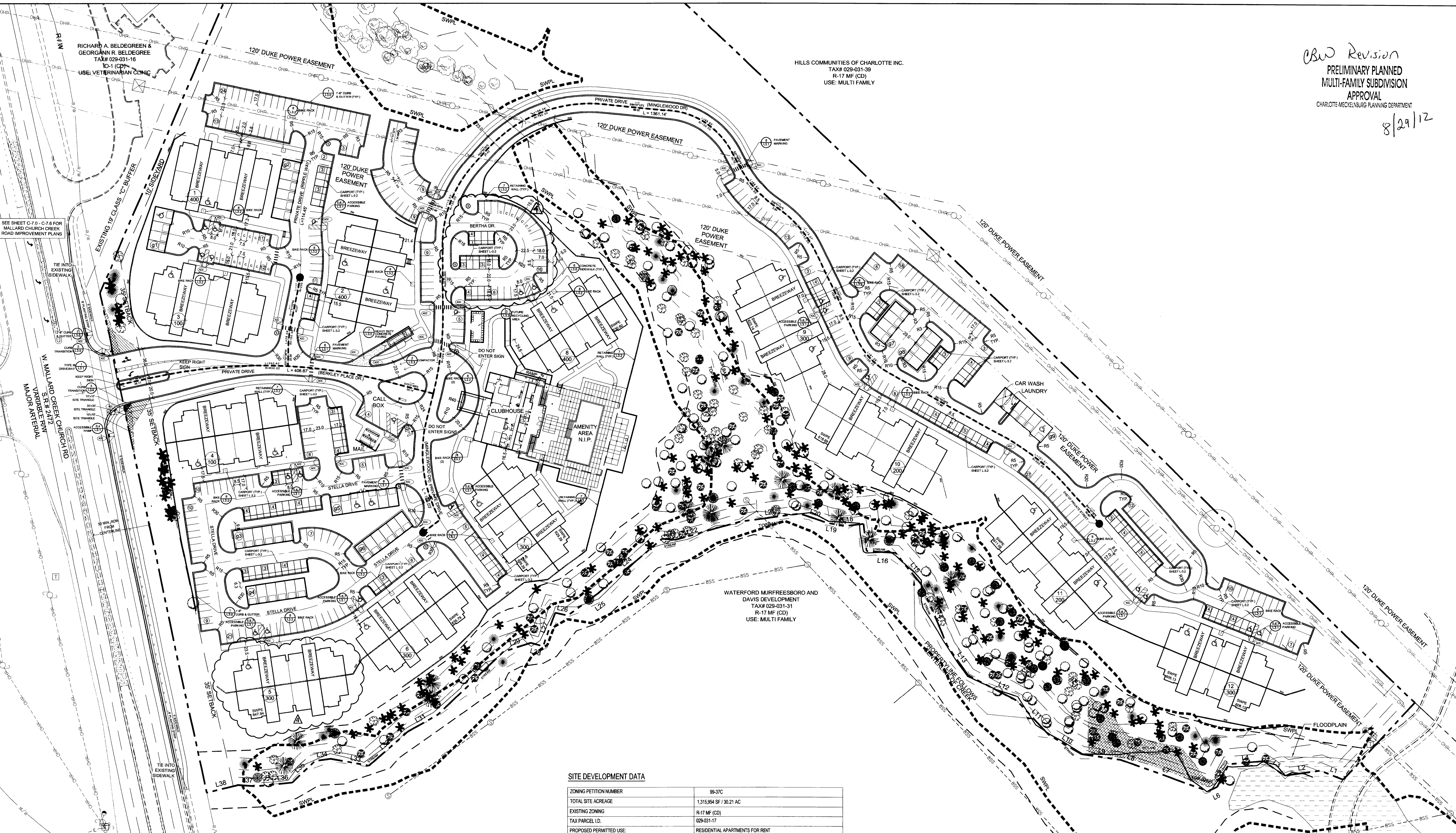




LINE	BEARING	DISTANCE
L1	N70°30'24\"W	32.74
L2	S82°05'26\"W	46.69
L3	N52°22'24\"W	32.15
L4	S54°35'23\"W	11.51
L5	N88°36'39\"W	19.58
L6	S77°30'44\"W	15.30
L7	S37°23'34\"W	24.79
L8	S05°48'15\"W	10.72
L9	S75°33'52\"W	14.83
L10	N71°28'17\"W	96.42
L11	N72°50'21\"W	20.45
L12	N52°44'37\"W	53.49
L13	N41°16'40\"W	24.88
L14	N72°50'21\"W	30.86
L15	N43°21'57\"W	35.60
L16	N31°59'04\"W	27.20
L17	N80°23'19\"W	22.41
L18	N81°12'05\"W	42.04
L19	N29°58'12\"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°59'36\"W	21.48
L24	N07°45'58\"E	18.61
L25	N45°57'09\"W	53.93
L26	S85°02'34\"W	30.94
L27	N08°50'35\"W	37.98
L28	S78°48'48\"W	19.64
L29	N81°01'06\"W	27.16
L30	S87°28'52\"W	11.45
L31	N55°43'47\"W	26.18
L32	S83°37'38\"W	23.49
L33	N81°01'06\"W	35.60
L34	S59°32'01\"W	32.88
L35	S84°52'57\"W	24.05
L36	S61°30'26\"W	31.33
L37	S74°16'53\"W	27.30
L38	N78°30'28\"W	19.23

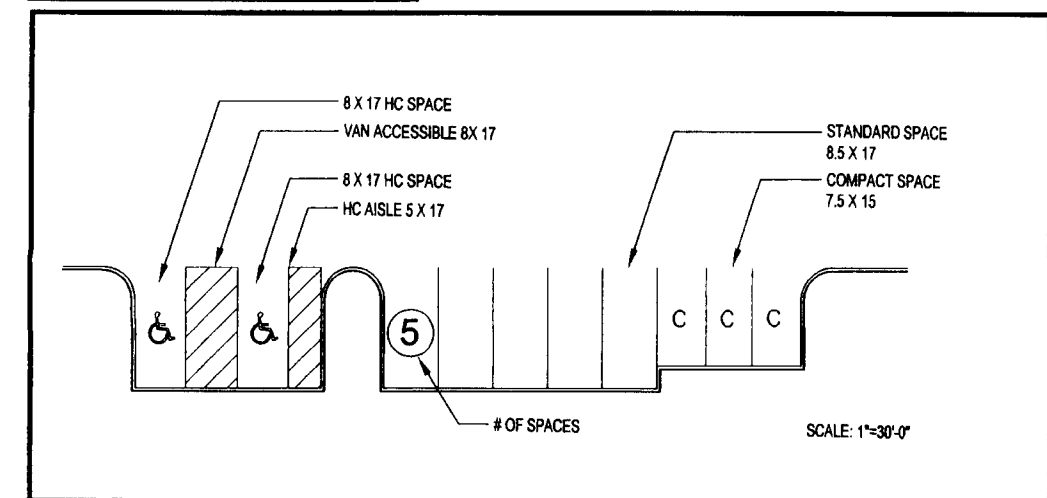
NOTES:

- ALL SCREENING REQUIREMENTS SHALL COMPLY WITH SECTION 12.303 OF THE CITY OF CHARLOTTE ZONING ORDINANCE.
- ALL OFF-STREET PARKING SHALL BE IN COMPLIANCE WITH SECTION 12.208 OF THE CITY OF CHARLOTTE ZONING ORDINANCE.
- TRASH COLLECTION SHALL BE PRIVATE, PROVIDED THROUGH THE DEVELOPMENT OWNER/MANAGEMENT. COMPACTOR IS LOCATED ADJACENT TO THE CLUBHOUSE.
- ALL REQUIRED PLANTINGS SHALL COMPLY WITH PART THREE: BUFFERS AND SCREENING OF THE CITY OF CHARLOTTE ZONING ORDINANCE.
- 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.
- ALL DIMENSIONS AND RADII ARE TO BACK OF CURB.
- SEE ARCHITECTURAL PLANS FOR BUILDING FOOTPRINT DIMENSIONS OF ALL BUILDINGS, CLUBHOUSE, COMPACTOR STRUCTURE AND GARAGES.
- CONTRACTOR SHALL VERIFY THAT ALL BUILDINGS ARE OUTSIDE ALL BUFFERS AND SETBACKS AS SHOWN.
- LAND DEVELOPMENT ENGINEER TO BE GIVEN 24 HOURS NOTICE PRIOR TO START OF CONSTRUCTION
- ALL PRIVATE DRIVES AND PARKING BAY DRIVE LANES SHALL BE HEAVY DUTY ASPHALT, ALL PARKING SPACE BAYS AND GARAGE DRIVEWAYS SHALL BE LIGHT DUTY ASPHALT.
- SEE GRADING PLANS C3.0, C3.1, AND C3.2 FOR SITE GRADING INFORMATION.
- 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.
- TREES WITHIN THE STREET RIGHT OF WAY ARE PROTECTED BY LAW. A PERMIT IS REQUIRED FROM THE CITY ARBORIST AT (704) 336-5753 PRIOR TO REMOVAL OF ANY RIGHT OF WAY TREES. ALL TREES OVER 8\" IN DIAMETER AS MEASURED 4\" ABOVE GROUND AND LOCATED WITHIN THE SETBACK ARE PROTECTED BY LAW. CONTACT LAND DEVELOPMENT AT (704) 336-6892 FOR REQUIRED PERMITS
- PE SEALED SHOP DRAWINGS FOR RETAINING WALL MUST BE SUBMITTED TO CITY ENGINEER PRIOR TO CONSTRUCTION.
- 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.
- 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:	22 TOTAL (12 MULTIFAMILY + 9 GARAGES + 1 CLUBHOUSE)
DENSITY: 10.96 DU PER AC	
EXISTING IMPERVIOUS COVERAGE	0.5%
PROPOSED IMPERVIOUS COVERAGE	376,240 SF / 28.6%
PROPOSED BUILDING COVERAGE	148,782 SF
ROAD & PARKING COVERAGE	227,067 SF
PARKING SPACES REQUIRED (HANDICAP):	492 SPACES (17 @ 1.5 SPACES PER UNIT)
PARKING SPACES PROVIDED:	493 SPACES
STANDARD SPACES	287 STANDARD
COMPACT SPACES	26 @ 5.4%
HANDICAP SPACES PROVIDED:	19 SPACES (FOUR VAN ACCESSIBLE)
CARPPOOL SPACES PROVIDED:	110
HANDICAP CARPOOL SPACES PROVIDED:	3
GARAGE SPACES PROVIDED:	48 SPACES (4 HANDICAP)
BICYCLE PARKING REQUIRED:	17 @ 1 SPACE PER 20 UNITS
BICYCLE PARKING PROVIDED:	18
PRIVATE STREET PARKING CALCULATIONS:	
BERKLEY PLACE DR. (489,782 ± 204.89 ALLOWABLE PARKING)	4 SPACES (50')
MINGLEWOOD DR. (1,536,362 ± 788.18 ALLOWABLE PARKING)	78 SPACES (663')
RIPPLE WAY (114,457 ± 57.22 ALLOWABLE PARKING)	6 SPACES (51.0')
BUILDING HEIGHT:	5 STORIES MAX. (57'-9\" MAX. TO ROOF APEX)
TYPE 100	57'-0\" TO ROOF APEX (BUILDING 3100, NO SPLIT, 48'-0\" TO ROOF APEX)
TYPE 200	57'-9\" TO ROOF APEX
TYPE 300	56'-0\" TO ROOF APEX
TYPE 400	56'-3\" TO ROOF APEX (BUILDING 1400, NO SPLIT, 45'-9\" TO ROOF APEX)
SETBACK:	35'
SIDE YARD:	10'
REAR YARD:	40'
OPEN SPACE:	21.6 AC / 71.5%

