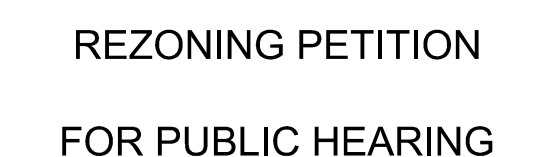




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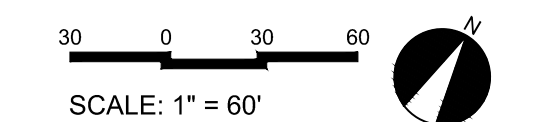
REZONING DOCUMENT



DAVIS (MALLARD) APARTMENTS
CHARLOTTE, NORTH CAROLINA

DAVIS DEVELOPMENT
403 CORPORATE CENTER DRIVE
SUITE 201
STOCKBRIDGE, GA 30281

SCHEMATIC SITE PLAN



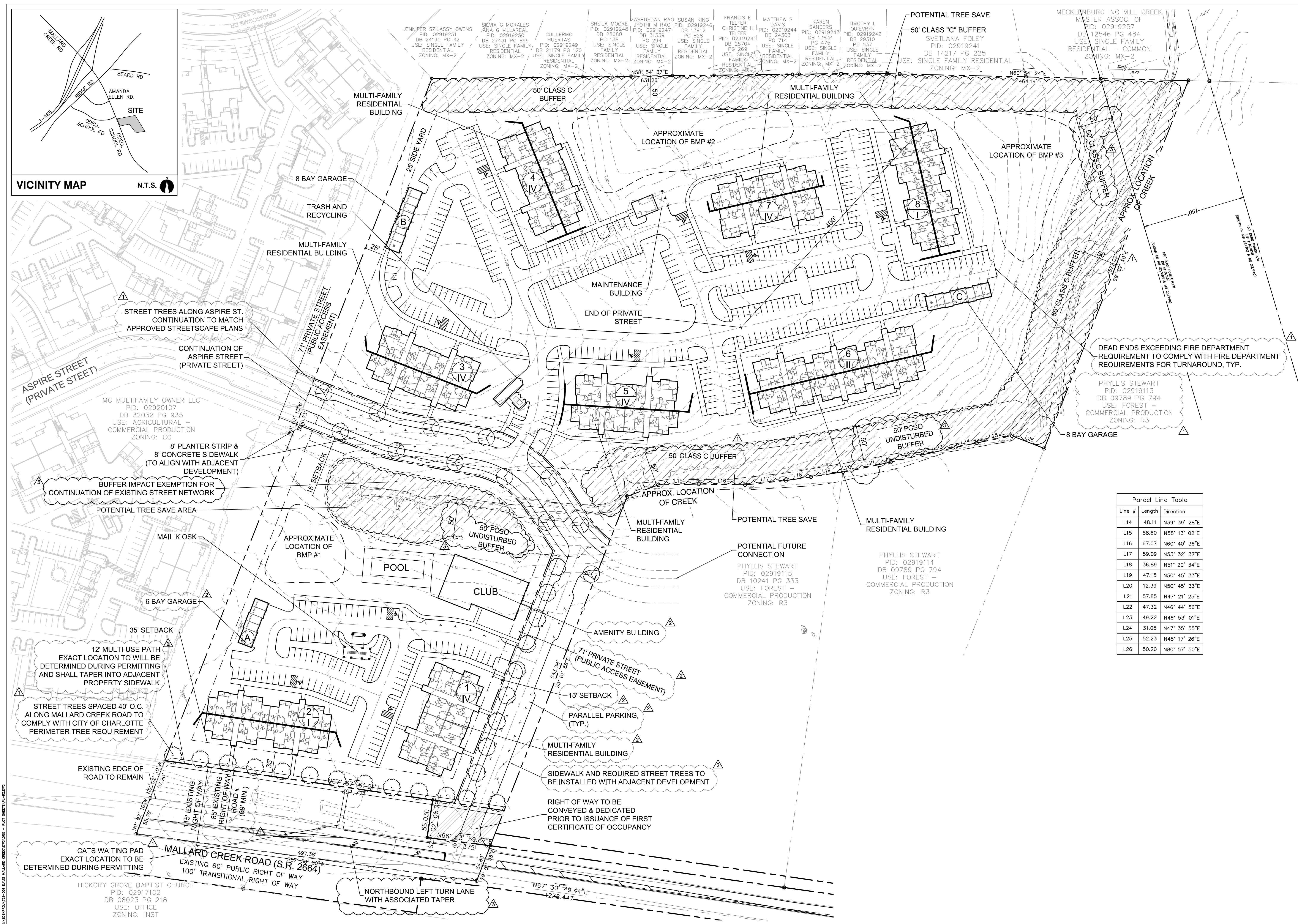
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DRAWN BY: DK
CHECKED BY: SK

