

# PECAN RIDGE

CHARLOTTE, NORTH CAROLINA

**LEGEND**

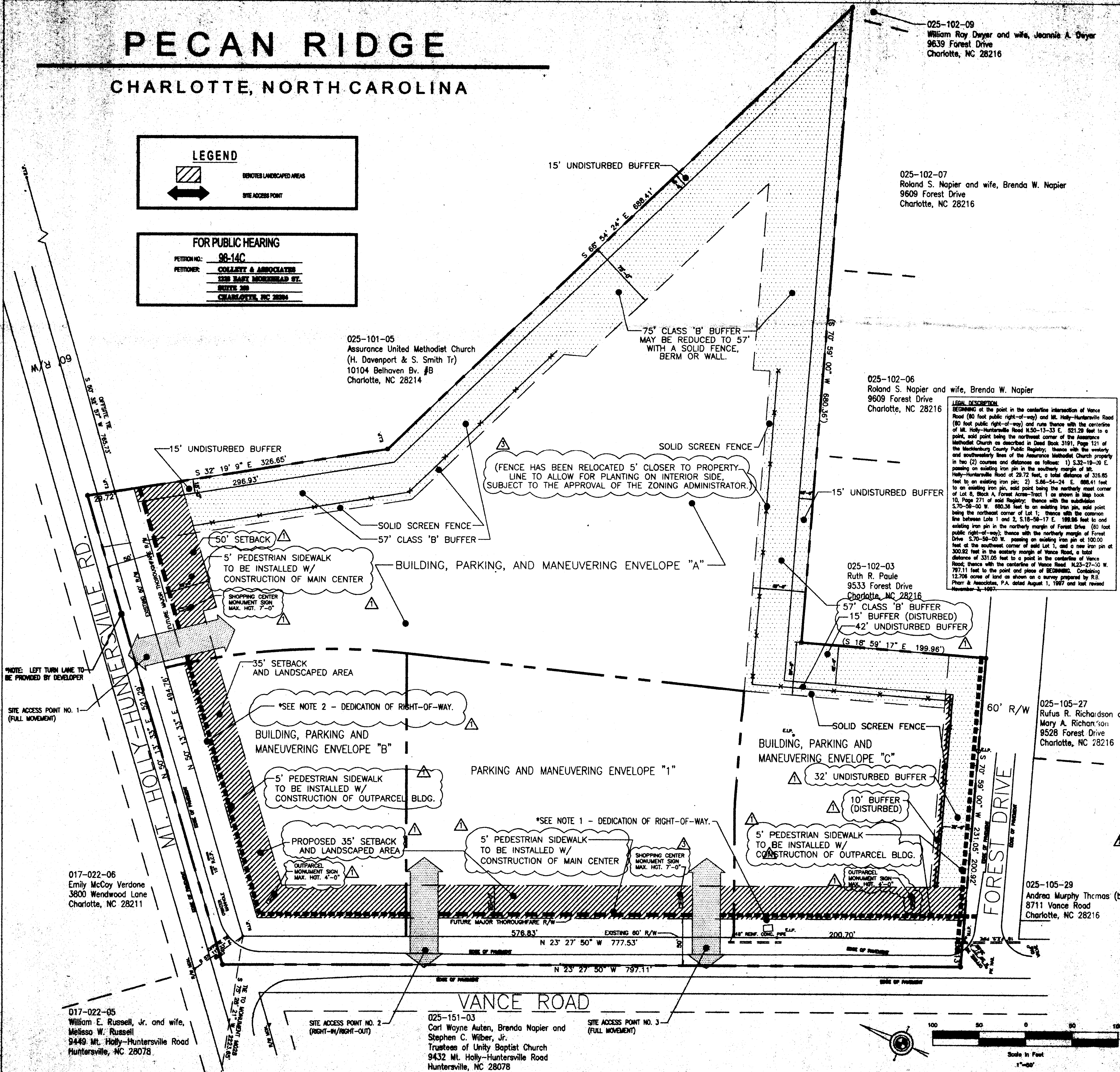
DENOTES LANDSCAPED AREAS

SITE ACCESS POINT

**FOR PUBLIC HEARING**

PETITION NO. **98-14C**

PETITIONER: **COLLETT & ASSOCIATES**  
**1208 HUNTERSVILLE RD.**  
**SUITE 200**  
**CHARLOTTE, NC 28204**



**DEVELOPMENT STANDARDS**

UNLESS SPECIFIC STANDARDS ARE ESTABLISHED BY THE TECHNICAL DATA SHEET OR THESE STANDARDS SUPERSEDED, ALL DEVELOPMENT STANDARDS SHALL BE THE STANDARDS ESTABLISHED BY THE ZONING ORDINANCE OF THE CITY OF CHARLOTTE, NORTH CAROLINA.

