

2 VICINITY MAP  
SCALE: N.T.S.

NOW & FORMERLY  
INVESTMENT, LLC  
1801 INTERFACE LANE APARTMENTS  
% UBS REALTY INVESTORS, LLC  
D.B. 20856, PG. 409  
PIN: #04733101  
ZONED: R-12MF (CD)

NOW & FORMERLY  
WESTCORE CHARLOTTE, LLC  
D.B. 23550, PG. 985  
PIN: #04711203  
ZONED: RE-2

1 SURVEY PLAN  
SCALE: 1:60

REVISIONS:

PROFESSIONAL SEAL:

WARNING  
IT IS A VIOLATION OF THE LAW FOR ANY  
PERSON, UNLESS ACTING UNDER THE  
DIRECTION OF THE ARCHITECT, TO ALTER OR  
REPRODUCE THESE DRAWINGS IN ANY WAY.



REZONING PLAN  
PENNINGER PLACE  
ACTIVE 55 SENIOR  
APARTMENT HOMES

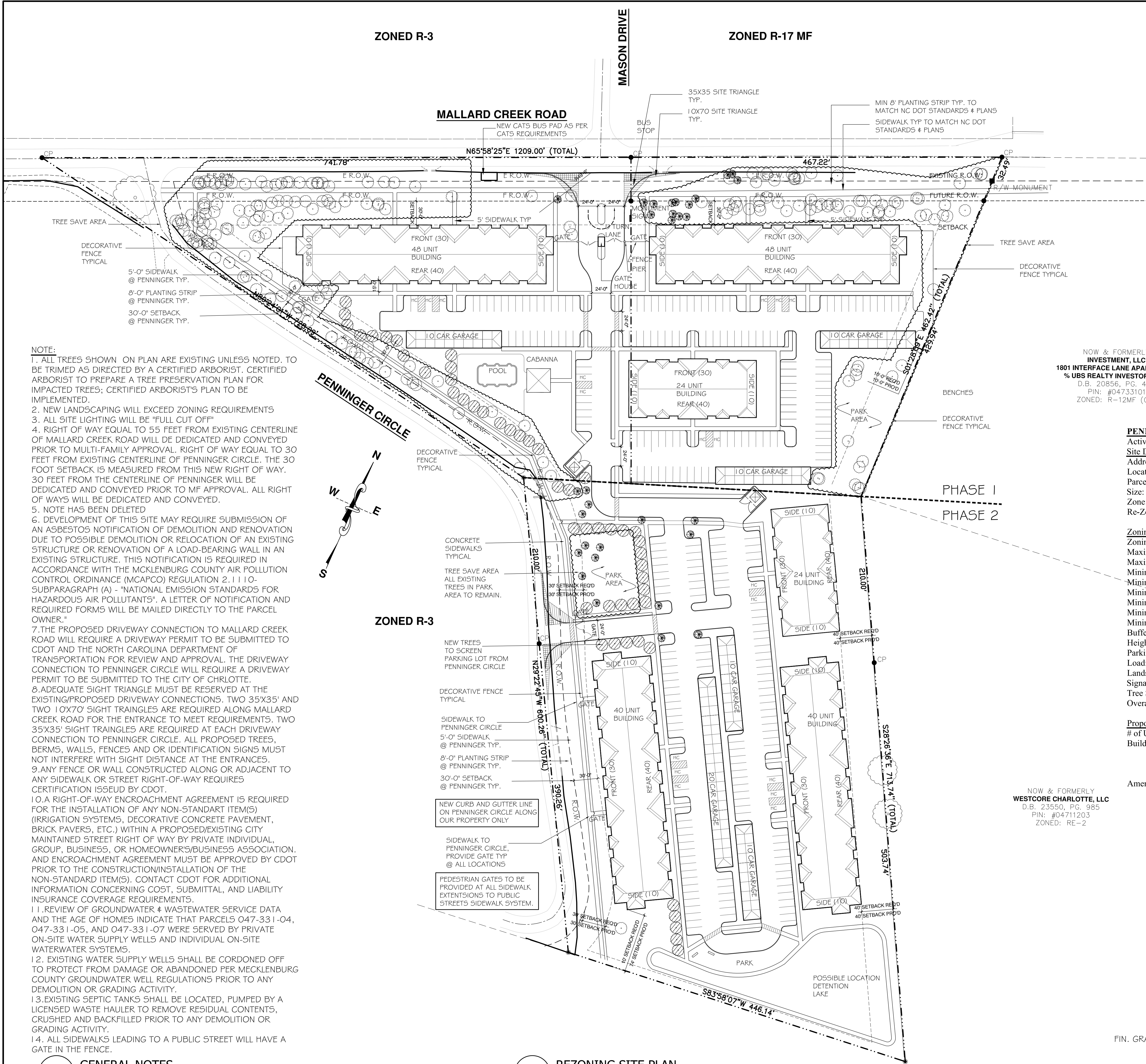
Mallard Creek Road  
CHARLOTTE, NC

PROJECT NO: 08219  
DATE: 09-17-2009  
DRAWN BY:  
CHKD. BY:

SURVEY PLAN

SHEET 2 OF 2





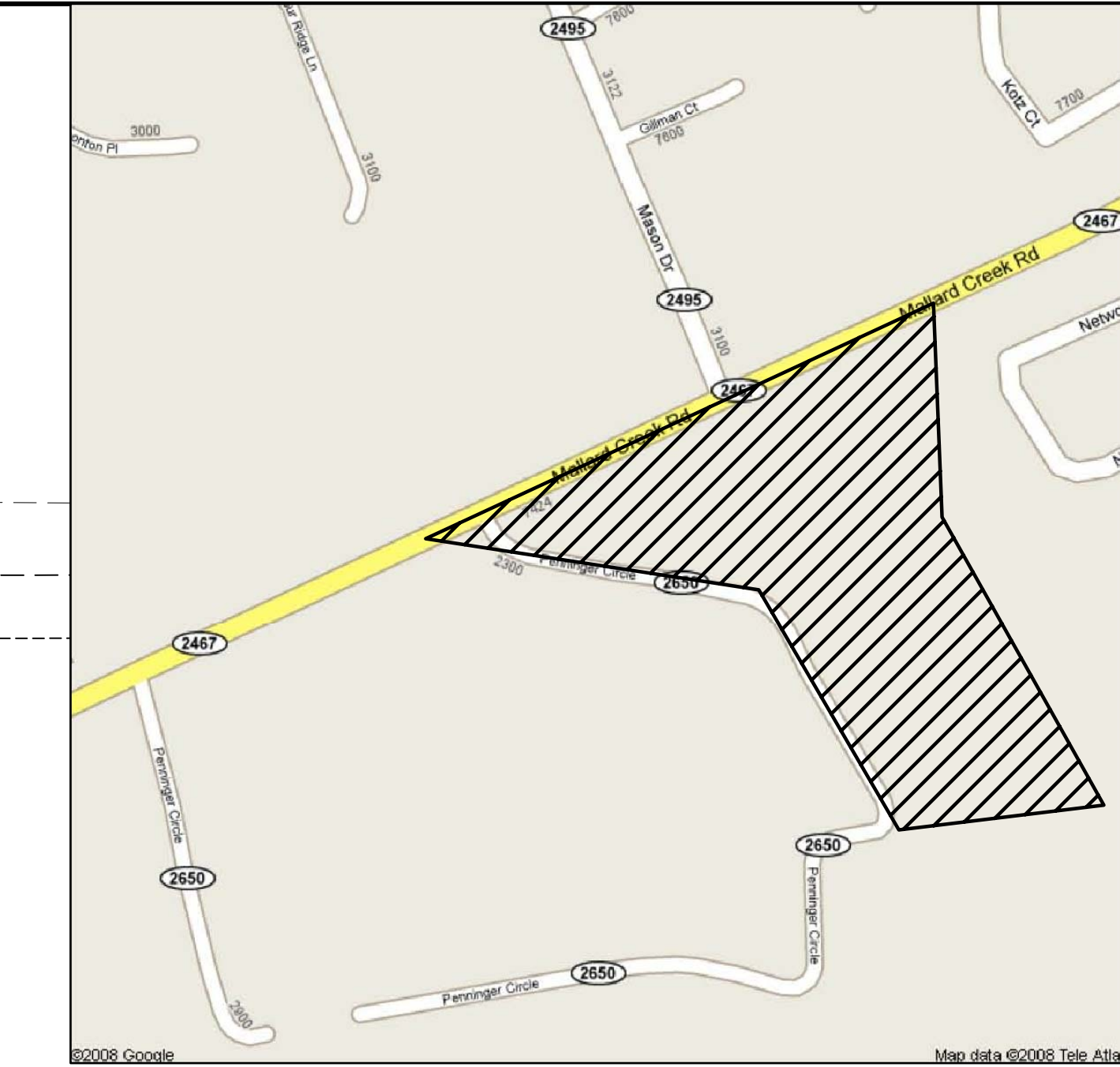
**NOTE:**

1. ALL TREES SHOWN ON PLAN ARE EXISTING UNLESS NOTED. TO BE TRIMED AS DIRECTED BY A CERTIFIED ARBORIST. CERTIFIED ARBORIST TO PREPARE A TREE PRESERVATION PLAN FOR IMPACTED TREES; CERTIFIED ARBORIST'S PLAN TO BE IMPLEMENTED.
2. NEW LANDSCAPING WILL EXCEED ZONING REQUIREMENTS
3. ALL SITE LIGHTING WILL BE "FULL CUT OFF"
4. RIGHT OF WAY EQUAL TO 55 FEET FROM EXISTING CENTERLINE OF MALLARD CREEK ROAD WILL BE DEDICATED AND CONVEYED PRIOR TO MULTI-FAMILY APPROVAL. RIGHT OF WAY EQUAL TO 30 FEET FROM EXISTING CENTERLINE OF PENNINGER CIRCLE. THE 30 FOOT SETBACK IS MEASURED FROM THIS NEW RIGHT OF WAY. 30 FEET FROM THE CENTERLINE OF PENNINGER WILL BE DEDICATED AND CONVEYED PRIOR TO MF APPROVAL. ALL RIGHT OF WAYS WILL BE DEDICATED AND CONVEYED.
5. NOTE HAS BEEN DELETED
6. DEVELOPMENT OF THIS SITE MAY REQUIRE SUBMISSION OF AN ASBESTOS NOTIFICATION OF DEMOLITION AND RENOVATION DUE TO POSSIBLE DEMOLITION OR RELOCATION OF AN EXISTING STRUCTURE OR RENOVATION OF A LOAD-BEARING WALL IN AN EXISTING STRUCTURE. THIS NOTIFICATION IS REQUIRED IN ACCORDANCE WITH THE MCKENBURG COUNTY AIR POLLUTION CONTROL ORDINANCE (MCAPCO) REGULATION 2.11.10-SUBPARAGRAPH (A) - "NATIONAL EMISSION STANDARDS FOR HAZARDOUS AIR POLLUTANTS". A LETTER OF NOTIFICATION AND REQUIRED FORMS WILL BE MAILED DIRECTLY TO THE PARCEL OWNER."
7. THE PROPOSED DRIVEWAY CONNECTION TO MALLARD CREEK ROAD WILL REQUIRE A DRIVEWAY PERMIT TO BE SUBMITTED TO CDOT AND THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION FOR REVIEW AND APPROVAL. THE DRIVEWAY CONNECTION TO PENNINGER CIRCLE WILL REQUIRE A DRIVEWAY PERMIT TO BE SUBMITTED TO THE CITY OF CHARLOTTE.
