

SECTION 5. SIGNAGE

(A) A UNIFORM SIGNAGE AND GRAPHIC SYSTEM WILL BE EMPLOYED WITHIN THE SITE.

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

STORM WATER RUNOFF FROM THE SITE WILL BE MANAGED THROUGH PROVEN TECHNIQUES WHICH SATISFY THE STANDARDS IMPOSED BY THE CITY OF CHARLOTTE ENGINEERING

A DETENTION FACILITY MAY BE SHARED BETWEEN DIFFERENT USES AND ZONING CLASSIFICATIONS. WHERE A DETENTION FACILITY CROSSES BOUNDARIES OF DIFFERENT USES REQUIRING A BUFFER, THE BUFFER MAY BE PROVIDED BY GOING AROUND THE DETENTION FACILITY OR BY OTHER ALTERNATIVE METHODS WHICH PROVIDE THE SEPARATION INTENDED BY THE ORDINANCE, ALL AS INTERPRETED BY THE ZONING ADMINISTRATOR. NO STORM WATER DETENTION FACILITIES SHALL BE LOCATED WITHIN BUFFERS OR SETBACKS.

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SECTION 7. BUFFER AREAS

(A) THE BUFFER AREAS ESTABLISHED ON THIS TECHNICAL DATA SHEET SHALL CONFORM TO THE STANDARDS OF SECTION 12.302 OF THE ORDINANCE; SUBJECT, HOWEVER, TO THE PROVISIONS OF SECTION 12.304 THEREOF.

(B) THE BUFFER AREAS SHALL REMAIN AS OPEN SPACE AND, SUBJECT TO THE PROVISIONS

OF PARAGRAPH (C) AND (D) BELOW, WILL REMAIN UNDISTURBED. (C) WHERE THERE ARE EXISTING TREES, THE PETITIONER RESERVES THE RIGHT TO CLEAR, GRADE, AND FILL WITHIN THE FIRST 30.0' ON THE INTERIOR SIDE OF THE BUFFER AREA

PETITIONER RESERVES THE RIGHT TO GRADE AND CREATE BERMS WITHIN THAT AREA. (D) THE PETITIONER RESERVES THE RIGHT, WITHIN ALL PORTIONS OF BUFFER AREAS, TO INSTALL UTILITIES AND PEDESTRIAN PATHS. HOWEVER, UTILITY INSTALLATIONS MAY ONLY CROSS BUFFER AREAS AT INTERIOR ANGLES MEASURED AT THE PROPERTY LINE WHICH

(E) NO BUILDINGS, PARKING SPACES, OR MANEUVERING AREAS MAY BE PLACED WITHIN THE

(F) WHERE EXISTING TREES AND NATURAL VEGETATION WITHIN THE BUFFER AREAS HAVE BEEN CLEARED TO ACCOMMODATE PEDESTRIAN SIDEWALKS OR PATHS, CONNECTIVE ROADWAYS OR THE INSTALLATION OF UTILITIES, ANY CLEARED, UNIMPROVED PORTION OF THE BUFFER AREA SHALL BE LANDSCAPED WITH TREES AND SHRUBS IN A MANNER WHICH COMPLIES WITH SECTION 12.302 OF THE ORDINANCE.

(G) IN THE EVENT THE ZONING FOR OR THE USES ON ANY ADJACENT PROPERTY SHOULD CHANGE AT SOME POINT IN THE FUTURE SO THAT THE BUFFER REQUIREMENTS UNDER THE ORDINANCE CHANGE OR ARE ELIMINATED, THEN THE BUFFER REQUIREMENTS MAY BE CHANGED ACCORDINGLY.

(A) THE S.W.I.M. BUFFER IS MEASURED HORIZONTALLY ON A LINE PERPENDICULAR TO THE SURFACE WATER, LANDWARD FROM THE TOP OF THE BANK ON EACH SIDE OF

(B) STREAM SIDE AND MANAGED USE ZONES OF THE BUFFER ARE TO BE LEFT UNDISTURBED. NO GRADING IS ALLOWED IN THESE ZONES.

(C) GRADING IS ALLOWED IN THE UPLAND ZONE BUT NO FILL MATERIAL CAN BE BROUGHT

(D) NO OCCUPIED STRUCTURES CAN BE PLACED IN ANY OF THE THREE (3) BUFFER ZONES

NON- COMMERCIAL BUILDINGS FOR STORAGE CAN BE PLACED IN THE UPLAND ZONE PROVIDED THEY DO NOT EXCEED 150 SQUARE FEET.

(E) ENGINEERED OR IMPROVED CHANNELS AND PIPED STORM WATER ARE NOT ALLOWED IN OR THROUGH THE BUFFER. TEMPORARY SEDIMENT BASINS CAN NOT BE PLACED IN THE MANAGED USE ZONE. DRAINAGE AREAS WILL BE DESIGNATED TO ALLOW WATER TO SHEET FLOW ACROSS THE BUFFER TO FILTER OUT POLLUTANTS. PLUNGE POOLS, ENERGY DISSIPATORS DIVERSION DEVICES OR WETLAND FLOW WILL BE USED. DESIGN DETAILS FOR THESE DEVICES CAN BE OBTAINED FROM THE CHARLOTTE- MECKLENBURG LAND DEVELOPMENT STANDARDS

(F) THE OUTSIDE BUFFER BOUNDARY WILL BE CLEARLY MARKED BY ORANGE FABRIC FENCING PRIOR TO ANY LAND DISTURBING ACTIVITIES AT THE SITE.

(G) ANY ACTIVITY IN THE BUFFER WILL COMPLY WITH THE SWIM STREAM BUFFER SECTION OF THE LAND DEVELOPMENT STANDARDS MANUAL.

(H) STREAMS AND BUFFER BOUNDARIES INCLUDING THE DILINEATION OF EACH ZONE AND A DECENSION FROM A SPECIFIC LOCATION ARE SHOWN ON ALL SURVEYS AND RECORD PLATS NOLUDING INDIVIDUAL DEEDS FOR ANY LOTS AFFECTED.

