

# ASCENT AT MALLARD CREEK APARTMENTS

## CHARLOTTE ETJ, NORTH CAROLINA

STERLING DEVELOPMENT, LLC  
3900 EDISON LAKES PARKWAY, SUITE 201  
MISHAWAKA, IN 46545  
574.247.3234

PRELIMINARY PLANNED  
MULTI-FAMILY SUBDIVISION  
APPROVAL  
CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT  
By Brent Wilkinson 8/15/17



Know what's below.  
Call before you dig.

# CONSTRUCTION DOCUMENTS

### GENERAL NOTES:

- COORDINATE ALL CURB AND STREET GRADES IN INTERSECTION WITH INSPECTOR.
- ALL ROAD IMPROVEMENTS AT MALLARD CREEK ROAD ARE TO BE COORDINATED WITH THE CITY OF CHARLOTTE ENGINEERING DEPARTMENT PRIOR TO CONSTRUCTION.
- DEVELOPER WILL PROVIDE STREET SIGNS PER CLDSM #50.05 (9" SIGNS ONLY)
- SIGHT TRIANGLES SHOWN ARE THE MINIMUM REQUIRED.
- DIRECT VEHICULAR ACCESS TO MALLARD CREEK ROAD FROM LOT 029-201-06 IS PROHIBITED.
- IN ROLLING AND HILLY TERRAINS, SWEEPING OF THE STONE BASE AND/OR APPLICATION OF A TACK COAT MAY BE REQUIRED NEAR INTERSECTIONS. THESE REQUIREMENTS WILL BE ESTABLISHED BY THE INSPECTOR AND BASED ON FIELD CONDITIONS.
- APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFF-SITE GRADING, PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNERS.
- IN ORDER TO ENSURE PROPER DRAINAGE, KEEP A MINIMUM OF 0.5% SLOPE ON THE CURB.
- SUBSURFACE DRAINAGE FACILITIES MAY BE REQUIRED IN THE STREET RIGHT-OF-WAY IF DEEMED NECESSARY BY THE INSPECTOR.
- CURB AND GUTTER SHOWN ON PLANS ALONG MALLARD CREEK ROAD MAY BE ADJUSTED BASED UPON FIELD CONDITIONS.
- THE PURPOSE OF THE STORM DRAINAGE EASEMENT (SDE) IS TO PROVIDE STORM WATER CONVEYANCE. BUILDINGS ARE NOT PERMITTED IN THE EASEMENT AREA. ANY OTHER OBJECTS WHICH IMPEDE STORM WATER FLOW OR SYSTEM MAINTENANCE ARE ALSO PROHIBITED.
- HIGH-DENSITY POLYETHYLENE (HDPE) STORM DRAINAGE PIPE INSTALLED WITHIN EXISTING OR PROPOSED PUBLIC STREET RIGHT-OF-WAY MUST BE APPROVED BY THE CITY'S INSPECTOR PRIOR TO ANY BACKFILL BEING PLACED. BACKFILL MATERIAL MUST BE APPROVED BY THE CITY INSPECTOR PRIOR TO PLACEMENT OF THE MATERIAL WITHIN THE PUBLIC STREET RIGHT-OF-WAY.
- THE DEVELOPER SHALL MAINTAIN EACH STREAM, CREEK, OR BACKWASH CHANNEL IN AN UNOBSTRUCTED STATE AND SHALL REMOVE FROM THE CHANNEL AND BANKS OF THE STREAM ALL DEBRIS, LOGS, TIMBER, JUNK AND OTHER ACCUMULATIONS.
- ANY BUILDING WITHIN THE 100+1 STORMWATER ELEVATION LINE IS SUBJECT TO THE RESTRICTIONS OF THE (CITY OF CHARLOTTE/MECKLENBURG COUNTY) SUBDIVISION ORDINANCE, SECTION 7.200.8.
- ANY CONSTRUCTION OR USE WITHIN THE FUTURE CONDITIONS FLOOD FRINGE LINE IS SUBJECT TO THE RESTRICTIONS IMPOSED BY THE FLOODWAY REGULATIONS OF THE CITY OF CHARLOTTE AND MECKLENBURG COUNTY.
- ALL OPENINGS (E.G., DOORS, WINDOWS, VENTS) IN STRUCTURES BUILT ON LOT # 125-243-33 SHOULD BE LOCATED A MINIMUM OF ONE FOOT ABOVE THE ADJACENT FINISHED GROUND SURFACE. (APPLIES TO LOTS WHICH MAY EXPERIENCE SIGNIFICANT OVERLAND FLOW NOT CONSIDERED IN THE 100+1 FLOOD ANALYSIS.)
- PE SEALED SHOP DRAWINGS FOR RETAINING WALL MUST BE SUBMITTED TO CITY ENGINEER PRIOR TO CONSTRUCTION.
- "AS-BUILT" DRAWINGS AND PLANS OF THE STORM DRAINAGE SYSTEM, INCLUDING DESIGNED DITCHES, MUST BE SUBMITTED PRIOR TO SUBDIVISION FINAL INSPECTION TO THE CITY/COUNTY ENGINEERING DEPARTMENT IN ACCORDANCE WITH THE CITY/COUNTY SUBDIVISION ORDINANCE.
