

BOUNDARY DESCRIPTION

BEGINNING AT A POINT, said point being on existing iron pin at the southwest corner of the property of Roy M. Kinnaman, now or formerly, as shown on an unrecorded map by Land Design, Inc., and recorded in Deed Book 10114 Page 149, Mecklenburg County Register of Deeds and having North Carolina Grid Coordinates of North, 583,922.28 and East, 1,471,456.30. THENCE along the line of Roy M. Kinnaman the following four calls and distances: THENCE North 2 degrees 27 minutes 18 seconds West for a distance of 129.60 feet to an existing iron pin; THENCE North 55 degrees 30 minutes 25 seconds East for a distance of 30.00 feet to an existing iron pin; THENCE North 24 degrees 20 minutes 37 seconds West for a distance of 63.92 feet to an existing iron pin; THENCE North 63 degrees 38 minutes 22 seconds East for a distance of 37.40 feet to a new iron pin; THENCE North 65 degrees 38 minutes 25 seconds East for a distance of 30.00 feet to a point in the centerline of Drivewood Court; THENCE along the centerline of Drivewood Court 23 degrees 20 minutes 03 seconds East for a distance of 195.30 feet to a point; THENCE South 65 degrees 34 minutes 09 seconds West for a distance of 18.14 feet to a point, the northeast corner of the property of Stanley Gray Alexander, now or formerly, as recorded in Deed Book 4244 Page 531, Mecklenburg County Register of Deeds and shown on an unrecorded map by DS Atlantic, dated September 9th, 1999; THENCE along the lines shown on the DS Atlantic map, as related to the North Carolina Grid System the following twelve courses and distances: THENCE along the western margin of Drivewood Court South 23 degrees 53 minutes 07 seconds East for a distance of 492.35 feet to a point, the northeast corner of the property of Ruth Bonds, now or formerly, as recorded in Deed Book 5626 Page 475; THENCE along the property of Ruth Bonds South 65 degrees 03 minutes 08 seconds West for a distance of 117.72 feet to a point; THENCE South 21 degrees 05 minutes 28 seconds West for a distance of 82.46 feet to a point; THENCE South 56 degrees 25 minutes 51 seconds East for a distance of 110.10 feet to a point on the western right-of-way of Mallard Creek Road; THENCE along the western right-of-way of Mallard Creek Road South 34 degrees 04 minutes 19 seconds West for a distance of 20.58 feet to a point; THENCE continuing along the western right-of-way of Mallard Creek Road South 23 degrees 10 minutes 15 seconds West for a distance of 349.56 feet to a point; THENCE continuing along the western margin of Mallard Creek Road South 22 degrees 17 minutes 02 seconds West for a distance of 479.88 feet to the northeast corner of Rebecca W. McLaughlin and Colvard Park Subdivision as recorded in Map Book 22 Page 158 North 65 degrees 15 minutes 27 seconds West for a distance of 655.36 feet to the southeast corner of Henry Earl Thomas, now or formerly, as recorded in Deed Book 3922 Page 026; THENCE along the line of Henry Earl Thomas and Martin Eugene DeHler, now or formerly, as recorded in Deed Book 2043 page 153; THENCE along the line of Frederick Lee Tredway North 65 degrees 54 minutes 08 seconds East for a distance of 208.15 feet to the POINT OF BEGINNING. Together with and subject to covenants, easements and restrictions of record. Said property contains 21.869 acres more or less.

1. Development of the site will be controlled by the standards depicted on this site plan and by the standards of the Charlotte Zoning Ordinance. The development depicted on this plan is intended to reflect the arrangement of proposed uses on the site, but the exact configuration, placement, and size of individual site elements may be altered or modified within the limits prescribed by the ordinance, as provided in Section 6.2.05(2), during the design development and construction phases within the building envelope line as shown on the plan.

