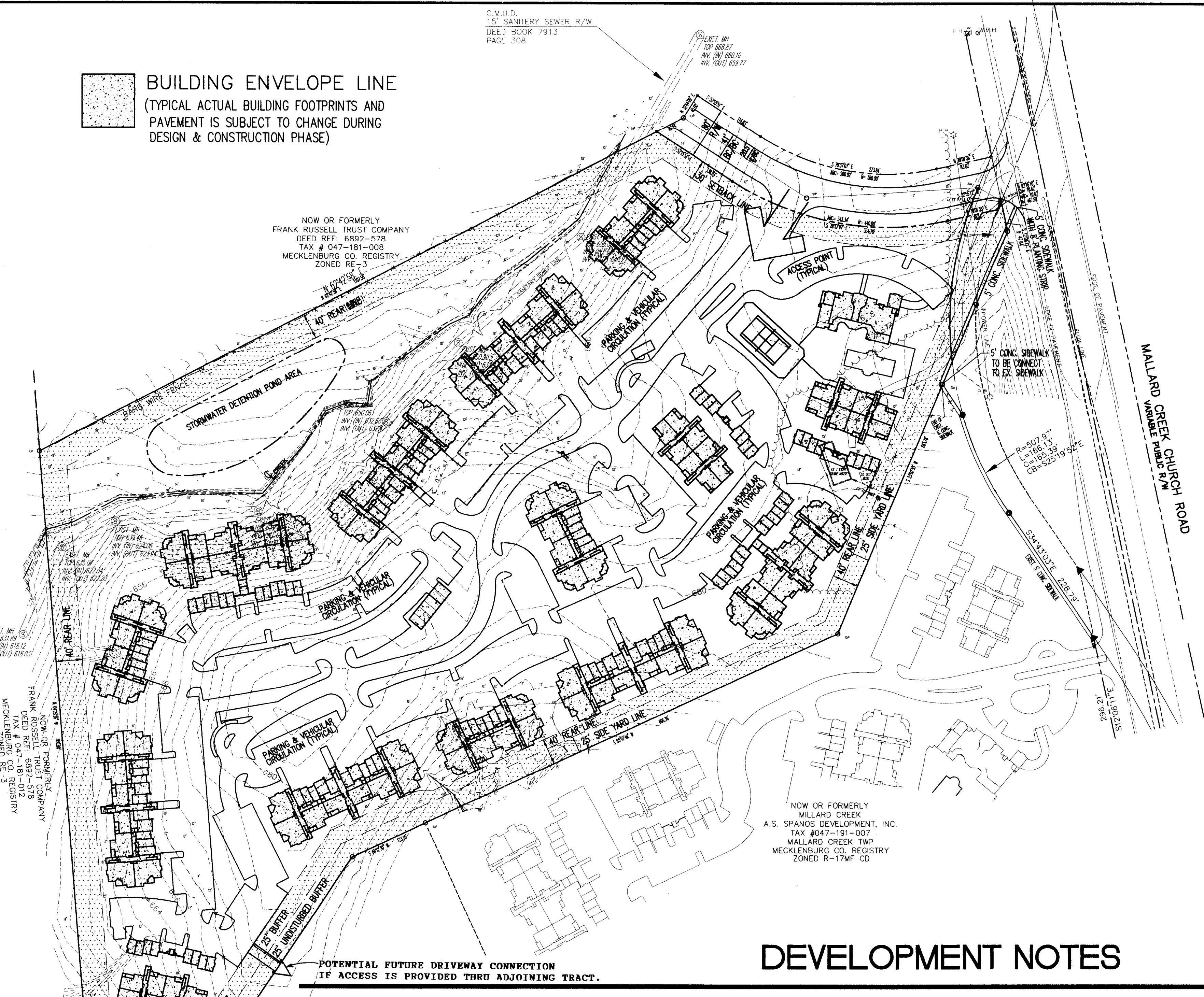


**BUILDING ENVELOPE LINE**  
 (TYPICAL ACTUAL BUILDING FOOTPRINTS AND PAVEMENT IS SUBJECT TO CHANGE DURING DESIGN & CONSTRUCTION PHASE)