**SETBACKS**

1. THE SETBACKS FOR ALL BUILDINGS SHALL BE AS FOLLOWS:

- FRONT: 30 FEET
- REAR: 10 FEET
- SIDE: 10 FEET

**SCREENING WALLS**

1. SCREENING WALLS SHALL BE CONSTRUCTED WITHIN THE SETBACKS SPECIFIED IN SECTION 12.06.01 OF THE ZONING ORDINANCE.

**LANDSCAPING**

1. LANDSCAPING SHALL BE PROVIDED AS FOLLOWS:

- ALL EXPOSED DRIVEWAYS SHALL BE LANDSCAPED WITHIN THE DRIVEWAY.
- ALL EXPOSED SIDEWALKS SHALL BE LANDSCAPED WITHIN THE SIDEWALK.
- ALL EXPOSED PARKING AREAS SHALL BE LANDSCAPED WITHIN THE PARKING AREA.

**UTILITIES**

1. ALL UTILITIES SHALL BE INSTALLED AS FOLLOWS:

- ALL UTILITIES SHALL BE INSTALLED BELOW GRADE.
- ALL UTILITIES SHALL BE INSTALLED WITHIN THE SETBACKS SPECIFIED IN SECTION 12.06.01 OF THE ZONING ORDINANCE.

**ACCESSIBLE DESIGN**

1. ALL BUILDINGS SHALL BE ACCESSIBLE AS FOLLOWS:

- ALL BUILDINGS SHALL BE ACCESSIBLE TO THE PUBLIC.
- ALL BUILDINGS SHALL BE ACCESSIBLE TO THE PUBLIC.

**APPROVED BY COUNTY COMMISSIONER**

DATE: 6-2-98

**COLLETT & ASSOCIATES**  
 ARCHITECTS  
 1208 HUNTERSVILLE RD.  
 SUITE 200  
 CHARLOTTE, NC 28204  
 (704) 378-0808

**PECAN RIDGE SHOPPING CENTER**  
 CHARLOTTE, NC

**TECHNICAL DATA SHEET**

Project: **PECAN RIDGE SHOPPING CENTER**

Sheet: **11-19-97**

Division President: **VRETTOS**

Job Captain: **F. GOPPOLO**

Drawn By: **WALKER**

Date Drawn: **11-19-97**

Drawing File Name: **03-5225-00**

Project Number: **03-5225-00**

Sheet: **RZ-1**

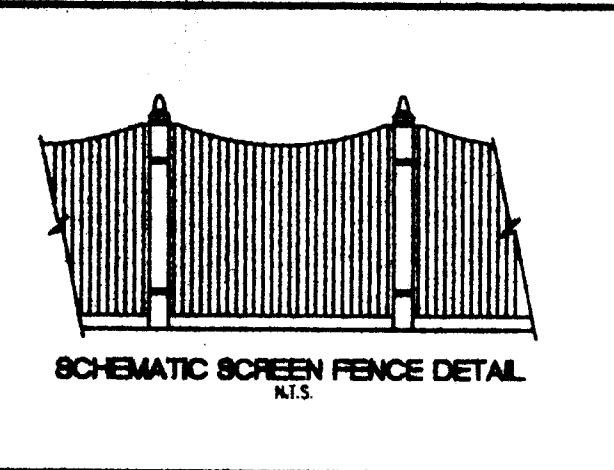
# PECAN RIDGE

## CHARLOTTE, NORTH CAROLINA

**FOR PUBLIC HEARING**  
 PERMIT NO. 98-14C  
 PREPARED BY  
**COLLETTI & ASSOCIATES**  
 230 EAST MONROE ROAD, SUITE 200  
 CHARLOTTE, NC 28204

(FENCE HAS BEEN RELOCATED 5' CLOSER TO PROPERTY LINE TO ALLOW FOR PLANTING ON INTERIOR SIDE, SUBJECT TO THE APPROVAL OF THE ZONING ADMINISTRATOR.)

