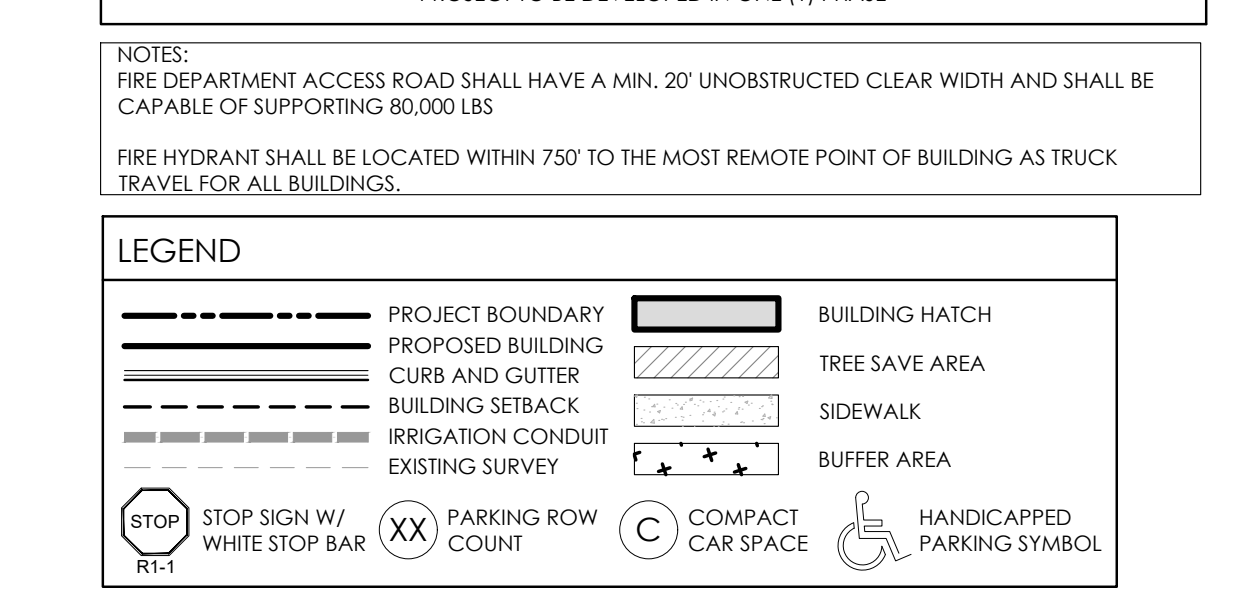


PRIVATE STREET TYPICAL SECTIONS

SITE DATA TABLE	
PARCEL ID	02936111 (D820917 - 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	2-STORY TOWNHOUSE
UNIT DENSITY	34 UNITS (9.2 UPA) (MAX. 44.4 UPA)
MIN. FRONT / STREET SETBACK	30'
MIN. SIDE SETBACK	10'
MIN. REAR SETBACK	50'
MAX. BUILDING HEIGHT	40'
PROPOSED NUMBER OF BUILDINGS	7 BUILDINGS
PARKING SPACES REQUIRED	(1.5 PER UNIT) = 51 SPACES
PROPOSED PARKING SPACES	2 PER GARAGE + 12 VISITOR = 80 SPACES TOTAL
REQUIRED OPEN SPACE	50% - (50,834 SF - 1.167 AC)
REQUIRED TREE SAVE	15% - (24,187 SF - 0.555 AC)
PROPOSED TREE SAVE	15% - (24,187 SF - 0.555 AC)
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	



- CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ASSURING THAT EXISTING UTILITIES ARE LOCATED PRIOR TO BEGINNING CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES USING FLAGMEN, ETC., AS NECESSARY TO INSURE SAFETY TO THE PUBLIC.
- ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE REPLACED ACCORDING TO STANDARDS OF THE DEPARTMENT OF TRANSPORTATION.
- SHORING WILL BE ACCORDING TO OSHA TRENCHING STANDARDS PART 1926 SUBPART F, OR AS AMENDED.



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 NC LANDSCAPE ARCHITECTURE BOARD LICENSE #: C-999

NOT FOR CONSTRUCTION
 REZONING PURPOSES ONLY

THE VILLAGES AT MALLARD CREEK
 PIN #029-36-111
 10701 MALLARD CREEK RD, CHARLOTTE, NC
 REZONING - SITE PLAN

REVISIONS:

EX01-REZONING-221039.DWG
PROJECT NUMBER: 221039
DATE: 06/03/2021 DRAWN BY: ISG
EX01
SHEET

