

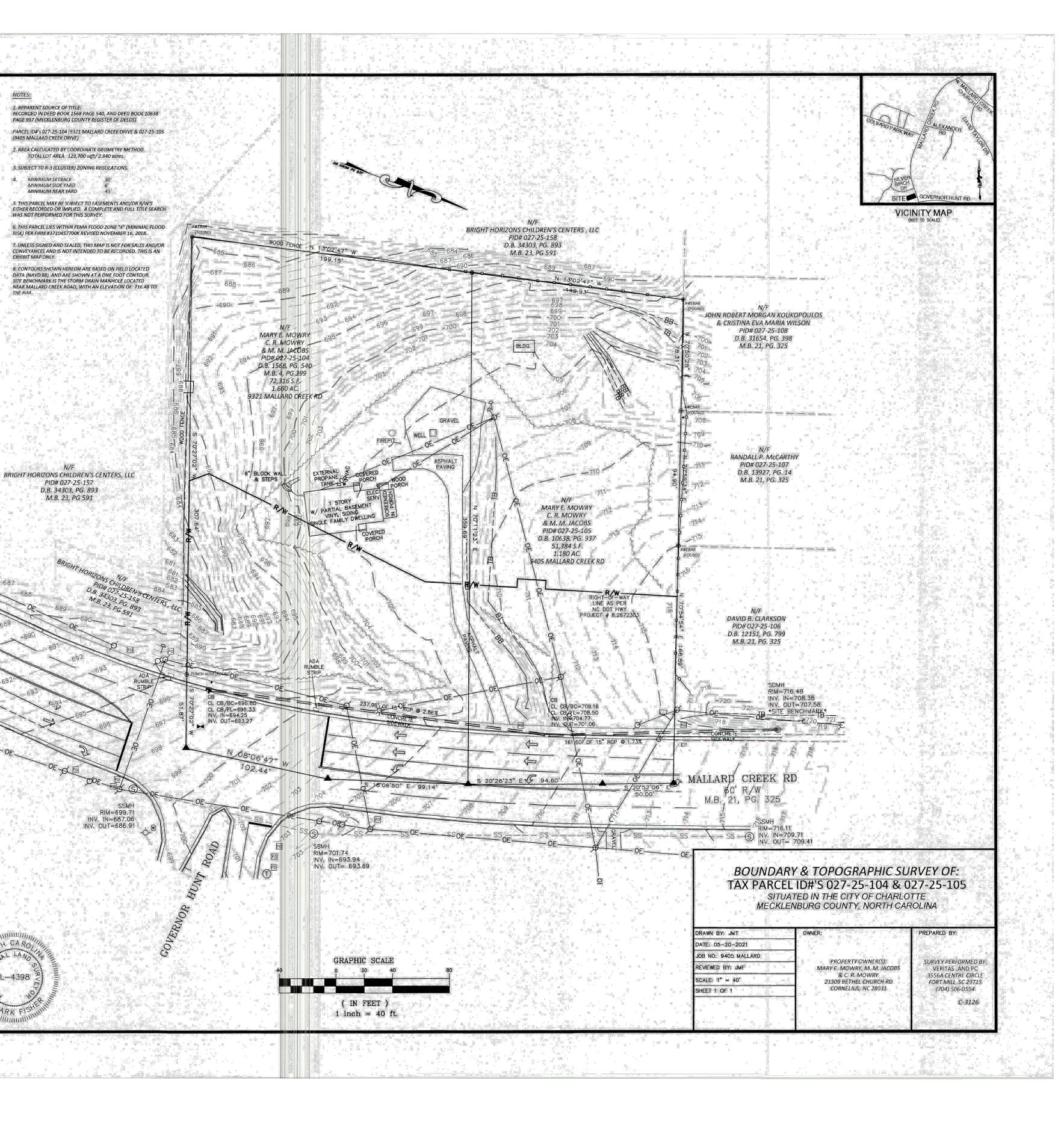
VEHICLES USED IN TURN ANALYSIS VEHICLES USED IN TURN ANALYSIS	Indext III III       930         Indext IIII IIII       940         Indext IIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIII		SITE [	DATA TABLE	0 15 30 60 GRAPHIC SCALE 1"=30 FT.		
LOWING       BUTHIG, 8.1 - PROFOSED, REMPYCOL         TOTAL PARCEL AREA       2.84 AC - 122 /10 SP         PROFOSED USE       SPECIAL DATE         MALE ROLL USED USES       SPECIAL DATE         MALE ROLL USED USES       SPECIAL DATE         MALE ROLL USED USES       SPECIAL DATE         MALE ROLL USES       PECIAL DATE			LOCATION	937) 9405 MALLARD CREEK ROAD CHARLOTTE KINGER HOMES LLC 215 NORTH PINE STREET UNIT 2011	NOT	l for	
MiNI SIG STEACK       PR ZONING GENAANCE         MiNI REASTRACK       PR ZONING GENAANCE         MAX RULPARS HEGHT       47         PROFINSE SILVERING OF BUILDINGS       4 BUILDINGS         PROFINSE SILVERING OF BUILDINGS       1.0 FTR INITI -33 SPACTS         PROFINSE SILVERING OF BUILDINGS       1.0 FTR INITI -33 SPACTS         PROFINSE SILVERING INCOME       1.0 FTR INITI -33 SPACTS         REQUIRED THE SAVE       15% (TRAS 3F - 0.478 AC)         BUILDING BY OTHERS AS BUILDING SILVERAL COMEY WITH LAND EXCLOPMENT SIANDARDS         MANN WALT REOVERDEN       SEE UCHTING BY OTHERS AS SPALL COMEY WITH LAND EXCLOPMENT SIANDARDS         MARK WALL REOVERDEN       MARK WALL REOVERDEN         SEE UCHTING BY OTHERS AS BUILT TO THE MOST REWOTE POINT OF BUILDING AS TRUCK         BER WORKNI MICALENCE BERNEN SAMEL DE SECURE POINT OF BUILDING AS TRUCK         COMMAN ALL BE LOCALED WITHIN 727 TO THE MOST REWOTE POINT OF BUILDING AS TRUCK         COMMAN ALL BE LOCALED WITHIN 727 TO THE MOST REWOTE COLLECTION POINTS OF TOTHER SAMEL DE SECURE POINT ACCOLLECTION POINTS OF TOTHER SAMEL DE SECURE POINT ACCOLLECTION POINTS OF TOTHER SAMEL DE SECURE POINT ACCOLLECTION POINTS OF TOTHER SAMEL D	MNN SIGE STIMACK       FRZ ZONING ORDINANCE         MNN SIGE STIMACK       FRZ ZONING ORDINANCE         MNN SIGE STIMACK       FRZ ZONING ORDINANCE         MAX. NULLINGT       4°         PROPOSED HANGER OF SULLINGS       4 SULLINGS         PROPOSED HANGER OF SULLINGS       4 SULLINGS         MILE STATUS       11 SPELUTINGS         PROPOSED HANGER OF SULLINGS       12 SULLINGS         MILE STATUS       STE STE PLAN         MILE CONTROLOGISTICAL PLAN AS ISSUED       12 SULLINGS         MILE CONTROLOGISTICAL PLAN AS ISSUED       STE STE PLAN         MILE CONTROLOGISTICAL PLAN AS ISSUED       STE STE PLAN         MILE CONTROLOGISTICAL PLAN AS ISSUED       STE STE PLAN         MILE CONTROLOGISTICAL PLAN AS ISSUED CONTROLOGISTICAL PLAN AS ISSUED       STE STE PLAN         MILE CONTROLOGISTICAL PLAN AS ISSUED CONTROLOGISTICAL STATUS       STE STE PLAN         MILE CONTROLOGISTICAL PLAN AS ISSUED CONTROLOGISTICAL STATUS       STE STE PLAN         MILE CONTROLOGISTICAL PLAN AS ISSUED CONTROLOGISTICAL STATUS       STE STE PLAN         