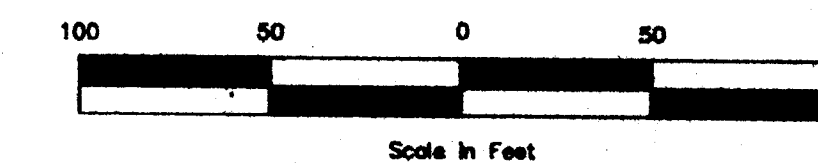
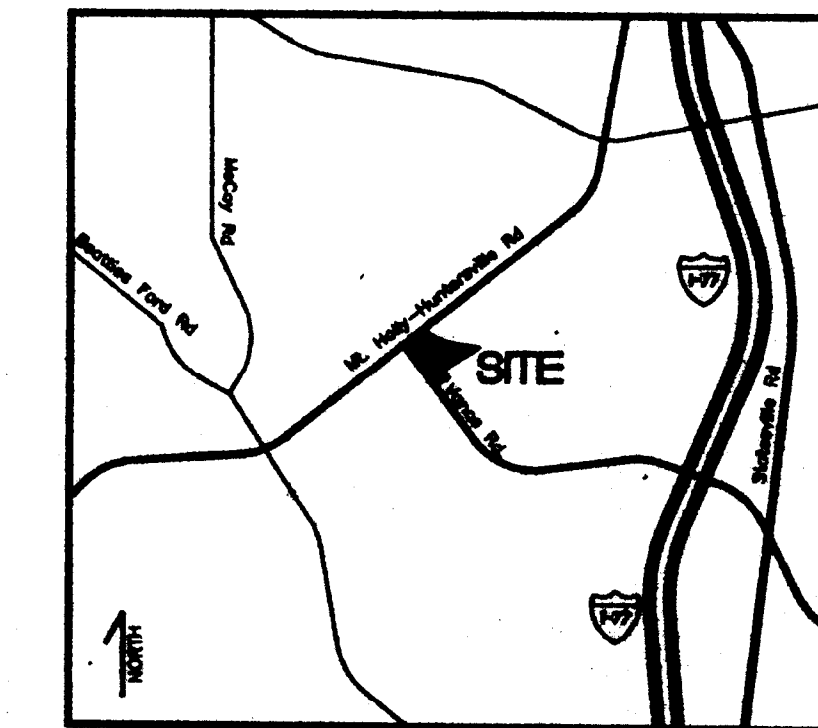
\*NOTE: This plan is schematic in nature and is intended to show design, building, circulation concepts, and relationships. It depicts one development scenario. Changes and alterations are permitted based upon tenant needs, site constraints, final construction drawings, etc.



STORM WATER MANAGEMENT AREAS

THESE LOCATIONS REPRESENT TENTATIVE, PRELIMINARY LOCATIONS AND ARE PRIMARILY FOR ILLUSTRATIVE PURPOSES. IF ENGINEERING STUDIES DETERMINE THAT BETTER LOCATIONS ARE APPROPRIATE, THESE AREAS MAY BE RELOCATED.

### SCHEMATIC SITE PLAN



APPROVED BY COUNTY COMMISSION  
 DATE 6-2-98

SITE DATA	
EXISTING ZONING	R-8
REQUIRED ZONING	CC
TOTAL SITE AREA	48.71 AC
TOTAL PROPOSED BUILDING AREA	60,000 SQFT.

Little & Associates  
 230 East Monroe Road  
 Charlotte, NC 28204  
 (704) 375-8828

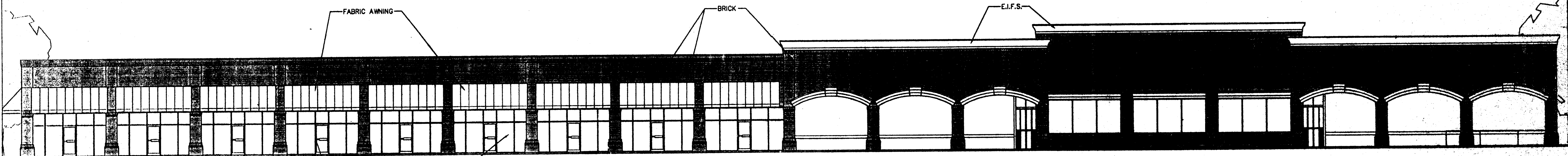
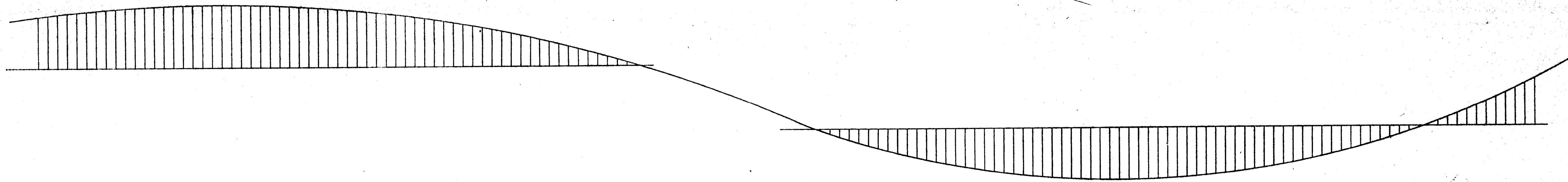
This drawing and the design shown are the property of Little & Associates, Inc. and shall remain confidential. No part of this drawing may be reproduced or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Little & Associates, Inc. Any violation of this agreement will be subject to legal action.  
 © 1987 Little and Associates, Inc.