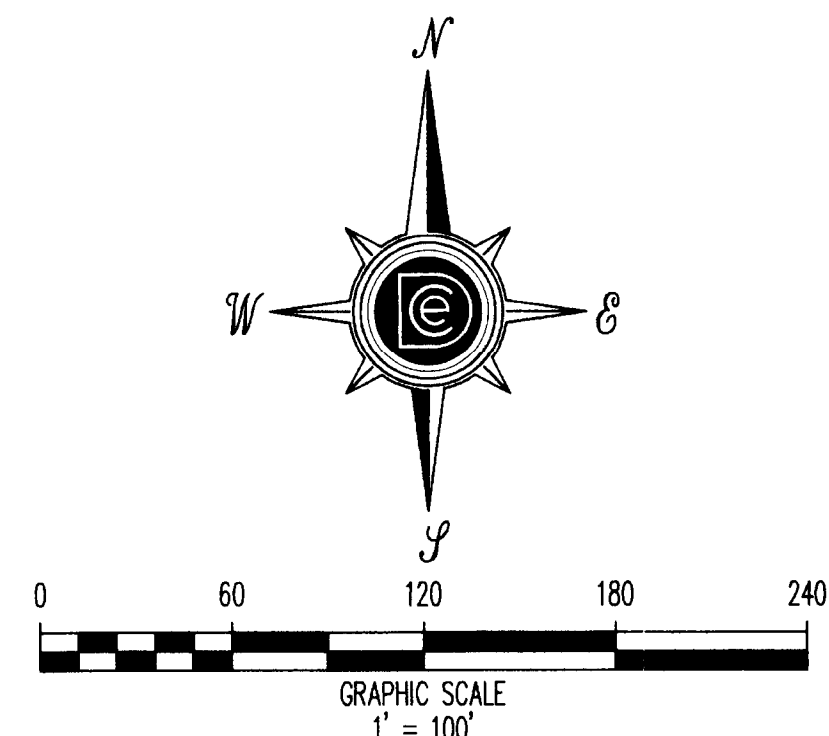
NOW OR FORMERLY  
 FRANK RUSSELL TRUST COMPANY  
 DEED REF: 6892-578  
 TAX # 047-181-008  
 MECKLENBURG CO. REGISTRY  
 ZONED RE-3



NOW OR FORMERLY  
 FRANK RUSSELL TRUST COMPANY  
 DEED REF: 6892-578  
 TAX # 047-181-008  
 MECKLENBURG CO. REGISTRY  
 ZONED RE-3

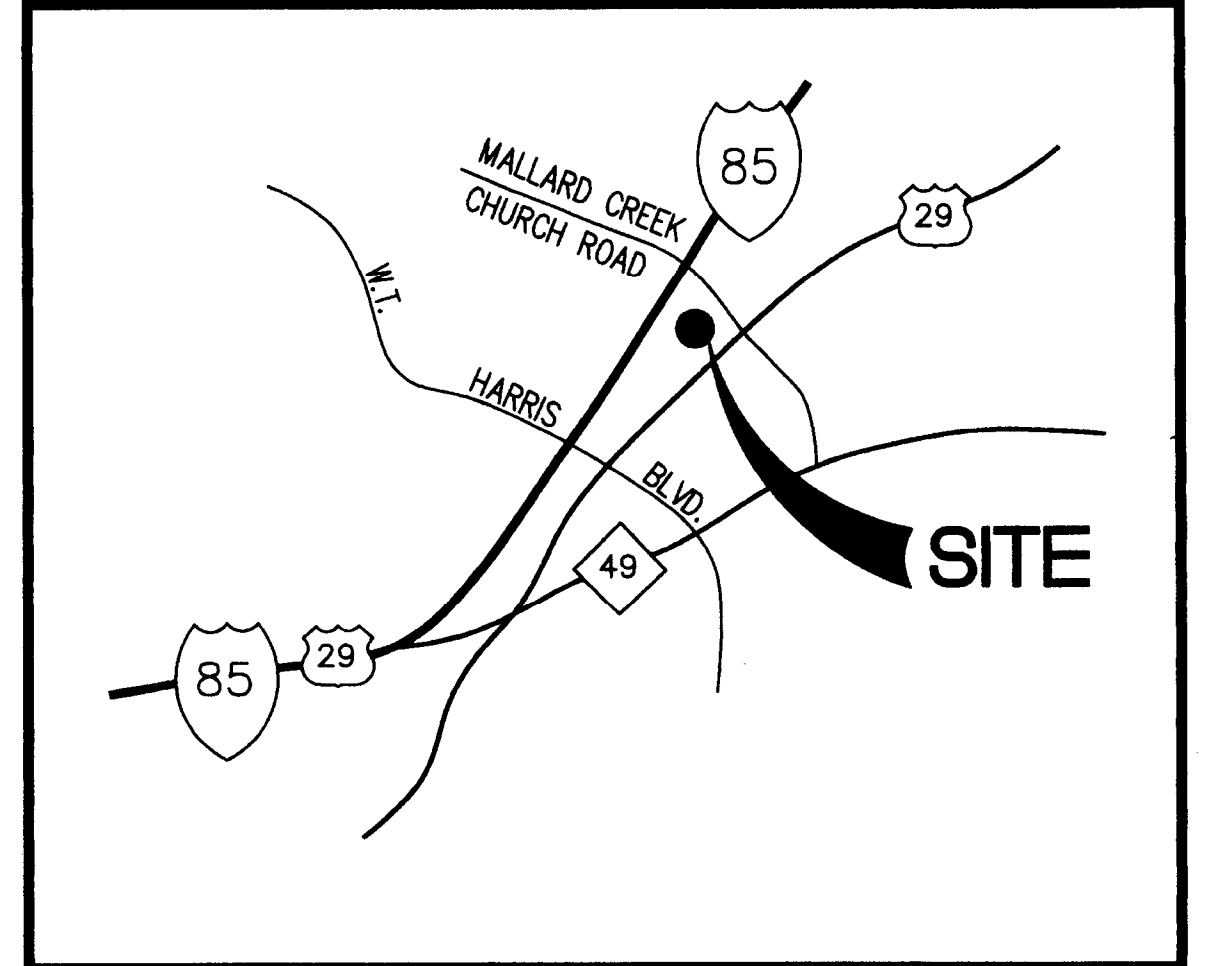
NOW OR FORMERLY  
 SARA LAND ALEXANDER  
 AND HUSBAND, J.C. THOMPSON  
 DEED REF: 1852-316  
 TAX # 047-191-009  
 MECKLENBURG CO. REGISTRY  
 ZONED R-3

