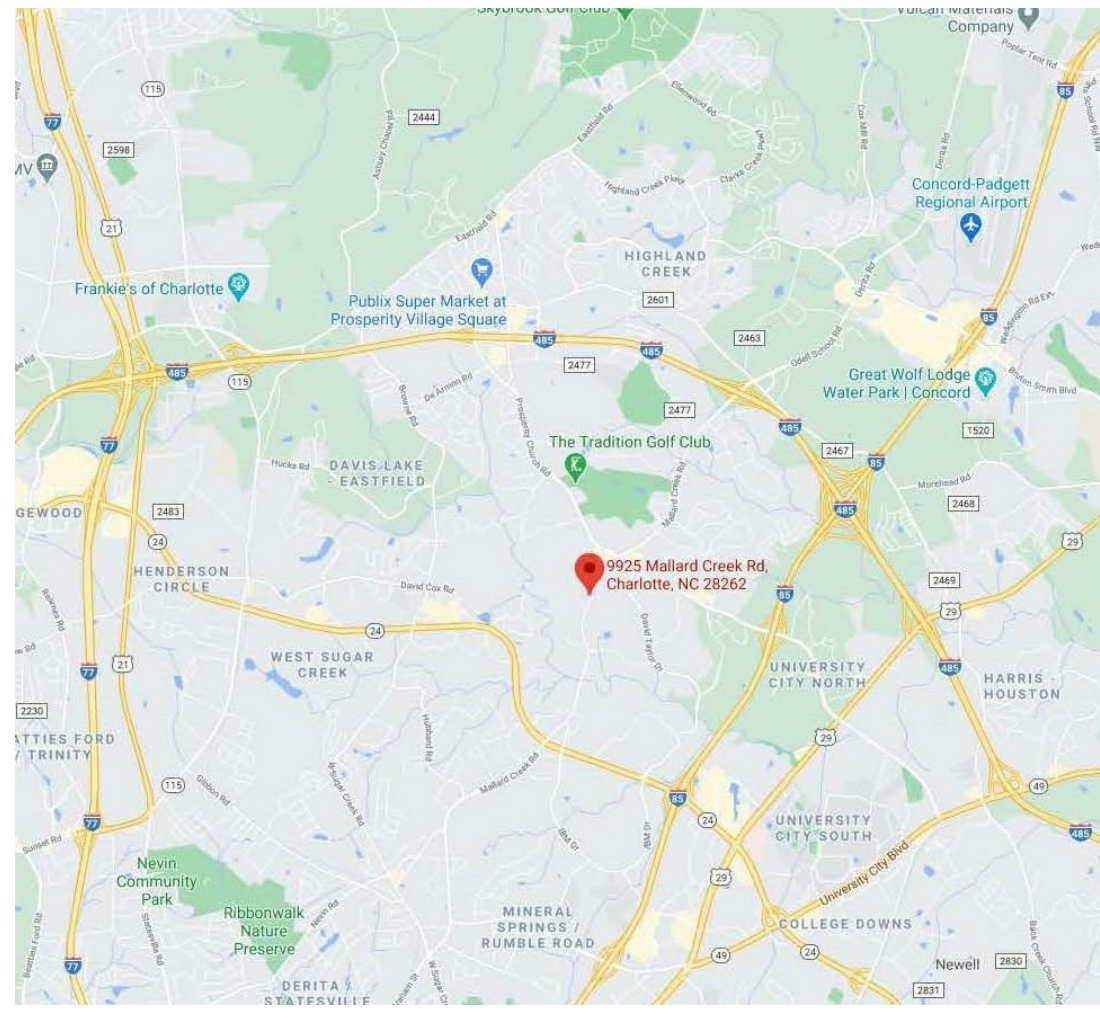


VICINITY MAP



DEVELOPMENT DATA TABLE

SITE DATA	9925 & 10017 MALLARD CREEK ROAD CHARLOTTE, NORTH CAROLINA 28262 MECKLENBURG COUNTY	ZONING	R-3 RESIDENTIAL (2) SINGLE FAMILY RESIDENCES
JURISDICTION:	CITY OF CHARLOTTE	PROPOSED ZONING:	R-8 MF (CD) RESIDENTIAL MULTI-FAMILY
TAX PARCEL ID(S):	02726123 & 02726124	PROPOSED DENSITY:	7.90 PER ACRE X 4.177 ACRES = 33 UNITS MAX.
OWNER(S):	THOMAS DALE & LUCILLE B. MCLAUGHLIN	PROPOSED UNITS:	33 FOR-SALE ATTACHED TOWNHOMES
PETITIONER:	APM MALLARD CREEK, LLC JITENDRA K. PATEL (MEMBER)	PARKING / SITE	PARKING SPACES: 50 SPACES REQUIRED PER ORDINANCE
TOTAL SITE AREA:	4.177 ACRES (181,951 SF) 1.593 ACRES (02726123) 2.584 ACRES (02726124)	GUEST PARKING:	MINIMUM 14 GUEST SPACES WILL BE PROVIDED ON SITE
SETBACKS / BUFFERS / EASEMENTS / RIGHT-OF-WAYS		BIKE PARKING:	PER ORDINANCE
REQ'D SETBACKS / YARDS:	30' FRONT SETBACK 50' REAR YARD (RY) 20' SIDE YARD (SY) - AT SINGLE FAMILY 10' SIDE YARD (SY) - AT MULTI-FAMILY	IMPERVIOUS AREA:	1.95 ACRES (84,860 SF)
