

DEVELOPMENT STANDARDS

General Provision
 Unless more stringent standards are established by this Technical Data Sheet or these Development Standards, all development standards established under the City of Charlotte Zoning Ordinance (the "Ordinance") for the B-1 zoning district classification shall be followed in connection with development taking place on the Site.

Permitted Uses
 The Site may be developed for all uses (including restaurants, provided the restaurants do not have a drive through window, and one gas station which include a convenience store) which are permitted under the Ordinance by right or under prescribed conditions in B-1 Zoning District. Notwithstanding the above, drive through windows shall be permitted for non restaurant uses permitted in the B-1 Zoning District such as banks and drug stores.

Square Footage Restrictions
 The gross floor area of all buildings constructed within the Site may not exceed, in the aggregate, 75,000 square feet, including up to two outparcels.

Setbacks, Side Yards and Rear Yards

- All buildings constructed within the Site shall satisfy or exceed the rear yard and side yard requirements established under the Ordinance for the B-1 Zoning District.
- A 70 foot parking setback and a 80 foot building setback will be established along Mallard Creek Church Road, and a 30 foot building and parking setback along Mallard Creek Road, all as depicted on the Technical Data Sheet.
- Storm water detention will not be located within the setback area, except for the storm management flow restricting plate or structure at the existing wetland area north of the proposed entrance off Mallard Creek Road.
- Grading and clearing activities shall be permitted in the parking setbacks as long as there is no violation of the City of Charlotte "Tree Ordinance". All trees within the setback (8" cal. and larger) will be preserved at Mallard Creek Church Road and area within 40' of street right-of-way at Mallard Creek Church Road.

- Screening and Landscaped Areas**
- Landscape areas will be planted and improved in sequences which are keyed to each phase of development taking place on the Site.
 - Plantings within landscaped areas will meet or exceed the requirements of the Zoning and Tree Ordinance.
 - Screening shall conform with the standards and treatments specified in Section 12.303 of the Ordinance.
 - All loading docks shall be screened from view of the adjacent property, east to the future David Taylor Drive, currently owned by John W. Adams (Tax Parcel # 029-011-07) hereinafter referred to as the "Adams Property" and the future David Taylor Drive. Screening shall consist of attractive evergreen plantings or brick faced walls or berming or any combination thereof. Berming may not be used exclusively - if utilized it must be combined with plantings or walls. The combined height of the wall, berm, and plantings will be a minimum of 8 feet high at the time of installation.
 - All retail and restaurant buildings shall be sited so that no loading docks on the buildings are facing east toward the Adams Property.
 - Petitioner will install a double row of small maturing trees and shrubs in the setback along Mallard Creek Church Road, in addition to any existing trees that are preserved.
 - Petitioner will install evergreen trees or evergreen shrubs with a maturing height of 5' minimum along the Mallard Creek Rd. (north of the proposed entrance) as identified on sheet 2 of 2 "Illustrative Site Plan."

- Parking**
 Off street parking will meet the minimum standards established under the Ordinance.
- Lighting**
- All freestanding light fixtures installed within the site will be uniform in design. All parking lot lighting in the retail parking lots shall be metal halide.
 - The maximum height of any freestanding lighting fixture, including its base, shall not exceed 30 feet in height.
 - All direct lighting within the Site (except street lights which may be erected along Mallard Creek Church Road or Mallard Creek 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 sources of light, shielding of the intent being to eliminate glare toward Mallard Creek Church Road, Mallard Creek Road and adjacent properties.
 - No wall pack type lights, except for wall fixtures which illuminate downward, shall be allowed.
 - If a gas station is constructed, the canopy lights must be recessed, and the lighting must have a cut off angle not to exceed 45 degrees.

- Sign**
- All signs placed on the Site will be erected in accordance with the requirements of the Ordinance. The shopping center sign with tenant names shall not be located within 100 feet of future David Taylor Drive.
 - The shopping center sign (but not a pole sign) shall have a 20' maximum height with 100 square feet maximum of sign face area, and shall be constructed of brick compatible to the shopping center, while ground mounted signs on the outparcels shall have a 4 foot maximum height with 50 square feet maximum of sign face area.

- 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 vehicular 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 City of Charlotte Engineering Department and the North Carolina Department of Transportation.
 - Access to Mallard Creek Road is currently shown on this plan as a full movement access which would permit left turn movements into the shopping center and also permit left turn movements out of the shopping center. CDOT and NCDOT have indicated that the access off of Mallard Creek Rd. may need to be modified so as to permit left turns into the shopping center but prohibit left turns out of the shopping center (a "leftover" design). The petitioner's traffic consultant is submitting a design for this access point which it believes is safe and acceptable, and which permits both left turns in and left turns out of the shopping center at Mallard Creek Road. However, Petitioner agrees that the design of a full movement access point is subject to CDOT or NCDOT approval and if such approval is not received then the Petitioner will be permitted to install the "leftover" design as indicated by CDOT or NCDOT.

