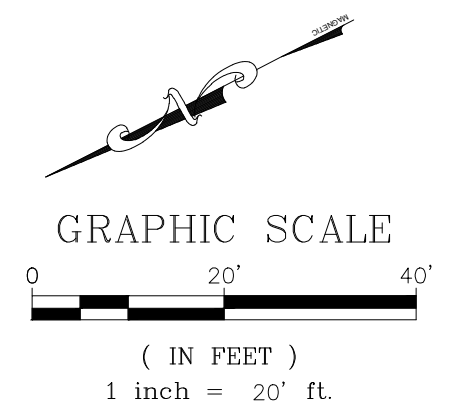


- LEGEND**
- LANDSCAPE AREA (OPEN SPACE) - ±0.20 AC
  - TREE SAVE AREA - 6,361.5 SF (±0.15 AC ~ 15.5%)
  - PROPOSED STRUCTURES
  - PROPOSED PAVED AREAS
  - PROPOSED HARDSCAPE AREAS
  - PROPOSED TREES/SHRUBS

**SITE DATA**

<p><b>DEVELOPER:</b> AHMAD DEVELOPERS, LLC 3105 QUEEN CITY DRIVE CHARLOTTE, NC 28208 <b>CONTACT:</b> SHARGEEL AHMAD EMAIL: shargeel.ahmad@harrishospitality.info</p> <p><b>ENGINEER:</b> CDM+R ENGINEER, PLLC 1130 PARADE GROUND COURT CLOVER, SC 29710 <b>CONTACT:</b> ANTHONY RENTZ, P.E., S.E. EMAIL: ar@cdrmreng.com</p> <p><b>PARCEL ID:</b> 047-421-04 <b>SITE ACREAGE:</b> ±0.97 AC</p> <p><b>TAX PARCELS INCLUDED IN REZONING:</b> 1 PARCEL (047-421-04)</p> <p><b>EXISTING ZONING:</b> N1-A (NEIGHBORHOOD 1)</p> <p><b>PROPOSED ZONING:</b> CG (COMMERCIAL GENERAL)</p> <p><b>PROPOSED BUILDING SQUARE FOOTAGE:</b> ±8,650 SF</p> <p><b>MAXIMUM ALLOWABLE BUILDING HEIGHT:</b> 50'</p> <p><b>MAXIMUM NUMBER OF PROPOSED BUILDINGS:</b> 1 BUILDING</p> <p><b>PARKING SPACES REQUIRED:</b> 1 SPACE PER 250 SF OF RETAIL SPACE = 35 SPACES</p> <p><b>PARKING SPACES PROVIDED:</b> 8,650 SF / 250 SF = 35 SPACES REQUIRED (35 PROVIDED)</p> <p><b>BICYCLE PARKING SPACES REQUIRED:</b> 1 SPACE PER 1,500 SF OF RETAIL SPACE</p> <p><b>BICYCLE PARKING SPACES PROVIDED:</b> 8,650 SF / 1,500 SF = 6 SPACES PROVIDED</p> <p><b>OPEN SPACE REQUIRED:</b> 5% (0.05 AC) FOR CG ZONING DISTRICT</p> <p><b>OPEN SPACE PROVIDED:</b> ±36% (±0.35 AC)</p> <p><b>PERMITTED USES:</b> GENERAL COMMERCIAL USE PER ARTICLE 6, SECTION 6.1, SUB-SECTION "A"</p> <p><b>REQUIRED LANDSCAPE YARD:</b> N/A PER ARTICLE 20, TABLE 20-3 AS IT ABUTS A "RC" (RESEARCH CAMPUS) ZONING DISTRICT</p> <p><b>TREE SAVE AREA REQUIRED:</b> 15% (0.15 AC) FOR "TIER 3 PLACE TYPES" PER CHARLOTTE UDO</p> <p><b>TREE SAVE AREA PROVIDED:</b> 6,361.5 SF (±0.15 AC ~ 15.5%)</p> <p><b>PROPOSED CONSTRUCTION PHASING:</b> 1 PHASE</p>	<p><b>REQUIRED BUILDING SETBACKS:</b> FRONT SETBACK: 30' REAR SETBACK: 45' SIDE SETBACK: 6'</p> <p><b>MAXIMUM ALLOWABLE BUILDING HEIGHT:</b> 50'</p> <p><b>REQUIRED LANDSCAPE BUFFER:</b> N/A</p> <p><b>OPEN SPACE REQUIRED:</b> 5% (0.05 AC) FOR CG ZONING DISTRICT</p> <p><b>OPEN SPACE PROVIDED:</b> ±36% (±0.35 AC)</p> <p><b>PARKING SPACES REQUIRED:</b> 1 SPACE PER 250 SF OF RETAIL SPACE = 35 SPACES</p> <p><b>PARKING SPACES PROVIDED:</b> 8,650 SF / 250 SF = 35 SPACES REQUIRED (36 PROVIDED)</p> <p><b>BICYCLE PARKING SPACES REQUIRED:</b> 1 SPACE PER 1,500 SF OF RETAIL SPACE</p> <p><b>BICYCLE PARKING SPACES PROVIDED:</b> 8,650 SF / 1,500 SF = 6 SPACES