



**ColeJenest**

Land Planning  
Landscape Architecture

119 East Seventh Street  
Suite 2C  
Charlotte  
North Carolina  
28202

Tele 704.376.1565

**CRESCENT RESOURCES**

INC.  
400 South Tryon Street  
Suite 1300  
P.O. Box 1003  
Charlotte, NC 28201-1003

**MALLARD CREEK  
CHURCH ROAD  
PROPERTY**

**CONDITIONAL  
MASTER PLAN**

APPROVED BY COUNTY COMMISSION

DATE *November 14, 1995*

95-37(C)

865

9-11-95

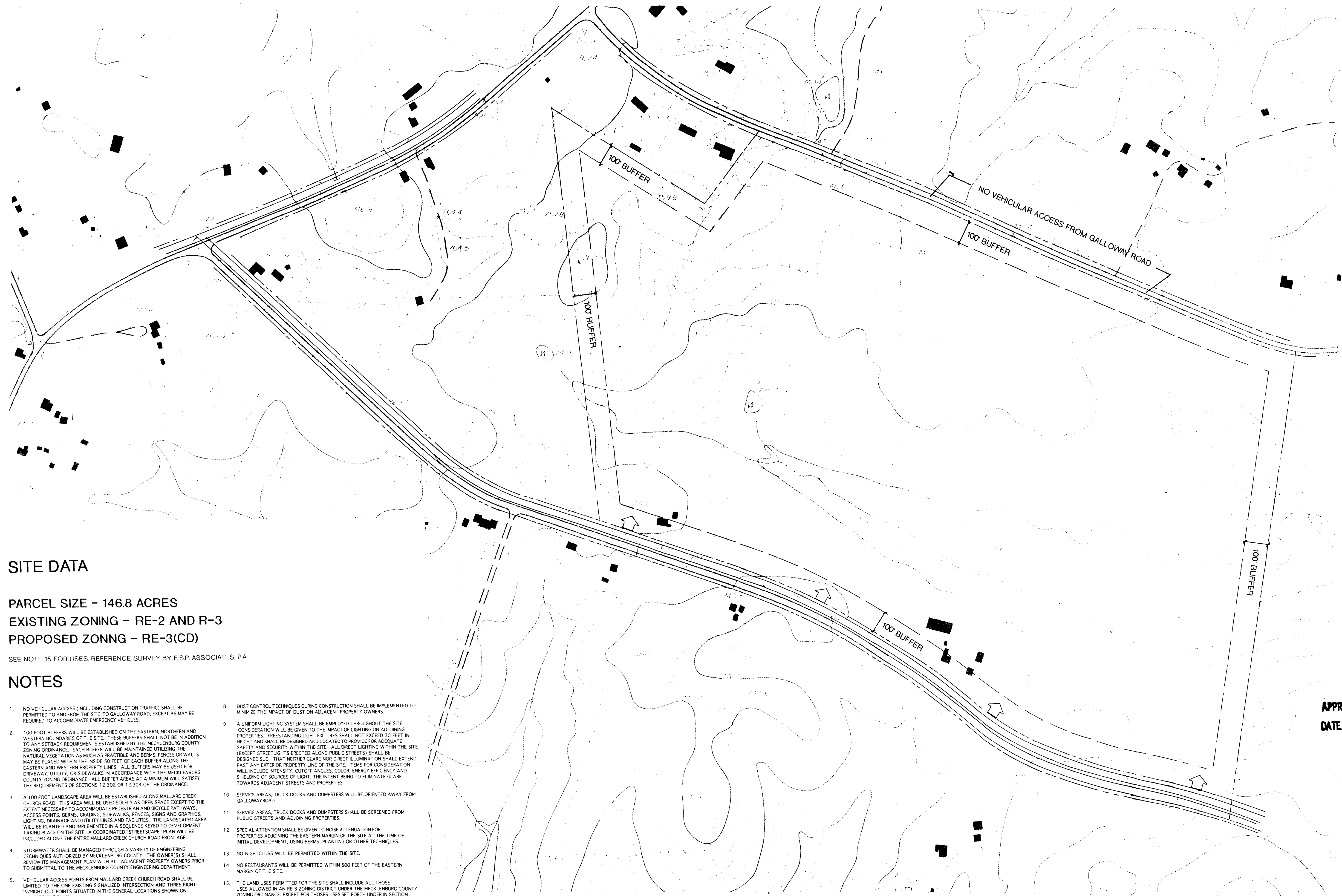
♦ Issued

SCALE: 1" = 200'

0' 50' 100' 200' 400' NORTH

♦ Revised

9-13-95



**SITE DATA**

PARCEL SIZE - 146.8 ACRES

EXISTING ZONING - RE-2 AND R-3

PROPOSED ZONING - RE-3(CD)

SEE NOTE 15 FOR USES. REFERENCE SURVEY BY E.S.P. ASSOCIATES, P.A.

