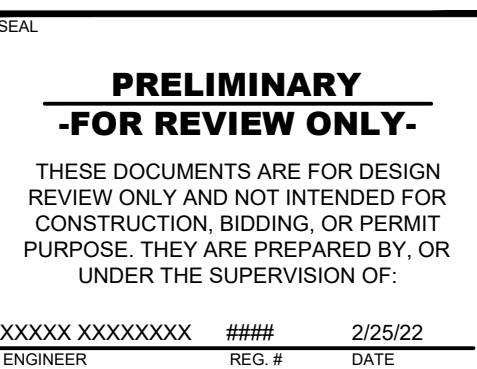




Site Area:	+/- 182.71 acres
Tax Parcels:	02911182, 02911183, 02911106, 02965106, 02965107, 02904108, 02965109, and 02903113
Existing Zoning:	R-3
Proposed Zoning:	MX-2
Existing Use:	Vacant
Proposed Uses:	Single-family and/or Multi-family Residential Units; Institutional (School), and Park/Outdoor Recreation Uses
Maximum Building Height:	Per Ordinance
Parking:	Per Ordinance



PROJECT

MALLARD GLEN

CHARLOTTE, NC

LANDDESIGN PROJ.# 1021300

REVISION / ISSUANCE

[illegible]


SIGNED BY: XX
DRAWN BY: XX
CHECKED BY: XX

SCALE

VERT: N/A
HORZ: 1"=200'

0 100' 200' 400'

NORTH

A circular north arrow with a white arrow pointing to the left, indicating that North is oriented towards the left side of the map.

TECHNICAL DATA

SHEET NUMBER

RZ-1

1	029-111-04	1124 GALLERIA AVE	35717-456	R-12MF(CD)	SINGLE FAMILY RESIDENTIAL
2	029-111-07	ALEXANDER AMY AMORIM, ROBERT PROCTOR CARTER	21199-692	R-8MF(CD)	SINGLE FAMILY RESIDENTIAL
3	029-111-08	ADAMS PLACE PROPERTIES LLC	32928-634	R-8MF(CD)	MULTI-FAMILY
4	029-112-11	ADAMS PLACE PROPERTIES LLC	19554-675	R-8MF(CD)	CONDOMINIUM
5	029-651-03	MALLARD GLEN APARTMENTS LLC	17644-74	R-12MF(CD)	MULTI-FAMILY
6	029-653-86	TOWNHOMES OWNERS ASSOC, MALLARD GLENN VILLAGE	19549-95	R-12MF(CD)	TOWNHOUSE COMMON AREA
7	029-653-77	TOWNHOMES OWNERS ASSOC, MALLARD GLENN VILLAGE	13234-764	R-12MF(CD)	TOWNHOUSE COMMON AREA
8	029-032-45	SACHELL, TATIANA DUPREE	26434-670	R-12MF(CD)	CONDOMINIUM
9	029-031-93	CHARLOTTTE NC HERITAGE PROPERTIES I & L LLC	35416-403	R-12MF(CD)	NA
10	029-031-04	CHARLOTTTE NC HERITAGE PROPERTIES I & L LLC	35416-403	R-12MF(CD)	NA
11	029-031-29	JERRY L ALEXANDER	08353-260	R-3	SILVERS
12	029-041-39	GARY A ALEXANDER	06025-081	R-3	SINGLE FAMILY RESIDENTIAL
13	029-041-30	GARY AND SHIRLEY ALEXANDER	04561-923	R-3	SINGLE FAMILY RESIDENTIAL
14	029-041-39	BRANDON B ALEXANDER	13742-793	R-3	SINGLE FAMILY RESIDENTIAL
15	029-041-23	ASHA CALDWELL	01347-159	R-3	SINGLE FAMILY RESIDENTIAL
16	029-041-24	TREATHIE IRENE ALEXANDER	08391-428	R-3	SINGLE FAMILY RESIDENTIAL
17	029-041-09	ANTONNY CURTON	954-122	R-3	SINGLE FAMILY RESIDENTIAL
18	029-041-21	PEARL MCCLAUGHLIN BLAIR	03111-057	R-3	SINGLE FAMILY RESIDENTIAL
19	029-111-01	DOENNIEH PATTSON	08391-059	R-3	SINGLE FAMILY RESIDENTIAL



SEAL

PRELIMINARY
-FOR REVIEW ONLY-

THESE DOCUMENTS ARE FOR DESIGN REVIEW ONLY AND NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSE. THEY ARE PREPARED BY, UNDER THE SUPERVISION OF:

XXXXX XXXXXXXX	####	2/25/2
ENGINEER	REQ #	DATE

**NOT FOR
CONSTRUCTION**

PROJECT

MALLARD GLE

TRIBUTE COMPANIES, INC.

1997-1998

CHARLOTTE, NC

LAND DESIGN PROJ.# 1021300

REVISION / ISSUANCE

[illegible]

DESIGNED BY: XX
DRAWN BY: XX
CHECKED BY: XX

SCALE 0 100 km

NORTH

VERT: N/A
HORZ: 1"=200'

2100 T. TITLE

TECHNICAL SITE PLAN

SHEET NUMBER

RZ-2

Development Data Table:

I. General Provisions

- ### I. Permitted Uses, Maximum Development, and Development Areas

The Site consists of the following Development Areas

- ## II. Transportation & Streetscape

5. The Petitioner shall ensure that all transportation improvements are substantially completed prior to the issuance of the first building certificate of occupancy for the associated Development Area or as phased per a phasing plan described herein.

6. All public roadway improvements will be subject to the standards and criteria of CDOT and NCDOT, as applicable, to the roadway improvements within their respective road system authority. It is understood that such improvements may be undertaken by the Petitioner on its own or in conjunction with other development or roadway projects taking place within the broad area, by way of a private/public partnership effort or other public sector project support.

III.Architectural Standards

- #### IV. Parks & Amenities

1. The Petitioner will provide a minimum sixteen (16)-acre publicly accessible park and/or recreation area, as generally depicted on the Rezoning Plan as Development Area P1.

V.Environmental Features

- ## VI. Lighting

1. All freestanding lighting fixtures installed on the Site greater than twenty-one (21) feet in total height (i.e. excluding decorative lighting less than 21' in height that may be installed along the driveways and sidewalks as pedestrian/landscaping lighting) shall be fully capped and shielded and the illumination downwardly directed.

VII. Binding Effect of the Rezoning Documents and Definitions

If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under the Rezoning Plan and these Development Standards will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site and their respective successors in interest and assigns.

Throughout these Development Standards, the terms, "Petitioner" and "Owner" or "Owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioner or the owner or owners of any part of the Site from time to time who may be involved in any future development thereof.



SEAL

PRELIMINARY
-FOR REVIEW ONLY-

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REVIEW ONLY AND NOT INTENDED FOR
CONSTRUCTION, BIDDING, OR PERMIT
PURPOSE. THEY ARE PREPARED BY, OR
UNDER THE SUPERVISION OF:

XXXXX XXXXXXXX	####	2/25/2
CHOWEEB	050.5	DATE

**NOT FOR
CONSTRUCTION**

PROJECT

MALLARD GLEN

TRIBUTE COMPANIES, INC.

CHARLOTTE, NC

LAND DESIGN PROJ.A

1021300

REVISION / ISSUANCE

[illegible]

DESIGNED BY: XX
DRAWN BY: XX
CHECKED BY: XX

VERT: N/A
HORZ: NTS

(NOT TO SCALE)

SHEET TITLE

DEVELOPMENT SUMMARY

SHEET NUMBER

RZ-3