


RESOURCE I & II

REZONING PETITION # 2019-019



VICINITY MAP
SCALE: 1"=2000'

SITE DATA TABLE

ADDRESS: 10925 & 10926 DAVID TAYLOR DRIVE CHARLOTTE, NC 28262
REZONING AREA SITE ACREAGE INCLUDING DAVID TAYLOR R.O.W: 4.64± ACRES
REZONING AREA SITE ACREAGE EXCLUDING DAVID TAYLOR R.O.W: 3.83± ACRES
TAX PARCELS INCLUDED IN REZONING: 047-162-12 & 047-168-21
EXISTING ZONING (INCLUDING OVERLAYS AND VESTING): RE-2
PROPOSED ZONING: RE-3 (O)
CURRENT LAND USE: OFFICE
PROPOSED LAND USE: SEE DEVELOPMENT STANDARDS FOR PERMITTED USES
OVERLAY: N/A
SQUARE FOOTAGE PERMITTED: 17,000 SF 
MAXIMUM NUMBER OF BUILDINGS: TWO (2)
NUMBER AND/OR RATIO OF PARKING SPACES: PER ORDINANCE
AMOUNT OF OPEN SPACE: N/A

SHEET INDEX

SHEET NO.	SHEET NAME
C1	COVER SHEET
C2	DEVELOPMENT STANDARDS/GENERAL NOTES
C3	TECHNICAL DATA SHEET
C4	OVERALL SITE LAYOUT

REZONING AGENT:

MOORE & VAN ALLEN PLLC
100 N. Tryon St., Suite 4700
Charlotte NC 28202
CONTACT: KEITH MACVEAN
PHONE: 704.331.3531
EMAIL: keithmacvean@mvlaw.com

CONTACT: JEFF BROWN
PHONE: 704.331.1144
EMAIL: jeffbrown@mvlaw.com

PETITIONER:

STANCHION ASSET PARTNERS
2820 Selwyn Avenue, Suite 500
Charlotte NC 28209
CONTACT: ALEX KELLY
PHONE: 704.817.3675
EMAIL: alex@stanchionap.com

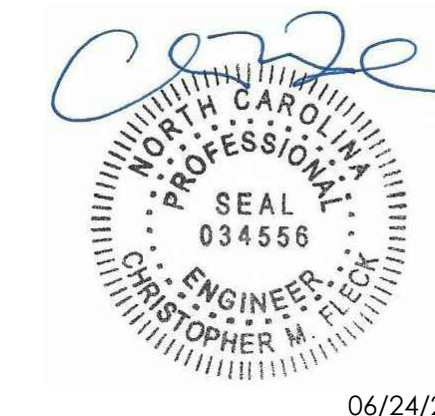
OWNER:

TDCA Resource Square, LLC
C/O The Dilweg Companies LLC
5310 South Alston Ave, Ste. 210
Durham, NC 28262

CIVIL ENGINEER:

D&A WOLVERINE PLLC (NCBELS #P-1223)
6120 BROOKSHIRE BLVD UNIT R
CHARLOTTE, NC 28216
CONTACT: CHRISTOPHER FLECK, PE
PHONE: 704.494.9776
EMAIL: chris@dnawolverine.com
www.dnawolverine.com

STANCHION ASSET PARTNERS
Commercial Real Estate Development & Acquisitions




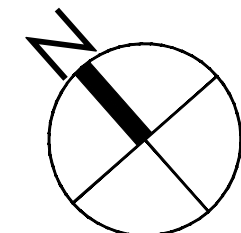
DATE	BY	REVISION
6/24/19	CMF	△ PER CITY COMMENTS
4/15/19	MJW	△ PER CITY COMMENTS

PROJECT #:	DATE:	SHEET:
192005	01/25/2019	C1

OVERALL SITE LAYOUT

REZONING PETITION # 2019-019

NOTE:  LOCATION OF SIDEWALK CONNECTIONS, EXACT LOCATION & DIMENSIONS TO BE DETERMINED AS PART OF SITE PLAN REVIEW PHASE FOR EACH BUILDING.

