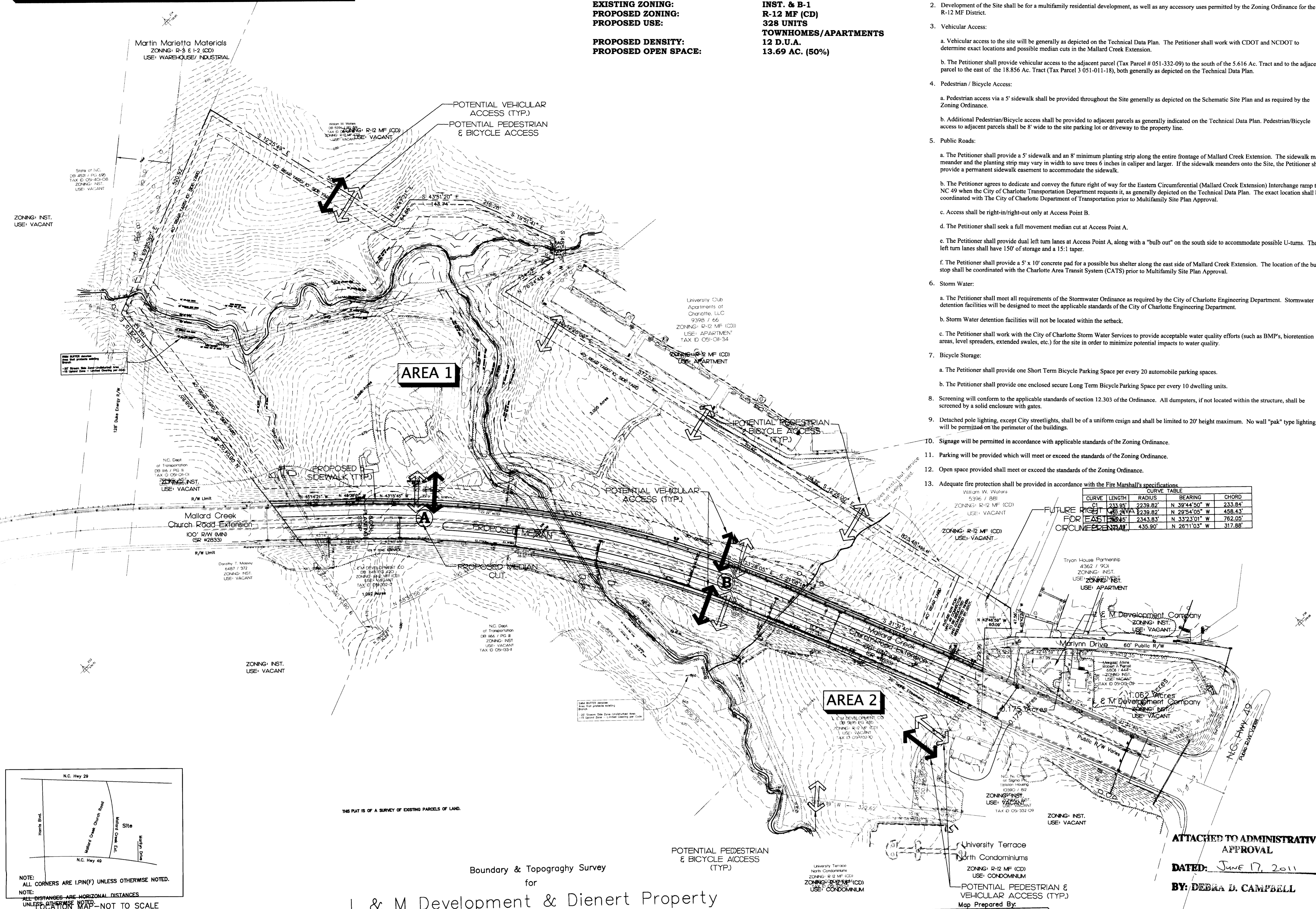


MAXIMUM UNITS ALLOWED PER REZONING: 328 UNITS
 EXISTING UNITS (AREA 1): 169 UNITS
 PROPOSED UNITS (AREA 2): 100 UNITS
 FUTURE UNITS ALLOWED PER REZONING: 328-(169+100) = 59 UNITS