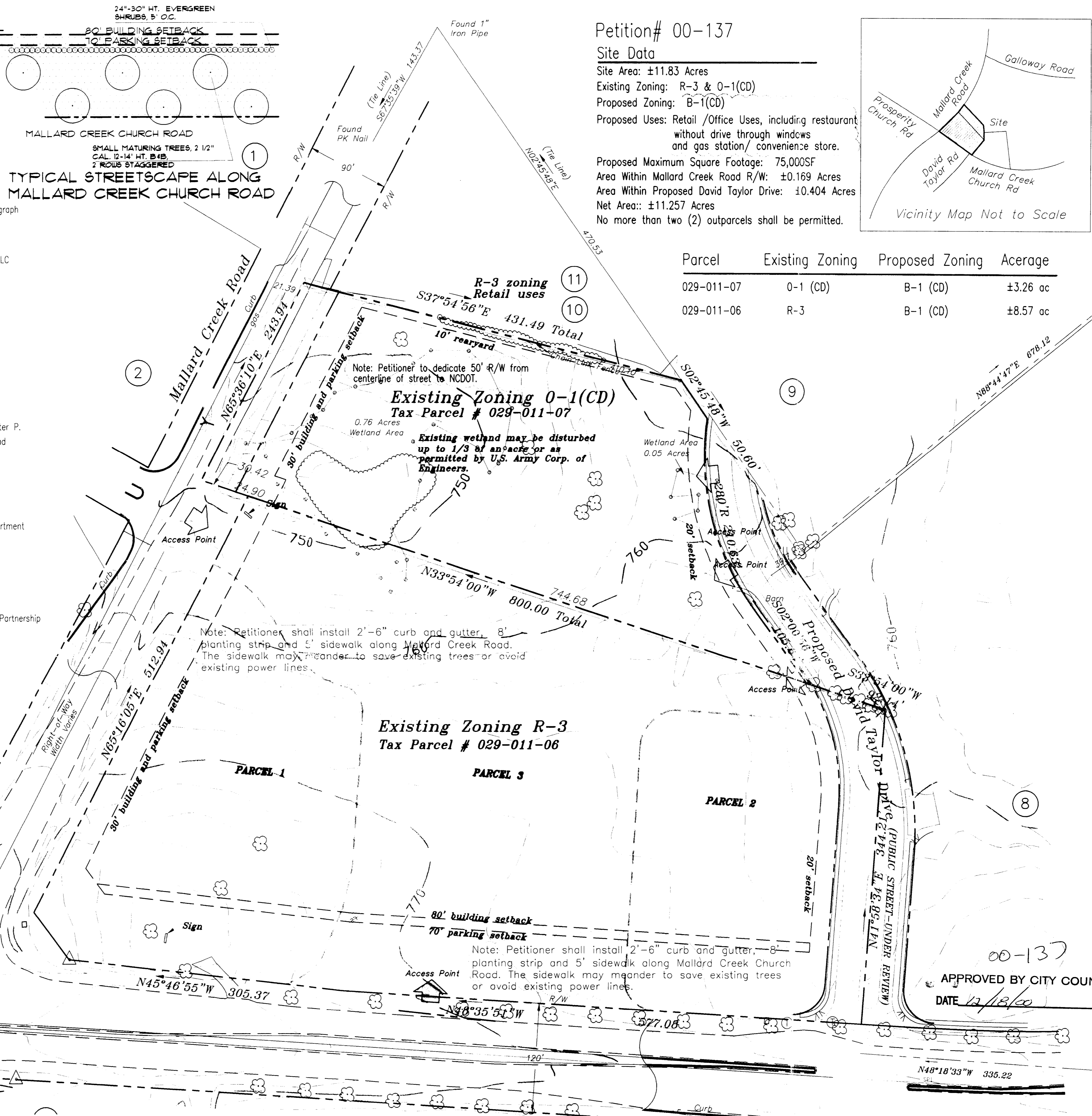
Fire Protection
 Adequate fire protection in the form of fire hydrants will be provided to the Mecklenburg County Fire Marshal's specifications. Plans for each building will be submitted to the Fire marshal's office for approval before the construction of that building commences.

