARGIN OF BAUCOM ROAD AS FOLLOWS: 1) WITH THE ARC OF A

CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 431.31 FEET, A
DISTANCE OF 183.62 FEET (CHORD N. 26-03-19 W., 182.24 FEET) TO AN IRON PIN; 2) N. 38-15-22/N. 195.91 FEET TO AN IRON PIN, N. 41-41-23 W., 48.53

FEET TO AN IRON PILLOCATED ON THE SOUTHERLY LINE OF THE STEVEN D. TERRY PROPERTY A DESCRIBED IN DEED BOOK 4574, PAGE 770 OF THE

MECKLENBURG COUTY REGISTRY; THENCE WITH SAID LINE N. 51-43-18 E., 366.07 FEET TO AN EXISTING IRON PIN LOCATED ON THE WESTERLY LINE OF

THE PHOENIX MUTUAL LIFE INSURANCE COMPANY PROPERTY AS DESCRIBED

WITH SAID MARGIN F MALLARD CREEK ROAD AS FOLLOWS: 1) S. 46-37-10

W., 159.22 FEET TOA CONCRETE MONUMENT; 2) S. 40-14-21 E., 30.26 FEET

TO A CONCRETE MOUMENT; 3) S. 47-02-50 W., 194.46 FEET TO THE POINT AND PLACE OF BEGINNING. CONTAINING 136,059 SQUARE FEET OR 3.123 ACRES AS SHOWN IN A MAP PREPARED BY R.B. PHARR AND ASSOCIATES,

IN DEED BOOK 6025, PAGE 697 OF THE MECKLENBURG COUNTY REGISTRY;

THENCE WITH SAID INE S. 30-20-40 E., 365.72 FEET TO AN IRON PIN LOCATED ON THE NORTHERLY MARGIN OF MALLARD CREEK ROAD; THENCE

P.A. DATED NOVEMBER 21, 1990. (FILE NO. XX-1320).

Petitioner for O1-(CD) Dr. Thomas Askie, III 6/800hDemocracy Drive Charlotte, NC 28212

704.547.8888

Rezoning Request

FOR

MALLARD CREEK

MEDICAL PARK

Charlotte - NC

PROJECT NUMBER

7.5.94 Initial Review 8.22.94 "For Petition Hearing" 10.24.94 REVISED

SHEET TITLE Illustrative Rezoning

Site Plan APPROVED BY CITY COUNCIL

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SHEET NUMBER

SITE DATA:

3-5 MEDICAL OFFICE BLOOS UP to 39,000 SF

PROPOSED ZONING - 01-CD

TOTAL AGRES: 3.712

- DAGHED / DOTTED LINE INDICATES

MAXIMUM BUILDING AND PARKING

20 REAR YARD

OFFRACK

HARTFORD OT 06115

+6,000 S.F.

UNDISTURBED BUFFER

24 CLASS "C" BUFFER

20 FRONT YARD DET BACK

10 SIDE YARD

SETEACK

TAX ID NO 021-031-05

ENVELOPE

EXISTING ZOHING - R3

PARKING REQUIRED/ ISPACE PER 2005P

PHOENIX MUTUAL LIFE INSURANCE COMPANY
I AMERICAN RD

APPROXIMATE PROJECT COMPLETION 6.1.96

Illustrative Rezoning Site Plan Scale: 1" = 40"

(HO OPPOSING PRIVER AYS)

9 51' 33' 20" W 292.34

ARD CREEK ROAD (R/W VARIES)

5 47' 2' 50" W 194.46'

10 WIPE GRAVEL DRIVEWAY EXISTING

15 SIE YARD

SETBACK

LA

 $\frac{0}{\sqrt{6}} \frac{1}{\sqrt{9}}$

HO SCALE

APPROXIMATE OURB OUT -LOCATION , DRIVEWAY TO BE

DROP GURE RAMP TYPE !

UNDISTURBED BUFFER -

(WITHOUT PADIL)

PROPOSED LEFT TURN

HANE TO BE SUBMITTED FOR APPROVAL. PROPOSED

CONSTRUCTION BY CITY OF CHARLOTTE,

Illustrative Site Elevation

Scale: 1/16"=1'-0"

VICINITY MAP

RW: 0.589 ACRES