- PRIOR TO INSTALLATION, PE SEALED SHOP DRAWINGS FOR UNDERGROUND DETENTION SYSTEMS MUST BE FURNISHED TO CITY OF CHARLOTTE ENGINEERING FOR APPROVAL.
- PRIOR TO CO, SURVEYOR SEALED AS-BUILT DRAWINGS OF ALL WATER QUALITY BMP'S AND DETENTION SYSTEMS MUST BE PROVIDED.
- PRIOR TO PLAT RECORDATION, OFFSITE R/W AND/OR CONSTRUCTION EASEMENTS ARE REQUIRED TO BE OBTAINED ACCORDING TO THE GUIDELINES OF THE "OFFSITE R/W ACQUISITION PROCESS". THESE NEEDED R/W AND CONSTRUCTION LIMITS ARE CLEARLY SHOWN ON THE ROADWAY IMPROVEMENT PLAN.
- PER SECTION 18-175(E) OF CITY CODE AND SECTION 10.0 OF THE CITY'S POST CONSTRUCTION CONTROLS ADMINISTRATIVE MANUAL, ALL REQUIRED NATURAL AREAS AND/OR POST CONSTRUCTION CONTROLS EASEMENTS (PCCes) MUST BE RECORDED PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
- THE DEVELOPER SHALL CONTACT THE CHARLOTTE DEPARTMENT OF TRANSPORTATION (GUS JORDI, 704-336-7086) TO IDENTIFY ANY CONFLICTS WITH TRAFFIC SIGNALIZATION EQUIPMENT. 60-90 DAYS WILL BE REQUIRED TO COORDINATE RELOCATION. DEVELOPER SHALL BE RESPONSIBLE FOR ALL RELATED RELOCATION COST AND/OR ANY REPAIR COST CAUSED BY THE CONTRACTOR/DEVELOPER.
- CERTIFICATION AND STREET CUT PERMITS ARE REQUIRED FOR UTILITY CUTS ON CITY STREETS. ALLOW 7 DAYS PROCESSING FOR PERMIT. FOR INFORMATION CONTACT CHARLOTTE DEPARTMENT OF TRANSPORTATION (704-336-4025) OR VISIT [HTTP://WWW.CHARMECK.ORG/DEPARTMENTS/TRANSPORTATION/STREET+MAINTENANCE/HOME.HTML](http://www.charmeck.org/DEPARTMENTS/TRANSPORTATION/STREET+MAINTENANCE/HOME.HTML)
- 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. FOR CITY OF CHARLOTTE MAINTAINED STREETS, CONTACT CDOT AT 704-336-3888.
- SIDEWALK WITHIN THE CITY'S R/W THAT REQUIRES REPLACEMENT AS PART OF OF THE DEVELOPMENT AND/OR STREET IMPROVEMENTS SHOULD BE PHASED IN SUCH A WAY AS TO MINIMIZE THE DURATION OF THE SIDEWALK CLOSURE TO THE EXTENT FEASIBLE. THE DEVELOPER SHOULD MAKE EVERY ATTEMPT TO HAVE SIDEWALK REPAIRED AND REOPENED FOR PUBLIC USE WITHIN 30 DAYS OF REMOVAL.
- ANY WORK WITHIN THE CITY'S R/W THAT REQUIRES CLOSURE OF THE SIDEWALK OR TRAVEL LANE FOR LESS THAN 30 DAYS REQUIRES A R/W USE PERMIT. TRAFFIC CONTROL PLANS FOR ANY SIDEWALK OR TRAVEL LANE CLOSURES MUST BE SUBMITTED AS PART OF THE R/W USE PERMIT. TRAFFIC CONTROL PLANS MUST BE IN ACCORDANCE WITH CDOT'S WORK AREA TRAFFIC CONTROL HANDBOOK (WATCH) AND MUST BE REVIEWED AND APPROVED. CONTRACTOR SHALL CONTACT CDOT AT LEAST 5 BUSINESS DAYS IN ADVANCE OF BEGINNING OF WORK AT (704) 432-1562.
- RIGHT-OF-WAY CLOSURES LONGER THAN 30 DAYS REQUIRE A R/W LEASE AGREEMENT WHICH WILL INCLUDE THE SUBMITTAL OF A TRAFFIC CONTROL PLAN. TRAFFIC CONTROL PLANS REQUIRED THROUGH A LEASE AGREEMENT MAY BE DIFFERENT FROM THE ONE REQUIRED DURING THE LAND DEVELOPMENT PLAN REVIEW AND ARE SUBJECT TO REVISIONS. THE REVISED TRAFFIC CONTROL PLANS MUST BE SUBMITTED AS PART OF THE LEASE AGREEMENT PROCESS FOR APPROVAL PRIOR TO START OF R/W CLOSURES. CONTRACTOR SHALL CONTACT CDOT AT (704) 336-8348.
- CONSTRUCTION STAGING WITHIN CITY R/W LASTING MORE THAN 30 DAYS REQUIRES A R/W LEASE AGREEMENT. CONTRACTOR SHALL CONTACT CDOT. AT (704) 336-8348.

