

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)

**PENNINGER PLACE**  
Active 55 Senior Apartment Homes  
**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: R17 (17 units per acre)

| Zoning Information        |                            |                              |
|---------------------------|----------------------------|------------------------------|
| Zoning                    | Existing R3                | Proposed R17                 |
| Maximum Density           | Required 17 per acre       | Proposed 17 per acre         |
| Maximum Floor Area Ratio  | Required: .50              | Proposed: .499               |
| Minimum Lot area          | Required: 11,500 SF        | Proposed: 566,200 SF         |
| Minimum Lot width         | Required: 55'-0"           | Proposed: 1,209'-0"          |
| Minimum Front Setback     | Required: 30'-0"           | Proposed: 30'-0"             |
| Minimum Side Setback      | Required: 10'-0"           | Proposed: 15'-0"             |
| Minimum Rear setback      | Required: 40'-0"           | Proposed: 92'-0" and 109'-0" |
| Minimum Open Space        | Required: 45%              | Proposed: 48%                |
| Buffer Strip              | Required: none             | Provided: none               |
| Maximum Height            | Required: 40'-0"           | Provided: 40'-0"             |
| Parking space size:       | Required: 10'x 20'         | Provided: 10'x20'            |
| Parking, 1 per unit:      | Required: 238 cars         | Provided: 296                |
| Bike Short Term, 1 per 20 | Required: 15               | Provided: 20                 |
| HC Parking, 1 per 25      | Required: 12 cars          | Provided: 20 cars            |
| Loading Areas -           | Required: none             | Provided: none               |
| Landscape requirements -  | as per zoning requirements |                              |
| Signage -                 | as per zoning requirements |                              |

**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  
Unit size: Average apartment unit is +/- 1,100 SF, total apartment buildings +/- 263,360 SF  
Garages: 50 units, 12x22= 264 SF each = +/- 13,200 SF

**Amenities:** 4,000 SF clubhouse with:  
Lap Pool  
Soaking Pool  
BBQ Area  
Relaxation Park  
Garden Center  
Sports Courts  
Shuffle Board  
Horse shoes  
Bochie Ball  
Car wash  
Enclosed dumpsters

**Site Utilities**  
Water: yes, at Mallard Creek  
Sewer: yes, at Mallard Creek  
Electric: yes, at Mallard Creek  
Gas: yes, at Mallard Creek  
Water Pressure: to be verified  
Fire hydrant: across from site, corner of Mallard Creek Rd and Mason Drive

NOTE:  
1. ALL TREES SHOWN ON PLAN ARE EXISTING AND WILL REMAIN. TO BE TRIMED AS DIRECTED BY ARBORIST.  
2. NEW LANDSCAPING WILL EXCEED ZONING REQUIREMENTS

3 REZONING SITE PLAN  
SCALE: 1:160

1 GENERAL NOTES

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.