**NOTES**

- NO VEHICULAR ACCESS (INCLUDING CONSTRUCTION TRAFFIC) SHALL BE PERMITTED TO AND FROM THE SITE TO GALLOWAY ROAD, EXCEPT AS MAY BE REQUIRED TO ACCOMMODATE EMERGENCY VEHICLES.
- 100 FOOT BUFFERS WILL BE ESTABLISHED ON THE EASTERN, NORTHERN AND WESTERN BOUNDARIES OF THE SITE. THESE BUFFERS SHALL NOT BE IN ADDITION TO ANY SETBACK REQUIREMENTS ESTABLISHED BY THE MECKLENBURG COUNTY ZONING ORDINANCE. EACH BUFFER WILL BE MAINTAINED UTILIZING THE NATURAL VEGETATION AS MUCH AS PRACTICABLE AND BERMS, FENCES OR WALLS MAY BE PLACED WITHIN THE INSIDE 50 FEET OF EACH BUFFER ALONG THE EASTERN AND WESTERN PROPERTY LINES. ALL BUFFERS MAY BE USED FOR DRIVEWAY, UTILITY, OR SIDEWALKS IN ACCORDANCE WITH THE MECKLENBURG COUNTY ZONING ORDINANCE. ALL BUFFER AREAS AT A MINIMUM WILL SATISFY THE REQUIREMENTS OF SECTIONS 12.302 OR 12.304 OF THE ORDINANCE.
- A 100 FOOT LANDSCAPE AREA WILL BE ESTABLISHED ALONG MALLARD CREEK CHURCH ROAD. THIS AREA WILL BE USED SOLELY AS OPEN SPACE EXCEPT TO THE EXTENT NECESSARY TO ACCOMMODATE PEDESTRIAN AND BICYCLE PATHWAYS, ACCESS POINTS, BERMS, GRADING, SIDEWALKS, FENCES, SIGNS AND GRAPHICS, LIGHTING, DRAINAGE AND UTILITY LINES AND FACILITIES. THE LANDSCAPED AREA WILL BE PLANTED AND IMPLEMENTED IN A SEQUENCE KEYS TO A DEVELOPMENT TAKING PLACE ON THE SITE. A COORDINATED "STREETSCAPE" PLAN WILL BE INCLUDED ALONG THE ENTIRE MALLARD CREEK CHURCH ROAD FRONTAGE.
- STORMWATER SHALL BE MANAGED THROUGH A VARIETY OF ENGINEERING TECHNIQUES AUTHORIZED BY MECKLENBURG COUNTY. THE OWNER(S) SHALL REVIEW THIS MANAGEMENT PLAN WITH ALL ADJACENT PROPERTY OWNERS PRIOR TO SUBMITTAL TO THE MECKLENBURG COUNTY ENGINEERING DEPARTMENT.
- VEHICULAR ACCESS POINTS FROM MALLARD CREEK CHURCH ROAD SHALL BE LIMITED TO THE ONE EXISTING SIGNALIZED INTERSECTION AND THREE RIGHT-IN/RIGHT-OUT POINTS SITUATED IN THE GENERAL LOCATIONS SHOWN ON THE REZONING PLAN.
- NO OUTSIDE STORAGE WILL BE PERMITTED WITHIN THE SITE.
