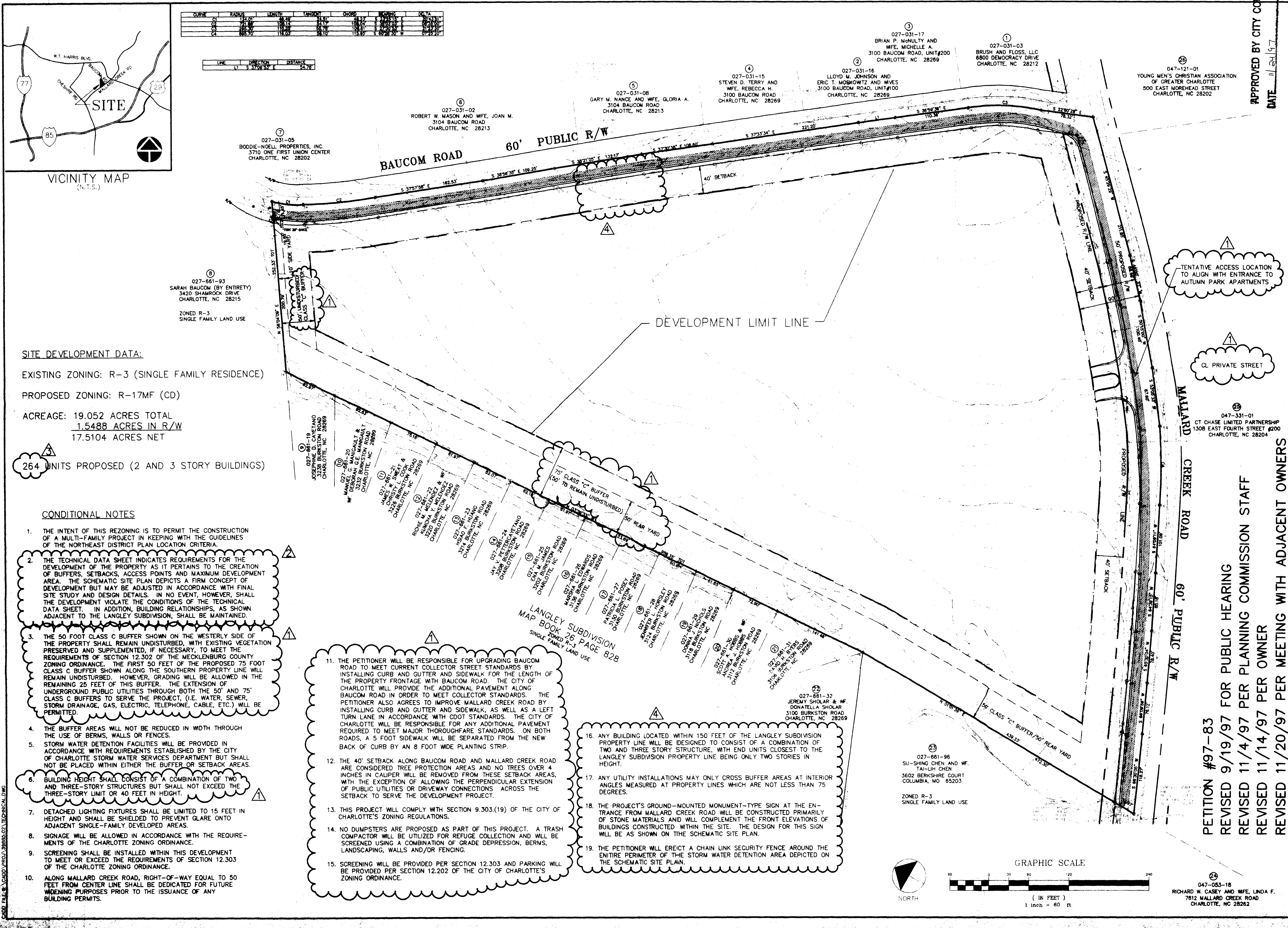


APPROVED BY CITY COUNCIL
DATE 11/20/97

GNA DESIGN ASSOCIATES, Inc.
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Landscape Architecture & Civil Engineering

