

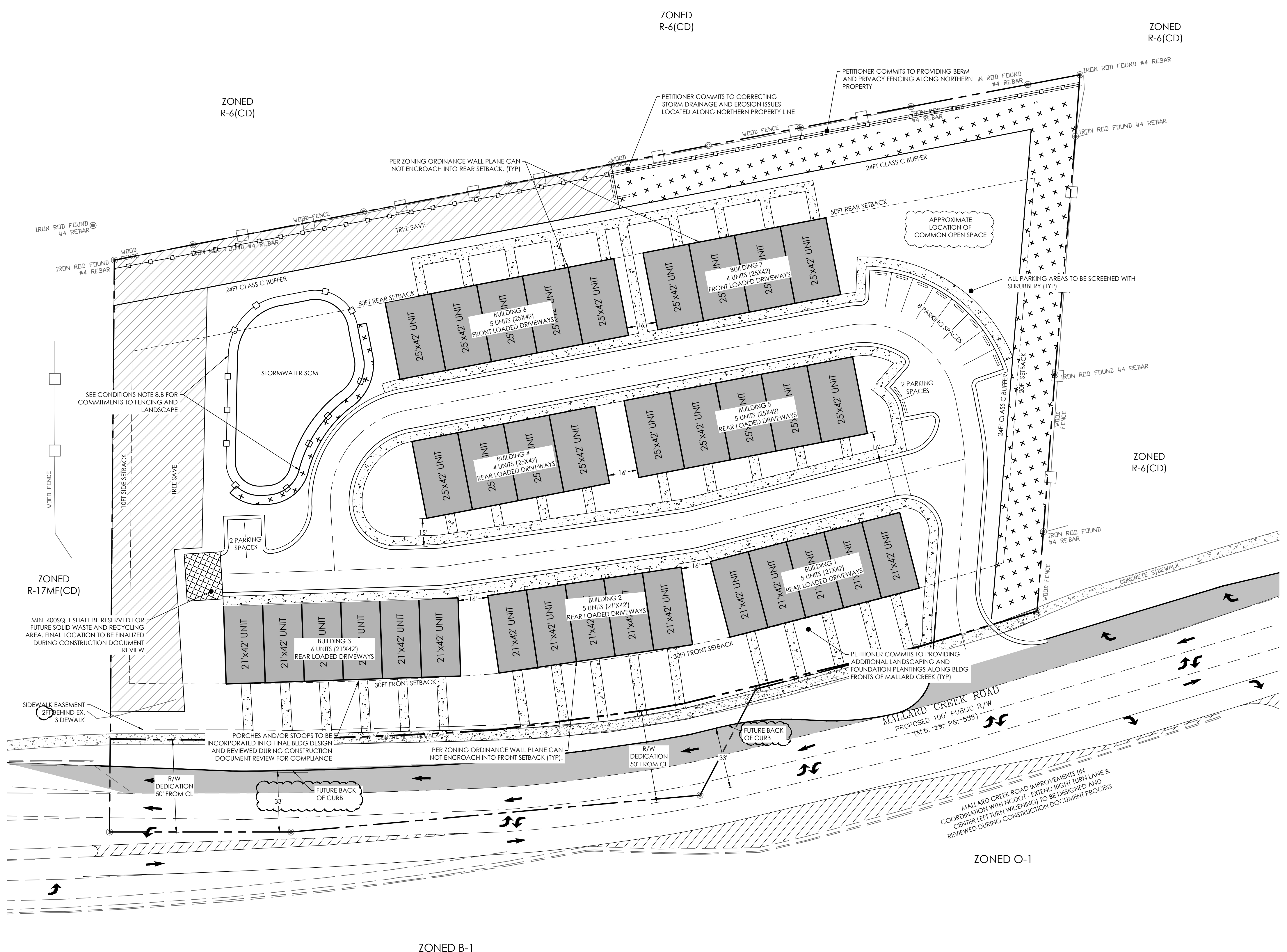
NOT FOR CONSTRUCTION
REZONING PURPOSES ONLY

LATITUDE 35 DESIGN GROUP
1199 HAYMARK DRIVE
KANNAPOLIS, NC 28081
P: 704-956-1862
NCDRE Lic. # C-8850

EX01-REZONING-2021-002.DWG
PROJECT NUMBER: 2021-002
DATE: 11/01/2021 DRAWN BY: TSG

REVISIONS:

REZONING - SITE PLAN
PETITION #2021-146
THE VILLAGES AT MALLARD CREEK
10701 MALLARD CREEK RD., CHARLOTTE, NC



SITE DATA TABLE	
PARCEL ID	02936111 (DB20917 - PG 331)
LOCATION	10701 MALLARD CREEK ROAD
JURISDICTION	CHARLOTTE
PETITIONER	KINGER HOMES LLC
	215 NORTH PINE STREET UNIT 2011
	CHARLOTTE, NC 28202
ZONING	EXISTING: R-3 - PROPOSED: R-12MF(CD)
TOTAL PARCEL AREA	3.701 AC - 161,250 SF
PROPOSED USE	MULTI-FAMILY RESIDENTIAL
PROPOSED BUILDING PRODUCT	3-STORY TOWNHOUSE
UNIT DENSITY	34 UNITS (9.2 UPA)
MIN. FRONT / STREET SETBACK	30'
MIN. SIDE SETBACK	10' OR 20' WHEN ADJOIN SF
MIN. REAR SETBACK	50'
MAX. BUILDING HEIGHT ALLOWED	40'
PARKING SPACES REQUIRED	1.5 SPACES PER UNIT
REQUIRED OPEN SPACE	50% - (50,834 SF - 1.167 AC)
REQUIRED TREE SAVE	15%
PROPOSED TREE SAVE	15%
BUFFER REQUIREMENTS	SEE SITE PLAN
ALTERATIONS TO THE CONDITIONAL PLAN ARE SUBJECT TO SECTION 6.207 (ALTERATIONS TO APPROVALS)	
ALL ARCHITECTURAL DESIGN STANDARDS SHALL APPLY	
SITE LIGHTING BY OTHERS & SHALL COMPLY WITH LAND DEVELOPMENT STANDARDS	
PROJECT TO BE DEVELOPED IN ONE (1) PHASE	

GARBAGE AND RECYCLE TO BE PROVIDED VIA ROLL OUT CANS STORED IN GARAGES OF UNITS. IN THE EVENT THAT CITY WASTE MANAGEMENT WILL NOT COLLECT TRASH AND RECYCLE PRIVATE COLLECTION WILL BE SOUGHT AFTER BY OWNERSHIP. PETITIONER COMMITS TO RESERVING AN AREA FOR FUTURE COMMUNAL DUMPSTER/RECYCLE AREA TO BE REVIEWED DURING CONSTRUCTION DOCUMENT PROCESS.

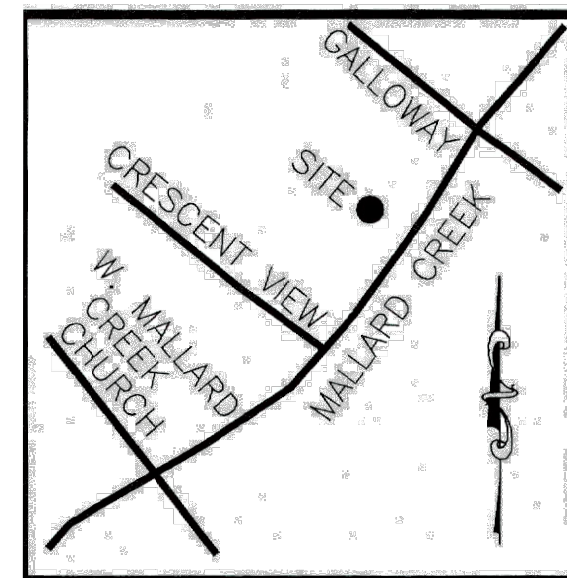
GARAGE SEPARATION ALONG PRIVATE ALLEYS: 5' FROM BACK OF ALLEY, OR 20' OR GREATER FROM BACK OF SIDEWALK ALONG ALLEY.

NOTES:
FIRE DEPARTMENT ACCESS ROAD SHALL HAVE A MIN. 20' UNOBSTRUCTED CLEAR WIDTH AND SHALL BE CAPABLE OF SUPPORTING 80,000 LBS
FIRE HYDRANT SHALL BE LOCATED WITHIN 750' TO THE MOST REMOTE POINT OF BUILDING AS TRUCK TRAVEL FOR ALL BUILDINGS.

PETITIONER COMMITS TO PROVIDING A MINIMUM OF 2000SQFT COMMON OPEN SPACE. AMENITIES SHALL INCLUDE AT LEAST TWO (2) OF THE FOLLOWING ENHANCEMENTS: SOFT TRAILS, HARDSCAPE FEATURES, SEATING AREAS, BENCHES, AND/OR ENHANCED LANDSCAPING.

LEGEND	
	PROJECT BOUNDARY
	PROPOSED BUILDING CURBS AND GUTTER
	BUILDING SETBACK
	IRRIGATION CONDUIT
	EXISTING SURVEY
	BUILDING HATCH
	TREE SAVE AREA
	SIDEWALK
	BUFFER AREA
	STOP SIGN W/ WHITE STOP BAR
	PARKING ROW COUNT
	COMPACT CAR SPACE
	HANDICAPPED PARKING SYMBOL





VICINITY MAP - N.T.S.

NOTES:

- ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES (AS SURVEY FOOT) UNLESS OTHERWISE NOTED.
- THE RATIO OF PRECISION IS CALCULATED AS 1:10,000.
- SUBJECT PROPERTY IS CURRENTLY ZONED R3 AS PER MECKLENBURG COUNTY GIS (POLARIS 33).
- SUBJECT PROPERTY IS NOT LOCATED IN A FEMA FLOOD PLAIN PER FEMA PANEL NO. 371045700K, ISSUED DATE 11/08/2019.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE EXAMINATION BY AN ATTORNEY. PROPERTY MAY BE SUBJECT TO RECORDED OR UNRECORDED RIGHT-OF-WAY, EASEMENTS, OR CONDITIONS NOT OBSERVED OR SHOWN HEREON.
- AREA BY COORDINATE COMPUTATION.
- EARTH MOVING WORK WAS NOT OBSERVED ON THE SUBJECT PARCEL AT TIME OF FIELD SURVEY.
- DATE OF FIELD SURVEY 05/10/2021.
- BEARINGS BASED ON THE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM AND WERE ESTABLISHED USING RTK GPS SURVEY METHODS. HORIZONTAL POSITIONS ARE REFERENCED TO NAD 83 NSRS (2011) COMBINED SCALE FACTOR: 0.99999. ELEVATION POSITIONS ARE REFERENCED TO NAVD 83 SURVEY FEET. CLASSIFICATION OF SURVEY: CLASS A. POSITIONAL ACCURACY: N=0.02, E=0.03.
- THIS SITE IS LOCATED IN THE CITY OF CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA.
- SUBJECT PARCEL PID NUMBERS: 029-36-111.
- OWNER: THINK GROUP LLC, 7608 DISTRICT DR, CHARLOTTE, NORTH CAROLINA 28213.
- VERTICAL BENCHMARKS: MAG NAIL SET IN ASPHALT. N=0.00, E=0.00, EL=0.00. IRON ROD FOUND. N=0.00, E=0.00, EL=0.00.