- Architectural Controls and Restrictive Covenants**
- Dumpster areas will be enclosed on all four sides by a brick wall with one side being a hinged metal 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. Sealed trash compactors (if any) will be screened with gate on the access side.
 - All mechanical equipment including rooftop equipment shall be screened to its full height and shall not be visible from Mallard Creek Road, Mallard Creek Church Road, the future David Taylor Drive or the first floor level of the proposed office buildings of the Adams Property. The mechanical screens shall also be constructed of drilt or brick material as part of architecturally integrated building walls.
 - At least 60% of all the exterior opaque vertical surfaces of the front, side and rear elevations of all buildings constructed on the Retail Property will consist of brick materials. All brick material used shall be compatible in color with the red-tone brick selected by the Adams Property for its office buildings. No painted block or wood/vinyl/metal siding shall be permitted on the exterior of the buildings. The exterior opaque vertical surfaces of the front and side elevations of the buildings on the Outparcels will be at least 80% brick.
 - The remaining non-brick opaque vertical surfaces and architectural accents shall be constructed with a combination of the following materials only: drilt, ground face block, split-faced block, spandrel glass, precast concrete, precast stone or natural stone.
 - Canopies or awnings shall be constructed of canvas material, colored standing seam metal, tile or slate material or other similar architectural materials designed to look like these materials.
 - Sloped roof surfaces that are visible from the ground shall be made of colored standing-seam metal, tile or slate or other similar architectural materials designed to look like these materials.
 - Outparcels shall be architecturally compatible with the shopping center as evidenced by some architectural design features, similar material, color and landscaping.

- Storm Water Management**
- Storm water runoff from the Site will be managed through proven techniques which satisfy the standards imposed by the City of Charlotte Engineering Department.
 - Some of the existing storm drainage pipes and structures on or exiting the property may be inadequate for proper drainage from the Petitioner's property, in the event improvements are necessary for existing pipes and structures to make them consistent with City Engineering Standards or to make them adequate for Petitioner's project, the Petitioner agrees to make such changes and modifications at its expense.

Adjacent Property Owners

- 029-361-11 John H. Alexander
10701 Mallard Creek Rd.
Charlotte, NC 28262
- 029-361-24 Tradition At Mallard Creek LP
PO Box 450233
Atlanta, GA 31145
- 029-361-09 WEC 99J-51 LLC % CVS Corp.
1 CVS Dr./Store 255
ATTN: Property Admin. Dept
Woonsocket, RI 02895
- 029-362-07 Southern Bell Telephone and Telegraph
PO Box 30188
Charlotte, NC 28230
- 047-168-20 Lincoln Center at Mallard Creek LLC
PO Box 657
Lincolnton, NC 28092
- 047-168-21 Koger Equity Inc.
8880 Freedom Crossing RL
ATTN: Michael F. Beale CCIM
Jacksonville, FL 32256
- 047-162-12 Koger Equity Inc.
8880 Freedom Crossing RL
ATTN: Michael F. Beale CCIM
Jacksonville, FL 32256
- 069-011-07 John Wayne Adams and Wife Hester P.
934 W. Mallard Creek Church Road
Charlotte, NC 28262
- 029-311-04 Dallas Merle King
2509 Mallard Creek Church Rd.
Charlotte, NC 28262
- 029-011-05B Mallard Creek Volunteer Fire Department
RFD 7, Box 382
Charlotte, NC 28213
- 029-011-05A Mary H Galloway
10186 Clay Brooke Dr.
Charlotte, NC 28262
- 029-361-05 Mallard Crossing Assoc. Limited Partnership
125 Scoleybark Road
Charlotte, NC 28209



Petition# 00-137

Site Data
 Site Area: ±11.83 Acres
 Existing Zoning: R-3 & 0-1(CD)
 Proposed Zoning: B-1(CD)
 Proposed Uses: Retail /Office Uses, including restaurant without drive through windows and gas station/ convenience store.
 Proposed Maximum Square Footage: 75,000SF
 Area Within Mallard Creek Road R/W: ±0.169 Acres
 Area Within Proposed David Taylor Drive: ±0.404 Acres
 Net Area: ±11.257 Acres
 No more than two (2) outparcels shall be permitted.

Parcel	Existing Zoning	Proposed Zoning	Acerage
029-011-07	0-1 (CD)	B-1 (CD)	±3.26 ac
029-011-06	R-3	B-1 (CD)	±8.57 ac

DEVELOPMENT STANDARDS (Continued)

- Sidewalks**
- The petitioner will install a 5' wide sidewalk along Mallard Creek Road and Mallard Creek Church Road to facilitate a pedestrian friendly development, generally as depicted on the Schematic Plan. This sidewalk will be no closer to the back of curb than 8 feet, except where necessary to comply with the tree ordinance.
 - The petitioner will provide an internal sidewalk leading from the street to the shopping center.
- Roadway Improvement**
- Petitioner/developer will install curb and gutter along the Mallard Creek Church Road frontage.
 - Left-turn lane to the site will be installed on Mallard Creek Road.
 - Petitioner/ developer to dedicate 50' right-of-way measured from center line of Mallard Creek Road to NCDOT prior to issuance of certificate of occupancy.

