

Ref. No.	PIN	Location	Owner	Zoning
1	02910103	I-85 HY	Mallard Lake Homeowners Assoc.	R-3, MX-2
2	02910179	13402 Mallard Lake Rd	Murray A Jr. Webster	R-3
3	02910178	13406 Mallard Lake Rd	Robert Thomas Sr Scott	R-3
4	02910177	13410 Mallard Lake Rd	Mahek Patel & Jayendra Kumar Patel	R-3, MX-2
5	02910176	13414 Mallard Lake Rd	Dipesh N Patel & Pankti A Patel	MX-2
6	02910175	13418 Mallard Lake Rd	Michael Alen Ballard & Brenda Jean Ballard	MX-2
7	02910405	13419 Mallard Lake Rd	Garry D SR Frazier & Brenda J Frazier	MX-2
8	02910404	13415 Mallard Lake Rd	Tracy Oliver & Tarvin Oliver	MX-2
9	02910403	13411 Mallard Lake Rd	Willie Roy JR Ramsey & Mandy Glyn Ramsey	R-3, MX-2
10	02910402	13407 Mallard Lake Rd	Preston Rainer & Darlene Rainer	R-3, MX-2
11	02910401	13403 Mallard Lake Rd	Janene Duverger	R-3, MX-2
12	02910416	10530 Greenhead View Rd	Damond E Branch & Shaneice Branch	MX-2
13	02910417	10526 Greenhead View Rd	Tamara Mason & Eddie J Hills	MX-2
14	02910418	10522 Greenhead View Rd	Danielle M Douglas	MX-2
15	02910419	10518 Greenhead View Rd	Ruel Smith & Shelley Smith	MX-2
16	02910420	10514 Greenhead View Rd	Angel R Oliphant & Kevin E Oliphant	MX-2
17	02910422	13434 Porter Creek Rd	Secretary of Veterans Affairs	MX-2
18	02910421	13440 Porter Creek Rd	Paul A Snyder & Dawn M Snyder	MX-2
19	02910426	10525 Greenhead View Rd	Tony Gunther	MX-2
20	02910425	10515 Greenhead View Rd	Aaron G Green	MX-2
21	02910424	10503 Greenhead View Rd	Angelica W Christie & Andre Christie	MX-2
22	02910476	13511 Porter Creek Rd	Steven W. Newman & Sarah L. Newman	MX-2
23	02910475	13507 Porter Creek Rd	Young Family Revocable Living - Keith L Young & Jennifer M. Young	MX-2
24	02910474	13443 Porter Creek Rd	Walter Swanson & Sally Swanson	MX-2
25	02910473	13439 Porter Creek Rd	Theresa S Scheedel & Daniel R Seymour	MX-2
26	02910472	13433 Porter Creek Rd	Tonya C Chrichlow	MX-2
27	02910101	Salome Church Rd	Education the Charlotte-Mecklenburg Boar	INST(CD)
28	02910102	13932 Mallard Creek Rd	Education the Charlotte-Mecklenburg Boar	INST(CD)
29	02955101	Morehead Rd	Mallard Creek Polymers Inc	R-12MF, R-3
30	02909125	Salome Church Rd	WC&C Inc	R-12MF, R-3
31	02909102	Salome Church Rd	Church Siloam Presbyterian	R-12MF
32	02909101	Salome Church Rd	WC&C Inc	R-3
33	02958115	Ridge Rd	Speedway Motorsports Inc	CC
34	02958121	Ridge Rd	Sonic Financial Corp C/O William R Brooks	CC
35	02961101	Ridge Rd	Department of Transportation	R-3
36	02961102	Ridge Rd	Mecklenburg County - Unincorporated	R-3
37	02961112	1435 Ridge Rd	Holland Living Trust The - Hoyle N Holland & Nancy H Holland	R-3