NOVEMBER 27, 2017

REVISIONS:

1. JANUARY 16, 2018
2. MARCH 12, 2018
3. APRIL 23, 2018

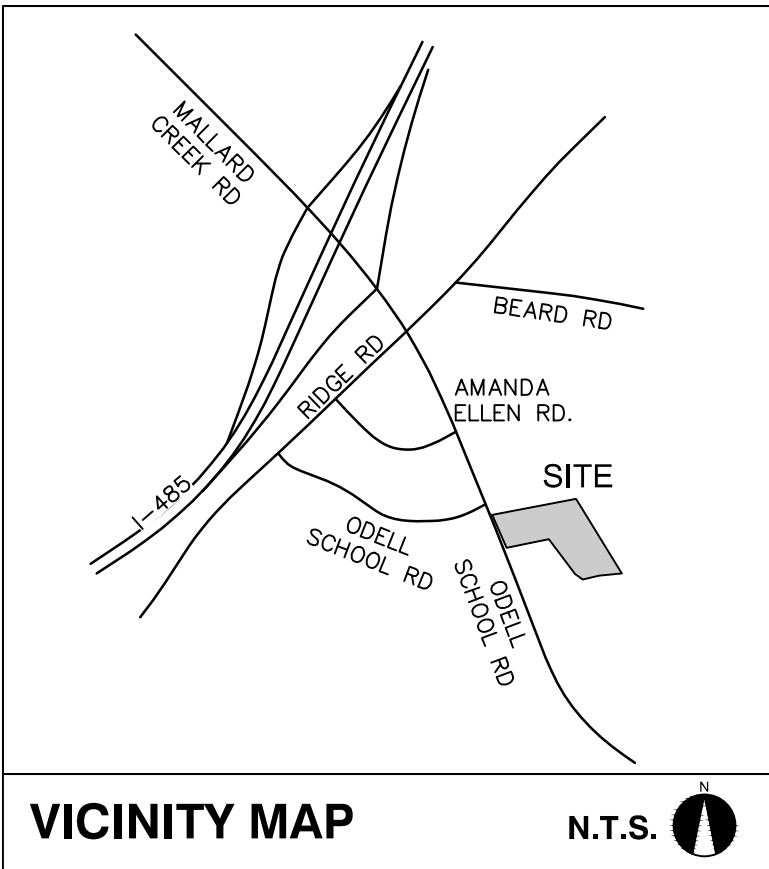
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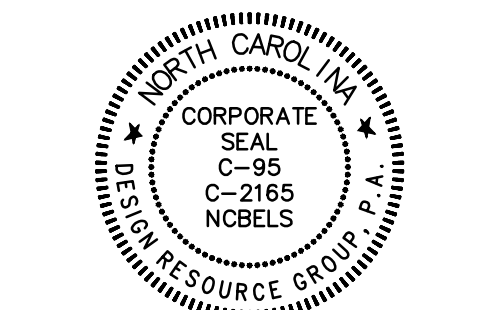
DEVELOPMENT DATA TABLE

- SITE ACREAGE: APPROXIMATELY 19.52 ACRES
- TAX PARCEL NOS. ALL OF 029-191-04 AND PORTIONS OF 029-191-14 & 029-191-15
- EXISTING ZONING: R-3
- EXISTING USES: VACANT AND RESIDENTIAL
- PROPOSED ZONING: R-12 MF (CD)
- PROPOSED USE: MULTI-FAMILY RESIDENTIAL
- MAXIMUM NO. OF DWELLING UNITS: 234 DWELLING UNITS
- PROPOSED DENSITY: 11.99 D.U.A.
- BUILDING STORIES: MAXIMUM 3 STORIES OVER BASEMENT
- BUILDING HEIGHT: MAXIMUM AVERAGE HEIGHT 48 FEET AT THE FRONT BUILDING LINE



LANDSCAPE ARCHITECTURE
CIVIL ENGINEERING
TRANSPORTATION PLANNING

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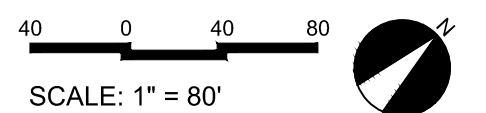
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DAVIS (MALLARD) APARTMENTS
CHARLOTTE, NORTH CAROLINA
DAVIS DEVELOPMENT
403 CORPORATE CENTER DRIVE
SUITE 201
STOCKBRIDGE, GA 30281

DEVELOPMENT
STANDARDS



PROJECT #: 721-001
DRAWN BY:
CHECKED BY:

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1. JANUARY 16, 2018
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RZ2.0 of 2