SITE DATA
TAX PARCEL NUMBERS: 051-011-14, 051-011-25, 051-332-10
TOTAL AREA: 27.38 AC.
EXISTING ZONING: INST. B-1
PROPOSED ZONING: R-12 MF (CD)
PROPOSED USE: 328 UNITS TOWNHOMES/APARTMENTS
PROPOSED DENSITY: 12 D.U.A.
PROPOSED OPEN SPACE: 13.69 AC. (50%)

- DEVELOPMENT STANDARDS**
- Development of the Site will be controlled by the standards depicted on the Technical Data Plan and by the standards of the City of Charlotte Zoning Ordinance (the Ordinance) and the R-12 MF Zoning District. The development submitted on the Schematic Site Plan is intended to reflect the arrangement of proposed uses on the site, but the exact configuration, placement, and use of individual site elements may be altered or modified within the limits prescribed by the Ordinance during the design, development and construction phases so long as the overall requirements are met.
 - Development of the Site shall be for a multifamily residential development, as well as any accessory uses permitted by the Zoning Ordinance for the R-12 MF District.
 - Vehicular Access:**
 - Vehicular access to the site will be generally as depicted on the Technical Data Plan. The Petitioner shall work with CDOT and NCDOT to determine exact locations and possible median cuts in the Mallard Creek Extension.
 - The Petitioner shall provide vehicular access to the adjacent parcel (Tax Parcel # 051-332-09) to the south of the 5.616 Ac. Tract and to the adjacent parcel to the east of the 18.856 Ac. Tract (Tax Parcel # 051-011-14), both generally as depicted on the Technical Data Plan.
 - Pedestrian / Bicycle Access:**
 - Access shall be provided via a 5' sidewalk that will be provided throughout the Site generally as depicted on the Schematic Site Plan and as required by the Zoning Ordinance.
 - Additional Pedestrian/Bicycle access shall be provided to adjacent parcels as generally indicated on the Technical Data Plan. Pedestrian/Bicycle access to adjacent parcels shall be 4' wide to the site parking lot or driveway to the property line.
 - Public Road:**
 - The Petitioner shall provide a 5' sidewalk and an 8' minimum planting strip along the entire frontage of Mallard Creek Extension. The sidewalk may meander and the planting strip may vary in width to a maximum of 6 inches in width and larger. If the sidewalk meanders onto the Site, the Petitioner shall provide a permanent sidewalk easement to accommodate the sidewalk.
 - The Petitioner agrees to dedicate and convey the future right-of-way for the Eastern Circumferential (Mallard Creek Extension) interchange ramp to NC 49 when the City of Charlotte Transportation Department requests it, as generally depicted on the Technical Data Plan. The exact location shall be coordinated with the City of Charlotte Department of Transportation prior to Multifamily Site Plan Approval.
 - Access:**
 - Access shall be right-of-way-out only at Access Point B.
 - The Petitioner shall seek a full movement median cut at Access Point A.
 - The Petitioner shall provide dual left turn lanes at Access Point A, along with a "bush out" on the south side to accommodate possible U-turns. The left turn lanes shall have 15' of storage and a 15' taper.
 - The Petitioner shall provide a 5' x 10' concrete pad for a possible bus shelter along the east side of Mallard Creek Extension. The location of the bus stop shall be coordinated with the Charlotte Area Transit System (CATS) prior to Multifamily Site Plan Approval.
 - Storm Water:**
 - The Petitioner shall meet all requirements of the Stormwater Ordinance as required by the City of Charlotte Engineering Department. Stormwater detention facilities will be designed to meet the applicable standards of the City of Charlotte Engineering Department.
 - Storm Water Detention Facilities shall not be located within the setback.
 - The Petitioner shall work with the City of Charlotte Storm Water Services to provide acceptable water quality efforts (such as BMPs, siltation areas, level spreaders, extended swales, etc.) for the site in order to minimize potential impacts to water quality.
 - Bicycle Storage:**
 - The Petitioner shall provide one Short Term Bicycle Parking Space per every 200 automobile parking spaces.
 - The Petitioner shall provide one enclosed secure Long Term Bicycle Parking Space per every 10 dwelling units.
 - Screening will conform to the applicable standards of section 12.303 of the Ordinance. All dumpsters, if not located within the structure, shall be screened by a solid enclosure with a 6' height.
 - Unexcused signs, lighting, exterior City modifications, shall be of a uniform design and shall be limited to 20' height maximum. No wall "pik" type lighting will be permitted on the perimeter of the buildings.
 - Signage will be permitted in accordance with applicable standards of the Zoning Ordinance.
 - Parking will be provided which will meet or exceed the standards of the Zoning Ordinance.
 - Open space provided shall meet or exceed the standards of the Zoning Ordinance.
 - Adequate fire protection shall be provided in accordance with the Fire Marshall's specifications.



