

#### SITE DATA

DEVELOPER	ALLIANCE RESIDENTIAL COMPANY 200 PROVIDENCE ROAD, SUITE 250 CHARLOTTE, NORTH CAROLINA 28207
SITE AREA:	GROSS SITE ACREAGE: ±10.5 AC RIGHT-OF-WAY DEDICATION: ±0.54 AC (23,474 SF) NET SITE ACREAGE: ±9.96 AC
PID:	029-411-10
EXISTING ZONING:	R-3
PROPOSED ZONING:	MUDD-0
EXISTING USE:	VACANT
PROPOSED USE:	MIXED-USE DEVELOPMENT*
PROPOSED DENSITY:	±26.6 DU/AC
PROPOSED NUMBER OF UNITS:	260
MAXIMUM BUILDING HEIGHT ALLOWED:	UP TO 65' AND 4 STORIES
FRONT YARD SETBACK:	16' FROM BACK OF CURB
SIDE YARD SETBACK:	0 FT (MUST HAVE 10' BUILDING SEPARATION)
REAR YARD SETBACK:	0 FT (MUST HAVE 10' BUILDING SEPARATION)
BUILDING SEPARATION:	10 FT MIN.
RESIDENTIAL AUTOMOBILE PARKING REQUIRED:	1.0 SPACES/UNIT (260 SPACES)
COMMERCIAL AUTOMOBILE PARKING REQUIRED:	1.0 SPACES/600 GROSS SF (15 SPACES)
AUTOMOBILE PARKING PROVIDED:	382 SPACES (SEE PARKING BREAKDOWN)
TREE SAVE AREA REQUIRED:	1.58 AC (10.5 AC x 15%)
PROPOSED TREE SAVE AREA PROVIDED:	1.61 AC (15% OF SITE AREA)
* INCLUDING MULTI-FAMILY, SINGLE-FAMILY ATTACHED AND COMMERCIAL USES UP TO 260 RESIDENTIAL UNITS, 7 TOWNHOMES AND MINIMUM 10,000 SF OF COMMERCIAL USES AS PERMITTED IN MUDD	