8. ADEQUATE SIGHT TRIANGLE MUST BE RESERVED AT THE EXISTING/PROPOSED DRIVEWAY CONNECTIONS. TWO 35'X35' AND TWO 10'X70' SIGHT TRIANGLES ARE REQUIRED ALONG MALLARD CREEK ROAD FOR THE ENTRANCE TO MEET REQUIREMENTS. TWO 35'X35' SIGHT TRIANGLES ARE REQUIRED AT EACH DRIVEWAY CONNECTION TO PENNINGER CIRCLE. ALL PROPOSED TREES, BERMS, WALLS, FENCES AND OR IDENTIFICATION SIGNS MUST NOT INTERFERE WITH SIGHT DISTANCE AT THE ENTRANCES.
9. ANY FENCE OR WALL CONSTRUCTED ALONG OR ADJACENT TO ANY SIDEWALK OR STREET RIGHT-OF-WAY REQUIRES CERTIFICATION ISSUED BY CDOT.
10. A RIGHT-OF-WAY ENCROACHMENT AGREEMENT IS REQUIRED FOR THE INSTALLATION OF ANY NON-STANDARD ITEM(S) (IRRIGATION SYSTEMS, DECORATIVE CONCRETE PAVEMENT, BRICK PAVERS, ETC.) WITHIN A PROPOSED/EXISTING CITY MAINTAINED STREET RIGHT OF WAY BY PRIVATE INDIVIDUAL, GROUP, BUSINESS, OR HOMEOWNER'S/BUSINESS ASSOCIATION. AND ENCROACHMENT AGREEMENT MUST BE APPROVED BY CDOT PRIOR TO THE CONSTRUCTION/INSTALLATION OF THE NON-STANDARD ITEM(S). CONTACT CDOT FOR ADDITIONAL INFORMATION CONCERNING COST, SUBMITTAL, AND LIABILITY INSURANCE COVERAGE REQUIREMENTS.
11. REVIEW OF GROUNDWATER & WASTEWATER SERVICE DATA AND THE AGE OF HOMES INDICATE THAT PARCELS 047-331-04, 047-331-05, AND 047-331-07 WERE SERVED BY PRIVATE ON-SITE WATER SUPPLY WELLS AND INDIVIDUAL ON-SITE WATERWATER SYSTEMS.
12. EXISTING WATER SUPPLY WELLS SHALL BE CORDONED OFF TO PROTECT FROM DAMAGE OR ABANDONED PER MECKLENBURG COUNTY GROUNDWATER WELL REGULATIONS PRIOR TO ANY DEMOLITION OR GRADING ACTIVITY.
13. EXISTING SEPTIC TANKS SHALL BE LOCATED, PUMPED BY A LICENSED WASTE HAULER TO REMOVE RESIDUAL CONTENTS, CRUSHED AND BACKFILLED PRIOR TO ANY DEMOLITION OR GRADING ACTIVITY.
14. ALL SIDEWALKS LEADING TO A PUBLIC STREET WILL HAVE A GATE IN THE FENCE.