DEVELOPMENT STANDARDS

1. GENERAL PROVISIONS

- A. THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY DAVIS DEVELOPMENT, INC. (THE "PETITIONER") TO ACCOMMODATE THE DEVELOPMENT OF A MULTI-FAMILY RESIDENTIAL COMMUNITY ON AN APPROXIMATELY 19.52 ACRE SITE LOCATED ON THE NORTH SIDE OF MALLARD CREEK ROAD NEAR ITS INTERSECTION WITH ODELL SCHOOL ROAD, WHICH SITE IS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (THE "SITE"). THE SITE IS COMPRISED OF ALL OF TAX PARCEL NO. 029-191-04, AND PORTIONS OF TAX PARCEL NOS. 029-191-14 AND 029-191-15.
- B. DEVELOPMENT OF THE SITE WILL 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-12 MF ZONING DISTRICT SHALL GOVERN THE DEVELOPMENT AND USE OF THE SITE.
- C. 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 DRIVES, PARKING AREAS AND INTERNAL SIDEWALKS 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.
- D. THE MAXIMUM NUMBER OF PRINCIPAL BUILDINGS TO BE DEVELOPED ON THE SITE SHALL BE NINE. ACCESSORY BUILDINGS AND STRUCTURES LOCATED ON THE SITE, SUCH AS GARAGES AND MAINTENANCE BUILDINGS, SHALL NOT BE CONSIDERED WHEN DETERMINING THE MAXIMUM NUMBER OF PRINCIPAL BUILDINGS LOCATED ON THE SITE.
- E. 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 CHAPTER 6 OF THE ORDINANCE. ALTERATIONS TO THE REZONING PLAN ARE SUBJECT TO SECTION 6.207 OF THE ORDINANCE.

- F. PETITIONER SHALL CONTINUE THE PRIVATE STREET LOCATED ON THE ADJACENT PARCEL OF LAND (ASPIRE STREET) ACROSS THE SITE AS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN, AND PETITIONER SHALL GRANT A PUBLIC ACCESS EASEMENT ACROSS THE SAME.
- G. SUBJECT TO THE APPROVAL OF NCDOT, CDDT AND ANY OTHER GOVERNMENTAL AGENCIES, PETITIONER SHALL CONSTRUCT A WAITING PAD FOR A NEW BUS STOP ON MALLARD CREEK ROAD ON THE SITE'S FRONTAGE ON MALLARD CREEK ROAD IN A LOCATION THAT DOES NOT CONFLICT WITH A RIGHT TURN LANE INTO THE SITE. THE ACTUAL LOCATION OF THE WAITING PAD SHALL BE DETERMINED DURING THE SITE DESIGN AND PERMITTING PROCESS. IN THE EVENT THAT THE ENTIRE WAITING PAD CANNOT BE LOCATED WITHIN RIGHT OF WAY, PETITIONER SHALL GRANT A PERMANENT EASEMENT TO CATS TO ACCOMMODATE ANY PORTION OF THE WAITING PAD THAT CANNOT BE LOCATED IN RIGHT OF WAY. THE WAITING PAD SHALL BE CONSTRUCTED TO CATS DEVELOPMENT STANDARD 60.01B. IN THE EVENT THAT PETITIONER CANNOT OBTAIN ALL APPROVALS AND PERMITS REQUIRED TO CONSTRUCT THE WAITING PAD, THEN PETITIONER SHALL HAVE NO OBLIGATION TO CONSTRUCT THE WAITING PAD. CATS SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF A BENCH OR SHELTER ON THE WAITING PAD.
- H. PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR A NEW BUILDING CONSTRUCTED ON THE SITE, PETITIONER SHALL DEDICATE AND CONVEY TO THE CITY OF CHARLOTTE OR TO THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION (SUBJECT TO A RESERVATION FOR ANY NECESSARY UTILITY EASEMENTS) THOSE PORTIONS OF THE SITE LOCATED IMMEDIATELY ADJACENT TO MALLARD CREEK ROAD AS REQUIRED TO PROVIDE RIGHT OF WAY MEASURING 69 FEET FROM THE EXISTING CENTERLINE OF MALLARD CREEK ROAD, TO THE EXTENT THAT SUCH RIGHT OF WAY DOES NOT ALREADY EXIST.

- I. UNLESS OTHERWISE PROHIBITED, REQUIRED OR MANDATED BY NCDOT AND SUBJECT TO THE APPROVAL OF NCDOT, PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR A NEW BUILDING CONSTRUCTED ON THE SITE, PETITIONER SHALL CONSTRUCT A NORTHBOUND LEFT TURN LANE ON MALLARD CREEK ROAD AT THE VEHICULAR ACCESS POINT INTO THE SITE. THIS NORTHBOUND LEFT TURN LANE SHALL HAVE 150 FEET OF STORAGE AND AN APPROPRIATE BAY TAPER.
- J. ALL REQUIRED TRANSPORTATION IMPROVEMENTS SHALL BE CONSTRUCTED AND APPROVED PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR A NEW BUILDING TO BE CONSTRUCTED ON THE SITE OR PHASED PER THE SITE'S DEVELOPMENT PLAN.