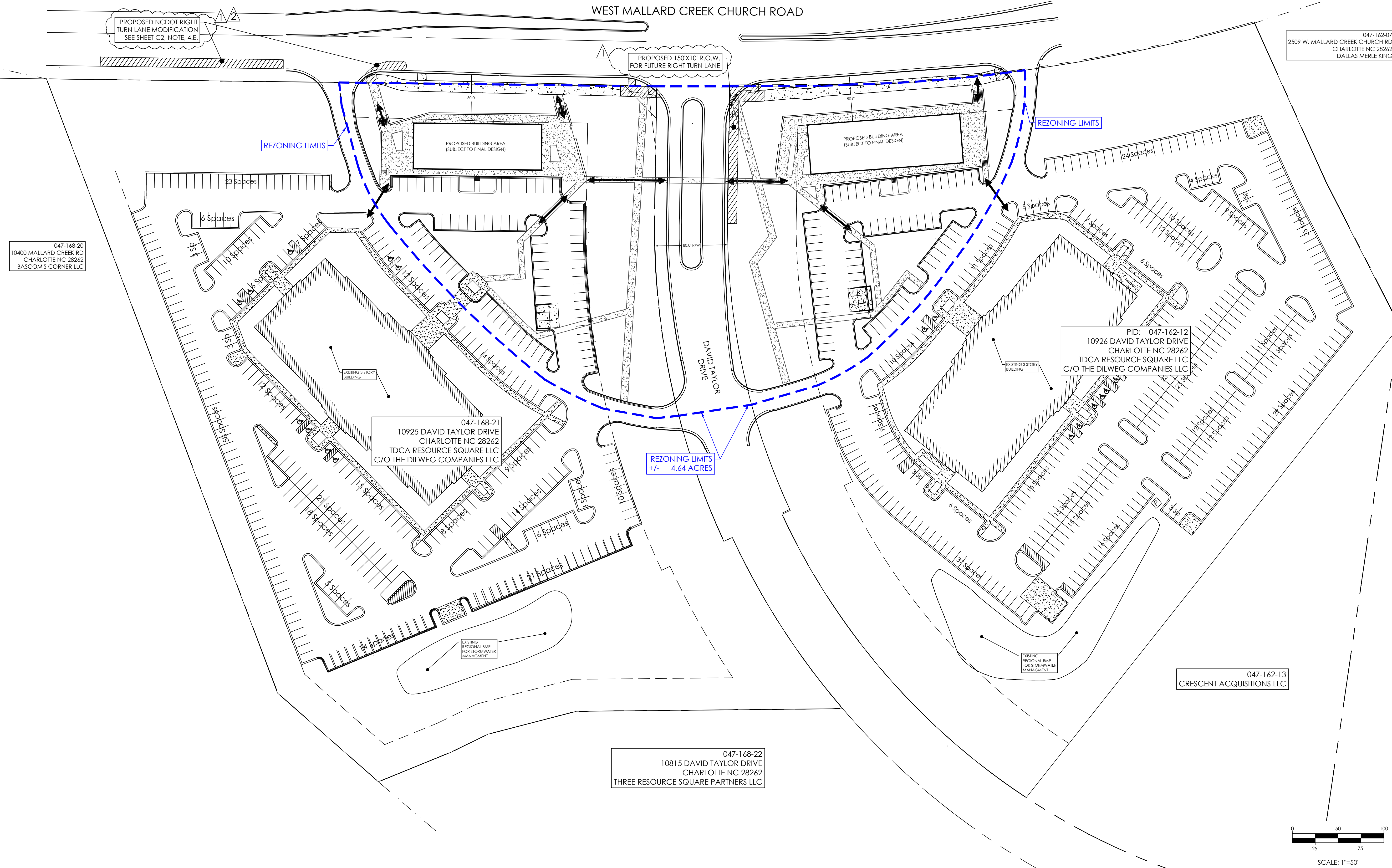


D&A WOLVERINE
CIVIL ENGINEERING, PLLC
D&A WOLVERINE, PLLC
 6120 BROOKSHIRE BLVD UNIT R
 CHARLOTTE, NC 28216
 TEL: 704.494.9776
WWW.DNAWOLVERINE.COM
 NCBELS LICENSE NO: P-1223

