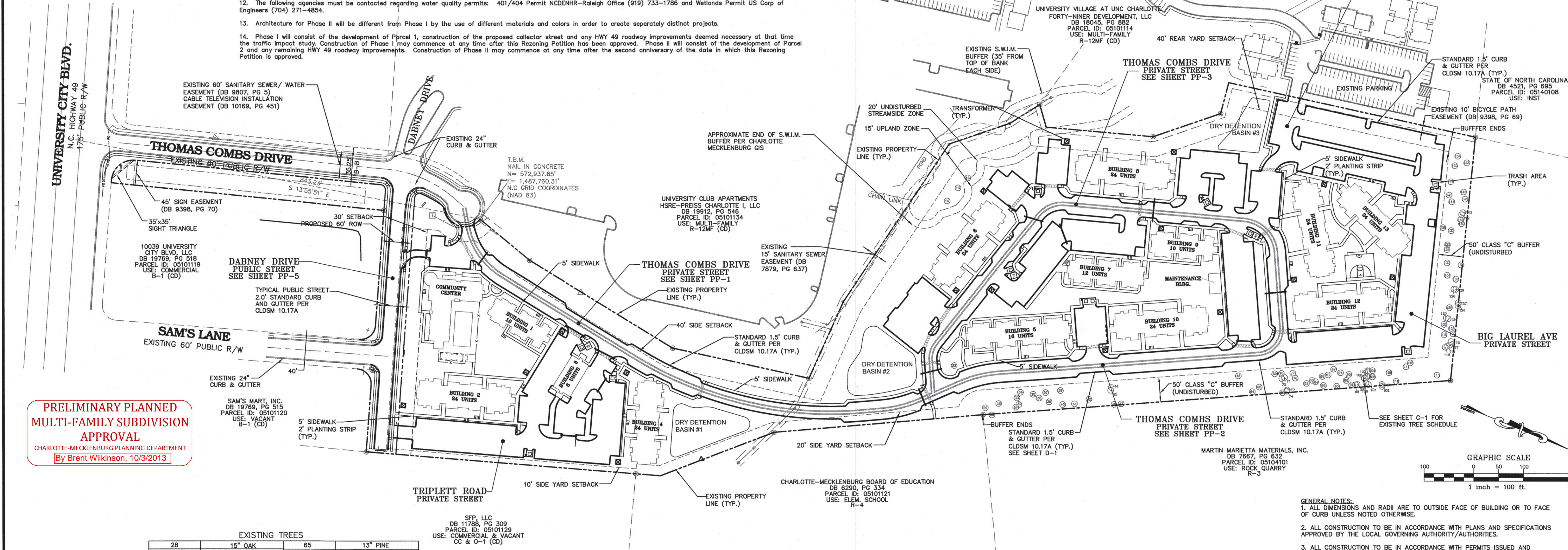


REZONING PETITION 97-62  
CONDITIONAL DEVELOPMENT NOTES  
APPROVED BY CITY COUNCIL - SEPTEMBER 15, 1997  
ADMINISTRATIVE APPROVAL - AUGUST 2, 2002

