

PART I - DEVELOPMENT DATA

TAX PARCEL: 047-181-43 (2.854 AC)
 SITE ACREAGE: 2.854 ACRES
 EXISTING ZONING: CC - PETITION #2008-087
 PROPOSED ZONING: CC (SPA)
 TAX PARCEL
 047-181-43 2.854 AC
 TOTAL 2.854 AC

EXISTING USE: UNDEVELOPED LAND
 PROPOSED USE: RETAIL/GROCERY - UP TO 31,000 SF

REQUIRED YARDS:
 MALLARD CREEK CHURCH ROAD SETBACK: 35.0'
 BERKLEY PLACE DRIVE SETBACK: 14.0'

TREE SAVE / PROTECTION AREA = 15% OF SITE
 2.85 ACRES (124,000 SF) x .15 = 18,600 SF

PART II - GENERAL PROVISIONS
 UNLESS MORE STRINGENT STANDARDS ARE ESTABLISHED BY THE TECHNICAL DATA SHEET OR THESE DEVELOPMENT STANDARDS, ALL DEVELOPMENT STANDARDS ESTABLISHED UNDER THE CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE") FOR THE CC ZONING DISTRICT CLASSIFICATION SHALL BE FOLLOWED IN CONNECTION WITH DEVELOPMENT TAKING PLACE ON THE SITE

PART III - OPTIONAL PROVISIONS:
 NONE

PART IV - PERMITTED USES
 PER ZONING ORDINANCE WHICH INCLUDES RETAIL/GROCER AND OFFICE USES UNDER THE CC ZONING CLASSIFICATION.

PART V - TRANSPORTATION
 DIRECT VEHICULAR ACCESS TO THE SITE FROM MALLARD CREEK CHURCH ROAD WILL BE LIMITED TO THE ACCESS THAT HAS ALREADY BEEN CONSTRUCTED.
 OFF STREET PARKING

APPROVED BY
 CITY COUNCIL
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(A) THE PARKING SPACES DEPICTED ON THE SCHEMATIC SITE PLAN MAY VARY IN LAYOUT AND LOCATION, BUT, IN ALL EVENTS, WILL BE SUFFICIENT TO SATISFY THE MINIMUM OFF STREET PARKING STANDARDS ESTABLISHED UNDER THE ORDINANCE.
 (B) NO PARKING WILL BE PERMITTED WITHIN BUFFER OR SETBACK AREAS.
 (C) NO PARKING WILL BE PERMITTED BETWEEN THE BUILDINGS AND THE STREET.
 (D) PARKING AND DRIVES WILL BE CONSTRUCTED IN PHASES AND IN SEQUENCES WITH DEVELOPMENT TAKING PLACE ON THE SITE.
 (E) PARKING MAY BE SHARED ACROSS USES AND INTERNAL LOT LINES WITHIN THE UNIFIED DEVELOPMENT. CROSS ACCESS EASEMENTS SHALL BE PROVIDED PRIOR TO THE CHANGE OF OWNERSHIP OF AN INTERNAL LOTS.
 PUBLIC TRANSPORTATION - A CATS BENCH PAD PER DETAIL 60.02A WILL BE PROVIDED JUST PRIOR TO THE RIGHT TURN LANE INTO BERKLEY PLACE DRIVE.

PART VI - ARCHITECTURAL STANDARDS:
 (A) THE MAXIMUM RETAIL TENANT SIZE SHALL BE 31,000 SQUARE FEET.
 (B) THERE IS A MINIMUM HEIGHT OF 22'. THE SERVICE AREA SCREEN WALL SHALL NOT EXCEED 12' IN HEIGHT FROM THE STREET IT FRONTS ON AND THE MATERIALS WILL BLEND IN WITH THE BUILDINGS.
 (C) BUILDINGS SHALL BE DESIGNED SO THAT THE STREET FACADE ALONG ALL STREETS INCLUDE THE USE OF CLEAR GLASS WINDOWS AND DOORS ARRANGED SO THE USES ARE VISIBLE AND/OR ACCESSIBLE TO THE STREET ON AT LEAST 20% OF THE LENGTH OF THE STREET FRONTAGE (APPLICABLE TO MALLARD CREEK CHURCH ROAD). WHEN THIS APPROACH IS NOT FEASIBLE (ON BERKLEY PLACE AND PINNACLE DRIVE), A COMBINATION OF DESIGN ELEMENTS MAY INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING: ORNAMENTATION, MOLDING, STRING COURSES, CHANGES IN MATERIAL OR COLOR, ARCHITECTURAL LIGHTING, WORKS OF ART, FOUNTAINS AND POOLS, STREET FURNITURE, LANDSCAPE AND GREEN AREAS, AND DISPLAY AREAS.
 (D) THE BUILDING ARCHITECTURE WILL MATCH THE CHARACTER AND MATERIALS OF THE EXISTING BUILDING, WITH A CLEAR BASE, MIDDLE AND CAP.
 (E) ALL BUILDINGS CONSTRUCTED WITHIN THE SITE SHALL SATISFY OR EXCEED THE APPLICABLE SETBACK, REAR YARD, AND SIDE YARD REQUIREMENTS ESTABLISHED UNDER THE ORDINANCE. IN ADDITION, CONNECTIVITY WILL BE PROVIDED TO ABUTTING PROPERTIES IN THE GENERAL AREAS DEPICTED ON THE SCHEMATIC SITE PLAN.
 (F) THE SITE WILL COMPLY WITH SECTION 11.405 (7) OF THE CHARLOTTE ZONING ORDINANCE REGARDING REDUCTION OF THE SETBACK TO 14.0'.