NOW OR FORMERLY  
 MALLARD CREEK  
 A.S. SPANOS DEVELOPMENT, INC.  
 TAX #047-191-007  
 MALLARD CREEK TWP  
 MECKLENBURG CO. REGISTRY  
 ZONED R-17MF CD



047181/1

February 9, 1999



**VICINITY MAP**

NOT TO SCALE

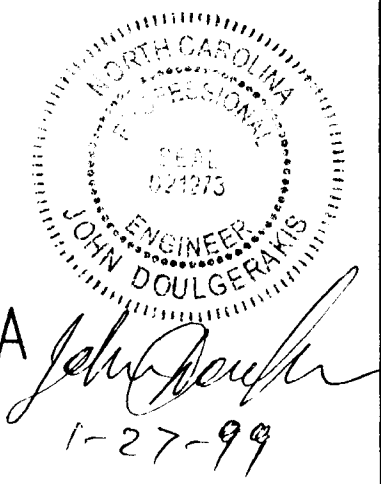
**DEVELOPMENT DATA**

EXISTING ZONING	RE1
PROPOSED ZONING	R-17MF CD
TOTAL AREA	26.526 acres
TOTAL UNIT	402 units
DENSITY	15.15 units/ac.
OPEN SPACE (REQ'D)	12.14 AC.
OPEN SPACE (PROVIDED)	14.08 AC.
(OPEN SPACE (REQ'D) 45% X 26.97 AC. = 12.14 AC.)	

FOR PUBLIC HEARING PLAN  
 PETITION NO. 99-04(c)



LOCATED IN  
 MALLARD CREEK TWP  
 MECKLENBURG COUNTY, NORTH CAROLINA  
 FOR  
 OWNER & DEVELOPER



**AGS**  
**A. G. SPANOS DEVELOPMENT, INC.**  
 1950 SPECTRUM CIRCLE, SUITE B-290  
 ATLANTA, GEORGIA 30067  
 (770)-980-1727  
 PREPARED BY

**DEVELOPMENT NOTES**

**GENERAL PROVISIONS**

Except as otherwise provided in this Rezoning Plan, all development standards established under the Mecklenburg County Zoning Ordinance (the "Ordinance") for the R-17MFC Zoning District Classification shall be followed in connection with development taking place. The building configurations, placements, and sizes shown on the Zoning Plan are schematic in nature and may be altered or modified during design development and construction document phases. Parking layouts may also be modified to accommodate final building locations. Parking and vehicular circulation may occur within building envelope areas.