PROVIDED</p> <p><b>PROPOSED STORM SYSTEM:</b> PRIVATE</p> <p><b>PROPOSED WATER SYSTEM:</b> PRIVATE</p> <p><b>PROPOSED SEWER SYSTEM:</b> PRIVATE</p> <p><b>ELECTRICITY PROVIDER:</b> DUKE ENERGY</p> <p><b>GAS PROVIDER:</b> PIEDMONT NATURAL GAS</p> <p><b>WATER PROVIDER:</b> CITY OF CHARLOTTE</p> <p><b>SEWER PROVIDER:</b> CITY OF CHARLOTTE</p>	<p><b>SITE PLAN NOTES:</b></p> <ol style="list-style-type: none"> <li>1. DEVELOPMENT DATA TABLE (ITEMS MAY NEED TO BE SUPPLEMENTED WITH ADDITIONAL NOTES OR SITE PLAN ANNOTATION) <ul style="list-style-type: none"> <li>A. SITE ACREAGE: 0.97 ACRES</li> <li>B. TAX PARCELS INCLUDED IN REZONING: 047-421-04</li> <li>C. EXISTING ZONING (INCLUDING OVERLAYS AND VESTING): N1-A</li> <li>D. PROPOSED ZONING (INCLUDING OVERLAYS AND VESTING): CG (COMMERCIAL GENERAL)</li> <li>E. NUMBER OF RESIDENTIAL UNITS BY HOUSING TYPE: N/A</li> <li>F. RESIDENTIAL DENSITY: N/A</li> <li>G. SQUARE FOOTAGE OF NON-RESIDENTIAL USES BY TYPE (RETAIL, OFFICE, INDUSTRIAL, ETC.): 8,650 SF</li> <li>H. FLOOR AREA RATIO: N/A</li> <li>I. MAXIMUM BUILDING HEIGHT: 50'</li> <li>J. MAXIMUM NUMBER OF BUILDINGS: 1 PROPOSED BUILDING</li> <li>K. NUMBER AND/OR RATIO OF PARKING SPACES: 36 SPACES PROVIDED</li> <li>L. AMOUNT OF OPEN SPACE: 0.35 ACRES PROVIDED</li> </ul> </li> <li>2. GENERAL PROVISIONS <ul style="list-style-type: none"> <li>A. NOTE ADDRESSING APPLICABILITY OF ORDINANCES: N/A</li> <li>B. NOTE THAT ALTERATIONS TO THE CONDITIONAL PLAN ARE SUBJECT TO SECTION 6.207 ALTERATIONS TO APPROVAL: N/A</li> </ul> </li> <li>3. OPTIONAL PROVISIONS (ONLY FOR PROPOSED ZONING TO UMUD-O, MUDD-O, PED-O, OR TS-O) <ul style="list-style-type: none"> <li>A. LISTING OF ALL OPTIONAL PROVISIONS: N/A</li> </ul> </li> <li>4. PERMITTED USES <ul style="list-style-type: none"> <li>A. ALLOWED USES OR PROHIBITED USES: GENERAL COMMERCIAL</li> <li>B. OTHER USE RESTRICTIONS: N/A</li> </ul> </li> <li>5. TRANSPORTATION <ul style="list-style-type: none"> <li>A. DEDICATION AND RESERVATION OF STREET RIGHT-OF-WAY TO CITY/ NCDOT: N/A</li> <li>B. TRANSPORTATION IMPROVEMENTS CONSTRUCTED IN CONJUNCTION WITH DEVELOPMENT: MULTI-USE PATH AS SHOWN HEREON</li> </ul> </li> <li>6. ARCHITECTURAL STANDARDS <ul style="list-style-type: none"> <li>A. BUILDING MATERIALS: N/A</li> <li>B. BUILDING SCALE: N/A</li> <li>C. TREATMENT OF URBAN DESIGN AND ARCHITECTURAL ELEMENTS, SUCH AS STREET WALLS, BUILDING ENTRANCES, CANOPIES AND BALCONIES: N/A</li> <li>D. FENCE/WALL STANDARDS: N/A</li> </ul> </li> <li>7. STREETScape AND LANDSCAPING <ul style="list-style-type: none"> <li>A. STREETScape (SIDEWALK AND PLANTING