



NOW OR FORMERLY
STATE OF NORTH CAROLINA
DB 4521 PG 695
PID #05102103
ZONING: INST
USE: VACANT

NOW OR FORMERLY
STATE OF NORTH CAROLINA
DB 4521 PG 695
PID #05140108
ZONING: INST
USE: VACANT

NOW OR FORMERLY
STATE OF NORTH CAROLINA
DB 4521 PG 695
PID #05140108
ZONING: INST
USE: VACANT

NOW OR FORMERLY JUDY JOHNSON
DB 18330 PG 912
PID #05140109
ZONING: INST
USE: SINGE FAMILY

NOW OR FORMERLY SUMMIT HOUSE
INC DB 22033 PG 669 PID
#05140110

EXISTING CURB
PROPOSED 4' PLANTING
STRIP AND 5' SIDEWALK

NOW OR FORMERLY MGB-2, I
DB 20752 PG 9
PID #05140111
ZONING: INST
USE: SINGLE FAMILY

NOW OR FORMERLY
GEORGE A ORTEGA
DB 17332 PG 981
ALL OF LOT 3 OF
EXANDER GLEN SUBDIVISION
PHASE I PARCEL A
MB 21 PG 275
PID #04938103
ZONING: R-3
USE: SINGLE FAMILY

NOW OR FORMERLY
CHARLES W MURRAY and wife,
LYNN C MURRAY
DB 17083 PG 748 ALL OF LOT
4 OF ALEXANDER GLEN
SUBDIVISION PHASE I
PARCEL A
MB 21 PG 275
PID #04938104
ZONING: R-3
USE: SINGLE FAMILY

NOW OR FORMERLY
MACK H CULP and wife, CAROL
B CULP
DB 5775 PG 756
ALL OF LOT 5 OF ALEXANDER
GLEN SUBDIVISION PHASE I
PARCEL A
MB 21 PG 275
PID #04938105
ZONING: R-3
USE: SINGLE FAMILY

NOW OR FORMERLY
ABUBAKR AL-FAKEY
DB 20807 PG 271
ALL OF LOT 6 OF ALEXANDER
GLEN SUBDIVISION PHASE I
PARCEL A
MB 21 PG 275
PID #04938106
ZONING: R-3
USE: SINGLE FAMILY

NOW OR FORMERLY
CYNTHIA A BULLIS
DB 7822 PG 721
ALL OF LOT 7 OF ALEXANDE
GLEN SUBDIVISION PHASE I
PARCEL A
MB 21 PG 275
PID #04938107
ZONING: R-3
USE: SINGLE FAMILY

Y
S
LANDER
ASE I

LY

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KNOW OR FORMERLY
SHIRLEY A SMITH
DB 9286 PG 105
ALL OF LOT 8 OF ALEXA
GLEN SUBDIVISION PHAS
PARCEL A
MB 21 PG 275
PID #04938108
ZONING: R-3
USE: SINGLE FAMILY

NOW OR FORMERLY
601 MAP, LLC
DB 12914 PG 60
ALL OF LOT 14 OF CRAVEN
CROFT SUBDIVISION
MB 22 PG 111
PID #04938144
ZONING: R-3
USE: SINGLE FAMILY

NOW OR FORMERLY
601 MAP, LLC
DB 18914 PG 57
ALL OF LOT 13 OF CRAVEN
CROFT SUBDIVISION
MB 22 PG 111
PID #04938145
ZONING: R-3
USE: SINGLE FAMILY

SITE DATA

SITE AREA:	8.12 ACRES
TAX PARCEL ID:	05140101, 05140102, 05140104, 05140106, 05140107
EXISTING ZONING:	INST
PROPOSED ZONING:	R-17M (CD)
PROPOSED UNITS:	136 APARTMENTS FOR RENT (16.93/DUA)
PROPOSED PARKING:	385 SPACES (2.8 SPACES PER UNIT)
BIKE PARKING REQUIRED:	75 SPACES (1 PER 20 UNITS)
BIKE PARKING PROVIDED:	20
TRASH COLLECTION:	40 CUBIC YARD COMPACTOR
RECYCLE COLLECTION:	2 RECYCLE STATIONS 144 SF EACH
MINIMUM SETBACK:	30'
MINIMUM SIDE YARD:	10'
MINIMUM REAR YARD:	40'
MINIMUM OPEN SPACE:	40%
OPEN SPACE PROVIDED:	+40%

DEVELOPMENT NOTES:

1. The petitioner acknowledges that other standard development requirements imposed by other city ordinances, standards, policies, and appropriate design manuals will exist. Those criteria (for example, those that required buffers, regulate streets, sidewalks, trees, stormwater, and site development etc.), will apply to the development site. This includes chapters 6, 9, 12, 17, 18, 19, 20, and 21 of the city code. Conditions set forth in this petition are supplemental requirements imposed on the development in addition to other standards. Where conditions on this plan differ from ordinances, standards, policies, and approaches in existence at the time of formal engineering plan review submission, the stricter condition or existing requirements shall apply.
2. The amenity area shown on the site plan will include a swimming pool, sunning deck, bbq and sitting/eating areas and a gazebo/bus stop.
3. The petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance.
4. Building Height will meet ordinance standards.
5. Buildings will have common entrances.
6. Parking lot lighting will be provided; lighting fixtures shall be classified as full cut-off in design, and not cause glare on adjoining properties.
7. Parking lot screening will be provided at a minimum 5' width or narrower if a wall or fence is provided along Bonnie Cone Lane and East Mallard Creek Church Road.
8. Petitioner will re-stripe Bonnie Cone Lane and Mary Alexander Road providing opposing left turn lanes onto East Mallard Creek Church Road if accommodated within the existing rights of way.
9. A 5' bike lane will be added to the portion of Bonnie Cone Lane that fronts the Petitioner's property.

APR 21 2008

CAMPUS CORNER
CHARLOTTE, NC

WP EAST ACQUISITIONS, LLC
1001 MOOREHEAD SQUARE DRIVE SUITE 250
CHARLOTTE, NC 28203

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Resource Group**

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- **Landscape Architecture**
- **Urban Design**
- **Civil Engineering**
- **Land Planning**

DRG

**REZONING
SITE PLAN
REZONING PETITION
2008-078**

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Scale: 1"=50'

Date: 22 FEB. 2008

Project No.:	041-115
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Revisions:

1. 18 APRIL 2008 PER STAFF COMMENTS

FOR PUBLIC HEARING

Sheet 1-1



The NELSON Southeast Operating Company, LLC

MATERIALS LIST:
(SUBJECT TO CHANGE)

- BRICK VENEER
- CEMENT FIBER BOARD SIDING
- VERTICAL SIDING
- CEMENT FIBER BOARD PANEL
- ASPHALT SHINGLES



Client: **Wood Partners**

Scale: **N.T.S.**

Sheet No.:

Project: **Campus Corners**

Date: **04/18/08**

SK-1

Proj. No.: **08.00162.PR**

Drawn By: **SRoland**

1349 West Peachtree Street, NE, Atlanta, GA 30309 Phone: (404) 873-3697 Fax: (678) 904-1510

NOTE: THIS ELEVATION IS MERELY REPRESENTATIVE AND IS SUBJECT TO CHANGE.

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