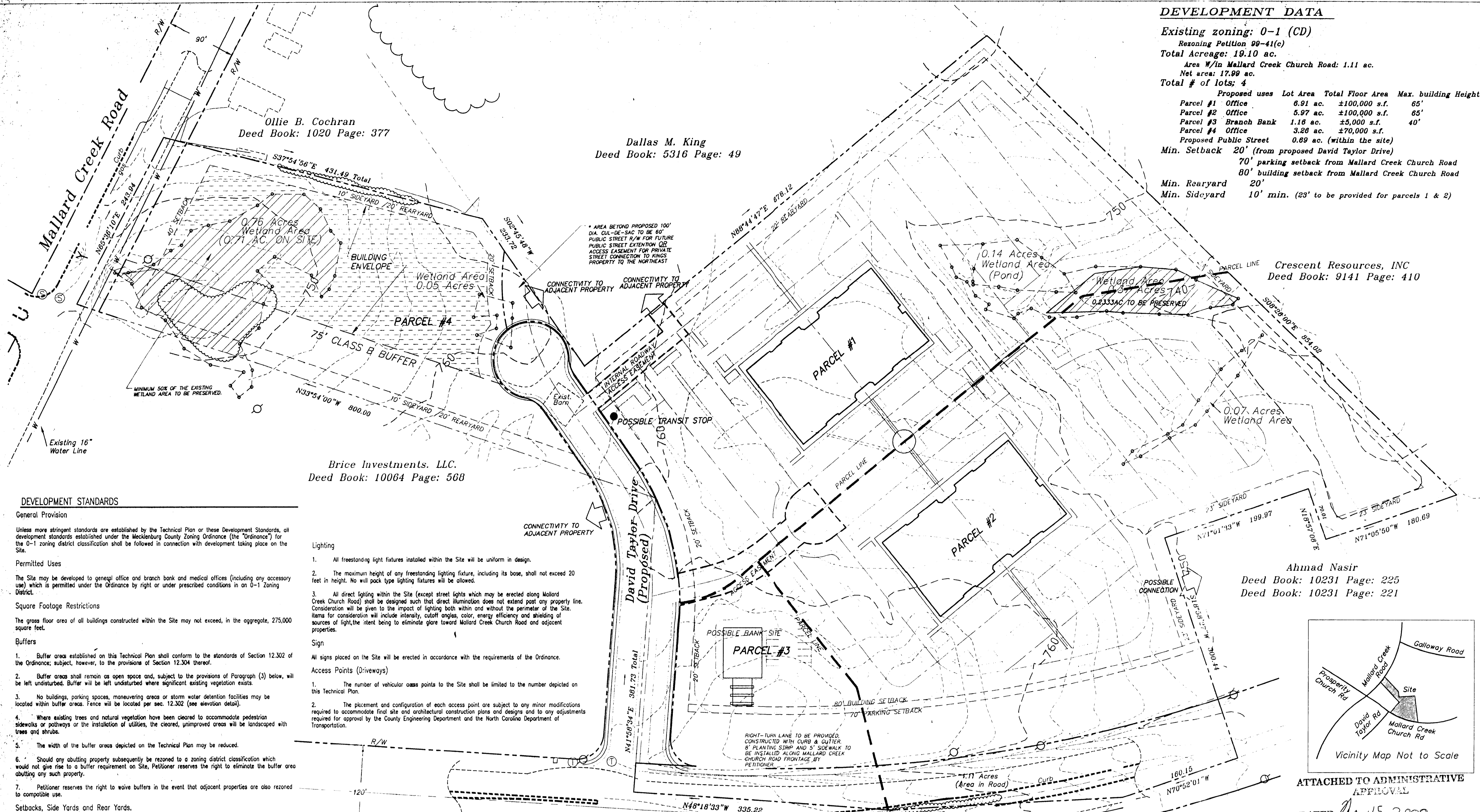


**DEVELOPMENT DATA**

Existing zoning: 0-1 (CD)  
 Rezoning Petition 99-41(c)  
 Total Acreage: 19.10 ac.  
 Area W/in Mallard Creek Church Road: 1.11 ac.  
 Net area: 17.99 ac.  
 Total # of lots: 4  
 Proposed uses: Lot Area Total Floor Area Max. building Height  
 Parcel #1 Office 6.91 ac. ±100,000 s.f. 65'  
 Parcel #2 Office 5.97 ac. ±100,000 s.f. 65'  
 Parcel #3 Branch Bank 1.18 ac. ±5,000 s.f. 40'  
 Parcel #4 Office 3.28 ac. ±70,000 s.f.  
 Proposed Public Street 0.89 ac. (within the site)  
 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)

**LAND DESIGN, INC.**  
 Landscape Architecture  
 Urban Design  
 1100 S. Salisbury Street, Suite 100  
 Charlotte, NC 28204  
 Phone: 704.375.1100  
 Fax: 704.375.1101  
 Email: info@landdesigninc.com  
 Website: www.landdesigninc.com



**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 and branch bank 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, 275,000 square feet.

