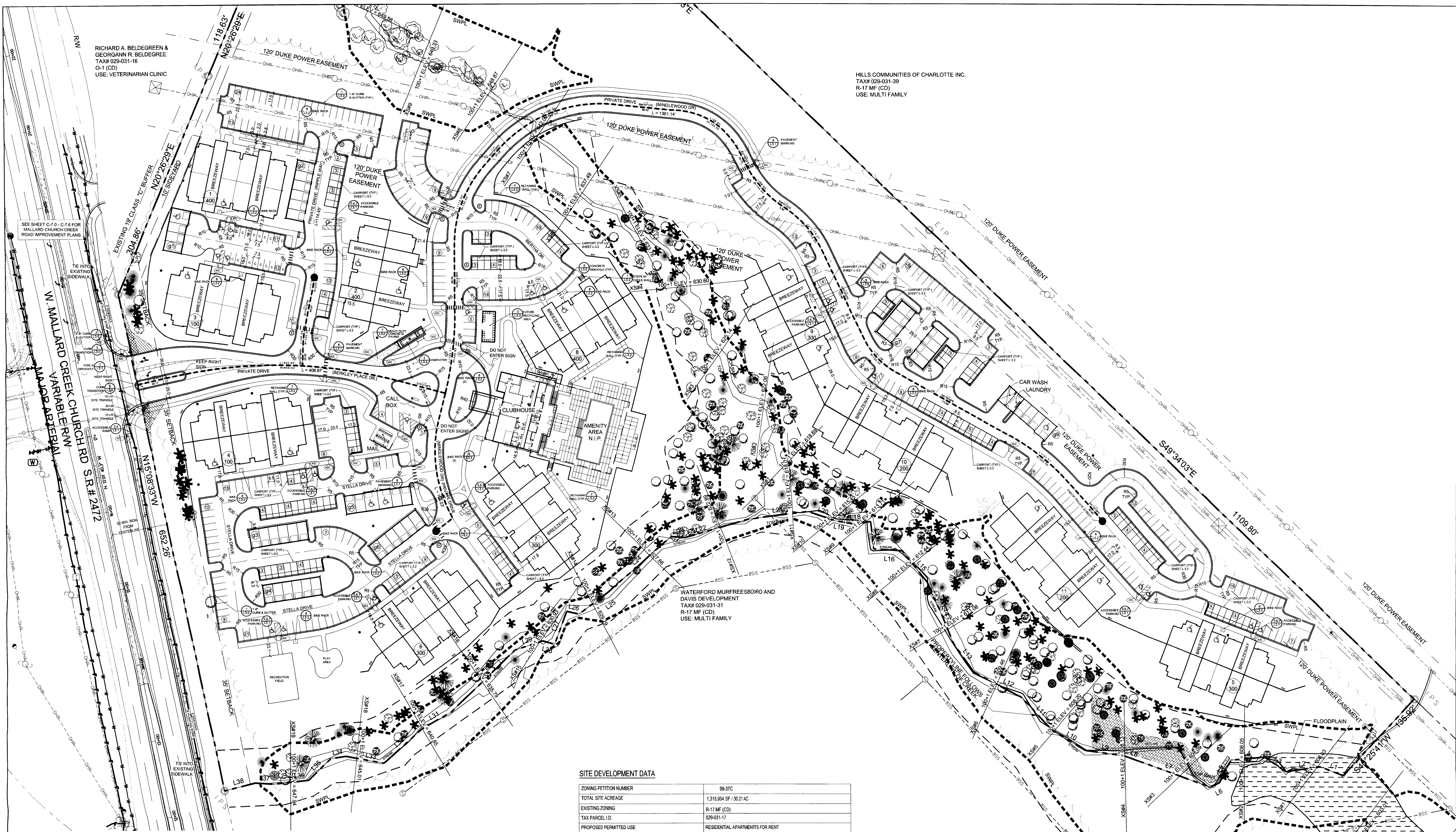




RICHARD A. BELDEGREEN &
GEORGANN R. BELDEGREE
TAX# 029-031-16
O-1 (CD)
USE: VETERINARIAN CLINIC

HILLS COMMUNITIES OF CHARLOTTE INC.
TAX# 029-031-39
R-17 MF (CD)
USE: MULTI FAMILY

SEE SHEET C-7.0 - C-7.6 FOR
MALLARD CREEK CHURCH RD
ROAD IMPROVEMENT PLANS

LINE	BEARING	DISTANCE
L1	N70°30'24"W	32.74'
L2	S82°00'28"W	46.89'
L3	N53°23'24"W	32.13'
L4	S54°35'23"W	11.51'
L5	N68°36'39"W	19.58'
L6	S77°30'44"W	15.30'
L7	S77°23'34"W	24.75'
L8	S65°46'15"W	10.72'
L9	S75°33'52"W	14.83'
L10	N71°28'17"W	96.42'
L11	N72°50'21"W	20.45'
L12	N82°44'37"W	53.49'
L13	N41°16'40"W	24.68'
L14	N72°50'21"W	30.86'
L15	N42°21'57"W	38.80'
L16	N31°56'04"W	27.25'
L17	N80°23'19"W	22.41'
L18	N61°12'05"W	42.04'
L19	N20°55'12"W	32.82'
L20	N63°40'44"W	11.61'
L21	N27°11'21"W	27.46'
L22	N34°22'24"W	32.99'
L23	N12°56'36"W	21.45'
L24	N07°45'58"E	16.61'
L25	N45°57'09"W	53.93'
L26	S68°02'34"W	30.94'
L27	N08°50'33"W	37.96'
L28	S76°48'48"W	19.94'
L29	N81°01'06"W	27.16'
L30	S87°28'52"W	11.45'
L31	N65°43'47"W	26.16'
L32	S83°37'38"W	23.40'
L33	N81°01'06"W	35.66'
L34	S89°32'01"W	32.88'
L35	S84°15'23"W	24.05'
L36	S81°30'28"W	31.33'
L37	S74°56'53"W	27.30'
L38	N78°30'28"W	19.23'

NOTES:

