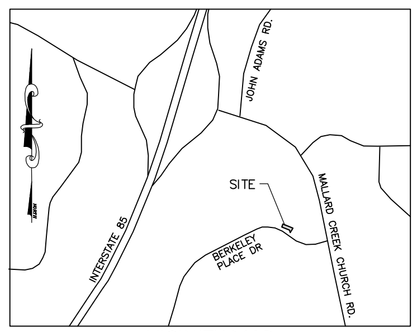

VICINITY MAP
NOT TO SCALE

LINE TABLE		
LINE	LENGTH	BEARING
L1	53.37	N16°08'18"W
L2	54.08	N67°56'46"W
L3	1.00	N22°03'14"E
L4	56.09	N67°56'46"W
L5	1.00	S22°03'14"W
L6	54.08	N67°56'46"W
L7	64.10	N22°03'14"E
L8	54.08	S67°56'46"E
L9	1.00	S22°03'14"W
L10	56.09	S67°56'46"E
L11	1.00	N22°03'14"E
L12	104.08	S67°56'46"E
L13	13.04	S22°03'14"W
L14	94.55	S32°24'57"W

SARAH E. DEATON
1001 W. MALLARD CREEK CHURCH ROAD
CHARLOTTE, NC 28262-2425
DB 01606/PG 143
TAX ID 047-181-04
ZONED: R-3

DONALD F.. KING SR.
AND
MIRIAM L. KING
933 W. MALLARD
CREEK CHURCH RD.
CHARLOTTE, NC
28262-2423
DB 03805/PG 284
TAX ID 047-181-03
ZONED: R-3

JOHN HOPE
AND
LOIS ADAMS
923 W. MALLARD CREEK CHURCH ROAD
CHARLOTTE, NC 26262-2423
DB 01511/PG 159
TAX ID 047-181-02
ZONED: R-3

INTERSTATE 85
PUBLIC R/W VARIES
STATE HIGHWAY PROJECT # 8.1679001
STATE HIGHWAY MAP 2 PAGES 80 & 83

35' SETBACK

56.25' REDUCED CLASS "B" BUFFER W/ FENCE OR BERM

FUTURE DEVELOPMENT (ZONED CC)

ZONING: CC
ZONING: BD(CD)

120' DUKE POWER R/W

FUTURE DEVELOPMENT

EXISTING DEVELOPMENT (ZONED CC)

MALLARD CREEK CHURCH ROAD (R/W VARIES)

EXISTING 15' SANITARY SEWER EASEMENT

EXISTING RETAIL/ OFFICE BLDG. III

14' SETBACK

BERKLEY PLACE DRIVE (80' R/W)

BROOKSTONE DEVELOPMENT PARTNERS, LLC.
10125 BERKELEY PLACE DR.
CHARLOTTE, NC 28262
TAX ID: 047-181-22
ZONED: CC(CD) PETITION #2002

EXISTING 30' SIDE

PROTEA BERKELEY PLACE LLC
AND
SENTINEL REAL ESTATE CORP.
1251 AVENUE OF THE AMERICAS
NEW YORK, NY 10020
TAX ID: 047-181-11
ZONED: R-17MF (CD)

ABBINGTON PLACE/CHARLOTTE, LLC.
1045 BURKE ST.
WINSTON-SALEM, NC 27101
TAX ID: 047-181-24
ZONED: R-12MF(CD)

PINNACLE POINT
DEVELOPMENT, LLC.
610 E MOREHEAD ST.
CHARLOTTE, NC 28202
TAX ID: 047-181-25
ZONED: CC(CD)
PETITION #2004-145

EXISTING REGIONAL STORM WATER FACILITY

AREA TO BE REZONED: BUILDING FOOTPRINT & ACCESSORY PATIO
TAX ID NUMBERS: 047-181-37
EXISTING ZONING: CC PETITION #2002-127
PROPOSED ZONING: MUDD-CD

DEVELOPMENT SUMMARY

TAX PARCEL: 047-181-37

TOTAL ACRES: 0.3268 AC (14,236 SF)

EXISTING ZONING:
CC (CD) PETITION #2002-127 AND SUBSEQUENT SITE PLAN AMENDMENTS

PROPOSED ZONING: MUDD-CD

EXISTING & PROPOSED USES:
RETAIL/OFFICE/RESTAURANT/BAR/NIGHT CLUB

REQUIRED YARDS:
BERKLEY PLACE
DRIVE SETBACK: 14.0' MINIMUM FROM EXISTING BACK OF CURB
SIDE YARD: 0'
REAR YARD: 0'