DENSITY CALCULATION:
TOTAL AREA=10.5 AC
NUMBER OF DWELLING UNITS: 260
DWELLING UNITS/AC = 260/10.5 = 24.8 DU/AC

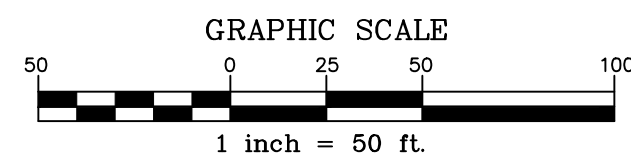
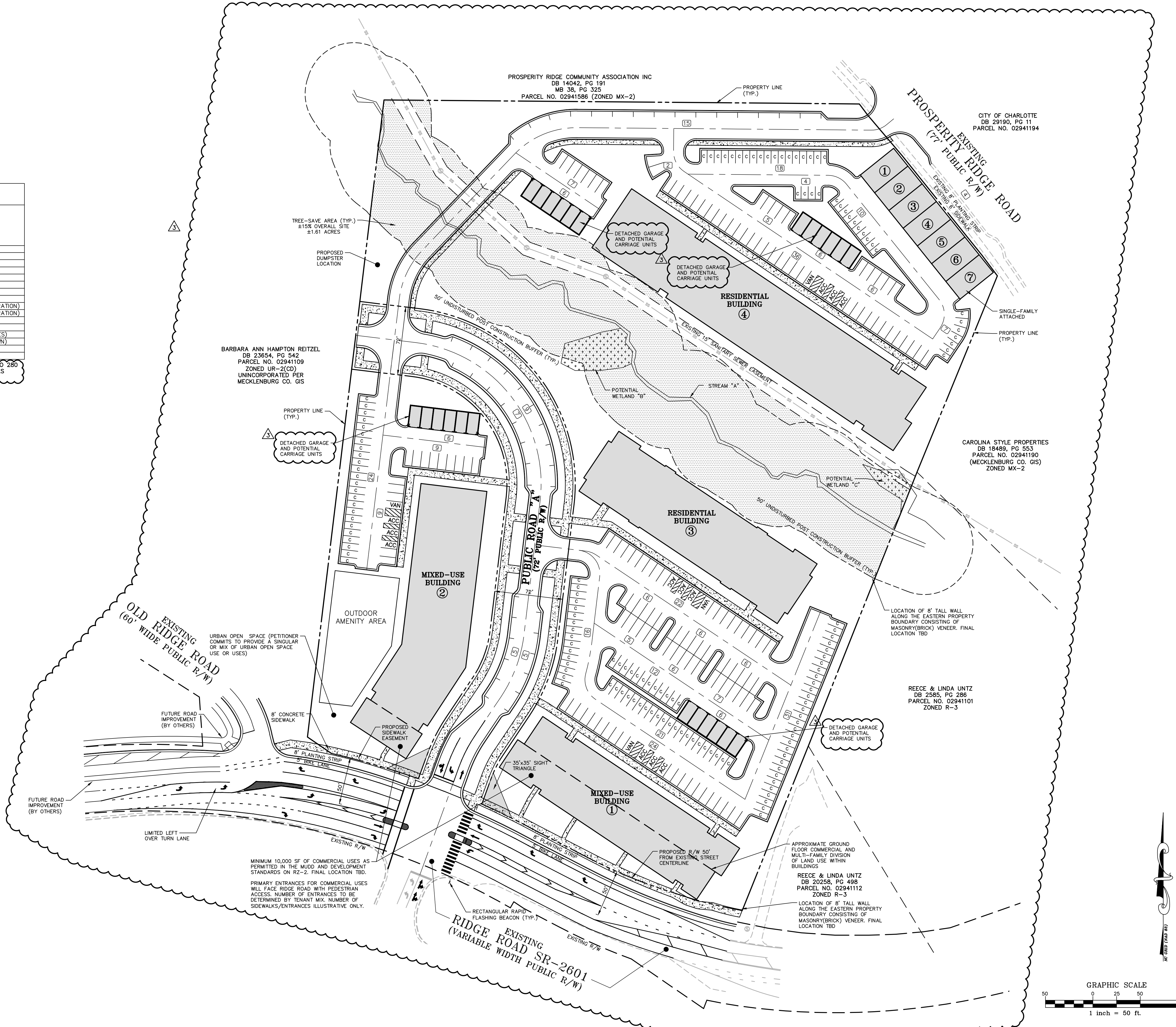
REZONING CASE NUMBER: 2018-132

#### PARKING BREAKDOWN

BUILDINGS 1,2&3	
COMPACT PARKING:	104
ON-STREET PARKING:	26
GARAGE PARKING:	12
STANDARD PARKING:	100
TOTAL PARKING:	242
BUILDING 4 & TOWNHOMES	
COMPACT PARKING:	39
ON-STREET PARKING:	19
GARAGE PARKING:	12
STANDARD PARKING:	56
TOWNHOME GARAGE PARKING:	14
TOTAL PARKING:	140

#### SITE LEGEND

ACC	ACCESSIBLE PARKING STALL
VAN	VAN ACCESSIBLE PARKING STALL
XX	PARKING SPACE COUNT
---	PROPERTY LINE
- - -	RIGHT-OF-WAY LINE
---	LOT LINE
- - -	EASEMENT LINE
---	CENTERLINE
XXXX	TREE-SAVE AREA



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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#### REVISIONS:

Δ	REVISIONS PER 1ST REVIEW 12-17-2018
Δ	REVISIONS PER 2ND REVIEW 1-14-2019
Δ	REVISIONS PER 3RD REVIEW 3-11-2019

#### OWNER:

MALLARD CREEK OPTIMIST  
CLUB INC.  
5502 MCKENNEY DRIVE  
CHARLOTTE, NORTH CAROLINA 28269

## 5050 RIDGE ROAD

MALLARD CREEK TOWNSHIP

MECKLENBURG COUNTY, CHARLOTTE, NORTH CAROLINA

REZONING CONCEPT EXHIBIT

PROJECT NO:	ALL-18040
FILENAME:	ALL18040-RZ1
CHECKED BY:	BGP
DRAWN BY:	AJB
SCALE:	1"=50'
DATE:	10-19-2018
SHEET NO.	RZ-1

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