- NO OWNER, LESSEE OR OCCUPANT OF ANY PART OF THE SITE SHALL CAUSE OR CREATE A NUISANCE TO ANY OTHER PART OF THE SITE OR TO ANY OTHER ADJACENT PROPERTY. NO TRASH OR DEBRIS OF ANY KIND SHALL BE PLACED UPON OR PERMITTED TO ACCUMULATE ON OR ADJACENT TO ANY PART OF THE SITE AND NO NOXIOUS OR OFFENSIVE ODORS, FUMES, SMOKE, DUST, VIBRATIONS OR NOISES SHALL BE PERMITTED TO ARISE FROM THE SITE SO AS TO RENDER ANY PART OF THE SITE UNSANITARY, UNSIGHTLY, NOXIOUS OR OFFENSIVE TO THE SITE OR TO ANY OTHER PART OF THE SITE. NO OWNER SHALL CONDUCT ANY BUSINESS OPERATION ON THE SITE WHICH IS NOXIOUS, OFFENSIVE, UNSIGHTLY OR DETRIMENTAL TO ADJACENT PROPERTY OWNERS. NO SMOKE STACKS WILL BE PERMITTED ON THE SITE.
- DUST CONTROL TECHNIQUES DURING CONSTRUCTION SHALL BE IMPLEMENTED TO MINIMIZE THE IMPACT OF DUST ON ADJACENT PROPERTY OWNERS.
- A UNIFORM LIGHTING SYSTEM SHALL BE EMPLOYED THROUGHOUT THE SITE. CONSIDERATION WILL BE GIVEN TO THE IMPACT OF LIGHTING ON ADJOINING PROPERTIES. FREESTANDING LIGHT FIXTURES SHALL NOT EXCEED 30 FEET IN HEIGHT AND SHALL BE DESIGNED AND LOCATED TO PROVIDE FOR ADEQUATE SAFETY AND SECURITY WITHIN THE SITE. ALL DIRECT LIGHTING WITHIN THE SITE (EXCEPT STREET LIGHTS ERECTED ALONG PUBLIC STREETS) SHALL BE DESIGNED SUCH THAT NEITHER GLARE NOR DIRECT ILLUMINATION SHALL EXTEND PAST ANY EXTERIOR PROPERTY LINE 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 ADJACENT STREETS AND PROPERTIES.
- SERVICE AREAS, TRUCK DOCKS AND DUMPSTERS WILL BE ORIENTED AWAY FROM GALLOWAY ROAD.
- SERVICE AREAS, TRUCK DOCKS AND DUMPSTERS SHALL BE SCREENED FROM PUBLIC STREETS AND ADJOINING PROPERTIES.
- SPECIAL ATTENTION SHALL BE GIVEN TO NOISE ATTENUATION FOR PROPERTIES ADJOINING THE EASTERN MARGIN OF THE SITE AT THE TIME OF INITIAL DEVELOPMENT, USING BERMS, PLANTING OR OTHER TECHNIQUES.
- NO NIGHTCLUBS WILL BE PERMITTED WITHIN THE SITE.
- NO RESTAURANTS WILL BE PERMITTED WITHIN 500 FEET OF THE EASTERN MARGIN OF THE SITE.
- THE LAND USES PERMITTED FOR THE SITE SHALL INCLUDE ALL THOSE USES ALLOWED IN AN RE-3 ZONING DISTRICT UNDER THE MECKLENBURG COUNTY ZONING ORDINANCE, EXCEPT FOR THOSE USES SET FORTH UNDER IN SECTION 9.603 (14).

VEHICULAR ACCESS POINT      LIMITS OF 100' BUFFER