MILE CONTROLOGISTICAL PLAN AS ISSUED CONTROLOGISTICAL STATUS       STE STE PLAN         MILE CONTROLOGISTICAL STATUS       STE STE PLAN         MILE CONTROLOGISTICAL STATUS       STE STE PLAN         MILE CONTROLOGISTICAL STATUS       STE STE PLAN		TOTAL PARCEL AREA PROPOSED USE PROPOSED UNITS / DENSITY	EXISTING: R-3 - PROPOSED: R-8MF(CD) 2.84 AC - 123,710 SF SINGLE FAMILY ATTACHED 22 UNITS / 7.7 UNITS PER ACRE	LATIT DESIGN 1189 DAYE KANNAP P: 704	TUDE 35 J GROUP DLIS NC 28081 -956-1862	
PROPOSED NUMBER OF BUILDINGS       4 BUILDINGS         PARKING SPACES REGURED       (1.6 FR UNIT) 33 SPACES         PROPOSED RANKING SPACES       PROPOSED RANKING SPACES         ALTERATIONS TO THE CONDITIONAL PLAN ARE SUBJECT TO SECTION 4207 (ALTERATIONS TO APPROVALIS)         ALTERATIONS OF MOREON THE PLOTON ROT SPACES         WHERE YESTION OF CONCERCE THE PROVIDED ON A BLANK WAIL ALONG THE ROOME PLOTE         PROPOSED RANKING SPACES         PRO	PROPOSED HUMBER OF BUILDINGS       1.0 FPE INIT] -33 SPACTS         PARENG SPACES REQUIRED       (1.5 PPE INIT] -33 SPACTS         PROPOSED PARENG SPACES       PROVINCE (1.5 PPE INIT] -33 SPACTS         PROPOSED PARENCE SPACE       PROVINCE (1.5 PPE INIT] -33 SPACTS         BEQUERD THER SAVE       135, 11835 SP 1.046 AC)         BERGER STATUS SPACES       PROVINCE (1.5 PPE INIT] -33 SPACTS         ALTERATIONATION AND AN ANY SUBJECT TO SECTION ASD (ATTRATIONS TO ATTRAVAILS)       ALL ARCHIECTURAL DESIGN STANDARDS SPALL APPLY         STEL LIGHTING BY OTHERS & SHALL COMPLY WITH LAND DEVELOPMENT STANDARDS       Development (1.5 PPE INIT] -33 SPACTA (ATTRATIONS TO ATTRAVAILS)         NUMERY STATUS TO THE CONSTRUMENT AND PROVED ON A BLANK WALL BARENDER DEVELOPMENT STANDARDS       Development (1.5 PPE INITE) CONSTRUMENT STANDARDS         NUMERY STATUS TRAVENES AND RECORD TO A BLANK WALL BARENDER DEVELOPMENT STANDARDS       Development (1.5 PPE INITE) CONSTRUMENT STANDARDS         NUMERY STATUS TRAVENES AND RECORD TARTAVIATE ADDRESS       Development (1.5 PPE INITE) CONSTRUMENT STATUS CONSTRUMENTS         NUMERY STATUS TO A DECEMANTE ADDRESS AND RECORD FOR OF BUILDING AS INCL       Development (1.5 PPE INITE) CONSTRUMENT DEVELOPMENT AND RECORD FOR OF DEVELOPMENT ADDRESS         NUMERY STATUS THE REVERTING AND RECORD FOR OF DEVELOPMENT ADDRESS       Development (1.5 PPE INITE) CONSTRUMENT DEVELOPMENT ADDRESS         ADAGE OF SPROWING STATUS TO THE REVERTED ADDRES CONTINUE CONTINUE OF DEVELOPMENT ADDRESS       Development (1.5 PPE INIT		MIN. SIDE SETBACK MIN. REAR SETBACK	PER ZONING ORDINANCE PER ZONING ORDINANCE	PROJECT NUMBI DATE: 11/01/2021	ER: 2021-002 I DRAWN BY: TS	
