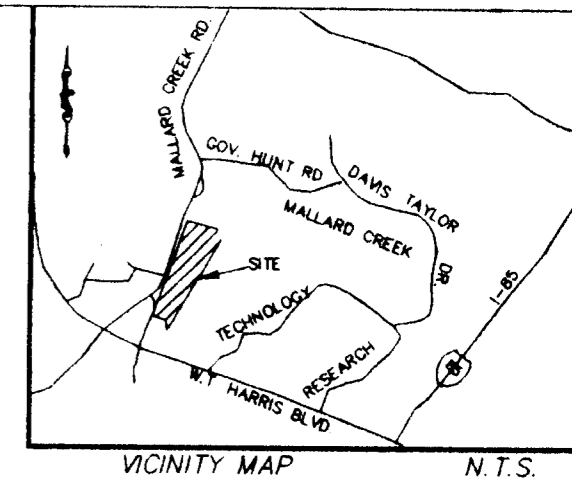


LINE	LENGTH	BEARING
L1	88.49'	S69°27'51"W
L2	53.19'	N25°01'57"W
L3	92.26'	N05°08'52"E
L4	45.65'	N59°38'57"W
L5	30.04'	N65°59'37"W
L6	102.51'	N21°42'39"E
L7	104.23'	N16°39'00"E
L8	58.32'	S06°23'56"W

CURVE	LENGTH	RADIUS	CHORD	TANGENT	DELTA	BEARING
C1	382.44'	1323.19'	381.11'	192.56'	16°33'36"	N35°18'59"E
C2	37.95'	25.00'	34.41'	23.71'	86°58'12"	S70°31'17"W
C3	30.50'	20.00'	27.63'	19.10'	87°22'36"	N22°18'19"W
C4	62.80'	953.48'	62.79'	31.41'	03°46'25"	N23°16'24"E
C5	34.49'	20.00'	30.37'	23.34'	98°49'04"	N64°35'51"E
C6	48.84'	490.00'	48.82'	24.44'	05°42'38"	S63°08'18"E
C7	50.83'	510.00'	50.81'	25.44'	05°42'38"	N63°08'18"W
C8	38.27'	25.00'	34.64'	24.02'	87°42'16"	S22°08'29"E
C9	150.32'	60.00'	113.98'	182.21'	143°32'49"	S84°32'25"W
C10	40.16'	950.00'	40.16'	20.08'	02°25'20"	N13°58'39"E

NOTES

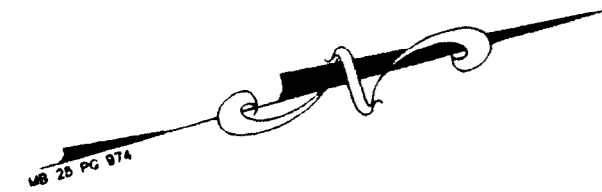
- WHERE EXISTING TOPOGRAPHY ALLOWS, AN 8' PLANTING STRIP AND 5' SIDEWALK WILL BE PLACED AS PER CITY CODE ALONG MALLARD CREEK RD. THE WALK MAY MEANDER AND THE WIDTH OF THE PLANTING STRIP MAY VARY TO SAVE EXISTING TREES AND ACCOMMODATE THE TOPOGRAPHY. IF EXISTING TREES (6" OR LARGER) OR TOPOGRAPHY DO NOT ALLOW THE BACK SIDE OF THE SIDEWALK TO BE WITHIN 25 FEET OF THE BACK OF THE EXISTING MALLARD CREEK ROAD STREET CURB THEN IT WILL BE REQUESTED DURING THE BUILDING PERMIT PROCESS THAT THE SIDEWALK REQUIREMENT BE WAIVED.
- AS EACH BUILDING IS BUILT, THERE WILL BE SIDEWALK FROM THE BUILDING TO A SIDEWALK ALONG A PUBLIC STREET.
- MAXIMUM SQUARE FOOTAGE FOR THIS SITE WILL MEET CHARLOTTE-MECKLENBURG PLANNING COMMISSION ZONING ORDINANCES.
- THE AREA WITHIN THE SETBACK ALONG MALLARD CREEK ROAD WILL BE CONSIDERED A WOODLAND BUFFER AREA. THIS AREA SHALL BE LANDSCAPED AND ALL TREES 6" CALIPER AND LARGER SHOULD BE PRESERVED, EXCEPT WHERE EACH LOTS ACCESS DRIVEWAY WILL BE LOCATED.
- THIS PROPERTY IS TO BE USED FOR GENERAL OR MEDICAL OFFICE USE AND ANY OTHER USE ALLOWED UNDER O-1 ZONING EXCEPT HOTEL/MOTEL OR RESIDENTIAL UNITS.
- THERE ARE CURRENTLY THREE CURB CUTS ALONG MALLARD CREEK ROAD FOR AREA 2. TWO OF THESE CURB CUTS MAY BE USED OR RELOCATED FOR INGRESS/EGRESS PURPOSES.
- A GREENWAY, OPEN SPACE EASEMENT WILL BE GRANTED IN THE FLOOD PLAIN AREA ALONG MALLARD CREEK TO THE UNIVERSITY RESEARCH PARK, INC.
- RESIDENTIAL BUFFER WILL BE EITHER CLASS B OR C DEPENDING ON BLDG SIZE.