MALLARD CREEK RD. MULTI-FAMILY SITE
CONDITIONAL REZONING THE HANOVER COMPANY
TECHNICAL DATA SHEET

Project No. 39885.02
Checked by: TLH
Drawn by: TEH
Date Drawn: 6/24/97
Revisions:
A/9/19/97 PER CITY STAFF COMMENTS
B/11/4/97 PER CMP STAFF COMMENTS
C/11/14/97 PER OWNER
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SITE DEVELOPMENT DATA:
EXISTING ZONING: R-3 (SINGLE FAMILY RESIDENCE)
PROPOSED ZONING: R-17MF (CD)
ACREAGE: 19.052 ACRES TOTAL
1.5488 ACRES IN R/W
17.5104 ACRES NET
264 UNITS PROPOSED (2 AND 3 STORY BUILDINGS)

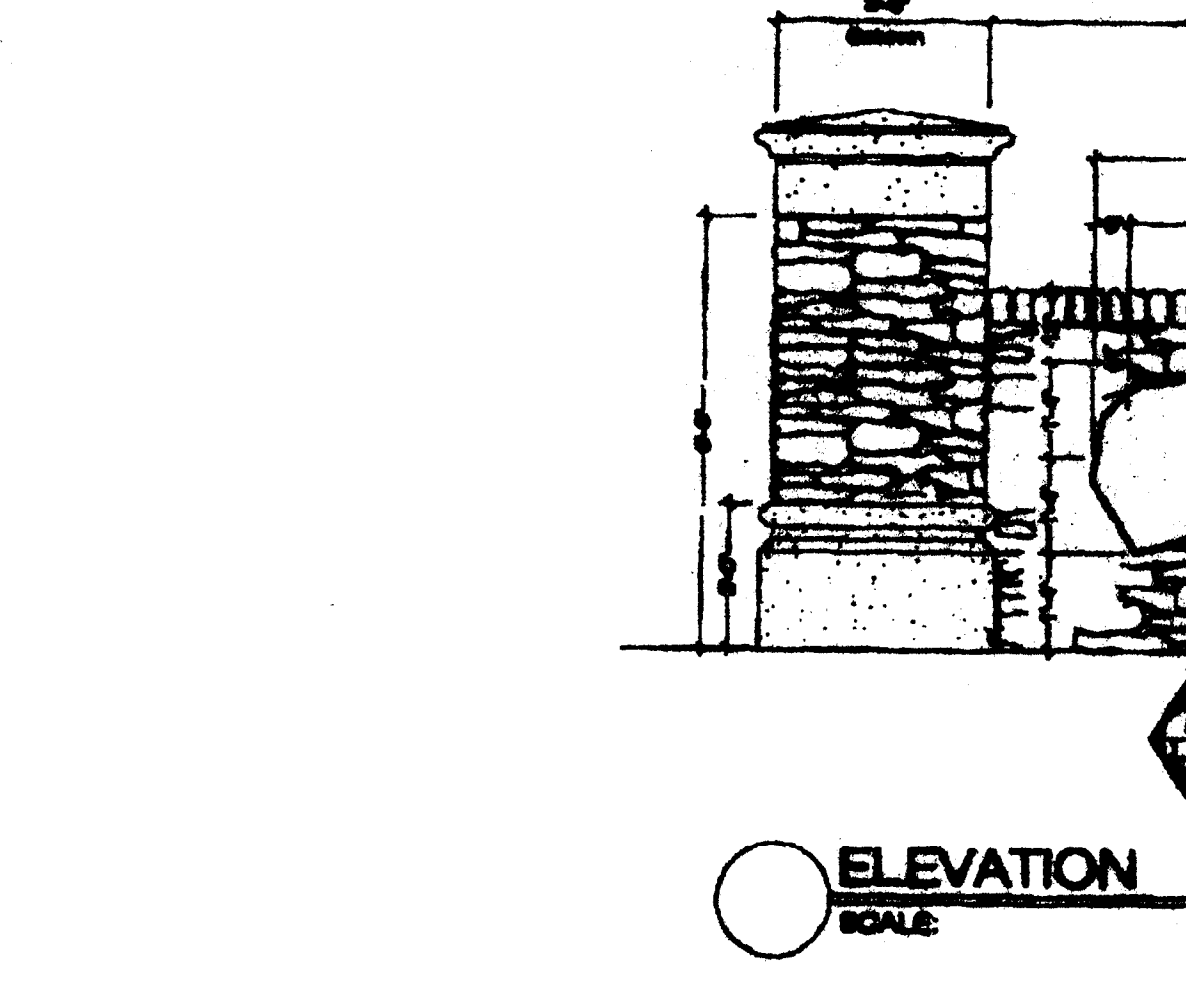
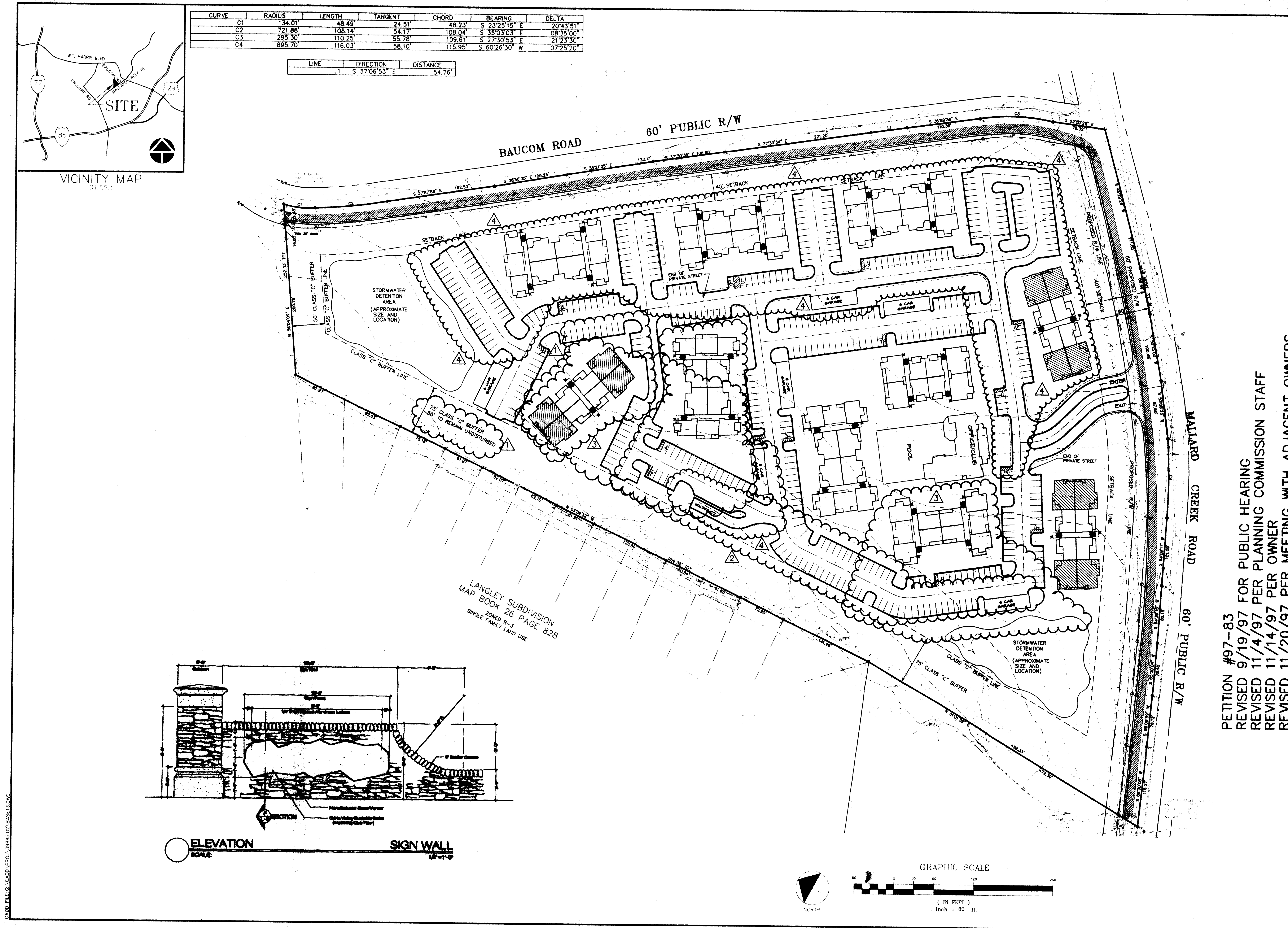
- CONDITIONAL NOTES**
1. THE INTENT OF THIS REZONING IS TO PERMIT THE CONSTRUCTION OF A MULTI-FAMILY PROJECT IN KEEPING WITH THE GUIDELINES OF THE NORTHEAST DISTRICT PLAN LOCATION CRITERIA.
 2. THE TECHNICAL DATA SHEET INDICATES REQUIREMENTS FOR THE DEVELOPMENT OF THE PROPERTY AS IT PERTAINS TO THE CREATION OF BUFFERS, SETBACKS, ACCESS POINTS AND MAXIMUM DEVELOPMENT AREA. THE SCHEMATIC SITE PLAN DEPICTS A FIRM CONCEPT OF DEVELOPMENT BUT MAY BE ADJUSTED IN ACCORDANCE WITH FINAL SITE STUDY AND DESIGN DETAILS. IN NO EVENT, HOWEVER, SHALL THE DEVELOPMENT VIOLATE THE CONDITIONS OF THE TECHNICAL DATA SHEET. IN ADDITION, BUILDING RELATIONSHIPS, AS SHOWN ADJACENT TO THE LANGLEY SUBDIVISION, SHALL BE MAINTAINED.