### ENGINEER'S NOTES:

- CONTRACTOR SHALL NOTIFY THE ENGINEER OF WORK 48 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING INTERPRETATIONS FOR ANY QUESTIONS REGARDING THESE DRAWINGS PRIOR TO COMMENCEMENT OF WORK OR ORDERING OF MATERIALS AND SHALL BEAR THE COST OF ALL REWORK IF NOT PROPERLY COORDINATED.
- CONTRACTOR SHALL PROVIDE ENGINEER RECORD DRAWING INFORMATION FROM A REGISTERED LAND SURVEYOR UPON COMPLETION OF CONSTRUCTION.
- CONTRACTOR SHALL OBTAIN A PERMIT FOR ANY EXCAVATION PERFORMED WITHIN THE PUBLIC RIGHT-OF-WAY
- THE ENGINEER OF WORK SHALL NOT BE RESPONSIBLE FOR THE ENFORCEMENT OF SAFETY MEASURES OR REGULATIONS. THE CONTRACTOR SHALL DESIGN, CONSTRUCT, AND MAINTAIN ALL SAFETY DEVICES AND SHALL BE SOLELY RESPONSIBLE FOR CONFORMING TO ALL LOCAL, STATE, AND FEDERAL SAFETY STANDARDS, LAWS AND REGULATIONS.
- CONTRACTOR SHALL ADJUST ALL PROPOSED AND EXISTING FACILITIES TO FINAL GRADE.
- CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN THE FIELD DATA AND THE INFORMATION SHOWN HEREON. ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY WORK DONE WITHOUT PROPER NOTIFICATION AND COORDINATION.
- THE ENGINEER PREPARING THESE PLANS SHALL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES MUST BE IN WRITING AND MUST BE APPROVED BY THE DESIGN ENGINEER PRIOR TO IMPLEMENTATION.
- PRIVATE WATER AND SANITARY SEWER SYSTEMS SHALL BE TESTED IN ACCORDANCE WITH N.C.D.E.N.R. REGULATIONS IN THE PRESENCE OF THE ENGINEER PRIOR TO ACTIVATION OF FACILITIES.
- EXISTING SANITARY SEWER AND WATER SYSTEM SHOWN PER PROVIDED SURVEY AND CMUD REFERENCE DRAWINGS. EXISTING PUBLIC UTILITY INFORMATION IS SHOWN FOR REFERENCE ONLY AND EXISTING SIZES, INVERTS AND LOCATIONS SHALL BE FIELD VERIFIED.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL SUBSTRUCTURES, WHETHER SHOWN HEREON OR NOT, AND PROTECT FROM DAMAGE DURING INSTALLATION. THE EXPENSE OF REPAIR OR REPLACEMENT OF SAID STRUCTURES SHALL BE BORNE BY THE CONTRACTOR.
- A LICENSED UTILITY CONTRACTOR WILL INSTALL THE TAPS AND METERS. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING THE TAPS AND METERS TO CMUD STANDARDS AND REGULATIONS.
- SANITARY YARD HYDRANTS SHALL NOT BE 'STOP AND DRAIN', 'STOP AND WASTE', OR 'WEEP HOLE' TYPE HYDRANTS.
- IF CONTRACTOR OPTS TO INSTALL PRECAST STRUCTURES, CONTRACTOR SHALL BE REQUIRED TO VERIFY RIM ELEVATIONS AND LAYOUT OF ALL PIPES, INCLUDING SIZE AND INVERTS OF EXISTING FACILITIES, PRIOR TO THE ORDERING OF MATERIALS.
- IT SHALL BE THE RESPONSIBILITY OF THE INSTALLER TO ADJUST ALL PRECAST STRUCTURES TO FINISHED GRADE IN ACCORDANCE WITH AGENCY SPECIFICATIONS AND MANUFACTURER RECOMMENDATIONS. NO ADDITIONAL PAYMENT WILL BE MADE FOR ADJUSTING FACILITIES TO FINISHED GRADE.
- FIRE HYDRANTS ARE TO BE 10' CLEAR OF ANY OBSTRUCTIONS.
- FDC LOCATIONS SHALL BE IN ACCORDANCE W/ CFD REQUIREMENTS.
- FIRE SPRINKLER SIZING AND FDC CONNECTIONS TO BE SIZED AND LOCATED PER THE RECOMMENDATIONS OF THE FIRE SPRINKLER CONSULTANT. ALL REFERENCES SHOWN HEREON ARE FOR SCHEMATIC PURPOSES ONLY.
- CONTRACTOR SHALL FLUSH ALL ONSITE STORM DRAINAGE AND HAUL OFF ALL ACCUMULATED MATERIAL AT COMPLETION OF CONSTRUCTION. CONTRACTOR SHALL PROTECT DOWN STREAM PROPERTIES AND BMP INSTALLATIONS FROM EXCESSIVE SEDIMENT ACCUMULATION. UPON COMPLETION OF CLEANING, CONTRACTOR SHALL PROVIDE WRITTEN CONFIRMATION TO OWNER AND REQUEST FINAL INSPECTION BY THE PROJECT ENGINEER.

### UTILITY NOTE:

ALL UTILITIES TO BE UNDERGROUND EXCEPT FOR THE ABOVE GROUND BACKFLOW PREVENTERS AND HVAC UNITS WHICH WILL BE SCREENED FROM ADJACENT PROPERTIES AND PUBLIC RIGHT OF WAY.

### GENERAL NOTE:

SHOULD ARTIFACTS OR ARCHEOLOGICAL FEATURES BE ENCOUNTERED DURING PROJECT ACTIVITIES, WORK SHALL CEASE AND THE STATE HISTORICAL PRESERVATION OFFICE (SHPO) SHALL BE CONSULTED IMMEDIATELY.