This property may be devoted to any multifamily residential use (including accessory use) which is permitted by right or under prescribed conditions in a R-17MF Zoning District under the Ordinance.

The total number of multifamily dwelling units, which may be constructed on this property, cannot exceed 402 units.

**STORM WATER MANAGEMENT**

1. Storm water will be managed by the use of retention ponds and/or other means allowable under the Ordinance but will not be located within any required buffer area.

**LIGHTING**

1. A uniform lighting system will be employed throughout the Site.
2. All direct lighting installed within the property will be designed and installed so as to minimize glare towards adjacent streets and properties.
3. Detached lights will be limited to 20" in height, except as may be installed in conjunction with any recreational facilities, which may be, located on the site.

**SETBACK AREAS AND BUFFER AREAS**

1. All development within the Site falling within the Setback Areas depicted on this Rezoning Plan will be subject to the restrictions imposed under these Development Standards with respect to Setback Areas.

2. All development within the Site falling within the Buffer Areas depicted on this Rezoning Plan will be subject to the restrictions imposed under Section 12.301 of the Zoning Ordinance and with these Development Standards with respect to Buffer Areas.

3. The Buffer Areas extending around the northwestern and southwestern margins of the Site are to remain as open space, except to the extent necessary to accommodate pedestrian pathways, access points, walls, beams, fences, grading, storm water, signs and graphics (as permitted by the Ordinance), drainage or utility construction.

4. Grading may be performed and slopes and berms may be installed within all Setback Areas and Buffer Areas except the 25 foot "undisturbed area" strips, which are established within the Buffer Area along the northwestern and southwestern margins of the Site. Existing trees within any 25 foot undisturbed area strip which die as a result of grading performed outside any such strip will be replaced with large maturing trees satisfying the standards established below under Paragraph 2 of the "Landscaping & Screening" Section.

5. Any utility lines constructed across "undisturbed area" strips will be installed so as generally to run perpendicular through the 50 foot class C buffer.

6. No buildings or parking lots may be placed within any Setback Area or Buffer Area specifically designated on this Rezoning Plan.

7. In all Buffer Areas where existing trees and natural vegetation have been cleared to accommodate walls, berms, fences, grading, signs, graphics, and the installation of utility construction, the cleared, unimproved areas will be landscaped with trees and shrubs, and where existing vegetation is not sufficient to provide adequate screening, the owner shall be required to provide landscape earth berms at least 4 feet in height or to provide heavy landscaping consisting of trees and shrubs to screen views, or a combination of both.

8. No stormwater detention facilities will be located within any required buffer or setback.

**LANDSCAPING AND SCREENING**

1. All new trees planted within Buffer Areas of Setback Areas shall be a minimum of 2 inches in caliper and 8 feet in height at planting and will be planted at a minimum of 40 feet on center. Specimens will include a mixture of deciduous and evergreen trees such as Cornus florida (Flowering Dogwood), Pyrus Ocellayana (Bradford Pear), Ilex opaca (American Holly), Juniperus virginiana (Eastern Red Cedar), Pinus strobus (White Pine), Quercus palustris (Pin Oak), Quercus phellos (Willow Oak), and Acer rubrum (Red Maple). Healthy existing trees within the Buffer Areas shall be deemed to satisfy the requirements of the Landscaping and Screening notes.

2. All shrubs required to be planted will comply with provisions of the Ordinance.

3. All dumpsters and service areas will be heavily screened with solid fences and gates on four sides from public streets and from adjacent properties.

4. All trees within the setback, of Mallard Creek Church Road, with a 6" inch caliper or greater to be preserved.

**UTILITY DISTRIBUTION LINES**

All nonpublic utility distribution lines delivering electrical power to the Site will be placed underground unless the utility involved refuses to give its consent.

**PARKING**

1. The parking areas depicted on this Rezoning Plan may vary but in all events off-street parking will meet the minimum standards established under the Ordinance.

**SIGNS**

1. All permanent signs erected on the Site will comply with the Ordinance.

2. All detached signs must be fixed and may not move, rotate, or float, and no sign may be mounted on the roof of any structure.

NO.	DATE	REVISION
3	1/27/99	REVISE ADD ACCESS POINT
2	1/04/99	REVISED PROPERTY LINES
1	12/16/98	REVISED PER C.M.P.C. COMMENTS