- The building configurations, placements and sizes shown on the schematic site plan are illustrative in nature and may be altered or modified during design development and construction phases within the maximum building limit lines established on this rezoning plan. Parking layouts may also be modified to accommodate final building locations. Petitioner agrees that no buildings may be constructed within the areas reserved for future roadway improvements until the first to occur of: 1.) the fifth anniversary of the date on which this rezoning is approved or 2.) the certification by the Charlotte Department of Transportation to the Zoning Administrator that the proposed Mallard Creek Church Road/NC 49 interchange has been abandoned. Once the first of these two events have transpired, the Petitioner may construct some or all of the dwelling units for Parcel 1 or 2 within this area.
- All buildings constructed within the site shall meet or exceed the setback, rear yard and side yard requirements established under the R-12MF district.
- Buffers established on the Technical Data Sheet shall conform to the standards of Section 12.302 of the Zoning Ordinance subject, however, to the provisions of Section 12.304. Buffer areas are to remain as undisturbed open space except to the extent necessary to accommodate utility construction access points, walls, fences and sidewalks. In all buffer areas where existing trees and natural vegetation have been cleared to accommodate walls, fences and utility construction, the cleared, unimproved areas will be landscaped as required by Section 12.302 of the Zoning Ordinance. Buffer widths will not be reduced in width from that shown on the plan except in areas designated on the plan and further described in development note 18.
- Screening shall conform to the standards and treatments specified in Section 12.303 of the Ordinance. Landscaped areas within the site will be planted and improved in sequences which are key to the development taking place on each portion of the property. Each dumpster and service area will be screened from public streets and from adjacent properties in a manner which satisfies or exceeds the requirements in the Ordinance. Dumpsters will be located in a solid enclosure with a gate.
- All signs placed on the site will be erected in accordance with the requirements of the Ordinance.
- Maximum building heights shall not exceed three stories or 40 feet in height.
- The number of vehicular points shall be limited to the one shown on this rezoning plan and will be located in the general area depicted on the Technical Data Sheet. The configurations and final locations of driveways and access points within the site are subject to any minor modifications required to accommodate site and architectural construction plans and designs are further subject to approval by NCDOT and the Charlotte Department of Transportation.
- The parking spaces depicted on the schematic site plan may vary, but in all events, will be sufficient to satisfy or exceed the minimum off-street parking standards established under the Ordinance. No parking will be permitted within designated buffer and landscaped areas or setbacks.
- Adequate fire protection in the form of fire hydrants will be provided to the City's Fire Marshal's specifications. Fire hydrants shall be located within 750 feet as the fire truck travels of the most remote and accessible point of all buildings.
- The proposed public street shown on the plan shall be completed prior to issuance of occupancy permits. The exact location of access from HWY 49 will be subject to approval by NCDOT and Charlotte Department of Transportation.
- Lighting fixtures installed within the site, including bases, shall not exceed 20 feet in height.
- The following agencies must be contacted regarding water quality permits: 401/404 Permit NCDENHR-Raleigh Office (919) 733-1786 and Wetlands Permit US Corp of Engineers (704) 271-4854.
- Architecture for Phase II will be different from Phase I by the use of different materials and colors in order to create separately distinct projects.
- Phase I will consist of the development of Parcel 1, construction of the proposed collector street and any HWY 49 roadway improvements deemed necessary at that time the traffic impact study. Construction of Phase I may commence at any time after this Rezoning Petition has been approved. Phase II will consist of the development of Parcel 2 and any remaining HWY 49 roadway improvements. Construction of Phase II may commence at any time after the second anniversary of the date in which this Rezoning Petition is approved.



**PRELIMINARY PLANNED  
MULTI-FAMILY SUBDIVISION  
APPROVAL**  
CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT  
By Brent Wilkinson, 10/3/2013