MALLARD CREEK EXTENSION REZONING PETITION
 CHARLOTTE, NORTH CAROLINA
COLORWORKS DEVELOPMENT, LLC
 300 W. UNIONVILLE-INDIAN TRAIL ROAD
 INDIAN TRAIL, NORTH CAROLINA 28079

Design Resource Group
 220 West Wendover Street, Suite 214
 Charlotte, NC 28203
 (704) 363-0000
 www.drg.com

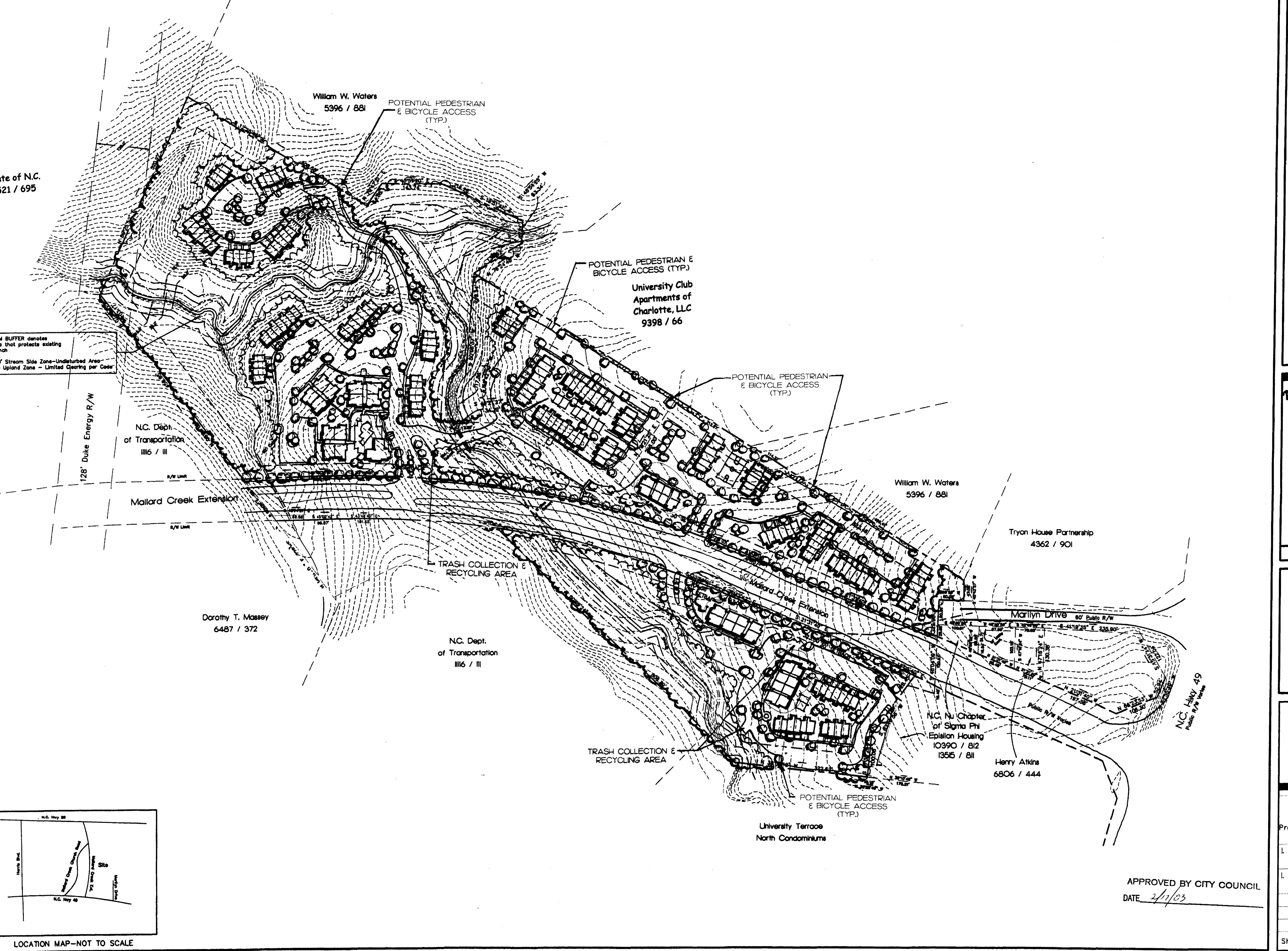
- Landscape Architecture
- Urban Design
- Civil Engineering
- Land Planning