(I) EDUCATIONAL MATERIALS CONCERNING THE BUFFER WILL BE DISTRIBUTED TO EACH HOMEOWNER AND BUILDER PRIOR TO LIVING IN THE HOUSE OR STARTING CONSTRUCTION OF THE HOUSE.

MATERIAL IS AVAILABLE THROUGH THE MECKLENBURG COUNTY DEPARTMENT OF ENVIRONMENTAL

(J) ALL SUB-CONTRACTORS OF THE LAND DEVELOPER AND HOME BUILDER WILL BE NOTIFIED OF THE BUFFER REGULATIONS PRIOR TO DEVELOPMENT.

SECTION 9. SIDEWALKS

A 5.0' SIDEWALK WITH AN 8.0' PLANTING STRIP WILL BE PROVIDED ALONG THE DIVIDED RESIDENTIAL COLLECTOR AND RESIDENTIAL COLLECTOR. A 6.0' SIDEWALK WITH A 6.0' PLANTING STRIP WILL BE PROVIDED ALONG THE COMMERCIAL COLLECTOR. SEE DETAILS

SHEET 6 FOR CROSS SECTIONS.

4.0' SIDEWALKS WITH ASSOCIATED TREES ALONG INTERNAL PRIVATE STREETS WILL BE PROVIDED manne and the second se

(A) ALL FREESTANDING LIGHTING FIXTURES WILL BE UNIFORM IN DESIGN. (B) EXCEPT FOR PUBLIC STREET LIGHTS, THE MAXIMUM HEIGHT OF ANY FREESTANDING

(C) AL. DIRECT LIGHTING INSTALLED WITHIN THE SITE SHALL BE DESIGNED SUCH THAT DIRECT ILLUMINATION DOES NOT EXTEND PAST ANY PROPERTY LINE. CONSIDERATION WILL BE GIVEN TO THE IMPACT OF LIGHTING BOTH WITHIN AND WITHOUT THE PERIMETER OF THE SITE. ITEMS FOR CONSIDERATION WILL INCLUDE INTENSITY, CUTOFF ANGLES, COLOR, ENERGY EFFICIENCY AND SHIELDING OF SOURCES OF LIGHT, THE INTENT BEING TO ELMINATE GLARE TOWARDS MALLARD CREEK CHURCH ROAD AND ADJACENT PROPERTIES.

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

SECTION 12. DESIGN STANDARDS

(A) DUNPSTER AREAS, WHERE PROVIDED, WILL BE SCREENED IN ACCORDANCE WITH THE ORDINANCE, EACH DUMPSTER AREA WILL BE ENCLOSED ON ALL FOUR SIDES BY A WOODEN FENCE OR BRICK WALL WITH ONE SIDE BEING A HINGED GATE.

(B) THE DESIGN OF THE TRANSIT STOPS, IF ANY, WITHIN THE DEVELOPMENT WILL BE COURDINATED AND APPROVED BY CHARLOTTE DEPARTMENT OF TRANSPORTATION.

FUTURE AMENDMENTS TO THE TECHNICAL DATA SHEET AND THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE PARCEL OR PARCELS INVOLVED IN ACCORDANCE WITH THE CHAPTER 6, SECTION 6.206 (2) OF THE ZONING ORDINANCE. mummum

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 THESE 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

AREAS LABELED AS "OPEN SPACE COMMONS" ON SHEET 2 ARE HEREBY INCLUDED AS PART OF
THE DEVELOPMENT STANDARDS, AND THE SIZES AND GENERAL LOCATIONS SHOWN WILL BE REQUIRED.
THESE AREAS WILL HAVE WALKWAY CONNECTIONS, AND WILL BE DEVELOPED AND MAINTAINED AS
LAWNS AND AMENITIES AS INDICATED ON PLANS. OTHER AREAS LABELED AS "OPEN SPACE" ON SHEETS
2 AND 3 SHALL ALSO BE REQUIRED AS GENERALLY SHOWN. EXACT LOCATIONS AND CONFIGURATIONS
OF SPECIFIC AMENITIES MAY BE REVISED UPON FURTHER DEVELOPMENT OF PLANS.

APPROVED BY CITY COUNCIL

LANDSCAPE ARCHITECTURE



P.O. BOX 2625 DURHAM, NORTH CAROLINA 27715-2625 DUKE FOREST PLACE BUILDING D, SUITE 100 3326 CHAPEL HILL BLVD DURHAM, NORTH CAROLINA 27707 TEL: 919.419.1199 FAX: 919.419.1669