### CONSULTANTS:

DEVELOPER:	STERLING DEVELOPMENT, LLC 3900 EDISON LAKES PARKWAY SUITE 201 MISHAWAKA, IN 46545 574.247.3234
ARCHITECT:	SGN+A, INC. 315 WEST PONCE DE LEON AVENUE SUITE 755 DECATUR, GA 30030 404.373.7370
LANDSCAPE ARCH.:	DESIGN RESOURCE GROUP, PA 2459 WILKINSON BOULEVARD SUITE 200 CHARLOTTE, NC 28208 704.343.0608
CIVIL ENGINEER:	DESIGN RESOURCE GROUP, PA 2459 WILKINSON BOULEVARD SUITE 200 CHARLOTTE, NC 28208 704.343.0608
SURVEYOR:	THE SURVEY COMPANY, INC. 4105-B STUART ANDREW BOULEVARD CHARLOTTE, NC 28217 704.561.9970



FINAL  
APPROVAL

ENGINEERING  
PCO / DETENTION / DRAINAGE PLAN

EROSION CONTROL

URBAN FORESTRY  
TREE ORDINANCE

CDOT

NOTE: SCHEDULE PRE-CONSTRUCTION MEETING AT LEAST 48 HRS. PRIOR TO ANY LAND DISTURBING ACTIVITY USING THE ONLINE FORM AT <http://development.charmeck.org>

### SITE DATA:

TAX MAP #:	02920106
TOTAL SITE ACREAGE:	765,242 SF (17.57 AC) BEFORE RIGHT OF WAY DEDICATION
NET SITE ACREAGE:	691,040 SF (15.86 AC) NET RIGHT OF WAY DEDICATED
EXISTING ZONING:	CC (2000-132 REZONING)
PROPOSED USE:	MULTI-FAMILY RESIDENTIAL APARTMENTS
TOTAL UNITS:	262
UNITS ALLOWED PER 2000-132:	600
REMAINING UNITS:	338
GARAGE SETBACK:	20'
FRONT YARD SETBACK:	35' ALONG MALLARD CREEK ROAD
SIDE YARD SETBACK:	10'
REAR YARD SETBACK:	40'
PUBLIC ROAD AND PRIVATE STREET SETBACK:	27' FROM R/W OR REDUCED TO 15' FROM R/W PER SECTION 9.303(19)(F)
TREE SAVE REQUIRED:	15%
TREE SAVE PROVIDED:	8.78% + 9.33% MITIGATION
BUILDING SEPARATION:	16' MIN.
OPEN SPACE REQUIRED:	6.34 AC (40% OF NET SITE ACREAGE)
ACTIVE OPEN SPACE PROVIDED:	0.56 AC (ALL OTHER OPEN SPACE TO BE PASSIVE)
TOTAL OPEN SPACE PROVIDED:	+6.34 AC
FLOOR AREA RATIO:	NOT TO EXCEED 1.0
BUILDING HEIGHT MAX.:	40' (IF GREATER COMPLY WITH TABLE 9.305(1)(J)(B) OF CITY OF CHARLOTTE ZONING ORDINANCE
BUILDING HEIGHT:	TYPE 1/1A/1B: 44'-3 1/2" TYPE 2/2A: 42'-3 1/2" (14'-6 1/2"/44'-6 1/2" SIDE/REAR) TYPE 3: 41'-10 1/8" (13'-8 1/4"/43'-8 1/4" SIDE/REAR) TYPE 4/4A: 44'-3 1/2" (48'-6 1/2" REAR YARD) TYPE 5: 41'-10" TYPE 6: 29'-2 3/8"
PARKING REQUIRED:	1.5 SPACES PER UNIT 262 * 1.5 = 393 SPACES
PARKING PROVIDED:	STANDARD: 276 PARALLEL: 25 PARALLEL ACCESSIBLE: 2 GARAGE: 88 TANDEM: 56 GARAGE ACCESSIBLE: 4 ACCESSIBLE: 13 464 SPACES
BIKE PARKING REQUIRED:	1 SHORT TERM/20 UNITS
BIKE PARKING PROVIDED:	14 RACKS (2 BIKES PER RACK = 28 SPACES)
TRASH & RECYCLING REQ.:	(1) 8 CY COMPACTOR PER 90 UNITS = 23 CY MIN. 241-320 UNITS REQUIRES (4) 144 SF = 576 SF MIN.
TRASH & RECYCLING PROV.:	TO BE PROVIDED BY PRIVATE COLLECTIONS COMPANY UNTIL DEVELOPMENT IS INCORPORATED INTO THE CITY LIMITS (1) 40 CY COMPACTOR (1) 576 SF RECYCLING STATION
ESTIMATED TIME OF COMPLETION:	2018
FIRE DATA:	
CONSTRUCTION TYPE:	VA (APTS.), VB (LEASE CENTER, MAINT. BLDG. & MAIL KIOSKS)
SPRINKLER:	NFPA 13R (APARTMENTS ONLY)
TYPE 1:	BASEMENT 6,661 1ST 6,196 2ND 6,211 3RD 6,211 SUB-TOTAL 19,068 QTY. 1 TOTAL 19,068
TYPE 1a:	3,260 6,509 6,196 6,211 22,176 1 22,176
TYPE 1b:	6,808 6,196 6,211 19,215 1 19,215
TYPE 2:	6,293 7,584 7,598 23,475 1 23,475
TYPE 2a:	4,122 8,293 7,590 7,612 27,617 1 27,617
TYPE 3:	11,485 10,806 10,806 33,097 3 99,291
TYPE 4:	9,857 2,172 9,178 25,207 2 56,414
TYPE 4a:	9,683 9,172 9,178 32,851 2 65,902
TYPE 5:	5,403 5,403 5,416 16,553 1 16,553
TYPE 6:	1,985 1,972 3,972 6 23,742 373,453 SF