STRIP) STANDARDS: N/A</li> <li>B. SPECIAL LANDSCAPE, BUFFER, SCREENING TREATMENT: N/A</li> </ul> </li> <li>8. ENVIRONMENTAL FEATURES <ul style="list-style-type: none"> <li>A. PROPOSED TREE SAVE AREAS: PAYMENT-IN-LIEU PER ARTICLE 20, SECTION 20.16, SUB-SECTION "G"</li> <li>B. PROPOSED PCSO TREATMENT AREAS: BMP AS SHOWN HEREON</li> <li>C. ENVIRONMENTAL PROVISIONS PER ENVIRONMENTAL GENERAL DEVELOPMENT POLICIES: N/A</li> </ul> <p><b>NOTE:</b></p> <ul style="list-style-type: none"> <li>• THE LOCATION, SIZE, AND TYPE OF STORM WATER MANAGEMENT SYSTEMS DEPICTED ON THE REZONING PLAN ARE SUBJECT TO REVIEW AND APPROVAL AS PART OF THE FULL DEVELOPMENT PLAN SUBMITTAL AND ARE NOT IMPLICITLY APPROVED WITH THIS REZONING.</li> <li>• ADJUSTMENTS MAY BE NECESSARY IN ORDER TO ACCOMMODATE ACTUAL STORM WATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.</li> </ul> </li> <li>9. PARKS, GREENWAYS, AND OPEN SPACE <ul style="list-style-type: none"> <li>A. RESERVATION/DEDICATION OF PARK AND/OR GREENWAY: N/A</li> <li>B. PARK AND/OR GREENWAY IMPROVEMENTS: N/A</li> <li>C. CONNECTIONS TO PARK AND/OR GREENWAY: N/A</li> <li>D. PRIVATELY CONSTRUCTED OPEN SPACE: N/A</li> </ul> </li> <li>10. FIRE PROTECTION <ul style="list-style-type: none"> <li>A. FIRE LANE TREATMENT: N/A</li> </ul> </li> <li>11. SIGNAGE <ul style="list-style-type: none"> <li>A. SIGN LIMITATIONS - SIZE, TYPE, LOCATION IF DIFFERENT FROM ORDINANCE REQUIREMENTS: N/A</li> </ul> </li> <li>12. LIGHTING <ul style="list-style-type: none"> <li>A. LIMITATIONS ON TYPE OR LOCATION OF LIGHTING: N/A</li> <li>B. LOCATION AND HEIGHT OF SPECIAL LIGHTING, SUCH AS PEDESTRIAN SCALE LIGHTING: SIDE AND REAR BUILDING WALL PACKS AND 2 PARKING LOT LIGHTS PER DEVELOPMENT NOTE 2</li> </ul> </li> <li>13. PHASING <ul style="list-style-type: none"> <li>A. DEVELOPMENT PHASING BY USE, AREA AND/OR SQUARE FOOTAGE AND TRIGGER FOR EACH PHASE: N/A</li> </ul> </li> <li>14. OTHER <ul style="list-style-type: none"> <li>A. INDICATE IF A REQUEST FOR RIGHT-OF-WAY ABANDONMENT OR A VARIANCE HAS BEEN SUBMITTED FOR THE SUBJECT PROPERTY. SUCH REQUEST MAY NEED APPROVAL PRIOR TO A CITY COUNCIL VOTE ON THE REZONING: N/A</li> <li>B. PROPERTY CORNER TIE POINTS FOR MAPPING: SEE SHEET 2 FOR BOUNDARY SURVEY</li> <li>C. PUBLIC FACILITIES/SITES TO BE PROVIDED: N/A</li> <li>D. PROPOSED DUMPSTER LOCATIONS: SEE LOCATION HEREON</li> <li>E. PROVISION OF PUBLIC ART: N/A</li> <li>F. UNDERGROUND UTILITIES: N/A</li> <li>G. OTHER CONDITIONS NOT PREVIOUSLY LISTED: N/A</li> </ul> </li> </ol>
-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------