REFERENCES:

- DEED BOOK 20917, PAGE 331
- MAP BOOK 28, PAGE 501; MAP BOOK 29, PAGE 538; MAP BOOK 31, PAGE 169

SSMH
RIM=752.18
CROP=746.08

CB
CB CL BC=751.73
CB CL PL=751.07
CB CL EP=751.37
INV. IN=747.31
INV. OUT=746.96

CB
CB CL BC=755.15
CB CL PL=754.53
CB CL EP=754.78
INV. IN=751.01
INV. OUT=750.99

SSMH
RIM=758.01
INV. IN=749.71
INV. OUT=749.51

SSMH
RIM=762.78
INV. IN=751.78
INV. OUT=751.53

- LEGEND
- MAG NAIL SET
 - IRON ROD SET (#4 REBAR)
 - IRON PIPE FOUND (AS DESCRIBED)
 - NON-MOVEMENT FOUND
 - CALCULATED POINT
 - FIRE HYDRANT
 - WATER METER
 - WATER VALVE
 - FLARED END SECTION
 - ELECTRIC SERVICE
 - LIGHT POLE
 - POWER POLE
 - GUY WIRE
 - SIGN
 - SANITARY SEWER MANHOLE
 - TELEPHONE PEDESTAL
 - DROP INLET
 - CATCH BASIN
 - (MB) MAILBOX