**COLLETTI & ASSOCIATES**  
 230 EAST MONROE ROAD  
 CHARLOTTE, NORTH CAROLINA  
 (704) 375-8828

RECORDING PLAN FOR  
**PECAN RIDGE**  
 TRAFFIC CONTROL  
 CHARLOTTE, NC  
 SHEET THIS  
 REZONING DOCUMENT:  
**SCHEMATIC SITE PLAN**

Division President  
**WRETTOS**  
 Job Captain  
**F. GOPFOLD**  
 Drawn By  
**WALKER**  
 Date Drawn  
**1-8-97**  
 Drawing File Name  
 03-5225-00-RZ2000MALLISTOY  
 Revisions  
 No. 1 Date 2-1-98  
 No. 2 Date 5-28-98  
 Issue Date: 11-24-97

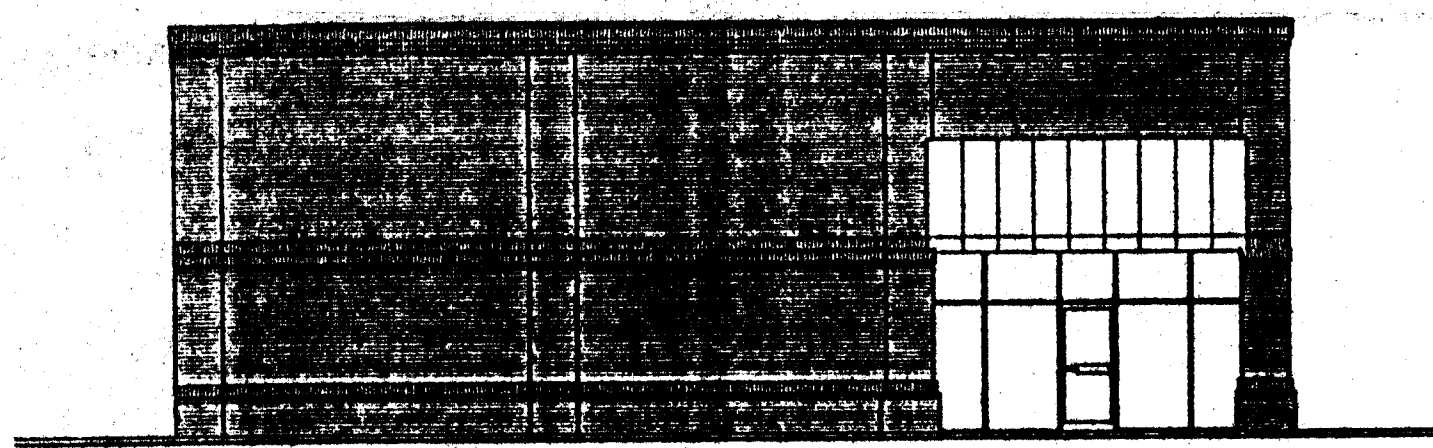
Project Number  
**03-5225-00**  
 Sheet Of  
**RZ-2**



FRONT ELEVATION (VANCE ROAD)

SCALE 3/32"=1'-0"

TYPICAL GLASS STOREFRONT



SIDE ELEVATION (MT. HOLLY-HUNTERSVILLE RD.)

P E C A N R I D G E

SHOPPING CENTER

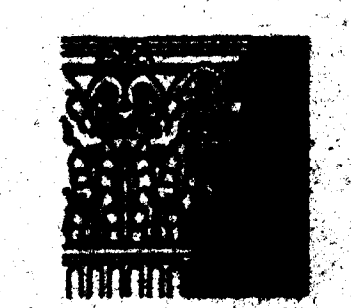
CHARLOTTE, NORTH CAROLINA

APPROVED BY COUNTY COMMISSION  
DATE 6-2-98

98-14c

**COLLETT & ASSOCIATES**  
1228 EAST MOREHEAD STREET  
CHARLOTTE, NORTH CAROLINA  
(704) 376-6523

NOTE: THESE ELEVATIONS ARE SCHEMATIC IN NATURE AND ARE ONLY INTENDED TO SHOW DESIGN AND BUILDING CONCEPTS AND RELATIONSHIPS. MINOR CHANGES AND ALTERATIONS ARE PERMITTED BASED ON TENANT NEEDS, SITE CONSTRAINTS AND FINALIZATION OF DESIGN DOCUMENTS, ETC.



**Little & Associates Architects**  
5815 Westpark Drive  
Charlotte, NC 28217  
704-525-6350  
704-522-7889 fax