APPROVED

By mark chapman at 1:44 pm, Aug 15, 2017

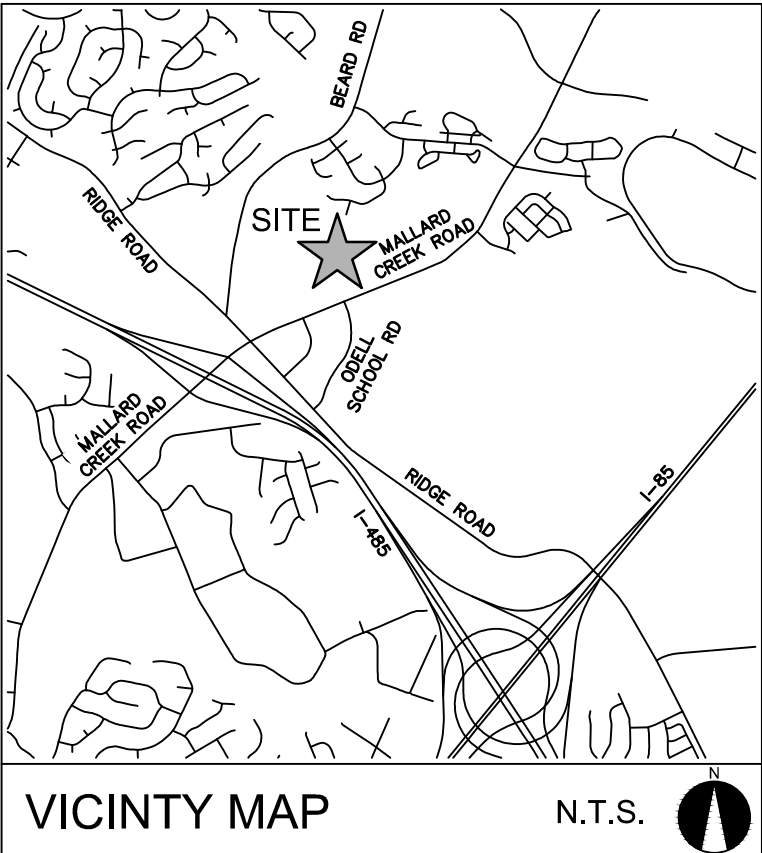
APPROVED

By Stan Armstrong at 3:31 pm, Aug 14, 2017

APPROVED

as noted on  
C3.03, C3.04,  
and C4.01.

NO.	SHEET NAME	REV#	DATE
C0.00	COVER SHEET		
1 of 1	ALTA/NRPS LAND TITLE SURVEY		
C1.01	DEMOLITION PLAN		
C2.00	SITE PLAN		
C2.01	ACCESSIBLE ROUTE PLAN		
C2.02	FIRE TRUCK ACCESS PLAN		
C3.00	EROSION CONTROL BASIN DRAINAGE AREA PHASE I		
C3.01	EROSION CONTROL PHASE I		
C3.02	EROSION CONTROL BASIN DRAINAGE AREA PHASE II		
C3.03	EROSION CONTROL PHASE II		
C3.04	EROSION CONTROL PHASE III		
C3.05	EROSION CONTROL NOTES		
C4.00	OVERALL GRADING PLAN		
C4.01	FINE GRADING PLAN		
C4.02	FINE GRADING PLAN		
C4.03	FINE GRADING PLAN		
C4.04	FINE GRADING PLAN		
C4.05	FINE GRADING PLAN		
C4.06	FINE GRADING PLAN		
C4.07	STORM DRAINAGE PLAN		
C4.08	AREA DRAIN PLAN		
C4.09	STORM DRAINAGE TABLES		
C4.10	DRAINAGE AREA PLAN		
C4.11	WETPOND BMP DETAILS		
C4.12	SAND FILTER BMP DETAILS		
C4.13	STORMWATER MANAGEMENT PLAN		
C5.00	UTILITY PLAN		
C5.01	SANITARY SEWER PROFILES		
C5.02	SANITARY SEWER PROFILES		
C6.00	REQUIRED PLANNING PLAN		
C6.01	BMP PLANNING PLAN		
C7.00	ODELL SCHOOL ROAD EXTENSION PLAN & PROFILE		
C7.01	ODELL SCHOOL ROAD EXTENSION PLAN & PROFILE		
C7.02	BRANSCOMB DRIVE EXTENSION PLAN & PROFILE		
C7.03	BRANSCOMB DRIVE INTERSECTION SIGHT DISTANCE		
C7.04	BRANSCOMB DRIVE INTERSECTION SIGHT DISTANCE		
C7.05	ASPIRE STREET PLAN & PROFILE		
C7.06	ASPIRE STREET PLAN & PROFILE		
C7.07	ASPIRE STREET INTERSECTION SIGHT DISTANCE		
C7.08	OFFSITE ROADWAY IMPROVEMENTS		
C7.09	MALLARD CREEK ROAD IMPROVEMENTS		
C7.10	MALLARD CREEK ROAD IMPROVEMENTS		
C7.11	MALLARD CREEK ROAD PAVEMENT MARKING PLAN		
C7.12	MALLARD CREEK ROAD PAVEMENT MARKING PLAN		
C7.13	MALLARD CREEK CROSS SECTIONS		
C7.14	MALLARD CREEK CROSS SECTIONS		
C7.15	MALLARD CREEK CROSS SECTIONS		
C7.16	MALLARD CREEK CROSS SECTIONS		
C7.17	MALLARD CREEK CROSS SECTIONS		
C7.18	MALLARD CREEK CROSS SECTIONS		
C7.19	MALLARD CREEK CROSS SECTIONS		
C7.20	MALLARD CREEK CROSS SECTIONS		
C7.21	MALLARD CREEK CROSS SECTIONS		
C7.22	MALLARD CREEK ROAD TRAFFIC CONTROL PLAN		
C7.23	MALLARD CREEK ROAD TRAFFIC CONTROL PLAN		
C7.24	ODELL SCHOOL ROAD IMPROVEMENT PLAN		
C7.25	ODELL SCHOOL ROAD PAVEMENT MARKING PLAN		
C7.26	ODELL SCHOOL ROAD CROSS SECTIONS		
C7.27	ODELL SCHOOL ROAD CROSS SECTIONS		
C7.28	ODELL SCHOOL ROAD CROSS SECTIONS		
C7.29	ODELL SCHOOL ROAD CROSS SECTIONS		
C7.30	ODELL SCHOOL ROAD TRAFFIC CONTROL PLAN		
C7.31	AMANDA ELLEN ROAD IMPROVEMENT PLAN		
C7.32	AMANDA ELLEN ROAD PAVEMENT MARKING PLAN		
C7.33	AMANDA ELLEN ROAD TRAFFIC CONTROL PLAN		
C8.00	SITE DETAILS		
C8.01	SITE DETAILS		
C8.02	SITE DETAILS		
C8.03	SITE DETAILS		
C8.04	SITE DETAILS		
C8.05	SITE DETAILS		
C8.06	TRASH COLLECTION AREA DETAILS		
C9.00	CIVIL DETAILS		
C9.01	CIVIL DETAILS		
C9.02	CIVIL DETAILS		
C9.03	CIVIL DETAILS		
C9.04	CIVIL DETAILS		
C9.05	CIVIL DETAILS		
R2-1	TECHNICAL DATA SHEET ADMINISTRATIVE APPROVAL		
R2-1	TECHNICAL DATA SHEET APPROVED 6/18/01		
R2-2	SCHEMATIC SITE SHEET APPROVED 6/18/01		
A3.1	BUILDING ELEVATIONS, TYPE 1		
A3.2	BUILDING ELEVATIONS, TYPE 1A		
A3.3	BUILDING ELEVATIONS, TYPE 1B		
A3.4	BUILDING ELEVATIONS, TYPE 2		
A3.5	BUILDING ELEVATIONS, TYPE 2A		
A3.6	BUILDING ELEVATIONS, TYPE 3, BLDG 16		
A3.7	BUILDING ELEVATIONS, TYPE 3, BLDG. 4 & 8		
A3.8	BUILDING ELEVATIONS, TYPE 4		
A3.9	BUILDING ELEVATIONS, TYPE 4, STEPPED CONDITION		
A3.10	BUILDING ELEVATIONS, TYPE 4A		
A3.11	BUILDING ELEVATIONS, TYPE 4A, STEPPED CONDITION		
A3.12	BUILDING ELEVATIONS, TYPE 5		
A3.13	BUILDING ELEVATIONS, TYPE 6		
A7.3	BUILDING ELEVATIONS, LEASE CENTER		



