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Petitioner for 01-(CD)  
Dr. Thomas Arkle, III  
9800 Democracy Drive  
Charlotte, NC 28212  
704.547.8888

# Rezoning Request

FOR

# MALLARD CREEK

MEDICAL PARK

Charlotte - NC

PROJECT NUMBER 9327

ISSUE DATE

7.5.94 Initial Review

8.22.94 "For Petition Hearing"

10.24.94 REVISED

SHEET TITLE

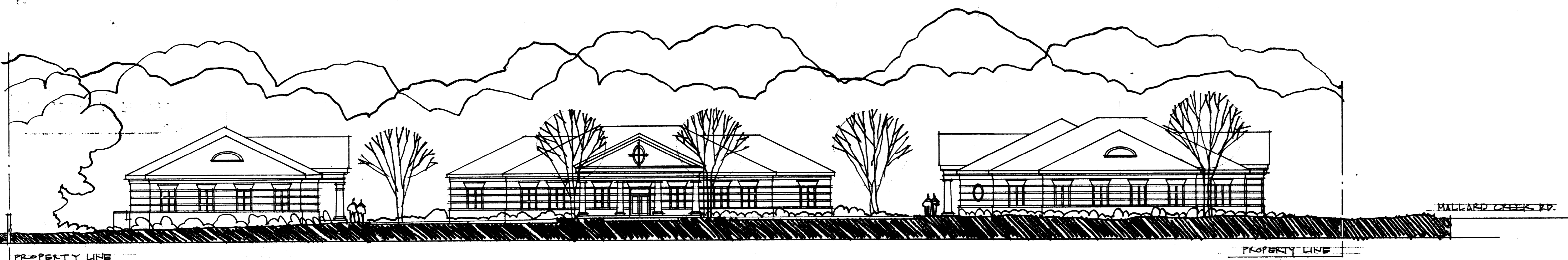
Illustrative Rezoning Site Plan

9478  
APPROVED BY CITY COUNCIL

DATE December 5, 1994

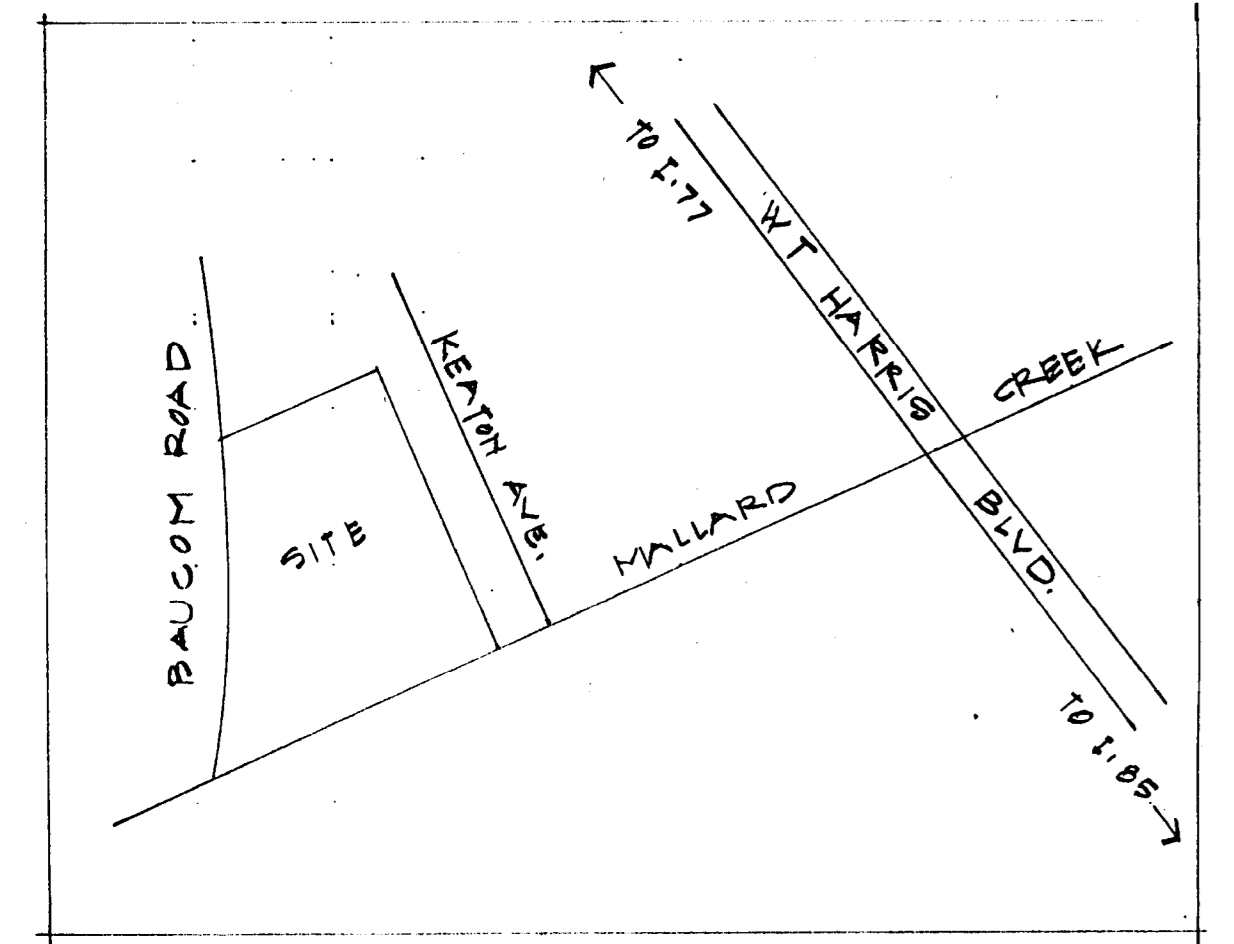
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SHEET NUMBER



