

**I. REZONING APPLICATION
CITY OF CHARLOTTE**

Petition #:	_____
Date Filed:	_____
Received By:	_____

Complete All Fields (Use additional pages if needed)

Property Owner: Batten James A and Batten Bonnie

Owner's Address: 9630 Newby Ln City, State, Zip: Matthews NC 28105

Date Property Acquired: 7/25/2011

Property Address: 4017 Margaret Wallace Rd Matthews
28105

Tax Parcel Number(s): 193-413-17

Current Land Use: R4 Size (Acres): 1.35 Acres

Existing Zoning: R4 Proposed Zoning: UR-1(CO) R6

Overlay: NO Tree Survey Provided: Yes: _____ N/A: X ⁶⁴⁰¹

Required Rezoning Pre-Application Meeting* with: Kinley John

Date of meeting: 12/3/19

(*Rezoning applications will not be processed until a required pre-application meeting with a rezoning team is held.)

For Conditional Rezoning Only:

Requesting a vesting period exceeding the 2 year minimum? Yes No Number of years (maximum of 5): _____

Purpose/description of Conditional Zoning Plan: TO BUILT 7 UNITS

Jason B Stafford
Name of Rezoning Agent

4107 ROSELAKE DR. STE F
Agent's Address

Charlotte NC 28217
City, State, Zip

980-938-6770
Telephone Number

980-938-6770
Fax Number

jstafford@capstonecivil
E-Mail Address

companies.com

[Signature]
Signature of Property Owner

James Batten
(Name Typed / Printed)

Souvik Ghosal
Name of Petitioner(s)

8914 Magnolia Heights C
Address of Petitioner(s)

Charlotte NC 28270
City, State, Zip

704-907-3018
Telephone Number

704-907-3018
Fax Number

souvik.ghosal@gmail.com
E-Mail Address

[Signature]
Signature of Petitioner

Souvik Ghosal
(Name Typed / Printed)

Perfect timing, we just finished up discussing it. As we mentioned during the presubmittal meeting the site is recommended in the District Plan for residential up to 4 DUA. The General Development Policies provide guidance for additional density and the site scores for residential up to 6 DUA.

Due to the site context with single family residential on two sides, access constraints with only one way in and out on Margaret Wallace and the recommended density guidance from the District Plan and General Development Policies staff determined we would only be able to support up to 6 DUA.

This could be achieved through a rezoning to R-6 allowing for single family detached homes with minimum lot size of 4500 sqft feet each. The lots would need to front on a public street. It could also be achieved through a rezoning to UR-1(CD) or UR-2(CD) with a conditional plan that limits the density to 6 DUA, UR zoning allows the use of private streets typically designed to look like a public street.

You are certainly welcome to still pursue a rezoning to R-8MF but keep in my staff would not recommend the 8 DUA to Council so the risk factor would be increased.

If you move forward with any rezoning proposal you should definitely meet with and discuss the proposal with the City Council District representative Matt Newton. City Council are the ones who ultimately make a decision on rezoning petitions.

4017 Margaret Wallace Rd, Matthews, NC 28105-3744, Mecklenburg County**Owner Information**

Owner:	Batten James A	Tax Billing Zip:	28105
Co-Owner:	Batten Bonnie	Tax Billing Zip+4:	3739
Tax Billing Address:	9630 Newby Ln	Owner Occupied:	No
Tax Billing City & State:	Matthews, NC		

Location Information

School District :	Charlotte-Mecklenburg Schools	Zoning:	R4
Township:	Charlotte	Zoning Description:	Single Fam 4.0 Units Per Acre-R4
Census Tract:	57.16	Neighborhood Code:	Ind Blvd/Idlewild Rd Area-T301
Carrier Route:	R016	Location Influence:	Rural

Tax Information

Parcel ID:	193-413-17	Tax Area:	08
% Improved:	49%		
Legal Description:	4017 MARG WALLACE RD		

Assessment & Tax

Assessment Year	2018	2017	2016
Assessed Value - Total	\$64,600	\$64,600	\$64,600
Assessed Value - Land	\$33,100	\$33,100	\$33,100
Assessed Value - Improved	\$31,500	\$31,500	\$31,500
YOY Assessed Change (\$)	\$0	\$0	
YOY Assessed Change (%)	0%	0%	
Market Value - Total	\$64,600	\$64,600	\$64,600
Market Value - Land	\$33,100	\$33,100	\$33,100
Market Value - Improved	\$31,500	\$31,500	\$31,500