SEAL:

 06/24/2019

STANCHION ASSET PARTNERS
 Commercial Real Estate Development & Acquisitions



047-168-20
 10400 MALLARD CREEK RD
 CHARLOTTE NC 28262
 BASCOM'S CORNER LLC

047-168-21
 10925 DAVID TAYLOR DRIVE
 CHARLOTTE NC 28262
 TDCA RESOURCE SQUARE LLC
 C/O THE DILWEG COMPANIES LLC

PID: 047-162-12
 10926 DAVID TAYLOR DRIVE
 CHARLOTTE NC 28262
 TDCA RESOURCE SQUARE LLC
 C/O THE DILWEG COMPANIES LLC

047-168-22
 10815 DAVID TAYLOR DRIVE
 CHARLOTTE NC 28262
 THREE RESOURCE SQUARE PARTNERS LLC


047-162-13
 CRESCENT ACQUISITIONS LLC

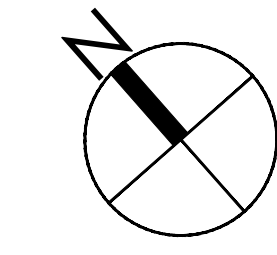
RESOURCE I & II
S.E. CORNER WEST MALLARD CREEK RD. & DAVID TAYLOR DR. CHARLOTTE NC 28262
RESOURCE SQUARE I & II
OVERALL SITE LAYOUT

06/24/19	CMF	PER CITY COMMENTS
04/15/19	MJW	PER CITY COMMENTS
DATE	BY	REVISION
PROJECT #:	DRAWN BY:	GTC
192005	CHECKED BY:	PCK
DATE:	APPROVED BY:	CMF
01/28/2019	SHEET:	C4
SCALE:	1"=50'	

TECHNICAL DATA SHEET

REZONING PETITION # 2019-019

NOTE:  LOCATION OF SIDEWALK CONNECTIONS. EXACT LOCATION & DIMENSIONS TO BE DETERMINED AS PART OF SITE PLAN REVIEW PHASE FOR EACH BUILDING.