**DEVELOPMENT NOTES:**

1. THE BOUNDARY SURVEY SHOWN WAS PROVIDED BY OTHERS. SEE SHEET 2 FOR ADDITIONAL BOUNDARY SURVEY INFORMATION.
2. THE AERIAL IMAGES AND EXISTING CONTOURS WERE ACQUIRED FROM READILY AVAILABLE GIS DATA.
3. FUTURE NCDOT MULTI-USE PATH TO BE CONSTRUCTED AS PART OF THE PROPOSED DEVELOPMENT AS REQUESTED BY NCDOT. NO ADDITIONAL DEDICATION OR RESERVATION IS REQUIRED PER NCDOT.
4. THE PROPOSED BUILDING SHALL BE CONSTRUCTED WITH WALL PACKS ON THE SIDES AND REAR FOR ILLUMINATION OF DEVELOPMENT, IN ADDITION TO THE 2 PROPOSED LIGHT POLES SHOWN.
5. THE "FIRE HOSE PULL PATH" SHOWN ON THIS PLAN REPRESENTS AT LEAST A 200-FOOT FIRE HOSE PULL FROM A FIRE TRUCK PARKED IN THE LANE OF TRAVEL TO THE FURTHEST POINT AROUND THE PERIMETER OF THE PROPOSED BUILDING.
- 6.
7. THE FURTHEST POINT AND FROM THE NEAREST LINE OF TRAVEL.

PREPARED BY:

**CDM+R**  
ENGINEERING - PLLC  
1130 Parade Ground Court  
Clover, South Carolina 29710  
(803) 431-9946 - NC FIRM P-1690

NO.	DATE	BY	ISSUE
1	3-15-2023	CDMR	CITY / NCDOT INFORMAL REVIEW CORRECTIONS
2	8-15-2023	CDMR	CDMR ADDED ADDITIONAL REZONING SITE DATA AS REQUESTED BY THE CITY OF CHARLOTTE
3	8-14-2023	CDMR	CDMR ADDED ALL SITE PLAN NOTES AND A RESPONSE TO EACH ONE PER CITY REQUEST
4	8-14-2023	CDMR	CDMR MODIFIED BMP AND SITE GEOMETRY TO ACCOMMODATE TREE SAVE AREA
5	2-3-2024	CDMR	

LOCATION: 2107 MALLARD CREEK CHURCH ROAD  
CHARLOTTE, NC 28262

PREPARED FOR: AHMAD DEVELOPERS, LLC

DESIGNED BY	DRAWN BY	CHECKED BY
CDMR	CDMR	CDMR
AS SHOWN	DATE	JOB NUMBER
	8-15-2023	

SEAL:

