

**GENERAL NOTES (for Petition #2019-039):**

- 1. DEVELOPMENT DATA TABLE**
  - A. SITE ACREAGE: ± 26.5 AC
  - B. TAX PARCEL INCLUDED IN REZONING: 02910105, 02910104, 02910180
  - C. EXISTING ZONING: COMMERCIAL (CC); PETITION # 2014-019
  - D. PROPOSED ZONING: UR-2 (CD)
  - E. EXISTING USE: VACANT
  - F. PROPOSED USE: 250 SINGLE FAMILY DETACHED & ATTACHED RESIDENTIAL UNITS AND RELATED ACCESSORY USES (MAXIMUM 175 ATTACHED UNITS)
  - G. MAXIMUM DENSITY: 9.43 DU PER AC
  - H. FLOOR AREA RATIO: PER ORDINANCE REQUIREMENT
  - I. MAXIMUM BUILDING HEIGHT: PER ORDINANCE REQUIREMENT; MAXIMUM WILL BE 48'
  - J. 5 YEAR VESTING
  - K. PARKING SPACES: PER ORDINANCE REQUIREMENT
- 2. GENERAL PROVISIONS**
  - A. DEVELOPMENT OF THE SITE WILL BE CONTROLLED BY THE STANDARDS DEPICTED ON THIS SITE PLAN AND BY THE STANDARDS OF THE CHARLOTTE ZONING ORDINANCE. THE DEVELOPMENT DEPICTED ON THIS PLAN IS INTENDED TO REFLECT THE ARRANGEMENT OF PROPOSED USES ON THE SITE, BUT THE EXACT CONFIGURATION, PLACEMENT, AND SIZE OF INDIVIDUAL SITE ELEMENTS MAY BE ALTERED OR MODIFIED WITHIN THE LIMITS PRESCRIBED BY THE ORDINANCE DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASES AS ALLOWED UNDER THE PROVISIONS OF SECTION 6.2 OF THE ZONING ORDINANCE. ONLY SINGLE FAMILY DETACHED UNITS WILL BE ALLOWED ADJACENT TO THE EXISTING MALLARD LAKE SUBDIVISION.
  - B. THE PETITIONER ACKNOWLEDGES THAT OTHER STANDARD DEVELOPMENT REQUIREMENTS IMPOSED BY OTHER CITY ORDINANCES, SUCH AS THOSE THAT REGULATE STREETS, SIDEWALKS, TREES, AND SITE DEVELOPMENT, MAY APPLY TO THE DEVELOPMENT OF THIS SITE. THESE ARE NOT ZONING REGULATIONS, ARE NOT ADMINISTERED BY THE ZONING ADMINISTRATOR, AND ARE NOT SEPARATE ZONING CONDITIONS IMPOSED BY THIS SITE PLAN. UNLESS SPECIFICALLY NOTED IN THE CONDITIONS FOR THIS SITE PLAN, THESE OTHER STANDARD DEVELOPMENT REQUIREMENTS WILL BE APPLIED TO THE DEVELOPMENT OF THIS SITE AS DEFINED BY THOSE OTHER CITY ORDINANCES.
  - C. THROUGHOUT THIS REZONING PETITION, THE TERMS "OWNER", "OWNERS", "PETITIONER" OR "PETITIONERS", SHALL, WITH RESPECT TO THE SITE, BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNEES OF THE OWNER OR OWNERS OF THE SITE WHO MAY BE INVOLVED IN ITS DEVELOPMENT FROM TIME TO TIME.
- 3. PURPOSE**

THE PURPOSE OF THIS REZONING APPLICATION IS TO PROVIDE FOR THE DEVELOPMENT OF A RESIDENTIAL DEVELOPMENT CONSISTING OF BOTH SINGLE FAMILY AND TOWNHOME UNITS. TO ACHIEVE THIS PURPOSE, THE APPLICATION SEEKS THE REZONING OF THE SITE TO THE UR-2 (CD) DISTRICT. THE PETITIONER REQUESTS THE APPROVAL OF A FULL 5 YEAR VESTING PERIOD.
- 4. PERMITTED USES**