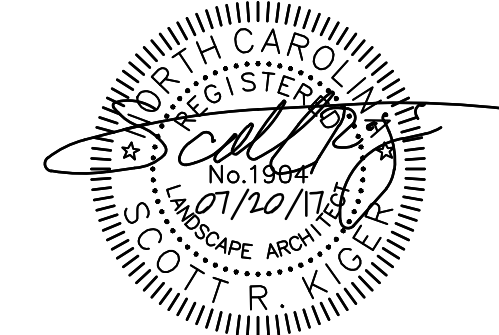
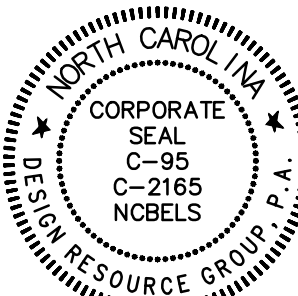
VICINITY MAP

N.T.S.



LANDSCAPE ARCHITECTURE  
CIVIL ENGINEERING  
TRANSPORTATION PLANNING

2459 Wilkinson Blvd, Ste 200 Charlotte, NC 28208  
704.343.0608  
www.drgroup.com



CONSTRUCTION  
DOCUMENTS



ASCENT AT MALLARD CREEK  
CHARLOTTE ETJ, NORTH CAROLINA

STERLING CHARLOTTE APARTMENTS II, LLC  
3900 EDISON LAKES PARKWAY, SUITE 201  
MISHAWAKA, IN 46545  
574.247.3234

COVER  
SHEET

SCALE: N.T.S.