## Illustrative Site Elevation

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



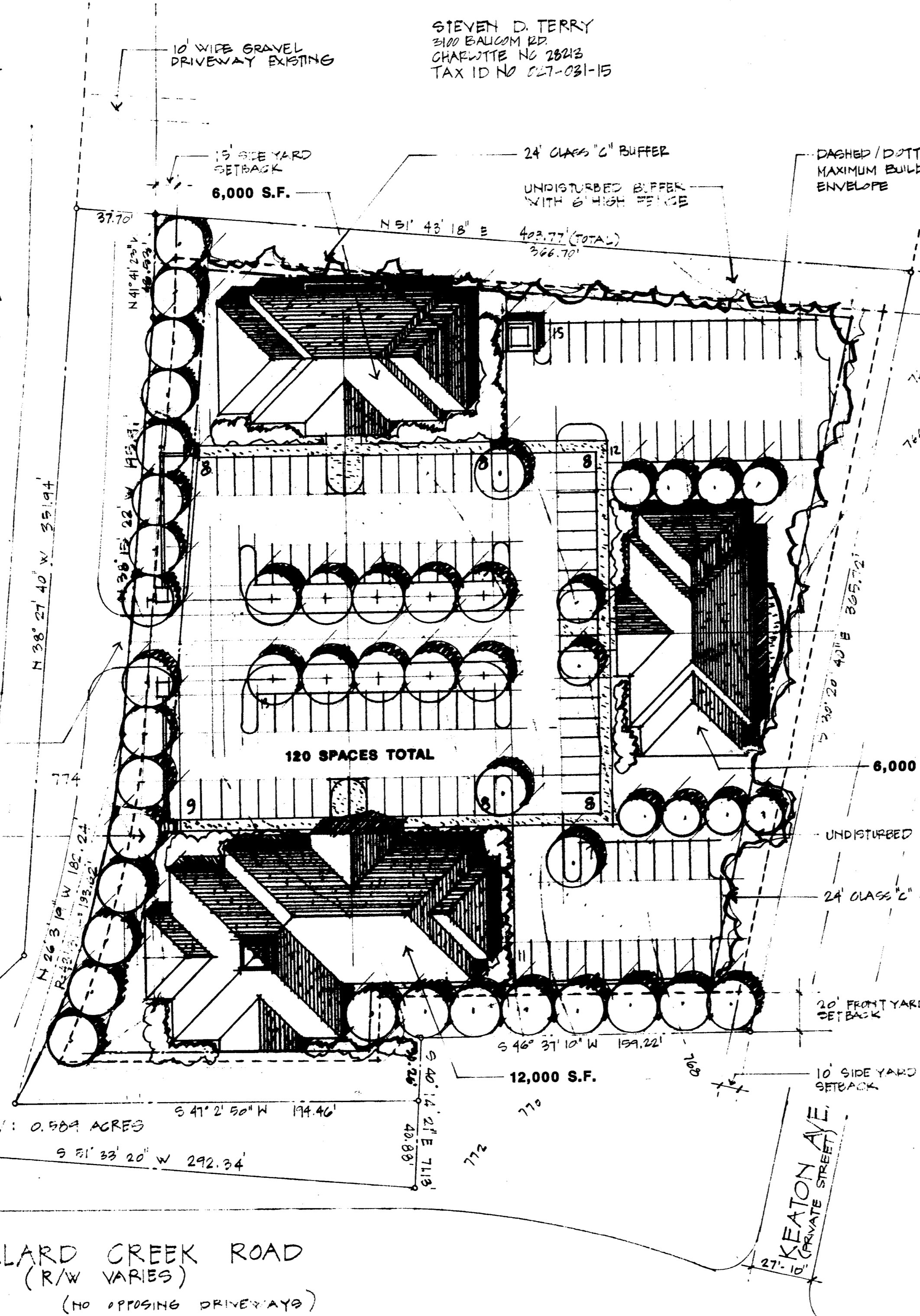
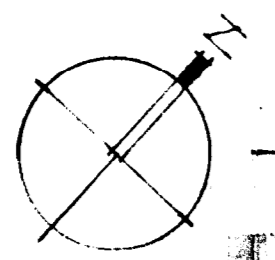
VICINITY MAP