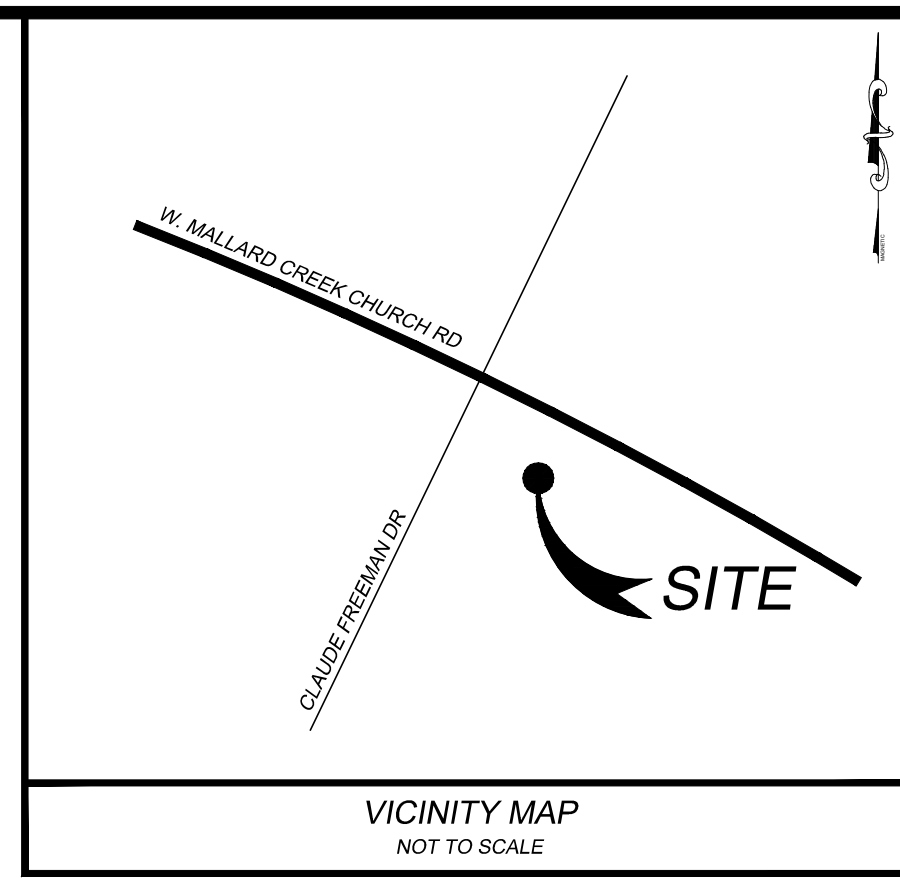
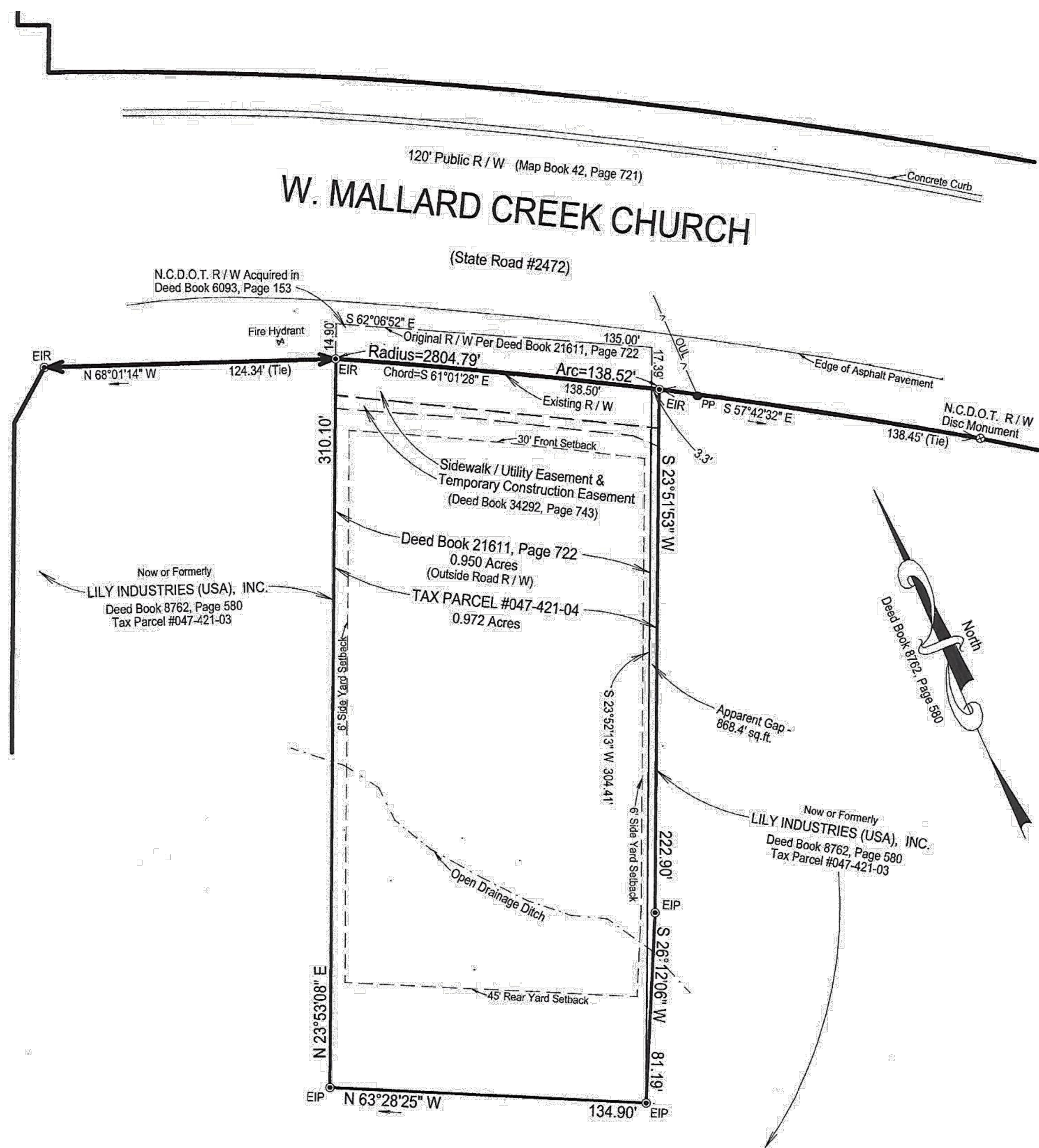
**NOT FOR CONSTRUCTION FOR PLANNING PURPOSES ONLY**