3. ARCHITECTURAL STANDARDS

- A. THE MAXIMUM HEIGHT IN STORIES OF THE MULTI-FAMILY RESIDENTIAL BUILDING TOP BE CONSTRUCTED ON THE SITE SHALL BE THREE STORIES OVER A BASEMENT CONDITION AS GENERALLY DEPICTED ON THE ATTACHED CONCEPTUAL ARCHITECTURAL RENDERINGS OF THE MULTI-FAMILY RESIDENTIAL BUILDINGS TO BE CONSTRUCTED ON THE SITE.
- B. THE MAXIMUM AVERAGE HEIGHT IN FEET OF EACH MULTI-FAMILY RESIDENTIAL BUILDING TO BE CONSTRUCTED ON THE SITE SHALL BE 48 FEET AT THE FRONT BUILDING LINE.
- C. ATTACHED TO THE REZONING PLAN ARE CONCEPTUAL ARCHITECTURAL RENDERINGS OF THE FRONT, SIDE AND REAR ELEVATIONS OF THE BUILDINGS TO BE CONSTRUCTED ON THE SITE THAT WILL CONTAIN THE MULTI-FAMILY DWELLING UNITS THAT ARE INTENDED TO DEPICT THE GENERAL CONCEPTUAL ARCHITECTURAL STYLE AND CHARACTER OF THESE BUILDING ELEVATIONS. ACCORDINGLY, THE FRONT, SIDE AND REAR ELEVATIONS OF THE BUILDINGS TO BE CONSTRUCTED ON THE SITE THAT WILL CONTAIN THE MULTI-FAMILY DWELLING UNITS SHALL BE DESIGNED AND CONSTRUCTED SO THAT THESE BUILDING ELEVATIONS ARE SUBSTANTIALLY SIMILAR IN APPEARANCE TO THE ATTACHED RELEVANT CONCEPTUAL ARCHITECTURAL RENDERINGS WITH RESPECT TO ARCHITECTURAL STYLE AND CHARACTER. NOTWITHSTANDING THE FOREGOING, CHANGES AND ALTERATIONS TO THESE BUILDING ELEVATIONS THAT DO NOT MATERIALLY CHANGE THE OVERALL CONCEPTUAL ARCHITECTURAL STYLE AND CHARACTER SHALL BE PERMITTED.

- D. THE PERMITTED PRIMARY EXTERIOR BUILDING MATERIALS FOR THE BUILDINGS TO BE CONSTRUCTED ON THE SITE THAT WILL CONTAIN THE MULTI-FAMILY DWELLING UNITS ARE DESIGNATED AND LABELLED ON THE RELEVANT CONCEPTUAL ARCHITECTURAL RENDERINGS OF THE BUILDINGS ATTACHED TO THE REZONING PLAN.
- E. VINYL MAY NOT BE USED AS AN EXTERIOR BUILDING MATERIAL ON THE BUILDINGS TO BE CONSTRUCTED ON THE SITE. NOTWITHSTANDING THE FOREGOING, VINYL MAY BE UTILIZED ON WINDOWS, SOFFITS, DOORS, GARAGE DOORS, TRIM AND RAILINGS.
- F. ROOFTOP HVAC UNITS AND RELATED MECHANICAL EQUIPMENT SHALL BE SCREENED FROM VIEW AT GRADE FROM THE NEAREST STREET.
- G. SERVICE AREAS SUCH AS DUMPSTERS, REFUSE AREAS, RECYCLING AND STORAGE SHALL BE SCREENED FROM VIEW WITH MATERIALS AND DESIGN TO BE COMPATIBLE WITH PRINCIPAL STRUCTURES ON THE SITE. SUCH DESIGN SHALL INCLUDE A MINIMUM OF 20 PERCENT OF THE PERMITTED PRIMARY EXTERIOR BUILDING MATERIALS FOR THE BUILDINGS THAT WILL CONTAIN THE MULTI-FAMILY DWELLING UNITS.
5. STREETScape/LANDSCAPING/BUFFER

- A. A 50 FOOT CLASS C BUFFER SHALL BE ESTABLISHED ALONG THOSE PORTIONS OF THE SITE'S BOUNDARY LINES THAT ARE MORE PARTICULARLY DEPICTED ON THE REZONING PLAN, AND SUCH BUFFER SHALL CONFORM TO THE STANDARDS OF SECTION 12.302 OF THE ORDINANCE. EXCEPT AS PROVIDED BELOW IN PARAGRAPH B, THE WIDTH OF THE CLASS C BUFFER MAY NOT BE REDUCED.
- B. IN THE EVENT THAT AN ADJACENT PARCEL OF LAND IS EITHER REZONED TO A ZONING DISTRICT OR DEVOTED TO A USE THAT ELIMINATES OR REDUCES THE BUFFER REQUIREMENTS ON THE SITE, PETITIONER MAY REDUCE OR ELIMINATE, AS THE CASE MAY BE, THE RELEVANT BUFFER AREAS ACCORDINGLY.
- C. INTERNAL SIDEWALKS SHALL BE PROVIDED ON THE SITE AS GENERALLY DEPICTED ON THE REZONING PLAN.