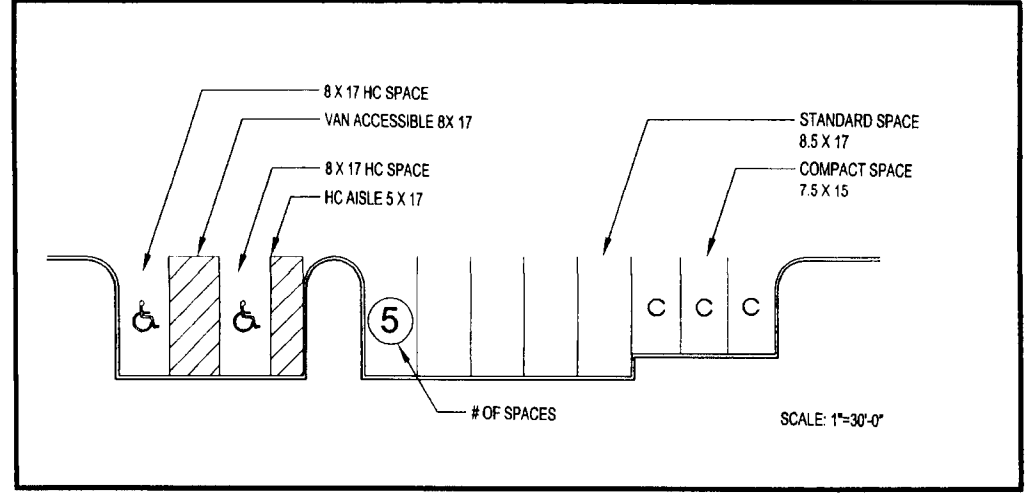
1. ALL SCREENING REQUIREMENTS SHALL COMPLY WITH SECTION 12.303 OF THE CITY OF CHARLOTTE ZONING ORDINANCE.
2. ALL OFF-STREET PARKING SHALL BE IN COMPLIANCE WITH SECTION 12.208 OF THE CITY OF CHARLOTTE ZONING ORDINANCE.
3. TRASH COLLECTION SHALL BE PRIVATE, PROVIDED THROUGH THE DEVELOPMENT OWNER/MANAGEMENT. COMPACTOR IS LOCATED ADJACENT TO THE CLUBHOUSE.
4. ALL REQUIRED PLANTINGS SHALL COMPLY WITH PART THREE: BUFFERS AND SCREENING OF THE CITY OF CHARLOTTE ZONING ORDINANCE.
5. SITE ENGINEERING DRAWINGS SHOWING COMPLIANCE WITH SITE ENGINEERING REQUIREMENTS OF THE SUBDIVISION ORDINANCE SHALL BE APPROVED BY THE CITY ENGINEERING STAFF AS PART OF THE BUILDING PERMIT PROCESS.
6. ALL DIMENSIONS AND RADII ARE TO BACK OF CURB.
7. SEE ARCHITECTURAL PLANS FOR BUILDING FOOTPRINT DIMENSIONS OF ALL BUILDINGS, CLUBHOUSE, COMPACTOR STRUCTURE AND GARAGES.
8. CONTRACTOR SHALL VERIFY THAT ALL BUILDINGS ARE OUTSIDE ALL BUFFERS AND SETBACKS AS SHOWN.
9. LAND DEVELOPMENT ENGINEER TO BE GIVEN 24 HOURS NOTICE PRIOR TO START OF CONSTRUCTION.
10. ALL PRIVATE DRIVES AND PARKING DRIVE LINES SHALL BE HEAVY DUTY ASPHALT. ALL PARKING SPACE BAYS AND GARAGE DRIVEWAYS SHALL BE LIGHT DUTY ASPHALT.
11. SEE GRADING PLANS C3.0, C3.1, AND C3.2 FOR SITE GRADING INFORMATION.
12. CONTACT THE UTILITY COMPANY TO RELOCATE ANY EXISTING UTILITY POLES. ALL EXISTING FACILITIES WHICH CONFLICT WITH THE IMPROVEMENTS UNDER THE SCOPE OF THIS PROJECT MUST BE RELOCATED AT THE EXPENSE OF THE APPLICANT.

13. TREES WITHIN THE STREET RIGHT OF WAY ARE PROTECTED BY LAW. A PERMIT IS REQUIRED FROM THE CITY ARBORIST AT (704) 338-5753 PRIOR TO REMOVAL OF ANY RIGHT-OF-WAY TREES. ALL TREES OVER 8" IN DIAMETER AS MEASURED 4.5' ABOVE GROUND AND LOCATED WITHIN THE SETBACK ARE PROTECTED BY LAW. CONTACT LAND DEVELOPMENT AT (704) 338-6892 FOR REQUIRED PERMITS.
14. PE SEALED SHOP DRAWINGS FOR RETAINING WALL MUST BE SUBMITTED TO CITY ENGINEER PRIOR TO CONSTRUCTION.
15. NON-STANDARD ITEMS (IE: PAVERS, IRRIGATION SYSTEMS, ETC.) IN THE RIGHT-OF-WAY REQUIRE A RIGHT-OF-WAY ENCROACHMENT AGREEMENT WITH THE (CHARLOTTE DEPARTMENT OF TRANSPORTATION/NORTH CAROLINA DEPARTMENT OF TRANSPORTATION) BEFORE INSTALLATION.
16. ALL INTERNAL SIDEWALKS ARE A MINIMUM 5'. ALL SIDEWALKS ABUTTING PARKING TO BE A MIN. OF 7'.