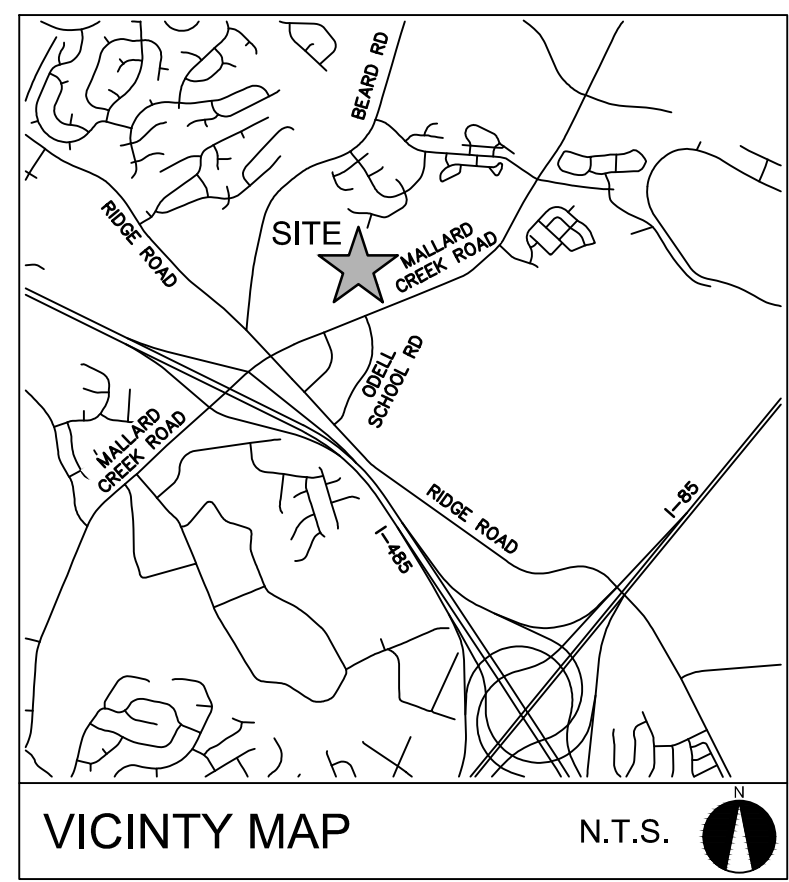
PROJECT #: 599-003  
DRAWN BY: DK  
CHECKED BY: SK

JUNE 9, 2017

REVISIONS:

C0.00



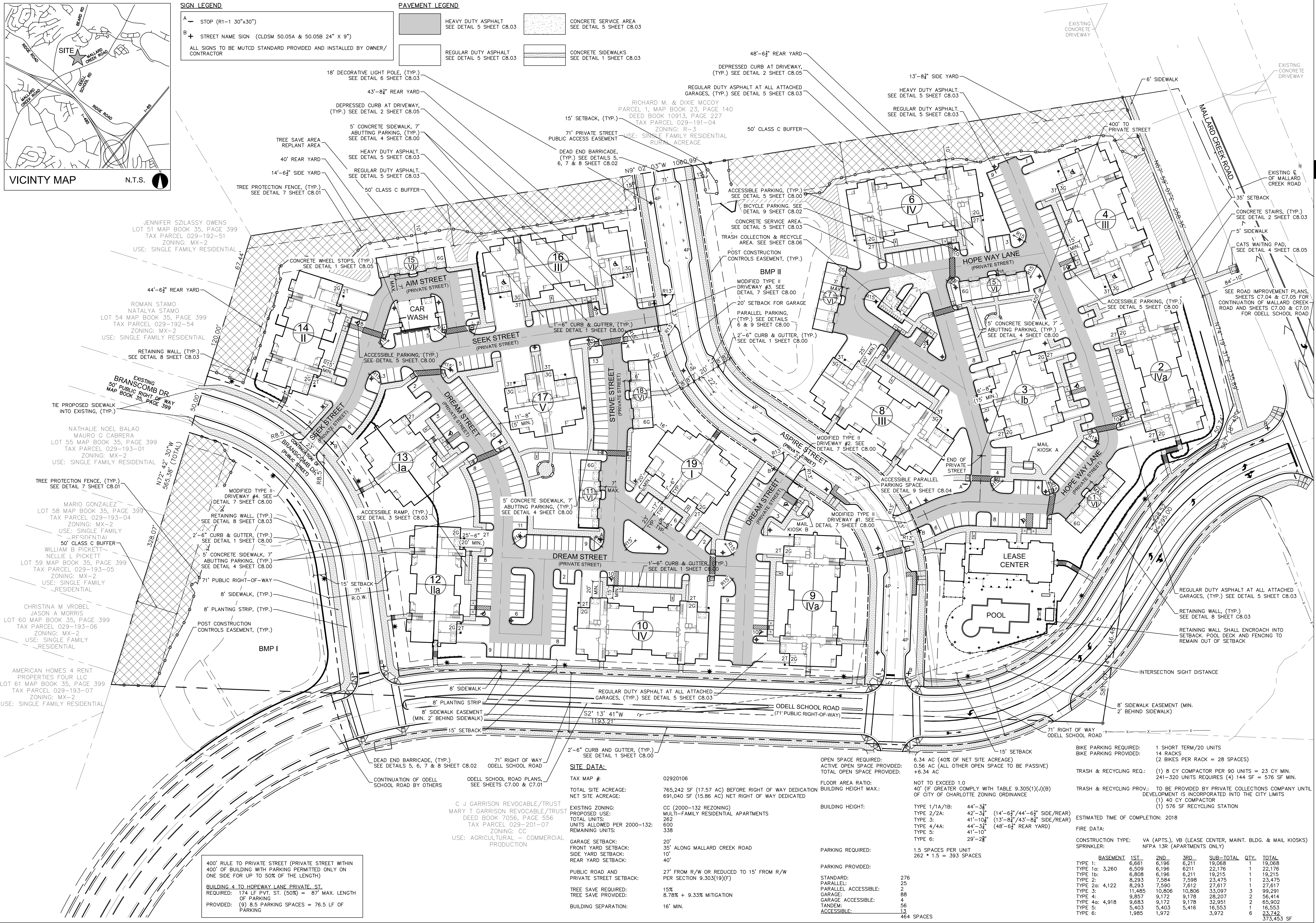


#### SIGN LEGEND

- A - STOP (R1-1 30"x30")  
B + STREET NAME SIGN (OLDSM 50.05A & 50.05B 24" x 9")  
ALL SIGNS TO BE MUTCD STANDARD PROVIDED AND INSTALLED BY OWNER/CONTRACTOR