TECHNICAL DATA PLAN
 FOR PUBLIC HEARING PETITION # 2003-07

Scale: 1" = 100'
 Date: 19 SEPT 2002
 Project No.: 038-001
 Revisions:
 1. JAN 6, 2003 PER CMPC COMMENTS
 2. MARCH 5, 2003 PER FINAL STAFF COMMENTS

APPROVED BY CITY COUNCIL
 DATED: *June 17, 2011*
 BY: *DEBRA D. CAMPBELL*

Sheet 1 of 2



MALLARD CREEK EXTENSION REZONING PETITION
 CHARLOTTE, NORTH CAROLINA
COLORWORKS DEVELOPMENT, LLC
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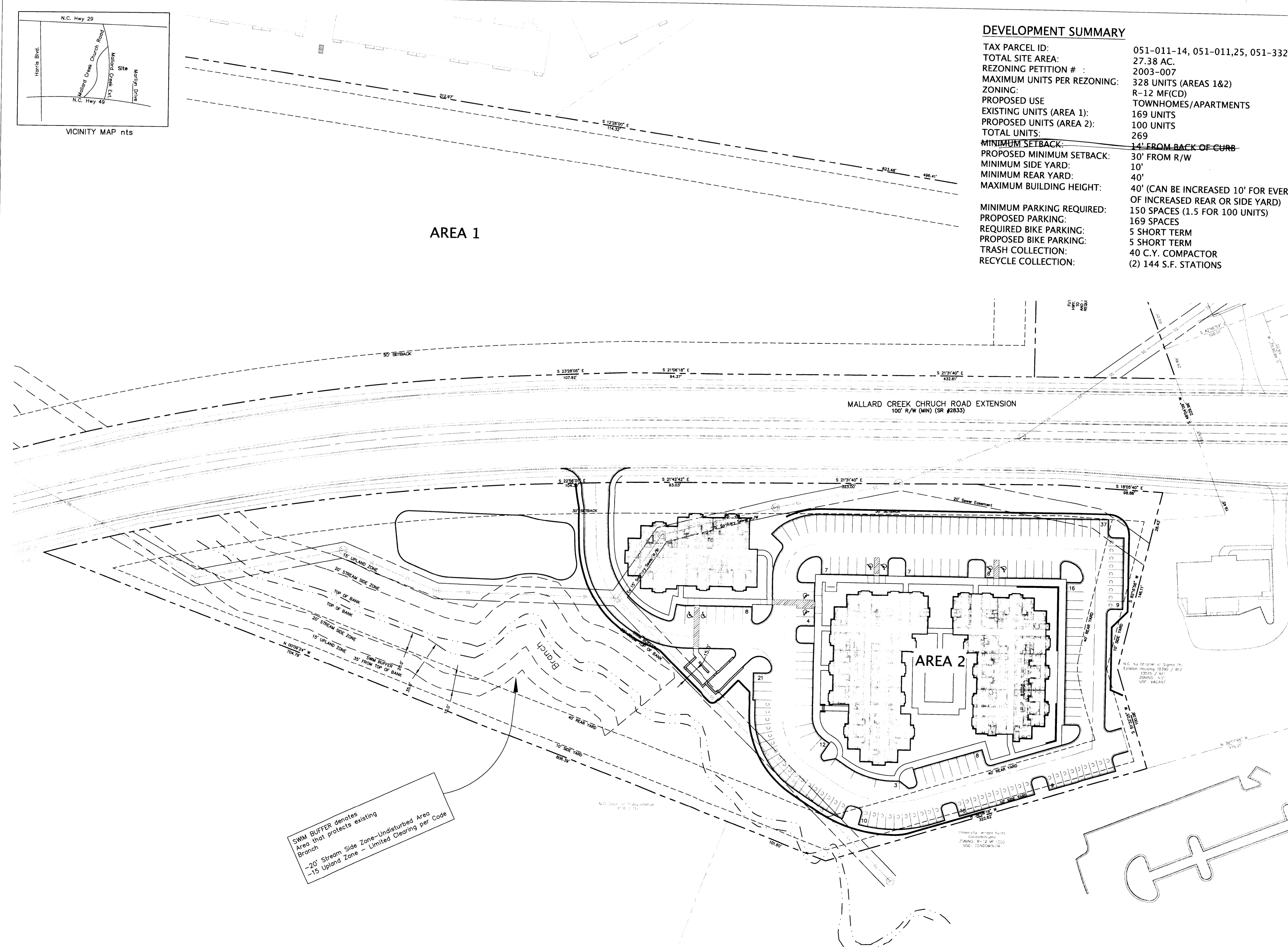
- Landscape Architecture
- Urban Design
- Civil Engineering
- Land Planning

