



SITE DATA

SITE AREA:	8.12 ACRES
TAX PARCEL ID:	05140101, 05140102, 05140104, 05140106, 05140107
EXISTING ZONING:	INST
PROPOSED ZONING:	R-17MF (CD)
PROPOSED UNITS:	136 APARTMENTS FOR RENT (16.93/DUA)
PROPOSED PARKING:	385 SPACES (2.8 SPACES PER UNIT)
BIKE PARKING REQUIRED:	7 SPACES (1 PER 20 UNITS)
TRASH COLLECTION:	20
RECYCLE COLLECTION:	40 CUBIC YARD COMPACTOR
MINIMUM SETBACK:	2 RECYCLE STATIONS 144 SF EACH
MINIMUM SIDE YARD:	30'
MINIMUM REAR YARD:	10'
MINIMUM OPEN SPACE:	40'
OPEN SPACE PROVIDED:	45%

DEVELOPMENT NOTES:

- The petitioner acknowledges that other standard development requirements imposed by other city ordinances, standards, policies, and appropriate design manuals will exist. Those criteria (for example, those that required buffers, regulate streets, sidewalks, trees, stormwater, and site development etc.) will apply to the development site. This includes chapters 6, 9, 12, 17, 18, 19, 20, and 21 of the city code. Conditions set forth in this petition are supplemental requirements imposed on the development in addition to other standards. Where conditions on this plan differ from ordinances, standards, policies, and approaches in existence at the time of formal engineering plan review submission, the stricter condition or existing requirements shall apply.
- The amenity area shown on the site plan will include a swimming pool, sunning deck, bbq and sitting/eating areas and a gazebo/bus stop.
- The petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance.
- Building Height will meet ordinance standards.
- Buildings will have common entrances.
- Parking lot lighting will be provided; lighting fixtures shall be classified as full cut-off in design, and not cause glare on adjoining properties.
- Parking lot screening requirements of Section 12.303 will be met.
- Petitioner will re-stripe Bonnie Cone Lane and Mary Alexander Road to accommodate opposing left turn lanes onto East Mallard Creek Church Road. If additional road right of way is required along Mary Alexander Road, the City of Charlotte will condemn property but Petitioner will be responsible for cost of the property.
- A bike lane will be added to the portion of Bonnie Cone Lane that fronts the Petitioner's property.
- Petitioner shall provide landscaping in setback along Mallard Creek Church Road including required perimeter trees and one small maturing tree per 20 linear feet for building faces over 200 sq. ft. Petitioner shall also provide ornamental foundation plantings along same building face, see attached cross section.
- Buildings will appear to front East Mallard Creek Church Road.
- Petitioner will submit a Solid Waste Management Plan prior to initiating demolition and/or construction activities to include, at a minimum, the procedures that will be used to recycle all clean wood, metal, and concrete generated during demolition and construction activities; when applicable. The plan will also specify that all land clearing and/or inert debris shall be taken to a properly permitted facility. The plan will also state that monthly reporting of all tonnage disposed and recycled will be made to the Mecklenburg County Solid Waste Program including the identification and location of all facilities receiving disposed or recycled materials.
- The existing water supply wells shall be cordoned off to protect it from damage or abandoned per the Mecklenburg County Groundwater Well Regulations prior to any demolition or grading activity.
- Existing septic tanks shall be located, pumped by a licensed waste hauler to remove residual contents, crushed and backfilled prior to any demolition or grading activity.
- Ornamental grates will be used to partially screen openings in parking deck that faces Mallard Creek Church Road. Shrubs maturing to a height of 6' will be planted against cmu walls of building that faces Mallard Creek Church Road.

CAMPUS CORNER
CHARLOTTE, NC

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JUN 1 3 2008

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REZONING
SITE PLAN
REZONING PETITION
2008-078

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NORTH

Scale: 1"=50'

Date: 22 FEB. 2008

Project No.: 041-115

Revisions:

- 18 APRIL 2008 PER STAFF COMMENTS
- 22 MAY 2008 PER STAFF COMMENTS AND PUBLIC HEARING
- 5 JUNE 2008 PER STAFF COMMENTS

FOR PUBLIC HEARING

Sheet 1-1



BONNIE CONE LANE (BUILDING #1)



BONNIE CONE LANE (BUILDING #2)



EAST MALLARD CREEK CHURCH ROAD (BUILDING #1)

Client: Wood Partners

Scale: N.T.S.

Project: Campus Corners

Date: 05/23/08

Proj. No.: 08.00162.PR

Drawn By: SRoland

Sheet No.:

SK-1