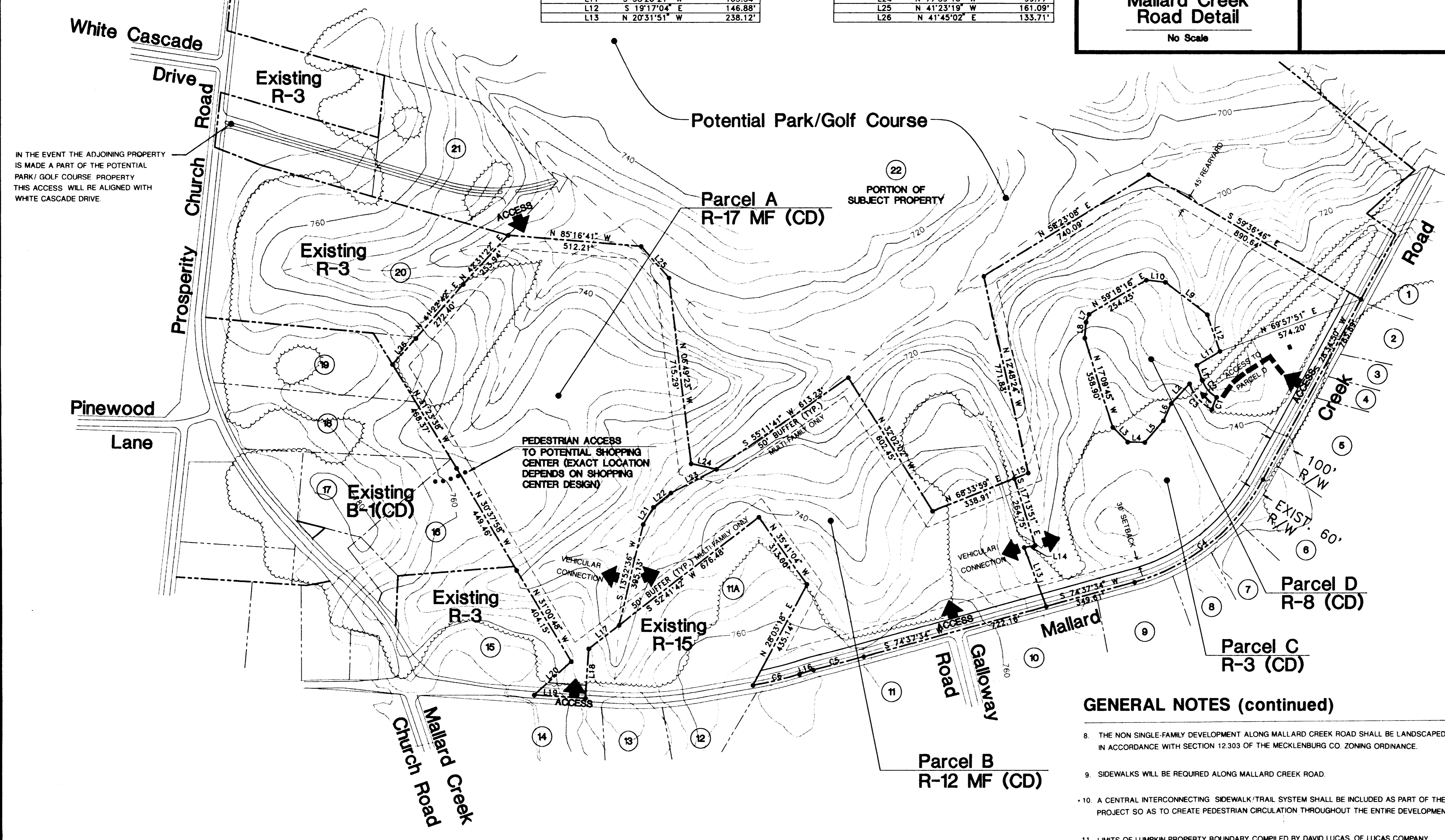
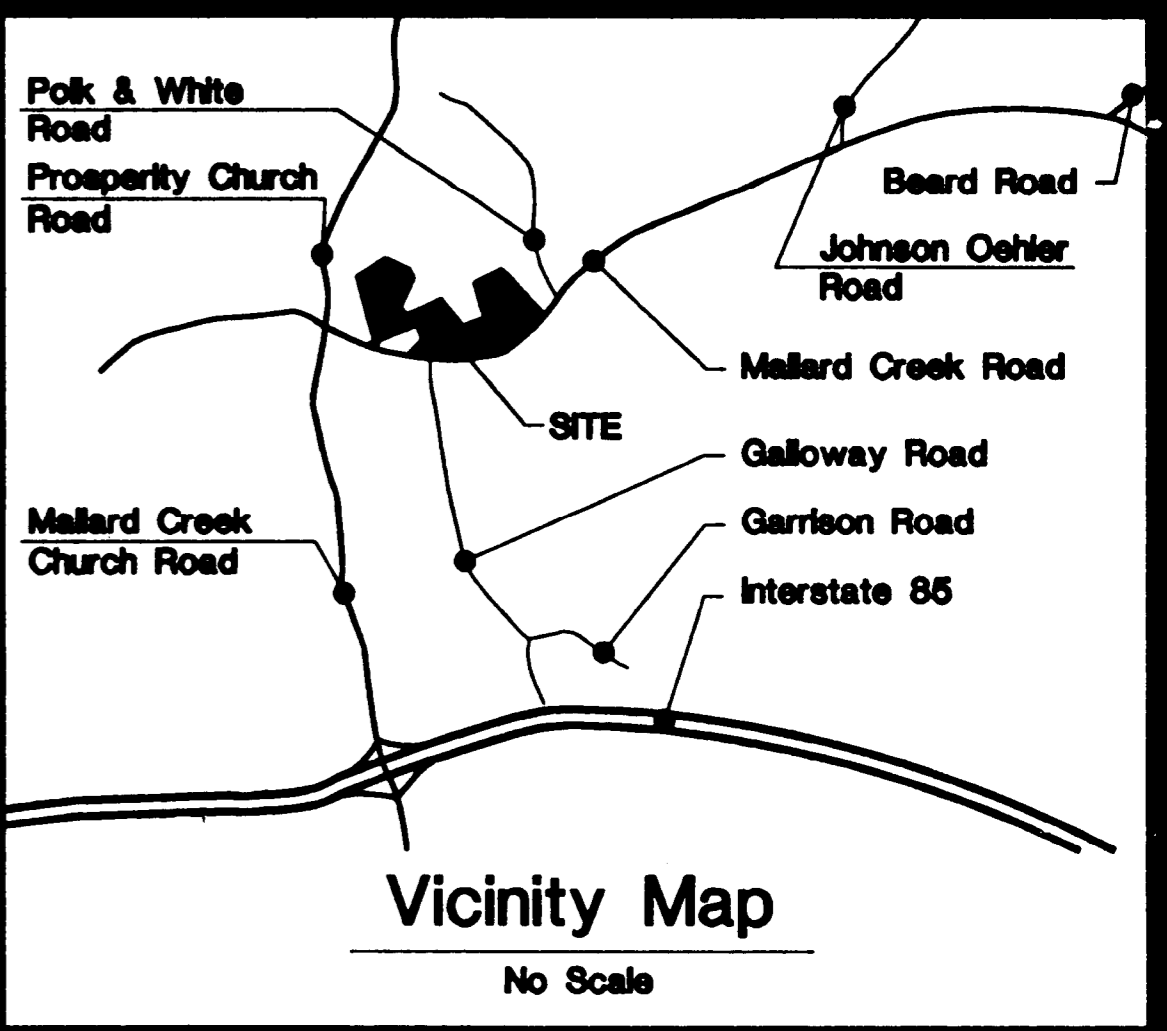
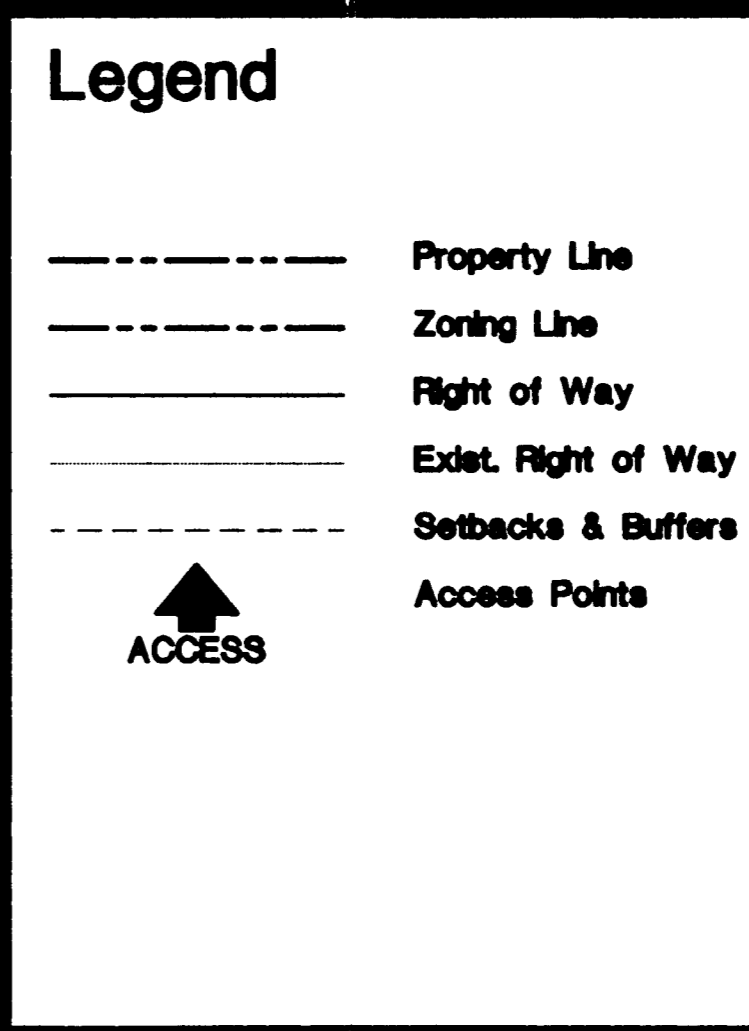
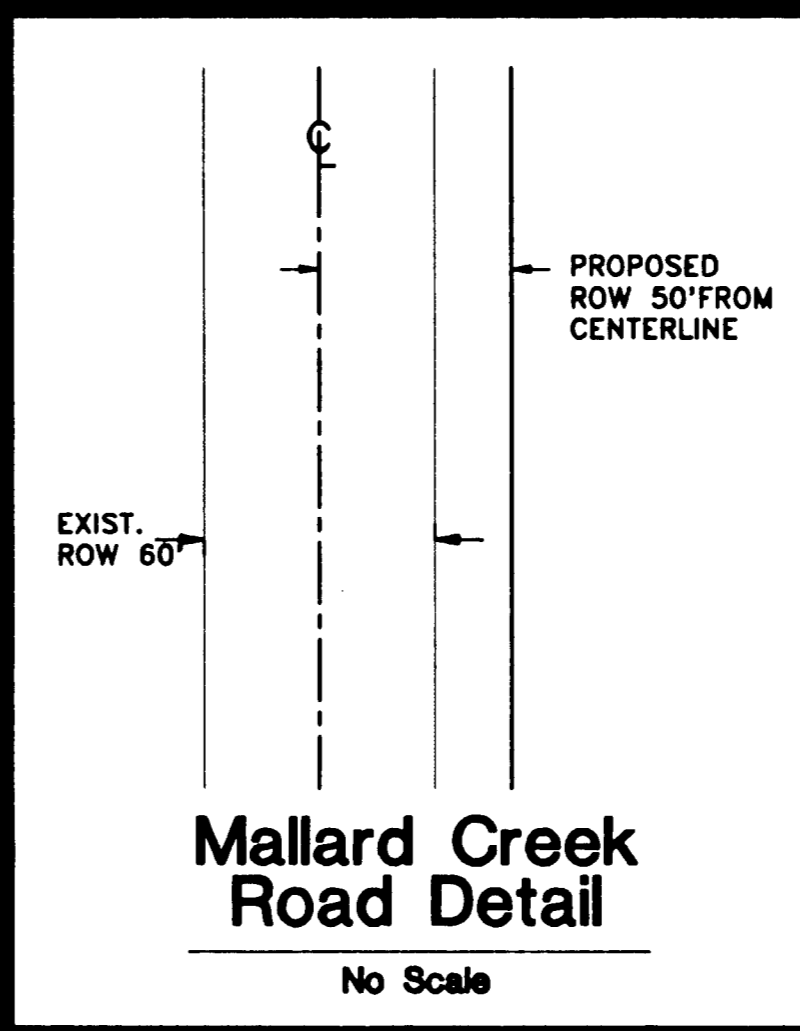


CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	270.00'	50.51'	25.33'	50.43'	S 22°58'28" W	107°43'03"
C2	125.00'	88.27'	46.09'	86.45'	S 39°45'00" E	49°27'34"
C3	175.00'	133.83'	70.38'	130.59'	S 40°47'06" E	43°49'03"
C4	800.11'	643.01'	340.00'	625.85'	N 51°35'13" E	48°02'45"
C5	7180.28'	199.99'	100.00'	199.98'	N 75°23'33" E	01°36'01"
C6	1426.92'	181.66'	90.95'	181.54'	N 76°40'23" E	07°17'39"

LINE	DIRECTION	DISTANCE
L1	N 19°41'05" W	58.92'
L2	S 42°34'44" W	103.71'
L3	N 45°43'02" W	80.44'
L4	N 88°56'59" W	65.35'
L5	S 47°20'07" W	109.10'
L6	S 24°20'19" W	72.84'
L7	N 20°30'44" E	31.51'
L8	N 04°32'08" E	60.71'
L9	S 52°28'29" E	201.72'
L10	S 83°31'20" E	73.63'
L11	S 88°30'21" W	103.54'
L12	S 19°17'04" E	146.88'
L13	N 20°31'51" W	238.12'

LINE	DIRECTION	DISTANCE
L14	S 78°24'55" W	42.03'
L15	N 66°33'19" E	56.67'
L16	S 72°01'33" W	55.41'
L17	S 52°41'42" W	146.00'
L18	S 05°32'42" W	188.89'
L19	N 86°07'27" W	196.04'
L20	N 48°18'32" E	189.71'
L21	S 31°05'53" W	75.56'
L22	S 50°35'19" W	86.21'
L23	S 62°58'19" W	197.35'
L24	N 77°29'10" W	99.77'
L25	N 41°23'19" W	161.09'
L26	N 41°45'02" E	133.71'



SITE DATA

EXISTING ZONING R-3

PARCEL A:
 PROPOSED ZONING: R-17 MF (CD)
 SITE SIZE: 28.8 ACRES
 PROPOSED USE: MULTI-FAMILY
 MAXIMUM NO. UNITS: 340

PARCEL B:
 PROPOSED ZONING: R-12 MF (CD)
 SITE SIZE: 20.27 ACRES
 PROPOSED USE: MULTI-FAMILY
 MAXIMUM NO. UNITS: 112

PARCEL C:
 PROPOSED ZONING: R-3 (CD)
 SITE SIZE: 8.76 ACRES
 PROPOSED USE: SINGLE FAMILY
 MAXIMUM NO. UNITS: 86

PARCEL D:
 PROPOSED ZONING: R-8 (CD)
 SITE SIZE: 4.78 ACRES
 PROPOSED USE: SINGLE FAMILY
 MAXIMUM NO. UNITS: 35

- GENERAL NOTES**
- THE TECHNICAL ZONING PLAN INDICATES THE FIRM COMMITMENT TO DEVELOPMENT AREA, DENSITY, EXTERIOR BUFFERS, TYPE OF PERMITTED USE, DENSITY AND POINTS OF ACCESS. THE ILLUSTRATIVE MASTER PLAN INDICATES ONE PATTERN OF DEVELOPMENT WHICH CONFORMS TO THE REQUIREMENTS OF THE TECHNICAL ZONING PLAN. OTHER DESIGNS MAY BE UTILIZED AS LONG AS THEY MEET ALL REQUIREMENTS OF THE TECHNICAL PLAN AND THE INDIVIDUAL ZONING DISTRICT STANDARDS.
 - ALL BUFFERING, SCREENING AND LANDSCAPING REQUIREMENTS OF THE ZONING ORDINANCE SHALL BE MET OR EXCEEDED.
 - RIGHT-OF-WAY EQUAL TO FIFTY FEET FROM THE CENTERLINE OF MALLARD CREEK ROAD SHALL BE DEDICATED PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT FOR DEVELOPMENT.
 - THE PETITIONER RESERVES THE RIGHT TO CHANGE THE USE OF ANY PORTION OF THE MULTI-FAMILY AREA TO SINGLE-FAMILY PROVIDED ALL STANDARDS FOR SINGLE-FAMILY USE IN THE BASE DISTRICT ARE MET OR EXCEEDED. IN THE EVENT SINGLE-FAMILY USE IS DEVELOPED THE REQUIREMENT FOR BUFFERS SHALL BE ELIMINATED.
 - SIGNAGE SHALL BE PERMITTED IN ACCORDANCE WITH APPLICABLE ORDINANCE STANDARDS.
 - PARKING SHALL BE PROVIDED TO MEET OR EXCEED ORDINANCE STANDARDS. PARKING LOTS SHALL BE LANDSCAPED WITH ISLAND AREAS AS REQUIRED BY ZONING ORDINANCE.
 - LEFT TURN LANES SHALL BE INSTALLED ON MALLARD CREEK ROAD AS DEVELOPMENT OCCURS AND IN ACCORDANCE WITH MECKLENBURG COUNTY ENGINEERING DEPARTMENT AND NCDOT STANDARDS.

- GENERAL NOTES (continued)**
- THE NON SINGLE-FAMILY DEVELOPMENT ALONG MALLARD CREEK ROAD SHALL BE LANDSCAPED IN ACCORDANCE WITH SECTION 12.303 OF THE MECKLENBURG CO. ZONING ORDINANCE.
 - SIDEWALKS WILL BE REQUIRED ALONG MALLARD CREEK ROAD.
 - A CENTRAL INTERCONNECTING SIDEWALK/TRAIL SYSTEM SHALL BE INCLUDED AS PART OF THE PROJECT SO AS TO CREATE PEDESTRIAN CIRCULATION THROUGHOUT THE ENTIRE DEVELOPMENT.
 - LIMITS OF LUMPKIN PROPERTY BOUNDARY COMPILED BY DAVID LUCAS, OF LUCAS COMPANY, JANUARY, 1992. PARCELS A, B, C, AND D WERE SUBDIVIDED BY WOOLPERT CONSULTANTS FROM TOTAL PLAT BY THE LUCAS COMPANY.
 - ALL TRAFFIC CONTROL SIGNS AND DEVICES WILL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).

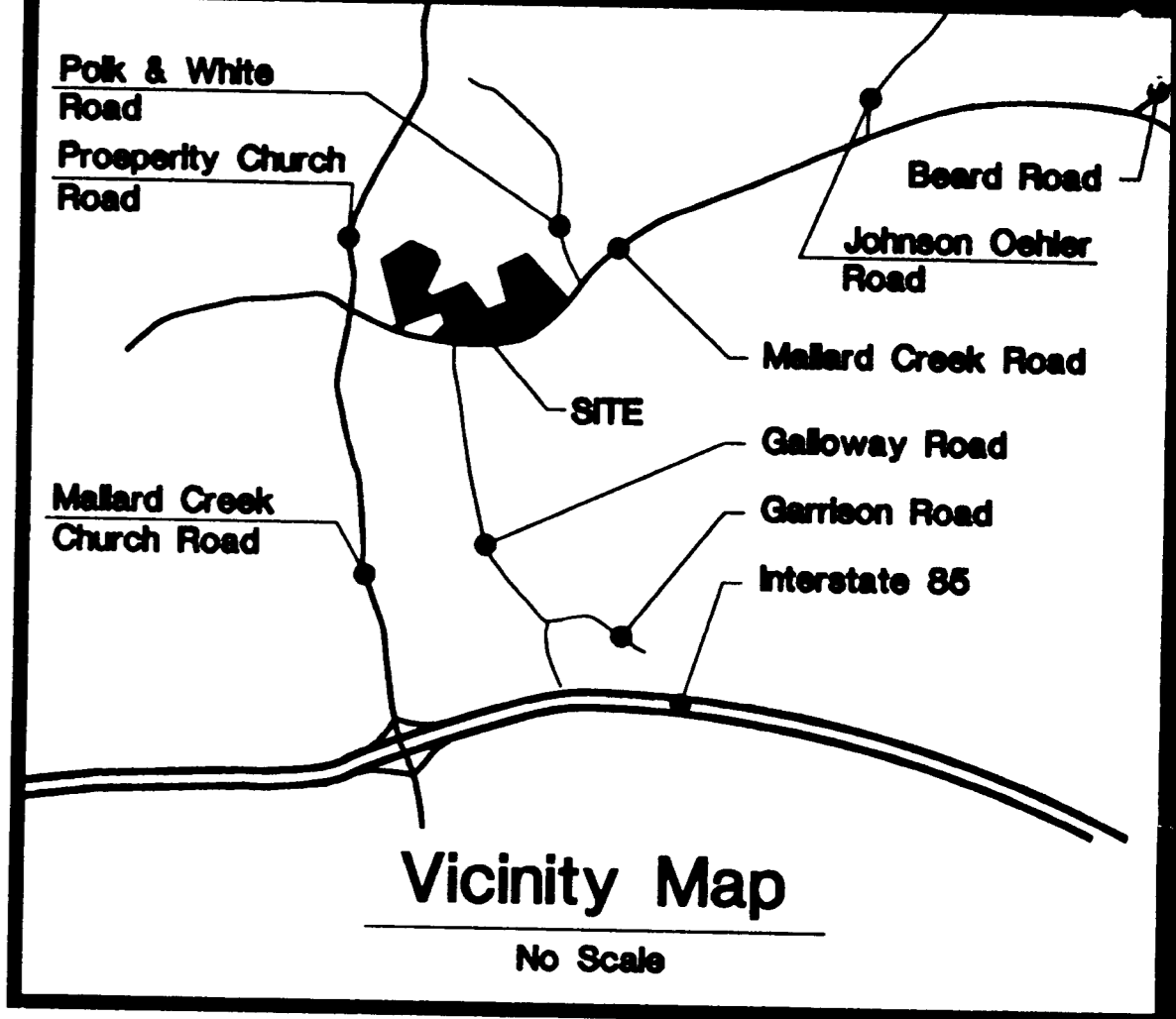
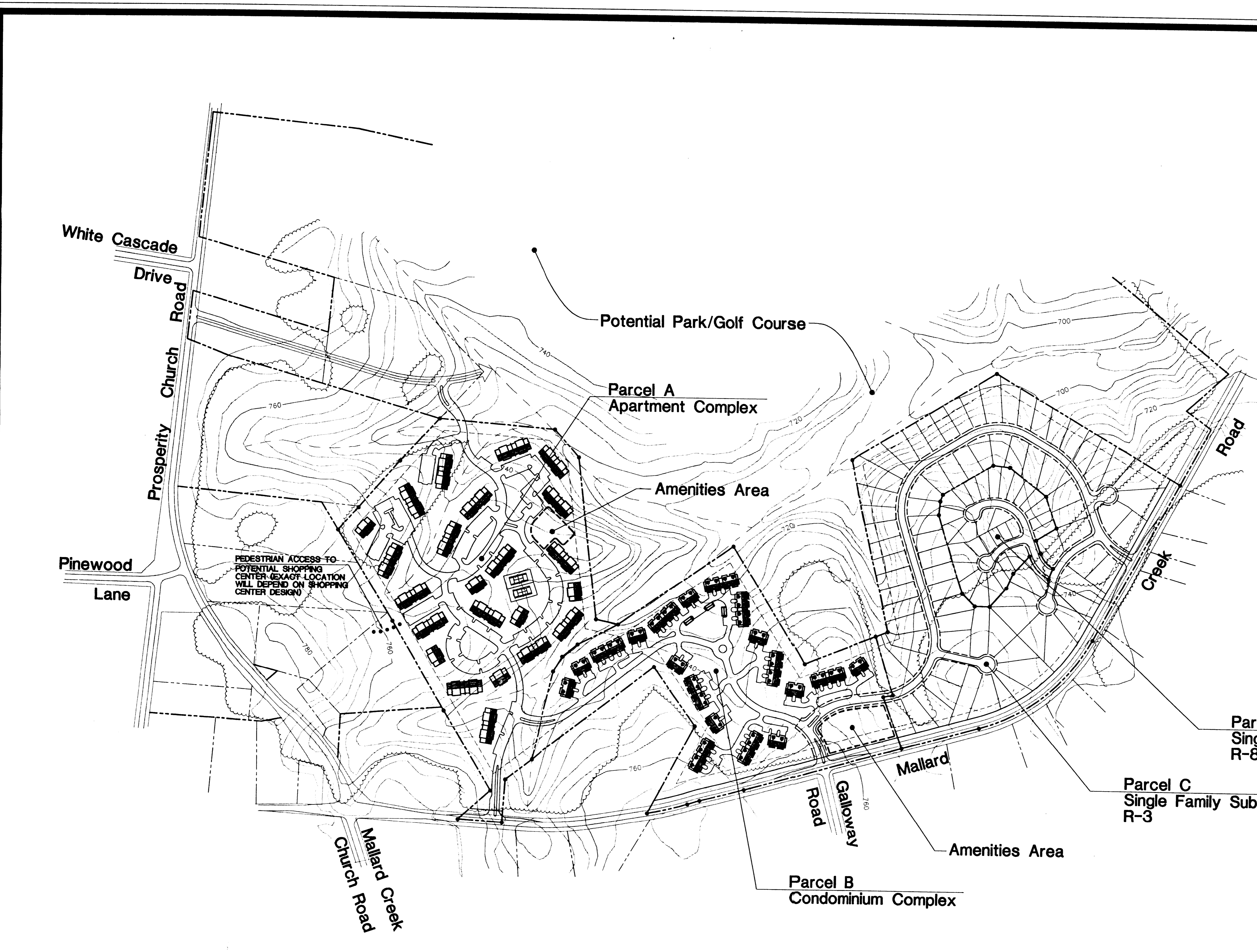
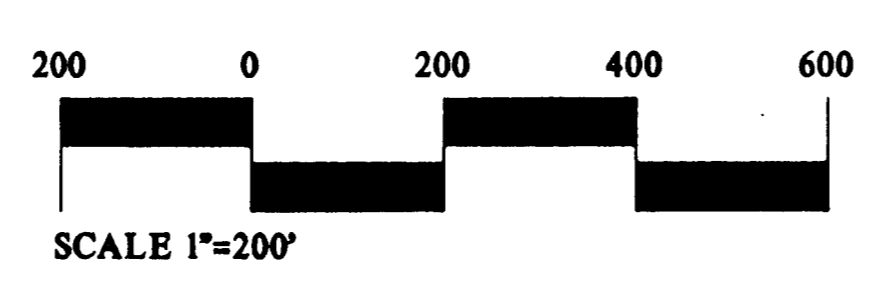
FOR PUBLIC HEARING
PROPOSED TECHNICAL ZONING PLAN
 for
STONEY CREEK (LUMPKIN PROPERTY)
 Mecklenburg County, North Carolina

APPROVED BY COUNTY COMMISSIONER:
 DATE: July 13, 1992
 92-16(c)

REVISED 5-18-92
 Date 3-02-92

Sheet 1 of 2

WOOLPERT CONSULTANTS
 8731 RED OAK BOULEVARD
 CHARLOTTE, NC 28217-3958
 704 525-6284



FOR PUBLIC HEARING
ILLUSTRATIVE MASTER PLAN
 for
STONEY CREEK (LUMPKIN PROPERTY)
 Mecklenburg County, North Carolina

APPROVED BY COUNTY COMMISSIONER:
 DATE: July 13, 1992
 92-16(c)

REVISED 5-18-92
 Date 3-02-92

Sheet 2 of 2

WOOLPERT CONSULTANTS
 8731 RED OAK BOULEVARD
 CHARLOTTE, NC 28217-3958
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