

PARCEL ID	027-25-104 (DB 1568, PG 540) & 027-25-105 (DB 10638 - PG 937)
LOCATION	9405 MALLARD CREEK ROAD
JURISDICTION	CHARLOTTE
PETITIONER	KINGER HOMES LLC
	215 NORTH PINE STREET UNIT 2011
	CHARLOTTE, NC 28202
ZONING	EXISTING: R-3 - PROPOSED: R-8MF(CD)
TOTAL PARCEL AREA	2.84 AC - 123,710 SF
PROPOSED USE	MULTI-FAMILY RESIDENTIAL
PROPOSED BUILDING PRODUCT	3-STORY TOWNHOUSE
UNIT DENSITY	22 UNITS (7.7 UPA) (MAX. 8 UPA)
min. front / street setback	30'
min. Side Setback	20'
min. rear setback	40'
MAX. BUILDING HEIGHT	40'
PROPOSED NUMBER OF BUILDINGS	4 BUILDINGS
PARKING SPACES REQUIRED	(1.5 PER UNIT) =33 SPACES
PROPOSED PARKING SPACES	2 PER GARAGE + 2 PER 20FT DRIVE + 4 VISITOR = 72 SPACES TOTAL
REQUIRED OPEN SPACE	50% - (61,855 SF - 1.42 AC)
REQUIRED TREE SAVE	15% - (18,557 SF - 0.426 AC)
PROPOSED TREE SAVE	15% - (18,557 SF - 0.426 AC)
BUFFER REQUIREMENTS	SEE SITE PLAN
ALTERATIONS TO THE CONDITIONAL PLAN A	RE SUBJECT TO SECTION 6.207 (ALTERATIONS TO APPROVALS
ALL ARCHITECTURA	al Design Standards Shall apply
SITE LIGHTING BY OTHERS & SHAL	L COMPLY WITH LAND DEVELOPMENT STANDARDS

LEGEND **BUILDING HATCH** PROJECT BOUNDARY PROPOSED BUILDING TREE SAVE AREA CURB AND GUTTER — — — — — BUILDING SETBACK SIDEWALK IRRIGATION CONDUIT RRIGATION CONDUIT STOP SIGN W/ WHITE STOP BAR XX PARKING ROW C COMPACT HANDICAPPED PARKING SYMBOL

FIRE HYDRANT SHALL BE LOCATED WITHIN 750' TO THE MOST REMOTE POINT OF BUILDING AS TRUCK

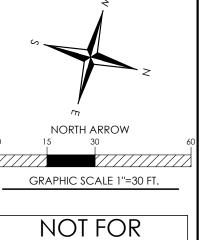
CAPABLE OF SUPPORTING 80,000 LBS

TRAVEL FOR ALL BUILDINGS.

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 P, OR AS AMENDED.





CONSTRUCTION REZONING

PURPOSES ONLY

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REVISIONS:
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EX01-REZONING-221022.DWG PROJECT NUMBER: 221039 DATE: 06/03/2021 DRAWN BY: TS

EX01