6. ENVIRONMENTAL FEATURES

- A. DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE CITY OF CHARLOTTE TREE ORDINANCE.
- B. PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION STORM WATER 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.
- C. FOR ADJOINING PARCELS RECEIVING STORM WATER DISCHARGE FROM THE PROPOSED BMPs, PETITIONER SHALL ANALYZE THE ADEQUACY OF THE EXISTING STORM WATER CONVEYANCE ON THE ADJOINING PARCELS. IF THE EXISTING STORM WATER CONVEYANCE ON THE ADJOINING PARCELS IS FOUND TO BE INADEQUATE, PETITIONER SHALL MAKE A GOOD FAITH EFFORT WITH THE PROPERTY OWNER(S) TO IMPROVE THE STORM WATER CONVEYANCE OR OTHERWISE MITIGATE THE STORM WATER DISCHARGE ONTO THE ADJOINING PARCELS.

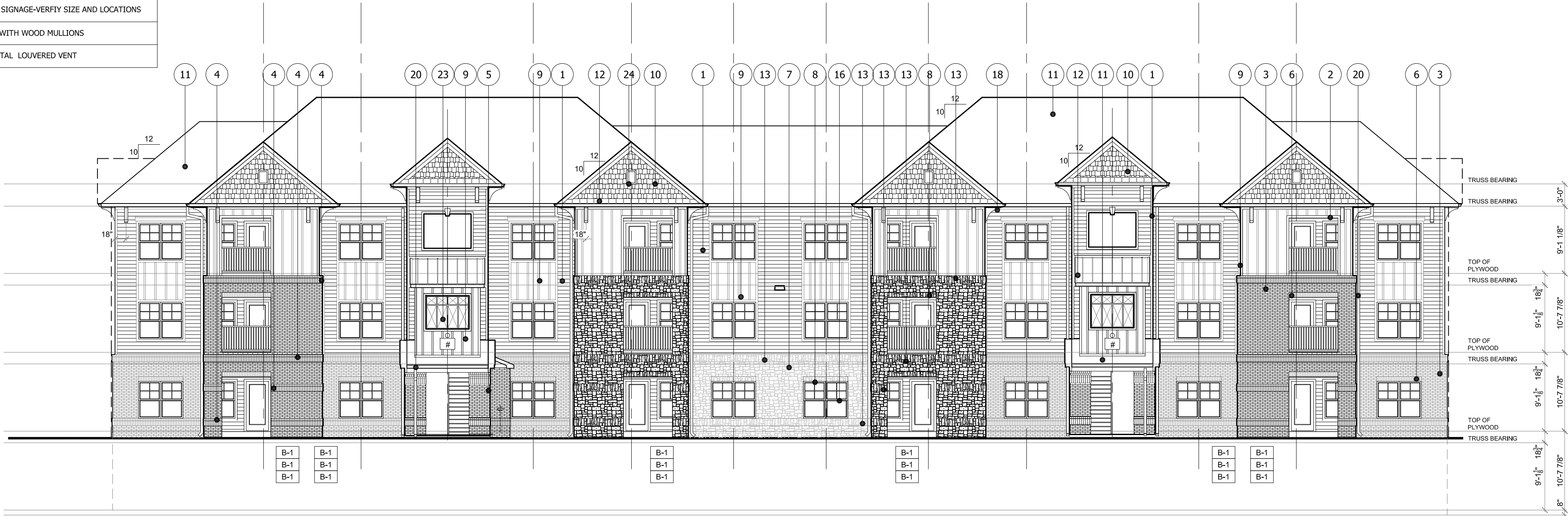
7. AMENITIES

- A. AN AMENITY AREA SHALL BE PROVIDED ON THE SITE AND AT A MINIMUM, THE AMENITY AREA SHALL CONTAIN A SWIMMING POOL AND CLUBHOUSE.

8. LIGHTING

- A. ALL FREESTANDING LIGHTING FIXTURES INSTALLED ON THE SITE (EXCLUDING LOWER, DECORATIVE LIGHTING THAT MAY BE INSTALLED ALONG THE DRIVEWAYS, SIDEWALKS AND PARKING AREAS 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.