**GENERAL NOTES**

**REZONING SITE PLAN**

SCALE: 1:60



**VICINITY MAP**

SCALE: N.T.S.

NOW & FORMERLY  
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**1801 INTERFACE LANE APARTMENTS**  
**% UBS REALTY INVESTORS, LLC**  
D.B. 20856, PG. 409  
PIN: #04733101  
ZONED: R-12MF (CD)

**PENNINGER PLACE**

Active 55 Senior Apartment Homes (Age Restricted)

**Site Data**

Address: Mallard Creek Road, Charlotte, NC  
Location: 1/2 mile south of WT Harris Blvd on the east side of Mallard Creek  
Parcel #: 04733104, 04733105, 04733106, 04733107  
Size: 13.19 acres  
Zone: R3  
Re-Zone: R-17MF (CD) (17 units per acre)

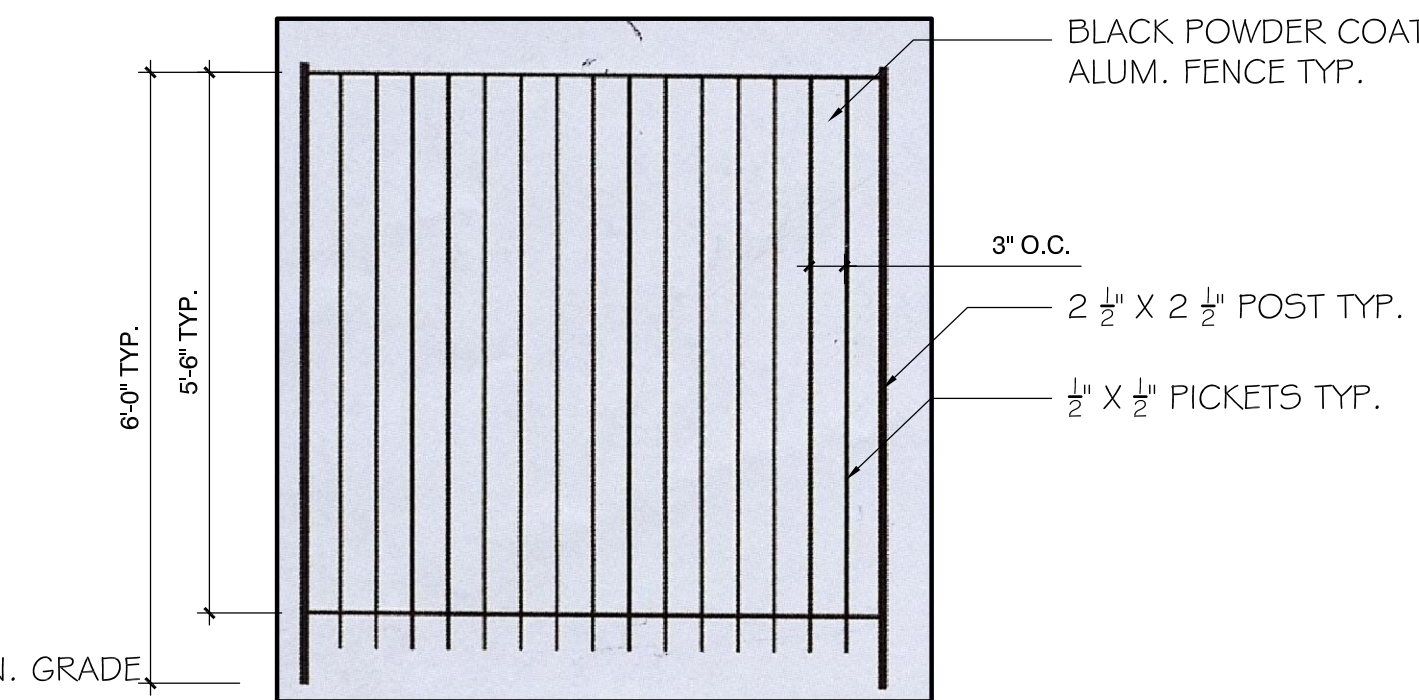
**Zoning Information**

Zoning	Existing R3	Proposed: R-17MF(CD)
Maximum Density	17 per acre	Proposed: 17 per acre
Maximum Floor Area Ratio	.50	Proposed: .499
Minimum Lot area	Min. 11,500 SF	Proposed: 574,891 SF
Minimum Lot width	Required: 55'-0"	Proposed: 1,209'-0"
Minimum Front Setback	Required: 30'-0"	Proposed: 30'-0"
Minimum Side Yard	Required: 10'-0"	Proposed: 10'-0"
Minimum Rear Yard	Required: 40'-0"	Proposed: 40%
Minimum Open Space	Required: 45%	Proposed: 48%
Buffer Strip	Required: none	Provided: none
Height	Max. 40'-0"	Provided: 40'-0" Max.
Parking, 1.5 per unit:	Required: 336 cars	Provided: 356