NO SCALE

APPROXIMATE CURB CUT - LOCATION, DRIVEWAY TO BE DROP CURB RAMP TYPE II (WITHOUT RADIUS)

UNDISTURBED BUFFER

PROPOSED LEFT TURN LANE TO BE SUBMITTED FOR APPROVAL. PROPOSED CONSTRUCTION BY CITY OF CHARLOTTE.



STEVEN D. TERRY  
3100 BAUCOM RD  
CHARLOTTE NC 28213  
TAX ID NO 027-031-15

PHOENIX MUTUAL LIFE INSURANCE COMPANY  
1 AMERICAN RD  
HARTFORD CT 06115  
TAX ID NO 021-031-05

### SITE DATA:

- 3-5 MEDICAL OFFICE BLDGS UP TO 30,000 SF
- EXISTING ZONING - R3
- PROPOSED ZONING - 01-CD
- PARKING REQUIRED/ 1SPACE PER 200 SF
- APPROXIMATE PROJECT COMPLETION 6.1.96
- TOTAL ACRES : 3.712

### General Notes and Conditions:

- 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 REMOVED.
- 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 ALL BUILDINGS.
- CURB, GUTTER, STORM DRAINAGE AND SIDEWALKS ARE TO BE PROVIDED ON BAUCOM ROAD AND MALLARD CREEK ROAD.
- PARKING SPACES AND DIMENSIONS WILL BE PROVIDED IN ACCORDANCE WITH THE CHARLOTTE MECKLENBURG ZONING ORDINANCE.
- THE PROPOSED ENTRANCE WILL COMPLY WITH SIGHT TRIANGLE REQUIREMENTS. ANY PROPOSED TREES, BERMS, WALLS, FENCES AND/OR IDENTIFICATION SIGNS WILL BE PLACED OUTSIDE THE SIGHT TRIANGLE AREAS.
- DEVELOPER/PETITIONER TO DEDICATE 50' RIGHT-OF-WAY FROM CENTERLINE OF MALLARD CREEK ROAD.

MALLARD CREEK ROAD (R/W VARIES) (NO OPPOSING DRIVEWAYS)

## Illustrative Rezoning Site Plan

Scale: 1" = 40'