

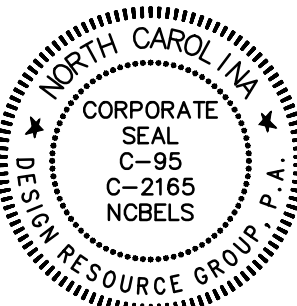
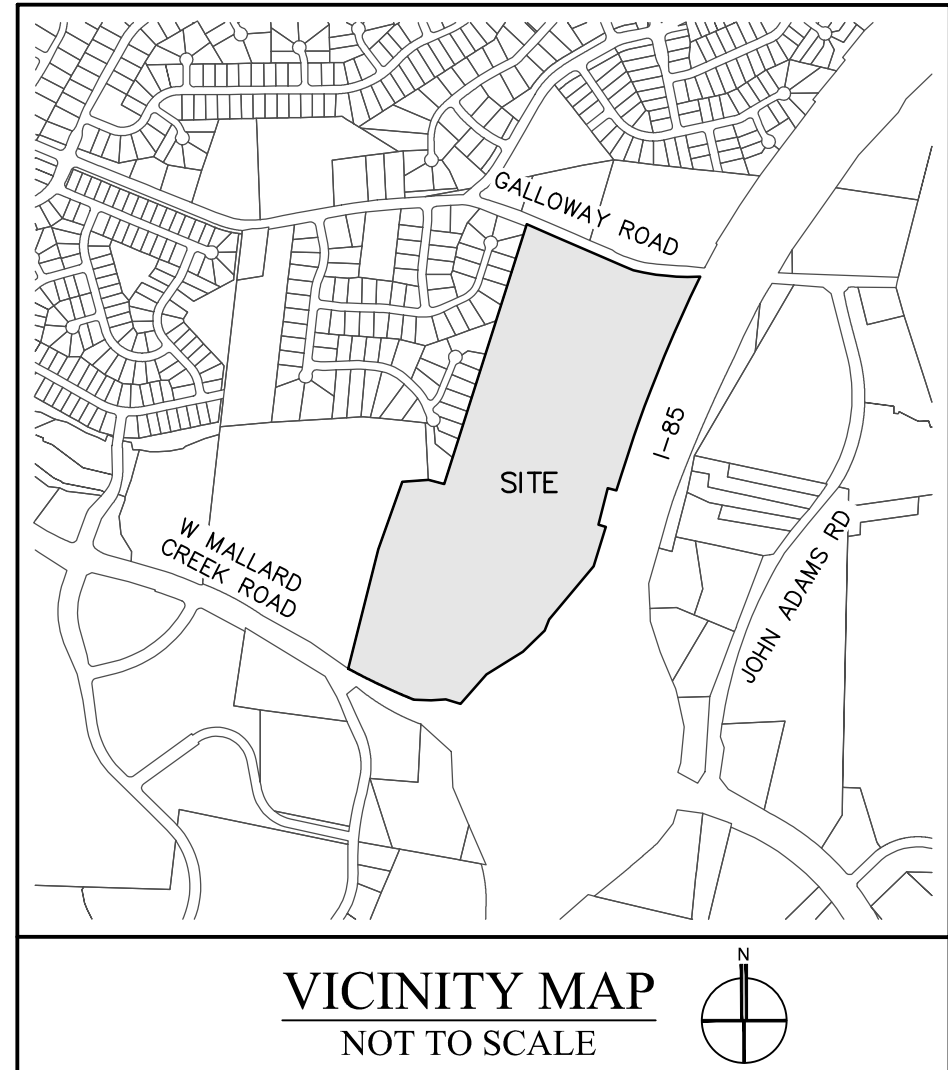
KEY TO ADJACENT PROPERTY OWNERS