Loading Areas -	Required: none	Provided: none
Landscape requirements -	as per zoning requirements	
Signage -	as per zoning requirements	
Tree Save Area =	20.6% of total site.	
Overall Green Space =	48% of total site	

**Proposed Building Information**

# of Units: 224 apartment units (one, two and three bedroom units)  
Buildings: 2 apartments building - 3 stories with 24 units each  
2 apartment buildings - 3 stories with 40 units each  
2 apartment buildings - 3 stories with 48 units each

Amenities: Cabanna with:  
Soaking Pool  
Relaxation Park  
Enclosed dumpsters



**DECORATIVE FENCE ELEVATION**

SCALE: N.T.S.

REVISIONS:

PROFESSIONAL SEAL:

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**WE** ARCHITECTURE

**REZONING PLAN**  
**PENNINGER PLACE**  
**ACTIVE 55 SENIOR**  
APARTMENT HOMES

Mallard Creek Road  
CHARLOTTE, NC

PROJECT NO: 08219  
DATE: 11-03-2009  
DRAWN BY:  
CHKD BY:

REZONING PLAN

SHEET 1 OF 2





OPTIONAL GARAGE ELEVATION



TYPICAL ELEVATION FACING MALLARD CREEK

# PENNINGER PLACE

ACTIVE 55 SENIOR APARTMENT HOMES

CHARLOTTE, NC  
DESIGN AND COLOR SUBJECT TO CHANGE







OPTIONAL GARAGE ELEVATION



TYPICAL ELEVATION FACING PENNINGER CIRCLE

# PENNINGER PLACE

ACTIVE 55 SENIOR APARTMENT HOMES

CHARLOTTE, NC  
DESIGN AND COLOR SUBJECT TO CHANGE