Tax Year	Total Tax	Change (\$)	Change (%)
2016	\$890		
2017	\$899	\$10	1.07%
2018	\$921	\$22	2.43%

Characteristics

Land Use - Universal :	Rural Homesite	Total Baths:	1
Land Use - County :	Rural Homesite	Full Baths:	1
Lot Acres:	1.35	Heat Type:	Not Ducted
Lot Sq Ft:	58,806	Heat Fuel Type:	Coal/Wood/Oil
Year Built:	1963	Interior Wall:	Drywall
Effective Year Built:	1970	Floor Cover:	Hardwood
Total Units:	1	Basement Type:	MLS: Crawl Space
# of Buildings:	1	Foundation:	Crawl Space
Building Type:	Residential	Exterior:	Brick
Stories:	1	Roof Material:	Asphalt
Building Sq Ft:	672	Roof Shape:	Gable
Total Building Sq Ft:	672	No. Parking Spaces:	MLS: 2
Heated Sq Ft:	672	Patio Type:	Terrace
Ground Floor Sq Ft:	672	Patio/Deck 1 Sq Ft:	20
Bedrooms:	2	Condition:	Average

Features

Feature Type	Unit	Size/Qty	Year Built
Storage	U	1	1963
Terrace	S	20	1963

Building Description	Building Size
Base	672

Estimated Value

RealAVM™ (1):	\$111,700	Confidence Score (2):	59
RealAVM™ Range:	\$101,647 - \$121,753	Forecast Standard Deviation (3):	9
Value As Of:	12/09/2019		

(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.

(2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence

score range is 60 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.

(3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

Listing Information

MLS Listing # :	949213	MLS Sale Date:	07/25/2011
MLS Status :	Closed	MLS Sale Price:	\$65,000
MLS Status Change Date :	07/26/2011	Listing Agent Name:	79001-Fran Harris
MLS Listing Date :	06/23/2010	Listing Broker Name:	FRAN HARRIS REAL ESTATE, INC
MLS Current List Price :	\$75,000	Selling Agent Name:	27121-Cheri Wickham
MLS Orig. List Price :	\$95,000	Selling Broker Name:	1ST CHOICE PROPERTIES, INC.
MLS Pending Date:	07/20/2011		

Last Market Sale & Sales History

Sale Date:	07/25/2011	Co-Owner:	Batten Bonnie
Recording Date:	07/25/2011	Seller:	Chamblin Dennis & Donna C
Sale Price:	\$65,000	Deed/Page:	26624-914
Price Per Square Feet:	\$96.73	Deed Type:	Warranty Deed
Owner:	Batten James A		

Sale Date	07/25/2011	09/22/2009	10/1975
Recording Date	07/25/2011	09/25/2009	
Sale Price	\$65,000		
Nominal		Y	
Buyer Name	Batten James A & Bonnie	Chamblin Dennis	Eller Ronald Q & Eller Sarah G
Seller Name	Chamblin Dennis & Donna C	Eller Ronald Q	
Deed/ Page	26624-914	25105-396	3793-453
Document Type	Warranty Deed	Warranty Deed	Deed (Reg)

Mortgage History

Mortgage Date	07/25/2011
Mortgage Amount	\$52,000
Mortgage Lender	State Emps Fcu
Mortgage Type	Resale

Courtesy of Atul Pathak, CANOPY MLS

The data within this report is compiled by CoreLogic from public and private sources. The data is deemed reliable, but is not guaranteed. The accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.

Property Detail


Bank of America Advantage

209

66-19/530 NC
73

SOUVIK GHOSAL
8914 MAGNOLIA HEIGHTS CT
CHARLOTTE NC. 28270-0694

12/23/19 Date

Pay City of Charlotte \$ 6910.00
to the order of Six thousand nine hundred and ten ¹⁰/₁₀₀ Dollars  Security Features Details on Back.