MALLARD CREE LAND CO., LLC

1045 BURKE STREET WINSTON-SALEM, NC 27101 (336) 725-8546 (336) 723-6485 fax

CREEK **VILLAGE** MALLARD **CREEK** WOODS

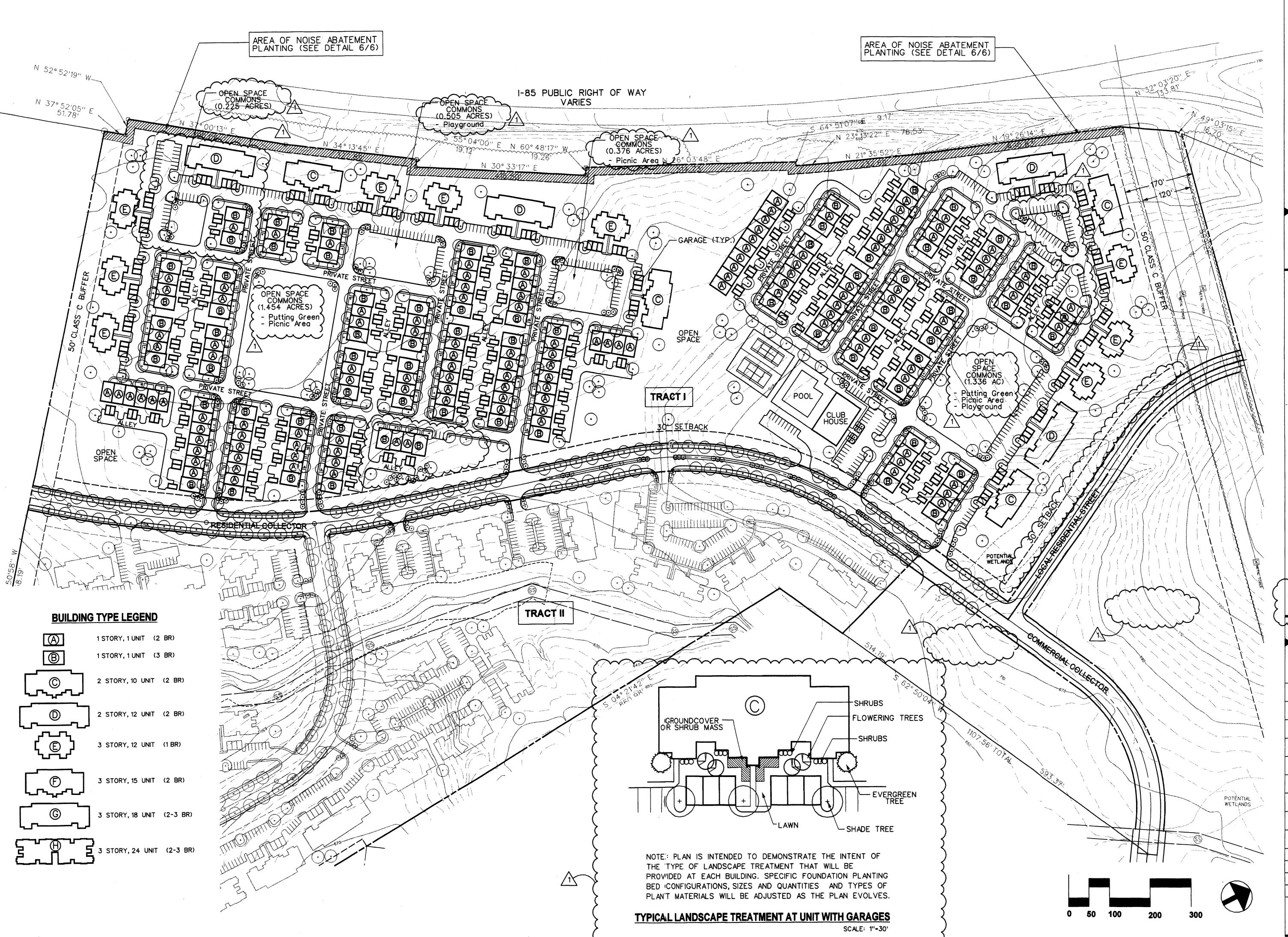
PETITION NO. 00-156 FOR PUBLIC HEARING

TECHNICAL DATA

> NO. ■ REVISION ■ DATE CITY REVIEW # 11.20.00 COMMENTS

DATE **■ AUGUST 28, 2000** DRAWN # PMT

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LANDSCAPE ARCHITECTURE



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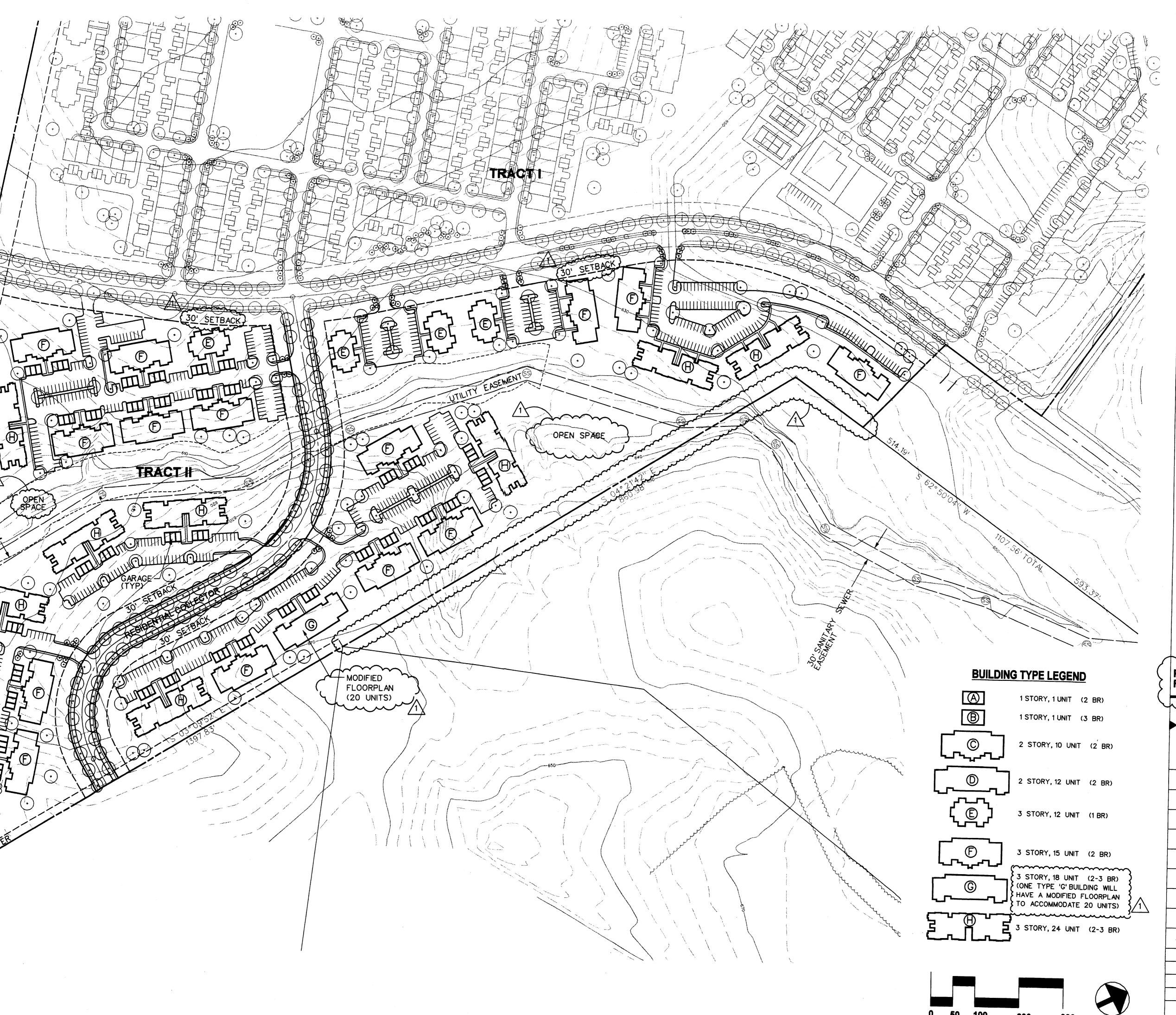
MALLARD CREEK VILLAGE & MALLARD CREEK WOODS