PART VII - STREETSCAPE AND LANDSCAPE
 (A) A 5.0' SIDEWALK WITH A 5.0' PLANTING STRIP WILL BE PROVIDED ALONG PINNACLE DRIVE OTHER THAN WHERE THE EXISTING RETAINING WALL WILL NOT ALLOW.
 (B) SCREENING SHALL CONFORM WITH THE STANDARDS AND TREATMENTS SPECIFIED IN SECTION 12.303 OF THE ORDINANCE.
 (C) STREET TREES WILL BE PROVIDED ALONG THE PROJECT FRONTAGE OF BERKLEY PLACE AT THE RATE OF ONE LARGE MATURING TREE FOR EVERY 40 LINEAR FEET.
 (D) STREET TREES WILL BE PROVIDED ALONG BOTH SIDES OF THE PRIVATE DRIVES AT A RATE OF ONE LARGE MATURING TREE PER 40 LINEAR FEET OR ONE SMALL MATURING TREE PER 30 LINEAR FEET. EXISTING VEGETATION ON THE EAST SIDE OF THE EXISTING PRIVATE DRIVE WILL SATISFY THIS REQUIREMENT FOR THAT SIDE OF THE STREET.
 (E) SERVICE AREAS WILL BE SCREENED FROM PUBLIC RIGHT-OF-WAY AND ADJACENT PROPERTIES

PART VIII - STORM WATER MANAGEMENT:
 (A) THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION CONTROL ORDINANCES.
 (B) THE FOLLOWING AGENCIES MUST BE CONTACTED PRIOR TO CONSTRUCTION REGARDING WETLAND AND WATER QUALITY PERMITS:
 SECTION 401 PERMIT NCDEHNR - RALEIGH OFFICE (919) 733-1786
 SECTION 401 PERMIT US ARMY CORPS OF ENGINEERS (704) 271-4854