DEVELOPMENT STANDARDS ASSOCIATED WITH SUBJECT MUDD PARCEL (BUILDING III)

PART I

COMMITMENT:

UNLESS MORE STRINGENT STANDARDS ARE ESTABLISHED BY THESE DEVELOPMENT STANDARDS, ALL DEVELOPMENT STANDARDS ESTABLISHED UNDER THE CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE") FOR THE MUDD ZONING DISTRICT CLASSIFICATION SHALL BE FOLLOWED IN CONNECTION WITH THE EXISTING DEVELOPMENT.

PART II

THE SURROUNDING DEVELOPMENT IS DIVIDED INTO ONE PARCEL ZONED CC (CD) AND ONE PARCEL ZONED BD (CD). THE SUBJECT PARCEL IS TO BE ZONED MUDD (CD).

PERMITTED USES WITHIN THE MUDD (CD) PARCEL: ALL USES PERMITTED BY RIGHT, ALL USES PERMITTED UNDER PRESCRIBED CONDITIONS, AND ALL ACCESSORY USES ALLOWED IN THE MUDD ZONING DISTRICT.

THE SUBJECT BUILDING III ASSOCIATED WITH THIS REQUEST SHALL BE LIMITED TO ONE NIGHTCLUB WITHIN SAID BUILDING.

PART III

DESIGN GUIDELINES:

SECTION 1: YARD RESTRICTIONS

ALL BUILDINGS CONSTRUCTED WITHIN THE SITE SHALL SATISFY OR EXCEED THE APPLICABLE SETBACK, REAR YARD, AND SIDE YARD REQUIREMENTS ESTABLISHED UNDER THE MUDD ZONING DISTRICT.

SECTION 2: OFF STREET PARKING & INTERNAL CIRCULATION

(A) THE REQUIRED PARKING SPACES DEPICTED ON THIS SITE PLAN MAY VARY IN LAYOUT AND LOCATION, BUT, IN ALL EVENTS, WILL BE SUFFICIENT TO SATISFY THE MINIMUM OFF STREET PARKING STANDARDS ESTABLISHED UNDER THE ORDINANCE.

(B) NO PARKING WILL BE PERMITTED WITHIN BUFFER OR SETBACK AREAS.

(C) NO PARKING WILL BE PERMITTED BETWEEN THE BUILDINGS AND MALLARD CREEK CHURCH ROAD OR BERKELEY PLACE DRIVE.

(D) PARKING AND DRIVES WILL BE CONSTRUCTED IN PHASES AND IN SEQUENCES WITH DEVELOPMENT TAKING PLACE ON THE SITE.

(E) PARKING MAY BE SHARED ACROSS USES AND INTERNAL LOT LINES WITHIN THE UNIFIED DEVELOPMENT. CROSS ACCESS EASEMENTS SHALL BE PROVIDED PRIOR TO THE CHANGE OF OWNERSHIP OF ANY INTERNAL LOTS.

SECTION 3: SIGNAGE

(A) ARCHITECTURAL COMPATIBILITY AND UNIFORMITY OF THE SIGNAGE WITHIN THE DEVELOPMENT SHALL BE ASSURED BY THE ESTABLISHMENT OF AN ARCHITECTURAL REVIEW COMMITTEE WITH JURISDICTION OVER THE SIZE, LOCATION, ACCEPTABLE MATERIALS, AND DETAILS.

(B) ALL SIGNS PLACED ON THE SITE WILL BE ERECTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE ORDINANCE.

SECTION 4: STORM WATER MANAGEMENT

(A) THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION CONTROLS ORDINANCE.

(B) THE FOLLOWING AGENCIES MUST BE CONTACTED PRIOR TO CONSTRUCTION REGARDING WETLAND AND WATER QUALITY PERMITS:
SECTION 401 PERMIT NCDEHNR – RALEIGH OFFICE (919) 733-1786
SECTION 401 PERMIT US ARMY CORPS OF ENGINEERS (704) 271-4854

SECTION 5: FIRE PROTECTION

ADEQUATE FIRE PROTECTION IN THE FORM OF FIRE HYDRANTS WILL BE PROVIDED ACCORDING TO THE CITY OF CHARLOTTE FIRE MARSHAL'S SPECIFICATIONS.