**Buffers**  
 1. Buffer areas established on this Technical Plan 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 Paragraph (3) below, will be left undisturbed. Buffer 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. Fence will be located per sec. 12.302 (see elevation detail).  
 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 Plan may be reduced.  
 6. Should any abutting property subsequently be rezoned to a zoning district classification which would not give rise to a buffer requirement on Site, Petitioner reserves the right to eliminate the buffer area abutting any such property.  
 7. Petitioner reserves the right to waive buffers in the event that adjacent properties are also rezoned to compatible use.

**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 0-1 Zoning District.  
 2. A 70/80 foot parking and building setback will be established along Mallard Creek Church Road, as depicted on the Technical Data Sheet.  
 3. Stormwater detention will not be located within setback.  
 4. 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

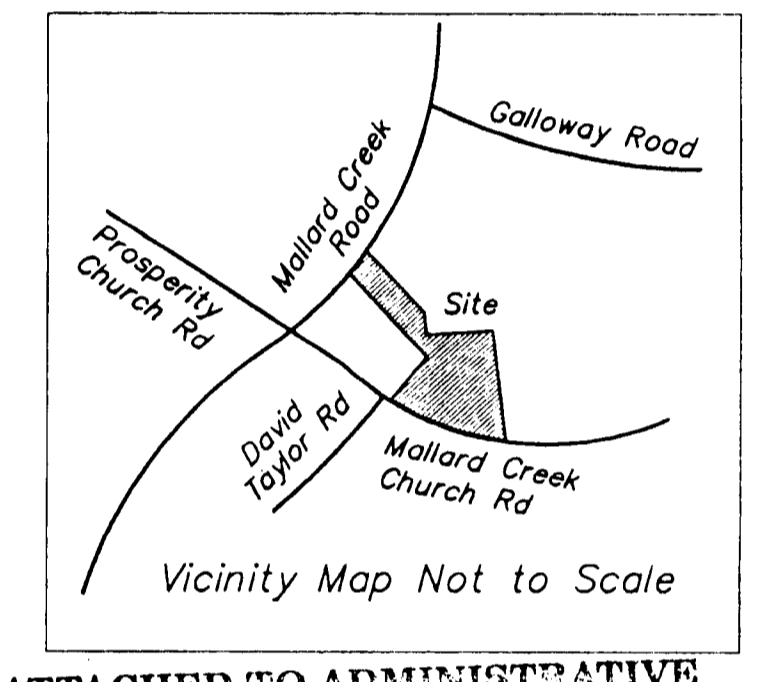
**Screening and Landscaped Areas**  
 1. The Owner shall install or cause to be installed within the landscaped areas established along Mallard Creek Church Road plants, trees and other materials in accordance with the landscaping specifications established on the Technical Plan and shall thereafter maintain or cause to be maintained all such materials (including replacement of dead or dying plants and trees).  
 2. Landscaped areas will be planted and improved in sequences which are keyed to each phase of development taking place on the Site.  
 3. Plantings within landscaped areas will meet or exceed the requirements of the Ordinance.  
 4. Screening shall conform with the standards and treatments specified in Section 12.303 of the Ordinance.  
 5. 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.