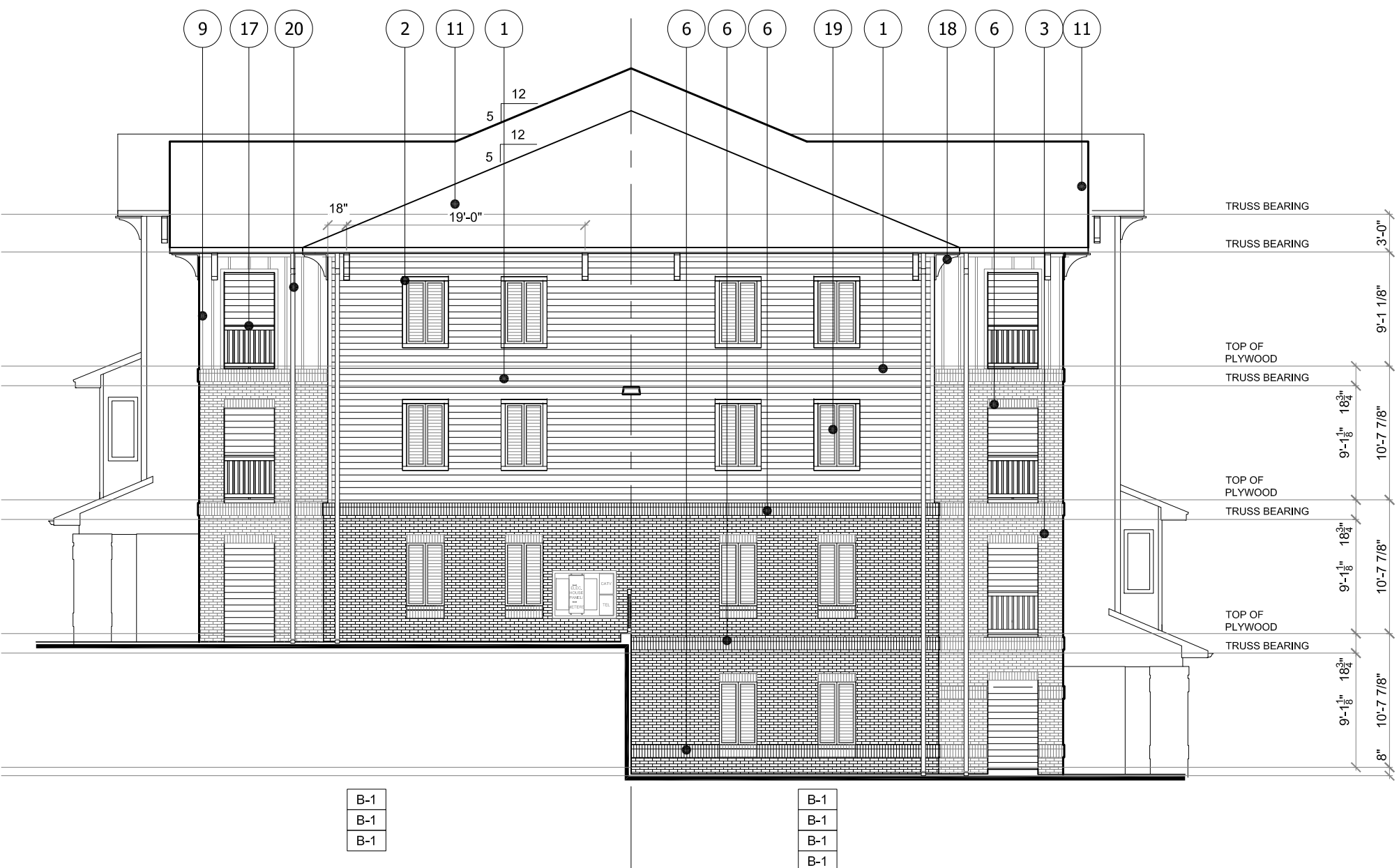
ELEVATION KEYNOTES	
1	FIBER CEMENT LAP SIDING - 6" EXPOSURE
2	FIBER CEMENT TRIM
3	BRICK VENEER
4	BRICK BAND- ROWLOCK OVER SOLDIER
5	BRICK COLUMN
6	BRICK SOLDIER COURSE
7	STONE VENEER
8	STONE HEADER COURSE
9	F.C. BOARD AND BATTEN VERTICAL SIDING
10	FIBER CEMENT 8" SHAKES
11	COMPOSITE SHINGLE ROOF
12	STANDING SEAM METAL ROOF
13	VERTICAL STONE BAND
14	OMIT
15	OMIT
16	GARAGE DOOR
17	42" HIGH RAILING
18	PVC DECORATIVE BRACKET
19	FAUX BATTEN SHUTTER
20	ALUMINUM DOWNSPOUT
21	OMIT
22	BUILDING SIGNAGE-VERIFY SIZE AND LOCATIONS
23	OPENING WITH WOOD MULLIONS
24	ORNAMENTAL LOUVERED VENT