PETITION NO. 00-156 FOR PUBLIC HEARING

MALLARD CREE
VILLAGE
SCHEMATIC
SITE PLAN

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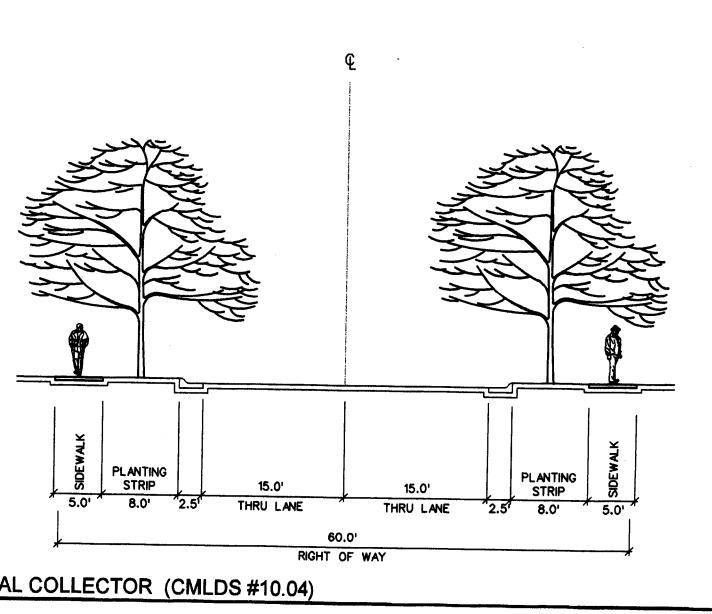
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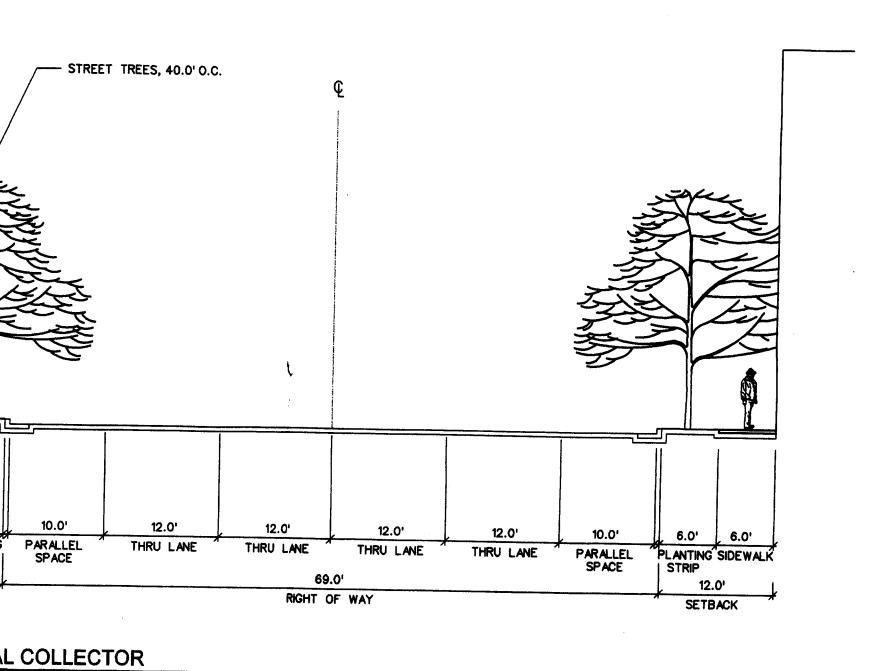
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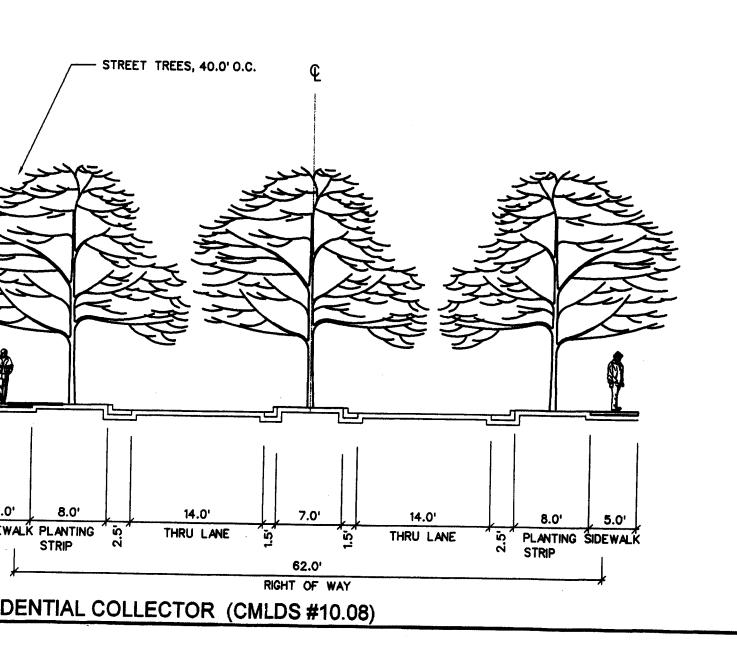