SITE DEVELOPMENT DATA

ZONING PETITION NUMBER	99-37C
TOTAL SITE ACREAGE	1,315,954 SF / 30.21 AC
EXISTING ZONING	R-17 MF (CD)
TAX PARCEL I.D.	029-031-17
PROPOSED PERMITTED USE:	RESIDENTIAL APARTMENTS FOR RENT
TOTAL NUMBER OF EXISTING BUILDINGS:	0
PROPOSED BUILDINGS:	21 TOTAL (11 MULTIFAMILY + 9 GARAGES + 1 CLUBHOUSE)
DENSITY: 9.93 DU PER AC	300 DWELLING UNITS (11 BUILDINGS)
EXISTING IMPERVIOUS COVERAGE	0 SF
PROPOSED IMPERVIOUS COVERAGE	366,384 SF / 27.8%
PROPOSED BUILDING COVERAGE	139,317 SF
ROAD & PARKING COVERAGE	227,067 SF
PARKING SPACES REQUIRED (HANDICAP):	450 SPACES (17 @ 1.5 SPACES PER UNIT)
PARKING SPACES PROVIDED:	488 SPACES
STANDARD SPACES	295 STANDARD
COMPACT SPACES	19 @ 3.8%
HANDICAP SPACES PROVIDED:	21 SPACES (FOUR VAN ACCESSIBLE)
CARPOT SPACES PROVIDED:	110
HANDICAP CARPOT SPACES PROVIDED:	3
GARAGE SPACES PROVIDED:	40 SPACES (4 HANDICAP)
BICYCLE PARKING REQUIRED:	15 @ 1 SPACE PER 20 UNITS
BICYCLE PARKING PROVIDED:	18
PRIVATE STREET PARKING CALCULATIONS:	
BERKLEY PLACE DR. (408,782 ± 204.87' ALLOWABLE PARKING)	4 SPACES (59')
MINGLEDWOOD DR. (1,538,362 ± 788.18' ALLOWABLE PARKING)	78 SPACES (663')
RIPPLE WAY (114,452 ± 57.22' ALLOWABLE PARKING)	6 SPACES (51.0')
BUILDING HEIGHT:	5 STORES MAX. (57'-9" MAX. TO ROOF APEX)
TYPE 100	57'-0" TO ROOF APEX (BUILDING 31'00, NO SPLIT, 46'-0" TO ROOF APEX)
TYPE 200	57'-0" TO ROOF APEX
TYPE 300	56'-0" TO ROOF APEX
TYPE 400	56'-0" TO ROOF APEX (BUILDING 14'00, NO SPLIT, 45'-9" TO ROOF APEX)
SETBACK:	35'
SIDE YARD:	10'
REAR YARD:	40'
OPEN SPACE:	21.8 AC / 72.2%