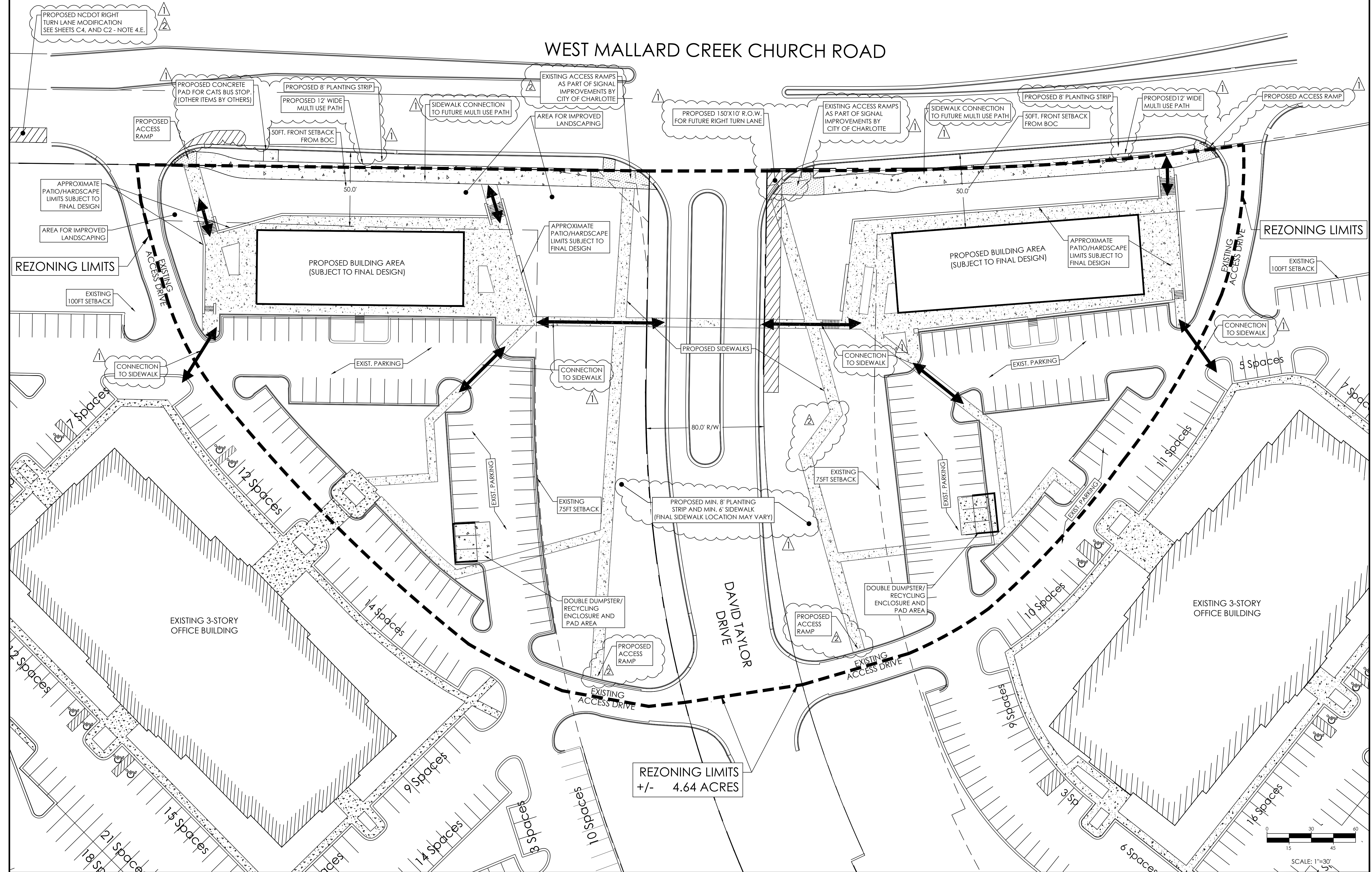

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 NCBELS LICENSE NO: P-1223

SEAL: 

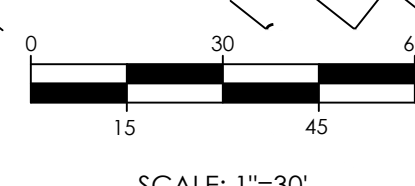
06/24/2019

STANCHION ASSET PARTNERS
 Commercial Real Estate Development & Acquisitions

WEST MALLARD CREEK CHURCH ROAD



REZONING LIMITS
 +/- 4.64 ACRES



RESOURCE I & II
 S.E. CORNER WEST MALLARD CREEK RD. &
 DAVID TAYLOR DR. CHARLOTTE NC 28262
RESOURCE SQUARE I & II
TECHNICAL DATA SHEET

06/24/19	CMF	PER CITY COMMENTS
04/15/19	MJW	PER CITY COMMENTS
DATE BY	REVISION	
PROJECT #:	DRAWN BY:	GTC
192005	CHECKED BY:	PCK
DATE:	APPROVED BY:	CMF
01/28/2019	SHEET:	
SCALE:		
1"=30'		

C3