Harland Clarke

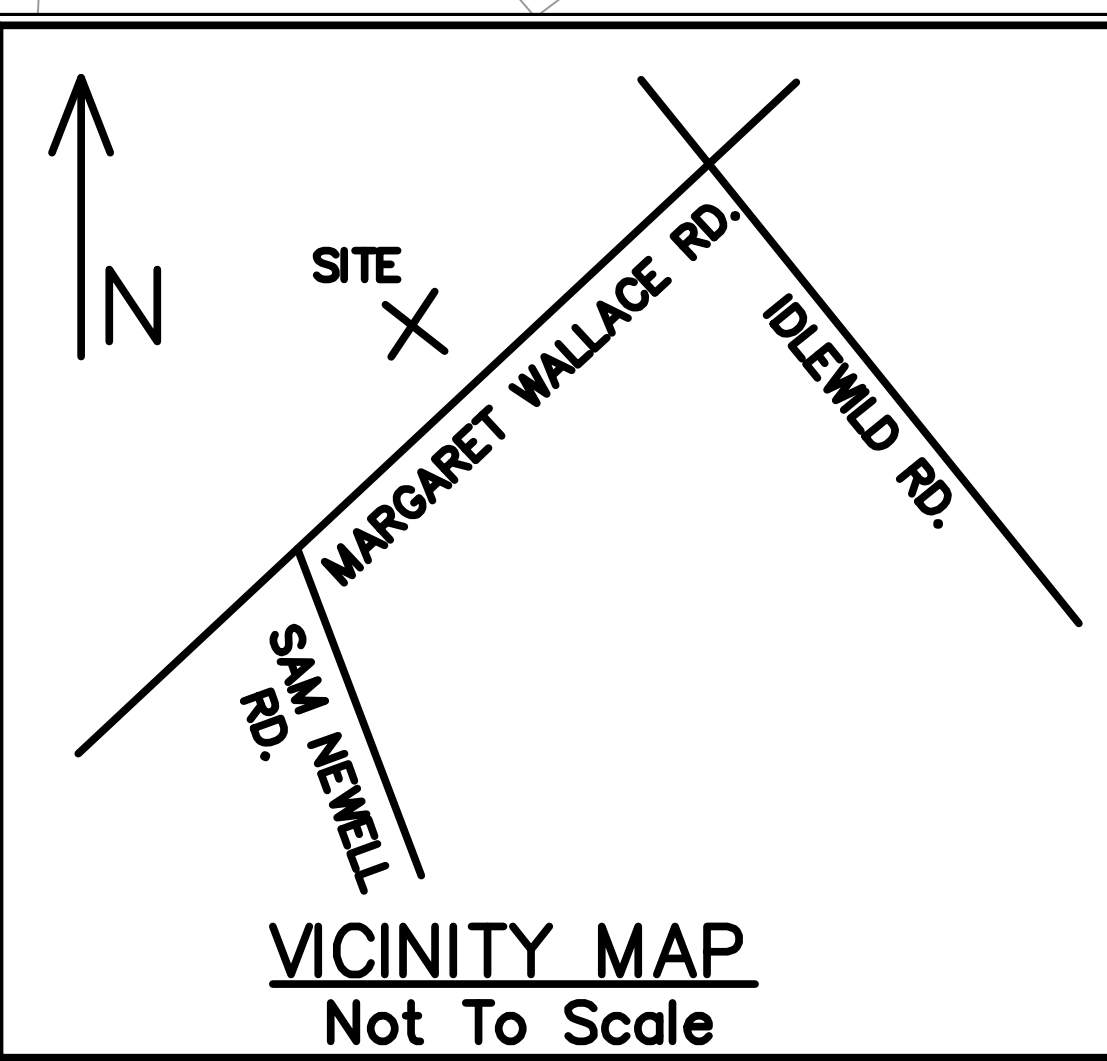