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

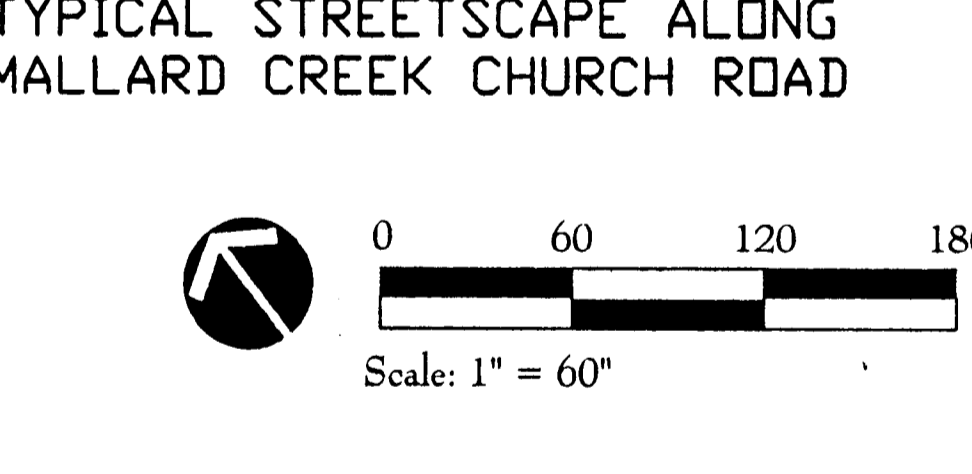
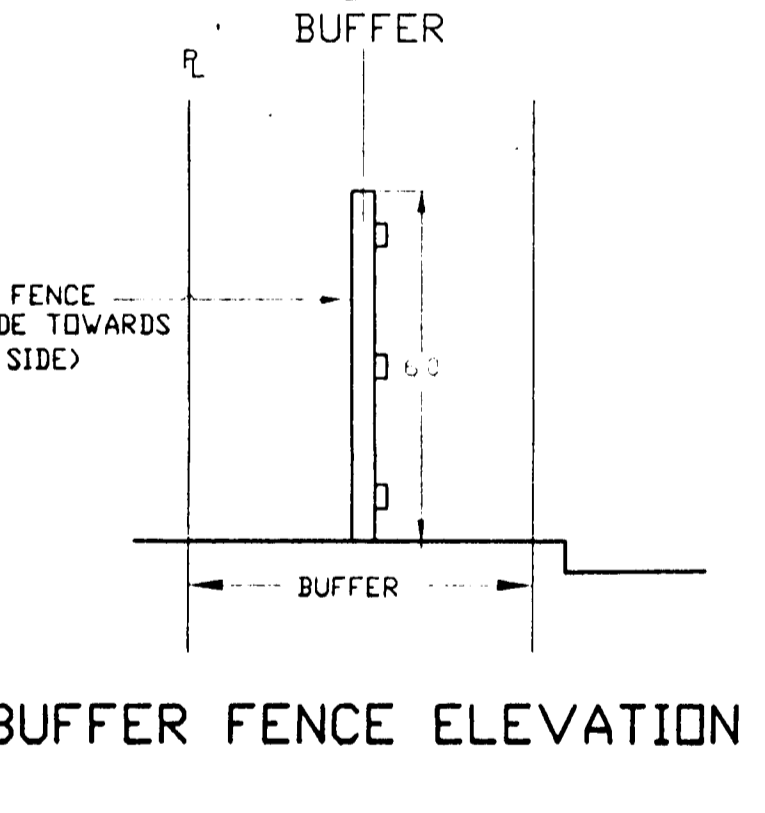
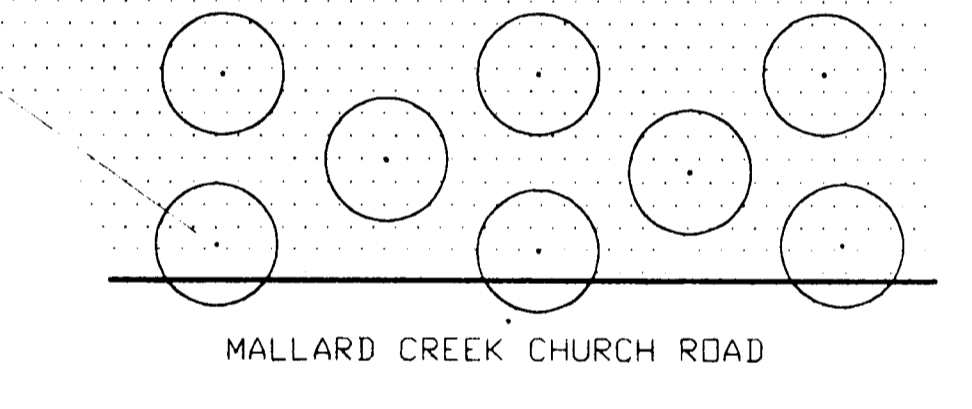
Brice Investments, LLC.  
 Deed Book: 10064 Page: 568

- 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.
- 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, general as depicted on the Schematic Plan.
- NOTE: PETITIONER/DEVELOPER WILL INSTALL CURB AND GUTTER ALONG MALLARD CREEK CHURCH ROAD**



ATTACHED TO ADMINISTRATIVE APPROVAL  
 DATED May 15, 2000  
 BY: MARTIN R. CRAMTON, JR.  
 80' BUILDING SETBACK



**Illustrative Site Plan**

99-41(c)

REVISIONS	DATE	BY
03/28/00 ADMINISTRATIVE SITE PLAN APPROVAL		
04/04/00 REVISED PER CHFC COMMENTS		
04/13/00 REVISED PER CHFC COMMENTS		
04/21/00 REVISED PER CHFC COMMENTS		
05/01/00 REVISED PER CHFC COMMENTS		

DATE: 03/28/2000  
 DES: DWN  
 SCALE: 1" = 60'  
 PROJECT/FILE NO: 1099140  
 SHEET NO: SHEET 1 OF 1

**CHARLOTTE - MECKLENBURG PLANNING COMMISSION**  
**INTER - OFFICE COMMUNICATION**

DATE: May 15, 2000

TO: Robert Brandon  
 Zoning Administrator

FROM: Martin R. Cramton, Jr.  
 Planning Director

SUBJECT: Administrative Approval for Petition No. 99-41(c) by John Wayne and Hester Adams.

Attached is a revised site plan for the above petition. The plan has been revised to add a public road from Mallard Creek Church Road, delete the access point from Mallard Creek Road and eliminate buffer requirements adjoining recently rezoned properties. This request does not change the allowable square footage approved for this site. Since these changes are minor and do not alter the intent of the approved plan I, an administrator, approving this revised plan. Please use this plan when evaluating requests for building permits and certificates of occupancy.

**DEVELOPMENT DATA**

Existing zoning: 0-1 (CD)

Rezoning Petition 99-41(c)

Total Acreage: 19.10 ac.

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

Net area: 17.99 ac.