ALIERATIONS 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 BLANK WALL PROVISION WHEN SUBJA MILIGATION ELEMENTS ARE REQUIRED ON A BLANK WALLALONG THE GROUND FLOOR INFER VISUAL MILIGATION ELEMENTS ARE REQUIRED ON A BLANK WALLALONG THE GROUND FLOOR BLEVCS TRACKS, TANES AND DEVELON OF THE INFER FOOD OF POINT OF BUILDING AS TRUCK SULPTINGAL MALL RESTORMED ON A BLANK WALLALONG THE GROUND FLOOR BLEVCS TRACKS, TANES AND DECORATIVE SCHEPHING, LATICEWORE, OR ITWICE THAN THAT FRAIL INFER UPPARTIMENT ACCESS ROAD SHALL HAVE A MIN. 207 UNOBSTRUCTED CLEAR WIDTH AND SHALL BE CAPAGE OF SUPPORTING BOOD DIALL HAVE A MIN. 207 UNOBSTRUCTED CLEAR WIDTH AND FRAIL BE CAPAGE OF SUPPORTING BOOD THE MOST REMOTE POINT OF BUILDING AS TRUCK TAXEL FOR ALL BUILDINGS. INFER UPPARTIMENT ACCESS ROAD SHALL HAVE A MIN. 207 UNOBSTRUCTED CLEAR WIDTH AND SHALL BE COMMUNAL DUMPSTER/RECYCLE AREA TO BE REVIEWED DURING CONSTRUCTED CLEAR WIDTH AND FRAIL BE COMMUNAL DUMPSTER/RECYCLE AREA TO BE REVIEWED DURING CONSTRUCTED CLEAR WIDTH AND SHALL BE COMMUNAL DUMPSTER/RECYCLE AREA TO BE REVIEWED DURING CONSTRUCTED CLEAR WIDTH AND SHALL BE COMMUNAL DUMPSTER/RECYCLE AREA TO BE REVIEWED DURING CONSTRUCTED CLEAR WIDTH AND SHALL BE COMMUNAL DUMPSTER/RECYCLE AREA TO BE REVIEWED DURING CONSTRUCTED CLEAR STORE DURING CONSTRUCTED CLEAR TO REVIEWED DURING CONSTRUCTION DOCUMENT PROCESS. FIS RE WORK AND ACCOLD ATTER AND AREA TO RITURE COMMUNAL DUMPSTER/RECYCLE AREA TO BE REVIEWED DURING CONSTRUCTION DOCUMENT PROCESS. FIS REGULAR COD 244 SIYLESIDE 6.5' BOX P - POSSENGER OF CONSTRUCTION DOCUMENT PROCESS. FIS REGULAR COD 244 SIYLESIDE 6.5' BOX P - POSSENGER OF CONSTRUCTION DOCUMENT PROCESS. FIS REGULAR COD 244 SIYLESIDE 6.5' BOX P - POSSENGER OF CONSTRUCTION DOCUMENT PROCESS. FIS REGULAR COD 244 SIYLESIDE 6.5' BOX P - POSSENGER OF CONSTRUCTION DOCUMENT PROCESS. FIS REGULAR COD ALL PARTING AND AND AR	ATTRACTIONS TO THE CONDITIONAL PLAN ARE SUBJECT TO SECTION 4.207 (ATTRACTORS TO APPROVAIS)         ALL ARCHITECTURAL DESIGN STANDARDS SHALL APPLY         STELUGHTING BY OTHERS & SHALL COMPLY WITH LAND DEVELOPMENT STANDARDS         BEAM WALL PROVISION:         ILEVES STEPE ALL AT LOSS TO SECTION OF HEUNRAR POOTAGE OF ANY SUCH ELAW WALL SHALL BE DESCRIPTION ALL AT LOSS TO SECTION OF HEUNRAR POOTAGE OF ANY SUCH ELAW WALL SHALL BE DESCRIPTION ALL AT LOSS TO SECTION OF HEUNRAR POOTAGE OF ANY SUCH ELAW WALL SHALL BE DESCRIPTION ALL AT LOSS TO SECTION OF HEUNRAR POOTAGE OF ANY SUCH ELAW WALL SHALL BE DESCRIPTION ALL ATL RUST CATTORN TECOREDING LOSS TRUCTED CLEAR WIDIN AND SHALL BE DESCRIPTION ALL ATL RUST CATTORN TECOREDING LOSS TRUCTED CLEAR WIDIN AND SHALL BE DESCRIPTION ALL ATL RUST CATTORN TECOREDING ALTICEWORK OF UNING PLANT MATERIAL         NOTE:       THE UPPORTING AUGUSTANT E COREDING TO DEFENSION OF CORE WIDIN AND SHALL BE DESCRIPTION ALL ATLEND ALL APPLY TO THE MASH REPORT OF DURING AS TRUCK COMMINAL DUMENTER FERSION ALL MAYE A MIN. 20 UNORSTRUCTED CLEAR WIDIN AND SHALL BE DESCRIPTION ALL ATLEND ALL APPLY TO BE REVERED DINING CORESTRUCTION DOCUMENT PROCEESS.         CARACCE SERGRATION ALLONG PRIVATE ALLEPTS: 57 FROM BACK OF ALLEY. OR 20 OR GEATER FROM DUMENTAL DESCRIPTION ALLONG PRIVATE ALLEPTS: 57 FROM BACK OF ALLEY. OR 20 OR GEATER FROM DUMENTAL DUMENTER FERENCE ALL APPLY OF DUMENTAL PLANT AND SHALL BE DUMENTAL ALL AND ADDRESS AND CONTRICTION DOCUMENT PROCEESS.         FLID REQUER CCD 24 STYLESIDE 6.5 Flox       P- Passonger Car         COMMINAL DUMENTER FERENCE DUMENT AND SHALL BE CONTROL TO ADDRESS AND CONTRESS AND CONTRESS AND CONTROL TO ADDRESS AND CONTROL TO		PARKING SPACES REQUIRED PROPOSED PARKING SPACES	(1.5 PER UNIT) =33 SPACES PER ZONING ORDINANCE + 3 VISITOR PARKING SPACES		NS:	