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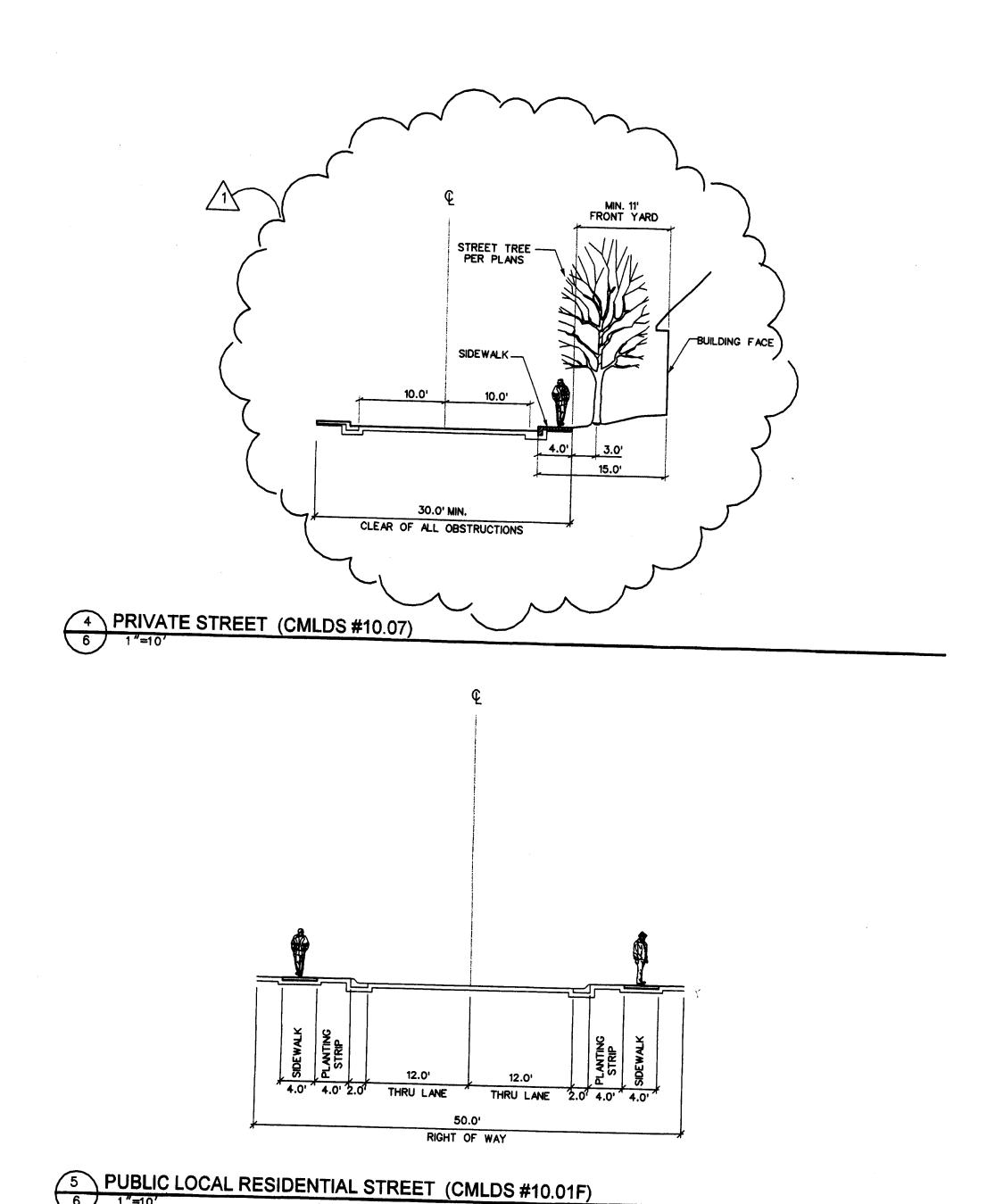
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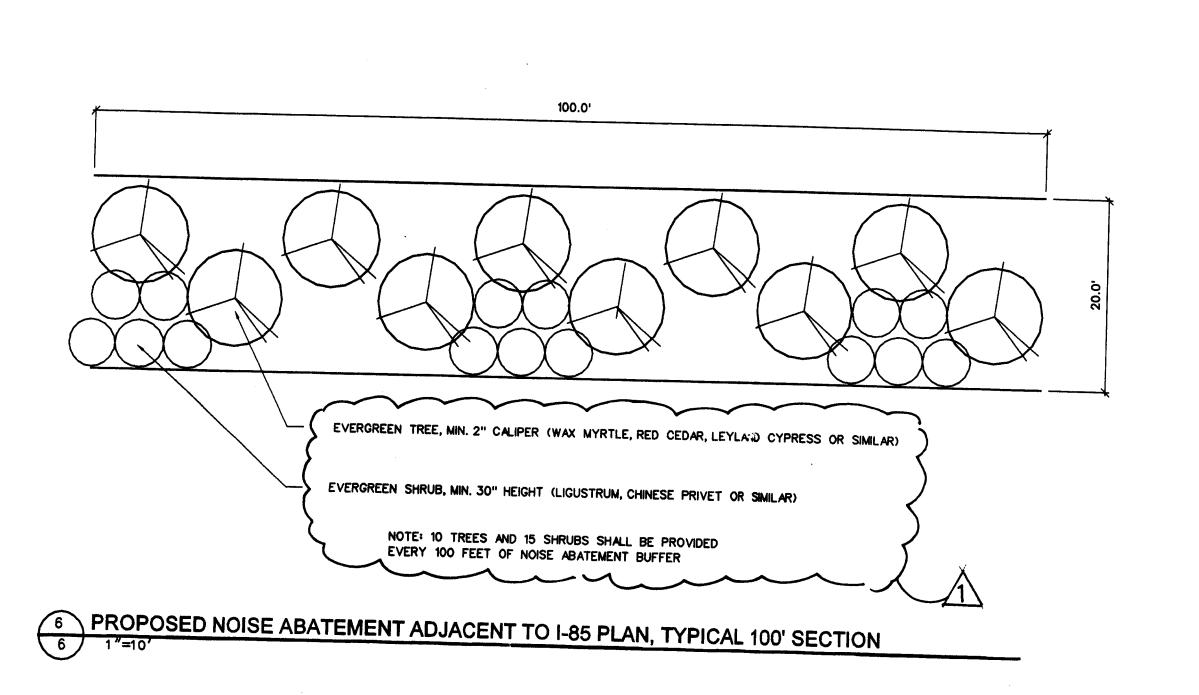
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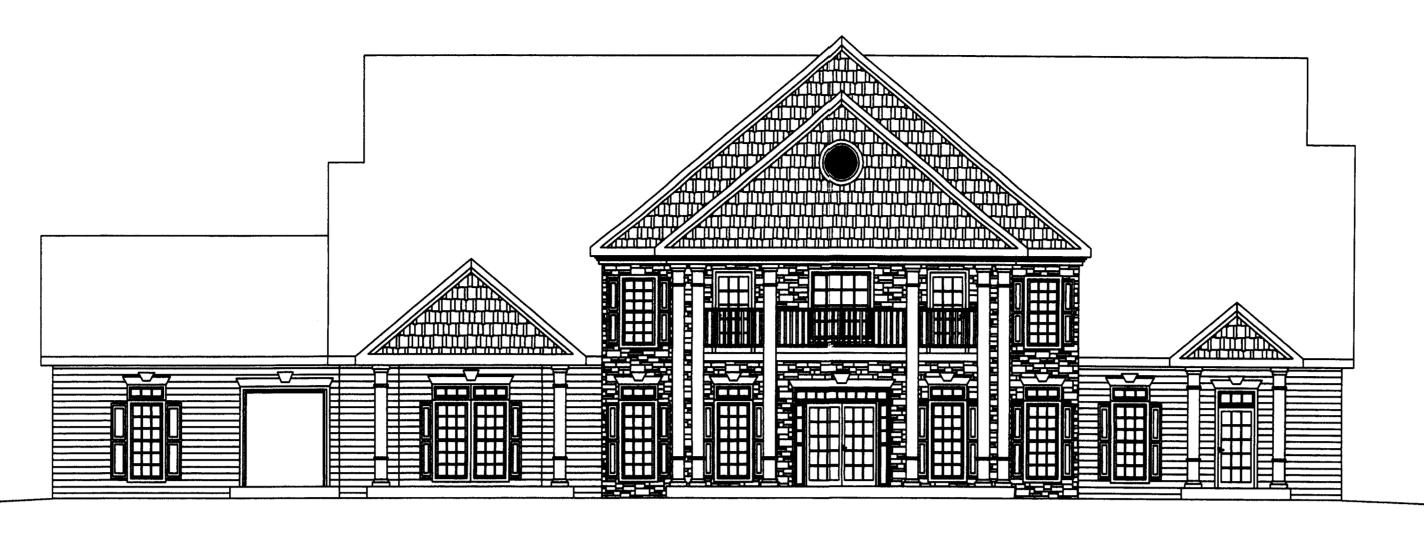
MALLARD CREEK VILLAGE & MALLARD CREEK WOODS