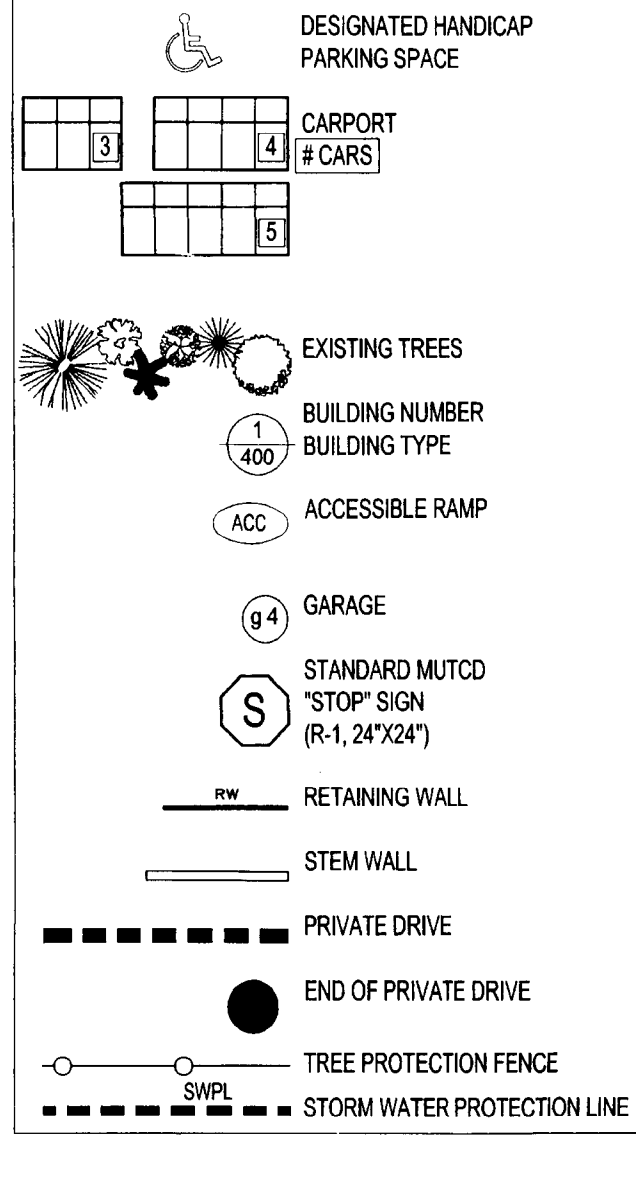
PARKING LEGEND



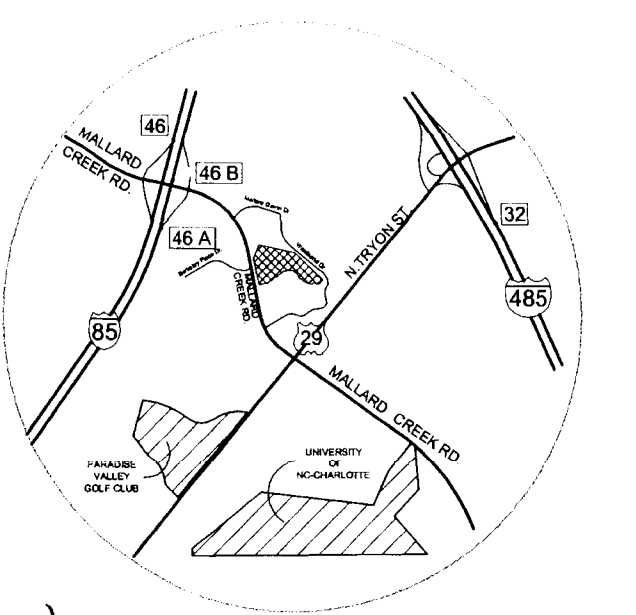
SOLID WASTE AND RECYCLING

SOLID WASTE REQUIRED:	(1) 8 C.Y. COMPACTOR PER 80 UNITS = 27 C.Y.
RECYCLING REQUIRED:	(1) 144 S.F. RECYCLING STATION PER 80 UNITS = 540 S.F.
SOLID WASTE PROVIDED:	(1) 27 C.Y. COMPACTOR
RECYCLING AREA PROVIDED:	540 S.F. OR (4) 144 S.F. RECYCLING STATIONS

LEGEND



VICINITY MAP



PRELIMINARY PLANNED
MULTI-FAMILY SUBDIVISION
APPROVAL
CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT

LandDesign
233 N Graham Street, Charlotte, NC 28202
V: 704.333.0335 F: 704.332.3246
www.LandDesign.com

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12/15/10

MALLARD CREEK
Residential Apartments
Phillips Development & Realty, LLC, Charlotte North Carolina
LAYOUT PLAN

REVISIONS:
1. 10-25-10 - SITE PLAN AMENDMENT PER
DRAWING BY: GPR/SA
CHECKED BY: COT
SCALE: 1" = 50' 0"
PROJECT #: 1006247
SHEET #

L-2.0