MECKLENBURG COUNTY S.W.I.M. BUFFER
 PORTIONS OF THIS PROPERTY ARE SUBJECT TO WATER QUALITY BUFFER WIDTHS. AREA 2 IS PARTIALLY LOCATED IN THE 100 FT. + 50% FLOODFRINGE BUFFER WIDTH. DEVELOPMENT MUST CONFORM TO THE CHARLOTTE FLOODWAY REGULATIONS, CHAPTER 9 OF CITY CODE.

PROPOSED AREA TO BE REZONED:

AREA 1 = 4.582 ACRES
 AREA 2 = 15.323 ACRES
 TOTAL AREA = 19.905 ACRES



N/F
 UNIVERSITY OF N.C.
 TM 027-032-02
 ZONED RE-1

N/F
 ADDISON PLACE APTS. LLC
 TM 027-032-04
 ZONED R-17MFC

N/F
 UNIVERSITY OF N.C.
 TM 027-032-02
 ZONED RE-1

N/F
 ADDISON PLACE APTS. LLC
 TM 027-032-04
 ZONED R-17MFC

N/F
 ADDISON PLACE APTS. LLC
 TM 027-032-13
 ZONED R-17MFC

N/F
 MECKLENBURG COUNTY
 TM 047-412-09
 ZONED R-3

N/F
 MECKLENBURG COUNTY
 DB 4940 PG 593

W.T. HARRIS BLVD.

MEDICAL PLAZA ROAD (PUBLIC R/W VARIES)

N/F
 QUEENS PROPERTIES INC
 TM 047-13120
 ZONED RE-1

AREA 1
 4.582 AC
 TM# 047-131-20

AREA 2
 15.323 AC
 TM# 047-131-07

APPROX. 100 YR. FLOODWAY FRINGE LINE

J.N. PEASE PLACE

MALLARD CREEK

MALLARD CREEK

PROPOSED ZONING O-1 CD
 MINIMUM LOT AREA = 2.00 ACRES
 MINIMUM LOT WIDTH = 200'
 INTERIOR SIDE YARD = 25' *
 MINIMUM STREET SIDE YARD ON CORNER LOTS = 40'
 MINIMUM SETBACK = 40' EXCEPT ALONG MALLARD CREEK RD WHERE SETBACK = 50'
 * PARKING TO CONFORM WITH CMPC ZONING ORDINANCE 9.605.7.a, ALLOWING PARKING IN A PORTION OF THE REQUIRED SETBACK OR SIDE YARDS

N/F
 QUEENS PROPERTIES INC
 TM 047-131-04
 ZONED RE-1

PROPERTY IS TM 047-131-20 AND A PORTION OF TM 047-131-07
 CURRENT ZONING IS RE-1
 PROPOSED ZONING IS O1-CD

THE PURPOSE OF THIS REVISION IS TO CHANGE INTERIOR SIDE YARD TO 25' AND CHANGE STREET SIDE YARD ON CORNER LOTS TO 40' AS PER CHARLOTTE-MECKLENBURG PLANNING COMMISSION.

APPROVED BY CITY COUNCIL

DATE 5/21/01

FOR PUBLIC HEARING

MAP FOR REZONING (PETITION # 01-036)

OF

PROFESSIONAL OFFICE CENTER
 (a.k.a. WESTBROOK BUSINESS CENTER)

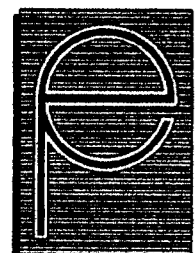
MALLARD CREEK TOWNSHIP, MECKLENBURG COUNTY, NORTH CAROLINA

DECEMBER 13, 2000

REVISED APRIL 16, 2001

REVISED MAY 18, 2001

01-036
 5-18-01



PREPARED BY
POWER ENGINEERING COMPANY, INC.
 ENGINEERS - PLANNERS - SURVEYORS

9731-A SOUTHERN PINE BLVD., CHARLOTTE, NC 28273
 PH. (704)525-7275 FAX (704)525-2515

GRAPHIC SCALE



(IN FEET)
 1 inch = 200 ft