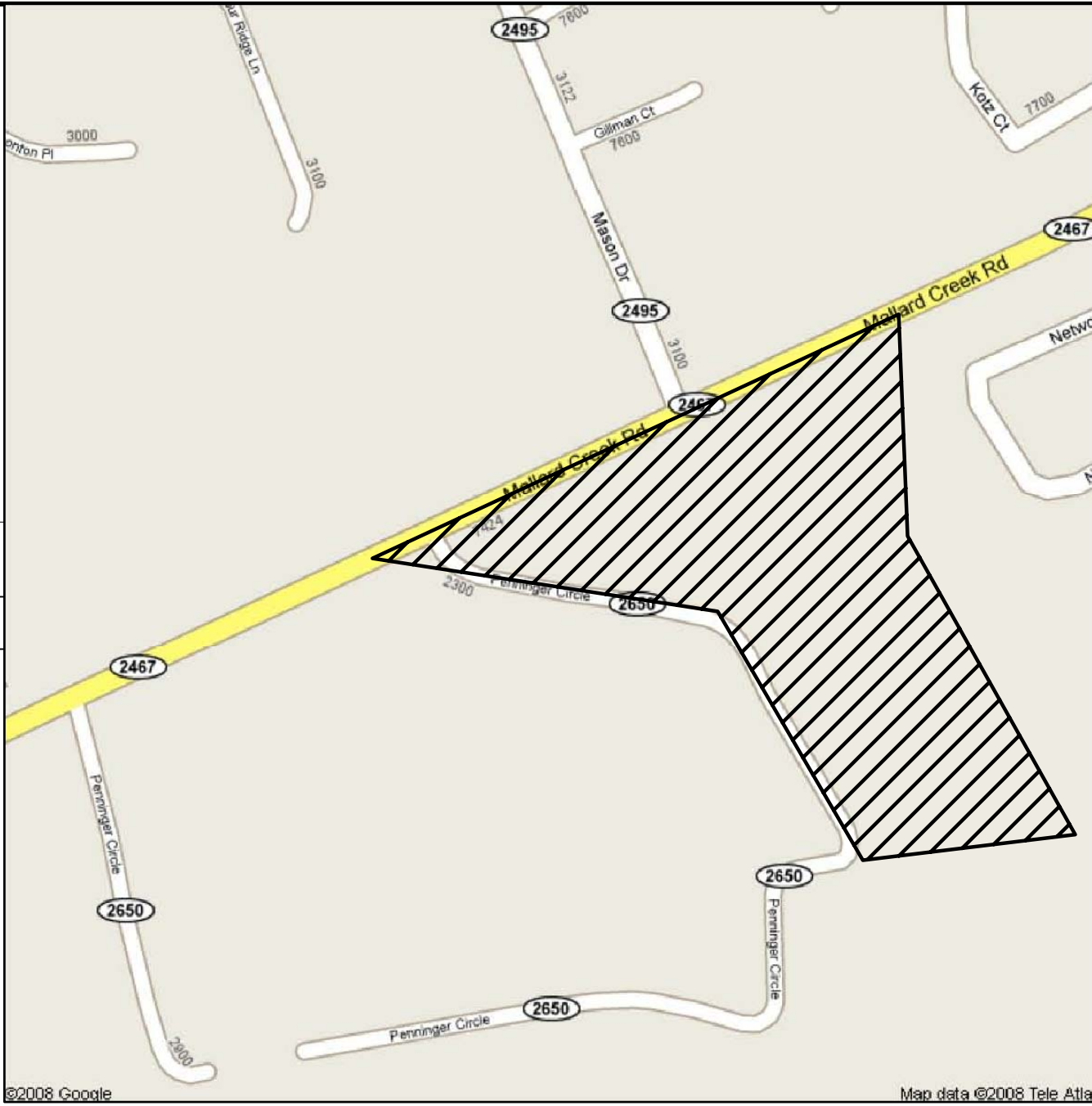
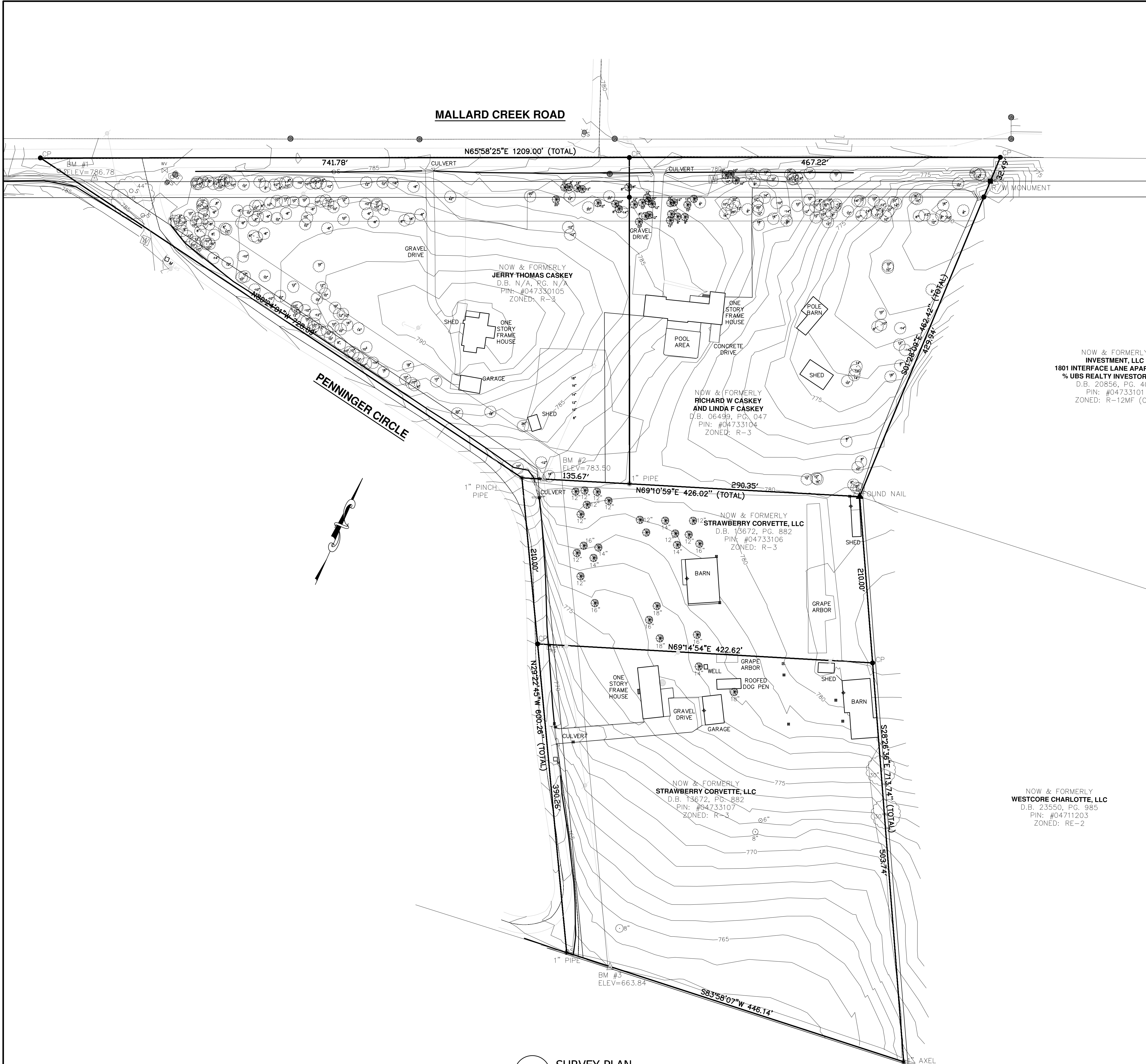
REZONING PLAN  
PENNINGER PLACE  
ACTIVE 55 SENIOR  
APARTMENT HOMES

Mallard Creek Road  
CHARLOTTE, NC

PROJECT NO: 08219  
DATE: 10-27-2008  
DRAWN BY:  
CHKD BY:

REZONING PLAN





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SCALE: N.T.S.

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1801 INTERFACE LANE APARTMENTS  
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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:

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REZONING PLAN  
PENNINGER PLACE  
ACTIVE 55 SENIOR  
APARTMENT HOMES  
Mallard Creek Road  
CHARLOTTE, NC

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SURVEY PLAN