REQUIRED BUFFERS:	24' CLASS C BUFFER AT ADJACENT SINGLE FAMILY PARCELS NORTH & WEST. *REDUCED BY 25% WITH SOLID FENCE	OPEN SPACE	PER ORDINANCE
EASEMENTS:	NONE	OPEN SPACE (UNITS)	400 SF REQUIRED PER UNIT MIN. 400 SF PROVIDED PER UNIT
RIGHT-OF-WAYS:	65' DEDICATED RIGHT-OF-WAY (CENTERLINE OF MALLARD CREEK RD TO 2' BEYOND SHARED USE PATH)	BUILDING	MAX BUILDING FOOTPRINT: MAX PER ORDINANCE
TREE SAVE AREA	MINIMUM OF 15% FINAL TREE SAVE REQUIREMENTS TO BE DETERMINED AT TIME OF PERMITTING	HEIGHT	MAX HEIGHT 40'
	12' SHARED USE PATH & 8' MINIMUM PLANTING STRIP		

GENERAL NOTES

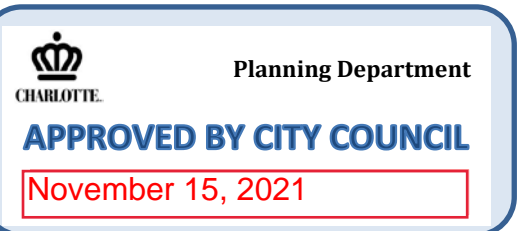
- TOPOGRAPHICAL, PARCEL AND RIGHT-OF-WAY INFORMATION PROVIDED BY MECKLENBURG COUNTY GIS DATABASE
- REFER TO ALTA/ NSPS LAND TITLE SURVEY CREATED BY CES GROUP ENGINEERS, LLP DATED FEBRUARY 12, 2021 FOR BOUNDARY AND EASEMENT INFORMATION
- ALL PLAN INFORMATION SHOWN IS PRELIMINARY AND SUBJECT TO CHANGE
- DOCUMENTS INCLUDED IN THIS SUBMITTAL:
RZ101 REZONING PLAN
RZ102 ALTA SURVEY