Total # of lots: 4

Proposed uses	Lot Area	Total Floor Area	Max. building Height
Parcel #1 Office	6.91 ac.	±100,000 s.f.	65'
Parcel #2 Office	5.97 ac.	±100,000 s.f.	65'
Parcel #3 Branch Bank	1.18 ac.	±5,000 s.f.	40'
Parcel #4 Office	3.28 ac.	±70,000 s.f.	40'

Proposed Public Street 0.69 ac. (within the site)

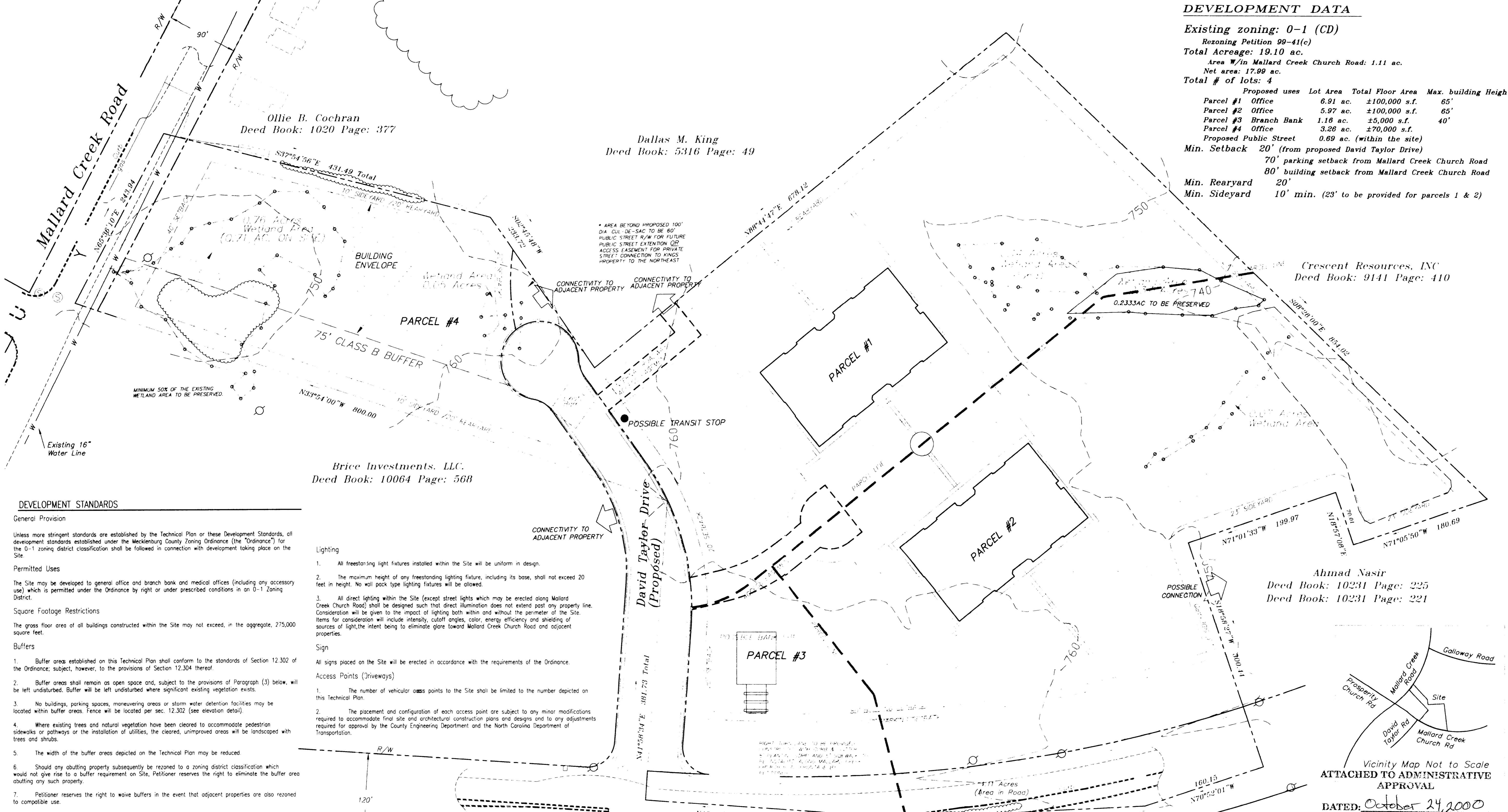
Min. Setback 20' (from proposed David Taylor Drive)

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)



**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 and branch bank 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, 275,000 square feet.
- Buffers**
1. Buffer areas established on this Technical Plan 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 Paragraph (3) below, will be left undisturbed. Buffer 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. Fence will be located per sec. 12.302 (see elevation detail).
  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 Plan may be reduced.
  6. Should any abutting property subsequently be rezoned to a zoning district classification which would not give rise to a buffer requirement on Site, Petitioner reserves the right to eliminate the buffer area abutting any such property.
  7. Petitioner reserves the right to waive buffers in the event that adjacent properties are also rezoned to compatible use.
- 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 0-1 Zoning District.
  2. A 70/80 foot parking and building setback will be established along Mallard Creek Church Road, as depicted on the Technical Data Sheet.
  3. Stormwater detention will not be located within setback.
  4. The following agencies must be contacted prior to construction regarding wetland and water quality permits:  
401/404 Permit NCSENR- Raleigh Office 919 333-1786  
401/404 Permit U.S. Army Corps of Engineers 704 271-4854
- Screening and Landscaped Areas**
1. 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).
  2. Landscaping areas will be planted and improved in sequences which are keyed to each phase of development taking place on the Site.
  3. Plantings within landscaped areas will meet or exceed the requirements of the Ordinance.
  4. Screening shall conform with the standards and treatments specified in Section 12.303 of the Ordinance.
  5. 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.
- Parking**
- Off street parking will meet the minimum standards established under the Ordinance.