SCHEMATIC SITE PLAN
 FOR PUBLIC HEARING PETITION # 2003-07

Scale: 1" = 100'
 Date: 19 SEPT 2002
 Project No.: 038-001
 Revisions:
 1. JAN 6, 2003 PER CMPC COMMENTS
 2. MARCH 5, 2003 PER FINAL STAFF COMMENTS

APPROVED BY CITY COUNCIL
 DATE: *4/1/03*

Sheet 2 of 2



DEVELOPMENT SUMMARY

TAX PARCEL ID: 051-011-14, 051-011-25, 051-332-10
 TOTAL SITE AREA: 27.38 AC.
 REZONING PETITION #: 2003-007
 MAXIMUM UNITS PER REZONING: 328 UNITS (AREAS 1&2)
 ZONING: R-12 MF(CD)
 PROPOSED USE: TOWNHOMES/APARTMENTS
 PROPOSED UNITS (AREA 1): 169 UNITS
 PROPOSED UNITS (AREA 2): 100 UNITS
 TOTAL UNITS: 269
 MINIMUM SETBACK: 14' FROM BACK OF CURB
 PROPOSED MINIMUM SETBACK: 30' FROM R/W
 MINIMUM SIDE YARD: 10'
 MINIMUM REAR YARD: 40'
 MAXIMUM BUILDING HEIGHT: 40' (CAN BE INCREASED 10' FOR EVERY 1' OF INCREASED REAR OR SIDE YARD)
 150 SPACES (1.5 FOR 100 UNITS)
 169 SPACES
 MINIMUM PARKING REQUIRED:
 PROPOSED BIKE PARKING:
 REQUIRED BIKE PARKING:
 PROPOSED BIKE PARKING:
 TRASH COLLECTION:
 RECYCLE COLLECTION:

THE LOFTS AT MALLARD CREEK
 CHARLOTTE, NC
VESTCOR COMMUNITIES
 3020 HARTLEY ROAD SUITE 300
 JACQUESVILLE, NC 27208
 910.288.8810

SITE PLAN
 SCALE: 1" = 40'
 PROJECT #: 231-003
 DRAWN BY: JC
 CHECKED BY: JC

SITE PLAN
 JUNE 10, 2011
 REVISIONS: