TECHNICAL DATA SHEET

ALEXANDER POINTE

MALLARD CREEK CHURCH ROAD & HIGHWAY 29
MECKLENBURG COUNTY, NORTH CAROLINA
PETITION #2005-127
FOR PUBLIC HEARING

DATE: MAY 25, 2005
DATE: AUGUST 24, 2005
DATE: SEPTEMBER 22, 2005
DATE: OCTOBER 21, 2005
DATE: APRIL 10, 2013

SCALE: 1" = 60'

APPROVED BY CITY COUNCIL
OCT 19, 2005

CAMBRIDGE PROPERTIES
INCORPORATED
1043 East Morehead Street • Suite 202 704/333-2393
Charlotte, North Carolina 28204 Fax: 704/333-2394

PARCEL 4
EXISTING ZONING: R-17MF(CD)
PROPOSED ZONING: R-17MF(CD)
*REQUEST TO CHANGE CONDITION, SEE NOTE #2 LISTED UNDER "BUILDING/ARCHITECTURAL/USES".
±10.54 AC. (NET)
179 UNITS

N/F
HILLS COMMUNITIES OF CHARLOTTE
4901 HUNT ROAD, STE 300
CINCINNATI, OH 45242
TM 029-031-39
DB NA, PG NA
ZONED: R-12 MF (CD)

N/F
HILLS COMMUNITIES OF CHARLOTTE
4901 HUNT ROAD, STE 300
CINCINNATI, OH 45242
TM 029-031-39
DB NA, PG NA
ZONED: R-12 MF (CD)

N/F
MALLARD GLEN APARTMENTS LLC
1510-A SOUTH THIRD ST
WILMINGTON, NC 28402
TM 029-651-10
DB 17644, PG 74
ZONED: R-12 MF (CD)

N/F
MALLARD GLEN APARTMENTS LLC
1510-A SOUTH THIRD ST
WILMINGTON, NC 28402
TM 029-651-10
DB 17644, PG 74
ZONED: R-12 MF (CD)

N/F
GLM HOLDINGS
1043 East Morehead St
CHARLOTTE, NC 28204
TM 029-03-117
DB 113098, PG 592
ZONED: R-17 MF (CD)

N/F
GLM HOLDINGS
1043 East Morehead St
CHARLOTTE, NC 28204
TM 029-03-117
DB 113098, PG 592
ZONED: R-17 MF (CD)

N/F
DAN OWEN &
RUBY BLACK OWEN
816 MALLARD CREEK CHURCH RD.
CHARLOTTE, NC 28262
TM 029-031-16
DB 02042, PG 0363
ZONED: O-1(CD)

N/F
PINNACLE POINT
801 EAST TRADE ST #200
CHARLOTTE, NC 28202
TM 047-181-07
DB 15599, PG 911
ZONED: CC SPA

WESTBEND DRIVE (APPROXIMATE LOCATION)

MALLARD GLEN DRIVE (APPROXIMATE LOCATION)

MALLARD GLEN DRIVE EXISTING ENTRANCE

W. MALLARD CREEK CHURCH ROAD VARIABLE R/W (SR 2472)

24" HICKORY TREE

S 46°39'11" E 2800.87'

40' REAR YARD OR 10' SIDEYARD

1516.54'

WETLANDS

35' SWIM BUFFER

35'

70' MIN.

(A) ACCESS POINT:
VEHICULAR AND PEDESTRIAN CONNECTION WHICH WILL BE LOCATED APRROXIMATELY AS DEPICTED.

(B) POTENTIAL ACCESS POINT:
*SEE TRANSPORTATION NOTES.

(C) POTENTIAL ACCESS POINT:
*SEE TRANSPORTATION NOTES.

(D) POTENTIAL ACCESS POINT:
(PREVIOUSLY APPROVED RIGHT IN/RIGHT OUT)
*SEE TRANSPORTATION NOTES.

N 43°10'20" E 329.89'

FIR

N 41°27'47" W 656.64'

16' CLASS C BUFFER

FOUND 18" CEDAR

DUKE POWER COMPANY (120' R/W)
DEED BOOK 5676, PAGE 425

N 78°03'16" W 961.53'

N 23°14'31" E 423.97'

50' SETBACK

35' SETBACK

SEE TRANSPORTATION NOTE REGARDING TRAFFIC SIGNAL AT THIS LOCATION.

35' STREAMSIDE BUFFER

35' STREAMSIDE BUFFER / OPEN SPACE

SET 1/2" REBAR WITH 2" DIA. CAP WITH NCGS MON. AND 12.47' FROM R/W LINE.

VICINITY MAP NTS

SITE

I-85

NO SCALE

GENERAL NOTES

1. The Site Plan consists of the Technical Data Sheet and the Illustrative Site Plan. The Technical Data Sheet contains all development notes and conditions regarding such things as vehicular access points, buffers, setback/yard dimensions, generalized building/parking/circulation areas, development intensity, etc. The Illustrative Site Plan depicts a development scenario based upon the conditions imposed by the Technical Data Sheet. However, other development scenarios are permitted as a matter of right which allow alternatives to the arrangement of building/parking/circulation areas, building footprints and shapes, etc. The illustrative subdivision may be changed as a matter of right provided the total number of dwelling units permitted on the property is not exceeded.
2. The proposed development shall comply with all applicable regulations pertaining to off-street parking, signage, buffers/landscaping, screening, drainage, tree ordinance, etc.
3. The Petitioner acknowledges that other standard development requirements imposed by other city ordinances, such as those that regulate streets, sidewalks, and site development, may apply to the development of this site. These are not zoning regulations, are not administered by the Zoning Administrator, and are not separate zoning conditions imposed by this site plan. Unless specifically noted in the conditions for this site plan, these other standard development requirements will be applied to the development of this site as defined by those other city ordinances.
4. Throughout this Rezoning Petition, the terms "Owner", "Owners", "Petitioner" or "Petitioners", shall, with respect to the Site, be deemed to include the heirs, devisees, personal representatives, successors in interest and assignees of the owner or owners of the Site who may be involved in its development from time to time.

TRANSPORTATION

1. The number and type of vehicular access points to the site shall be limited to the points of ingress/egress as shown on the Technical Data Sheet. However, the locations may vary somewhat from that depicted. The location and design shall comply with all applicable standards and requirements of the Charlotte Mecklenburg Land Development Standards, the Mecklenburg County Department of Transportation, Charlotte Department of Transportation and the North Carolina Department of Transportation. Primary access to the site will be through and in conjunction with the development of the larger portion of the site, and thus directly to Mallard Creek Church Road. In addition, the potential access points (B,C and D), that would connect the site to the other adjoining sites will be installed with the permission of and the location coordinated with the adjoining property owners and the securing of the necessary easements for such access.
2. The Petitioner/Developer shall provide a 5-foot sidewalk with an 8-foot planting strip. In the event the Property is subdivided or developed in phases, the sidewalk, curb and gutter and roadway improvements, if any, will be completed along each parcel's frontage on Mallard Creek Church Road at the time such parcel is developed.
3. The Petitioner/Developer will dedicate right-of-way sufficient to provide a minimum of 50 feet from the centerline of Mallard Creek Church Road and US 29 to the Property line prior to commencement of development of any of the parcels.
4. The Petitioner/Developer will dedicate right-of-way sufficient to provide a minimum of 50 feet from the centerline of Mallard Creek Church Road to the Property line prior to commencement of development of any of the parcels.
5. The Petitioner/Developer shall coordinate internal pedestrian walkways throughout the Property.
6. Bicycle parking will be provided per Section 12.202.
7. The petitioner agrees to provide a maximum of $40,000 towards the installation of a traffic signal at the intersection of Mallard Creek Church Road and Berkley Place Drive. (Note: As of April 10, 2013 this payment obligation has been met by the current property owner; confirmation has been provided to CDOT & the City of Charlotte. The traffic signal has been installed and is fully functional.)

BUILDING/ARCHITECTURE/USES

1. In all respects, the site will be developed in conformance with the R-17MF district standards, including the standards for setbacks, side and rear yards, and buffers that may be applicable to the site. Maximum building heights for the R-17MF portion of the property shall be limited to five (5) stories.
2. The Site will be used for the construction and operation of a multi-family community as part of a larger development or as a separate multifamily community for up to 179 dwelling units. These units may be for sale or for rent. The Site may also be used for up to 300 beds for retirement or nursing home communities if the multifamily development is not constructed.
3. The building architectural will include the use of brick or stone which is compatible with existing buildings within Alexander Pointe.
4. All freestanding lighting shall be cut-off type lighting fixtures. Site lighting will be limited to 20 feet in height. No "wall pak" lighting will be installed but architectural lighting on building facades will be permitted.

BUFFERS/SETBACKS/SITE DESIGN

1. Buffers, if required, will comply with Ordinace standards. Parking areas will be screened from abutting properties as required by the Ordinance. In addition, the site will comply with the "400 foot rule" per Sec. 9.303(19)(a). No buildings will be located within 40' of the property line directly adjacent to the veterinary office building on the adjoining site.
2. Storm water detention shall not be located in setback or buffer areas. Trees which are 6" DBH or greater in caliper in any buffer areas will be left undisturbed.
3. The Petitioner/Developer shall provide tree protection within the 35 foot setback along US 29 and Mallard Creek Church Road for trees which are 6" DBH or greater in caliper except to the extent necessary to accommodate ingress/egress to the property, walls, fences and necessary utility lines.
4. The Petitioner/Developer shall provide a fire hydrant within 750 feet of the most remote building as a fire truck travels if such hydrant does not exist.
5. Screening will conform to the applicable standards of Section 12.303 of the Zoning Ordinance. All permanent garbage/trash disposal facilities (i.e. dumpster or compactors if provided) will be screened with a solid enclosure with gates.
7. All utilities serving the Site will be located underground.
8. Any above ground backflow preventers for this Site shall be located outside of the setback.
9. The Petitioner/Developer has completed a Wetlands and Stream Analysis in conformance with Mecklenburg County Ordinance. The Wetlands and Stream Delineation have been surveyed and are shown on the Rezoning Plan. The Developer will preserve a minimum thirty five (35) foot setback from the stream side and preserve substantially all of the existing wetlands area except as required for crossings to provide interconnectivity.
10. The following agencies must be contacted prior to construction regarding wetlands and water quality permits:

401/404 Permit	NCDENR-Raleigh office	919-733-1786
401/404 Permit	U. S. Army Corp of Engineers	704-271-4854

SIGNAGE

1. The Petitioner/Developer shall construct coordinated project entrance features which will be located at the main entrances on Mallard Creek Church Road.
2. Signage will be permitted in accordance with applicable zoning standards.

LANDSCAPING

1. The Petitioner/Developer shall develop a master street scape program for the Property's frontage along Mallard Creek Church Road as shown on the Illustrative Site Plan.
2. All landscape plans shall meet or exceed the City of Charlotte Tree Ordinance Requirements.