CLIENT

2627 Brekonridge Centre Drive
Monroe, NC 28110

PROJECT

Petition #2014-019

SHEET TITLE

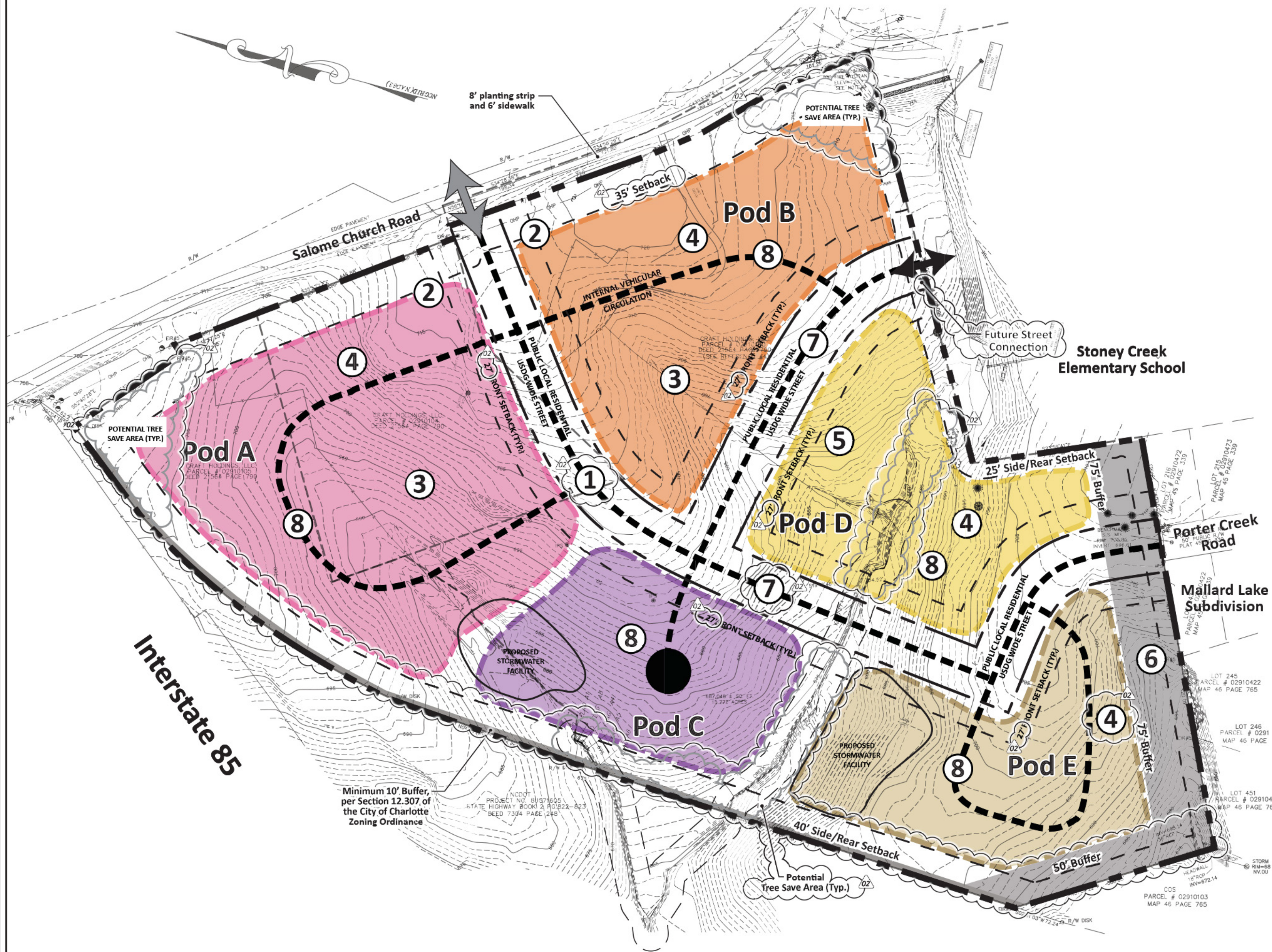
PROJECT LOCATION	Mecklenburg County, N
-------------------------	-----------------------

PROJECT LOCATION	Mecklenburg County, NC
DRAWING NAME	Mallard Creek Apartments-Rezoning Plan.
DATE	July 13, 2015
DRAWN BY	AB/GW
CHECKED BY	MK