SITE LIGHTING BY OTHERS & SHALL COMPLY WITH LAND DEVELOPMENT STANDARDS  SHATK WALL FROMSION: WHERE YOUAL MITGATION ELEMENTS ARE REQUIEDD ON A BLANK WALL ALONG THE CROUND FLOOR LEVEN STANDARDS  SUBJECT OF SUPPORTING REMENTS ARE REQUIED ON A BLANK WALL ALONG THE CROUND FLOOR LEVEN TAKEN AND CARLES WAS THE ENDER PORTING OF ADDRESS PLANTING, BENCHES, SHATING, SHATING, BENCHES, SHATING, SHATING, SHATING, BENCHES, SHATING, SHATI	INTELIGENTING BY DIFFERS & SHALL COMPLY WITH LAND DEVELOPMENT STANDARDS         INTELIGENTING BY DIAL LEMENTS ARE REQUIRED ON A BLANK WALL ALONG THE GROUND /LOGA         WERK REQUIRED ON A BLANK WALL ALONG THE GROUND /LOGA         INTELIGENTING BY DIAL LEMENTS ARE REQUIRED ON A BLANK WALL ALONG THE GROUND /LOGA         DIAL DIAL START REGUIRED ON A BLANK WALL ALONG THE GROUND /LOGA         DIAL DIAL START REGUIRED ON A BLANK WALL ALONG THE GROUND /LOGA         DIAL DIAL START REGUIRED ON A BLANK WALL ALONG THE GROUND /LOGA         DIAL DIAL START REGUIRED ON A BLANK WALL ALONG THE GROUND /LOGA         DIAL DIAL DIAL START REGUIRED ON A BLANK WALL ALONG THE GROUND /LOGA         DIAL DIAL DIAL START REGUIRED ON A BLANK WALL ALONG THE GROUND /LOGA         DIAL DIAL DIAL START REGUIRED ON A BLANK WALL ALONG THE GROUND /LOGA         DIAL DIAL DIAL START REGUIRED ON A DIAL START		ALTERATIONS TO THE CONDITIONAL PLAN A	RE SUBJECT TO SECTION 6.207 (ALTERATIONS TO APPROVALS)			
Image: Signed constraints of the system o	Image: Signed conduction of the system       Image: Signed cond conduction       Image: Signed conduction </th <th></th> <th>TREATED BY ONE OR MORE OF THE FOLLOW BICYCLE RACKS, TABLES AND CHAIRS, WALL SCULPTURAL ART, RUSTICATION, DECORATIV NOTES: FIRE DEPARTMENT ACCESS ROAD SHALL HAV CAPABLE OF SUPPORTING 80,000 LBS</th> <th>THE LINEAR FOOTAGE OF ANY SUCH BLANK WALL SHALL BE ING VISUAL MITIGATION ELEMENTS: PLANTING, BENCHES, TREATMENT IN THE FORM OF PERMITTED SIGNS, GRAPHIC OR E SCREENING, LATTICEWORK, OR LIVING PLANT MATERIAL</th> <th></th> <th>NT</th>		TREATED BY ONE OR MORE OF THE FOLLOW BICYCLE RACKS, TABLES AND CHAIRS, WALL SCULPTURAL ART, RUSTICATION, DECORATIV NOTES: FIRE DEPARTMENT ACCESS ROAD SHALL HAV CAPABLE OF SUPPORTING 80,000 LBS	THE LINEAR FOOTAGE OF ANY SUCH BLANK WALL SHALL BE ING VISUAL MITIGATION ELEMENTS: PLANTING, BENCHES, TREATMENT IN THE FORM OF PERMITTED SIGNS, GRAPHIC OR E SCREENING, LATTICEWORK, OR LIVING PLANT MATERIAL		NT	