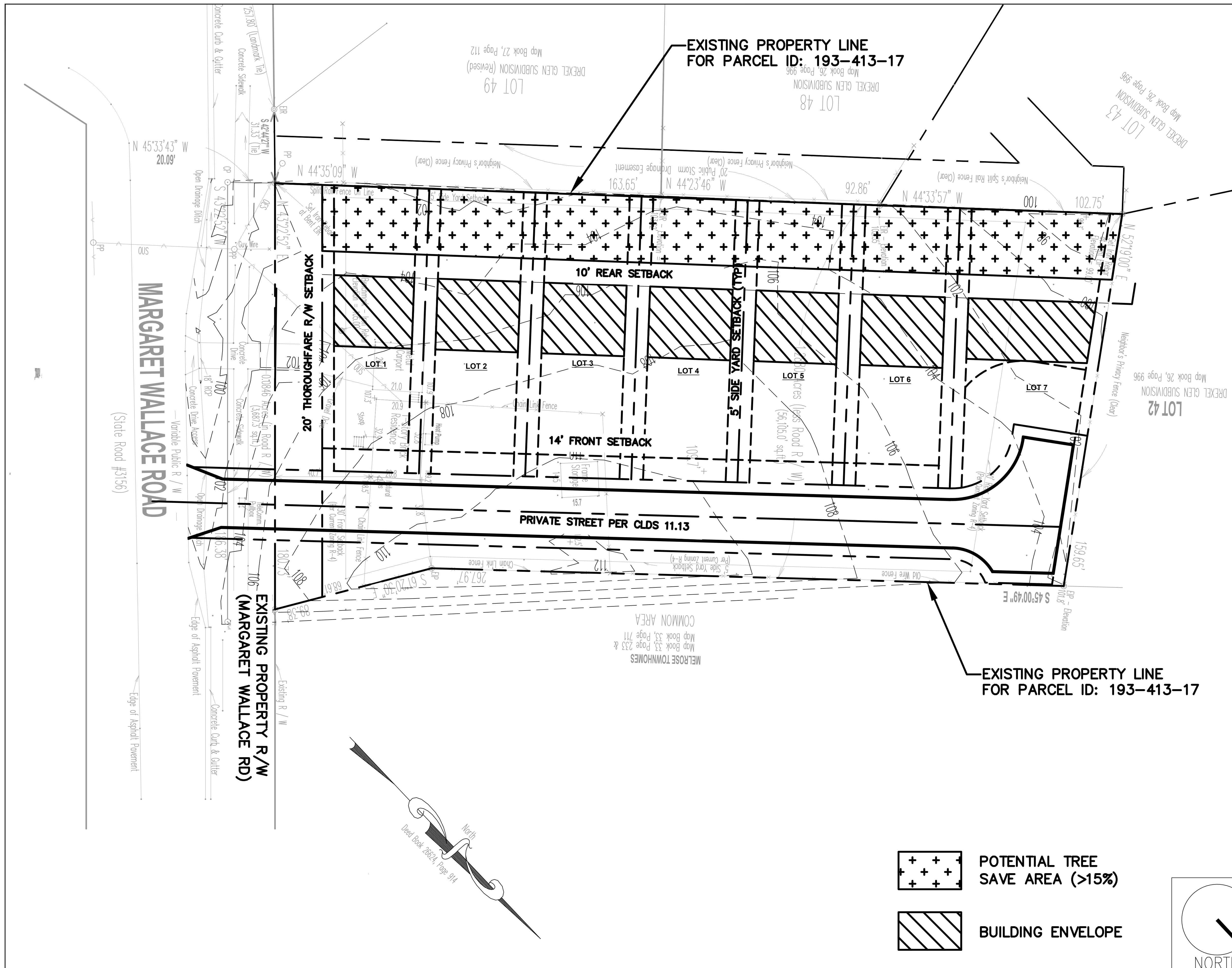
Bank of America 