2. Any detached lighting on the site will be limited to 20 feet in height.

3. Signage will be permitted in accordance with applicable Zoning standards.

4. Parking will be provided which will meet or exceed the standards of the Zoning ordinance.

5. The use of the site will be for the development of a multifamily residential community and related accessory uses. Buildings constructed on the site will be limited to three stories in height. Buildings may include residential units located over garage spaces (noted as carriage houses on the site plan) that will include at least two residential units in each structure.

6. All buildings will be within 750 feet of a fire hydrant as prescribed by the Charlotte Fire Dept.

7. Access will be provided by driveway connections to Mallard Creek Rd. and to Drivewood Ct.

8. The Petitioner will install an internal sidewalk system that will connect all the units on the site with other units and facilities on the site, and with sidewalks on the adjacent public streets.

9. Stormwater detention facilities will be designed to meet the applicable standards of Charlotte-Mecklenburg Stormwater Services and will include additional provisions for detention for the 25 through 30-year storm events such that pool development runoff rates do not exceed those produced by the R-3 land cover. In lieu of the increased detention, the Petitioner may provide a detailed engineering study, completed by a professional engineer licensed in North Carolina, which shows the downstream drainage system is sufficient to convey the increase in flow due to the change in zoning classification and will remain in compliance with current standards. Detention will not be located within buffer or setback areas.

10. The site will comply with Chapter 21 of the Charlotte City Code. Proposed planting shown is conceptual only and will be subject to change on actual site conditions and Urban Forestry Staff approval.

11. Buffer areas will be developed in accordance with Section 12.002 except that buffers will not be reduced. Required buffers on the site may be eliminated if the adjoining parcels are zoned such that buffers are no longer required.

12. Parking areas will not be located between the residential buildings on the site and public streets adjoining the site.

13. Any lighting installed for a tennis court on the site will be designed and installed as to direct the light down and into the tennis court area.

14. Driveway design will be approved by CDOT and will include as much as 150' of internal canalization if required for the particular driveway and site design.

15. The petitioner will dedicate additional right of way along Mallard Creek Rd. sufficient to provide for 50' from the centerline, and will dedicate right of way along Drivewood Court sufficient to provide 27' from centerline.