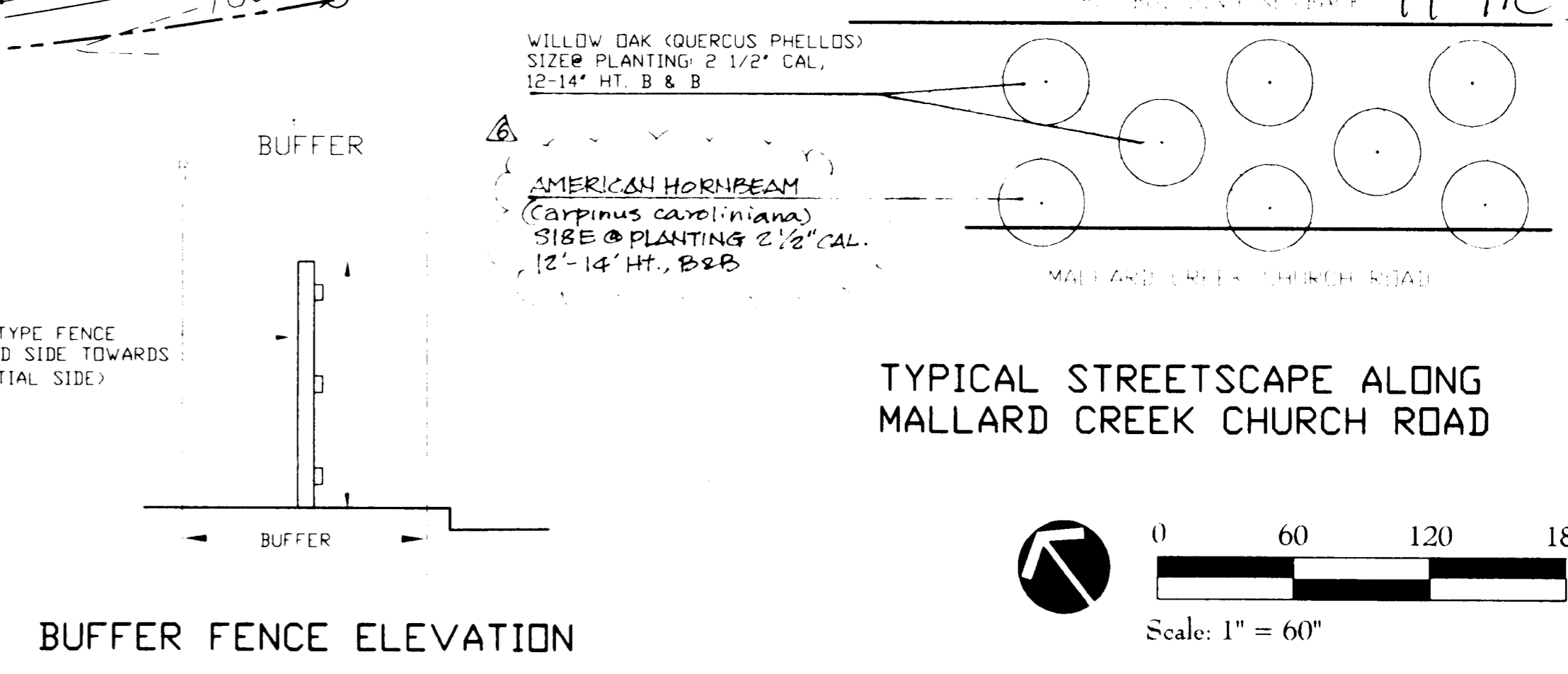
- Lighting**
1. All freestanding light fixtures installed within the Site will be uniform in design.
  2. The maximum height of any freestanding lighting fixture, including its base, shall not exceed 20 feet in height. No wall type lighting fixtures will be allowed.
  3. All direct lighting within the 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)**
1. The number of vehicular access points to the Site shall be limited to the number depicted on this Technical Plan.
  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 and Restrictive Covenants**
1. 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.
  2. All mechanical equipment including roof top equipment shall be screened from view from streets adjoining residential properties.
  3. 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.
- 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, general as depicted on the Schematic Plan.
- NOTE: PETITIONER/DEVELOPER WILL INSTALL CURB AND GUTTER ALONG MALLARD CREEK CHURCH ROAD

Ollie B. Cochran  
Deed Book: 1020 Page: 377

Dallas M. King  
Deed Book: 5316 Page: 49

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

Vicinity Map Not to Scale  
ATTACHED TO ADMINISTRATIVE APPROVAL  
DATED: October 24, 2000  
BY: MARTIN R. CRANTON, JR.