DEVELOPMENT STANDARDS

- GENERAL PROVISIONS:**
 - These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by APM Mallard Creek, LLC (Petitioner) to accommodate the development of a Residential Townhome Community on an approximately 4.177 acre site located at 9925 Mallard Creek Road & 10017 Mallard Creek Road.
 - Unless more stringent standards are established herein, all development standards established under the City of Charlotte Zoning Ordinance (the "Ordinance") for the R-8MF (CD) zoning district classification shall be followed in connection with development proposed on the Site. The schematic depictions of the structures, sidewalks, landscaping, driveways, internal streets and other development/ site elements indicated in the Rezoning Plan should be reviewed in conjunction with the provisions of these Development Standards. The layout, locations, sizes and formulations of the Development/ Site elements depicted on the Rezoning Plan are graphic representations of the Development/ Site elements proposed. Changes to the Rezoning Plan not anticipated by the Rezoning Plan will be reviewed and approved as allowed by Section 6.207 of the Ordinance.
 - Since the project has not undergone the Design Development phase, it is intended that this Rezoning Plan provide for flexibility in allowing some alterations or modifications from the graphic representations of the Development/ Site elements. Therefore, there may be instances where minor modifications will be allowed without requiring the Administrative Amendment process per section 6.207 of the Ordinance. These instances would include changes to graphics if they are minor and don't materially change the overall design intent depicted on the Rezoning Plan.
- PERMITTED USES:**
 - Permitted uses shall be Residential Multi-Family
 - The total number of Residential Buildings shall not exceed six (6) buildings.
 - There will be a minimum of (14) fourteen guest parking spaces provided on site
- TRANSPORTATION:**
 - There shall be a ninety (90) foot right of way dedication required for the Site measured from the centerline of Mallard Creek Road.
 - The placement and configuration of the access point from Mallard Creek Road to the site is subject to any minor modifications required to accommodate final site and architectural construction plans and designs and to any adjustments required for approval by the City of Charlotte and/or the NC Department of Transportation.
 - 50 parking spaces required per ordinance.
 - No on-street parking permitted other than in the minimum (4) four designated guest parking spaces
 - Bike parking/ Site racks to be provided per the Ordinance
 - According to the City of Charlotte's Driveway Regulations, CDOT has the authority to regulate/approve all private street/ driveway and public street connections to the right-of-way of a street under the regulatory jurisdiction of the City of Charlotte.
 - Adequate sight triangles must be reserved at the existing/proposed street entrance(s). Two 35' x 35' sight triangles (and two 10' x 70' sight triangles on North Carolina Department of Transportation on NCDOT maintained streets) are required for the entrance(s) to meet requirements. All proposed trees, berms, walls, fences, and/or identification signs must not interfere with sight distance at the entrance(s). Such items should be identified on the site plan.
 - The proposed driveway connection(s) to public streets will require a driveway permit(s) to be submitted to CDOT (and the North Carolina Department of Transportation on NCDOT maintained streets) for review and approval. The exact driveway location(s) and type/width of the driveway(s) will be determined by CDOT during the driveway permit process. The locations of the driveway(s) shown on the site plan are subject to change in order to align with driveway(s) on the opposite side of the street and comply with City Driveway Regulations and the City Tree Ordinance.
 - All proposed commercial driveway connections to a future public street will require a driveway permit to be submitted to CDOT for review and approval.
 - Any fence or wall constructed along or adjacent to any sidewalk or street right-of-way requires a certificate issued by CDOT.
 - A Right-of-Way Encroachment Agreement is required for the installation of any non-standard item(s) (irrigation systems, decorative concrete pavement, brick pavers, etc.) within a proposed/ existing City maintained street right-of-way by a private individual, group, business, or homeowner's/business association. An encroachment agreement must be approved by CDOT prior to the construction/installation of the non-standard item(s). Contact CDOT for additional information concerning cost, submittal, and liability insurance coverage requirements.
 - 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 central Mecklenburg area, by way of a private/ public partnership effort or other public sector project support.
 - Dedication and fee simple conveyance of all right-of-way's to the City before the site's first building certificate of occupancy is issued and needed. CDOT requests right-of-way be set two (2) feet behind the back of the shared use path where feasible as indicated on site plan. A Traffic Impact Study (TIS) is not necessary for the complete review of this petition due to the site generating less than 2,500 daily trips. If during the permitting process the site generates more than 2,500 daily trips, a traffic study will be required.
- ARCHITECTURAL STANDARDS:**
 - The exterior elevations of each of the buildings to be constructed on the Site shall be designed and constructed of materials that may include a combination of but are not limited to the following materials; fiber cement panel, fiber cement siding, brick, stucco, wood, EIFS, vinyl siding, synthetic stone.
 - Building elevations shall be designed with vertical bays or articulated architectural features that shall include a combination of at least three of the following: a combination of exterior wall offsets (projections and recesses), columns, pilasters, change in materials or colors, awnings, arcades, or other architectural elements.