16. The Petitioner will install a 5' sidewalk and an 8' planting strip along the frontage on Drivewood Court.

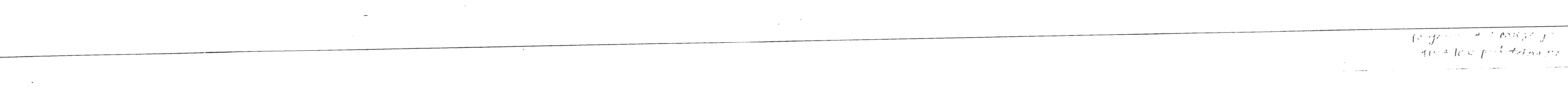
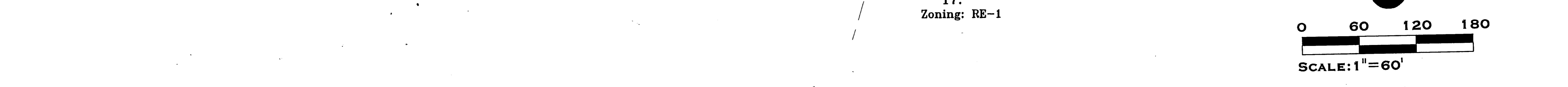
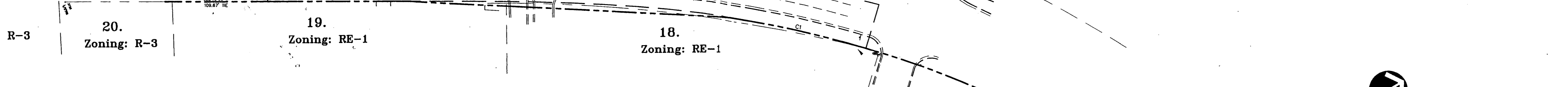
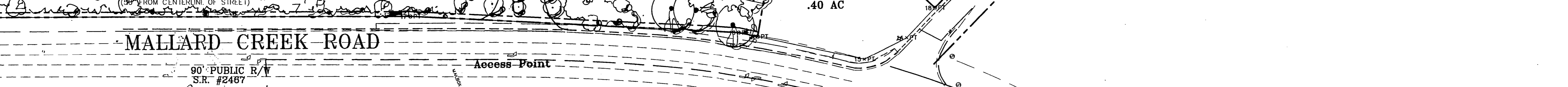
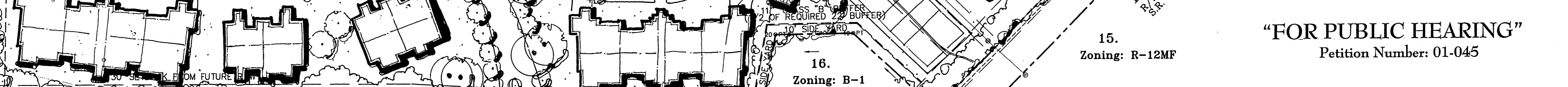
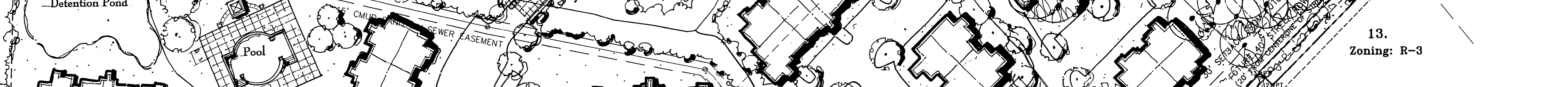
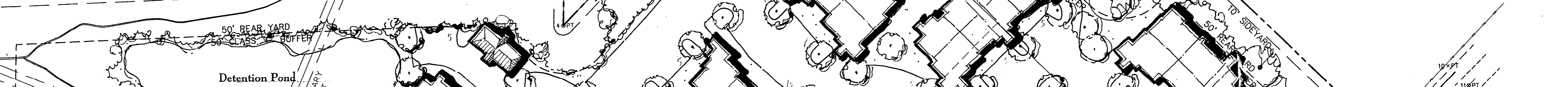
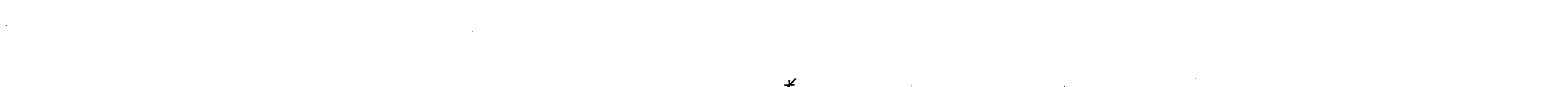
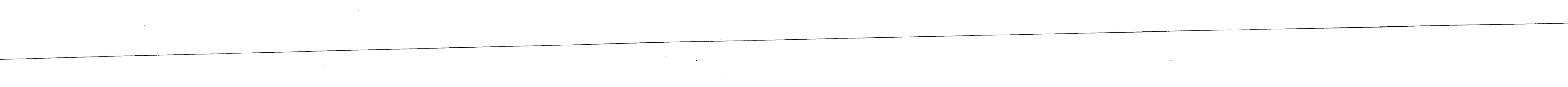
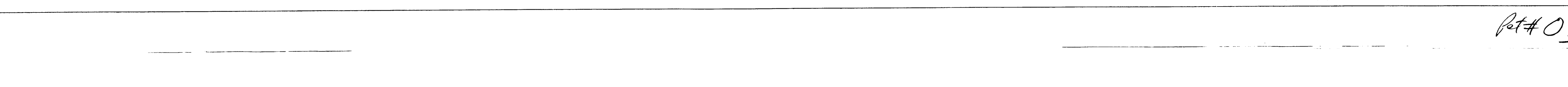
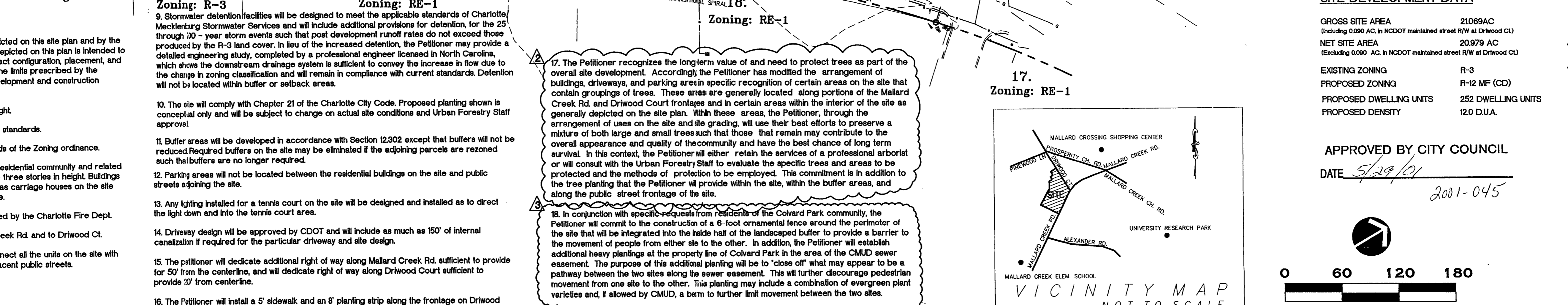
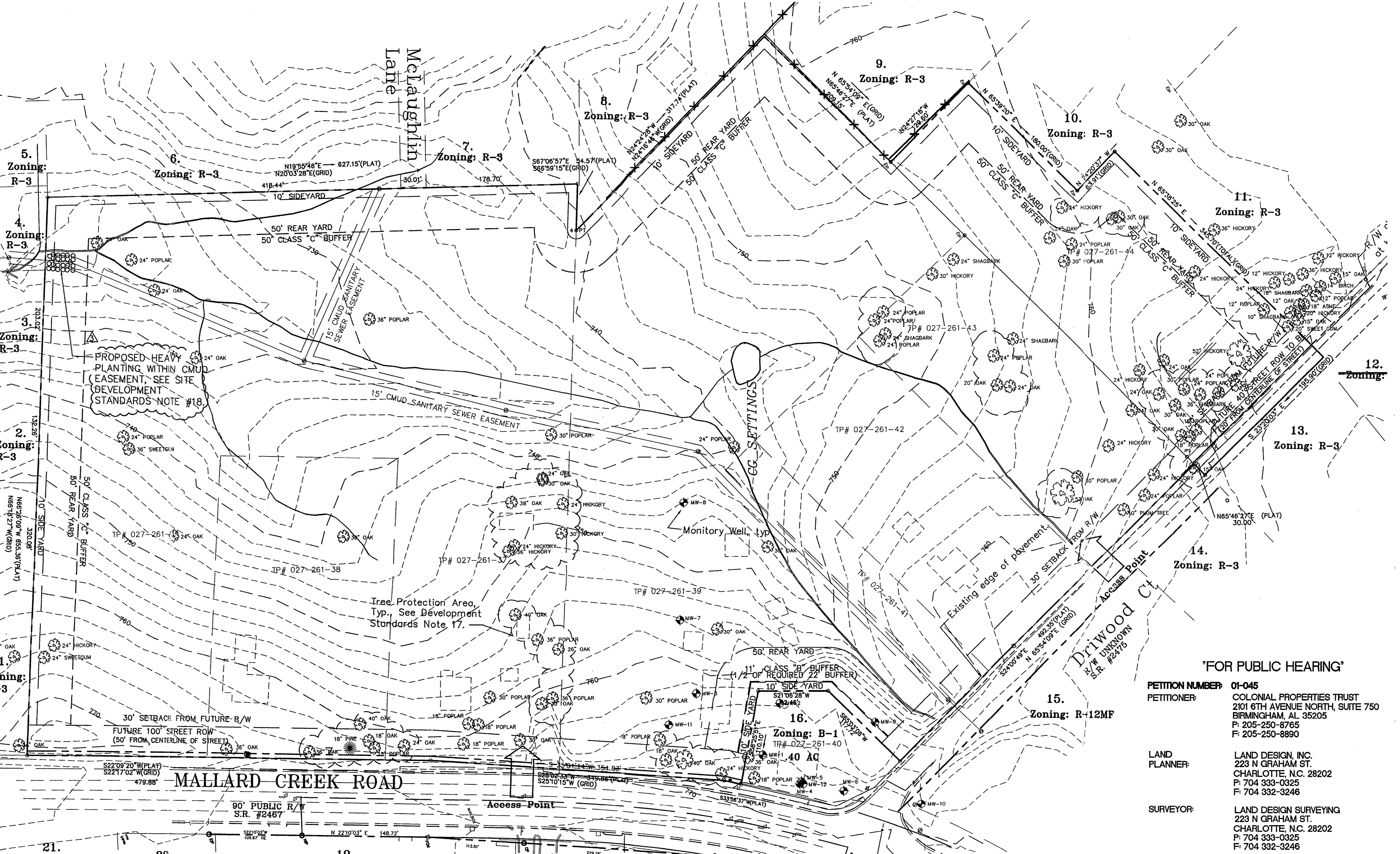
17. The Petitioner recognizes the long-term value of and need to protect trees as part of the overall site development. Accordingly the Petitioner has modified the arrangement of buildings, driveways, and parking areas in specific recognition of certain areas on the site that contain groupings of trees. These areas are generally located along portions of the Mallard Creek Rd. and Drivewood Court frontages and in certain areas within the interior of the site as generally depicted