ACH R/T 053000198

Memo Re zoning

Souvik Ghosal MP

⑆053000198⑆ 237013632610⑆0209



REZONING SUMMARY:

PROJECT NAME: MARGARET WALLACE SUBDIVISION
 TAX PARCEL ID: 193-413-17
 CURRENT ZONING: R-4
 PROPOSED ZONING: UR-1 (CD)
 CURRENT LAND USE: ONE SINGLE FAMILY HOME

PETITIONER: SOUVIK GHOSAL

CURRENT PROPERTY OWNER: JAMES AND BONNIE BATTEN

REZONING SITE AREA: ±1.37 ACRES

TAX PARCEL ID: 193-413-17

EXISTING ZONING: R-4

PROPOSED ZONING: UR-1 (CD)

EXISTING USE: ONE SINGLE FAMILY DWELLING

PROPOSED USE: SUBDIVIDE FOR 7 SINGLE FAMILY DWELLINGS

PROPOSED PRIVATE STREET WIDTH: 20 FEET

BUILDING SETBACK: 14 FEET FROM PUBLIC OR PRIVATE STREET
 20 FEET FROM MARGARET WALLACE ROAD

MINIMUM SIDE YARD: 5 FEET

MINIMUM REAR YARD: 10 FEET

MAX BUILDING HEIGHT: 40 FEET

MAX FLOOR AREA RATIO (F.A.R.): 0.25

DEDICATED TREE SAVE: REQUIRED: 0.21 ACRES (15%)
 PROVIDED: 0.22 ACRES

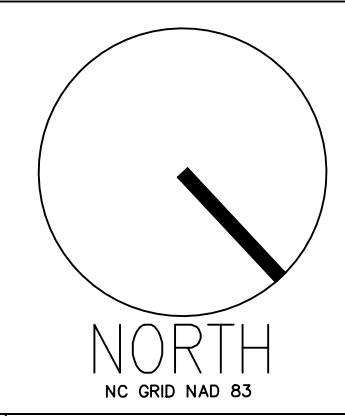
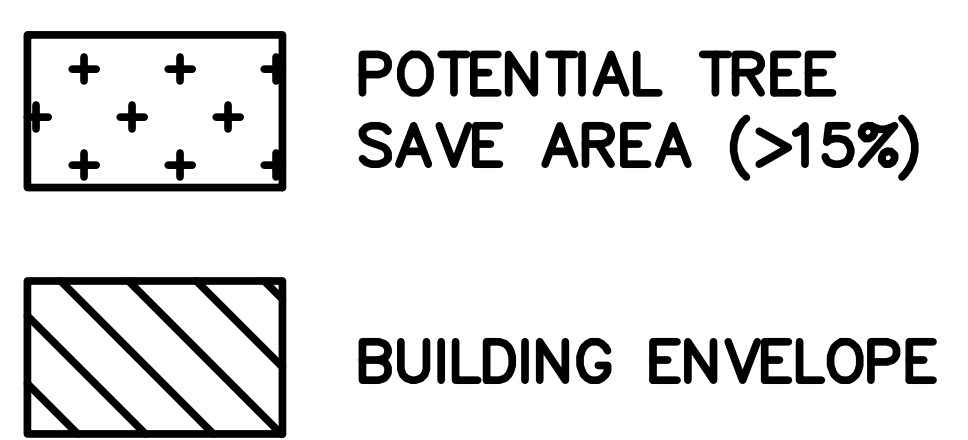
MAXIMUM NUMBER OF DWELLINGS: 7

PROPOSED DENSITY: 5.11 DUA

SURVEYOR:
 MCRORIE LAND SURVEYING, P.A.
 FIRM NO. C-4059
 712 EAST 34TH STREET
 CHARLOTTE, NC 28205
 704-492-5768

PURPOSE:
 THE PURPOSE OF THIS REZONING APPLICATION IS TO PROTECT AND ENHANCE THIS DESIGNATED SINGLE FAMILY AREA AND PROVIDE A BUFFER BETWEEN THE R-4 SINGLE FAMILY ZONING TO THE WEST AND THE HIGHER DENSITY R-17MF ZONING TO THE EAST.

NOTE: THE SITE HAS FULL ACCESS CONNECTION WITH MARGARET WALLACE ROAD



MARGARET WALLACE SUBDIVISION
 CHARLOTTE, NORTH CAROLINA
REZONING SITE PLAN

PROJECT NUMBER	
.	
REVISIONS	
NO.	DATE

DATE ISSUED: 12/22/19
 DRAWN BY: JBS
 CHECKED BY: JBS

CAPSTONE CIVIL ENGINEERING, INC.
 4107 ROSE LAKE DRIVE, SUITE F
 CHARLOTTE, NC 28217
 980.938.6770
 NC CORPORATE REGISTRATION #C-4207

SITE DEVELOPMENT DATA:

--ACREAGE: 1.37 ± ACRES
 --PROPOSED DENSITY: 5.11 DUA
 --TAX PARCEL: 193-413-17
 --EXISTING ZONING: R-4
 --PROPOSED ZONING: UR-1 (CD)
 --EXISTING USES: ONE SINGLE FAMILY DETACHED DWELLING
 --PROPOSED USES: UP TO 7 SINGLE FAMILY DETACHED DWELLINGS (AS ALLOWED IN THE UR-1 ZONING DISTRICT)
 --MAXIMUM BUILDING HEIGHT: 40-FEET (AS MEASURED AT THE REQUIRED SIDE YARD LINE)
 --TREE SAVE: A MINIMUM OF 15% OF THE SITE WILL BE ESTABLISHED AS TREE SAVE AREAS AS DEFINED IN CHARLOTTE TREE ORDINANCE.
 --PARKING: CONFINED ON OWNER'S PROPERTY. NO STREET PARKING ALLOWED.

GENERAL PROVISIONS:

UNLESS MORE STRINGENT STANDARDS ARE ESTABLISHED BY THE REZONING PLAN OR THESE DEVELOPMENT STANDARDS, ALL DEVELOPMENT STANDARDS ESTABLISHED UNDER THE CITY OF CHARLOTTE ZONING ORDINANCE FOR THE UR-1 (CD) SHALL BE FOLLOWED IN CONNECTION WITH DEVELOPMENT TAKING PLACE ON THE SITE. THE REZONING PLAN IS SUBJECT TO MINOR MODIFICATIONS DURING THE DESIGN DEVELOPMENT STAGES AS PROVIDED BELOW.

THE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY SOUVIK GHOSAL ("THE PETITIONER") TO ACCOMMODATE THE DEVELOPMENT OF AN APPROXIMATELY 1.35 ACRE SITE LOCATED AT 4017 MARGARET WALLACE ROAD WITH A SINGLE-FAMILY RESIDENTIAL SUBDIVISION THAT COULD CONTAIN UP TO 7 SINGLE-FAMILY DETACHED DWELLING UNITS.

DEVELOPMENT OF THIS SITE WILL BE GOVERNED BY THE ATTACHED REZONING PLAN AND THESE DEVELOPMENT STANDARDS (COLLECTIVELY REFERRED TO AS THE "REZONING PLAN") AS WELL AS THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE ("THE ORDINANCE").

THE REZONING PLAN DEPICTIONS OF THE USES, SIDEWALKS, DWELLINGS AND OTHER SITE ELEMENTS SET FORTH OF THE REZONING PLAN SHOULD BE REVIEWED IN CONJUNCTION WITH THE PROVISIONS OF THESE DEVELOPMENT STANDARDS. THE ULTIMATE LAYOUT, LOCATIONS AND SIZES FOR THE DEVELOPMENT AND SITE ELEMENTS DEPICTED ON THE REZONING PLAN ARE GRAPHIC REPRESENTATION OF THE DEVELOPMENT AND SITE ELEMENTS PROPOSED, AND THEY MAY BE ALTERED OR MODIFIED IN ACCORDANCE WITH THE SETBACK, YARD AND BUFFER REQUIREMENT SET FORTH ON THIS REZONING PLAN AND THE DEVELOPMENT STANDARDS, PROVIDED, HOWEVER, ANY SUCH ALTERATION AND MODIFICATIONS SHALL NOT MATERIALLY CHANGE THE OVERALL DESIGN INTENT DEPICTED ON THE REZONING PLAN. CHANGES TO THE REZONING PLAN NOT PERMITTED BY THE ORDINANCE.

EXPRESSLY PERMITTED BY THE REZONING PLAN (IT IS UNDERSTOOD THAT IF A MODIFICATION IS EXPRESSLY PERMITTED BY THE REZONING PLAN IT IS DEEMED A MINOR MODIFICATION FOR THE PURPOSES OF THESE DEVELOPMENT STANDARDS); OR,

MINOR AND DON'T MATERIALLY CHANGE THE OVERALL DESIGN INTENT DEPICTED ON THE REZONING PLAN; OR

MODIFICATIONS TO MOVE STRUCTURES GRAPHICALLY DEPICTED ON THE REZONING PLAN CLOSER TO ADJACENT PROPERTIES BUT NO CLOSER THAN THE 'EXTERNAL BUILDING LINE' (IN THIS CASE THE EXTERNAL SETBACKS, SIDE OR REAR YARDS) INDICATED ON SHEET 1 OF 2.