Min Body Ground Clearance       0.717ft       Min Body Ground Clearance       1.115ft         Track Width       6.575ft       Track Width       6.000ft         Lock-to-lock time       4.00s       Lock-to-lock time       4.00s         Curb to Curb Turning Radius       20.850ft       Max Steering Angle (Virtual)       31.60°	Windburg fill     0.21711     Overdail body field iff     4.0001       Min Body Ground Clearance     0.717ft     Min Body Ground Clearance     1.115ft       Track Width     6.575ft     Track Width     6.000ft       Lock-to-lock time     4.00s     Lock-to-lock time     4.00s       Curb to Curb Turning Radius     20.850ft     Max Steering Angle (Virtual)     31.60°		TREATED BY ONE OR MORE OF THE FOLLOWN BICYCLE RACKS, TABLES AND CHAIRS, WALL SCULPTURAL ART, RUSTICATION, DECORATIV NOTES: FIRE DEPARTMENT ACCESS ROAD SHALL HAV CAPABLE OF SUPPORTING 80,000 LBS FIRE HYDRANT SHALL BE LOCATED WITHIN 75 TRAVEL FOR ALL BUILDINGS. GARBAGE AND RECYCLE TO BE PROVIDED V EVENT THAT CITY WASTE MANAGEMENT WILL WILL BE SOUGHT AFTER BY OWNERSHIP. PETIT COMMUNAL DUMPSTER/RECYCLE AREA TO F GARAGE SEPARATION ALONG PRIVATE ALLE BACK OF SIDEWALK ALONG ALLEY ALL SIDEWALK TO BE 5FT MINIMUM VEHICLES	THE LINEAR FOOTAGE OF ANY SUCH BLANK WALL SHALL BE ING VISUAL MITIGATION ELEMENTS: PLANTING, BENCHES, TREATMENT IN THE FORM OF PERMITTED SIGNS, GRAPHIC OR E SCREENING, LATTICEWORK, OR LIVING PLANT MATERIAL // A MIN. 20' UNOBSTRUCTED CLEAR WIDTH AND SHALL BE 0' TO THE MOST REMOTE POINT OF BUILDING AS TRUCK // A ROLL OUT CANS STORED IN GARAGES OF UNITS. IN THE NOT COLLECT TRASH AND RECYCLE PRIVATE COLLECTION IONER COMMITS TO RESERVING AN AREA FOR FUTURE BE REVIEWED DURING CONSTRUCTION DOCUMENT PROCESS. // S: 5-7' FROM BACK OF ALLEY, OR 20' OR GREATER FROM		O N N	
		3.T F	TREATED BY ONE OR MORE OF THE FOLLOWIN BICYCLE RACKS, TABLES AND CHAIRS, WALL SCULPTURAL ART, RUSTICATION, DECORATIV NOTES: FIRE DEPARTMENT ACCESS ROAD SHALL HAV CAPABLE OF SUPPORTING 80,000 LBS FIRE HYDRANT SHALL BE LOCATED WITHIN 75 TRAVEL FOR ALL BUILDINGS. GARBAGE AND RECYCLE TO BE PROVIDED V EVENT THAT CITY WASTE MANAGEMENT WILL WILL BE SOUGHT AFTER BY OWNERSHIP. PETIT COMMUNAL DUMPSTER/RECYCLE AREA TO P GARAGE SEPARATION ALONG PRIVATE ALLE BACK OF SIDEWALK ALONG ALLEY ALL SIDEWALK TO BE 5FT MINIMUM VEHICLES	THE LINEAR FOOTAGE OF ANY SUCH BLANK WALL SHALL BE ING VISUAL MITIGATION ELEMENTS: PLANTING, BENCHES, TREATMENT IN THE FORM OF PERMITTED SIGNS, GRAPHIC OR E SCREENING, LATTICEWORK, OR LIVING PLANT MATERIAL // A ROLL OUT CANS STORED CLEAR WIDTH AND SHALL BE 0' TO THE MOST REMOTE POINT OF BUILDING AS TRUCK // A ROLL OUT CANS STORED IN GARAGES OF UNITS. IN THE NOT COLLECT TRASH AND RECYCLE PRIVATE COLLECTION IONER COMMITS TO RESERVING AN AREA FOR FUTURE BE REVIEWED DURING CONSTRUCTION DOCUMENT PROCESS. // STORED TO RESERVING AN AREA FOR FUTURE // STORED TO RESERVING AN AREA FOR FUTURE // STORED DURING CONSTRUCTION DOCUMENT PROCESS. // STORED DURING CONSTRUCTION DOCUMENT PROCESS. // STORED IN TURN ANALYSIS // P - Passenger Car	G - SITE PL	AT GOVERNOR	