 3. THE 50 FOOT CLASS C BUFFER SHOWN ON THE WESTERLY SIDE OF THE PROPERTY SHALL REMAIN UNDISTURBED, WITH EXISTING VEGETATION PRESERVED AND SUPPLEMENTED, IF NECESSARY, TO MEET THE REQUIREMENTS OF SECTION 12.302 OF THE MECKLENBURG COUNTY ZONING ORDINANCE. THE FIRST 50 FEET OF THE PROPOSED 75 FOOT CLASS C BUFFER SHOWN ALONG THE SOUTHERN PROPERTY LINE WILL REMAIN UNDISTURBED. HOWEVER, GRADING WILL BE ALLOWED IN THE REMAINING 25 FEET OF THIS BUFFER. THE EXTENSION OF UNDERGROUND PUBLIC UTILITIES THROUGH BOTH THE 50' AND 75' CLASS C BUFFERS TO SERVE THE PROJECT (I.E. WATER, SEWER, STORM DRAINAGE, GAS, ELECTRIC, TELEPHONE, CABLE, ETC.) WILL BE PERMITTED.
 4. THE BUFFER AREAS WILL NOT BE REDUCED IN WIDTH THROUGH THE USE OF BERMS, WALLS OR FENCES.
 5. STORM WATER DETENTION FACILITIES WILL BE PROVIDED IN ACCORDANCE WITH REQUIREMENTS ESTABLISHED BY THE CITY OF CHARLOTTE STORM WATER SERVICES DEPARTMENT BUT SHALL NOT BE PLACED WITHIN EITHER THE BUFFER OR SETBACK AREAS.
 6. BUILDING HEIGHT SHALL CONSIST OF A COMBINATION OF TWO AND THREE-STORY STRUCTURES BUT SHALL NOT EXCEED THE THREE-STORY LIMIT OR 40 FEET IN HEIGHT.
 7. DETACHED LIGHTING FIXTURES SHALL BE LIMITED TO 15 FEET IN HEIGHT AND SHALL BE SHIELDED TO PREVENT GLARE ONTO ADJACENT SINGLE-FAMILY DEVELOPED AREAS.
 8. SIGNAGE WILL BE ALLOWED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CHARLOTTE ZONING ORDINANCE.
 9. SCREENING SHALL BE INSTALLED WITHIN THIS DEVELOPMENT TO MEET OR EXCEED THE REQUIREMENTS OF SECTION 12.303 OF THE CHARLOTTE ZONING ORDINANCE.
 10. ALONG MALLARD CREEK ROAD, RIGHT-OF-WAY EQUAL TO 50 FEET FROM CENTER LINE SHALL BE DEDICATED FOR FUTURE WIDENING PURPOSES PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS.