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DETAILS

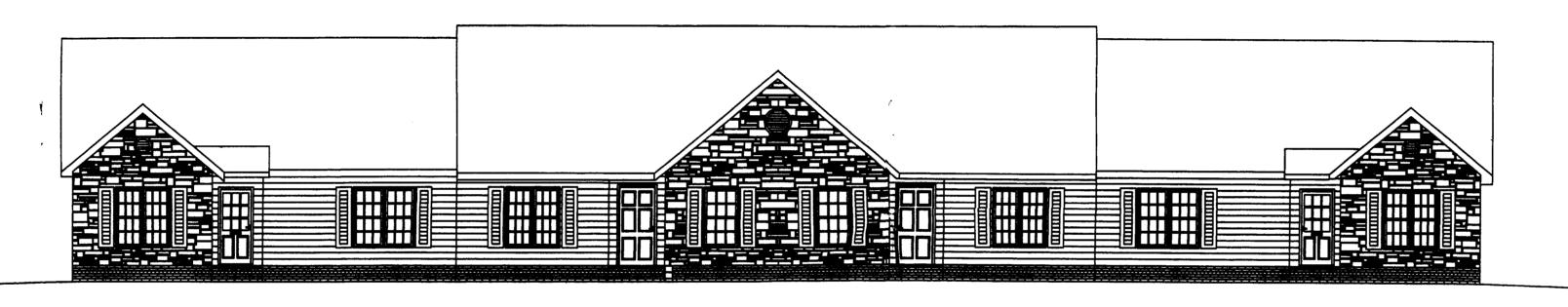
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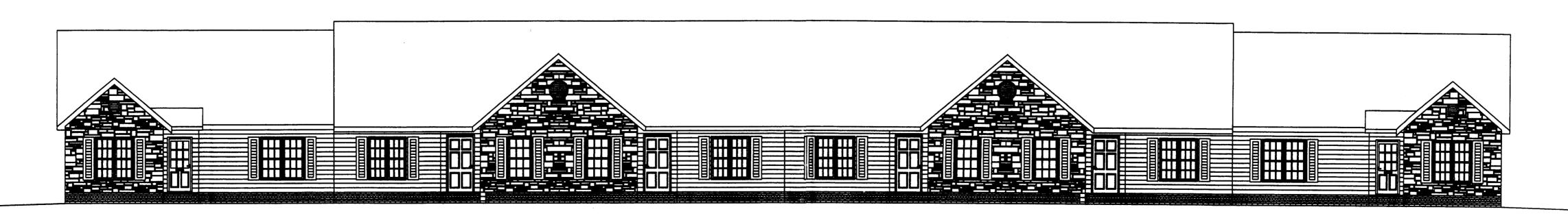
CLUBHOUSE / OFFICE FRONT ELEVATION