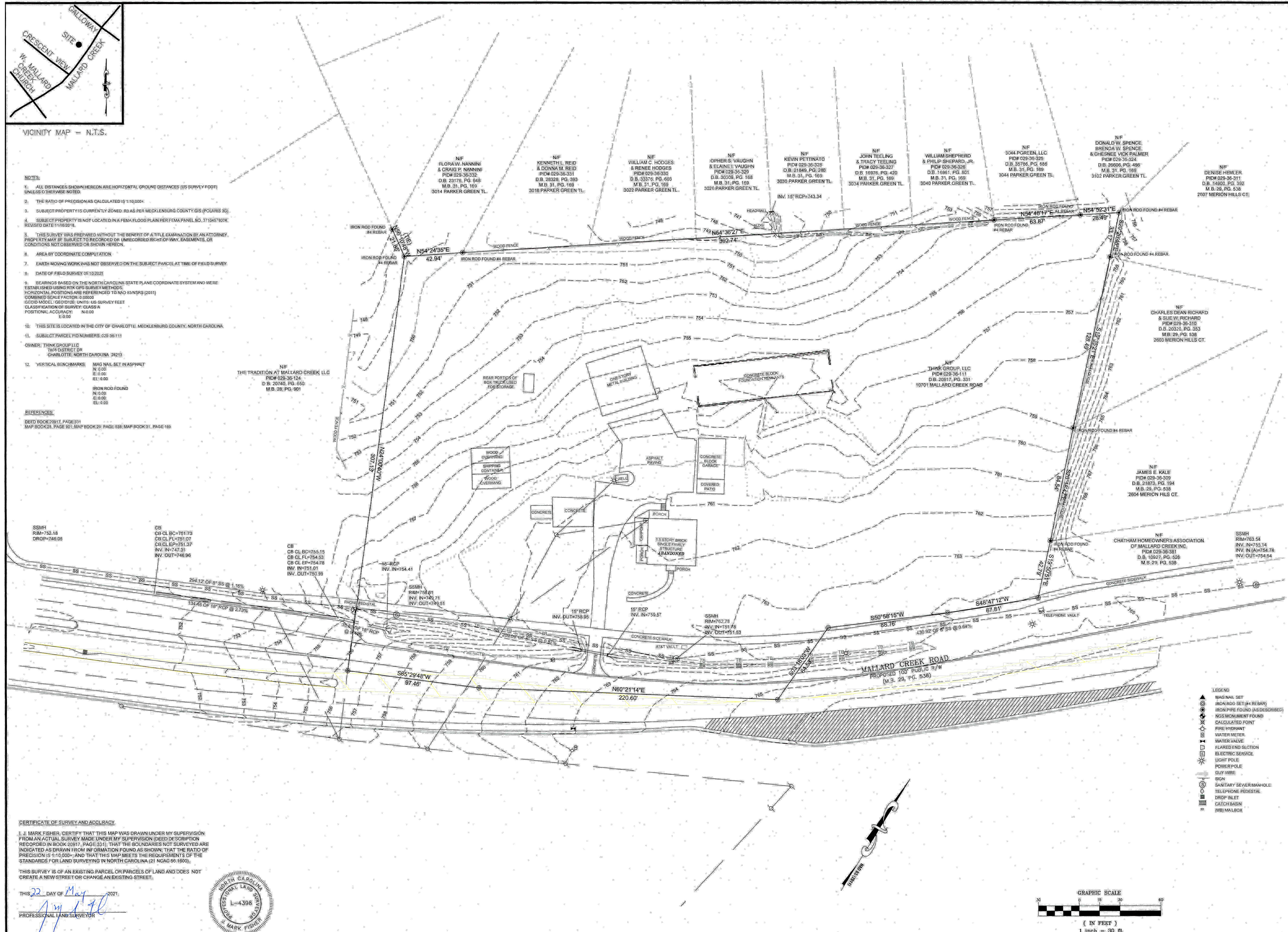
CERTIFICATE OF SURVEY AND ACCURACY

I, J. MARK FISHER, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 20917, PAGE 331), THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION FOUND AS SHOWN; THAT THE RATIO OF PRECISION IS 1:10,000; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 06-10.00).

THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.

THIS 22 DAY OF May 2021

PROFESSIONAL LAND SURVEYOR



VERITAS
LAND, PC
3575 CENTRE CIRCLE DRIVE
FORT MILL, SC 29715
OFFICE: 704.566.0554
MFISHER@VERITASLANDPC.COM
NC FIRM C-3126

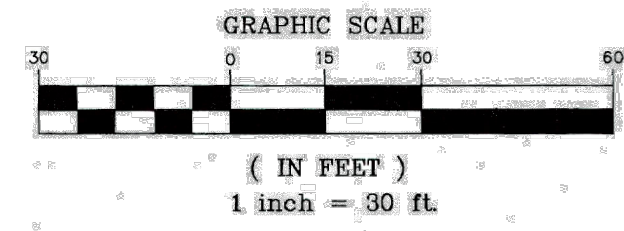
PROJECT:
**10701 MALLARD CREEK ROAD
BOUNDARY AND
TOPOGRAPHICAL
SURVEY**

CLIENT:
**CLIENT
ADDRESS
TOWN, STATE
PHONE XXXX**

PROJ. DATE: 05/10/2021
SCALE: 1"=30'
DRAWN BY: JMF
CHECKED BY: JMF

EXISTING CONDITIONS SURVEY
OF THE LANDS OF THINK GROUP, LLC
TAX PARCEL ID: 029-36-111
CITY OF CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA

PROJECT NO:
7036-0001
SHEET
EX02

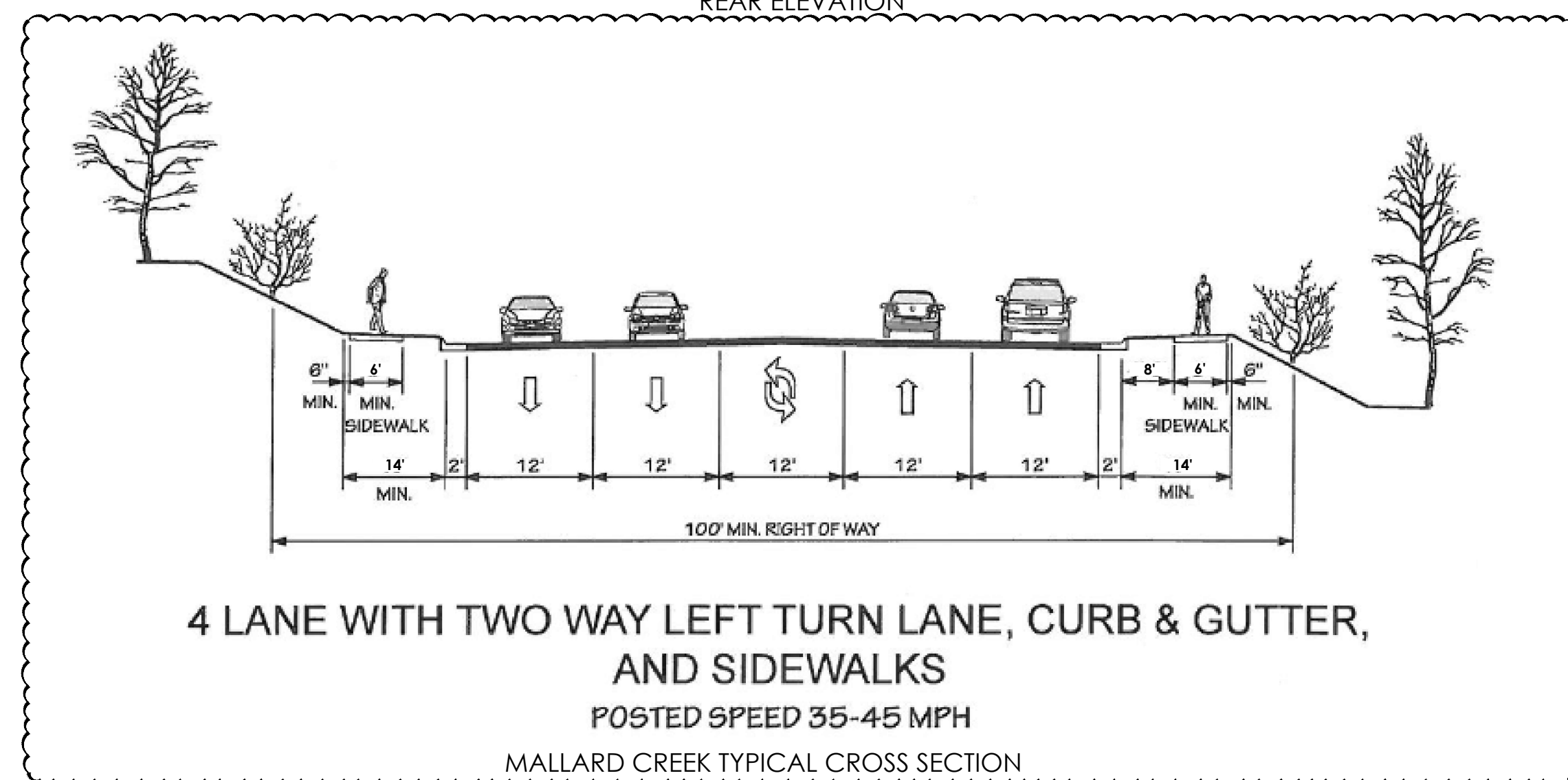




FRONT ELEVATION



REAR ELEVATION



IN THE EVENT LAND IS SOLD WITH ATTACHED UNITS, THE PETITIONER WILL PROVIDE EITHER 400 SQFT OF PRIVATE OPEN SPACE PER UNIT OR PROVIDE USEABLE COMMON OPEN SPACE EQUAL TO AT LEAST 10% OF THE SITE AS REQUIRED BY THE ZONING ORDINANCE. IF COMMON OPEN SPACE IS PROVIDED, AMENITIES SHALL INCLUDE AT LEAST TWO (2) OF THE FOLLOWING ENHANCEMENTS: SOFT TRAILS, HARDSCAPE FEATURES, SEATING AREAS, BENCHES, AND/OR ENHANCED LANDSCAPING.

ELEVATIONS ARE PRELIMINARY IN NATURE AND SUBJECT TO CHANGE DUE TO BUILDING STANDARDS AND CONSTRUCTION DOCUMENT REVIEW.

1. GENERAL PROVISIONS
THESE DEVELOPMENT STANDARDS FORM PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY KINGER HOMES, LLC (THE "PETITIONER") TO ACCOMMODATE THE DEVELOPMENT OF A RESIDENTIAL TOWNHOME COMMUNITY ON APPROXIMATELY 3.701 ACRES SITE LOCATED ON 10701 MALLARD CREEK ROAD, WHICH IS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (THE "SITE"). THE SITE IS COMPRISED OF TAX PARCEL NUMBERS 029-36-111.

DEVELOPMENT OF THE SITE SHALL BE GOVERNED BY THE REZONING PLAN, THESE DEVELOPMENT STANDARDS AND THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE"), UNLESS THE REZONING PLAN OR THESE DEVELOPMENT STANDARDS ESTABLISH MORE STRINGENT STANDARDS. THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE R-12MF ZONING DISTRICT SHALL GOVERN ALL DEVELOPMENT TAKING PLACE ON THE SITE.

THE DEVELOPMENT DEPICTED ON THE REZONING PLAN IS SCHEMATIC IN NATURE AND INTENDED TO DEPICT THE GENERAL ARRANGEMENT OF USES AND IMPROVEMENTS ON THE SITE. ACCORDINGLY, THE CONFIGURATIONS, PLACEMENTS AND SIZES OF THE BUILDING FOOTPRINTS AS WELL AS THE INTERNAL PUBLIC STREETS AND THE INTERNAL PRIVATE STREETS, ALLEYS OR DRIVES DEPICTED ON THE REZONING PLAN ARE SCHEMATIC IN NATURE AND, SUBJECT TO THE TERMS OF THESE DEVELOPMENT STANDARDS AND THE ORDINANCE, ARE SUBJECT TO MINOR ALTERATIONS OR MODIFICATIONS DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION DOCUMENT PHASES.

FUTURE AMENDMENTS TO THE REZONING PLAN AND/OR THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE SITE IN ACCORDANCE WITH THE PROVISIONS OF SECTION 6.207 OF THE ORDINANCE.

2. PERMITTED USES AND MAXIMUM DEVELOPMENT
THE SITE MAY BE DEVELOPED WITH UP TO 34 SINGLE-FAMILY ATTACHED DWELLING UNITS (TOWNHOMES), TOGETHER WITH ANY INCIDENTAL AND ACCESSORY USES RELATED THERETO THAT ARE ALLOWED IN THE R-12MF ZONING DISTRICT.