11. THE PETITIONER WILL BE RESPONSIBLE FOR UPGRADING BAUCOM ROAD TO MEET CURRENT COLLECTOR STREET STANDARDS BY INSTALLING CURB AND GUTTER AND SIDEWALK FOR THE LENGTH OF THE PROPERTY FRONTAGE WITH BAUCOM ROAD. THE CITY OF CHARLOTTE WILL PROVIDE THE ADDITIONAL PAVEMENT ALONG BAUCOM ROAD IN ORDER TO MEET COLLECTOR STANDARDS. THE PETITIONER ALSO AGREES TO IMPROVE MALLARD CREEK ROAD BY INSTALLING CURB AND GUTTER AND SIDEWALK AS WELL AS A LEFT TURN LANE IN ACCORDANCE WITH CDDT STANDARDS. THE CITY OF CHARLOTTE WILL BE RESPONSIBLE FOR ANY ADDITIONAL PAVEMENT REQUIRED TO MEET MAJOR THROUGHFARE STANDARDS. ON BOTH ROADS, A 5 FOOT SIDEWALK WILL BE SEPARATED FROM THE NEW BACK OF CURB BY AN 8 FOOT WIDE PLANTING STRIP.
12. THE 40' SETBACK ALONG BAUCOM ROAD AND MALLARD CREEK ROAD ARE CONSIDERED TREE PROTECTION AREAS AND NO TREES OVER 4 INCHES IN CALIPER WILL BE REMOVED FROM THESE SETBACK AREAS, WITH THE EXCEPTION OF ALLOWING THE PERPENDICULAR EXTENSION OF PUBLIC UTILITIES OR DRIVEWAY CONNECTIONS ACROSS THE SETBACK TO SERVE THE DEVELOPMENT PROJECT.
13. THIS PROJECT WILL COMPLY WITH SECTION 9.303(19) OF THE CITY OF CHARLOTTE'S ZONING REGULATIONS.
14. NO DUMPSTERS ARE PROPOSED AS PART OF THIS PROJECT. A TRASH COMPACTOR WILL BE UTILIZED FOR REFUSE COLLECTION AND WILL BE SCREENED USING A COMBINATION OF GRADE DEPRESSION, BERMS, LANDSCAPING, WALLS AND/OR FENCING.
15. SCREENING WILL BE PROVIDED PER SECTION 12.303 AND PARKING WILL BE PROVIDED PER SECTION 12.202 OF THE CITY OF CHARLOTTE'S ZONING ORDINANCE.

