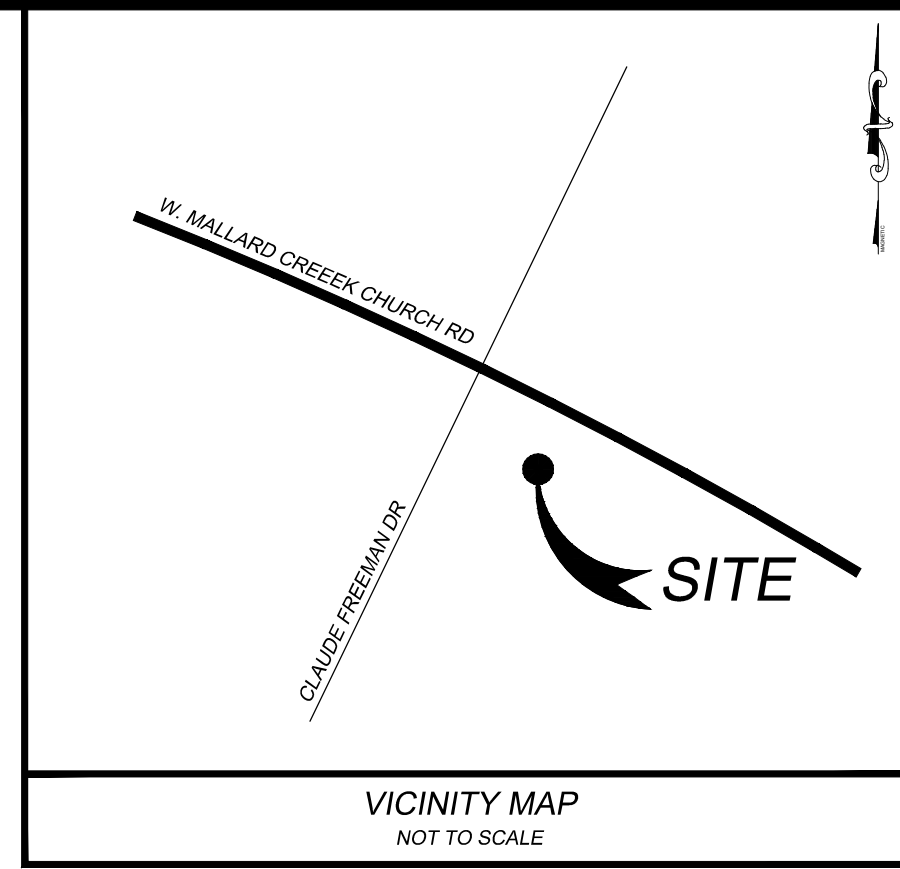


LEGEND

- LANDSCAPE AREA (OPEN SPACE) - ±0.35 AC
- PROPOSED STRUCTURES
- PROPOSED PAVED AREAS
- PROPOSED HARDSCAPE AREAS
- PROPOSED TREES/SHRUBS



NO.	DATE	BY	ISSUE
1	3-15-2023	CDMR	CITY / NCDOT INFORMAL REVIEW CORRECTIONS
2	3-15-2023	CDMR	ADDED ADDITIONAL REZONING SITE DATA AS REQUESTED BY THE CITY OF CHARLOTTE
3	8-4-2023	CDMR	ADDED ADDITIONAL REZONING SITE DATA AS REQUESTED BY THE CITY OF CHARLOTTE



