

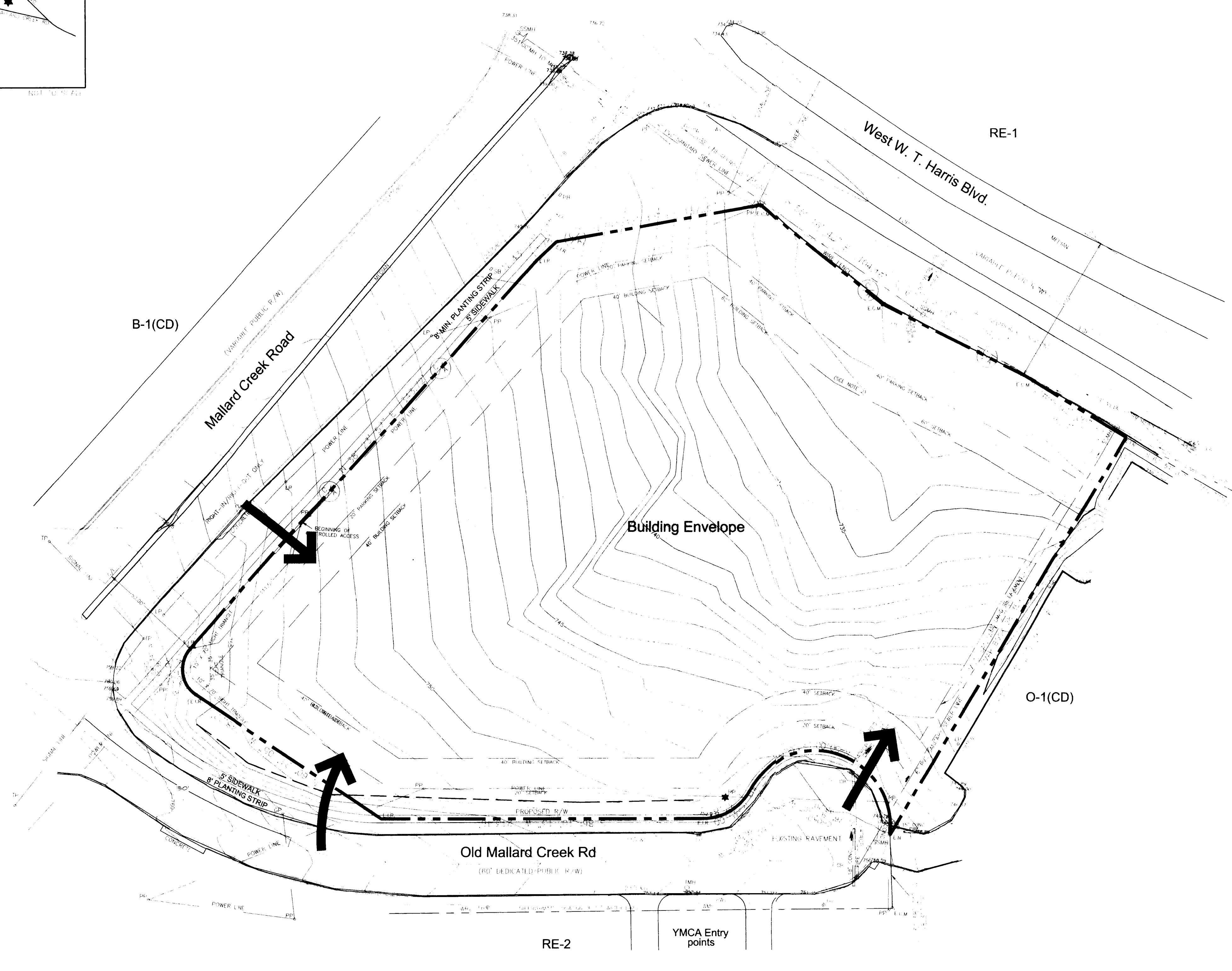
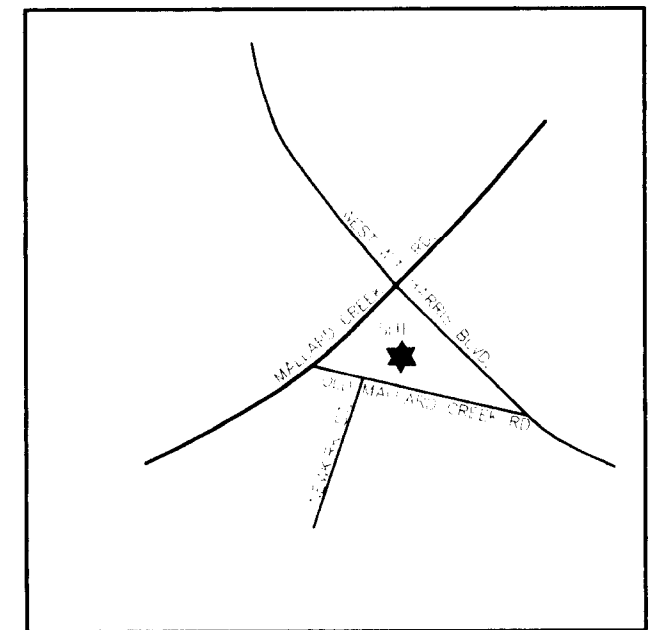
Mallard Creek Road Site
W.W.T. Harris Blvd. & Mallard Creek Rd.
Charlotte, N.C.