SECTION 6: DESIGN STANDARDS

(A) THE SITE WILL COMPLY WITH THE MUDD DISTRICT OF THE CHARLOTTE ZONING ORDINANCE REGARDING A SETBACK OF 14.0' FROM THE BACK OF CURB OF BERKLEY PLACE DRIVE.

(B) THE MAXIMUM RETAIL TENANT SIZE SHALL BE 25,000 SQUARE FEET. THE BUILDINGS SHOWN ON THIS ILLUSTRATIVE SITE PLAN REPRESENT THE MAXIMUM NUMBER OF BUILDINGS ALLOWED. SOME BUILDINGS MAY BE COMBINED TO CREATE FEWER BUILDINGS, BUT IN NO EVENT SHALL THE MAXIMUM TENANT SIZE BE INCREASED AS INDICATED.

(C) DUE TO EXISTING TOPOGRAPHIC/GRADING CONDITIONS, BUILDINGS 'I' AND 'II' SHOWN ON THIS ILLUSTRATIVE SITE PLAN MAY BE DESIGNED WITH A LOWER LEVEL FRONTING BERKLEY PLACE DRIVE, A SECOND FLOOR LEVEL WITH THE PARKING LOT IN THE REAR, AND AN OPTIONAL THIRD FLOOR. IN THIS EVENT, RETAIL USES MAY OCCUPY BOTH THE LOWER LEVEL AND SECOND FLOORS, BUT MAY NOT EXCEED 50% OF THE TOTAL BUILDING SQUARE FOOTAGE. SEE INSERT 'A' ON THE SCHEMATIC SITE PLAN.

(D) PRIOR TO PERMIT APPROVAL OF EACH PHASE OF WORK, DEVELOPER SHALL SUBMIT A BUILDING SUMMARY TO THE PLANNING COMMISSION. SUBMITTAL WILL INCLUDE A SUMMARY OF EXISTING AND PROPOSED BUILDING AREA. SUMMARY WILL SEPARATE BUILDING AREA BY USE (RETAIL, OFFICE, STORAGE, ETC.).

PART IV

AMENDMENTS TO REZONING PLAN

FUTURE AMENDMENTS TO THE CONDITIONAL NOTES AND THIS ILLUSTRATIVE ZONING PLAN MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE PARCEL OR PARCELS INVOLVED IN ACCORDANCE WITH CHAPTER 6 OF THE ORDINANCE.

PART V

BINDING EFFECT OF THE REZONING APPLICATION

(A) IF THE PETITIONER'S REZONING PETITION IS APPROVED, THE DEVELOPMENT PROGRAM ESTABLISHED UNDER THESE DEVELOPMENT STANDARDS, THE TECHNICAL DATA SHEET AND OTHER SUPPORTIVE DOCUMENTS SHALL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INSURE TO THE BENEFIT OF THE PETITIONER AND SUBSEQUENT OWNERS OF THE SITE, AND THEIR RESPECTIVE HEIRS, DEVISES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS.

(B) THROUGHOUT THESES DEVELOPMENT STANDARDS, THE TERMS, "PETITIONER," AND "OWNERS" SHALL BE DEEMED TO INCLUDE HEIRS, DEVISES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS OF THE PETITIONER AND THE CURRENT AND SUBSEQUENT OWNERS OF THE SITE WHO, FROM TIME TO TIME, MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT OF THE SITE.

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

NORTH

Teresa L. Hawkins
RLA, ASLA, LEED-AP
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Cornelius, NC
704-892-8625(p/f)
Land Planning • Landscape Architecture • Urban Design

ORSBORN ENGINEERING GROUP
610 EAST MOREHEAD STREET, SUITE 210
CHARLOTTE, NC 28202
PH 704-749-1433 FAX 704-749-1433
NC C-3139

PROJECT: PINNACLE POINT DEVELOPMENT
BUILDING #3
CHARLOTTE, NORTH CAROLINA

SHEET TITLE: ILLUSTRATIVE SITE PLAN
CONDITIONAL REZONING REQUEST

REVISIONS	DATE

JOB #	2011-4
DATE:	07/25/11
SCALE:	1" = 100'
DRAWN BY:	JAW
APPROVED BY:	TLH

RZ-1

July 25, 2011 - 3:43pm By: jwinkler
P:\11\2011009 Pinnacle Point Development Bldg #3\Dwg\11009 RZ-C2.1.dwg

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY TERESA L. HAWKINS, RLA SHALL BE WITHOUT LIABILITY TO TERESA L. HAWKINS, RLA