 - Buildings to be a minimum of two stories and a maximum of three stories and not exceed a maximum (40) feet in height
 - Units will be a combination of two and three story. Three story units adjacent to Mallard Creek Road and two story units internal to the site
 - Driveways and internal roads shall be constructed between the residential building in such a way as to minimize the visibility of such elements from Mallard Creek Road
 - Meters, HVAC units and other utility type elements will be screened from adjacent properties.
 - Stoops or porches shall be required along all units facing Mallard Creek Road and shall have a minimum depth of 5 feet.
- STREETScape, BUFFERS, YARDS, OPEN SPACE AND LANDSCAPING:**
 - Building Front Yard setbacks shall be thirty (30) feet measured from the R/W line of Mallard Creek Road.
 - Building Rear Yard setbacks shall be fifty (50) feet measured from the rear property line at adjacent single-family.
 - Building Side Yard setback shall be ten (10) feet measured from the side property lines at single family and twenty (20) feet measured from the side property lines at single family.
 - Screening shall conform with the standards and treatments specified in the Ordinance.
 - The Site shall comply with the City of Charlotte Tree Ordinance.
 - A shared use path shall be provided along Mallard Creek Road, which shall be at least twelve (12) feet in width from the back of street curb or edge of pavement and a planting strip at least (8) eight feet in width
 - Planting strips and sidewalks may be located within the setback and/or the rights-of-way subject to any necessary government approval.
 - A twenty-four (24) foot Class C Buffer is required between the Site and the adjacent single family Properties.
 - Buffers may be reduced by 25% (6'-0" from 24'-0" to 18'-0" with a fence as a buffer.
 - Dedicated right-of-way from centerline of Mallard Creek Road shall be ninety (90) feet
 - The petitioner shall provide a minimum of 5,000 square feet of usable common open space, as generally depicted in areas indicated on the rezoning plan. The open space areas will be amenitized with elements such as but not limited to; landscaping, benches or seating areas, gardens, pet areas, tables, passive or active recreation used and or similar amenities.
- ENVIRONMENTAL FEATURES:**
 - Site shall comply with the City of Charlotte Tree Ordinance.
 - Existing trees along the Rear Yard Setback and plan east Side yard Setback shall remain as depicted on the plan
 - The petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Stormwater Ordinance. For adjoining parcels receiving stormwater discharge from the proposed BMP/Water Quality feature, the petitioner shall analyze the adequacy of the existing stormwater conveyance on the adjoining parcels. If the existing stormwater conveyance on the adjoining parcels is found to be inadequate, the Petitioner shall make a good faith effort with the property owner(s) to improve the stormwater conveyance or mitigate the stormwater discharge onto the adjoining parcels.
 - No trees can be removed from the right of way without explicit authorization from Urban Forestry.
 - No trees can be planted in the right of way of any City maintained street (Mallard Creek Road) without explicit permission of Urban Forestry.
 - Tree species must be approved by Urban Forestry prior to planting
 - Tree Survey & Protection Plan Requirements - Sec. 21-91; 21-92 - A tree survey shall be submitted identifying all trees of eight-inch (8) dbh or greater and all planted trees of two-inch caliper or greater and six feet in height that grow partially or wholly within public street right-of-way.
 - Tree save shall be a minimum of 15%. Final tree save requirements to be determined at time of permitting.
 - The detention pond will provide water quality for applicable storm events and provide attenuation to match existing conditions for required rain events as described in Charlotte/Mecklenburg County Stormwater Ordinance.
 - 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.
- PARKS, GREENWAYS AND OPEN SPACE:**
 - Open Areas will be provided per the Ordinance
 - Seating areas, benches and open areas provided per the Ordinance.
- FIRE PROTECTION:**
 - In accordance with the Ordinance.
 - Fire department access road including alley's shall be capable of supporting 80,000 pounds.
 - Turn radius 30' inside and 42' outside.
 - Fire hydrant shall be located within 750' to the most remote point of building as truck travel for all buildings.
 - For townhomes: ISO Needed fire flow Townhomes
 - Townhomes not exceeding 3 stories in height and a fire area of greater than 2500 sq. ft. the required fire flow is 2000 gpm
- SIGNAGE:**
 - Signage will be provided per the Ordinance.
- LIGHTING:**
 - All freestanding lighting fixtures shall be uniform in design, boxed and fully shielded and not exceed twenty-two (22) feet in height, including any structural base.
 - not used
 - All lighting shall be full cut-off type lighting fixtures excluding lower, decorative lighting that may be installed alongdriveways, sidewalks, parking areas and open green space areas.
- PHASING:**
 - Buildings on the Site may be built in sequences, but the sidewalk and required street trees along Mallard Creek Road shall be installed with the initial building on the Site
- AMENDMENTS TO THE REZONING PLAN**
 - Future amendments to the Rezoning Plan (which includes these Development Standards) may be applied for by the then Owner of the applicable Development Area portion of the Site affected by such amendment in accordance with the provisions of Chapter 6 of the Ordinance.
- OTHER - HOA**
 - Prior to the sale of any developed unit the Petitioner will create an owners association for the community by registering the association as a non-profit corporation with the North Carolina Secretary of State, recording covenants and restrictions regulating the use community property, and adopting association bylaws to establish proper procedures and an eventual governing board for the community.