LandDesign, Inc.
 Landscape Architecture
 Urban Design
 Civil Engineering

Raley Miller Retail Site
 Charlotte, N.C.
 Raley Miller Properties, Inc.

Technical Data Sheet

"FOR PUBLIC HEARING"

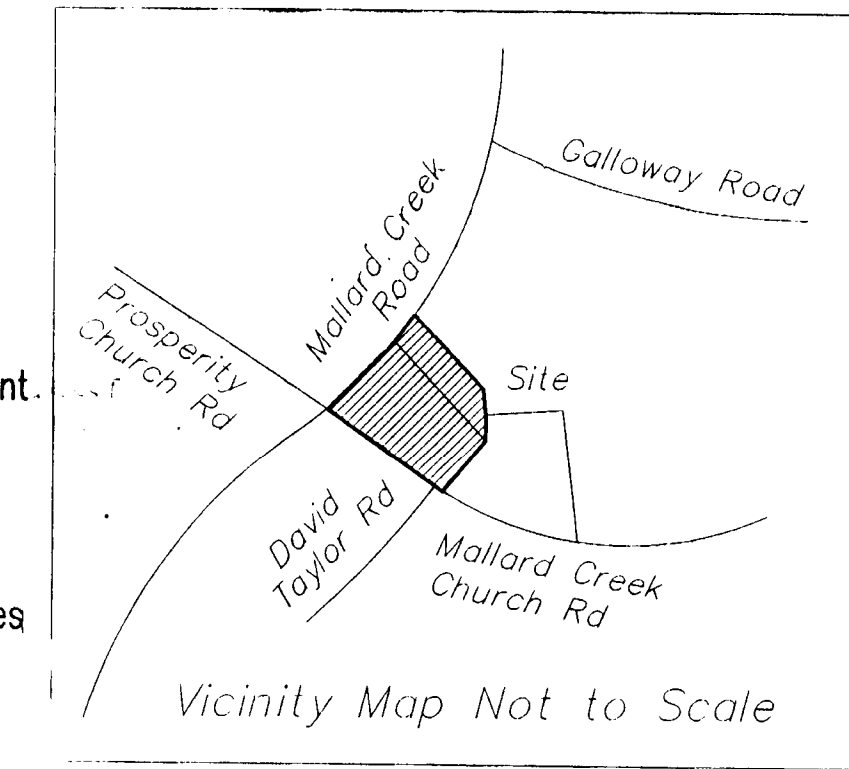
REVISIONS

8/24/00	PER CHFC COMMENTS
10/28/00	
10/30/00	
10/31/00	PER CHFC COMMENTS
11/01/00	
11/21/00	PER REZONING REVIEW COMMENTS
12/12/00	