PARKING LEGEND



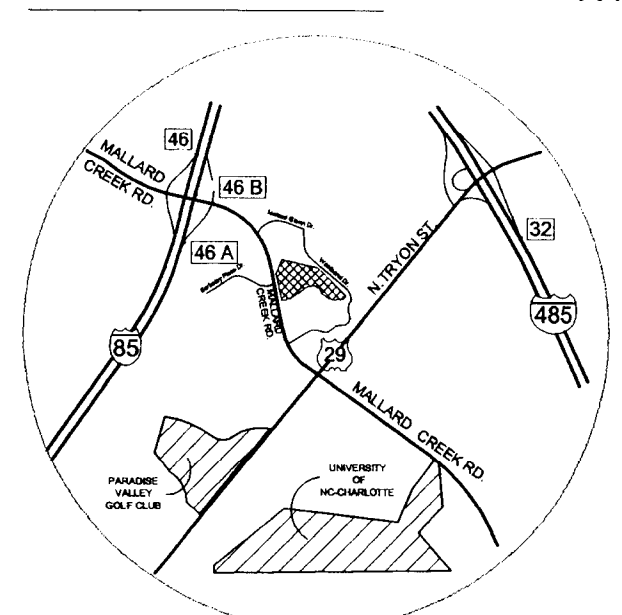
SOLID WASTE AND RECYCLING

SOLID WASTE REQUIRED:	(1) 8 C.Y. COMPACTOR PER 90 UNITS ± 30 C.Y.
RECYCLING REQUIRED:	321 - 400 UNITS REQUIRES 720 S.F. OF TOTAL RECYCLING
SOLID WASTE PROVIDED:	(1) 30 C.Y. COMPACTOR
RECYCLING AREA PROVIDED:	720 S.F. or (5) 144 S.F. RECYCLING STATIONS

LEGEND

- DESIGNATED HANDICAP PARKING SPACE
- CARPPOOL (8 CARS)
- EXISTING TREES
- BUILDING NUMBER
- BUILDING TYPE
- ACCESSIBLE RAMP
- GARAGE
- STANDARD MUTCD \"STOP\" SIGN (R-1-24X24\")
- RETAINING WALL
- STEM WALL
- PRIVATE DRIVE
- END OF PRIVATE DRIVE
- TREE PROTECTION FENCE
- STORM WATER PROTECTION LINE

VICINITY MAP



Revision

PRELIMINARY PLANNED
MULTI-FAMILY SUBDIVISION
APPROVAL

CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT

8/29/12

LandDesign®

223 N Graham Street Charlotte, NC 28202
www.LandDesign.com

REVISIONS:

1. 10-25-10 - SITE PLAN ATTACHMENT PER
DESIGNED BY: CCH
CHECKED BY: CCH
DATE: 10-25-10
PROJECT #: 1006247

MALLARD CREEK
Residential Apartments
Philips Development & Realty, LLC, Charlotte North Carolina

LAYOUT PLAN

L-2.0