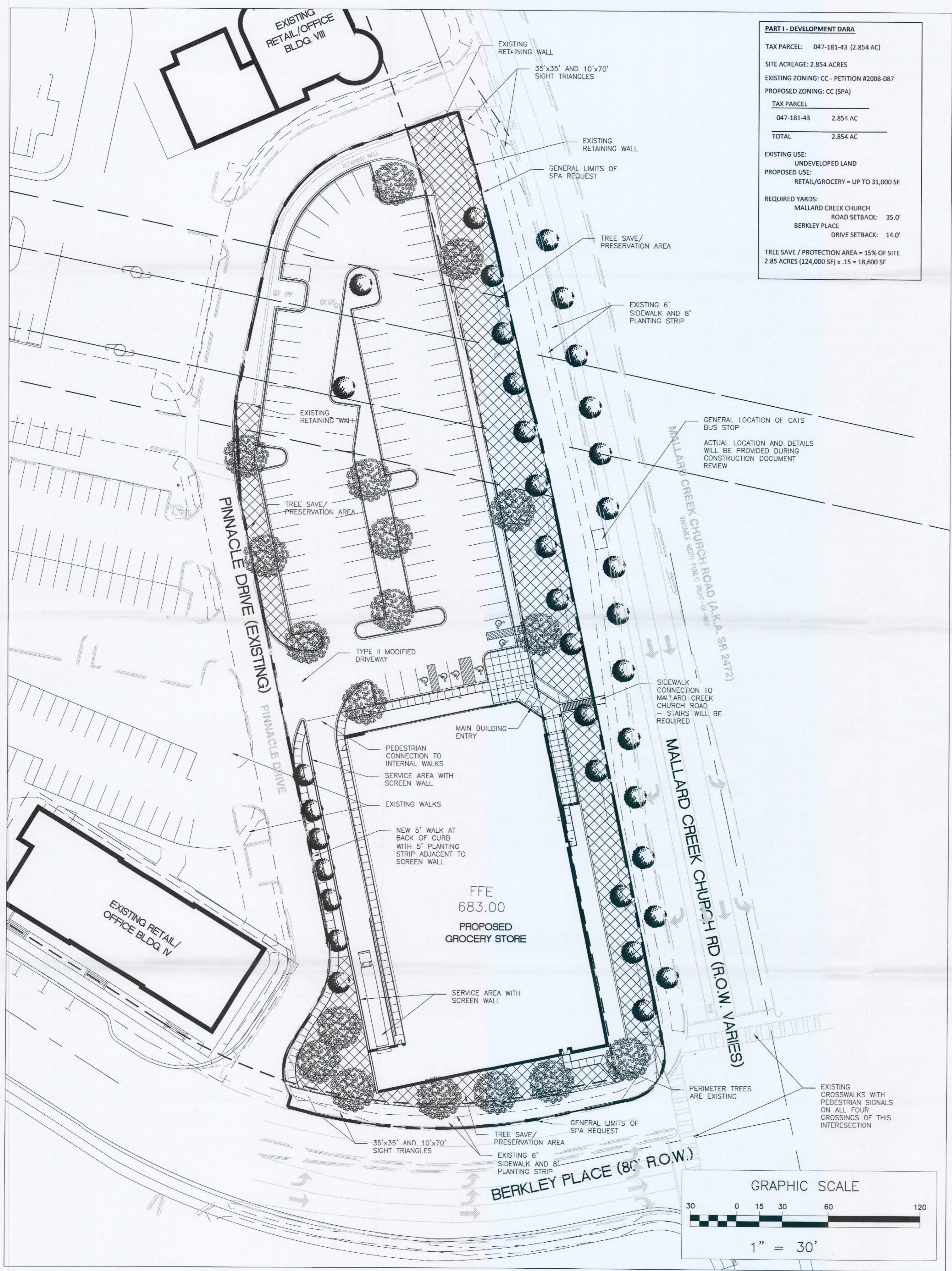
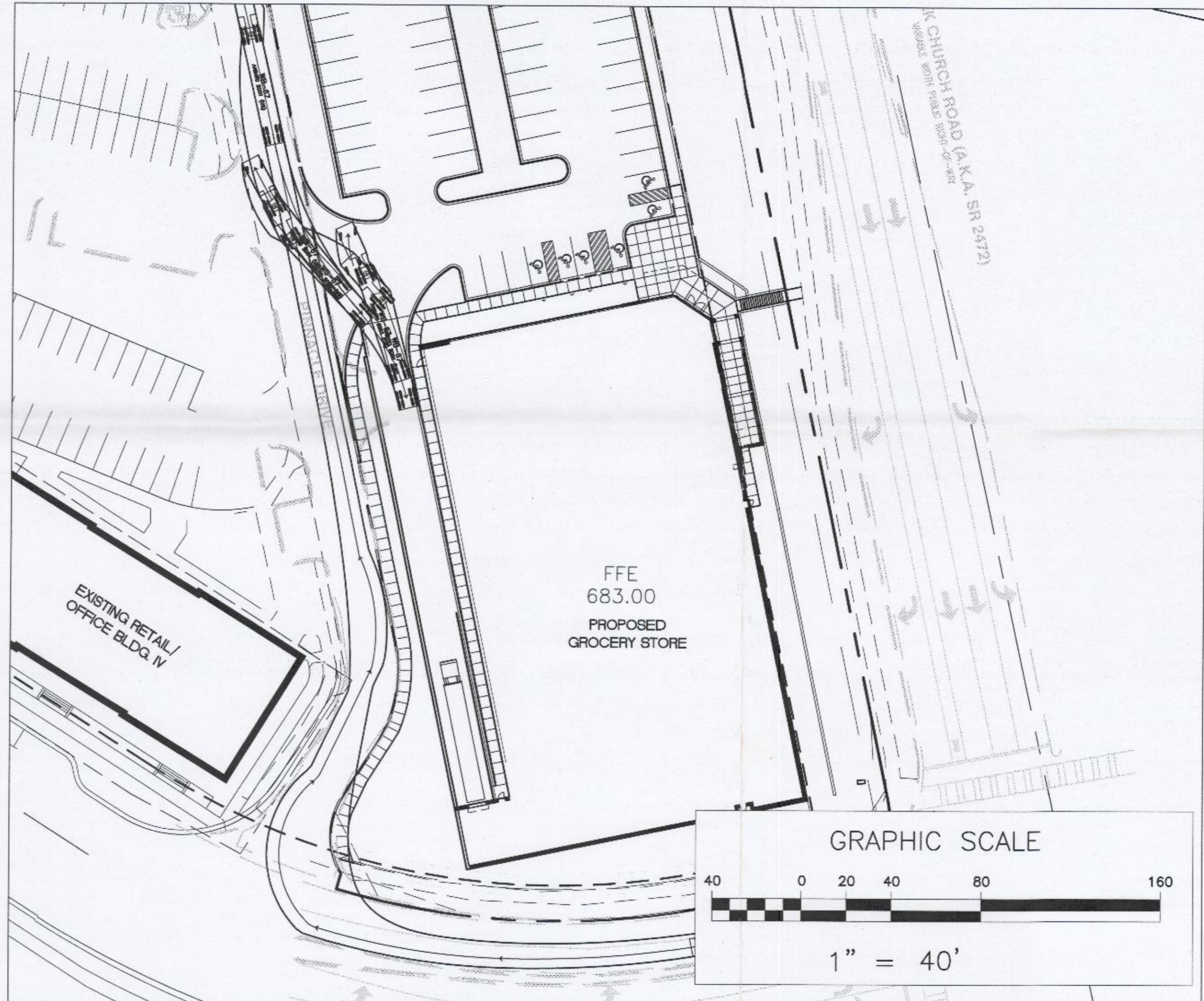
PART IX - PARKS, GREENWAYS AND OPEN SPACE:
 (A) OPEN SPACE WILL MEET THE MINIMUM REQUIREMENTS OF THE ORDINANCE
 (B) NO PARK OR GREENWAY DEDICATION FOR THIS PROPERTY