SITE DATA

DEVELOPER:	AHMAD DEVELOPERS, LLC 3105 QUEEN CITY DRIVE CHARLOTTE, NC 28208 CONTACT: SHARGEEL AHMAD EMAIL: sharjeel.ahmad@harrishospitality.info
ENGINEER:	CDM+R ENGINEER, PLLC 1130 PARADE GROUND COURT CLOVER, SC 29710 CONTACT: ANTHONY RENTZ, P.E., S.E. EMAIL: ar@cdmreng.com
PARCEL ID:	047-421-04
SITE ACREAGE:	±0.97 AC
TAX PARCELS INCLUDED IN REZONING:	1 PARCEL (047-421-04)
EXISTING ZONING:	N1-A (NEIGHBORHOOD 1)
PROPOSED ZONING:	CG (COMMERCIAL GENERAL)
PROPOSED BUILDING SQUARE FOOTAGE:	±8,650 SF
MAXIMUM ALLOWABLE BUILDING HEIGHT:	50'
MAXIMUM NUMBER OF PROPOSED BUILDINGS:	1 BUILDING
PARKING SPACES REQUIRED:	1 SPACE PER 250 SF OF RETAIL SPACE = 35 SPACES
PARKING SPACES PROVIDED:	8,650 SF / 250 SF = 35 SPACES REQUIRED (36 PROVIDED)
BICYCLE PARKING SPACES REQUIRED:	1 SPACE PER 1,500 SF OF RETAIL SPACE
BICYCLE PARKING SPACES PROVIDED:	8,650 SF / 1,500 SF = 6 SPACES PROVIDED
OPEN SPACE REQUIRED:	5% (0.05 AC) FOR CG ZONING DISTRICT
OPEN SPACE PROVIDED:	±36% (±0.35 AC)
PERMITTED USES:	GENERAL COMMERCIAL USE PER ARTICLE 6, SECTION 6.1, SUB-SECTION "A"
REQUIRED LANDSCAPE YARD:	N/A PER ARTICLE 20, TABLE 20-3 AS IT ABUTS A "RC" (RESEARCH CAMPUS) ZONING DISTRICT
TREE SAVE AREA REQUIRED:	TREE SAVE SHALL BE PROVIDED VIA A PAYMENT-IN-LIEU PER ARTICLE 20, SECTION 20.16, SUB-SECTION "G"
PROPOSED CONSTRUCTION PHASING:	1 PHASE
REQUIRED BUILDING SETBACKS:	FRONT SETBACK: 30' REAR SETBACK: 45' SIDE SETBACK: 6'
MAXIMUM ALLOWABLE BUILDING HEIGHT:	50'
REQUIRED LANDSCAPE BUFFER:	N/A
OPEN SPACE REQUIRED:	5% (0.05 AC) FOR CG ZONING DISTRICT
OPEN SPACE PROVIDED:	±36% (±0.35 AC)
PARKING SPACES REQUIRED:	1 SPACE PER 250 SF OF RETAIL SPACE = 35 SPACES
PARKING SPACES PROVIDED:	8,650 SF / 250 SF = 35 SPACES REQUIRED (36 PROVIDED)
BICYCLE PARKING SPACES REQUIRED:	1 SPACE PER 1,500 SF OF RETAIL SPACE
BICYCLE PARKING SPACES PROVIDED:	8,650 SF / 1,500 SF = 6 SPACES PROVIDED
PROPOSED STORM SYSTEM:	PRIVATE
PROPOSED WATER SYSTEM:	PRIVATE
PROPOSED SEWER SYSTEM:	PRIVATE
ELECTRICITY PROVIDER:	DUKE ENERGY
GAS PROVIDER:	PIEDMONT NATURAL GAS
WATER PROVIDER:	CITY OF CHARLOTTE
SEWER PROVIDER:	CITY OF CHARLOTTE

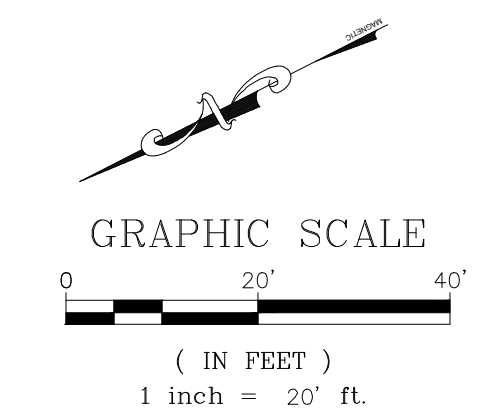
DEVELOPMENT NOTES:

- THE BOUNDARY SURVEY SHOWN WAS PROVIDED BY OTHERS. SEE SHEET 2 FOR ADDITIONAL BOUNDARY SURVEY INFORMATION.
- THE AERIAL IMAGES AND EXISTING CONTOURS WERE ACQUIRED FROM READILY AVAILABLE GIS DATA.
- 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.
- 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.