AGENCY / SUBMITTAL REVISION

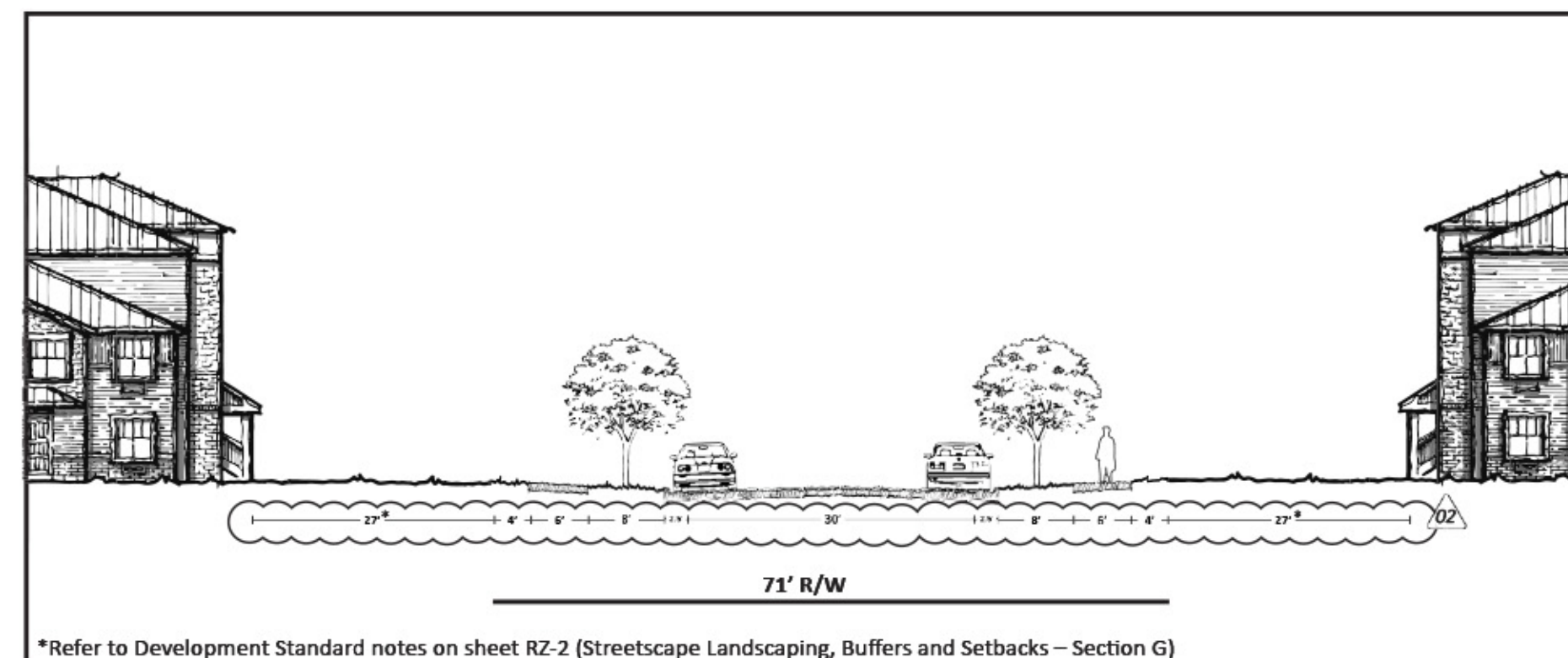
[illegible]