on the site plan. Within these areas, the Petitioner, through the arrangement of uses on the site and site grading, will use their best efforts to preserve a mixture of both large and small trees such that those that remain may contribute to the overall appearance and quality of the community and have the best chance of long term survival. In this context, the Petitioner will either retain the services of a professional arborist or will consult with the Urban Forestry Staff to evaluate the specific trees and areas to be protected and the methods of protection to be employed. This commitment is in addition to the tree planting that the Petitioner will provide within the site, within the buffer areas, and along the public street frontage of the site.

18. In conjunction with specific requests from residents of the Colvard Park community, the Petitioner will commit to the construction of a 4-foot ornamental fence around the perimeter of the site that will be integrated into the hardscape buffer to provide a barrier to the movement of people from either site to the other. In addition, the Petitioner will establish additional heavy planting at the property line of Colvard Park in the area of the CMUD sewer easement. The purpose of the additional planting will be to "close off" what may appear to be a pathway between the two sites along the sewer easement. This will further discourage pedestrian movement from one site to the other. This planting may include a combination of evergreen plant varieties and, if allowed by CMUD, a berm to further limit movement between the two sites.

19. The Petitioner will install a 5' sidewalk and an 8' planting strip along the frontage on Drivewood Court.

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Land Design, Inc. Landscape Architectural Site Planning

Colonial Grand at Mallard Creek Charlotte, N.C. Colonial Properties Trust

Technical Data Sheet

REVISIONS

DATE: 01/22/2001	DES. JB	DWN. AC
SCALE: 1" = 60'	PROJECT/FILE NO. 1001001	SHEET NO. SHEET 1 OF 2

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Illustrative Site Plan

REVISIONS

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