1 TYPE 1 (BLDGs - 2 & 8) - FRONT ELEVATION



3 TYPE 1 (BLDGs - 2 & 8) - BACK ELEVATION



2 TYPE 1 (BLDGs - 2 & 8) - RIGHT ELEVATION



4 TYPE 1 (BLDGs - 2 & 8) - LEFT ELEVATION

FRONT ELEV. MATERIAL CALCS.		
MATERIAL NAME	S.F.	PERCENTAGE
masonry - stone	1665	11.5
masonry - brick	5362	38.4
siding, shake & board and batten	7010	50.2
TOTAL:	13977	100

gla

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MALLARD CREEK
TYPE 1

ELEVATION KEYNOTES	
1	FIBER CEMENT LAP SIDING - 6" EXPOSURE
2	FIBER CEMENT TRIM
3	BRICK VENEER
4	BRICK BAND- ROWLOCK OVER SOLDIER
5	BRICK COLUMN
6	BRICK SOLDIER COURSE
7	STONE VENEER
8	STONE HEADER COURSE
9	F.C. BOARD AND BATTEN VERTICAL SIDING
10	FIBER CEMENT 8" SHAKES
11	COMPOSITE SHINGLE ROOF
12	STANDING SEAM METAL ROOF
13	VERTICAL STONE BAND
14	OMIT
15	OMIT
16	GARAGE DOOR
17	42" HIGH RAILING
18	PVC DECORATIVE BRACKET
19	FAUX BATTEN SHUTTER
20	ALUMINUM DOWNSPOUT
21	OMIT
22	BUILDING SIGNAGE-VERIFY SIZE AND LOCATIONS
23	OPENING WITH WOOD MULLIONS
24	ORNAMENTAL LOUVERED VENT



1 TYPE 2 (BLDG - 6) - FRONT ELEVATION



2 TYPE 2 (BLDG - 6) - BACK ELEVATION



3 TYPE 2 (BLDG - 6) - RIGHT ELEVATION



4 TYPE 2 (BLDG - 6) - LEFT ELEVATION

FRONT ELEV. MATERIAL CALCS.		
MATERIAL NAME	S.F.	PERCENTAGE
masonry - stone	2762	14.2
masonry - brick	6289	32.4
siding, shake & board and batten	10374	53.4
TOTAL:	19425	100



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MALLARD CREEK
TYPE 2

A5-2

ELEVATION KEYNOTES	
1	FIBER CEMENT LAP SIDING - 6" EXPOSURE
2	FIBER CEMENT TRIM
3	BRICK VENEER
4	BRICK BAND- ROWLOCK OVER SOLDIER
5	BRICK COLUMN
6	BRICK SOLDIER COURSE
7	STONE VENEER
8	STONE HEADER COURSE
9	F.C. BOARD AND BATTEN VERTICAL SIDING
10	FIBER CEMENT 8" SHAKES
11	COMPOSITE SHINGLE ROOF
12	STANDING SEAM METAL ROOF
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14	OMIT
15	OMIT
16	GARAGE DOOR
17	42" HIGH RAILING
18	PVC DECORATIVE BRACKET
19	FAUX BATTEN SHUTTER
20	ALUMINUM DOWNSPOUT
21	OMIT
22	BUILDING SIGNAGE-VERIFY SIZE AND LOCATIONS
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24	ORNAMENTAL LOUVERED VENT



1 TYPE 3 (BLDG - 1) - FRONT ELEVATION
A5-3 1/32"x1'-0"



2 TYPE 3 (BLDG - 1) - RIGHT ELEVATION
A5-3 1/32"x1'-0"



3 TYPE 3 (BLDG - 1) - BACK ELEVATION
A5-3 1/32"x1'-0"



4 TYPE 3 (BLDG - 1) - LEFT ELEVATION
A5-3 1/32"x1'-0"

FRONT ELEV. MATERIAL CALCS.		
MATERIAL NAME	S.F.	PERCENTAGE
masonry - stone	538	8.1
masonry - brick	4365	37.7
siding, shake & board and batten	6276	54.2
TOTAL:	11579	100



