

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



OPTIONAL GARAGE ELEVATION



24 UNIT FRONT ELEVATION

PENNINGER PLACE

ACTIVE 55 SENIOR APARTMENT HOMES

CHARLOTTE, NC
DESIGN AND COLOR SUBJECT TO CHANGE





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: 13.985 acres
Zone: R3
Re-Zone: R-17 MF (CO) (17 units per acre)

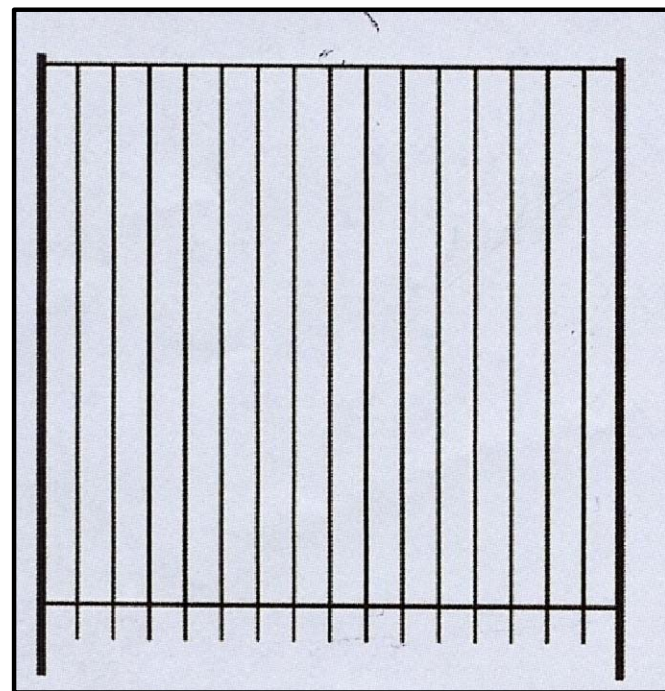
<u>Zoning Information</u>		
Zoning	Existing R3	Proposed: R17
Maximum Density	17 per acre	Proposed 17 per acre
Maximum Floor Area Ratio	.50	Proposed: .499
Minimum Lot area	Min. 11,500 SF	Proposed: 609,187 SF
Minimum Lot width	Required: 55'-0"	Proposed: 1,209'-0"
Minimum Front Setback	Required: 30'-0"	Proposed: 30'-0"
Minimum Side Yard	Required: 10'-0"	Proposed: 10'-0"
Minimum Rear Yard	Required: 40'-0"	Proposed: 40'-0"
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: 357 cars	Provided: 366
Loading Areas -	Required: none	Provided: none
Landscape requirements - as per zoning requirements		
Signage - as per zoning requirements		
Tree Save Area = 80% of existing trees.		
Overall Green Space = 51%		

Proposed Building Information

of Units: 238 apartment units (one, two and three bedroom units)

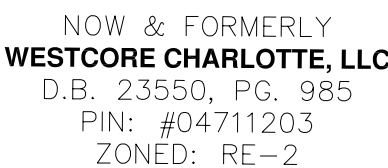
Buildings: 6 apartments building - 3 stories with 24 units each
1 apartment buildings - 3 stories with 46 units each
1 apartment buildings -3 stories with 48 units each

Amenities: Cabanna with:
Soaking Pool
Relaxation Park
Enclosed dumpsters



DECORATIVE FENCE ELEVATION

SCALE: N.T.S.



NOTE: @ PENNINGER LLP.

1. ALL TREES SHOWN ON PLAN ARE EXISTING AND WILL REMAIN. TO BE TRIMED AS DIRECTED BY A CERTIFIED ARBORIST. CERTIFIED ARBORIST TO PREPARE A TREE PRESERVATION PLAN FOR IMPACTED TREES.
2. NEW LANDSCAPING WILL EXCEED ZONING REQUIREMENTS
3. ALL SITE LIGHTING WILL BE "FULL CUT OFF"
4. RIGHT OF WAY EQUAL TO 50 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.
5. THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION CONTROLS ORDINANCE.
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 (MACPO) 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 CHLOTTE.
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 ISSEUD 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 047-33-1-04, 047-33-1-05, AND 047-33-1-07 WERE SERVED BY PRIVATE ON-SITE WATER SUPPLY WELLS AND INDIVIDUAL ON-SITE WASTEWATER 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.

GENERAL NOTES

REZONING SITE PLAN

SCALE: 1:60