RZ-1

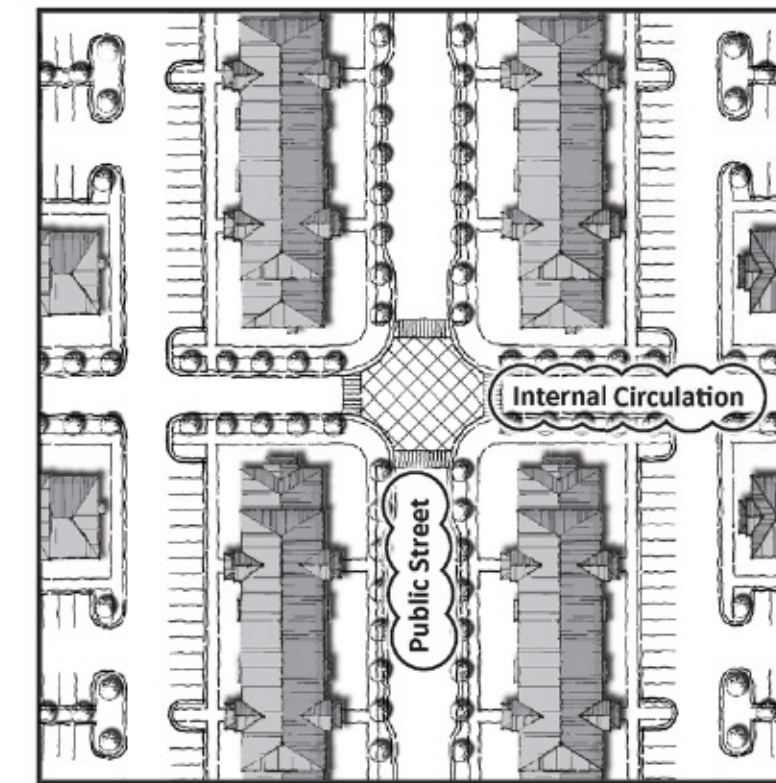


Legend

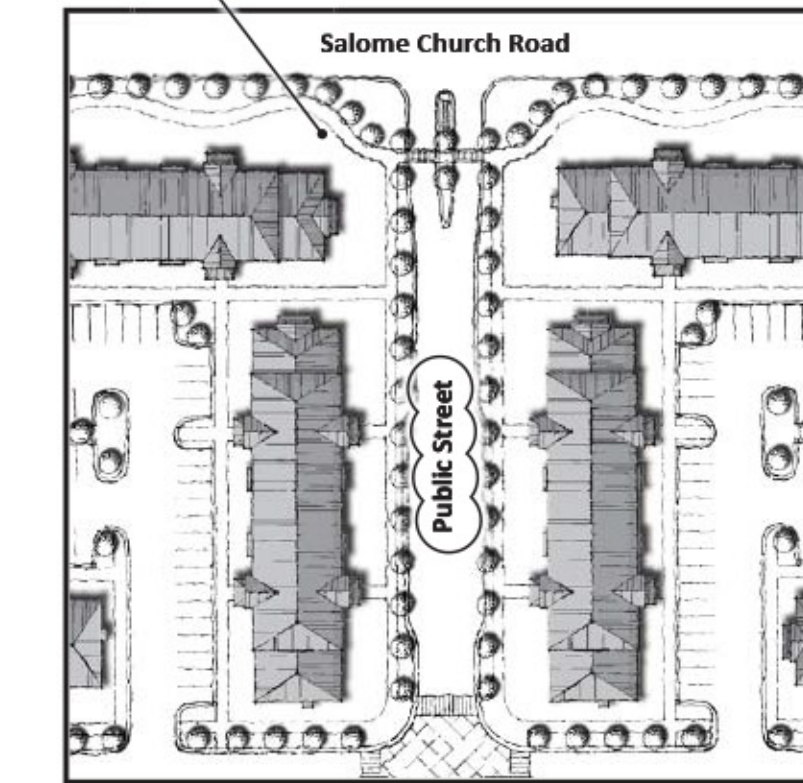
- Site Boundary
- Interior circulation
- Interior Right-of-Way
- Project Buffer
- Setback
- PCCO Buffer (50')
- Exterior Site Access
- Primary Site Access



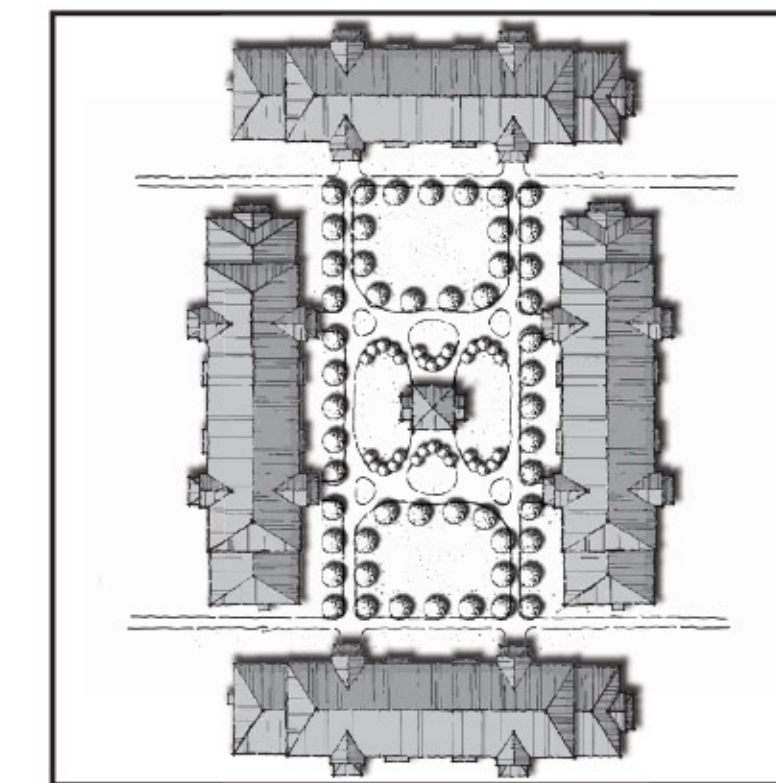
7. USDG Local Residential Wide Street w/ On-Street Parking (71' R/W)