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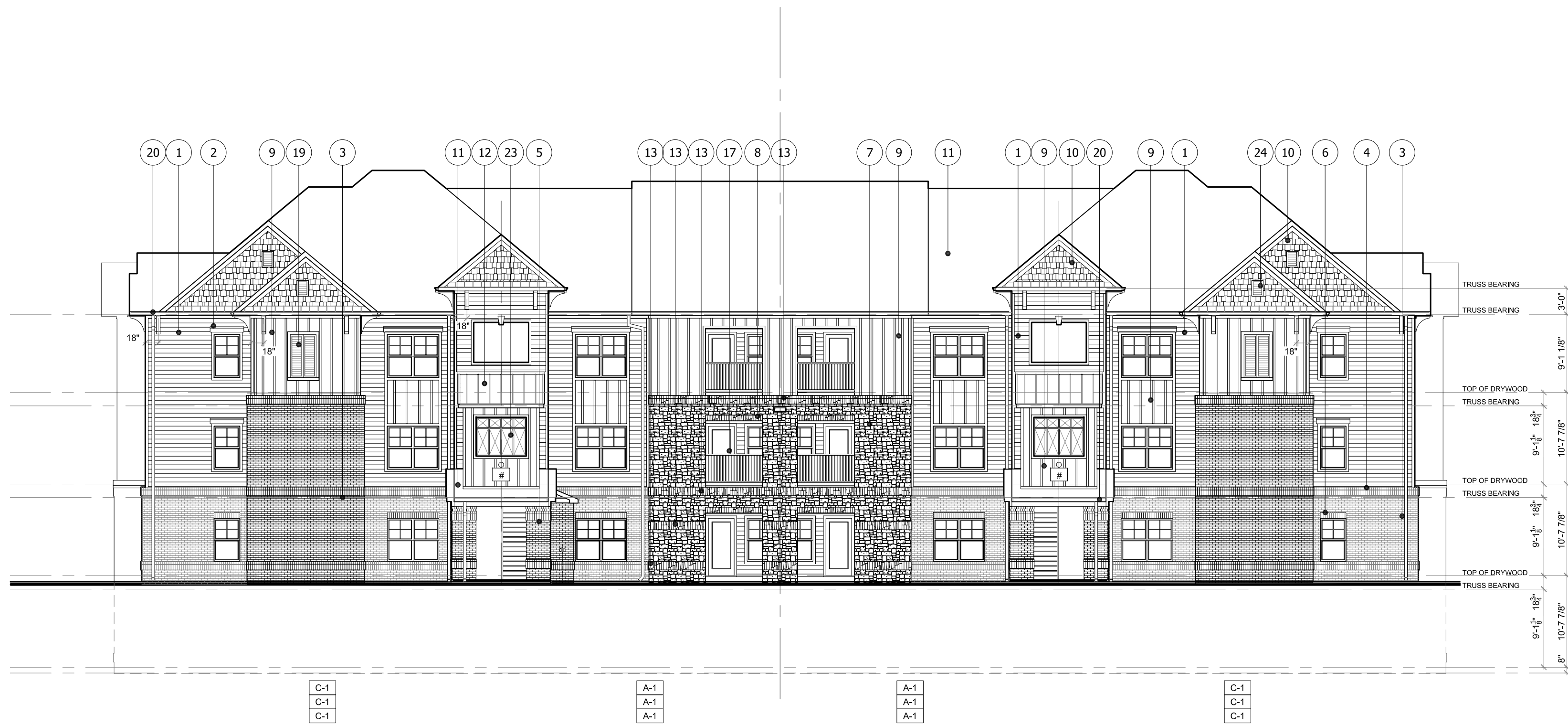
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MALLARD CREEK
TYPE 3

ELEVATION KEYNOTES	
1	FIBER CEMENT LAP SIDING - 6" EXPOSURE
2	FIBER CEMENT TRIM
3	BRICK VENEER
4	BRICK BAND- ROWLOCK OVER SOLDIER
5	BRICK COLUMN
6	BRICK SOLDIER COURSE
7	STONE VENEER
8	STONE HEADER COURSE
9	F.C. BOARD AND BATTEN VERTICAL SIDING
10	FIBER CEMENT 8" SHAKES
11	COMPOSITE SHINGLE ROOF
12	STANDING SEAM METAL ROOF
13	VERTICAL STONE BAND
14	OMIT
15	OMIT
16	GARAGE DOOR
17	42" HIGH RAILING
18	PVC DECORATIVE BRACKET
19	FAUX BATTEN SHUTTER
20	ALUMINUM DOWNSPOUT
21	OMIT
22	BUILDING SIGNAGE-VERIFY SIZE AND LOCATIONS
23	OPENING WITH WOOD MULLIONS
24	ORNAMENTAL LOUVERED VENT



1 TYPE 4 (BLDGs - 3, 4, 5 & 7) - FRONT ELEVATION
A5-4 1/32"=1'-0"



2 TYPE 4 (BLDGs - 3, 4, 5 & 7) - RIGHT ELEVATION
A5-4 1/32"=1'-0"



3 TYPE 4 (BLDGs - 3, 4, 5 & 7) - BACK ELEVATION
A5-4 1/32"=1'-0"



4 TYPE 4 (BLDGs - 3, 4, 5 & 7) - LEFT ELEVATION
A5-4 1/32"=1'-0"

FRONT ELEV. MATERIAL CALCS.		
MATERIAL NAME	S.F.	PERCENTAGE
masonry - stone	1140	8.7
masonry - brick	5592	42.6
siding, shake & board and batten	6406	48.8
TOTAL:	13138	100



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MALLARD CREEK
TYPE 4

A5-4