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MALLARD CREEK TOWNHOMES

FOR

APM MALLARD CREEK, LLC

9925 & 10017 MALLARD CREEK ROAD
CHARLOTTE NC 28262
MECKLENBURG COUNTY, NC

Revisions

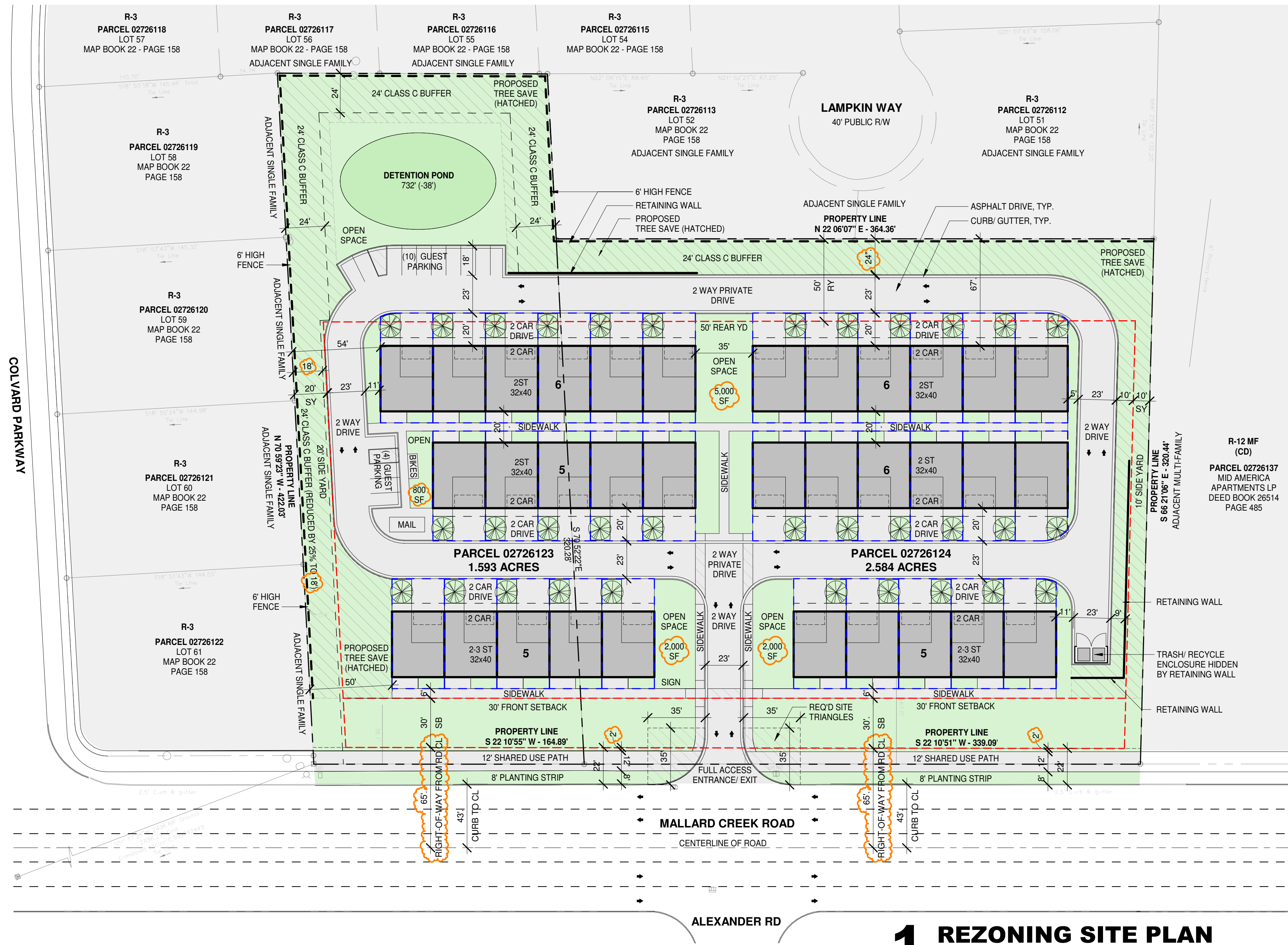
#	Date	Description
1	09.01.21	CYCLE 1 COMMENTS
2	10.18.21	CYCLE 2 COMMENTS

REZONING PETITION #RZP-2021-090

Project Number: 21010
Issued for: REZONING
Issue Date: 03/23/21

DRAWING TITLE
REZONING PLAN

SHEET NUMBER
RZ101



1 REZONING SITE PLAN
SCALE: 1" = 40'-0"