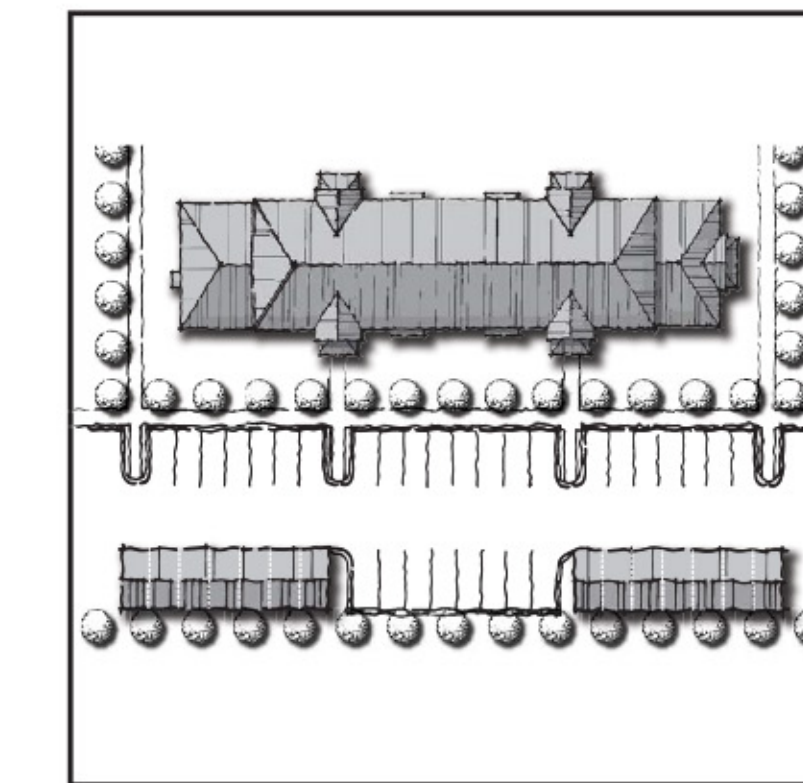
1. USDG Local Residential Wide Intersection Relationship



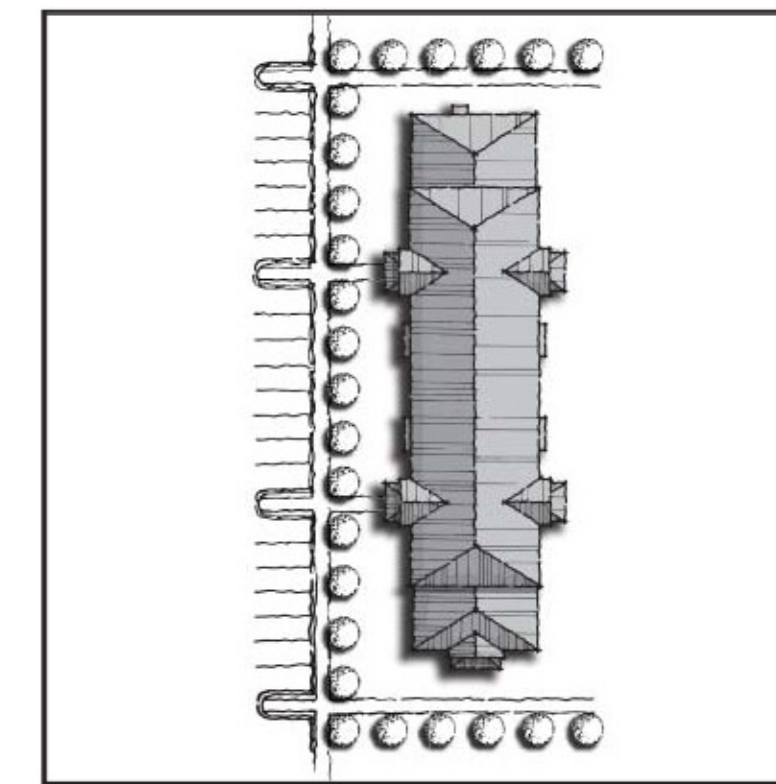
2. Project Frontage / Building Relationship off Salome Church Rd