#### PAVEMENT LEGEND

- HEAVY DUTY ASPHALT  
SEE DETAIL 5 SHEET C8.03  
CONCRETE SERVICE AREA  
SEE DETAIL 5 SHEET C8.03  
REGULAR DUTY ASPHALT  
SEE DETAIL 5 SHEET C8.03  
CONCRETE SIDEWALKS  
SEE DETAIL 1 SHEET C8.03



400' RULE TO PRIVATE STREET (PRIVATE STREET WITHIN 400' OF BUILDING WITH PARKING PERMITTED ONLY ON ONE SIDE FOR UP TO 50% OF THE LENGTH)  
BUILDING 4 TO HOPEWAY LANE PRIVATE ST.  
REQUIRED: 174 LF P.V.T. ST. (50%) = 87' MAX. LENGTH OF PARKING  
PROVIDED: (9) 8.5 PARKING SPACES = 76.5 LF OF PARKING

C J GARRISON REVOCABLE/TRUST  
MARY T. GARRISON REVOCABLE/TRUST  
DEED BOOK 7056, PAGE 556  
TAX PARCEL 029-201-07  
ZONING: CC  
USE: AGRICULTURAL - COMMERCIAL PRODUCTION

#### SITE DATA:

TAX MAP #: 02920106  
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SIDE YARD SETBACK: 10'  
REAR YARD SETBACK: 40'  
PUBLIC ROAD AND PRIVATE STREET SETBACK: 27' FROM R/W OR REDUCED TO 15' FROM R/W PER SECTION 9.303(19)(F)  
TREE SAVE REQUIRED: 15%  
TREE SAVE PROVIDED: 8.78% + 9.33% MITIGATION  
BUILDING SEPARATION: 16' MIN.

OPEN SPACE REQUIRED: 6.34 AC (40% OF NET SITE ACREAGE)  
ACTIVE OPEN SPACE PROVIDED: 0.56 AC (ALL OTHER OPEN SPACE TO BE PASSIVE)  
TOTAL OPEN SPACE PROVIDED: +6.34 AC  
FLOOR AREA RATIO: NOT TO EXCEED 1.0  
BUILDING HEIGHT MAX.: 40' (IF GREATER COMPLY WITH TABLE 9.305(1)(J)(B) OF CITY OF CHARLOTTE ZONING ORDINANCE)

#### PARKING REQUIRED:

1.5 SPACES PER UNIT  
262 \* 1.5 = 393 SPACES  
PARKING PROVIDED:  
STANDARD: 276  
PARALLEL: 25  
PARALLEL ACCESSIBLE: 88  
GARAGE: 4  
GARAGE ACCESSIBLE: 56  
TANDEM: 13  
ACCESSIBLE: 464 SPACES

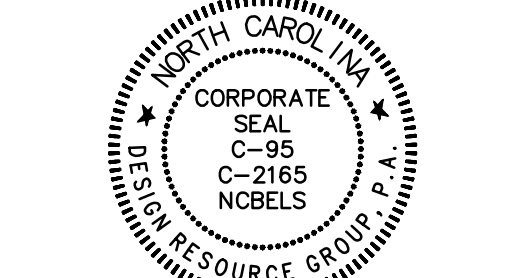
BIKE PARKING REQUIRED: 14 RACKS  
BIKE PARKING PROVIDED: 14 RACKS  
TRASH & RECYCLING REQ.: (1) 8 CY COMPACTOR PER 90 UNITS = 23 CY MIN.  
241-320 UNITS REQUIRES (4) 144 SF = 576 SF MIN.  
TRASH & RECYCLING PROV.: TO BE PROVIDED BY PRIVATE COLLECTIONS COMPANY UNTIL DEVELOPMENT IS INCORPORATED INTO THE CITY LIMITS  
ESTIMATED TIME OF COMPLETION: 2018  
FIRE DATA:  
CONSTRUCTION TYPE: VA (APTS.), VB (LEASE CENTER, MAINT. BLDG. & MAIL KIOSKS)  
SPRINKLER: NFPA 13R (APARTMENTS ONLY)

BASEMENT	1ST	2ND	3RD	SUB-TOTAL	QTY.	TOTAL
TYPE 1a:	6,661	6,196	6,211	19,068	1	19,068
TYPE 1b:	6,509	6,196	6,211	19,215	1	19,215
TYPE 2:	8,293	7,598	7,598	23,475	1	23,475
TYPE 2a:	4,122	8,293	7,598	27,617	1	27,617
TYPE 3:	11,485	10,806	10,806	33,097	3	99,291
TYPE 4:	9,172	9,172	28,207	56,414	2	56,414
TYPE 4a:	9,683	9,172	9,178	32,951	2	65,902
TYPE 5:	5,403	5,403	5,416	16,553	1	16,553
TYPE 6:	1,985	1,972	3,972	7,929	2	15,858



LANDSCAPE ARCHITECTURE  
CIVIL ENGINEERING  
TRANSPORTATION PLANNING

2459 Wilkinson Blvd, Ste 200 Charlotte, NC 28208  
704.343.0608  
www.drgpr.com



#### CONSTRUCTION DOCUMENTS

ASCENT AT MALLARD CREEK  
CHARLOTTE ETJ, NORTH CAROLINA  
STERLING CHARLOTTE APARTMENTS II, LLC  
3900 EDISON LAKES PARKWAY, SUITE 201  
MISHAWAKA, IN 46545  
574.247.3234

#### SITE PLAN

SCALE: 1" = 50'

PROJECT #: 599-003  
DRAWN BY: DK  
CHECKED BY: SK

JUNE 9, 2017

REVISIONS: