



Planning Department

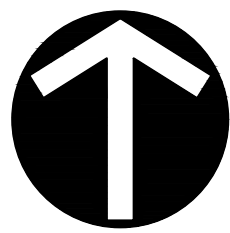
APPROVED BY CITY COUNCIL

~~RZP-2025-123~~

Approved: 09/21/2026



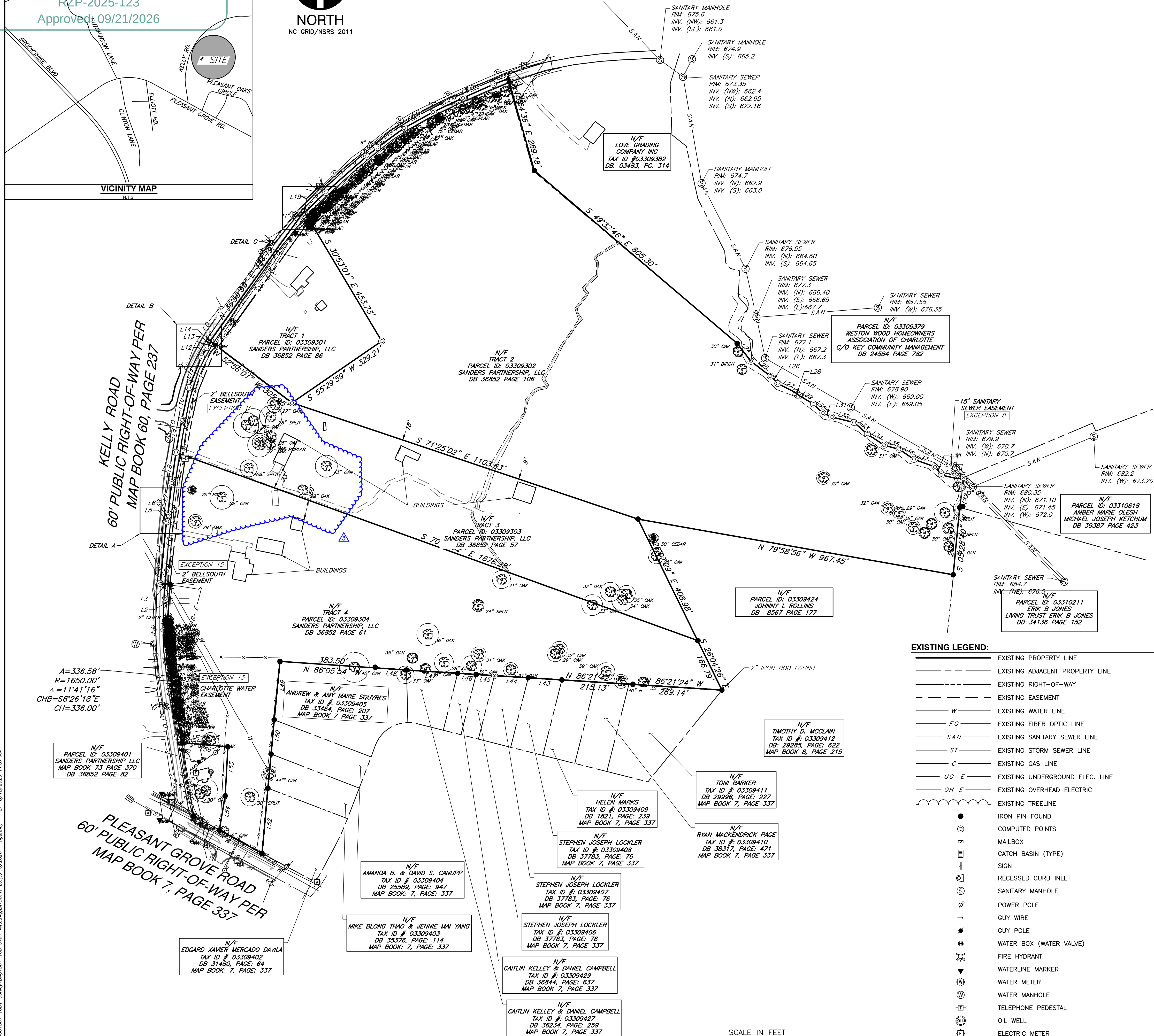
NORTH



NORTH

NC GRID/NSRS 2011

SEE SHEET 2 FOR
DETAILS AND LEGAL
DESCRIPTION

**INVESTORS TITLE INSURANCE COMPANY****SCHEDULE B PART II**

COMMITMENT NUMBER: 202610318CA

DATE: FEBRUARY 24, 2026

SOME HISTORICAL LAND RECORDS CONTAIN DISCRIMINATORY COVENANTS THAT ARE ILLEGAL AND UNENFORCEABLE BY LAW. THIS COMMITMENT AND THE POLICY TREAT ANY DISCRIMINATORY COVENANT IN A DOCUMENT REFERENCED IN SCHEDULE B AS IF EACH DISCRIMINATORY COVENANT IS REDACTED, REPUDIATED, REMOVED, AND NOT REPUBLISHED OR RECIRCULATED. ONLY THE REMAINING PROVISIONS OF THE DOCUMENT WILL BE EXEMPTED FROM COVERAGE.

THE POLICY WILL NOT INSURE AGAINST LOSS OR DAMAGE RESULTING FROM THE TERMS AND CONDITIONS OF ANY LEASE OR EASEMENT IDENTIFIED IN SCHEDULE A, AND WILL INCLUDE THE FOLLOWING EXCEPTIONS UNLESS CLEARED TO THE SATISFACTION OF THE COMPANY:

THE POLICY WILL NOT INSURE AGAINST LOSS OR DAMAGE RESULTING FROM THE TERMS AND CONDITIONS OF ANY LEASE OR EASEMENT IDENTIFIED IN SCHEDULE A, AND WILL INCLUDE THE FOLLOWING EXCEPTIONS UNLESS CLEARED TO THE SATISFACTION OF THE COMPANY:

1. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED THROUGH THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I-REQUIREMENTS ARE MET. [NOT SURVEY-RELATED]
2. TAXES FOR THE YEAR 2026, AND SUBSEQUENT YEARS, NOT YET DUE AND PAYABLE. [NOT SURVEY-RELATED]
3. TITLE TO THAT PORTION OF THE LAND WITHIN THE RIGHT-OF-WAY OF KELLY ROAD. [AFFECTS PARCELS, PLOTTED]
4. THE EFFECT OF THE TITLE OF AN ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, ADVERSE CIRCUMSTANCE, BOUNDARY LINE OVERLAP, OR ENCROACHMENT (INCLUDING AN ENCROACHMENT OF AN IMPROVEMENT ACROSS THE BOUNDARY LINES OF THE LAND), BUT ONLY IF THE ENCUMBRANCE, VIOLATION, VARIATION, ADVERSE CIRCUMSTANCE, BOUNDARY LINE OVERLAP, OR ENCROACHMENT WOULD HAVE BEEN DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND. PARAGRAPH 2 (C) OF THE COVERED RISKS IS HEREBY DELETED.
5. NO INSURED CLOSING PROTECTION COVERAGE PROVIDED – AS TO THE TRANSACTION FOR WHICH THIS BINDER AND/OR POLICY IS ISSUED, THE COMPANY SPECIFICALLY EXCLUDES THIS TRANSACTION FROM ANY CLOSING PROTECTION SERVICES. [NOT SURVEY-RELATED]
6. AS TO TRACT 1:
7. MATTERS SHOWN ON RECORDED PLAT IN DEED BOOK 1904 AT PAGES 217–220. [AFFECTS PARCEL, PLOTTED]
8. AS TO TRACT 2:
9. MATTERS SHOWN ON RECORDED MAP BOOK 60 AT PAGES 237–238. [AFFECTS PARCEL, PLOTTED]
10. RIGHTS OF OTHERS, THEREIN OR ENTITLED IN TO THE CONTINUED UNINTERRUPTED FLOW OF WATER THROUGH DITCH(ES), STREAM(S), CREEK(S) OR GULLY(ES) CROSSING THE LAND, OR AN ABUTTING POOL INCIDENT TO THE LAND, WITHOUT DIMINUTION. [NOT SURVEY-RELATED]
11. RIGHT OF WAY WITH CITY OF CHARLOTTE RECORDED IN BOOK 5560 AT PAGE 533. [AFFECTS PARCEL, PLOTTED]
12. MEMORANDUM OF PCS SITE AGREEMENT RECORDED I BOOK 9856 AT PAGE 326, AMENDED IN MEMORANDUM OF SECOND AMENDMENT TO PCS SITE AGREEMENT RECORDED IN BOOK 26589 AT PAGE 654 AND MEMORANDUM OF THIRD AMENDMENT TO PCS SITE AGREEMENT RECORDED N BOOK 29468 AT PAGE 214. [NOT SURVEY-RELATED]
13. AS TO TRACT 3 AND TRACT 4:
14. EASEMENT(S) TO BELLSOUTH TELECOMMUNICATIONS, INC. RECORDED IN BOOK 21082 AT PAGE 784. [AFFECTS PARCEL, PLOTTED]
15. AS TO TRACT 4:
16. MATTERS SHOWN ON RECORDED MAP BOOK 41 AT PAGES 607–608 AND MAP BOOK 73 AT PAGES 370–371. [AFFECTS PARCEL, PLOTTED]
17. MEMORANDUM OF AGREEMENT WITH THE CITY OF CHARLOTTE RECORDED IN BOOK 1307 AT PAGE 578. [MAY AFFECT PARCEL, UNABLE TO PLOT]
18. DEED OF EASEMENT WITH CITY OF CHARLOTTE RECORDED IN BOOK 3198 AT PAGE 592. [AFFECTS PARCEL, PLOTTED]
19. EASEMENT(S) TO DUKE ENERGY CAROLINAS, LLC RECORDED IN BOOK 39780 AT PAGE 865. [BLANKET, UNABLE TO PLOT]
20. EASEMENT(S) TO BELLSOUTH TELECOMMUNICATIONS, INC. RECORDED IN BOOK 21082 AT PAGE 778. AFFECTS PARCEL, PLOTTED]

GENERAL NOTES

1. FIELD WORK COMPLETED ON 06/09/2026.
2. ALL LINES TRAVERSED WITH A PRECISION GREATER THAN 1:10,000.
3. HORIZONTAL DATUM NC STATE PLANE COORDINATES, NSRS 2011.
4. AREA COMPUTED BY COORDINATE METHOD.
5. IF THIS MAP DOES NOT HAVE AN ORIGINAL SIGNATURE AND SEAL, IT IS NOT VALID.
6. PROPERTY SHOWN HEREON IS SUBJECT TO ALL RIGHTS-OF-WAYS, EASEMENTS AND RESTRICTIONS WHICH MAY EXIST.
7. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
8. ALL DISTANCES SHOWN HEREON IS SUBJECT TO THE RULES, REGULATIONS, ORDINANCES, AND/OR JURISDICTIONS OF LOCAL, STATE, AND/OR FEDERAL AGENCIES.
9. THE PARCEL OF LAND AS SHOWN ON THIS PLAT IS LOCATED IN A MINIMAL FLOOD ZONE, FLOOD PLAIN ZONE: X, FEMA PANEL NUMBER: 3710452700K, EFFECTIVE DATE 09/02/2015.
10. SURVEYOR WAS NOT PROVIDED A ZONING REPORT AT THE TIME OF THE SURVEY
11. AREAS DEDICATED AS PUBLIC RIGHT-OF-WAYS ARE ALSO DEDICATED AS GENERAL PUBLIC UTILITY EASEMENTS.
12. THE PARCEL DEPICTED HEREON ARE THE SAME PARCELS AS DESCRIBED IN INVESTORS TITLE INSURANCE COMPANY COMMITMENT # 202610318CA DATED FEBRUARY 24, 2026. THE PARCELS ARE CONTIGUOUS WITH NO APPARENT GAPS AND/OR GORES.
13. THERE ARE 0 STRIPED PARKING SPACES OBSERVED AT THE TIME OF SURVEY, (TABLE A ITEM 9)
14. THERE WAS EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED AT THE TIME OF THE SURVEY. (TABLE A ITEM 16)
15. THERE ARE NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES OR RECENT STREET AND/OR SIDEWALK CONSTRUCTION OBSERVED AT THE TIME OF SURVEY OTHER THAN AS DEPICTED HEREON (TABLE A ITEM 17)
16. ALL SHOWN REBAR ARE #4 REBAR, UNLESS OTHERWISE NOTED.

CERTIFICATION

TO:
SANDERS PARTNERSHIP, LLC
INVESTORS TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-6A, 6B, 7A, 7B1, 8, 9, 11A, 13, 14, AND 16-18 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 06/09/2026.

I, PATRICK J. CORLESS, JR., CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY PERFORMED UNDER MY SUPERVISION; (DEED DESCRIPTIONS RECORDED IN BOOK 36852 PAGE 61, BOOK 36852 PAGE 57, BOOK 36852 PAGE 86 AND BOOK 36852 PAGE 106); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10000; THAT THE GLOBAL POSITIONING SYSTEM (GPS) SURVEY AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE GPS SURVEY:

CLASS OF SURVEY:	CLASS A
POSITIONAL ACCURACY:	0.06'
TYPE OF GPS FIELD PROCEDURE:	RTK
DATES OF SURVEY:	JUNE 9, 2026
DATUM/EPOCH:	NSRS (2011) NORTH CAROLINA STATE PLANE
PUBLISHED/FIXED-CONTROL USE:	VRS
GEOID MODEL:	18
COMBINED GRID FACTOR(S):	0.9998540746
UNITS:	US SURVEY FOOT

THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH
G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL
SIGNATURE, LICENSE NUMBER AND SEAL THIS 9TH DAY
OF JUNE, A.D., 2026.

PATRICK J. CORLESS, JR., PLS #L-5509
PCORLESS@CECINC.COM

REVISION RECORD

NO	DATE	DESCRIPTION
A	08/20/2026	REZONING SUBMITTAL 3

ENGINEERING, SURVEYING AND LANDSCAPE ARCHITECTURE IN THE STATE OF NORTH CAROLINA WILL BE PROVIDED BY CEC SURVEYING AND LANDSCAPE ARCHITECTS OF NC, PLLC. SERVICES IN PUERTO RICO WILL BE PROVIDED BY CEC ENGINEERS & CONSULTANTS, LLC. LANDSCAPE ARCHITECTURE SERVICES IN THE STATE OF NORTH CAROLINA WILL BE PROVIDED BY CEC LANDSCAPE ARCHITECTS, LLC.

3701 Arco Corporate Drive

Suite 400
Charlotte, NC 28273

Ph: 980.237.0373



CEC Surveying and Landscape Architects

of NC, PLLC

OWNER: SANDERS PARTNERSHIP, LLC

3000 KELLY ROAD

MECKLENBURG COUNTY

CHARLOTTE, NORTH CAROLINA

ALTA/NSPS LAND TITLE SURVEY

JUNE 2026	DRAWN BY:
------------------	------------------

LE:	1" = 150'	CHECKED BY:
NO:		

DRAWING NO.:

1

1

OF

CHARLOTTE

Planning Department

APPROVED BY CITY COUNCIL

RZP-2025-123

Approved 09/21/2026

NORTH

NORTH

NC GRID/NSRS 2011

* SITE

PLEASANT OAKS CIRCLE

PLEASANT GROVE RD.

ELIOTT RD.

CANYON LAKE

WILKINSON LAKE

BROOKSHIRE BLVD.

KELLY RD.

VICINITY MAP

N.T.S.

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N 09°36'29" W	35.37'
L2	N 03°50'29" E	110.01'
L3	N 84°26'45" W	29.99'
L4	N 05°41'37" E	188.34'
L5	S 77°10'44" E	2.73'
L6	N 04°55'34" E	17.45'
L7	N 06°48'04" E	100.00'
L8	N 07°58'04" E	93.55'
L9	N 10°13'16" E	100.00'
L10	N 12°29'16" E	100.00'
L11	N 22°06'46" E	100.00'
L12	N 31°26'46" E	33.65'
L13	N 34°55'46" E	20.87'
L14	N 52°56'01" W	3.74'
L15	S 30°53'01" E	3.80'
L16	N 46°31'41" E	87.86'
L17	N 48°37'36" E	165.00'
L18	N 50°48'06" E	42.00'
L19	N 53°53'36" E	100.00'
L20	N 61°02'06" E	100.00'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L21	N 64°44'36" E	100.00'
L22	N 65°55'36" E	100.00'
L23	N 68°50'52" E	48.24'
L24	S 37°41'07" E	68.34'
L25	S 52°39'18" E	73.67'
L26	S 45°10'26" E	31.81'
L27	S 62°45'20" E	58.83'
L28	S 52°35'49" E	16.70'
L29	S 59°28'41" E	49.41'
L30	S 45°56'49" E	39.06'
L31	S 66°11'13" E	29.63'
L32	S 76°02'27" E	69.20'
L33	S 49°08'49" E	53.67'
L34	S 56°20'25" E	60.70'
L35	S 74°40'38" E	47.34'
L36	S 55°55'52" E	53.89'
L37	S 70°15'53" E	67.24'
L38	S 38°19'09" E	31.23'
L39	S 76°45'11" E	50.01'
L40	N 78°14'41" E	18.77'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L41	S 07°00'18" W	30.00'
L42	S 07°37'00" W	61.50'
L43	N 86°21'37" W	955.10'
L44	S 86°21'42" E	102.22'
L46	N 86°21'37" W	955.10'
L47	S 86°21'42" E	155.14'
L48	S 86°05'54" E	94.87'
L49	S 05°37'36" W	177.61'
L50	S 05°09'50" W	103.90'
L51	S 05°19'58" W	103.68'
L52	S 05°06'41" W	197.79'
L53	N 61°27'16" W	147.09'
L54	S 09°43'20" W	105.10'
L55	S 03°08'21" W	148.38'
L56	N 84°44'04" W	139.18'

RECORD LEGAL DESCRIPTION.

TRACT 1 (PARCEL 03-093-01)
BEING AL OF LOT "B" CONTAINING 3.4 ACRES, MORE OR LESS, INCLUDING ROAD RIGHT OF WAY, AS SHOWN ON SURVEY OF E. L. FAIRES, REGISTERED SURVEYOR DATED 9th DAY OF JANUARY 1957 AND RECORDED IN BOK 1904 AT PAGE 20 IN THE MECKLENBURG REGISTRY, WHICH IS INCORPORATES HEREIN BY REFERENCE.

TRACT 2 (PARCEL 03-093-02)
LOCATED IN PAW CREEK TOWNSHIP IN MECKLENBURG COUNTY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A SPIKE NEAR THE CENTER LINE OF KELLY ROAD, SAID SPIKE BEING FURTHER SITUATED NORTH 31° 23' 54" WEST 30 FEET FROM AN IRON IN THE SOUTHERLY MARION OF KELLY ROAD AND IN THE NORTHEASTERN CORNER OF THE PROPERTY OF HOWARD J BOYD AS SHOWN ON MAP HEREINAFTER REFERRED TO, AND RUNNING THENCE WITH, AT OR NEAR THE CENTER LINE OF KELLY ROAD 12 CALLS AS FOLLOWS: 1) NORTH 4° 4' 4" EAST 8.79 FEET TO A TACK; THENCE, 2) NORTH 48° 02'30" EAST 165 FEET TO A TACK; THENCE, 3) NORTH, 50° 13' EAST 42 FEET TO A TACK; THENCE 4) NORTH 53° 18' 30" EAST 10 FEET TO A TACK; THENCE, 5) NORTH 60° 27' EAST 10 FEET TO A TACK; THENCE NORTH 64° 08' 30" EAST 10 FEET LO A TACK; THENCE 7) NORTH 65° 20' 30" EAST 10 FEET TO A TACK; THENCE, 8) NORTH 68° 28' 30" EAST 10 FEET TO A TACK; THENCE, 9) NORTH 73° 40' EAST 10 FEET TO A TACK; THENCE, 10) NORTH 80° 18' 30' EAST 10 FEET TO A TACK; THENCE, 1) NORTH 84°25' EAST 10 FEET TO A TACK; THENCE, 12) NORTH 87° 18' 30' EAST 17.36 FEET TO A TACK ON A BRIDGE IN SAID KELLY ROAD; THENCE WITH, AT OR NEAR THE CENTER LINE OF A CREEK 21 CALLS AS 1) SOUTH 17° 46' 46" WEST 94.29 FEET TO A POINT; THENCE 2) SOUTH 01° 3' 02" EAST 154.59 FEET TO A POINT; THENCE, 3) SOUTH 50° 57' 13" EAST 5.59 FEET TO A POINT; THENCE, 4) SOUTH 12° 01' 43" EAST 163.34 FEET TO A POINT; THENCE, 5) SOUTH 26° 38' 16" EAST 17.71 FEET TO A POINT; THENCE, 6) SOUTH 05° 0' 30" WEST 35.80 FEET TO A POINT; THENCE 7) SOUTH, 40° 12' 48" EAST 21.27 FEET TO A POINT; THENCE 8) SOUTH 74° 59' 18" EAST 29.01 FEET TO A POINT; THENCE, SOUTH 03° 32' 24" WEST 78.06 FEET TO A POINT; THENCE, 10) SOUTH 40° 54' 05" EAST 45.72 FEET TO A POINT; THENCE, 1) SOUTH 27° 2' 57" WEST 45.48 FEET TO A POINT; THENCE, 12) SOUTH 02°25' 32" EAST 30.93 FEET TO A POINT; THENCE, 13) SOUTH 50° 59' 58" EAST 42.16 FEET TO A POINT; THENCE 14) SOUTH 05° 23' 32" EAST 45.87 FEET TO A POINT; THENCE, 15) SOUTH 46° 53' 13" EAST 126.67 FEET TO A POINT; THENCE, 16) SOUTH 64° 28' 35" EAST 26.60 FEET TO A POINT; THENCE, 17) SOUTH 57° 50' 59" EAST 21.49 FEET TO A POINT, THENCE, 18) SOUTH 72° 05' 10" EAST 70.04 FEET TO A POINT; THENCE, 19) SOUTH 35° 4' 38" EAST 29.43 FEET TO A POINT; THENCE, 20) SOUTH 79°20' 01" EAST 38.05 FEET TO A POINT; THENCE, 21) NORTH 71° 25' 41" EAST 24.10 FEET TO A POINT IN SAID CREEK AND IN THE LINE OF JAMES R GRIFFIN; THENCE WITH THE LINE OF THE GRIFFIN PROPERTY, SOUTH 06° 25' 12" WEST 95.6 FEET TO AN OLD IRON IN THE LINE OF THE PROPERTY OF ELIZABETH B REGISTER; THENCE WITH THE LINE OF THE REGISTER PROPERTY, SOUTH 04° 52' WEST 204.37 FEET TO AN OLD IRON IN THE LINE OF THE PROPERTY OF BUFORD THOMPSON; THENCE WITH THE LINE OF THE THOMPSON PROPERTY, NORTH 80° 32' 54" WEST 968.46 FEET TO AN OLD IRON; THENCE WITH THE LINE OF THE PROPERTY CONVEYED TO RICHARD R WOODS AND WIFE BY DEED RECORDED IN BOOK 340 PAGE 149 IN THE MECKLENBURG PUBLIC REGISTRY, NORTH 71° 58' 10" WEST 104.01 FEET TO AN OLD IRON IN THE SOUTHWESTERLY CORNER OF THE BOYD PROPERTY; THENCE WITH THE SOUTHERLY LINE OF THE BOYD PROPERTY LINE OF THE BOYD PROPERTY, NORTH 54° 53' 43" EAST 329.30 FEET TO AN OLD IRON IN THE SOUTHEASTERLY CORNER OF THE BOYD PROPERTY; THENCE WITH THE EASTERLY LINE OF THE BOYD PROPERTY; NORTH 31° 23' 54" WEST, CROSSING AN IRON A DISTANCE OF 452.76 FEET TO A SPIKE IN KELLY ROAD, POINT OR PLACE OF BEGINNING, CONTAINING 37.657 ACRES, MORE OR LESS, AS SHOWN ON SURVEY BY CAROLINA SURVEYORS, INC, DATED FEBRUARY 14, 1972 AND REVISED FEBRUARY28 , 1972;

LESS AND EXCEPT FROM THE ABOVE DESCRIBED PROPERTY AND NOT CONVEYED HEREIN: ALL OF THE PROPERTY COMPRISING MECKLENBURG COUNTY TAX PARCEL 03-093-82, HAVING ADDRESS OF 2330 KELLY ROAD, CHARLOTTE NC 28216 AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEING ALL OF LOT 1, COMPRISED OF 6.679 ACRES, MORE OR LESS, AS PLATED, PLANED AND RECORDED IN MAP BOOK 60 PAGE 237 IN THE MECKLENBURG COUNTY REGISTRY.

IT BEING THE INTENT TO CONVEY AL OF MECKLENBURG COUNTY TAX PARCEL: 03-093-02 WHICH IS SHOWN AND MARKED "REMAINING LOT" ON SAID PLAT IN MAP BOOK 60 PAGE 237 IN MECKLENBURG COUNTY REGISTRY.

TRACT 3 (PARCEL 03-093-03)
BEGINNING AT A SPIKE IN THE CENTER LINE OF KELLY ROAD, SAID SPIKE BEING FURTHER SITUATED IN THE NORTHWESTERN CORNER OF THE PROPERTY CONVEYED BY DEED OF EVEN DATE HERewith BY THE GRANTORS HEREIN TO JAMES HAROLD DICKERSON AND WIFE, ANNIE LEE Q. DICKERSON; AND RUNNING THENCE WITH, AT OR NEAR THE CENTER LINE OF KELLY ROAD 6 CALLS AS FOLLOWS: (1) N. 7-30 7.04 FEET TO A TACK; (2) THENCE N. 9-42-30 E. 10.0 FEET TO A TACK; (3) THENCE N. 1-58-30 E. 10.0 FEET TO A TACK; (4) THENCE N. 21-36 E, 10.0 FEET TO A TACK; (5) THENCE N. 30-56 E. 3.65 FEET TO A TACK; (6) THENCE N. 34-25 E. 13.243 FEET TO A SPIKE IN SAID ROADWAY; THENCE S. 53-26-3 E. CROSSING AN OLD IRON AND WITH THE LINE OF THE PROPERTY OF HOWARD J. BOYD A DISTANCE OF 309.12 FEET TO ANOTHER OLD IRON IN THE SOUTHWESTERLY CORNER OF THE BOYD PROPERTY; THENCE WITH A NEW LINE S. 71-58-10 E. 104.01 FEET TO AN OLD IRON IN THE LINE OF THE PROPERTY OF BUFORD THOMPSON; THENCE WITH THE THOMPSON LINE, S. 26-37-52 E. 409.01 FEET TO AN IRON; THENCE WITH THE LINE OF THE DICKERSON PROPERTY N. 70-39-10 W. 1676.20 FEET CROSSING AN IRON TO SPIKE IN THE CENTER LINE OF KELLY ROAD, THE POINT OR PLACE OF BEGINNING, CONTAINING 9.937 ACRES, MORE OR LESS, ALL AS SHOWN ON SURVEY BY CAROLINA SURVEYORS, INC., DATED FEBRUARY 14, 1972 AND REVISED ON FEBRUARY 28, 1972.

TRACT 4 (PARCEL 03-093-04)
BEING ALL OF PARCEL A CONTAINING 16.898 ACRES, MORE OR LESS, AS SHOWN ON SURVEY PATRICK J CORLESS, JR AT CIVIL & ENVIRONMENTAL CONSULTANTS, INC. WITH A FINAL DATED OF DECEMBER 29, 2023 AND RECORDED ON JANUARY

3701 Arco Corporate Drive
Suite 400
Charlotte, NC 28273
Ph: 980.237.0373
www.cecinc.com

OWNER: SANDERS PARTNERSHIP, LLC
3000 KELLY ROAD
MECKLENBURG COUNTY
CHARLOTTE, NORTH CAROLINA

ALTA/NSPS LAND TITLE SURVEY

DATE: JUNE 2026
DWG SCALE: 1"=10'
PROJECT NO: 381-108
APPROVED BY: JHM, PJC

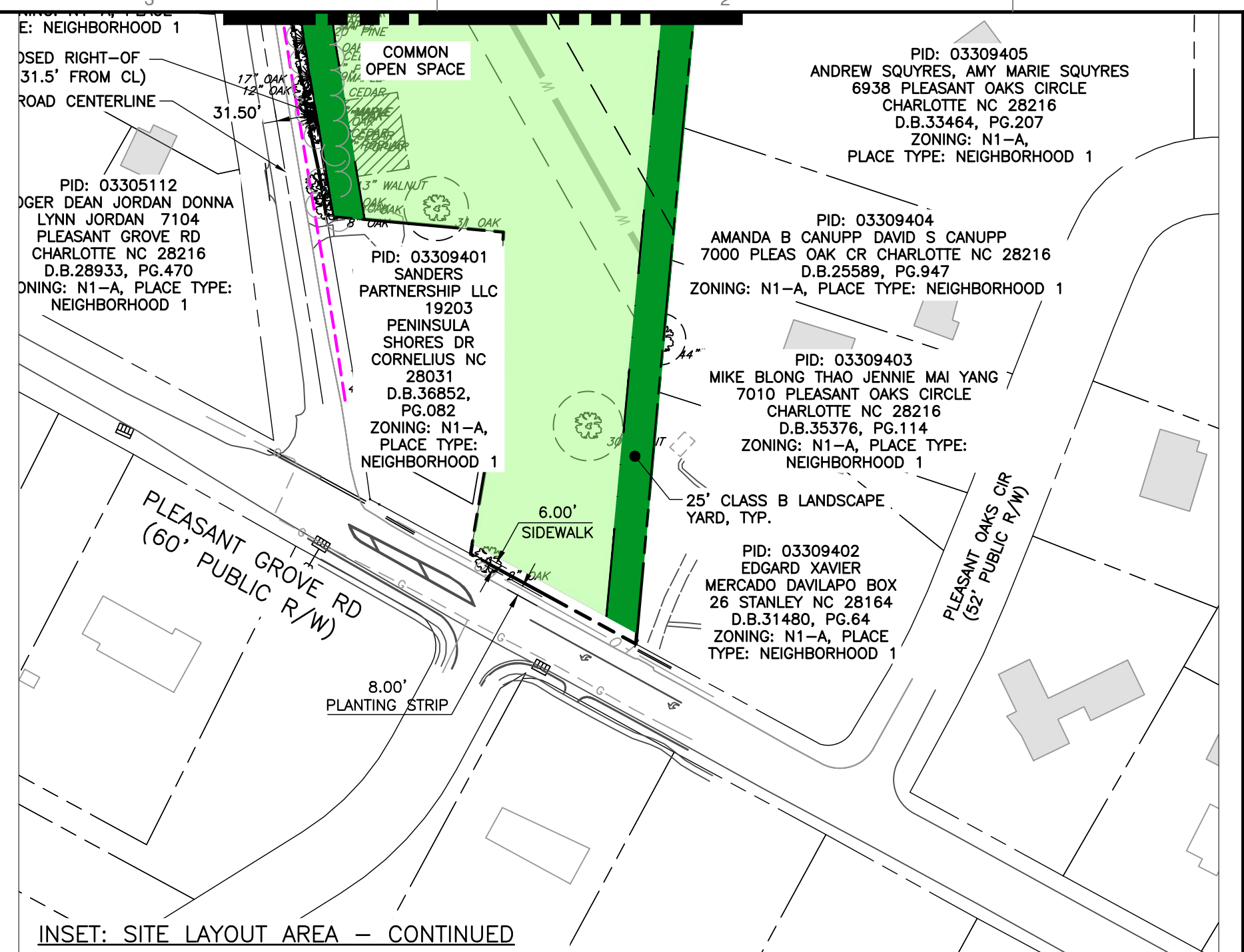
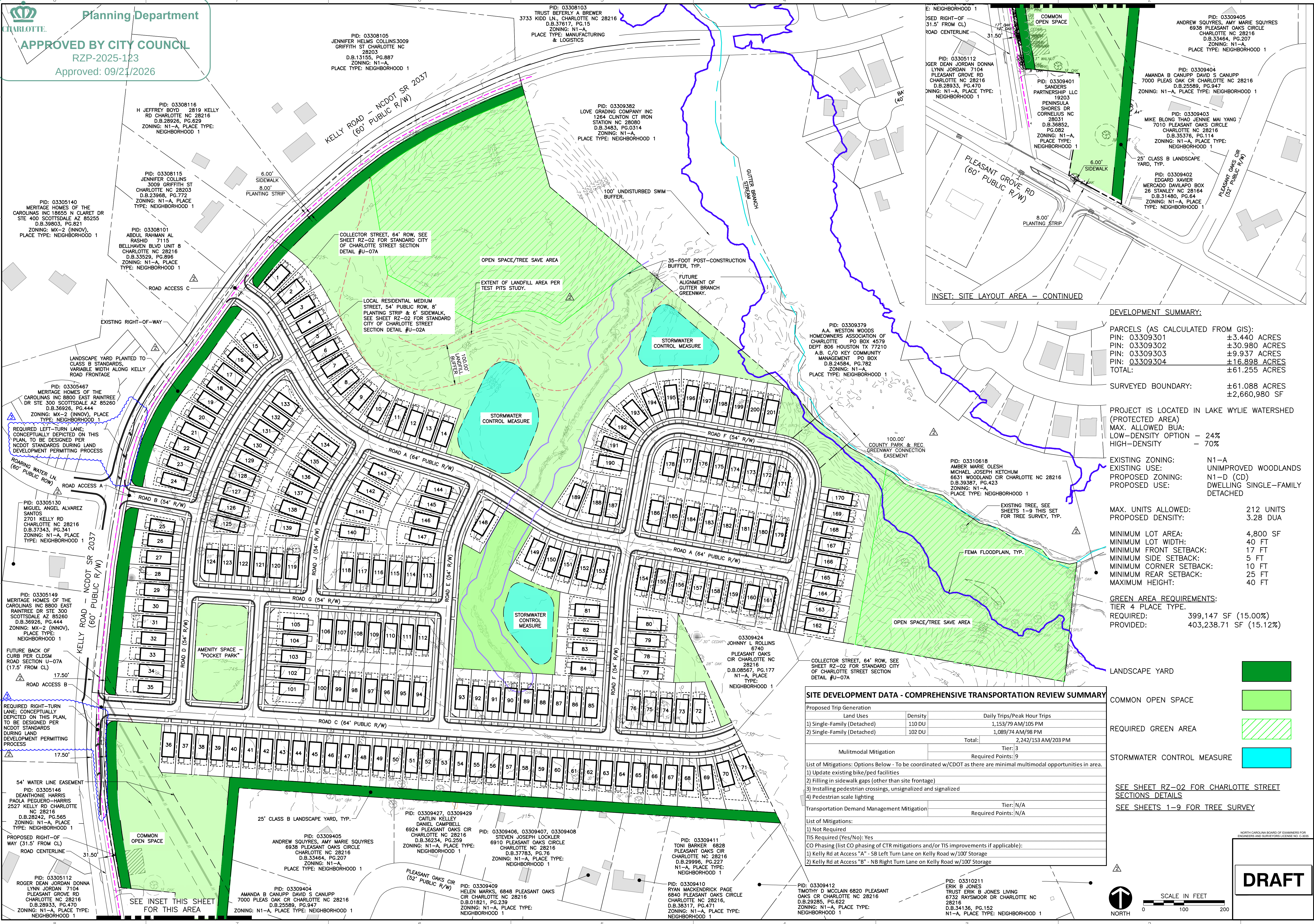
REVISION RECORD

NO	DATE	DESCRIPTION
2		

DRAWING NO.: 2

SHEET 2 OF 9

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DEVELOPMENT SUMMARY:

PARCELS (AS CALCULATED FROM GIS):	
PIN: 03309301	±3.440 ACRES
PIN: 03309302	±30.980 ACRES
PIN: 03309303	±9.937 ACRES
PIN: 03309304	±16.898 ACRES
TOTAL:	±61.255 ACRES
SURVEYED BOUNDARY: ±61.088 ACRES ±2,660,980 SF	
PROJECT IS LOCATED IN LAKE WYLIE WATERSHED (PROTECTED AREA)	
MAX. ALLOWED BUA:	
LOW-DENSITY OPTION	- 24%
HIGH-DENSITY	- 70%
EXISTING ZONING:	N1-A UNIMPROVED WOODLANDS
EXISTING USE:	N1-D (CD) DWELLING SINGLE-FAMILY DETACHED
PROPOSED ZONING:	N1-D (CD) DWELLING SINGLE-FAMILY DETACHED
PROPOSED USE:	N1-D (CD) DWELLING SINGLE-FAMILY DETACHED
MAX. UNITS ALLOWED:	212 UNITS
PROPOSED DENSITY:	3.28 DUA
MINIMUM LOT AREA:	4,800 SF
MINIMUM LOT WIDTH:	40 FT
MINIMUM FRONT SETBACK:	17 FT
MINIMUM SIDE SETBACK:	5 FT
MINIMUM CORNER SETBACK:	10 FT
MINIMUM REAR SETBACK:	25 FT
MAXIMUM HEIGHT:	40 FT
GREEN AREA REQUIREMENTS:	
TIER 4 PLACE TYPE:	REQUIRED: 399,147 SF (15.00%)
PROVIDED:	403,238.71 SF (15.12%)

SITE DEVELOPMENT DATA - COMPREHENSIVE TRANSPORTATION REVIEW SUMMARY

Proposed Trip Generation		
Land Uses	Density	Daily Trips/Peak Hour Trips
1) Single-Family (Detached)	110 DU	1,153/79 AM/105 PM
2) Single-Family (Detached)	102 DU	1,089/74 AM/98 PM
		Total: 2,242/153 AM/203 PM
Multimodal Mitigation		Tier: 3 Required Points: 9
List of Mitigations: Options Below - To be coordinated w/CDOT as there are minimal multimodal opportunities in area.		
1) Update existing bike/ped facilities		
2) Filling in sidewalk gaps (other than site frontage)		
3) Installing pedestrian crossings, unsignalized and signalized		
4) Pedestrian scale lighting		
Transportation Demand Management Mitigation		Tier: N/A Required Points: N/A
List of Mitigations:		
1) Not Required		
TIS Required (Yes/No): Yes		
CO Phasing (list CO phasing of CTR mitigations and/or TIS improvements if applicable):		
1) Kelly Rd at Access "A" - SB Left Turn Lane on Kelly Road w/100' Storage		
2) Kelly Rd at Access "B" - NB Right Turn Lane on Kelly Road w/100' Storage		

- LANDSCAPE YARD
- COMMON OPEN SPACE
- REQUIRED GREEN AREA
- STORMWATER CONTROL MEASURE

SEE SHEET RZ-02 FOR CHARLOTTE STREET SECTIONS DETAILS

SEE SHEETS 1-9 FOR TREE SURVEY



REVISION RECORD

NO	DATE	DESCRIPTION
1	09/21/2026	REZONING SUBMITTAL 1
2	07/13/2026	REZONING SUBMITTAL 2
3	06/03/2026	REZONING SUBMITTAL 3

3701 Arco Corporate Drive
Suite 400
Charlotte, NC 28273
Ph: 980.237.0373
www.cecinc.com

SANDERS PARTNERSHIP, LLC
3000 KELLY RD
RZP-2025-123
CHARLOTTE, NORTH CAROLINA

CONDITIONAL REZONING SITE PLAN
DRAWING NO.: **RZ-01**

DATE: AUGUST 20, 2026
DRAWN BY: NYC
CHECKED BY: MEK
AS NOTED

APPROVED BY: MEK

CHARLOTTE

Planning Department

APPROVED BY CITY COUNCIL

RZP-2025-123

Approved: 09/21/2026

NORTH

* SITE

BROOKSHIRE BLVD

WILKINSON LAKE

ELIOT RD

CANNON LAKE

PLEASANT OAKS CIRCLE

PLEASANT GROVE RD

VICINITY MAP

EXISTING LEGEND:

- EXISTING PROPERTY LINE
- EXISTING ADJACENT PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- TREE, DECIDUOUS (800 SIZE TYPE)
- TREE, CONIFER (800 SIZE TYPE)

REVISION RECORD

NO	DATE	DESCRIPTION

3701 Arco Corporate Drive
Suite 400
Charlotte, NC 28273
Ph: 980.237.0373
www.cecinc.com

CEC Surveying and
Landscape Architects
of NC, PLLC

OWNER: SANDERS PARTNERSHIP, LLC
3000 KELLY ROAD
MECKLENBURG COUNTY
CHARLOTTE, NORTH CAROLINA

ALTA/NSPS LAND TITLE SURVEY

DATE: JUNE, 2026
DWG SCALE: 1"=20'
PROJECT NO: 381-108
APPROVED BY: PJC

JHM
PJC
381-108
PJC

DRAWING NO.: 9

SHEET 9 OF 9

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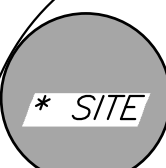


Planning Department

APPROVED BY CITY COUNCIL

~~RZP-2025-123~~

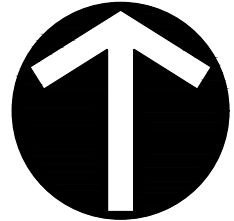
Approved: 09/21/2026



PLEASANT OAKS
CIRCLE

VICINITY MAP

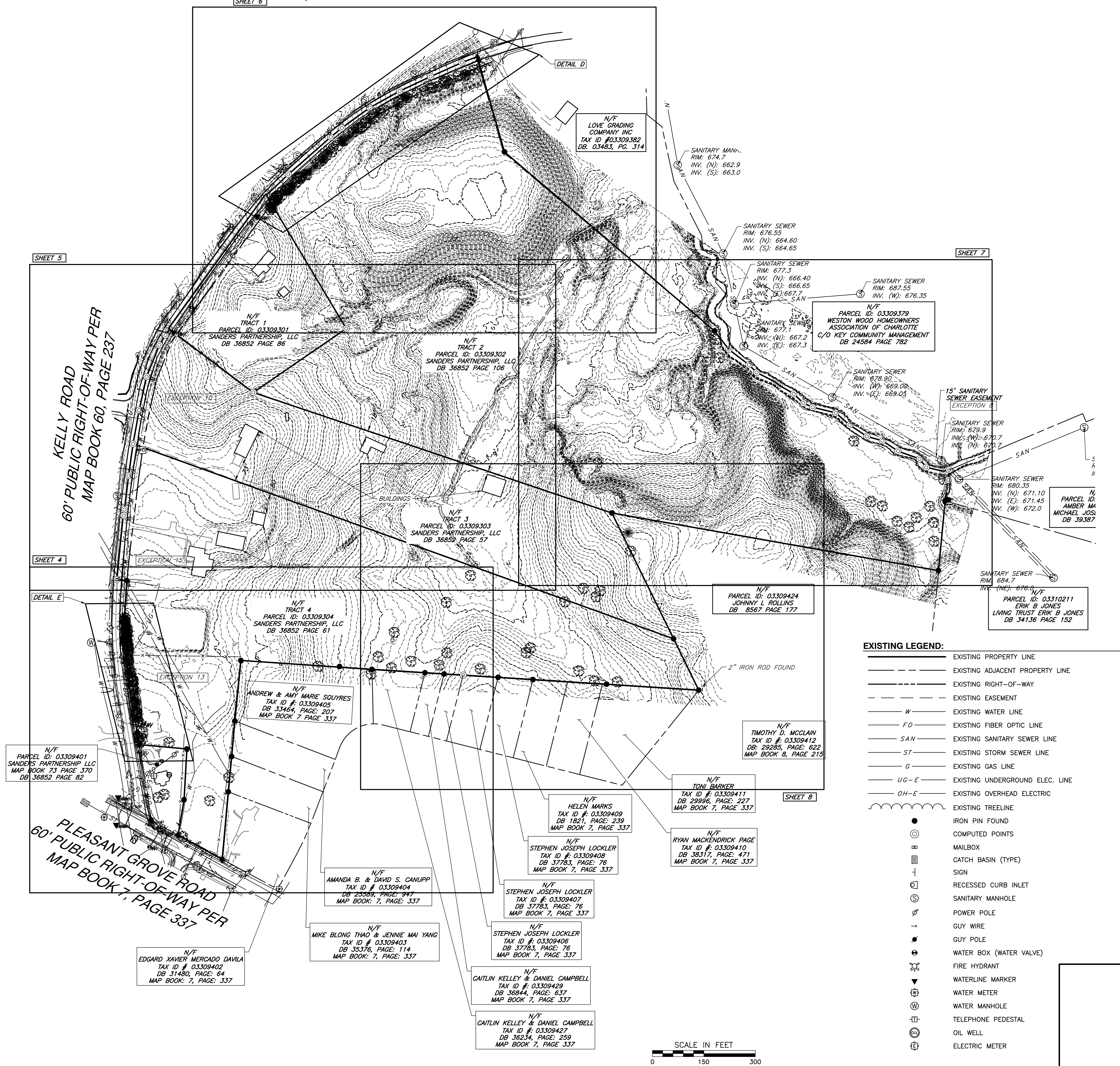
NTS.



NORTH

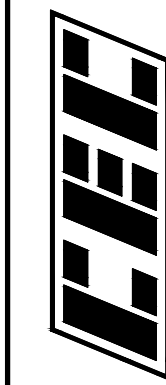
NC GRID/NSRS 2011

SEE SHEET 9 FOR
DETAILS



REVISION RECORD		
NO	DATE	DESCRIPTION

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**OWNER: SANDERS PARTNERSHIP, LLC
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MECKLENBURG COUNTY
CHARLOTTE, NORTH CAROLINA**

ALTA/NSPS LAND TITLE SURVEY

DATE:	JUNE 2026	DRAWN BY:	JHM
DWG SCALE:	1"=150'	CHECKED BY:	PJC

PROJECT NO:	361-108
APPROVED BY:	

DRAWING NO.:

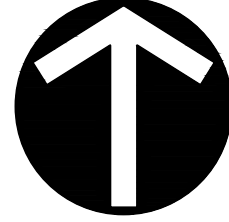
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3 OF 9

Approved: 09/21/2026



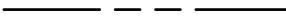
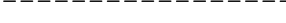
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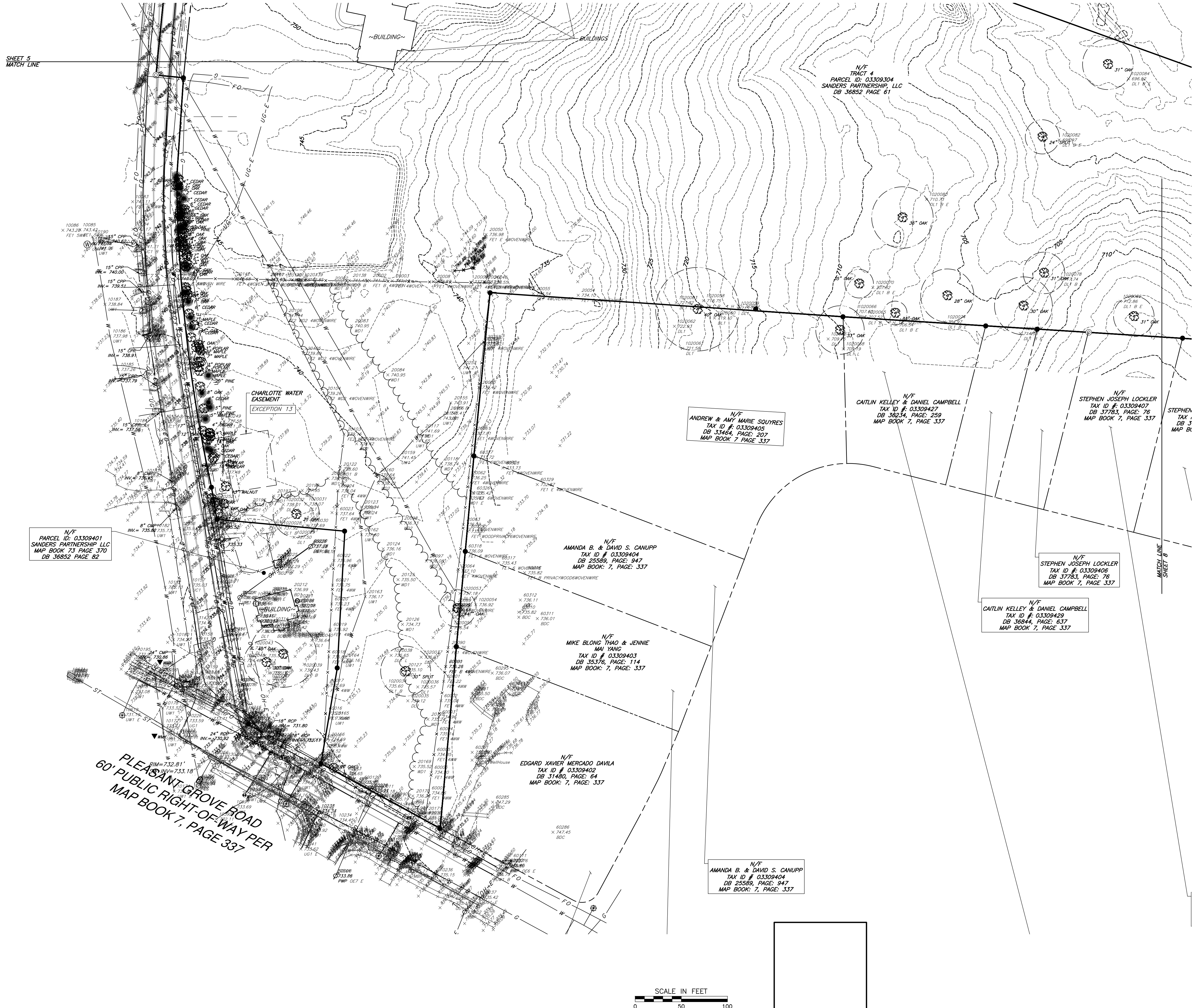


NORTH

NC GRID/NSRS 2011

EXISTING LEGEND:

- | | |
|---|---|
|  | EXISTING PROPERTY LINE |
|  | EXISTING ADJACENT PROPERTY LINE |
|  | EXISTING RIGHT-OF-WAY |
|  | EXISTING INDEX CONTOUR |
|  | EXISTING INTERMEDIATE CONTOUR |
|  | EXISTING FENCE |
|  | EXISTING STORM SEWER LINE |
|  | EXISTING GAS LINE |
|  | EXISTING WATER LINE |
|  | EXISTING FIBER OPTIC LINE |
|  | EXISTING OVERHEAD ELECTRIC |
|  | EXISTING CABLE LINE |
|  | EXISTING DRIP LINE |
|  | COMPUTED POINTS |
|  | MAILBOX |
|  | CATCH BASIN (TYPE) |
|  | SIGN |
|  | RECESSED CURB INLET |
|  | FIBER OPTIC PULL BOX (FLUSH WITH GRADE) |
|  | POWER POLE |
|  | GUY WIRE |
|  | GUY POLE |
|  | WATER BOX (WATER VALVE) |
|  | FIRE HYDRANT |
|  | WATERLINE MARKER |
|  | WATER METER |
|  | TREE, DECIDUOUS (800 SIZE TYPE) |
|  | TREE, CONIFER (800 SIZE TYPE) |
|  | ELECTRIC METER |
|  | FIBER OPTIC MARKER |
|  | OIL WELL |



SCALE IN FEET

0 50 100

REVISION RECORD	DESCRIPTION
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NO	DATE	DESCRIPTION
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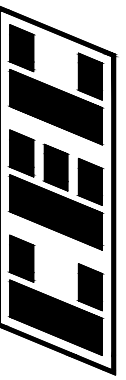
PROVIDED BY CEC SURVEYING AND LANDSCAPE ARCHITECTS OF NC, PLLC. SERVICES IN PUERTO RICO WILL BE PROVIDED BY CEC ENGINEERS & CONSULTANTS, LLC. LANDSCAPE ARCHITECTURE SERVICES IN THE STATE OF OHIO WILL BE PROVIDED BY CEC LANDSCAPE ARCHITECTS, LLC.

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OWNER- SANDERS PARTNERSHIP LLC

3000 KELLY ROAD

MECKLENBURG COUNTY

CHARLOTTE, NORTH CAROLINA

ALTA/NSPS LAND TITLE SURVEY

DATE:	JUNE. 2026	DRAWN BY:	JHM
-------	------------	-----------	-----

DWG SCALE:	1"=50'	CHECKED BY:	PJC
PROJECT NO:		361-108	

DRAWING NO.:

4

SHEET 4 OF 9

CHARLOTTE

Planning Department

APPROVED BY CITY COUNCIL

RZP-2025-123

Approved: 09/21/2026

NORTH

* SITE

BROOKSHIRE BLVD

WILKINSON LAKE

ELIOTT RD

CANNON LAKE

PLEASANT OAKS CIRCLE

PLEASANT GROVE RD

KELLY RD

VICINITY MAP

NORTH

NC GRID/NSRS 2011

EXISTING LEGEND:

EXISTING PROPERTY LINE

EXISTING ADJACENT PROPERTY LINE

EXISTING RIGHT-OF-WAY

EXISTING INDEX CONTOUR

EXISTING INTERMEDIATE CONTOUR

EXISTING FENCE

EXISTING STORM SEWER LINE

EXISTING GAS LINE

EXISTING WATER LINE

EXISTING FIBER OPTIC LINE

EXISTING OVERHEAD ELECTRIC

EXISTING CABLE LINE

EXISTING TREE DRIP LINE

COMPUTED POINTS

MAILBOX

CATCH BASIN (TYPE)

SIGN

RECESSED CURB INLET

FIBER OPTIC PULL BOX (FLUSH WITH GRADE)

POWER POLE

GUY WIRE

GUY POLE

WATER BOX (WATER VALVE)

FIRE HYDRANT

WATERLINE MARKER

WATER METER

TREE, DECIDUOUS (800 SIZE TYPE)

TREE, CONIFER (800 SIZE TYPE)

ELECTRIC METER

FIBER OPTIC MARKER

OIL WELL

MATCH LINE
SHEET 4

SHEET 6
MATCH LINE

KELLY ROAD
60' PUBLIC RIGHT-OF-WAY PER
MAP BOOK 60, PAGE 237

EXCEPTION 10

EXCEPTION 15

N/F
TRACT 1
PARCEL ID: 03309301
SANDERS PARTNERSHIP, LLC
DB 36852 PAGE 86

N/F
TRACT 2
PARCEL ID: 03309302
SANDERS PARTNERSHIP, LLC
DB 36852 PAGE 106

N/F
TRACT 3
PARCEL ID: 03309303
SANDERS PARTNERSHIP, LLC
DB 36852 PAGE 57

N/F
TRACT 4
PARCEL ID: 03309304
SANDERS PARTNERSHIP, LLC
DB 36852 PAGE 61

SCALE IN FEET

REVISION RECORD

NO	DATE	DESCRIPTION
1	08/03/2025	REVISION SUBMITTAL 3

OWNER: SANDERS PARTNERSHIP, LLC

3000 KELLY ROAD

MECKLENBURG COUNTY

CHARLOTTE, NORTH CAROLINA

ALTA/NSPS LAND TITLE SURVEY

DATE: JUNE, 2025

DRAWN BY: JHM

DWG SCALE: 1"=60'

CHECKED BY: PJC

PROJECT NO: 361-108

APPROVED BY: PJC

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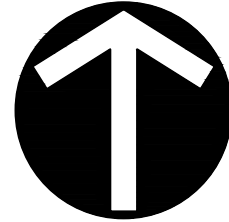
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SHEET 5 OF 9

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VICINITY MAP

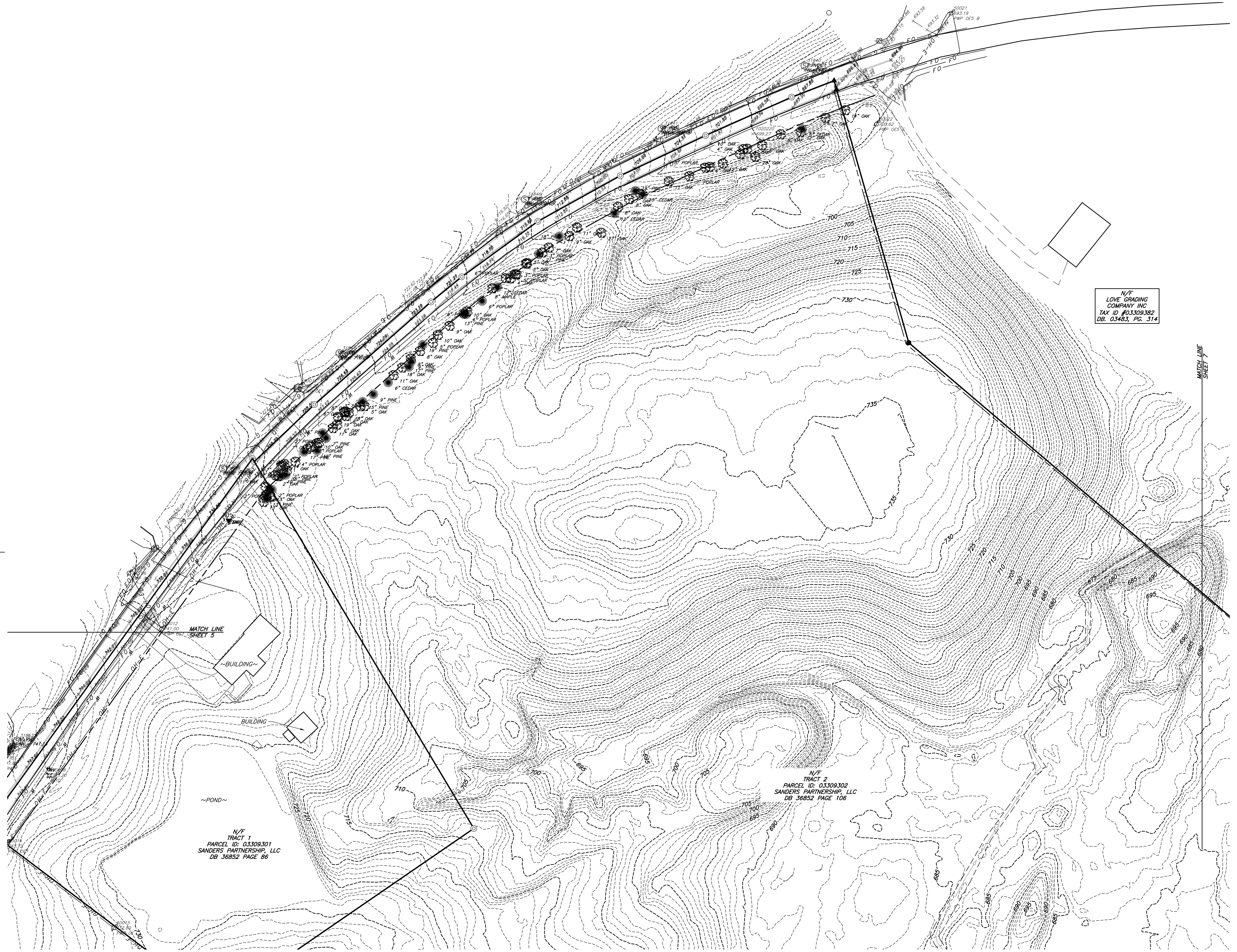


NORTH

NC GRID/NSRS 2011

EXISTING LEGEND:

- | | |
|---------------|---|
| _____ | EXISTING PROPERTY LINE |
| _____ | EXISTING ADJACENT PROPERTY LINE |
| _____ | EXISTING RIGHT-OF-WAY |
| -----870----- | EXISTING INDEX CONTOUR |
| ----- | EXISTING INTERMEDIATE CONTOUR |
| —x—x—x— | EXISTING FENCE |
| —ST— | EXISTING STORM SEWER LINE |
| —G— | EXISTING GAS LINE |
| —W— | EXISTING WATER LINE |
| —FO— | EXISTING FIBER OPTIC LINE |
| —OH-E— | EXISTING OVERHEAD ELECTRIC |
| —C— | EXISTING CABLE LINE |
| ---...--- | EXISTING DRIP LINE |
| ⊙ | COMPUTED POINTS |
| Ⓜ | MAILBOX |
| Ⓜ | CATCH BASIN (TYPE) |
| Ⓜ | SIGN |
| Ⓜ | RECESSED CURB INLET |
| Ⓜ | FIBER OPTIC PULL BOX (FLUSH WITH GRADE) |
| Ⓜ | POWER POLE |
| → | GUY WIRE |
| Ⓜ | GUY POLE |
| Ⓜ | WATER BOX (WATER VALVE) |
| Ⓜ | FIRE HYDRANT |
| ▼ | WATERLINE MARKER |
| Ⓜ | WATER METER |
| Ⓜ | TREE, DECIDUOUS (800 SIZE TYPE) |
| Ⓜ | TREE, CONIFER (800 SIZE TYPE) |
| Ⓜ | ELECTRIC METER |
| ▼ | FIBER OPTIC MARKER |
| Ⓜ | OIL WELL |



SCALE IN FEET

0 50 100

REVISION RECORD
DESCRIPTION

[illegible]

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Suite 400

Ph: 980.237.0373

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CEC Surveying and
Landscape Architects
of NC, PLLC

OWNER: SANDERS PARTNERSHIP, LLC

3000 KELLY ROAD

**WILKES-BARRÉ COUNTY
CHARLOTTE, NORTH CAROLINA**

ALTA/NSPS LAND TITLE SURVEY

DATE:	JUNE. 2026	DRAWN BY:	JHM
DWG. SCALE:	4" = 1'	CHECKED BY:	PIC

PROJECT NO:	361-108
-------------	---------

APPROVED BY: _____ PJC

DRAWING NO.:

6

SHEET 6 OF 9

CHARLOTTE

Planning Department

APPROVED BY CITY COUNCIL

RZP-2025-123

Approved: 09/21/2026

NORTH

SITE

BROOKSHIRE RD

WILKINSON LAKE

ELIOTT RD

CANYON LAKE

PLEASANT OAKS CIRCLE

PLEASANT GROVE RD

KELLY RD

VICINITY MAP

NORTH

NC GRID/NSRS 2011

EXISTING LEGEND:

EXISTING PROPERTY LINE

EXISTING ADJACENT PROPERTY LINE

EXISTING RIGHT-OF-WAY

EXISTING INDEX CONTOUR

EXISTING INTERMEDIATE CONTOUR

EXISTING FENCE

EXISTING STORM SEWER LINE

EXISTING GAS LINE

EXISTING WATER LINE

EXISTING FIBER OPTIC LINE

EXISTING OVERHEAD ELECTRIC

EXISTING CABLE LINE

EXISTING DRIP LINE

COMPUTED POINTS

MAILBOX

CATCH BASIN (TYPE)

SIGN

RECESSED CURB INLET

FIBER OPTIC PULL BOX (FLUSH WITH GRADE)

POWER POLE

GUY WIRE

GUY POLE

WATER BOX (WATER VALVE)

FIRE HYDRANT

WATERLINE MARKER

WATER METER

TREE, DECIDUOUS (800 SIZE TYPE)

TREE, CONIFER (800 SIZE TYPE)

ELECTRIC METER

FIBER OPTIC MARKER

OIL WELL

Topographic map showing land title survey with contour lines, property boundaries, and various infrastructure markers like sewer lines, gas lines, and trees. Includes labels for parcels and easements.

REVISION RECORD

NO	DATE	DESCRIPTION

3701 Arco Corporate Drive
Suite 400
Charlotte, NC 28273
Ph: 980.237.0373
www.cecinc.com

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of NC, PLLC

OWNER: SANDERS PARTNERSHIP, LLC
3000 KELLY ROAD
MECKLENBURG COUNTY
CHARLOTTE, NORTH CAROLINA

ALTA/NSPS LAND TITLE SURVEY

DATE: JUNE, 2026

DRAWN BY: JHM

DWG SCALE: 1"=50'

CHECKED BY: PJC

PROJECT NO: 381-108

APPROVED BY: PJC

DRAWING NO.: 7

SHEET 7 OF 9

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CHARLOTTE

Planning Department

APPROVED BY CITY COUNCIL

RZP-2025-123

Approved: 09/21/2026

NORTH

* SITE

BROOKSHIRE BLVD

WILKINSON LAKE

CANYON LAKE

ELIOTT RD

PLEASANT OAKS CIRCLE

PLEASANT GROVE RD

KELLY RD

VICINITY MAP

NORTH

NC GRID/NSRS 2011

EXISTING LEGEND:

EXISTING PROPERTY LINE

EXISTING ADJACENT PROPERTY LINE

EXISTING RIGHT-OF-WAY

EXISTING INDEX CONTOUR

EXISTING INTERMEDIATE CONTOUR

EXISTING FENCE

EXISTING STORM SEWER LINE

EXISTING GAS LINE

EXISTING WATER LINE

EXISTING FIBER OPTIC LINE

EXISTING OVERHEAD ELECTRIC

EXISTING CABLE LINE

EXISTING DRIP LINE

COMPUTED POINTS

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POWER POLE

GUY WIRE

GUY POLE

WATER BOX (WATER VALVE)

FIRE HYDRANT

WATERLINE MARKER

WATER METER

TREE, DECIDUOUS (800 SIZE TYPE)

TREE, CONIFER (800 SIZE TYPE)

ELECTRIC METER

FIBER OPTIC MARKER

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MECKLENBURG COUNTY
CHARLOTTE, NORTH CAROLINA

ALTANSPS LAND TITLE SURVEY

DATE: JUNE 2026

DRAWN BY: JHM

DWG SCALE: 1"=50'

CHECKED BY: PJC

PROJECT NO: 381-108

APPROVED BY: PJC

DRAWING NO.: 8

SHEET 8 OF 9

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