

**SITE DATA**

**TAX PARCEL NUMBERS:**

**TOTAL AREA:**  
**EXISTING ZONING:**  
**PROPOSED ZONING:**  
**PROPOSED USE:**

**PROPOSED DENSITY:**  
**PROPOSED OPEN SPACE:**

**051-011-14, 051-011-25**  
**27.38 AC.**  
**INST. & B-1**  
**R-12 MF (CD)**  
**328 UNITS**  
**TOWNHOMES/APARTMENTS**  
**12 D.U.A.**  
**13.69 AC. (50%)**

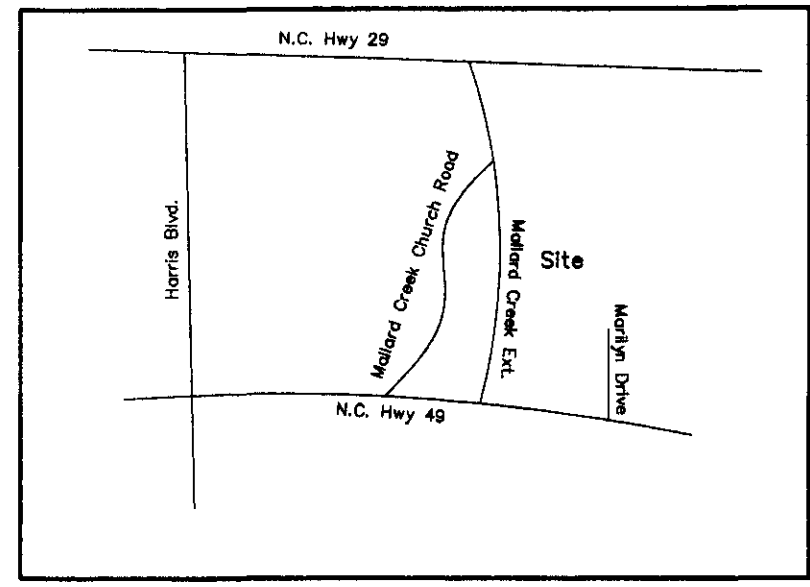
**DEVELOPMENT STANDARDS**

- 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 scenario depicted on the Schematic Site 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 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 # 051-332-10) 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 3 051-011-18), both generally as depicted on the Technical Data Plan.
  - Pedestrian / Bicycle Access:
    - Pedestrian access via a 5' sidewalk shall 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 8' wide to the site parking lot or driveway to the property line.
  - Public Roads:
    - 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 save trees 6 inches in caliper 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 shall be right-in/right-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 "bulb out" on the south side to accommodate possible U-turns. The left turn lanes shall have 150' of storage and a 15:1 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 will 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, bioretention 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 20 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 gates.
- Detached pole lighting, except City streetlights, shall be of a uniform design and shall be limited to 20' height maximum. No wall "pak" 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.

State of N.C.  
 4521 / 695  
 ZONING: INST.  
 USE: VACANT

SWM BUFFER denotes  
 Area that protects existing  
 Branch  
 -20' Stream Side Zone - Undisturbed Area  
 -15 Upland Zone - Limited Clearing per Code

State of N.C.  
 6487 / 372  
 ZONING: INST.  
 USE: VACANT



**MALLARD CREEK EXTENSION  
 REZONING PETITION**  
 CHARLOTTE, NORTH CAROLINA

**COLORWORKS DEVELOPMENT, LLC**  
 200 W. UNIONVILLE-INDIAN TRAIL ROAD  
 INDIAN TRAIL, NORTH CAROLINA 28079

**Design Resource Group**  
 1230 West Morehead Street, Suite 214  
 Charlotte, NC 28208  
 704.343.0608 fax 704.368.3093  
 www.drg.com

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

**DRG**

**TECHNICAL DATA PLAN**  
 FOR PUBLIC HEARING  
 PETITION # 2003-07

**Scale: 1" = 100'**  
**Date: 19 SEPT 2002**  
**Project No.: 138-001**  
**Revisions:**  
 1. JAN 6, 2003 PER CMPC COMMENTS  
 1. MARCH 5, 2003 PER FINAL STAFF COMMENTS

**APPROVED BY CITY COUNCIL**  
 DATE 3/7/03

Sheet 1 of 2



State of N.C.  
4521 / 695

SWM BUFFER denotes  
Area that protects existing  
Branch  
-20' Stream Side Zone - Undisturbed Area  
-15 Upland Zone - Limited Clearing per Code

128' Duke Energy R/W

N.C. Dept.  
of Transportation  
III6 / III

Mallard Creek Extension

Dorothy T. Massey  
6487 / 372

N.C. Dept.  
of Transportation  
III6 / III

William W. Waters  
5396 / 881  
POTENTIAL PEDESTRIAN  
& BICYCLE ACCESS  
(TYP.)

POTENTIAL PEDESTRIAN &  
BICYCLE ACCESS (TYP.)  
University Club  
Apartments of  
Charlotte, LLC  
9398 / 66

POTENTIAL PEDESTRIAN &  
BICYCLE ACCESS (TYP.)

William W. Waters  
5396 / 881

Tryon House Partnership  
4362 / 901

TRASH COLLECTION &  
RECYCLING AREA

TRASH COLLECTION &  
RECYCLING AREA

N.C. Nu Chapter  
of Sigma Phi  
Epsilon Housing  
10390 / 812  
1355 / 811

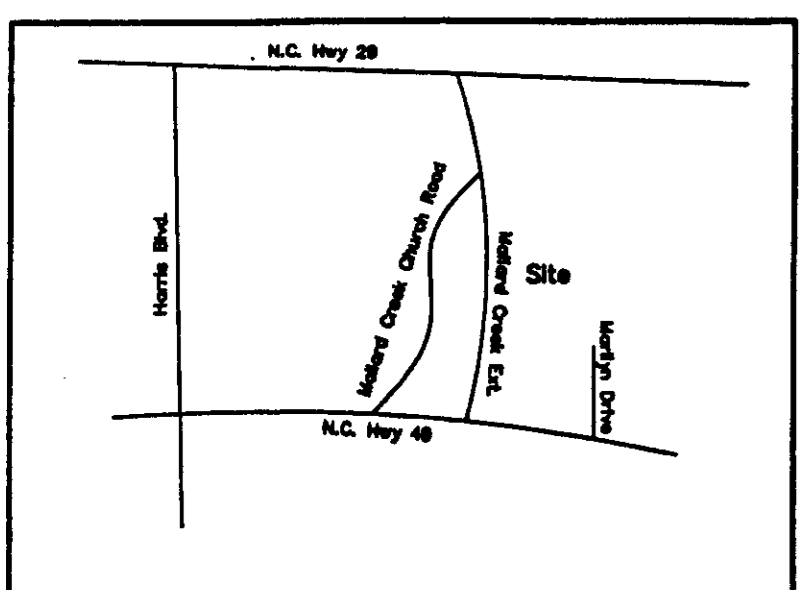
Herry Atkins  
6806 / 444

University Terrace  
North Condominiums

POTENTIAL PEDESTRIAN &  
BICYCLE ACCESS  
(TYP.)

Marilyn Drive 60' Public R/W

N.C. Hwy 49  
Public R/W



LOCATION MAP - NOT TO SCALE

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REZONING PETITION**  
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**DRG**

**SCHEMATIC  
SITE  
PLAN**  
FOR PUBLIC HEARING  
PETITION # 2003-07



Scale:	1" = 100'
Date:	19 SEPT 2002
Project No.:	138-001
Revisions:	
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Sheet	2 of 2

APPROVED BY CITY COUNCIL  
DATE 2/11/03