ONE STORY



BUILDING TYPE - A & B FLATS FRONT ELEVATION

1 STORY. 4 UNITS



BUILDING TYPE - A & B FLATS FRONT ELEVATION

1 STORY. 8 UNITS

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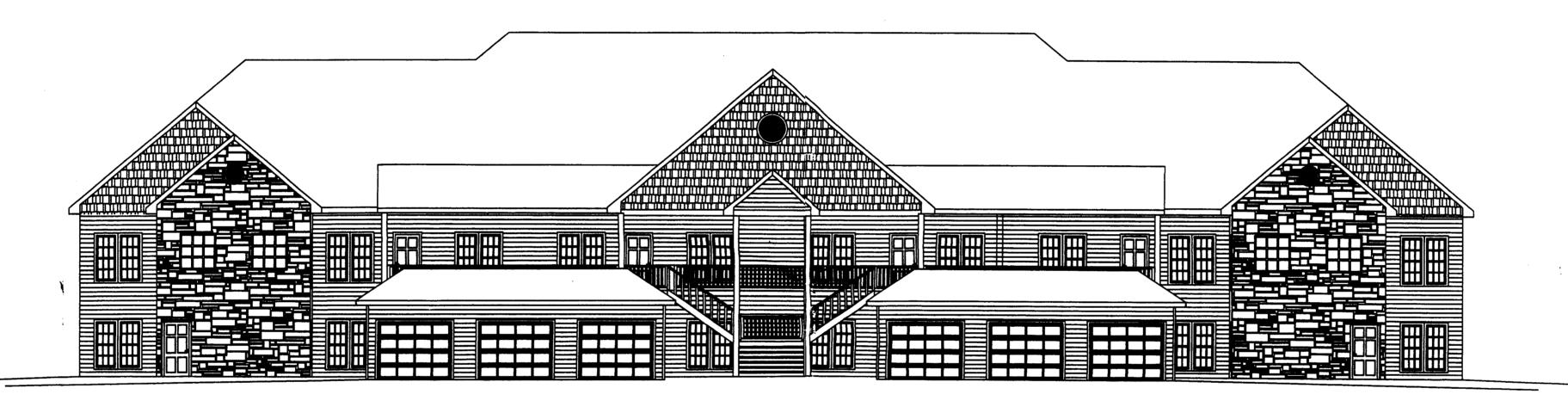
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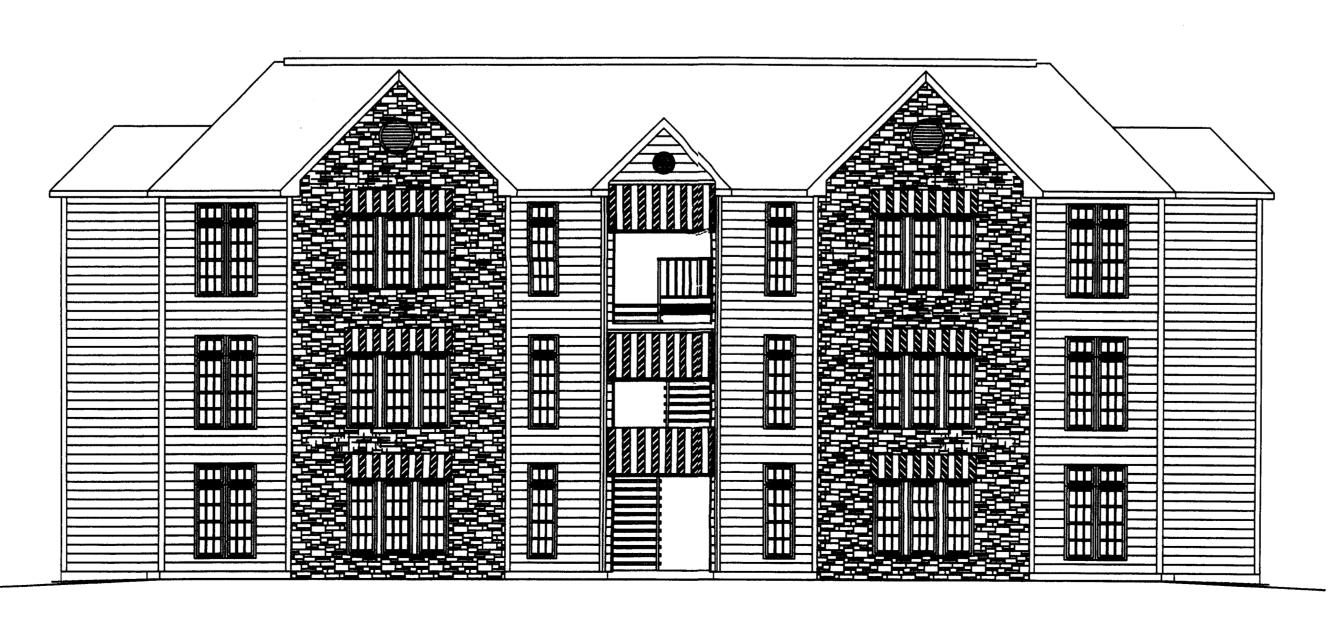
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BUILDING TYPE C FRONT ELEVATION 2 STORY. 10 UNITS