16. ANY BUILDING LOCATED WITHIN 150 FEET OF THE LANGLEY SUBDIVISION PROPERTY LINE WILL BE DESIGNED TO CONSIST OF A COMBINATION OF TWO AND THREE STORY STRUCTURE, WITH END UNITS CLOSEST TO THE LANGLEY SUBDIVISION PROPERTY LINE BEING ONLY TWO STOREYS IN HEIGHT.
17. ANY UTILITY INSTALLATIONS MAY ONLY CROSS BUFFER AREAS AT INTERIOR ANGLES MEASURED AT PROPERTY LINES WHICH ARE NOT LESS THAN 75 DEGREES.
18. THE PROJECT'S GROUND-MOUNTED MONUMENT-TYPE SIGN AT THE ENTRANCE FROM MALLARD CREEK ROAD WILL BE CONSTRUCTED PRIMARILY OF STONE MATERIALS AND WILL COMPLEMENT THE FRONT ELEVATIONS OF BUILDINGS CONSTRUCTED WITHIN THE SITE. THE DESIGN FOR THIS SIGN WILL BE AS SHOWN ON THE SCHEMATIC SITE PLAN.
19. THE PETITIONER WILL ERECT A CHAIN LINK SECURITY FENCE AROUND THE ENTIRE PERIMETER OF THE STORM WATER DETENTION AREA DEPICTED ON THE SCHEMATIC SITE PLAN.

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	134.01	48.48	74.57	48.23	S 23°27'14"	20°43'21"
C2	721.88	108.14	54.17	108.04	S 35°03'03"	08°39'00"
C3	295.30	110.25	55.78	109.81	S 27°30'53"	21°23'30"
C4	895.70	116.03	58.10	115.93	S 60°26'30"	07°25'20"

LINE	DIRECTION	DISTANCE
L1	S 37°06'53"	54.76'



ELEVATION SCALE
SIGN WALL
1/8" = 1'-0"

PETITION #97-83
REVISED 9/19/97 FOR PUBLIC HEARING
REVISED 11/4/97 PER PLANNING COMMISSION STAFF
REVISED 11/14/97 PER OWNER
REVISED 11/20/97 PER MEETING WITH ADJACENT OWNERS

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SCHEMATIC SITE PLAN

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