DATE: 07/14/00	DWN:
DES: JS	AO, DG
SCALE: 1" = 60'	
PROJECT/FILE NO. 1099152	
SHEET NO. SHEET 1 OF 2	

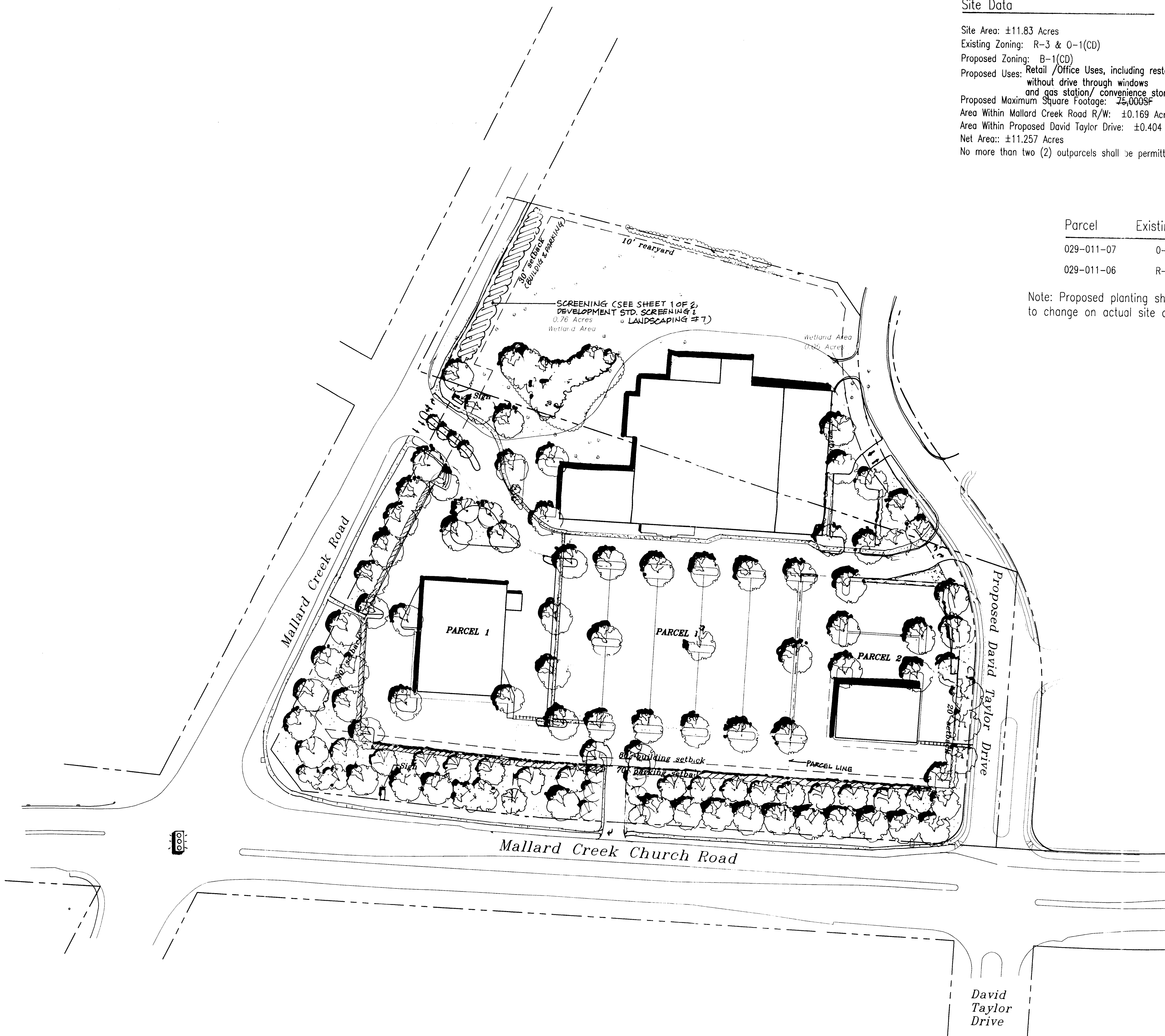
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029-011-06	R-3	B-1 (CD)	±8.57 ac

Note: Proposed planting shown is conceptual only and will be subject to change on actual site conditions and urban Forestry Staff approval.



Land Design
 LandDesign, Inc.
 Landscaping Architecture
 Urban Planning
 Civil Engineering

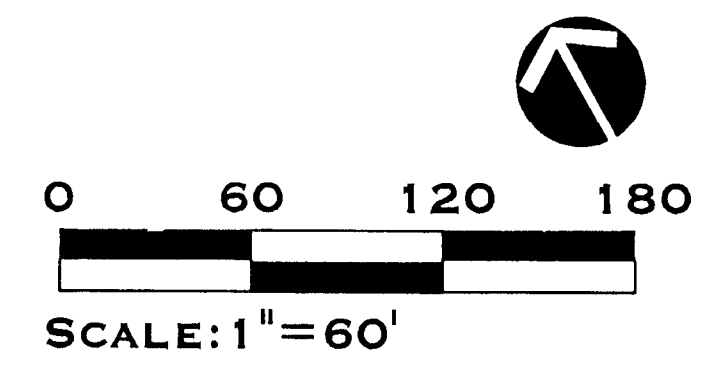
Raley Miller Retail Site
 Charlotte, N.C.
 Raley Miller Properties, Inc.

Illustrative Site Plan

"FOR PUBLIC HEARING"

REVISIONS	COMMENTS
8/21/00 CMPC	
10/30/00	
10/31/00 PER CMPC COMMENTS	
11/21/00	
11/27/00 PER REZONING REVIEW COMMENTS	
12/1/00	

THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY (INCLUDING BUILDING SIZES AND LOCATIONS), AND IS SUBJECT TO MODIFICATION PURSUANT TO SECTION 6-206(2) OF THE ZONING ORDINANCE.



DATE: 07/14/00	DES: AC	DWN: AC
PROJECT/FILE NO. 1099152	SHEET NO. SHEET 2 OF 2	