EXISTING TREES			
1	17" DOUBLE OAK	28	15" OAK
2	38" OAK	29	11" OAK
3	17" OAK	30	9" OAK
4	24" OAK	31	11" OAK
5	32" MAPLE	32	9" OAK
6	16" MAPLE	33	8" CEDAR
7	23" OAK	34	12" GUM
8	18" OAK	35	8" GUM
9	16" OAK	36	8" CEDAR
10	17" GUM	37	8" PINE
11	17" GUM	38	12" PINE
12	12" PINE	39	9" PINE
13	18" GUM	40	10" PINE
14	18" GUM	41	14" CEDAR
15	16" ASH	42	18" OAK
16	18" OAK	43	16" OAK
17	22" OAK	44	13" OAK
18	20" MAPLE	45	13" OAK
19	19" PINE	46	16" OAK
20	18" GUM	47	20" OAK
21	18" OAK	48	19" OAK
22	17" OAK	49	19" OAK
23	24" OAK	50	24" OAK
24	18" OAK	51	40" OAK
25	18" OAK	52	33" OAK
26	18" OAK	53	33" OAK
27	18" GUM	54	24" OAK
		55	24" OAK
		56	23" OAK
		57	17" OAK
		58	16" OAK
		59	16" OAK
		60	16" OAK
		61	20" OAK
		62	24" OAK
		63	22" OAK
		64	12" OAK
		65	13" PINE
		66	28" OAK
		67	33" OAK
		68	24" OAK
		69	12" OAK
		70	10" PINE
		71	12" PINE
		72	12" PINE
		73	8" PINE
		74	8" MAPLE
		75	14" GUM
		76	12" GUM
		77	8" PINE
		78	14" GUM
		79	12" OAK
		80	18" OAK
		81	23" OAK
		82	13" PINE
		83	12" GUM
		84	23" OAK
		85	12" PINE
		86	18" PINE
		87	14" OAK
		88	23" OAK
		89	27" OAK
		90	12" OAK
		91	19" MAPLE
		92	10" OAK
		93	8" CEDAR
		94	12" OAK
		95	12" OAK
		96	10" OAK
		97	12" OAK
		98	8" OAK
		99	8" OAK
		100	12" OAK
		101	12" OAK

SITE DATA			
CULENT	UNCC MILLENNIUM, LLC		
SITE DATA	PIN	TAX MAP NUMBER	ACREAGE
	05101118	05101118	23.03± Ac.
	05101137	05101137	
ZONING:	R-12MF (CD) (97-62)		
CURRENT USE:	VACANT		
PROPOSED USE:	MULTI-FAMILY-APARTMENTS		
MAXIMUM DENSITY:	259 UNITS PER 97-62		
PROPOSED DENSITY:	10.5 DU/AC.		
PROPOSED UNITS:	244 UNITS		
FRONT SETBACK:	30' (THOMAS COMBS DR.)		
	15' (NEW INTERNAL PUBLIC AND PRIVATE RD.)		
SIDE YARD:	10' PER 97-62; 20' ABUTTING S.F. ZONED PROPERTY		
REAR YARD:	40'; 50' ABUTTING S.F. ZONED PROPERTY		
MINIMUM OPEN SPACE (%):	50%		
PROPOSED OPEN SPACE (%):	53.2%		
MAXIMUM BUILDING HEIGHT:	40' PER 97-62 (3 STORIES)		
MINIMUM PARKING SPACES:	368 (1.5 PER UNIT)		
PROPOSED PARKING SPACES:	723±		
MINIMUM ACCESSIBLE SPACES:	15±		
PROPOSED ACCESSIBLE PARKING SPACES:	16±		
MINIMUM ACCESSIBLE VAN SPACES:	2±		
PROPOSED ACCESSIBLE VAN SPACES:	4±		
MIN. SHORT-TERM BICYCLE SPACES:	12		
PROPOSED BICYCLE SPACES:	12		
EXIST. IMPERVIOUS AREA:	NONE		
PROPOSED IMPERVIOUS AREA:	11.79 AC. (51.0%)		
BUILDING SEPARATION:	16'		
NOTE: CONSTRUCTION TO BEGIN SUMMER 2013 AND FINISH JULY 2015.			

- SITE LEGEND**
- SIGNAGE
  - YARD LIGHTS
  - LIGHT POLE
  - POWER POLE
  - TRAFFIC DIRECTIONAL ARROW
  - ACCESSIBLE PARKING STALL
  - ACCESSIBLE RAMPS
  - SITE BOUNDARY LINE
  - RIGHT-OF-WAY LINE
  - ADJOINING PROPERTY LINE
  - EASEMENT LINE
  - CENTERLINE
  - FENCE
  - PRIVATE STREET LIMITS