EX01

## 100 LEGEND NOTES: PID PARCEL IDENTIFICATION R/W RIGHT-OF-WAY S.F. SQUARE FEET (9405 MALLARD CREEK DRIVE) AC. ACRES N/F NOW OR FORMERLY CL CENTERLINE CB CATCH BASIN BC BACK CURB 4. MINIMUM SETBACK MINIMUM SIDE YARD MINIMUM REAR YARD FL FLOW LINE INV INVERT RCP REINFORCED CONCRETE PIPE 🔺 MAG NAIL SET O IRON ROD SET (#4 REBAR) IRON PIPE FOUND (AS DESCRIBED) NGS MONUMENT FOUND CALCULATED POINT FIRE HYDRANT WATER METER WATER VALVE FLARED END SECTION ELECTRIC SERVICE THE RIM. LIGHT POLE POWER POLE GUY WIRE SIGN **---**SANITARY SEWER MANHOLE STORM DRAIN MANHOLE TELECOMMUNICATIONS MANHOLE POWER METER DROP INLET 由 CATCH BASIN (MB) MAILBOX TRANSFORMER TR TELECOMMUNICATIONS PEDESTAL FIBER OPTICS PEDESTAL BOUNDARY LINES BY DESCRIPTION N/F TIE LINE X FENCE LINE OE OVERHEAD ELECTRIC 👝 📥 📥 💳 💳 STORM PIPE WOODLINE TB----TB-----TB------TOP BANK BB-BB-BB-BOTTOM BANK RIGHT-OF-WAY 5 8 48 <sup>10</sup> 49 THIS IS AN EXISTING PARCEL OF LAND WITHIN A MUNICIPALITY THAT REGULATES PARCELS OF LAND. A CAR I CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DESCRIPTION RECORDED IN DEED BOOK 10638 PAGE 937 & DEED BOOK 1568 PAGE 540): THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN ROM INFORMATION AS SHOWN; THAT THE RATIO OF PRECISION IS 1:10,000+; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 L-4398 NCAC 56.1600). THIS 21st DAY OF JULY, 2021. Jm D - 14 - 19

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NO CONST	INEERS SEAL <b>FUDE 35</b> <b>N GROU</b> BROOK DRIVE, '00LIS NC 28081 4-956-1862 LIC. #: C-4850 G-221022 2022.07 ER: 2021-002 1 DRAWN BY
REZONING - SURVEY	THE VILLAGES AT GOVERNOR HUNT
<b>Know what</b>	s below.

SHEET	EXC	)2
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EX01-REZONING-221022 2022.01.14.DWG - PLOT: Travis - WED. 2-9-2022 9:07 AM

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.