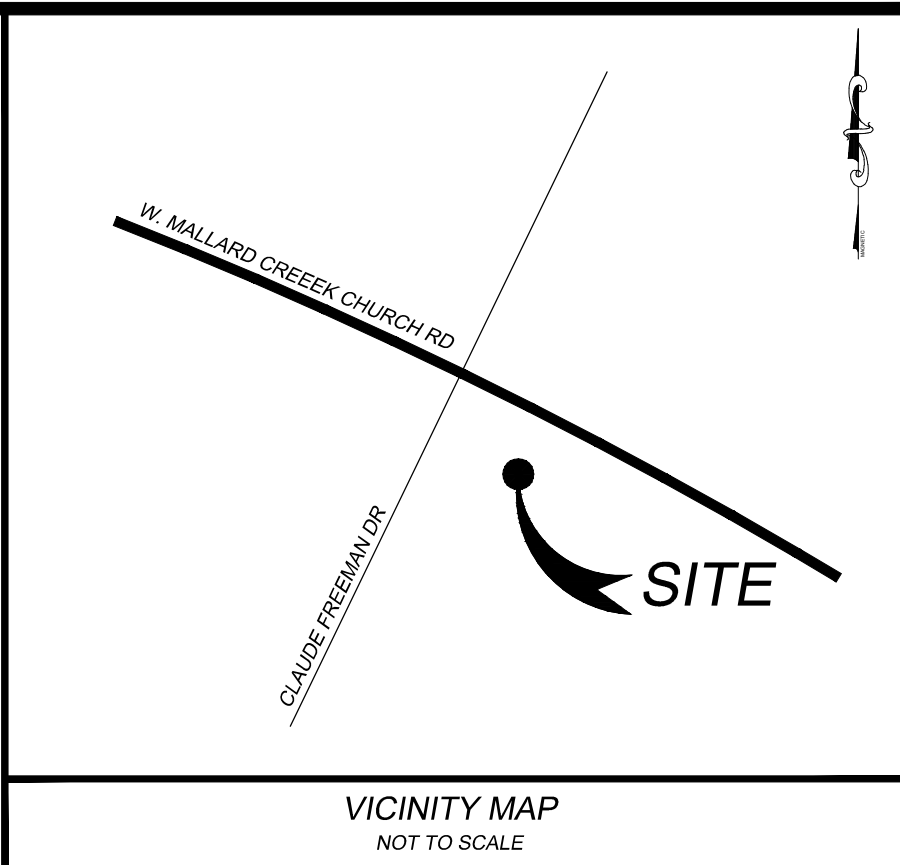
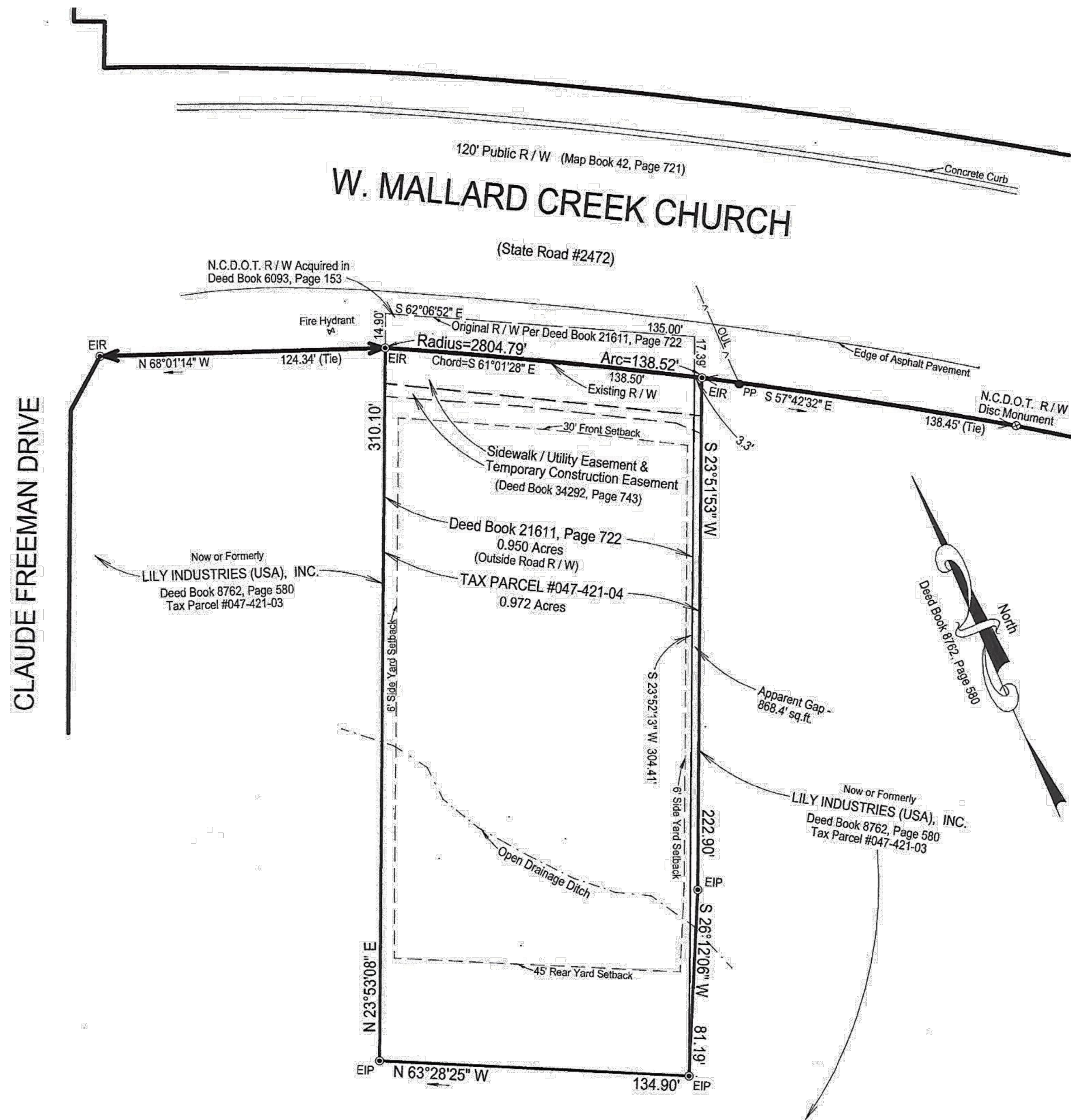
LOCATION: 2107 MALLARD CREEK CHURCH ROAD
 CHARLOTTE, NC 28262
 PREPARED FOR: AHMAD DEVELOPERS, LLC

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

SITE PLAN
 NEIGHBORHOOD COMMERCIAL CENTER



SEAL:
NOT FOR CONSTRUCTION FOR PLANNING PURPOSES ONLY



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

NO.	DATE	ISSUE
1	3-15-2023	CDMR CITY / NCDOT INFORMAL REVIEW CORRECTIONS
2	5-15-2023	CDMR CITY / NCDOT INFORMAL REVIEW CORRECTIONS
3	8-4-2023	CDMR ADDED ADDITIONAL REZONING SITE DATA AS REQUESTED BY THE CITY OF CHARLOTTE

LOCATION:
 2107 MALLARD CREEK CHURCH ROAD
 CHARLOTTE, NC 28262

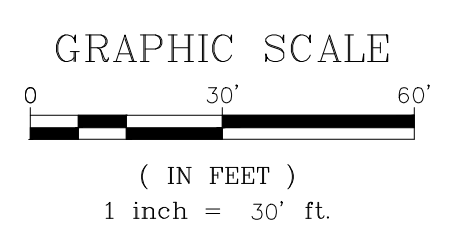
PREPARED FOR:
AHMAD DEVELOPERS, LLC

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