3. TRANSPORTATION
A) VEHICULAR ACCESS WILL BE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PLACEMENT AND CONFIGURATION OF THE VEHICULAR ACCESS POINT SHOWN ON THE REZONING PLAN IS SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE AND CONSTRUCTION PLANS AND DESIGNS AND TO ANY ADJUSTMENTS REQUIRED BY NCDOT FOR APPROVAL.
B) AS DEPICTED ON THE REZONING PLAN, THE SITE WILL BE SERVED BY PUBLIC AND/OR PRIVATE STREETS.
C) INTERNAL SIDEWALKS AND PEDESTRIAN CONNECTIONS SHALL BE PROVIDED ALONG ALL PUBLIC AND PRIVATE STREETS THROUGHOUT THE SITE. THE INTERNAL SIDEWALKS MAY MEANDER TO SAVE EXISTING TREES.
D) WHERE NECESSARY, PETITIONER SHALL DEDICATE AND CONVEY IN FEE SIMPLE ALL RIGHTS-OF-WAY TO THE CITY OF CHARLOTTE BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED OR PHASED PER THE SITE'S DEVELOPMENT PLAN. THE RIGHT-OF-WAY SHALL BE SET AT 50 FEET FROM CENTERLINE WHERE FEASIBLE.
E) ALL TRANSPORTATION IMPROVEMENTS WILL BE APPROVED AND CONSTRUCTED BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED AS NEEDED. THE PETITIONER MAY PHASE TRANSPORTATION IMPROVEMENTS IF SAID IMPROVEMENTS AND PHASING ARE EXPLICITLY DESCRIBED IN SITE PLAN NOTES.
F) WHERE NECESSARY, PETITIONER SHALL COMMIT TO DEDICATING A MINIMUM OF 50 FEET OF RIGHT-OF-WAY FROM THE EXISTING MALLARD CREEK ROAD CENTERLINE AS SHOWN ON THE SITE PLAN.

G) PETITIONER COMMITS TO ROAD IMPROVEMENTS AND RECOMMENDATIONS FROM THE RESPECTIVE ROAD SYSTEM AUTHORITY. IT IS CURRENTLY UNDERSTOOD THAT ROAD IMPROVEMENTS WILL CONSIST OF ADDITION OF A RIGHT LANE/TURN LANE AND A TWO WAY CENTER LEFT TURN LANE. FINAL DESIGN AND CONFIGURATION OF ROAD IMPROVEMENTS IS SUBJECT TO THE CONSTRUCTION DOCUMENT REVIEW, IF THIS PETITION IS APPROVED.
H) PETITIONER COMMITS TO CONSTRUCT AN 8-FOOT PLANTING STRIP, AND 6-FOOT SIDEWALK ALONG FRONTAGE OF MALLARD CREEK ROAD PER CITY OF CHARLOTTE ZONING ORDINANCE.

I) ALL PUBLIC ROADWAY IMPROVEMENTS SHOWN ARE GENERALLY DEPICTED AND WILL BE SUBJECT TO THE STANDARDS AND CRITERIA OF CDOT AND NCDOT. AS APPLICABLE, THE ROADWAY IMPROVEMENTS WITHIN THEIR RESPECTIVE ROAD SYSTEM AUTHORITY. IT IS UNDERSTOOD THAT SUCH IMPROVEMENTS MAY BE UNDERTAKEN BY THE PETITIONER ON ITS OWN OR IN CONJUNCTION WITH OTHER DEVELOPMENT OR ROADWAY PROJECTS TAKING PLACE WITHIN THE BROAD NORTH EASTERN MECKLENBURG AREA, BY WAY OF A PRIVATE/PUBLIC PARTNERSHIP EFFORT OR OTHER PUBLIC SECTOR PROJECT SUPPORT.

4. ARCHITECTURAL STANDARDS
A) THE PRIMARY EXTERIOR BUILDING MATERIALS TO BE CONSTRUCTED ON SITE WILL BE A COMBINATION OF PORTIONS OF THE FOLLOWING: BRICK VENEER OR SIMILAR MASONRY PRODUCTS, STONE, MANUFACTURED STONE, AND CEMENTITIOUS SIDING.
B) EACH ATTACHED RESIDENTIAL DWELLING UNIT SHALL BE PROVIDED WITH AT LEAST A 2 CAR GARAGE.
C) TOWNHOUSE BUILDINGS WILL BE LIMITED TO 6 INDIVIDUAL UNITS OR FEWER AND WILL BE DIFFERENTIATED BETWEEN UNITS, INCLUDING, BUT NOT LIMITED TO, FORWARD OFFSETS IN THE FRONT WALLS OF UNITS, VERTICAL HEIGHT DIFFERENCES, OR ARCHITECTURAL DIFFERENCES IN ELEVATIONS (SUCH AS WINDOWS, DOORS, BAYS, TRIM, OR MATERIALS).
D) USABLE PORCHES AND STOOPS ALONG UNITS FRONTING MALLARD CREEK ROAD SHALL FORM A PREDOMINANT FEATURE OF THE BUILDING DESIGN AND BE LOCATED ON THE FRONT AND/OR SIDE OF THE BUILDING. USABLE FRONT PORCHES, WHEN PROVIDED, SHALL BE COVERED AND BE AT LEAST 6 FEET DEEP. STOOPS AND ENTRY-LEVEL PORCHES MAY BE COVERED BUT SHALL NOT BE ENCLOSED.
E) TO PROVIDE PRIVACY, ALL RESIDENTIAL ENTRANCES WITHIN 15 FEET OF THE SIDEWALK MUST BE RAISED FROM THE AVERAGE SIDEWALK GRADE A MINIMUM OF 24 INCHES.
F) PITCHED ROOFS, IF PROVIDED, SHALL BE SYMMETRICALLY SLOPED NO LESS THAN 5:12, EXCEPT THAT ROOFS FOR PORCHES AND ATTACHED SHEDS MAY BE NO LESS THAN 2:12, UNLESS A FLAT ROOF ARCHITECTURAL STYLE IS EMPLOYED.
G) ALL CORNER/END UNITS THAT FACE A PUBLIC OR PRIVATE STREET SHALL HAVE A PORCH OR STOOP THAT WRAPS A PORTION OF THE FRONT AND SIDE OF THE UNIT OR PROVIDE BLANK WALL PROVISIONS THAT LIMIT THE MAXIMUM BLANK WALL EXPANSE TO 10 FEET ON ALL BUILDING LEVELS.
H) GARAGE DOORS PROPOSED ALONG PUBLIC OR PRIVATE STREET SHALL MINIMIZE THE VISUAL IMPACT BY PROVIDING A SETBACK OF 12 TO 24 INCHES FROM THE FRONT WALL PLANE AND ADDITIONAL ARCHITECTURAL TREATMENTS SUCH AS TRANSLUCENT WINDOWS OR PROJECTING ELEMENTS OVER THE GARAGE DOOR OPENING.
I) WALKWAYS SHALL BE PROVIDED TO CONNECT ALL RESIDENTIAL ENTRANCES TO SIDEWALKS ALONG PUBLIC AND PRIVATE STREETS.