THE PLANNING DIRECTOR WILL DETERMINE IF SUCH MINOR MODIFICATIONS AREA ALLOWED PER THIS AMENDED PROCESS, AND IF IT IS DETERMINED THAT THE ALTERATION DOES NOT MEET THE CRITERIA DESCRIBED ABOVE, THE PETITIONER SHALL THEN FOLLOW THE ADMINISTRATIVE AMENDMENT PROCESS PER SECTION 6.207 OF THE ORDINANCE; IN EACH INSTANCE, HOWEVER, SUBJECT TO THE PETITIONER'S APPEAL RIGHTS SET FORTH IN THE ORDINANCE.

PERMITTED USES, DEVELOPMENT AREA LIMITATIONS :

THE SITE MAY BE DEVELOPED WITH UP TO 7 SINGLE-FAMILY DWELLING UNITS ALLOWED IN THE UR-1 (CD) ZONING DISTRICT.

SETBACK, SIDE YARDS AND REAR YARDS :

BUILDING SETBACKS AND YARDS WILL BE ESTABLISHED IN THE MANNER DEPICTED ON THE REZONING PLAN AND PER THE DIMENSIONAL REQUIREMENTS FOR UR-1 IN SECTION 9.406 (1).

ALONG THE INTERIOR PRIVATE STREET, A 14 FOOT SETBACK FROM THE PROPOSED BACK OF CURB WILL BE PROVIDED.

ALONG MARGARET WALLACE ROAD, A 20 FOOT SETBACK FROM THE EXISTING RIGHT OF WAY WILL BE PROVIDED.

BETWEEN EACH SUBDIVIDED PROPERTIES, A 5 FOOT SIDE SETBACK WILL BE PROVIDED.

A MINIMUM REAR YARD SETBACK OF 10 FEET WILL BE PROVIDED.

SCREENING:

MECHANICAL EQUIPMENT OR OTHER UTILITY HARDWARE INSTALLED AT GROUND LEVEL ON THE SITE WILL BE SCREENED FROM PUBLIC VIEW AT GRADE FROM A PUBLIC OR PRIVATE STREET.

ABOVE GROUND BACKFLOW PREVENTERS ARE NOT ALLOWED IN THE SETBACKS.

STREETScape TREATMENT, SIDEWALKS AND FENCING :

ALONG THE SITE'S FRONTAGE ON MARGARET WALLACE ROAD, THE PETITIONER SHALL INSTALL AND EIGHT (8) FOOT PLANTING STRIP AND A SIX (6) SIDEWALK. THE LOCATION OF THE SIDEWALK/PLANTING STRIP MAY MEANDER TO PRESERVE EXISTING TREES WITHIN THE SETBACK. IN LOCATIONS WHERE THE SIDEWALK/PLANTING STRIP HAS BEEN REDUCED TO PRESERVE EXISTING TREES, THE REQUIREMENT FOR NEW STREET TREES MAY BE WAIVED BY THE URBAN FORESTRY STAFF.

THE PETITIONER WILL INSTALL FENCING FOR SCREENING AT TO BE DETERMINED LOCATIONS. CHAIN LINK FENCING WILL NOT BE PERMITTED.

TRANSPORTATION MOVEMENTS AND ACCESS :

ACCESS TO THE SITE WILL BE FROM MARGARET WALLACE ROAD AS GENERALLY DEPICTED ON THE REZONING PLAN.

MINOR ADJUSTMENTS IN THE LOCATION OF THE POSSIBLE CONNECTION CAN BE MADE IN CONSULTATION WITH THE PLANNING DEPARTMENT DURING THE LAND DEVELOPMENT REVIEW AND APPROVAL PROCESS.

SUBJECT TO THE PROVISIONS AND DESIGN DESCRIBED IN THE SECTION ABOVE, THE PLACEMENTS AND CONFIGURATIONS OF THE VEHICULAR ACCESS POINTS ARE SUBJECT TO ANY MINOR MODIFICATIONS, AS APPROVED BY CDOT/NC DOT. REQUIRED TO ACCOMMODATE THE FINAL SITE DEVELOPMENT AND CONSTRUCTION PLANS AND TO ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY THE CDOT/NC DOT IN ACCORDANCE WITH PUBLISHED STANDARDS.