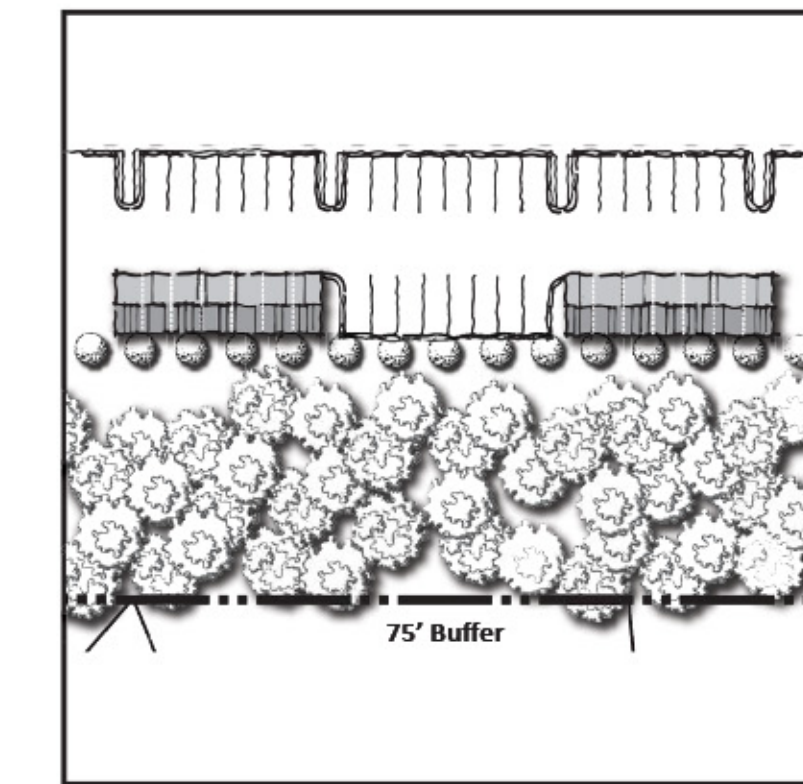
3. Typical Courtyard/Building Relationship