5. OPEN SPACE, STREETScape AND LANDSCAPING
A) THE PETITIONER SHALL COMPLY WITH THE TREE ORDINANCE AND POST CONSTRUCTION STORMWATER ORDINANCE.
B) 15% TREE SAVE TO BE PRESERVED ON SITE.

6. LIGHTING
A) ALL FREESTANDING LIGHTING FIXTURES INSTALLED ON THE SITE (EXCLUDING LOWER, DECORATIVE LIGHTING THAT MAY BE INSTALLED ALONG THE DRIVEWAYS AND SIDEWALKS AND LIGHTING FIXTURES THAT ARE NOT IMPLICITLY APPROVED WITH THIS REZONING, ADJUSTMENTS MAY BE NECESSARY IN ORDER TO ACCOMMODATE ACTUAL STORM WATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.
B) THE CURRENT REQUESTED LOCATION OF THE STORMWATER MANAGEMENT SYSTEM WILL NEED TO PROVIDE FENCING AND ENHANCED LANDSCAPING ALONG SIDES THAT ADJUT RESIDENTIAL DWELLINGS OR ROADWAYS. THE ENHANCED LANDSCAPING AT MINIMUM SHALL BE 5FT WIDE PLANTED TO 2 TREES PER 100LF AND 10 SHRUBS PER 100LF. FENCING AT MINIMUM MUST BE 5FT IN HEIGHT AND MUST BE A MINIMUM 50% OPAQUE. THE FENCE SHALL NOT BE MADE OF CHAIN LINK MATERIALS. IN THE EVENT OF DESIGN CONSTRAINTS AND ADEQUATE SPACING FOR LANDSCAPING, THE ENHANCED LANDSCAPING SHALL BE OMITTED OR ADJUSTED.
C) DEVELOPMENT WITHIN ANY SWIM/PCSO BUFFER SHALL BE COORDINATED WITH AND SUBJECT TO APPROVAL BY CHARLOTTE-MECKLENBURG STORM WATER SERVICES AND MITIGATED IF REQUIRED BY CITY ORDINANCE.
D) DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE TREE ORDINANCE.
E) THE PETITIONER SHALL TIE-INTO AND ANALYZE THE ADEQUACY OF THE EXISTING STORMWATER CONVEYANCE ACROSS PARCELS RECEIVING STORMWATER DISCHARGE FROM THE SITE. THE LIMITS OF ANALYSIS SHALL EXTEND TO THE DOWNSTREAM SIDE OF THE PARCEL ADDRESSED AS 3000 PARKER GREEN TREE OR TO THE POINT WHERE THE REZONING SITE IS LESS THAN 10% OF THE TRIBUTARY DRAINAGE AREA, WHICHEVER CRITERION CREATES THE LONGEST ANALYSIS LIMITS. IF THE EXISTING STORMWATER CONVEYANCE WITHIN THE SPECIFIED ANALYSIS LIMITS IS FOUND TO BE INADEQUATE, THE PETITIONER SHALL MAKE A GOOD FAITH EFFORT WITH THE PROPERTY OWNER(S) TO IMPROVE THE STORMWATER CONVEYANCE OR OTHERWISE MITIGATE IMPACTS OF THE STORMWATER DISCHARGE WITHIN THE SPECIFIED ANALYSIS LIMITS.

7. AMENDMENTS TO REZONING PLAN
FUTURE AMENDMENTS TO THE TECHNICAL DATA SHEET OR THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE PARCEL OR PARCELS WITHIN THE SITE INVOLVED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 6 OF THE ORDINANCE.
FURTHER ALTERATIONS OR MODIFICATIONS TO THIS REZONING PLAN WHICH, IN THE OPINION OF THE PLANNING DIRECTOR, SUBSTANTIALLY ALTER THE CHARACTER OF THE DEVELOPMENT OR SIGNIFICANTLY ALTER THE TECHNICAL DATA SHEET OR ANY OF ITS CONDITIONS OR WHICH INCREASE THE INTENSITY OF DEVELOPMENT SHALL NOT BE DEEMED TO BE MINOR AND MAY ONLY BE MADE IN ACCORDANCE WITH THE PROVISIONS OF SUBSECTIONS 6.207(1) OR (2) OF THE ORDINANCE, AS APPLICABLE.