LandDesign, Inc.  
Professional Architecture  
Civil Engineering  
Urban Design

Mallard Creek Church Road  
Business Park  
for  
High Associates  
Illustrative Site Plan

**REVISIONS**

NO.	DATE	DESCRIPTION
03	03/28/2000	ADMINISTRATIVE SITE PLAN APPROVAL
04	04/04/2000	REVISED PER COMMENTS
04	04/04/2000	REVISED PER COMMENTS
04	04/04/2000	REVISED PER COMMENTS
04	04/04/2000	REVISED PER COMMENTS
10	03/20/2000	REPLACED 1st ROW HILL OAK W/ HORNBAM

DATE: 03/28/2000  
DES: DWN  
SCALE: 1" = 60'  
PROJECT/FILE NO: 1099140  
SHEET NO: SHEET 1 OF 1

**CHARLOTTE - MECKLENBURG PLANNING COMMISSION**  
**INTER - OFFICE COMMUNICATION**

DATE: October 24, 2000

TO: Robert Brandon  
Zoning Administrator

FROM: Martin R. Cranton, Jr.  
Planning Director

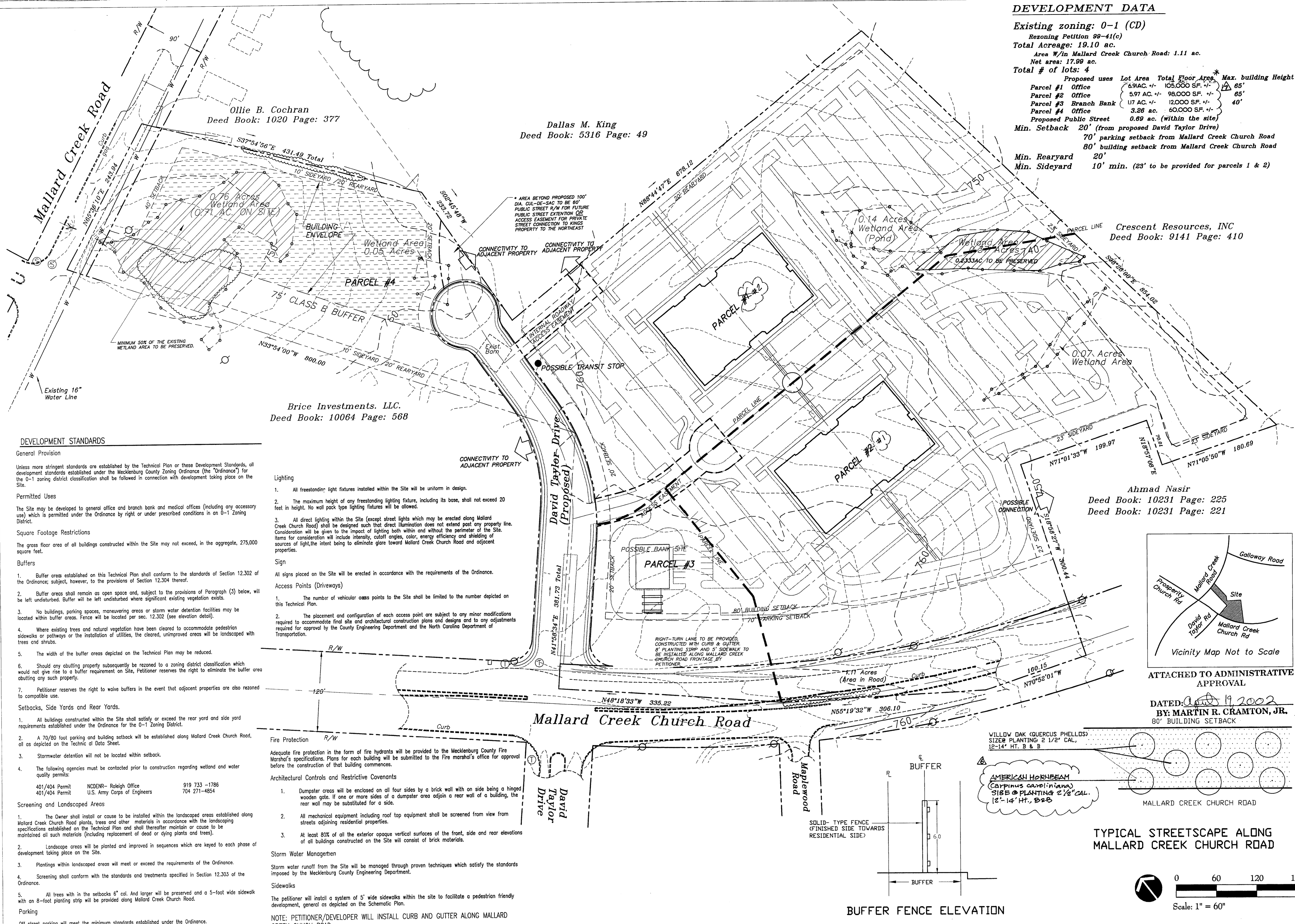
SUBJECT: Administrative Approval for Petition No. 99-41(c) by John Wayne and Hester Adams.