#### 1- FIRE DEPARTMENT ACCESS ROAD INCLUDING ISLAND OFF MALLARD CREEK SHALL HAVE A MIN. 20' UNOBSTRUCTED CLEAR WIDTH AND SHALL BE CAPABLE OF SUPPORTING 85.000 POUNDS. 2- TURN RADIUS 39' INSIDE AND 42'-3.5" OUTSIDE. 3- FIRE HYDRANT SHALL BE LOCATED WITHIN 600' TO THE MOST REMOTE POINT OF BUILDING AS TRUCK TRAVEI 4- FOR TOWNHOMES. ISO NEEDED FIRE FLOW TOWNHOMES: (A) TOWNHOMES NOT EXCEEDING 2 STORIES IN HEIGHT, THE REQUIRED FIRE FLOW IS 1500 GPM (B) TOWNHOMES NOT EXCEEDING 3 STORIES IN HEIGHT AND A FIRE AREA OF 2500 SQ. FT. OR LESS, THE REQUIRED FIRE FLOW IS 1750 GPM (C) TOWNHOMES NOT EXCEEDING 3 STORIES IN HEIGHT AND A FIRE AREA OF GREATER THAN 2500 SQ. FT, THE REOUIRED FIRE FLOW IS 2000 GPM

### . GENERAL PROVISIONS 9405 MALLARD CREEK ROAD, WHICH IS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (THE "SITE"). THE SITE IS COMPRISED OF TAX PARCEL NUMBERS 027-25-104 & 027-25-105

DEVELOPMENT TAKING PLACE ON THE SITE.

TUTURE 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. PERMITTED USES AND MAXIMUM DEVELOPMENT

NCDOT FOR APPROVAL.

G) ALL PUBLIC ROADWAY IMPROVEMENTS WILL BE SUBJECT TO THE STANDARDS AND CRITERIA OF CDOT AND NCDOT, AS APPLICABLE, TO 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 PRINCIPAL BUILDINGS USED FOR RESIDENTIAL USES CONSTRUCTED ON THE SITE MAY USE A VARIETY OF BUILDING MATERIALS. THE BUILDING MATERIALS USED FOR BUILDINGS MAY BE A COMBINATION OF THE FOLLOWING: GLASS, BRICK, STONE, SIMULATED STONE, PRE-CAST STONE, PRE-CAST CONCRETE, SYNTHETIC STONE, STUCCO, CEMENTITIOUS SIDING (SUCH AS HARDI-PLANK), VINYL, EIFS OR WOOD. B) EACH ATTACHED RESIDENTIAL DWELLING UNITSHALL 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).

MAY BE COVERED BUT SHOULD 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. (THIS IS IMPORTANT, ESPECIALLY FOR THE MIDDLE UNITS, AS THERE IS NO PARKING PAD PROVIDED AND THIS IS WHERE FRONTS OF UNITS START TO FACE BACKS OF UNITS. OVERALL, WOULD LIKE TO SEE THIS INCORPORATED IS THE OVERALL SITE)

INDIVIDUAL UNITS OR FEWER. 5. OPEN SPACE, STREETSCAPE AND LANDSCAPING

B) 15% TREE SAVE TO BE PRESERVED ON SITE.

B) THE MAXIMUM HEIGHT OF ANY FREESTANDING LIGHTING FIXTURES INSTALLED ON THE SITE. EXCLUDING STREET LIGHTS LOCATED ALONG PUBLIC STREETS, SHALL BE 21 FEET

7. AMENDMENTS TO REZONING PLAN

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

B) THE CURRENT REQUESTED LOCATION OF THE STORMWATER MANAGEMENT SYSTEM WILL NEED TO PROVIDE ENHANCED LANDSCAPING ALONG SIDES THAT ABUT RESIDENTIAL DWELLINGS. THE ENHANCED LANDSCAPING AT MINIMUM SHALL BE 5FT WIDE PLANTED TO 2 TREES PER 100LF AND 10 SHRUBS PER 100LF. THE ENHANCED LANDSCAPING SHALL BE OMITTED OR ADJUSTED PER FINAL ENGINEERING DESIGN.

D) STORM WATER QUALITY TREATMENT

E) VOLUME AND PEAK CONTROL

6-HOUR STORMS.

WHAT LEVEL OF STORM FREQUENCY. 9. BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS

# 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 2.84-ACRE SITE LOCATED ON

## 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-8MF ZONING DISTRICT SHALL GOVERN ALL

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.

THE SITE MAY BE DEVELOPED WITH UP TO 22 SINGLE-FAMILY ATTACHED DWELLING UNITS (TOWNHOMES), TOGETHER WITH ANY INCIDENTAL AND ACCESSORY USES RELATED THERETO THAT ARE ALLOWED IN THE R-12MF ZONING DISTRICT.

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) ALL TRANSPORTATION IMPROVEMENTS WILL BE APPROVED AND CONSTRUCTED BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED. 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 2 FEET BEHIND THE BACK OF SIDEWALK WHERE FEASIBLE. THE PETITIONER MAY PHASE TRANSPORTATION IMPROVEMENTS IF SAID IMPROVEMENTS AND PHASING ARE EXPLICITLY DESCRIBED IN SITE PLAN NOTES.