8. ENVIRONMENTAL FEATURES
A) THE LOCATION, SIZE, AND TYPE OF STORM WATER MANAGEMENT SYSTEMS DEPICTED ON THE REZONING PLAN ARE SUBJECT TO REVIEW AND APPROVAL AS PART OF THE FULL DEVELOPMENT PLAN SUBMITTAL AND ARE NOT IMPLICITLY APPROVED WITH THIS REZONING. ADJUSTMENTS MAY BE NECESSARY IN ORDER TO ACCOMMODATE ACTUAL STORM WATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.
B) THE CURRENT REQUESTED LOCATION OF THE STORMWATER MANAGEMENT SYSTEM WILL NEED TO PROVIDE FENCING AND ENHANCED LANDSCAPING ALONG SIDES THAT ADJUT RESIDENTIAL DWELLINGS OR ROADWAYS. THE ENHANCED LANDSCAPING AT MINIMUM SHALL BE 5FT WIDE PLANTED TO 2 TREES PER 100LF AND 10 SHRUBS PER 100LF. FENCING AT MINIMUM MUST BE 5FT IN HEIGHT AND MUST BE A MINIMUM 50% OPAQUE. THE FENCE SHALL NOT BE MADE OF CHAIN LINK MATERIALS. IN THE EVENT OF DESIGN CONSTRAINTS AND ADEQUATE SPACING FOR LANDSCAPING, THE ENHANCED LANDSCAPING SHALL BE OMITTED OR ADJUSTED.
C) DEVELOPMENT WITHIN ANY SWIM/PCSO BUFFER SHALL BE COORDINATED WITH AND SUBJECT TO APPROVAL BY CHARLOTTE-MECKLENBURG STORM WATER SERVICES AND MITIGATED IF REQUIRED BY CITY ORDINANCE.
D) DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE TREE ORDINANCE.
E) THE PETITIONER SHALL TIE-INTO AND ANALYZE THE ADEQUACY OF THE EXISTING STORMWATER CONVEYANCE ACROSS PARCELS RECEIVING STORMWATER DISCHARGE FROM THE SITE. THE LIMITS OF ANALYSIS SHALL EXTEND TO THE DOWNSTREAM SIDE OF THE PARCEL ADDRESSED AS 3000 PARKER GREEN TREE OR TO THE POINT WHERE THE REZONING SITE IS LESS THAN 10% OF THE TRIBUTARY DRAINAGE AREA, WHICHEVER CRITERION CREATES THE LONGEST ANALYSIS LIMITS. IF THE EXISTING STORMWATER CONVEYANCE WITHIN THE SPECIFIED ANALYSIS LIMITS IS FOUND TO BE INADEQUATE, THE PETITIONER SHALL MAKE A GOOD FAITH EFFORT WITH THE PROPERTY OWNER(S) TO IMPROVE THE STORMWATER CONVEYANCE OR OTHERWISE MITIGATE IMPACTS OF THE STORMWATER DISCHARGE WITHIN THE SPECIFIED ANALYSIS LIMITS.

9. FIRE
A) FIRE DEPARTMENT ACCESS ROAD SHALL BE CAPABLE OF SUPPORTING 80,000 POUNDS.
B) TURN RADIUS 36' INSIDE AND 42' OUTSIDE.
C) FIRE HYDRANT SHALL BE LOCATED WITHIN 750' TO THE MOST REMOTE POINT OF BUILDING AS TRUCK TRAVEL FOR ALL BUILDINGS.
D) FOR TOWNHOMES, ISO NEEDED FIRE FLOW TOWNHOMES:
1) TOWNHOMES NOT EXCEEDING 2 STORIES IN HEIGHT, THE REQUIRED FIRE FLOW IS 1500 GPM.
2) TOWNHOMES NOT EXCEEDING 3 STORIES IN HEIGHT AND A FIRE AREA OF 2500 SQ. FT. OR LESS, THE REQUIRED FIRE FLOW IS 1750 GPM.
3) TOWNHOMES NOT EXCEEDING 3 STORIES IN HEIGHT AND A FIRE AREA OF GREATER THAN 2500 SQ. FT. THE REQUIRED FIRE FLOW IS 2000 GPM.

10. BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS
A) IF THIS REZONING PLAN IS APPROVED, ALL CONDITIONS APPLICABLE TO DEVELOPMENT OF THE SITE IMPOSED UNDER THE TECHNICAL DATA SHEET WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONER AND THE CURRENT AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE SUCCESSORS IN INTEREST AND ASSIGNS.
B) THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERMS, "PETITIONER" AND "OWNER" AND "OWNERS" SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS OF THE PETITIONER OR THE OWNERS OF THE SITE FROM TIME TO TIME WHO MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREOF.

NORTH ARROW

NOT FOR CONSTRUCTION
REZONING PURPOSES ONLY

LATITUDE 35 DESIGN GROUP
1199 DIXIEBROOK DRIVE
KANNAPOLIS, NC 28081
P: 704-956-1862
NCRRES.LIC # C-4850

EX01-REZONING-2021-002.DWG
PROJECT NUMBER: 2021-002
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REVISIONS:

REZONING - CONDITIONS
PETITION #2021-146
THE VILLAGES AT MALLARD CREEK
10701 MALLARD CREEK RD., CHARLOTTE, NC



EX03