Attached is a revised site plan for the above petition. The 80-foot setback along Mallard Creek Church Road has been revised to allow a row of small maturing trees along the roadway to deal with overhead line conflicts. This request does not change the allowable square footage approved for this site. Since this change is minor and does not alter the intent of the approved plan I, am administratively approving this revised plan. Please use this plan when evaluating requests for building permits and certificates of occupancy.

**DEVELOPMENT DATA**

Existing zoning: 0-1 (CD)  
 Rezoning Petition 99-41(c)  
 Total Acreage: 19.10 ac.  
 Area W/in Mallard Creek Church Road: 1.11 ac.  
 Net area: 17.99 ac.  
 Total # of lots: 4  
 Proposed uses: Lot Area Total Floor Area\* Max. building Height  
 Parcel #1 Office 6.91 AC +/- 105,000 SF +/- 65'  
 Parcel #2 Office 5.97 AC +/- 98,000 SF +/- 65'  
 Parcel #3 Branch Bank 1.17 AC +/- 12,000 SF +/- 40'  
 Parcel #4 Office 3.28 ac. 60,000 SF +/-  
 Proposed Public Street 0.89 ac. (within the site)  
 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)

Land Planning  
 Landscape Architecture  
 Civil Engineering  
 Urban Design  
**LANDDESIGN, INC.**  
 1111 West 10th Street, Suite 200  
 Charlotte, NC 28202  
 Phone: 704.375.1111  
 Fax: 704.375.1112  
 Email: info@landdesign.com



**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 and branch bank 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, 275,000 square feet.

**Buffers**  
 1. Buffer areas established on this Technical Plan 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 Paragraph (3) below, will be left undisturbed. Buffer 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. Fence will be located per sec. 12.302 (see elevation detail).  
 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 Plan may be reduced.  
 6. Should any abutting property subsequently be rezoned to a zoning district classification which would not give rise to a buffer requirement on Site, Petitioner reserves the right to eliminate the buffer area abutting any such property.  
 7. Petitioner reserves the right to waive buffers in the event that adjacent properties are also rezoned to compatible use.

**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 0-1 Zoning District.  
 2. A 70/80 foot parking and building setback will be established along Mallard Creek Church Road, as depicted on the Technical Plan.  
 3. Stormwater detention will not be located within setback.  
 4. The following agencies must be contacted prior to construction regarding wetland and water quality permits:  
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 401/404 Permit U.S. Army Corps of Engineers 704 271-4854

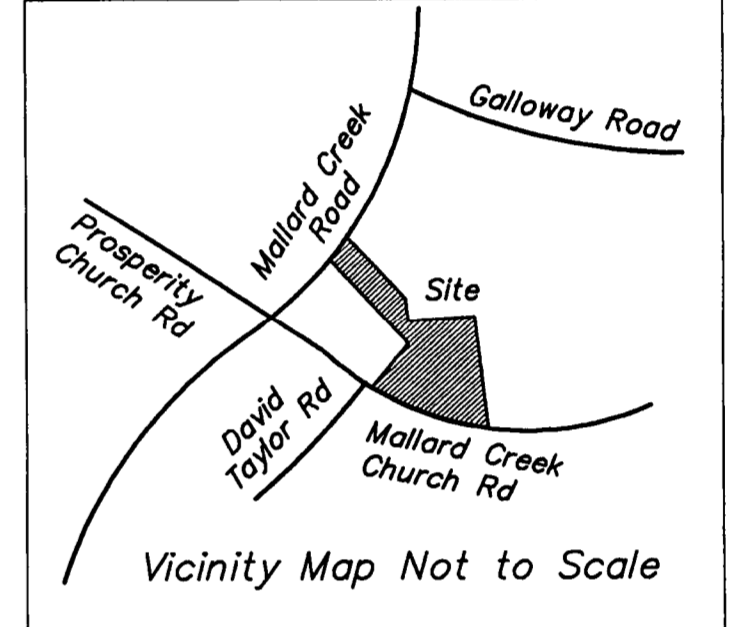
**Screening and Landscaped Areas**  
 1. The Owner shall install or cause to be installed within the landscaped areas established along Mallard Creek Church Road plants, trees and other materials in accordance with the landscaping specifications established on the Technical Plan and shall thereafter maintain or cause to be maintained all such materials (including replacement of dead or dying plants and trees).  
 2. Landscape areas will be planted and improved in sequences which are keyed to each phase of development taking place on the Site.  
 3. Plantings within landscaped areas will meet or exceed the requirements of the Ordinance.  
 4. Screening shall conform with the standards and treatments specified in Section 12.303 of the Ordinance.  
 5. 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.