1. MALLARD CREEK PRESBYTERIAN CHURCH	DB: 03171 P.: 709 PID#: 02902101 ZONING:R-3 USE: GOVT/INST.
2. PETER AND KATCIA WERNER	DB: 10850 P.: 864 PID#: 02902348 ZONING:R-3 USE: SINGLE FAMILY
3. CLINTON AND LORRAINE WOUNG	DB: 10867 P.: 143 PID#: 02902347 ZONING:R-3 USE: SINGLE FAMILY
4. SIDONIE AND MAHLON LAWRENCE	DB: 22789 P.: 844 PID#: 02902346 ZONING:R-3 USE: SINGLE FAMILY
5. DETRINA WATKINS	DB: 29789 P.: 294 PID#: 02902345 ZONING:R-3 USE: SINGLE FAMILY
6. SHAWN O KENNEDY	DB: 23743 P.: 519 PID#: 02902344 ZONING:R-3 USE: SINGLE FAMILY
7. ERIC AND SANDY SNYDER	DB: 30872 P.: 151 PID#: 02902343 ZONING:R-3 USE: SINGLE FAMILY
8. WILLIAM AND BEVERLY PAYNE	DB: 11250 P.: 555 PID#: 02902342 ZONING:R-3 USE: SINGLE FAMILY
9. ROGER AND JULIANE MOORE	DB: 13752 P.: 664 PID#: 02902341 ZONING:R-3 USE: SINGLE FAMILY
10. AMIT AND KRISHNA PATEL	DB: 12017 P.: 404 PID#: 02902340 ZONING:R-3 USE: SINGLE FAMILY
11. PAUL MASSEY	DB: 25211 P.: 407 PID#: 02902318 ZONING:R-3 USE: SINGLE FAMILY
12. SEAN AND JENNIFER FLANNERY	DB: 27418 P.: 416 PID#: 02902317 ZONING:R-3 USE: SINGLE FAMILY
13. MARY ANN MACLEOD	DB: 13560 P.: 126 PID#: 02902316 ZONING:R-3 USE: SINGLE FAMILY
14. LOUITA WHITEFIELD	DB: 16829 P.: 809 PID#: 02902315 ZONING:R-3 USE: SINGLE FAMILY
15. DAVID AND JACQUELINE HERNANDEZ	DB: 30168 P.: 132 PID#: 02902314 ZONING:R-3 USE: SINGLE FAMILY
16. PAUL AND LINDA VAICKUS	DB: 18723 P.: 331 PID#: 02902313 ZONING:R-3 USE: SINGLE FAMILY
17. ROBERT AND CARLENE GARRISON	DB: 05307 P.: 423 PID#: 02912107 ZONING:R-3 USE: SINGLE FAMILY
18. ROBERT AND CARLENE GARRISON	DB: 05307 P.: 423 PID#: 02912107 ZONING:R-3 USE: SINGLE FAMILY
19. JAMES PARKER II LUMPKIN	DB: 09756 P.: 691 PID#: 02912108 ZONING:R-3 USE: SINGLE FAMILY
20. PBS05B DUKE POWER COMPANY	DB: 05307 P.: 677 PID#: 04738202 ZONING:R-4 USE: SINGLE FAMILY
21. ASSOC IN HERLOCKER LESTER	DB: 04415 P.: 212 PID#: 04738203 ZONING:R-4 USE: SINGLE FAMILY

SITE DEVELOPMENT DATA

SITE ACREAGE:	±65.70 ACRES TOTAL (2,862,072 SQ FT) AREA A = ±33.35 ACRES AREA B, C AND D = ±32.35
TAX PARCEL #:	02902121, 02902132, 02902124, 02902133, 02902126 AND A PORTION OF 02902101
EXISTING ZONING:	RE-1 AND RE-3(CD) AND R-3
PROPOSED ZONING:	R-12MF-CD (AREA A) 5 YEARS VESTED RIGHTS MUDD-O (AREA B, C AND D) 5 YEARS VESTED RIGHTS
EXISTING USE:	VACANT - OPEN FIELD SINGLE FAMILY RESIDENTIAL
PROPOSED USE:	•MULTI-FAMILY APARTMENTS: AREA A (395 UNITS) 11.84 UNITS PER ACRES (33.35 ACRES) •BUSINESS RETAIL: AREAS B, C AND D (OUTPARCELS 1, 2 & 3) (SEE DEVELOPMENT STANDARDS)
BUILDING HEIGHT:	SEE DEVELOPMENT STANDARDS
WATERSHED:	MALLARD CREEK
PARKING PROVIDED:	SHALL MEET ORDINANCE REQUIREMENTS
OPEN SPACE:	SHALL MEET ORDINANCE REQUIREMENTS
TREE SAVE:	15% OF PROPOSED SITE SHALL MEET ORDINANCE REQUIREMENTS

POTENTIAL TREE SAVE AREAS (TYP.)
15% MIN (± 9.86 ACRES) OF 65.70 ACRE SITE TO BE PRESERVED.
FINAL LIMITS OF 15% MAY VARY FROM WHAT IS DEPICTED ON PLAN AND
FINAL LIMITS WILL BE ESTABLISHED DURING PERMITTING OF SITE AREAS



REZONING PETITION
FOR PUBLIC HEARING
2016-139

REZONING PETITION

WEST MALLARD CREEK CHURCH ROAD
CHARLOTTE, NORTH CAROLINA

CHARTER PROPERTIES, INC &
BROWDER GROUP

TECHNICAL
DATA SHEET

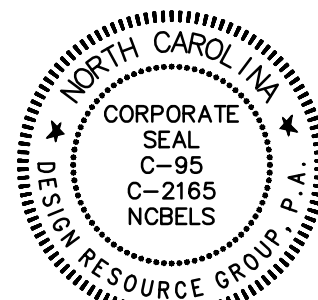
0 150
SCALE: 1" = 150'

PROJECT #: 278-023
DRAWN BY: NB
CHECKED BY: JG

AUGUST 22, 2016

REVISIONS:

- 01/23/17 - PER CMPC COMMENTS
- 04/10/17 - PER SITE UPDATES
- 05/22/17 - PER SITE UPDATES
- 06/06/17 - PER SITE UPDATES
- 08/07/17 - PER SITE UPDATES
- 09/25/17 - PER SITE UPDATES
- 10/06/17 - PER SITE UPDATES



