

**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 55'
  - 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, MEASURED FROM THE EXISTING OF SALOME CHURCH ROAD ALONG THE SITE'S FRONTAGE.
  - B. PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR ONE HUNDREDTH BUILDING ON THIS SITE, PETITIONER AGREES TO INSTALL CURB AND GUTTER ALONG THE PROJECT'S FRONTAGE ON SALOME CHURCH ROAD IN ITS FUTURE LOCATION, TO BE MORE SPECIFICALLY IDENTIFIED DURING THE FINAL DESIGN AND PERMITTING OF THE PROJECT, AND PETITIONER SHALL CONSTRUCT A NORTH BOUND LEFT TURN LANE INTO THE SITE WITH 100' OF STORAGE AND A 100' TAPER OR PER IA RECOMMENDATIONS.
  - C. SITE WILL HAVE ACCESS VIA TWO PUBLIC STREETS: SALOME CHURCH ROAD & PORTER CREEK ROAD, GENERALLY AS SHOWN ON SITE PLAN.
  - D. WORKING IN CONJUNCTION WITH CDOT, PETITIONER WILL EXPLORE TRAFFIC CALMING MEASURES WITHIN THE DEVELOPMENT.
  - 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.
- 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, WFS, OR WOOD.
  - B. PITCHED ROOFS, IF PROVIDED, WILL BE NO LESS THAN 5:12, EXCEPT THAT 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. ROOF VENTS WILL BE PAINTED TO MATCH ROOF COLOR.
  - E. THE PETITIONER RESERVES THE RIGHT TO COMBINE OR RELOCATE BUILDING LOCATIONS, SO LONG AS THE TOTAL 250 UNITS IS NOT INCREASED. NUMBER OF BUILDINGS SHOWN ON THIS PLAN MAY BE INCREASED OR DECREASED AT THE DISCRETION OF THE PETITIONER.
- 7. STREETScape AND LANDSCAPING**
  - A. SCREENING SHALL BE PROVIDED PER ORDINANCE REQUIREMENTS.
  - B. THE PETITIONER MAY REDUCE THE WIDTH OF ANY REQUIRED SETBACKS/BUFFERS BY 20% PER SECTION 12.302 (B), EXCEPT THAT 25' BUFFER ADJACENT TO MALLARD LAKE SUBDIVISION SHALL NOT BE REDUCED.
- 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.
  - 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. OPEN SPACE AND NATURAL AREA REQUIRED BY PCSO WILL BE PROVIDED. DEVELOPMENT SHALL RESPECT APPLICABLE PCSO BUFFER AND STREAM BUFFER.
- 9. PARKS, GREENWAYS, AND OPEN SPACE**

RESERVED
- 10. FIRE PROTECTION**

RESERVED
- 11. SIGNAGE**

RESERVED
- 12. LIGHTING**

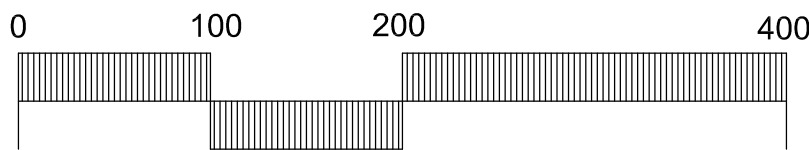
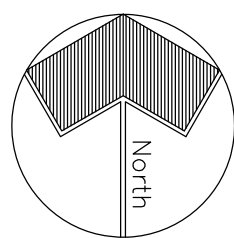
A. RESERVED
- 13. PHASING**
  - A. SITE WILL BE DEVELOPED IN PHASES.

Project Manager  
HVN  
Drawn By  
CE  
Checked By  
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Date  
3/19/2019  
Project Number  
19007



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



Scale:  
1" = 100'

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