Tribek Properties
200 Providence Rd.
Charlotte, NC 28207

DEVELOPMENT STANDARDS

1. Development of the site will be governed by the provisions of the Charlotte Zoning Ordinance and the provisions of this site plan, as well as other applicable codes and ordinances. The building and parking configuration shown on the site plan represents a firm plan for the development of the site but may be altered or modified during the design and development of the site within the maximum building and parking envelopes indicated.
2. Buffers, if required, will conform to the provisions of section 12.301.
3. Screening will conform to the provisions of section 12.303. Landscaped areas within the site will be improved as part of the overall site development. All garbage/trash disposal areas, dumpsters, etc. will be screened with a solid enclosure and gates.
4. Any detached lighting on the site will not exceed 30 feet in height and will be aimed into the site away from adjoining properties and public streets.
5. Signage on the site will be permitted in accordance with applicable ordinance provisions. Detached signage for the uses on the site will be limited to 50 square feet in area and 7 feet in height.
6. Stormwater detention will comply with applicable standards of Charlotte-Mecklenburg Stormwater Services. In meeting the stormwater detention requirements for the site, the Petitioner may utilize a portion of the required setback along Harris Blvd. to provide for the required detention provided that any such detention facility will be designed and constructed so as to be part of the overall landscape plan for the site with slopes not to exceed a 4:1 ratio and such that it will be maintained or mowed as part of regular landscaping maintenance for the site.
7. Parking will be provided at a rate that will meet or exceed the minimum requirements of the ordinance.
8. The buildings proposed for the site will not exceed 2 stories (40 feet) in height.
9. The proposed use of the site is for retail, office, and/or restaurant (without drive through windows) uses and will be limited to a total of 23,000 sq. ft.
10. Access to the site will be provided by two driveways onto Old Mallard Creek Rd. on the south side of the site and by a driveway connection to Mallard Creek Rd. which will be limited to right turns only. No direct access will be provided to W.T. Harris Blvd. Site distance triangles as specified by CDOT will be maintained for all new driveways requiring a driveway permit.
11. The Petitioner will dedicate additional right-of-way along Mallard Creek Rd. sufficient to provide 50' from the centerline of Mallard Creek Rd. if not already present.
12. The Petitioner will construct a 5' sidewalk along Old Mallard Creek Rd. with an 8' planting strip behind the curb. In addition, the Petitioner will construct sidewalks within the site to connect to the sidewalks along the public streets.
13. The site will meet or exceed the standards of the Charlotte Tree Ordinance with regard to street trees and interior trees. In addition, the Petitioner will develop and install a plan for landscaping for the areas along Harris Blvd. and Mallard Creek Road consistent with similar plans approved for other sites at the Harris Blvd./Mallard Creek Rd. intersection.
14. Wall pack lighting will not be used on the site.
15. The design of the buildings on the site will be regulated by the Covenants and Restrictions of the University Research Park and will be in harmony with the structures in the LRP area.

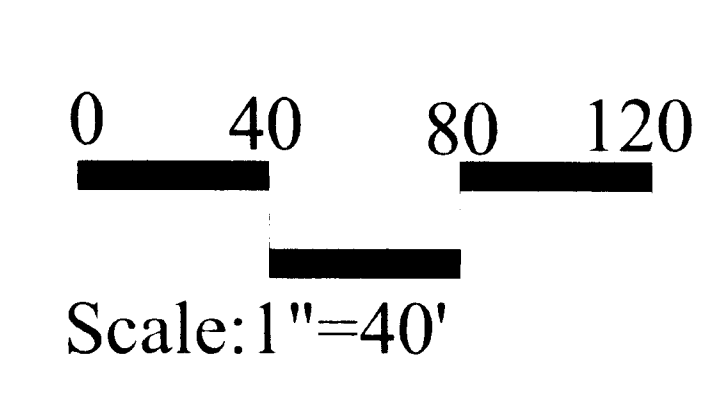
APPROVED BY CITY COUNCIL
DATE: 4-17-99
027 03402



For Public Hearing
Petition # 99-22
Technical Data Sheet

Site Tabulation
Net Site Area (minus RW): 3,746 AC
Existing Zoning: O-1 (CD)
Proposed Zoning: B-1 (CD)

November 20, 1998
17072
January 13, 1999: Revised per Planning Commission review.
January 20, 1999: Revised sq. footage in note #9.
February 17, 1999: Revised per client request.
March 26, 1999: Revised per staff comments and Zoning Committee recommendations.



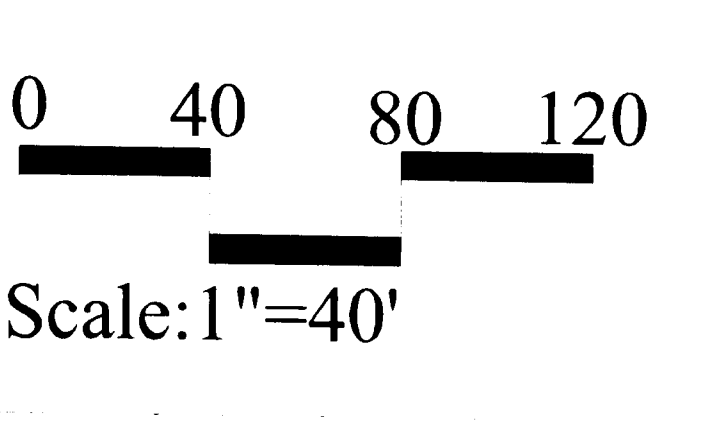
LandDesign, Inc.
Landscape Architecture
Urban Design
SHEET 1 of 2
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Mallard Creek Road Site
W.W.T. Harris Blvd. & Mallard Creek Rd.
Charlotte, N.C.

Tribek Properties
200 Providence Rd.
Charlotte, NC 28207

For Public Hearing
Petition # 99-22
Illustrative Site Plan

November 20, 1998
17072
January 13, 1999: Revised per Planning Commission review.
February 17, 1999: Revised per client request.
February 24, 1999: Revised per client request.



LandDesign, Inc.
Landscape Architecture
Urban Design
SHEET 2 of 2
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