REZONING PETITION
FOR PUBLIC HEARING
2016-139

REZONING PETITION

WEST MALLARD CREEK CHURCH ROAD
CHARLOTTE, NORTH CAROLINA

CHARTER PROPERTIES, INC &
BROWDER GROUP

SCHEMATIC
SITE PLAN

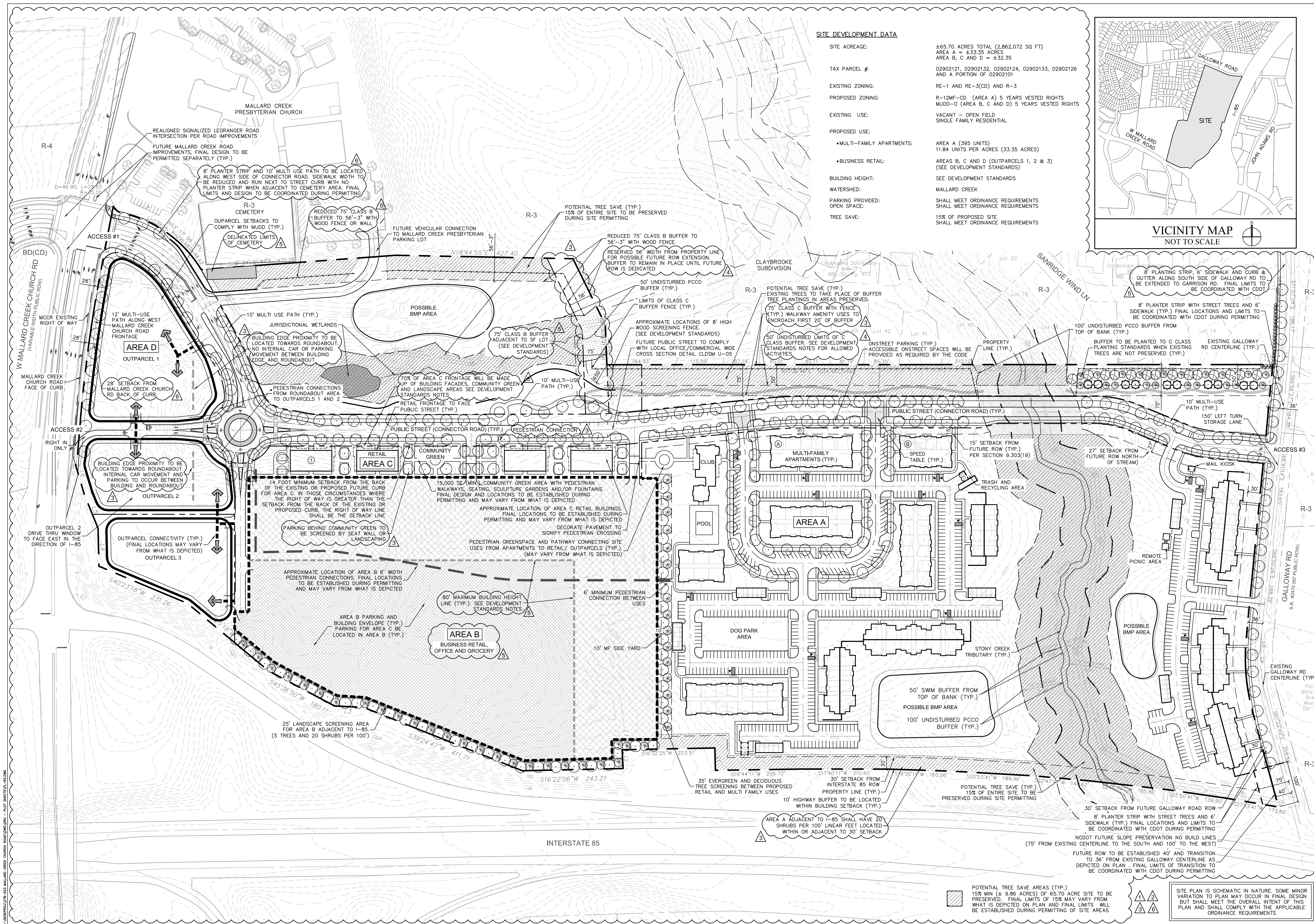
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SCALE: 1" = 100'

PROJECT #: 278-023
DRAWN BY: NB
CHECKED BY: JG

AUGUST 22, 2016

REVISIONS:
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7. 10/06/17 - PER SITE UPDATES

RZ 2.0





A circular seal with a dotted border. The text "NORTH CAROLINA" is at the top, "CORPORATE SEAL" is in the center, "C-95" and "C-2165" are below the center, "NCBELS" is at the bottom, and "DESIGN RESOURCE GROUP, P.A." is at the very bottom. Two stars are positioned on the left and right sides of the seal.

2016-139

WALLARD CREEK CHURCH ROAD
 CHARLOTTE, NORTH CAROLINA

CHARTER PROPERTIES, INC. &
 BROWDER GROUP

0

SCALE:

AUGUST 22, 2016

2. 04/10/17 - PER SITE UPDATES
3. 05/22/17 - PER SITE UPDATES
4. 06/06/17 - PER SITE UPDATES
5. 08/07/17 - PER SITE UPDATES
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7. 10/06/17 - PER SITE UPDATES

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