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

Brice Investments, LLC.  
 Deed Book: 10064 Page: 568

Dallas M. King  
 Deed Book: 5316 Page: 49

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



ATTACHED TO ADMINISTRATIVE APPROVAL

DATED: April 19, 2002  
 BY: MARTIN R. CRAMTON, JR.  
 80' BUILDING SETBACK

**REVISIONS**

03/28/00	ADMINISTRATIVE SITE PLAN APPROVAL
04/04/00	REVISED PER CHFC COMMENTS
04/13/00	REVISED PER CHFC COMMENTS
04/21/00	REVISED PER CHFC COMMENTS
04/28/00	REVISED PER CHFC COMMENTS
05/03/00	REVISED PER CHFC COMMENTS
10/23/00	REPLACED 1ST ROW HILLOAK PAK W/ HORNBEAM
11/17/02	REVISED FLOOR AREA (ADMIN. AMENDMENT)

DATE:	03/28/2000
DISE:	DWN.
SCALE:	1" = 60'
PROJECT/FILE NO.	1099140
SHEET NO.	SHEET 1 OF 1

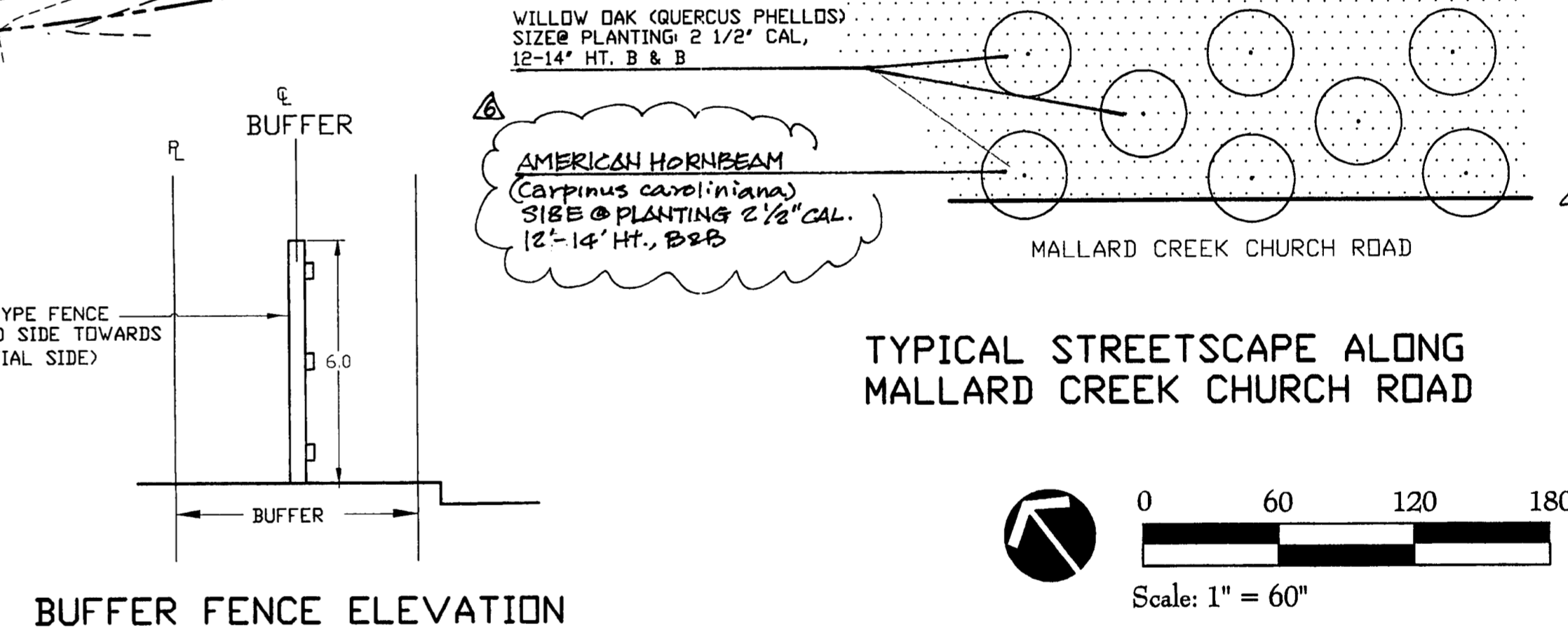
**Fire Protection**  
 Adequate fire protection in the form of fire hydrants will be provided to the Mecklenburg County Fire Marshal's specifications. Plans for each building will be submitted to the Fire Marshal's office for approval before the construction of that building commences.

**Architectural Controls and Restrictive Covenants**  
 1. Dumpster areas will be enclosed on all four sides by a brick wall with an 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.  
 2. All mechanical equipment including roof top equipment shall be screened from view from streets adjoining residential properties.  
 3. 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.

**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, general as depicted on the Schematic Plan.

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



**CHARLOTTE-MECKLENBURG PLANNING COMMISSION**  
**INTER-OFFICE COMMUNICATION**

DATE: April 19, 2002  
 TO: Robert Brandon  
 Zoning Administrator  
 FROM: Martin R. Cramton, Jr.  
 Planning Director  
 SUBJECT: Administrative Approval for Petition No. 99-41(c) by John Wayne and Hester Adams.

Attached is a revised site plan for the above petition. The plan has been revised to reallocate allowable square footage within the four parcels. This will not increase the total allowable square from the presently approved 275,000. Since this change is minor and does not alter the intent of the approved plan I, an administratively approving this revised plan. Please use this plan when evaluating requests for building permits and certificates of occupancy.

99-41(c)