SHEET

**SITE PLAN-1**

**REZONING PETITION NUMBER: 2023-070**

CLAUDE FREEMAN DRIVE



PREPARED BY:  
**CDM+R**  
ENGINEERING - PLLC  
1130 Parade Ground Court  
Claremont, South Carolina 29710  
(803) 631-6916 - NC FIRM P-1690

NO.	DATE	BY	ISSUE
1	3-15-2023	CDMR	CITY / NCDOT INFORMAL REVIEW CORRECTIONS
2	8-4-2023	CDMR	CDMR ADDED ADDITIONAL REZONING SITE DATA AS REQUESTED BY THE CITY OF CHARLOTTE
3	8-4-2023	CDMR	CDMR ADDED ADDITIONAL REZONING SITE DATA AS REQUESTED BY THE CITY OF CHARLOTTE
4	8-14-2023	CDMR	CDMR ADDED ALL SITE PLAN NOTES AND A RESPONSE TO EACH ONE PER CITY REQUEST
5	2-23-2024	CDMR	CDMR MODIFIED BMP AND SITE GEOMETRY TO ACCOMMODATE TREE SAVE AREA

LOCATION:  
2107 MALLARD CREEK CHURCH ROAD  
CHARLOTTE, NC 28262

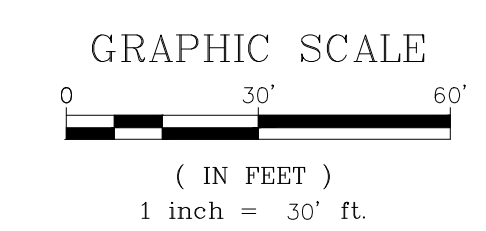
PREPARED FOR:  
**AHMAD DEVELOPERS, LLC**

DESIGNED BY	DRAWN BY	CHECKED BY
CDMR	CDMR	CDMR
AS SHOWN	DATE	JOB NUMBER
	8-4-2023	

SITE SURVEY  
NEIGHBORHOOD COMMERCIAL CENTER

SEAL:  
**NOT FOR CONSTRUCTION FOR PLANNING PURPOSES ONLY**

SHEET  
**SITE PLAN-2**



REZONING PETITION NUMBER: 2023-070