



VICINITY MAP

MALLARD TRACE REZONING

CHARLOTTE, NORTH CAROLINA
FOR LAKESHORE II, LLC.
02/02/98

PETITION NO. **98-50**

APPROVED BY CITY COUNCIL

DATE **June 15, 1998**

049-321-10

DEVELOPMENT DATA

ACRES:	±6.00
EXISTING ZONING:	INST.
PROPOSED ZONING:	R-17MF (CD)
TAX PARCEL NO.:	49-321-10
MAX. PROPOSED UNITS:	96
PARKING REQUIRED BY ORDINANCE:	1.5/UNIT
MIN. PARKING TO BE PROVIDED:	(1.0/BEDROOM (MIN. 1.5/UNIT))
SETBACK:	40'
SIDEYARD:	10'
REARYARD:	40'
MAX. BLDG. HEIGHT:	3 STORIES (45 FT.)

(IF OVER 40' SETBACK WILL BE INCREASED PER ORDINANCE REQUIREMENTS)

GENERAL & DEVELOPMENT NOTES:

- RIGHT OF WAY AND PROPERTY LINES WERE TAKEN FROM A BOUNDARY SURVEY BY GERALD SOSEBEE OF GMS SURVEYING AND MAPPING, INC., DATED NOVEMBER 12, 1997.
- CONTOUR INFORMATION TAKEN FROM MECKLENBURG COUNTY, ENGINEERING TOPOGRAPHIC MAP# 339.
- VEHICULAR ACCESS TO THIS SITE FROM MALLARD CREEK CHURCH ROAD WILL BE IN THE GENERAL LOCATION SHOWN ON THIS PLAN.
- LANDSCAPING AND SCREENING SHALL, AT A MINIMUM, SATISFY THE REQUIREMENTS OF APPLICABLE REGULATIONS. LANDSCAPING WITHIN THE SITE WILL BE PROVIDED IN SEQUENCES WHICH RELATE TO THE DEVELOPMENT TAKING PLACE WITHIN EACH PORTION OF THE SITE. IF THE PROJECT IS CONSTRUCTED IN PHASES, BUFFERS AND SCREENING MAY ALSO BE INSTALLED IN PHASES SUFFICIENT TO SCREEN EACH PHASE.
- SIGNAGE WILL BE PERMITTED IN ACCORDANCE WITH APPLICABLE ZONING REGULATIONS.
- ALL EXTERIOR LIGHTING FIXTURES TO BE 20' MAXIMUM IN HEIGHT AND WILL BE DIRECTED/SHIELDED TO PREVENT GLARE ON ADJACENT RESIDENTIAL AREAS.
- ALLOWABLE USES ARE RESIDENTIAL AND ASSOCIATED ACCESSORY USES.
- PETITIONER MAY CONSTRUCT ASPHALT WALKWAY TO UNCC CAMPUS, PROVIDED PERMISSION FOR SUCH WALK AND CONSTRUCTION APPROVAL IS SECURED FROM UNCC.
- A 5' WIDE CONCRETE WALK, PLACED TO PROVIDE AN 8' PLANTING AREA BETWEEN BACK OF CURB & WALK, SHALL BE CONSTRUCTED ALONG MALLARD CREEK CHURCH ROAD FRONTAGE.
- NO STORM WATER DETENTION SHALL BE PROVIDED IN REQUIRED BUFFERS OR SETBACK.
- IF TRASH DUMPSTERS ARE PROVIDED, THEY SHALL BE ENCLOSED WITH AN OPAQUE FENCE OR WALL AND GATE (6' HIGH).
- A CONTINUOUS INTERNAL PEDESTRIAN WALKWAY SHALL BE PROVIDED FROM MALLARD CREEK CHURCH ROAD TO THE MOST DISTANT BUILDING AND/OR CAMPUS ACCESS WALKWAY (IF PROVIDED).
- FIRE HYDRANT SHALL BE ADDED ALONG FRONTAGE OF MALLARD CREEK CHURCH ROAD.
- DRIVEWAY LOCATION SHOWN IS SUBJECT TO RELOCATION DURING DESIGN PHASE TO ACCOMMODATE SITES NEEDS AND DOT REQUIREMENTS.

3 EXISTING INST.
UDRT OF NORTH CAROLINA
DB. 7842, PG. 657
TAX #049-321-13

2 EXISTING INST.
STATE OF NORTH CAROLINA
DB. 4521, PG. 695
TAX #049-321-11

2 EXISTING INST.
STATE OF NORTH CAROLINA
DB. 4521, PG. 695
TAX #051-022-14

1 EXISTING INST.
JOHN BOYD TRICE
TAX #051-011-01C,
MELBA T. PERKINS
TAX #051-011-01A,
DOROTHY T. MASSEY
TAX #051-011-01B,
DB. 6487, PG. 0372

2 EXISTING INST.
STATE OF NORTH CAROLINA
DB. 4521, PG. 695
TAX #049-321-14

ADJACENT PROPERTY OWNERS

- MELBA T. PERKINS
PO BOX 2491
MYRTLE BEACH, SC 29578
- DOROTHY T. MASSEY
308 COOK ST.
KANNAPOLIS, NC 28061
- JOHN BOYD TRICE
1408 BROWDIE AVE.
KANNAPOLIS, NC 28061
- STATE OF NORTH CAROLINA
P.O. BOX 629
RALEIGH, NC 27602
- UDRT OF NORTH CAROLINA
ATTN: CORP. CONTROLLER
10 S. SIXTH ST.
RICHMOND, VA 23219-3802

FOR PUBLIC HEARING
4/13/98



TYPICAL BUILDING

THIS ELEVATION BY NARMOUR WRIGHT ASSOCIATES REPRESENTS THE GENERAL CHARACTER AND DESIGN OF THE BUILDINGS. MODIFICATION OF DETAIL MAY OCCUR DURING FINAL DESIGN PROCESS.

REVISIONS IN RESPONSE TO CMPC MEMO FROM
KEITH H. MACVEAN DATED 4/6/98.
REVISED ON 4/14/98.



DPR ASSOCIATES, INC.
Landscape Architects
Planners & Engineers
420 Hawthorn Lane
Charlotte, NC 28204
704/332-1204
DPR # 97129 VORONAN/eng

SHEET NO.
RZ-1
OF