PART X - FIRE PROTECTION:
 (A) ADEQUATE FIRE PROTECTION IN THE FORM OF FIRE HYDRANTS WILL BE PROVIDED ACCORDING TO THE CITY OF CHARLOTTE FIRE MARSHAL'S SPECIFICATION

PART XI - SIGNAGE:
 (A) ARCHITECTURAL COMPATIBILITY AND UNIFORMITY OF THE SIGNAGE WITHIN THE DEVELOPMENT SHALL BE ASSURED BY THE ESTABLISHMENT OF AN ARCHITECTURAL REVIEW COMMITTEE WITH JURISDICTION OVER THE SITE, LOCATION, ACCEPTABLE MATERIALS, AND DETAILS.
 (B) ALL SIGNS PLACED ON THE SITE WILL BE ERRECTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE ORDINANCE.
 (C) PETITIONER WILL INSTALL WAYFINDING SIGNAGE FOR TRUCK TRAFFIC NEEDING TO ENTER THE SITE TO SERVICE THE SELF-STORAGE FACILITY AS WELL AS OTHER USES RECEIVING TRUCK TRAFFIC

PART XII - LIGHTING
 (A) ALL FREESTANDING LIGHTING FIXTURES INSTALLED WILL BE UNIFORM IN DESIGN.
 (B) EXCEPT FOR PUBLIC STREET LIGHT, THE MAXIMUM HEIGHT OF ANY FREESTANDING LIGHTING FIXTURE, INCLUDING ITS BASE, SHALL NOT EXCEED 30.0' IN HEIGHT. LIGHTING FIXTURES ALONG THE COMMERCIAL COLLECTOR STREET SHALL BE A MAXIMUM OF 20.0' IN HEIGHT. MAXIMUM LIGHTING ILLUMINATION LEVELS SHALL BE EIGHT FOOTCANDLES (8.0 fc) FOR THE 30.0' HEIGHT FIXTURES AND SIX FOOTCANDLES (6.0 fc) FOR THE 20.0' HEIGHT FIXTURES.
 (C) ALL DIRECT LIGHTING INSTALLED WITHIN THE SITE 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 TOWARDS MALLARD CREEK CHURCH ROAD AND ADJACENT PROPERTIES. STREET LIGHTS AND PEDESTRIAN SCALE LIGHTS SHALL BE CAPPED TO PREVENT UPWARD LIGHTING OF THE NIGHT SKY.

PART XIII - PHASING:
 NONE



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ISSUE FOR

ISSUE DATE
06/18/15

REVISIONS	DATE
PER CITY COMMENTS	08.21.15
PER CITY COMMENTS	09.10.15
PER CITY COMMENTS	09.18.15
PER CITY COMMENTS	10.22.15

PROJECT TEAM
 PRINCIPAL IN CHARGE
David Powlen, RLA
 PROJECT MANAGER
Shane Brandwood, RLA
 DESIGN TEAM
GSB
 PROJECT NAME
PINNACLE POINT

PROJECT NUMBER
124-4114-00

SHEET TITLE
SITE PLAN AMMENDMENT PETITION 2015-103

SHEET NUMBER
RZ-1