

SITE DATA TABLE	
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	SINGLE FAMILY ATTACHED
PROPOSED UNITS / DENSITY	22 UNITS / 7.7 UNITS PER ACRE
MIN. FRONT / STREET SETBACK	PER ZONING ORDINANCE
MIN. SIDE SETBACK	PER ZONING ORDINANCE
MIN. REAR SETBACK	PER ZONING ORDINANCE
MAX. BUILDING HEIGHT	40'
PROPOSED NUMBER OF BUILDINGS	4 BUILDINGS
PARKING SPACES REQUIRED	(1.5 PER UNIT) = 33 SPACES
PROPOSED PARKING SPACES	PER ZONING ORDINANCE + 2 VISITOR SPACES
REQUIRED TREE SAVE	15%
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	

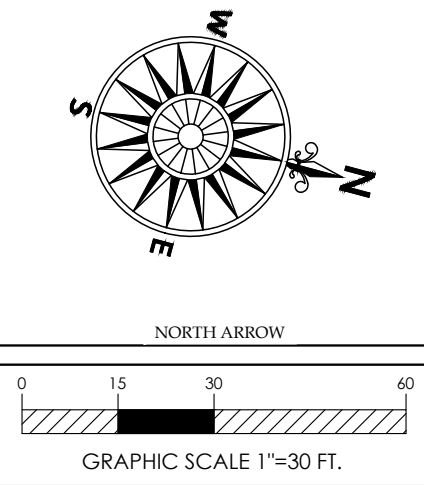
BLANK WALL PROVISION:  
WHERE VISUAL MITIGATION ELEMENTS ARE REQUIRED ON A BLANK WALL ALONG THE GROUND FLOOR LEVEL STREET WALL AT LEAST 50 PERCENT OF THE LINEAR FOOTAGE OF ANY SUCH BLANK WALL SHALL BE TREATED BY ONE OR MORE OF THE FOLLOWING VISUAL MITIGATION ELEMENTS: PLANTING, BENCHES, BICYCLE RACKS, TABLES AND CHAIRS, WALL TREATMENT IN THE FORM OF PERMITTED SIGNS, GRAPHIC OR SCULPTURAL ART, RUSTICATION, DECORATIVE SCREENING, LATTICEWORK, OR LIVING PLANT MATERIAL

NOTES:  
FIRE DEPARTMENT ACCESS ROAD SHALL HAVE A MIN. 20' UNOBSTRUCTED CLEAR WIDTH AND SHALL BE CAPABLE OF SUPPORTING 80,000 LBS  
FIRE HYDRANT SHALL BE LOCATED WITHIN 750' TO THE MOST REMOTE POINT OF BUILDING AS TRUCK TRAVEL FOR ALL BUILDINGS.

GARBAGE AND RECYCLE TO BE PROVIDED VIA ROLL OUT CANS STORED IN GARAGES OF UNITS. IN THE EVENT THAT CITY WASTE MANAGEMENT WILL NOT COLLECT TRASH AND RECYCLE PRIVATE COLLECTION WILL BE SOUGHT AFTER BY OWNERSHIP. PETITIONER COMMITS TO RESERVING AN AREA FOR FUTURE COMMUNAL DUMPSTER/RECYCLE AREA TO BE REVIEWED DURING CONSTRUCTION DOCUMENT PROCESS.

GARAGE SEPARATION ALONG PRIVATE ALLEYS: 5-7' FROM BACK OF ALLEY, OR 20' OR GREATER FROM BACK OF SIDEWALK ALONG ALLEY

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.



PRELIMINARY  
NOT FOR  
CONSTRUCTION

LATITUDE 35  
DESIGN GROUP  
1099 BAYBROOK DRIVE  
KANNAPOLIS, NC 28081  
P: 704-456-1862  
NCHES, LLC # C-4850

EX01-REZONING-221022 2022.01.14.DWG  
PROJECT NUMBER: 2021-002  
DATE: 11/01/2021 DRAWN BY: TSG

REVISIONS:

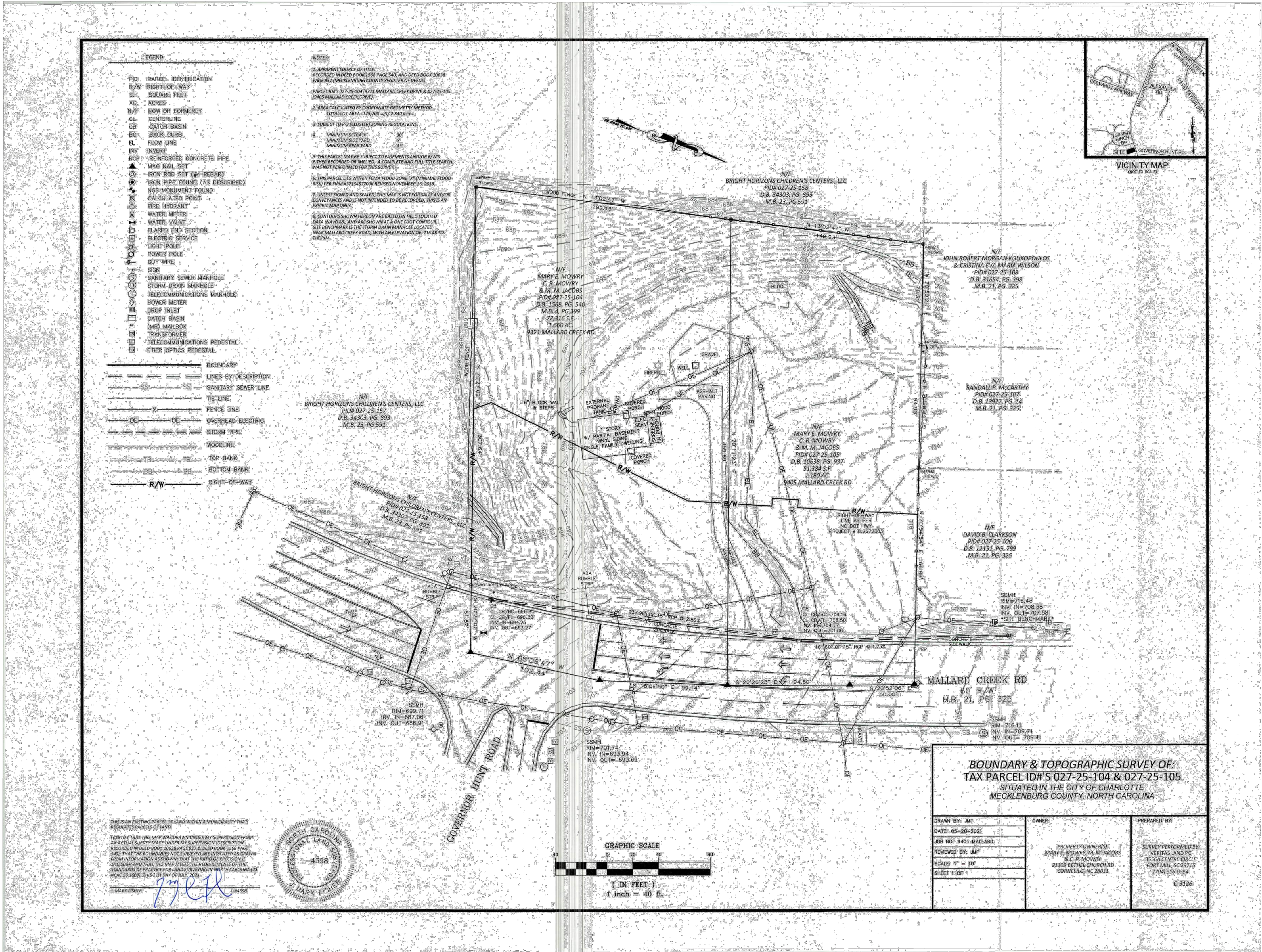

REZONING - SITE PLAN

THE VILLAGES AT GOVERNOR HUNT

9405 MALLARD CREEK RD., CHARLOTTE, NC







PRELIMINAR  
NOT FOR  
CONSTRUCTIC

ENGINEERS SEAL  
LATITUDE 35  
DESIGN GROU  
1149 DAVENPORT DRIVE  
KANNAPOLIS NC 28081  
P: 704-996-1862  
NCELS L.L.C. # C-4850

EX01-REZONING-221022 2022.01  
PROJECT NUMBER: 2021-002  
DATE: 11/01/2021 DRAWN BY:  
REVISIONS:

REZONING - SURVEY  
THE VILLAGES AT GOVERNOR HUNT