STANDARDS, PHASING AND OTHER PROVISIONS:

CDOT STANDARDS: ALL OF THE FOREGOING PUBLIC ROADWAY IMPROVEMENTS WILL BE SUBJECT TO THE STANDARDS AND CRITERIA OF CDOT AS APPLICABLE. IT IS UNDERSTOOD THAT SUCH IMPROVEMENT MAY BE UNDERTAKEN BY THE PETITIONER ON ITS OWN OR IN CONJUNCTION WITH OTHER DEVELOPMENT OR ROADWAY PROJECTS TAKING PLACE WITHIN THE AREA, BY WAY OF A PRIVATE/PUBLIC PARTNERSHIP EFFORT OR OTHER PUBLIC SECTOR PROJECT SUPPORT.

ALL PUBLIC TRANSPORTATION IMPROVEMENTS SHALL BE CONSTRUCTED AND APPROVED PRIOR TO ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR THE FIRST NEW BUILDING COMPLETED ON THE SITE.

ENVIRONMENTAL FEATURES :

THE SITE SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION CONTROLS ORDINANCE.

THE LOCATION, SIZE, AND TYPE OF STORM WATER MANAGEMENT SYSTEM ARE SUBJECT TO REVIEW AND APPROVAL AS PART OF THE FULL DEVELOPMENT PLAN SUBMITTAL ARE ARE NOT IMPLICITLY APPROVED WITH THIS REZONING. ADJUSTMENTS MAY BE NECESSARY IN ORDER TO ACCOMMODATE ACTUAL STORM WATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.

ANY JURISDICTIONAL WETLANDS, IF PRESENT, SHALL BE PROTECTED OR THE APPROPRIATE PROPER ENVIRONMENTAL PERMITS SHALL BE OBTAINED PRIOR TO THEIR DISTURBANCE

LANDSCAPE BUFFERS/OPEN SPACE/ TREE SAVE AREAS :

A ROW OF EVERGREEN TREES AND SHRUBS WILL BE PLANTED ALONG THE WESTERN, NORTHERN AND EASTERN PROPERTY LINES.

OPEN SPACE/TREE SAVE AREAS EQUALING OR EXCEEDING 15% OF THE SITE AREA WILL BE PROVIDED. THE OPEN SPACE/TREE SAVE AREAS DEPICTED ON THE REZONING PLAN MAY BE RELOCATED TO OTHER LOCATIONS ON THE SITE.

LIGHTING :

ALL NEW ATTACHED OR DETACHED LIGHTING SHALL BE FULLY SHIELDED DOWNWARDLY DIRECTED AND FULL CUT OFF FIXTURE TYPE LIGHTING EXCLUDING LOWER, DECORATIVE LIGHTING THAT MAY BE INSTALLED ALONG THE DRIVEWAYS OR SUBDIVISION ENTRYWAYS.

DETACHED LIGHTING ON THE SITE, EXCEPT STREET LIGHTS LOCATED ALONG PUBLIC STREETS WILL BE LIMITED TO 21 FEET IN HEIGHT.

AMENDMENTS TO THE REZONING PLAN :

FUTURE AMENDMENTS TO THE REZONING PLAN (WHICH INCLUDE THESE DEVELOPMENT STANDARDS) MAY BE APPLIED FOR BY THE THEN OWNER OR OWNER OF THE APPLICABLE DEVELOPMENT AREA PORTION OF THE SITE AFFECTED BY SUCH AMENDMENT IN ACCORDANCE WITH THE PROVISIONS HEREIN AND OF CHAPTER 6 OF THE ORDINANCE

BINDING EFFECT OF THE REZONING APPLICATION :

IF THE REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE DEVELOPMENT OF THE SITE IMPOSED UNDER THE REZONING PLAN WILL, UNLESS AMENDED IN THE MANNER PROVIDED HEREIN AND UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONER AND SUBSEQUENT OWNERS OF THE SITE AND DEVELOPMENT AREA, AS APPLICABLE, AND THEIR RESPECTIVE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS, IN INTEREST OF ASSIGNS.

MARGARET WALLACE SUBDIVISION
 CHARLOTTE, NORTH CAROLINA
REZONING DEVELOPMENT STANDARDS

PROJECT NUMBER

REVISIONS

NO.	DATE

DATE ISSUED: 12/22/19

DRAWN BY: JBS

CHECKED BY: JBS

SHEET NO.

2 OF **2**

CAPSTONE CIVIL ENGINEERING, INC.
4107 ROSE LAKE DRIVE, SUITE F
CHARLOTTE, NC 28217
980.938.6770
NC CORPORATE REGISTRATION #C-4207