- GENERAL NOTES:**
- ALL DIMENSIONS AND RADII ARE TO OUTSIDE FACE OF BUILDING OR TO FACE OF CURB UNLESS NOTED OTHERWISE.
  - ALL CONSTRUCTION TO BE IN ACCORDANCE WITH PLANS AND SPECIFICATIONS APPROVED BY THE LOCAL GOVERNING AUTHORITY/AUTHORITIES.
  - ALL CONSTRUCTION TO BE IN ACCORDANCE WITH PERMITS ISSUED AND APPLICABLE STATE, COUNTY AND LOCAL CODES.
  - PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH APPLICABLE SPECIFICATIONS AND IN ACCORDANCE WITH RECOMMENDATIONS BY THE GEOTECHNICAL ENGINEER.
  - CONTRACTOR SHALL REPLACE/RESTORE EXISTING IMPROVEMENTS DAMAGED DURING CONSTRUCTION TO THEIR ORIGINAL CONDITION AND TO THE SATISFACTION OF THE OWNER OF THE IMPROVEMENTS.
  - COMPACTION OF THE SOIL UNDER PAVED AREAS AND BUILDING AND THE MAINTENANCE OF PROPER MOISTURE CONTENT SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEER OR LOCAL CODES.
  - THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL INSPECTIONS, CERTIFICATIONS, EQUIPMENT, ETC. THAT MAY BE REQUIRED.
  - THE CONTRACTOR SHALL NOTE THAT THE DRAWINGS ARE SCHEMATIC IN NATURE AND DO NOT SHOW EVERY OFFSET, TRANSITION, FITTING, ETC. THAT MAY BE REQUIRED FOR A COMPLETE AND WORKING SYSTEM.
  - THE ENGINEER AND/OR OWNER DISCLAIM ANY ROLE IN THE CONSTRUCTION MEANS AND METHODS ASSOCIATED WITH THE PROJECT AS SET FORTH IN THESE PLANS.
  - CONTRACTOR SHALL MAINTAIN AN "AS BUILT" SET OF DRAWINGS TO RECORD THE EXACT LOCATION OF ALL PIPING PRIOR TO CONCEALMENT. DRAWINGS SHALL BE GIVEN TO THE OWNER UPON COMPLETION OF THE PROJECT WITH A COPY OF THE TRANSMITTAL LETTER TO THE ENGINEER.
  - IF DEPARTURES FROM THE SPECIFICATIONS OR DRAWINGS ARE DEEMED NECESSARY BY THE CONTRACTOR, DETAILS OF SUCH DEPARTURES AND REASONS THEREOF SHALL BE SUBMITTED TO THE OWNER FOR REVIEW. NO DEPARTURES FROM THE CONTRACT DOCUMENTS SHALL BE MADE WITHOUT THE WRITTEN PERMISSION OF THE OWNER.
  - THE CONTRACTOR SHALL, AT ALL TIMES, KEEP THE PREMISES FREE FROM ACCUMULATIONS OF WASTE MATERIALS OR RUBBISH CAUSED BY HIM, HIS EMPLOYEES OR HIS WORK. ALL DEBRIS SHALL BE REMOVED FROM THE PROJECT SITE ON A DAILY BASIS.
  - HANDRAILS OR FENCING REQUIRED FOR ALL WALLS HIGHER THAN 30'

FINAL DRAWING - RELEASED FOR CONSTRUCTION

**THE JOHN R. MCADAMS  
COMPANY, INC.**  
11301 Carmel Commons Blvd.  
Suite 111  
Charlotte, North Carolina 28226  
C-0293  
(800) 733-5646 • McAdamsCo.com



REVISIONS:  
303-07-24 ADDRESS CITY COMMENTS

OWNER:  
UNCC MILLENNIUM, LLC  
545 DELANEY AVENUE  
BUILDING 9  
ORLANDO, FLORIDA 32801

**THE EXCHANGE AT CHARLOTTE**  
THOMAS COMBS DRIVE  
CHARLOTTE, NORTH CAROLINA  
OVERALL SITE PLAN

PROJECT NO. PCG-13000  
FILENAME: PCG13000-S1  
DESIGNED BY: RMR  
DRAWN BY: RMR  
SCALE: 1"=100'  
DATE: 5-10-2013  
SHEET NO. C-2  
McADAMS