USES ALLOWED ON THE PROPERTY INCLUDED IN THIS PETITION WILL BE SINGLE FAMILY DETACHED AND ATTACHED DWELLING UNITS, AMENITY AREA, AND RELATED ACCESSORY USES AS ARE PERMITTED IN THE UR-2 DISTRICT.
- 5. TRANSPORTATION**
  - A. PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE FIRST UNIT TO BE CONSTRUCTED ON THIS SITE, THE PETITIONER AGREES TO DEDICATE IN FEE SIMPLE TITLE TO NCDOT A MINIMUM OF FIFTY FEET RIGHT-OF-WAY, AS MEASURED FROM THE EXISTING CENTERLINE OF SALOME CHURCH ROAD, ALONG THE SITE'S FRONTAGE.
  - B. PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR ONE HUNDRETH BUILDING ON THIS SITE, PETITIONER AGREES TO INSTALL 2.5' CURB AND GUTTER, 8' PLANTING STRIP, AND 6' SIDEWALK ALONG THE PROJECT'S FRONTAGE ON SALOME CHURCH ROAD. TO BE MORE SPECIFICALLY IDENTIFIED DURING THE FINAL DESIGN AND PERMITTING OF THE PROJECT, AND PETITIONER SHALL CONSTRUCT A NORTH BOUND 11' LEFT TURN LANE INTO THE SITE WITH 100' OF STORAGE AND A 100' TAPER, AND A RIGHT TURN LANE AT THE PROJECT ENTRANCE.
  - C. SITE WILL HAVE ACCESS VIA TWO PUBLIC STREETS; SALOME CHURCH ROAD & PORTER CREEK ROAD, GENERALLY AS SHOWN ON SITE PLAN.
  - D. THE PETITIONER COMMITS TO IMPLEMENTING TRAFFIC CALMING MEASURES, INCLUDING THREE (3) SPEED BUMPS, STOP SIGNS, AND 25 MPH SPEED LIMIT SIGN WITHIN THE SUBDIVISION. THESE DEVICES WILL BE FUNDED BY THE PETITIONER AND THEIR PLACEMENT WILL BE DETERMINED DURING THE PERMITTING PROCESS.
  - E. PLACEMENT AND CONFIGURATION OF VEHICULAR ACCESS POINTS ARE SUBJECT TO MINOR MODIFICATIONS TO ACCOMMODATE FINAL SITE DEVELOPMENT PLANS AND ADJUSTMENTS REQUIRED FOR APPROVAL BY NCDOT IN ACCORDANCE WITH APPLICABLE PUBLISHED STANDARDS.
  - F. ALL PROPOSED PUBLIC STREETS SHALL BE SUBJECT TO USDG STANDARD U-02 (MODIFIED) WITH 11' TRAVEL LANE, 2' VALLEY GUTTER, 8' PLANTING STRIP, AND 8' SIDEWALK, AND WILL COMPLY WITH SUBDIVISION ORDINANCE.
  - G. THE PROPOSED RESIDENTIAL HAMMERHEADS SHALL BE PER CITY CLDS #11.18A WITH 74' - 160' MINIMUM IN LENGTH.
  - H. THE PETITIONER AGREES TO DEDICATE IN FEE SIMPLE CONVEYANCE OF RIGHT OF WAYS TO THE CITY BEFORE THE SITES FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED. A SIDEWALK UTILITY EASEMENT WILL BE PROVIDED 2' BEHIND BACK-OF-SIDEWALK
- 6. ARCHITECTURAL STANDARDS**

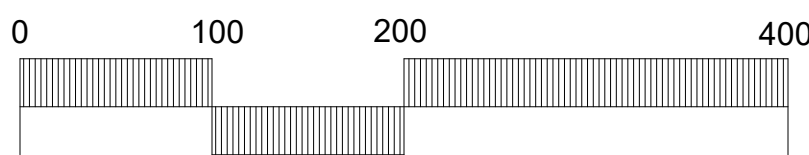
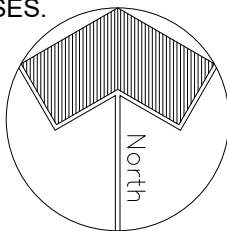
THE DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE DISTRICT REGULATIONS OF THE ZONING ORDINANCE FOR THE UR-2 DISTRICT AND WITH THE FOLLOWING ADDITIONAL STANDARDS:

  - A. BUILDING MATERIALS FOR THE BUILDINGS CONSTRUCTED ON THE SITE MAY INCLUDE THE FOLLOWING: GLASS, BRICK, STONE, SIMULATED STONE, PRE-CAST STONE, PRE-CAST CONCRETE, SYNTHETIC STONE, STUCCO, CEMENTITIOUS SIDING, VINYL, WIFS, OR WOOD.
  - B. PITCHED ROOFS, IF PROVIDED, WILL BE NO LESS THAN 5:12 EXCEPT THE ROOFS FOR PORCHES AND ATTACHED SHEDS MAY BE NO LESS THAN 2:12 UNLESS A FLAT ROOF ARCHITECTURAL STYLE IS EMPLOYED.
  - C. DUMPSTER AND RECYCLING AREAS, IF PROVIDED, WILL BE ENCLOSED BY A SOLID WALL OR FENCE WITH ONE SIDE BEING A GATE. WALL OR FENCE SHALL BE COMPATIBLE WITH COLORS OF PRINCIPLE BUILDINGS.
  - D. ALL HOME AND TOWNHOME UNITS SHALL INCLUDE A COVERED STOOP OR FRONT PORCH.
  - E. ALL CORNER END UNITS THAT FACE A PUBLIC STREET SHALL HAVE A TRIM BAND DETAIL IN THE GABLE AND A COMBINATION OF WINDOWS AND/OR FALSE WINDOWS ON THE SIDE ELEVATION THAT FACES THE STREET.
  - F. GARAGE DOORS VISIBLE FROM PUBLIC STREETS SHALL HAVE WINDOWS AND CARRIAGE STYLE HARDWARE TO MINIMIZE THE VISUAL IMPACT.
  - G. WALKWAYS SHALL BE PROVIDED TO CONNECT ALL RESIDENTIAL ENTRANCES TO SIDEWALKS ALONG PUBLIC STREETS.
  - H. TOWNHOUSE BUILDINGS SHOULD BE LIMITED TO 6 UNITS OR FEWER.
- 7. STREETScape AND LANDSCAPING**
  - A. SCREENING SHALL BE PROVIDED PER ORDINANCE REQUIREMENTS.
  - B. 40' WIDTH SETBACK/ BUFFER ALONG THE INTERSTATE SHALL BE SCREENED WITH 5 TREES AND 20 SHRUBS PER 100 LF. BMP'S CAN BE ENCRROACHED IN THE LANDSCAPED SCREENING PROVIDED THE PLANTING REQUIREMENTS ARE MET.
