



Vicinity Map

Not To Scale

Site Data

Parcel Numbers:

029-011-27 029-011-33

Municipality: **Total Acreage:**

+/- 8.85 AC

City of Charlotte

Existing Zoning:

MUDD-O

Proposed Zoning: Total Units:

R-12MF 70

Density:

7.90 DU/AC

Open Space

Required:

Provided:

0.88 Acres (10%) 2.0 Acres (23%)

Tree Save

Required:

0.88 Acres (10%) >0.88 Acres (10%)

Provided:

. All base information received from file titled "QI14_Mast.dwg" by ESP

DEVELOPMENT STANDARDS

27.55ACRES

02902101 R-3

Inless more stringent standards are established by the Technical Data Sheet or hese Development Standards, all development standards established under the City of Charlotte Zoning Ordinance (the "Ordinance") for the R-12 MF zoning district shall be followed in connection with development taking place on the Site.

The development depicted on the Schematic Site Plan is intended to reflect the arrangement of proposed uses on the Site, but the final configuration, placement and size of individual Site elements may be altered or modified within the limits prescribed by the Ordinance and the standards established by the Technical Data Sheet and these Development Standards during design development and construction phases. Street layouts may be modified to accommodate final building

PERMITTED USES

The Site may be devoted to a maximum of 70 for sale single family attached ownhome dwelling units and to any incidental or accessory use in connection herewith which is permitted by right or under prescribed conditions in the R-12 MF

. The Petitioner shall establish at 46 foot Class C buffer along those portions of the Site that are more particularly depicted on the Technical Data Sheet and the Schematic Site Plan, which buffer shall conform to the standards of Section 12.302 of the Ordinance, subject, however, to the provisions of Section 12.304 thereof. In the event that an adjacent parcel of land is either rezoned to a zoning district or levoted to a use that eliminates or reduces the buffer requirements on the Site, then he Petitioner may reduce or eliminate, as the case may be, the relevant portions of he 46 foot Class C buffer accordingly. The Petitioner may reduce the width of the 6) foot Class C buffer by 25% by installing a wall, fence or berm pursuant to Section 2.302(8) of the Ordinance.

2. The Petitioner reserves the right to grade and to install a wall, fence, berm, pedestrian sidewalks and utility lines and facilities within the 46 foot Class C buffer, provided, however, that utility lines and facilities may only cross the buffer at nterior angles measured at the property line which are not less than 75 degrees. Where existing trees and natural vegetation have been cleared within the buffer to accommodate grade changes or the installation and maintenance of a wall, fence, perm, pedestrian sidewalks and/or utility lines and facilities and any grading associated therewith, the cleared, unimproved areas will be landscaped with trees and shrubs in accordance with the requirements of the Ordinance. . No buildings, parking spaces or maneuvering areas may be located within the

SETBACKS, SIDE YARDS AND REAR YARDS 1.) All principal structures constructed on the Site shall satisfy or exceed the

setback, side yard and rear yard requirements under the Ordinance for the R-12 MF zoning district as depicted on the Technical Data Sheet and the Schematic Site Plano 2. Garages shall be setback a minimum of 20 feet from the back of the sidewalk.)

COMMON OPEN SPACE

1. Common open space shall be provided in various locations as depicted on the Technical Data Sheet and the Schematic Site Plan. At a minimum, 50% of the Site shall be devoted to common open space.

2. For purposes of calculating the amount of required common open space, the tree save areas, the buffer areas, the wetlands areas and the detention pond shall be considered to be common open space.

3. The common open space areas shall be maintained by a to be formed

SCREENING AND LANDSCAPE AREAS . Screening shall conform with the standards and treatments specified in Section

2.303 of the Ordinance. 2. Any dumpsters located within the Site that are visible from a public street or from in external adjoining parcel of land will be screened from view by a solid-enclosure

Development of the Site will comply with the applicable provisions of the City of

Ordinance as of the date of the approval of this Rezoning Petition.

ehicular and bicycle parking will satisfy the minimum standards established under

S.W.I.M. BUFFERS/WETLANDS

1. All development on the Site will comply with the applicable provisions of the City of Charlotte S.W.I.M. Ordinance as of the date of the approval of this Rezoning

Any jurisdictional wetlands or streams, if present, need to be protected or proper nvironmental permits obtained prior to their disturbance. For 401 permits contact, DEHNR. For 404 permits contact the Army Corps of Engineers

ARCHITECTURAL COMMITMENTS

. Attached hereto is a schematic architectural rendering of the front elevation of the single family attached townhome buildings proposed to be constructed on the Site that are intended to depict the general conceptual architectural style, character and elements of these buildings. Accordingly, the front elevation of any single family attached townhome building constructed on the Site must be similar in appearance to the attached schematic architectur rendering in terms of its architectural style, character and elements. Changes and alterations which do not materially change the overall conceptual architectural style and character are permitted based upon final

design/construction drawings.

2. The maximum height of the single family attached townhome buildings proposed to be constructed on the Site shall be 50 feet.

1. Pedestrian scale, freestanding lighting fixtures will be installed throughout the Site. The pedestrian scale, freestanding lighting fixtures will be uniform in design, and the final spacing of such lighting fixtures shall be determined by the

2. The maximum height of any pedestrian scale, freestanding lighting fixture installed on the Site, including its base, shall not exceed 15 feet. . All exterior light fixtures (except street lights along public or private streets) shall be capped and fully shielded and the illumination downwardly directed so at direct illumination does not extend past any property line of the Site.

All signs placed on the Site will be erected in accordance with the requirements

ACCESS POINTS /SIDEWALKS 1. The number of vehicular access points to the Site shall be limited to the

number depicted on the Technical Data Sheet. The placement and configuration of each access point are 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 Charlotte Department of Transportation and/or the North Carolina partment of Transportation. Sidewalks and planting strips shall be installed in accordance with the

Schematic Site Plan.
4. A 5 foot wide sidewalk will be provided from the Site to Senator Royall Drive.

DUMPSTER, COMPACTOR AND RECYCLING This development shall meet all requirements as stated in Chapters 9 and 12 of

the Charlotte City Code regarding solid waster dumpster, compactor and recycling areas. FIRE PROTECTION

Adequate fire protection in the form of fire hydrants will be provided to the City of Charlotte Fire Code's specifications. Plans for each townhome building will be

submitted to the Fire Marshal's office for approval before the construction of that STORM WATER MANAGEMENT

Storm water runoff from the Site will be managed through proven techniques standards, if any, imposed by the City of Charlotte Engineering Department.

BINDING EFFECT OF THE REZONING PETITION If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under these Development Standards and this Technical Data Sheet will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of

the Site and their respective heirs, devisees, personal representatives, successors

in interest or assigns. AMENDMENTS TO REZONING PLAN

Future amendments to this Technical Data Sheet and 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.





ESP Associates, P.A.

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1300 South Blvd. Charlotte, NC 28203

Glenmere Mallard Creek

For Public Hearing

Technical **Data** Sheet

Petition #07-032

ROJECT LOCA	Charlotte,			
	GRA	PHIC	SCALE	
50	0	25	50	100

1 INCH = 50 FT.

PROJECT NUMBER Q114.102 DRAWING NAME QI14-TDS.psd December 21, 2006 DRAWN BY NB / MM

ESP / CLIENT REVISION

CHECKED BY

NO.	DATE	BY	REVISION
AGE	NCY / SI	JBMITTAL F	REVISION

NO DATE BY

NO.	DATE	BY	REVISION
	12/22/06	2.4	Application Submittal to CMPC.
1	02/20/07	ММ	2nd Submittal to CMPC.
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