E) UNLESS OTHERWISE STATED HEREIN, ALL TRANSPORTATION IMPROVEMENTS, SHALL BE APPROVED AND CONSTRUCTED PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR PRINCIPAL BUILDINGS WITHIN THE STR

F) ROAD IMPROVEMENTS ALONG MALLARD CREEK ROAD WILL BE GENERALLY DEPICTED ON THE REZONING PLAN. FINAL DESIGN AND CONFIGURATION IS SUBJECT TO ANY MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE DESIGN AND CONSTRUCTION PLANS TO ANY ADJUSTMENTS REQUIRED BY

D) USABLE PORCHES AND STOOPS 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, SHOULD BE COVERED AND BE AT LEAST 6 FEET DEEP. STOOPS AND ENTRY-LEVEL PORCHES

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 VISIBLE FROM PUBLIC OR PRIVATE STREETS 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. (THIS IS IMPORTANT SINCE THE GARAGE DOORS ARE FORMING A PREDOMINANT FEATURE WITH THESE UNITS (TWO-CAR GARAGE). PLEASE CONSIDER RECESSING AND ADDING TRANSPARENCY).

I) WALKWAYS SHALL BE PROVIDED TO CONNECT ALL RESIDENTIAL ENTRANCES TO SIDEWALKS ALONG PUBLIC AND PRIVATE STREETS.

J) TOWNHOUSE AND ATTACHED SINGLE FAMILY BUILDINGS FRONTING PUBLIC OR PRIVATE NETWORK REQUIRED STREETS SHALL BE LIMITED TO 6

A) THE PETITIONER SHALL COMPLY WITH THE TREE ORDINANCE AND POST CONSTRUCTION STORMWATER ORDINANCE.

A) ALL FREESTANDING LIGHTING FIXTURES INSTALLED ON THE SITE (EXCLUDING LOWER, DECORATIVE LIGHTING THAT MAY BE INSTALLED ALONG THE DRIVEWAYS AND SIDEWALKS AND LANDSCAPING LIGHTING) SHALL BE FULLY CAPPED AND SHIELDED AND THE ILLUMINATION DOWNWARDLY DIRECTED SO THAT DIRECT ILLUMINATION DOES NOT EXTEND PAST ANY PROPERTY LINE OF THE SITE.

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.

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.

C) DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE TREE ORDINANCE.

FOR DEFINED WATERSHEDS GREATER THAN 10% BUILT-UPON AREA (BUA), CONSTRUCT WATER QUALITY STORMWATER CONTROL MEASURES (SCMS) DESIGNED FOR THE RUNOFF GENERATED FROM THE FIRST 1-INCH OF RAINFALL FOR ALL NEW AND REDEVELOPED BUA ASSOCIATED WITH THE PROJECT. SCMS MUST BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE CHARLOTTE-MECKLENBURG BMP DESIGN MANUAL.

FOR DEFINED WATERSHEDS GREATER THAN 10% BUILT-UPON AREA, CONTROL THE ENTIRE VOLUME FOR THE 1-YEAR, 24-HOUR STORM FOR ALL NEW AND REDEVELOPED BUA ASSOCIATED WITH THE PROJECT. RUNOFF VOLUME DRAWDOWN TIME SHALL BE IN ACCORDANCE WITH THE CHARLOTTE-MECKLENBURG BMP DESIGN MANUAL.

FOR COMMERCIAL PROJECTS WITH GREATER THAN 10% BUA, CONTROL THE PEAK TO NOT EXCEED THE PREDEVELOPMENT RUNOFF RATES FOR THE 10-YR, 6-HR STORM AND PERFORM A DOWNSTREAM FLOOD ANALYSIS TO DETERMINE WHETHER ADDITIONAL PEAK CONTROL IS NEEDED AND IF SO, FOR WHAT LEVEL OF STORM FREQUENCY, OR IF A DOWNSTREAM ANALYSIS IS NOT PERFORMED, CONTROL THE PEAK FOR THE 10-YR AND 25-YR,

FOR RESIDENTIAL PROJECTS WITH GREATER THAN 10% BUA, CONTROL THE PEAK TO NOT EXCEED THE PREDEVELOPMENT RUNOFF RATES FOR THE 10-YEAR AND 25-YEAR, 6-HOUR STORMS OR PERFORM A DOWNSTREAM ANALYSIS TO DETERMINE WHETHER PEAK CONTROL IS NEEDED, AND IF SO, FOR

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 PRELIMINARY NOT FOR CONSTRUCTION ENGINEERS SEAL LATITUDE 35 **DESIGN GROUP** 1189 DAYBROOK DRIVE. KANNAPOLIS NC 28081 P: 704-956-1862 NCBELS LIC. #: C-4850 EX01-REZONING-221022 2022.01.14.DW PROJECT NUMBER: 2021-002 DATE: 11/01/2021 DRAWN BY: TSG **REVISIONS**:

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