- 8. ENVIRONMENTAL FEATURES**
  - A. 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.
  - B. TREE SAVE AREAS ON THE SITE WILL BE PROVIDED IN CONFORMANCE WITH THE CHARLOTTE TREE ORDINANCE OF 15% OF THE SITE AREA. ALL OTHER PROVISIONS OF THE TREE ORDINANCE WILL BE MET.
  - C. DEVELOPMENT WITHIN ANY SWIMPOSO BUFFER SHALL BE COORDINATED WITH AND SUBJECT TO APPROVAL BY CHARLOTTE MECKLENBURG STORM WATER SERVICES AND MITIGATED IF REQUIRED BY CITY ORDINANCE.
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THE PETITIONER SHALL PROVIDE THE AMENITY AS GENERALLY DEPICTED ON THIS PLAN.
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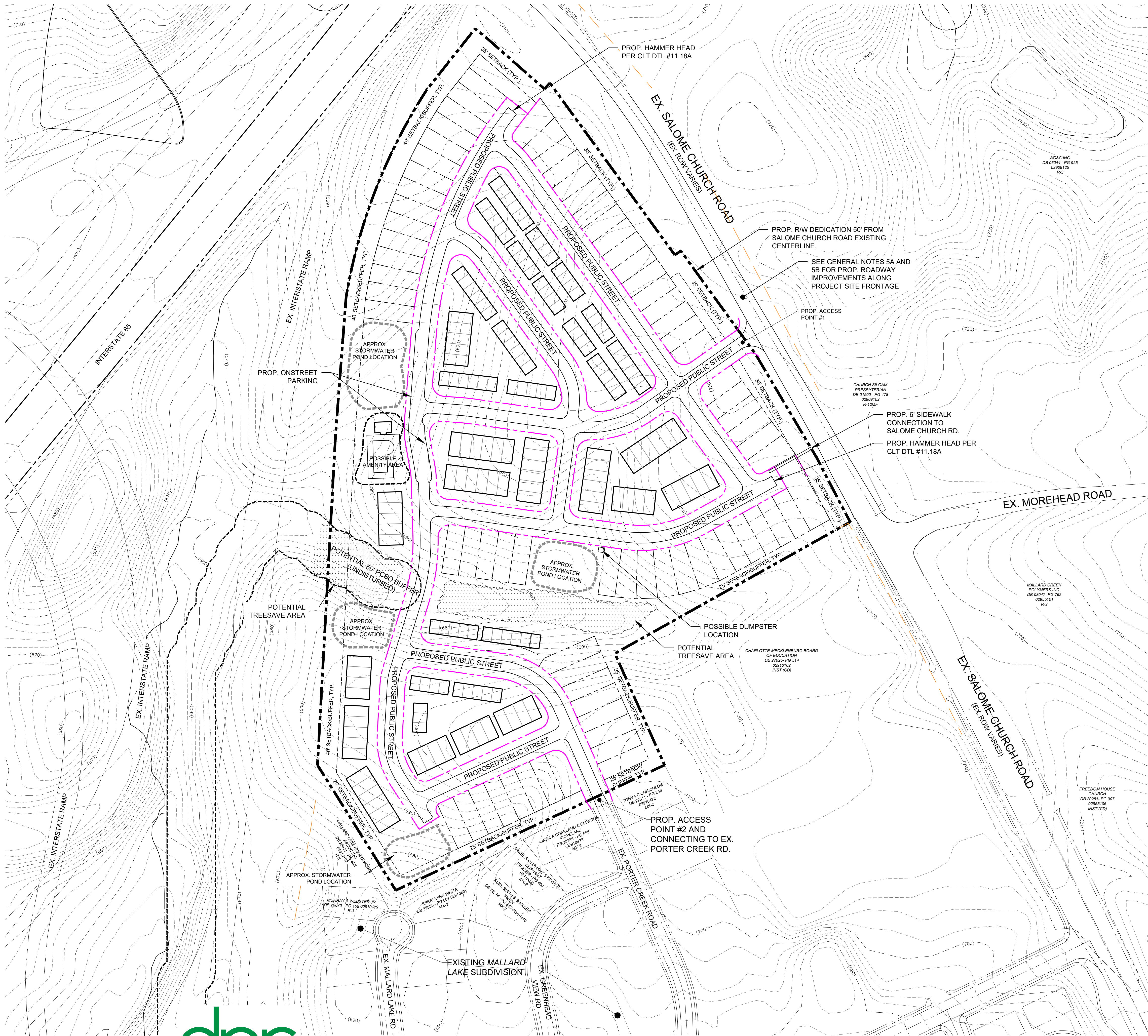
RESERVED
- 11. SIGNAGE**

RESERVED
- 12. LIGHTING**
  - A. RESERVED
- 13. PHASING**
  - A. SITE WILL BE DEVELOPED IN PHASES.



Scale:  
1" = 100'

RZ-1



Project Manager  
HVN  
Drawn By  
CE  
Checked By  
LRM  
Date  
3/19/2019, REV.1: 5/13/2019  
Project Number  
19007



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landscape architecture . civil engineering  
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PETITION #2019-039  
MALLARD CREEK NEIGHBORHOOD  
CHARLOTTE, NORTH CAROLINA  
DEPENDABLE DEVELOPMENT, INC.



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RESERVED

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A. RESERVED

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