BUILDING TYPE D FRONT ELEVATION 2 STORY. 12 UNITS



BUILDING TYPE E FRONT ELEVATION

3 STORY. 12 UNITS

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LANDSCAPE ARCHITECTURE

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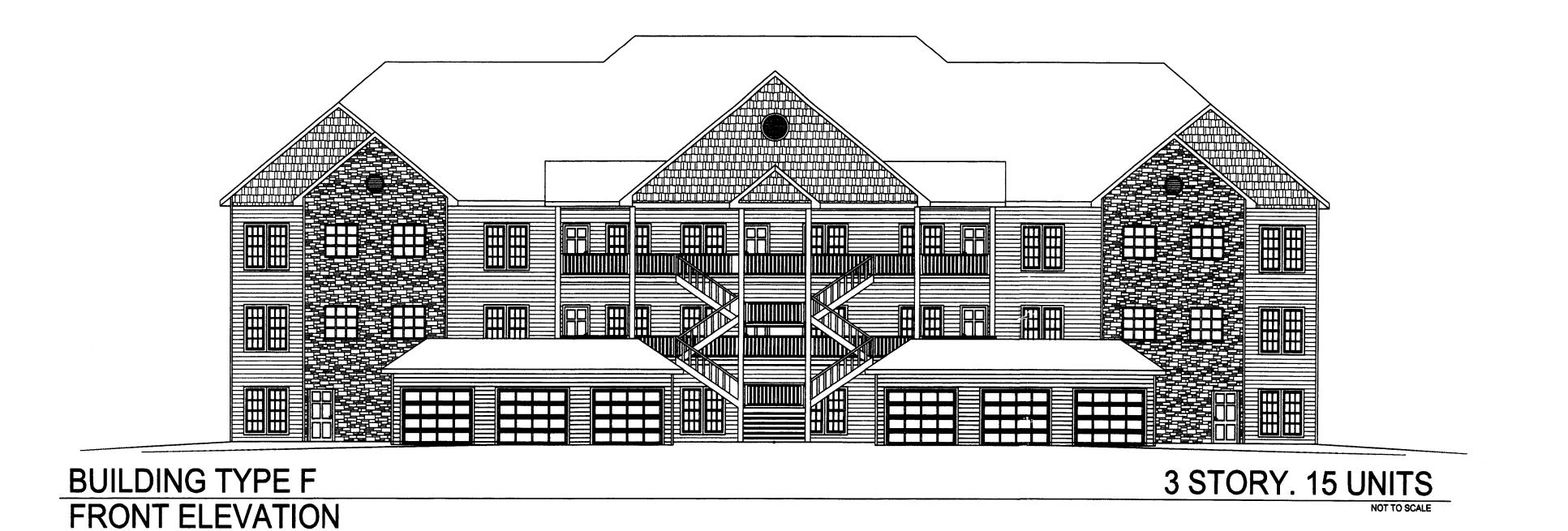
MALLARD CREEK VILLAGE & MALLARD CREEK WOODS

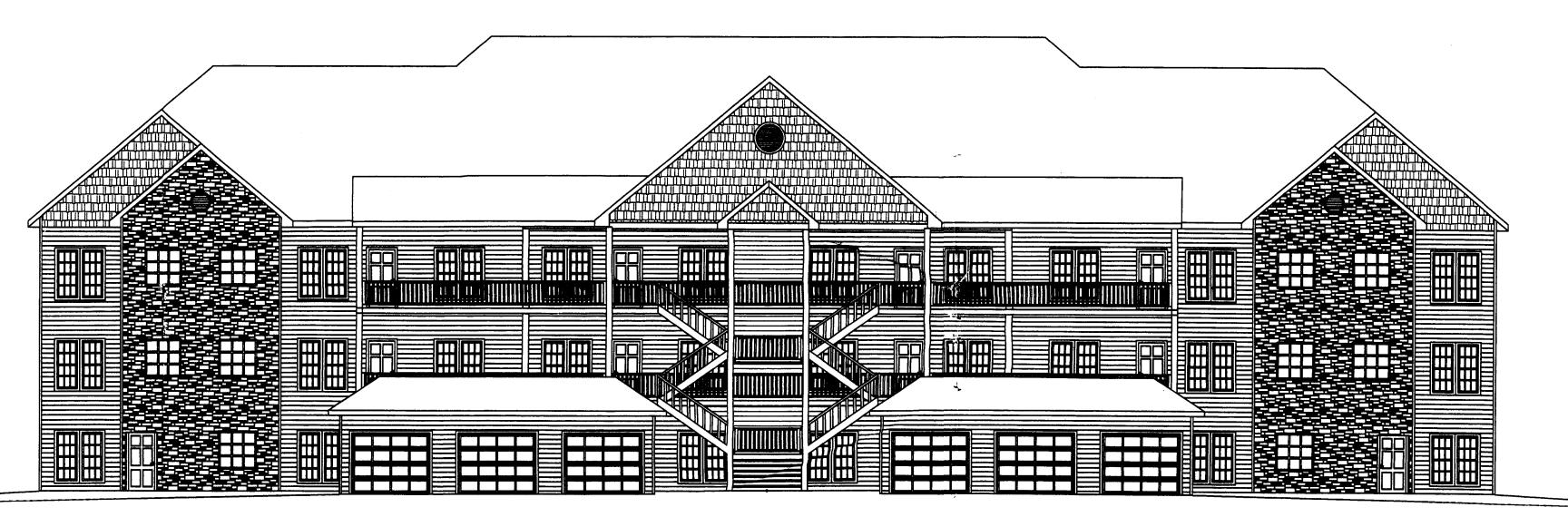
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BUILDING TYPE G FRONT ELEVATION 3 STORY. 18 UNITS



BUILDING TYPE H
FRONT ELEVATION

3 STORY. 24 UNITS

DESIGN BY CLINE DAVIS ARCHITECTS P.A. NOT TO SCALE

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MALLARD CREEK VILLAGE & MALLARD CREEK WOODS

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