

DEVELOPMENT DATA

GENERAL

3.

4.

5.

Revised: 11/24/98

- The subject Property shall meet or exceed the yard requirements for the Commercial Center (CC) District of the Mecklenburg County Zoning Ordinance.
- 2. All parking shall conform to the requirements of the Mecklenburg County Zoning Ordinance.
 - All screening shall meet or exceed the requirements of the Mecklenburg County Zoning Ordinance.
 - All signage shall conform to the requirements of the Mecklenburg County Zoning Ordinance.
- Reference Boundary Survey dated August 22, 1996; prepared by ESP Associates, PA, Charlotte, North Carolina.
- 6. Maximum height of detached pole lights will be 30 feet.

TRANSPORTATION

- The developer shall provide sidewalks along the Property fronting on US 29 and Mallard Creek Church Road as required in accordance with all Charlotte-Mecklenburg Land Development Standards. The sidewalks shall be a minimum of 5' wide and a minimum of 8' planting strip will be provided between the edge of the pavement and the sidewalk.
- 2. Vehicular access to the subject property shall be limited to the points shown on the Rezoning Plan. The location and design shall comply with all applicable standards and requirements of the Mecklenburg County and Charlotte Department of Transportation and/or the North Carolina Department of Transportation. Two (2) sight triangles of 35 ft. x 35 ft. and 10 ft. x 70 ft. will be maintained at the entrances to meet sight distance requirements. All proposed trees, berms, walls, fences and/or identification signs shall not interfere with sight distances at the entrances.
- The developer shall install as part of the construction of the Commercial Center Development, and prior to a Certificate of Occupancy, a left turn lane for the vehicular median crossover entrances on US Highway 29 and on Mallard Creek Church Road. The developer will also construct right turn lanes (100 feet in length plus 180 foot tapers) on Mallard Creek Church Road at the proposed public street access and at the right-in/right-out driveway. The design of said roadway improvements shall meet or exceed all applicable standards and requirements of the Charlotte Mecklenburg Land Development Standards, the Mecklenburg County Department of Transportation, Charlotte Department of Transportation and the North Carolina
- The proposed median opening on US Highway 29 will be located a minimum of 800 feet from the end of the median at Mallard Creek Church Road and constructed as a "protected left over".
- The existing median on Mallard Creek Church Road shall be relocated as shown on the plans to align with the proposed Public Connector Street.
- The proposed Public Connector Street will be built in a 60 ft. proposed right-of-way within the property. The street will be completed in phases as required to serve the proposed Commercial Center Development and the needs of the adjoining property in the rear (Alexander land) as such land is developed. Upon completion of construction of the public connector street to the adjoining property in the rear, such right-of-way and improvements will be dedicated to the City of Charlotte.
- Owner will dedicate any land as additional right-of-way along the frontage with Mallard Creek Church Road and US Highway 29 up to Fifty (50)feet from the center line of each respective road. The proposed setbacks will begin at the edge of the existing right-of-way or revised right-of-way as the case may be.
- Owner shall install curb and gutter along the Property's frontage along US 29.

MTE 12-8-16

BUFFERS / SETBACKS / FLOOD PLAIN

- Approximately 70 feet of depth extending from southerly property line will remain undisturbed, except for storm drain utility lines, and be dedicated as part of the Mallard Creek Greenway as noted on the Rezoning Plan. One pedestrian access point shall be provided to the Mallard Creek Greenway either prior to the issuance of the first certificate of occupancy or within 60 days of request by Mecklenburg County Parks and Recreation Department. The location is shown approximately on the Rezoning Plan.
- 2. A 75' Class "B" Buffer shall be established along the subject property edge abutting any single family use/zoning. A 50' Class "C" Buffer shall be established along the subject property edge abutting institutional use/zoning.
 - Each of these buffer widths may be reduced by 25% with the addition of a 6' screen fence per Section 12.302 of the Mecklenburg County Zoning Ordinance. Reasonable efforts will be used to retain existing vegetation within these buffers. Disturbance will only occur for required utility connections and grading constraints. New vegetation will be installed to supplement existing vegetation as required per Section 12.302 of the Mecklenburg County Zoning Ordinance.
- 3. The southwest portion of the subject property is located within the flood zone of Mallard Creek. A portion of the flood zone outside the proposed Greenway dedication may be filled for an access road connecting from US 29 to the adjoining land (Alexander Parcel).
- 4. The property will drain directly into the Mallard Creek Floodway Fringe District boundary and no storm water detention will be required (As per Section 12.601 of the Charlotte Zoning Code Ordinance).
- Dumpsters located on the property shall be screened with a solid enclosure and gate per Section 12.303 of the Mecklenburg County Zoning Ordinance.
- 6. Any above ground backflow preventers for this site shall be located outside of the setback or buffers.
- 7. All trees over 6" in caliper within the setbacks along US 29 and Mallard Creek Church Road will be preserved except where they interfere with proposed entrances, sight triangles, utility connections, severe grade constraints or other site improvements in the setback.
- 8. All parking spaces on the Property will be located within 60 feet of a landscape island with a tree. The landscape islands shall have a minimum area of 200 square feet.
- A single row of trees and a double row of shrubs will be planted along US 29 and Mallard Creek Church Road in each of the respective set backs (See cross section on Zoning Plan).

ARCHITECTURE

- 1. The architecture for the proposed shopping center, office and motel shall consist predominantly of masonry construction.
- Outparcel buildings will be architecturally compatible or of similar materials and colors to the building(s) comprising the shopping center.
- 3. All wall mounted lights shall be designed so as not to broadcast light beyond the property lines.

SITE DESIGN

- The site plan will provide pedestrian friendly access between the retail, office and motel (if applicable) uses. Additional pedestrian access will be provided to: a) the adjoining multi-family project; b) the Mallard Creek Greenway, and; c) the adjoining land to the rear of the Property.
- A transit stop shelter may be located in cooperation with Charlotte Transit within the setback along Mallard Creek Church Road. A designated "Park 'N Ride" area with 20 parking spaces will be provided at a location to be determined in cooperation with Charlotte transit convenient to the transit stop shelter.