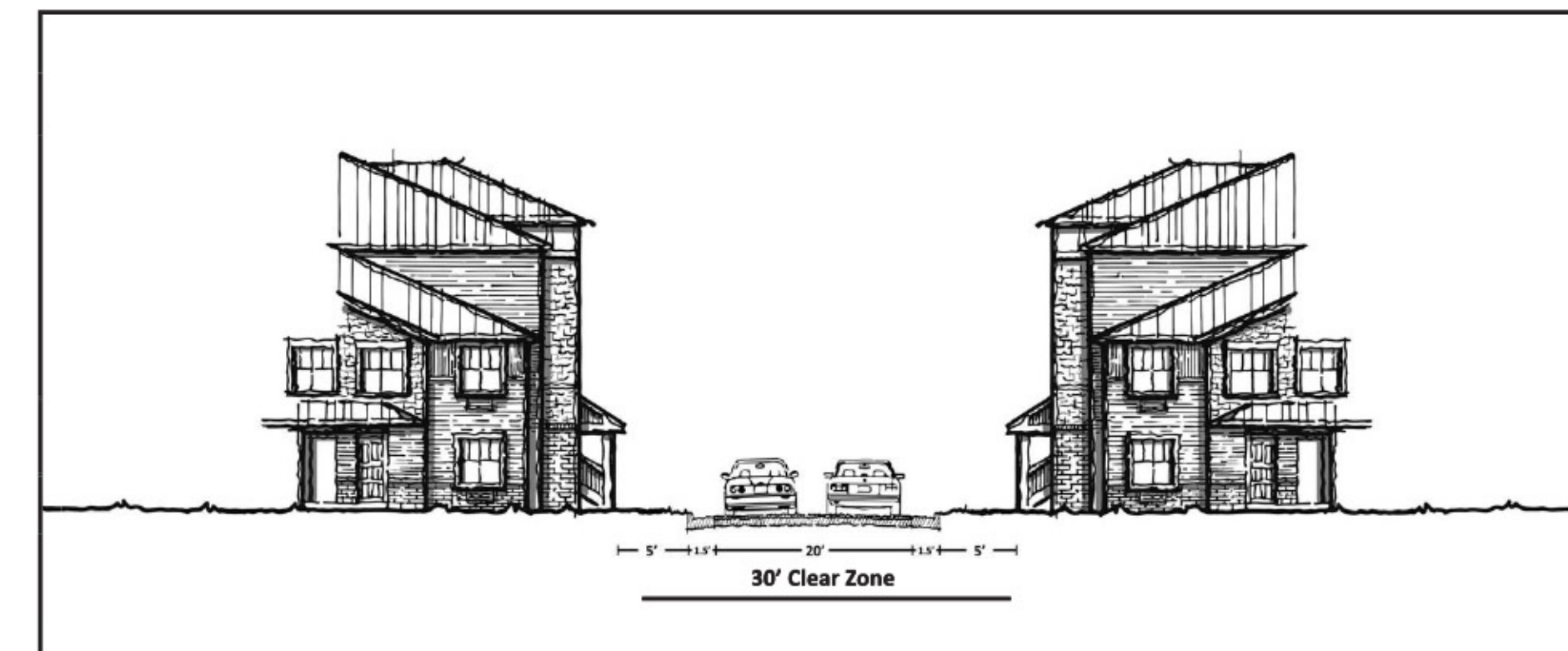
4. Building/Parking/Garage Relationship



5. Building/Parking/Private Street Relationship



6. 75' Buffer/Adjacent Property Owner Relationship



8. Typical Private Street w/ 30' Clear Zone



P.O. Box 7030
Charlotte, NC 28241
NC - 704.583.4949

3475 Lakemont Blvd.
Fort Mill, SC 29708
SC - 803.802.2440
www.espassociates.com

This drawing and/or the design shown are the property of ESP Associates, P.A. The reproduction, alteration, copying, or other use of this drawing without their written consent is prohibited and any infringement will be subject to legal action.
ESP Associates, P.A.

CLIENT

Carolina Development Services

2627 Brekonridge Centre Drive
Monroe, NC 28110

PROJECT

Mallard Creek Apartments

Petition #2014-019

SHEET TITLE

Street Section/ Building and Parking Concepts

PROJECT LOCATION Mecklenburg County, NC

NOT TO SCALE

PROJECT LOCATION Mecklenburg County, NC
DRAWING NAME Mallard Creek Apartments-Resizing Plan.ai
DATE July 13, 2015
DRAWN BY AB/GW
CHECKED BY MK

AGENCY / SUBMITTAL REVISION

NO.	DATE	BY	REVISION
01	8/21/15	GW	Response to Staff Comments
02	9/18/15	GW	Response to Staff Comments (received 9/10/15)



CLIENT

2627 Brekonridge Centre Drive
Monroe, NC 28110

PROJECT

Petition #2014-019

SHEET TITLE

PROJECT LOCATION

Mecklenburg County, NC

PROJECT LOCATION	Mecklenburg County, NC
DRAWING NAME	Mallard Creek Apartments-Rezoning Plan.ai
DATE	July 13, 2015
DRAWN BY	AB/GW
CHECKED BY	MK

AGENCY / SUBMITTAL REVISION

[illegible]

Notes:

1. Conceptual Building Elevation images depicted on the Conceptual Building Elevations sheet are representative of the overall scale, size, architectural character and quality of the proposed buildings for the Mallard Creek Apartments. The actual buildings constructed on site are may vary slightly from the Conceptual Building Elevations as long as they meet the Architectural Standards established on the Technical Data Sheet.
2. Conceptual Front and Rear Building Elevations are identical designs.