

VYRON PROPERTIES

I-85 / I-485 SITE OMNI ARCHITECTURE

APPROVED BY COUNTY COMMISSION

99-33c

DATE June 8, 1999

Development Summary

Total Site Area: 135.35 AC (Net of Existing R.
Existing Zoning: R-3, R-12MF
Proposed Zoning: CC and MX-2 (innovative)
Total Attached Housing: 121.35 ac 1172 units 9.89 dual
Total Retail /Office: 14.00 ac 107,000 sf

Parcel I

Proposed MX-2 Innovative District
* Attached Housing 93.14 ac 750 units 8 dual

Parcel II

Proposed CC District (Innovative)
* Attached Housing 28.21 ac 422 units 15 dual
* Retail/Office 14.00 ac 107,000 sf

Legend

- Access Point →
- Right In/Right Out Access Point ↔
- Setback/Yards [Blue Shaded Area]
- Buffer [Dark Blue Shaded Area]
- Open Space [Cross-hatched Area]
- Pedestrian Circulation [Dotted Line]

For Public Hearing,
Petition No. 99-33 (C)

DATE: February 22, 1999

PROJECT NO: 18239

REVISIONS:

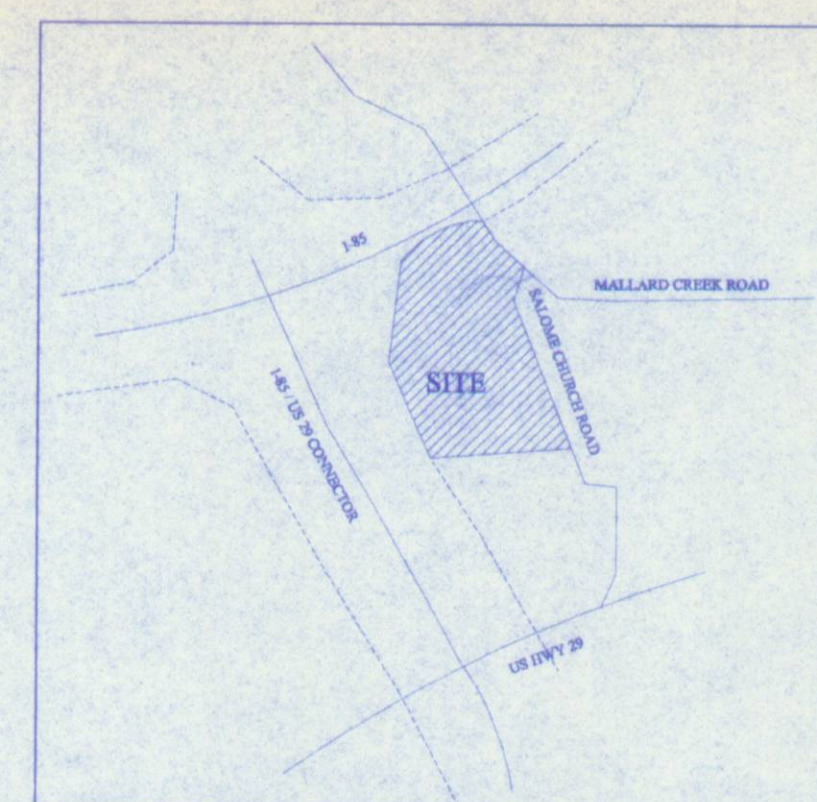
4-16-99: Revisions Per Pla. Comm.

5-18-99: Revisions Per Staff Analysis

O 1701 East Boulevard, Charlotte, NC 28203 70
O 1414 Prince Street, Alexandria, VA 22314 70
O 164 NW Broad St., Southern Pines, NC 28387 91
O 135 2nd Ave., Ste 201, Franklin, TN 37060 61

LandDesign
Landscape Architecture
Urban Design

SHEET NO: 1 OF: 1
FILE NAME: g/18239new



Vicinity Map

Legal Boundary Description

Being a parcel of land in Mallard Creek Township, Mecklenburg County, North Carolina. Beginning at point at which the ROW of Mallard Creek Road and Interstate 85 intersect in the Southeast quadrant and proceeding S 50°32'22" E 23.49'; thence S 49°20'21" E 166.55'; thence S 43°04'33" W 15.00'; thence S 41°28'57" E 218.22'; thence S 35°42'26" E 223.53'; thence N 59°12'52" E 31.00'; thence S 34°27'24" E 80.25'; thence S 34°27'24" E 237.28'; thence S 43°55'44" E 207.05' along a radius of 629.09'; thence S 26°03'05" E 140.63'; thence S 03°55'50" W 6.21'; thence S 16°58'25" E 50.00'; thence S 25°20'45" E 50.00'; thence S 26°48'56" E 404.42'; thence N 65°43'59" E 6.22'; thence S 25°55'08" E 20.91'; thence S 25°55'08" E 1173.96'; thence S 25°55'08" E 1405.10'; thence S 83°05'54" W 50.38'; thence S 83°05'54" W 739.20'; thence S 83°05'54" W 1223.31'; thence N 35°27'38" W 66.75'; thence N 36°16'08" W 646.30'; thence N 33°04'33" W 59.50'; thence N 16°04'36" W 534.48' along a radius of 1829.86'; thence N 12°46'46" E 76.15'; thence N 02°40'10" W 418.99'; thence N 03°14'17" E 403.03'; thence N 83°11'59" E 319.17'; thence N 32°03'11" W 495.63'; thence N 03°06'01" E 646.08'; thence N 03°06'01" E 38.65'; thence N 04°23'29" E 286.87'; thence N 21°15'20" E 459.33' along a radius of 1163.24'; thence N 36°21'54" E 162.26' returning to the point of beginning.

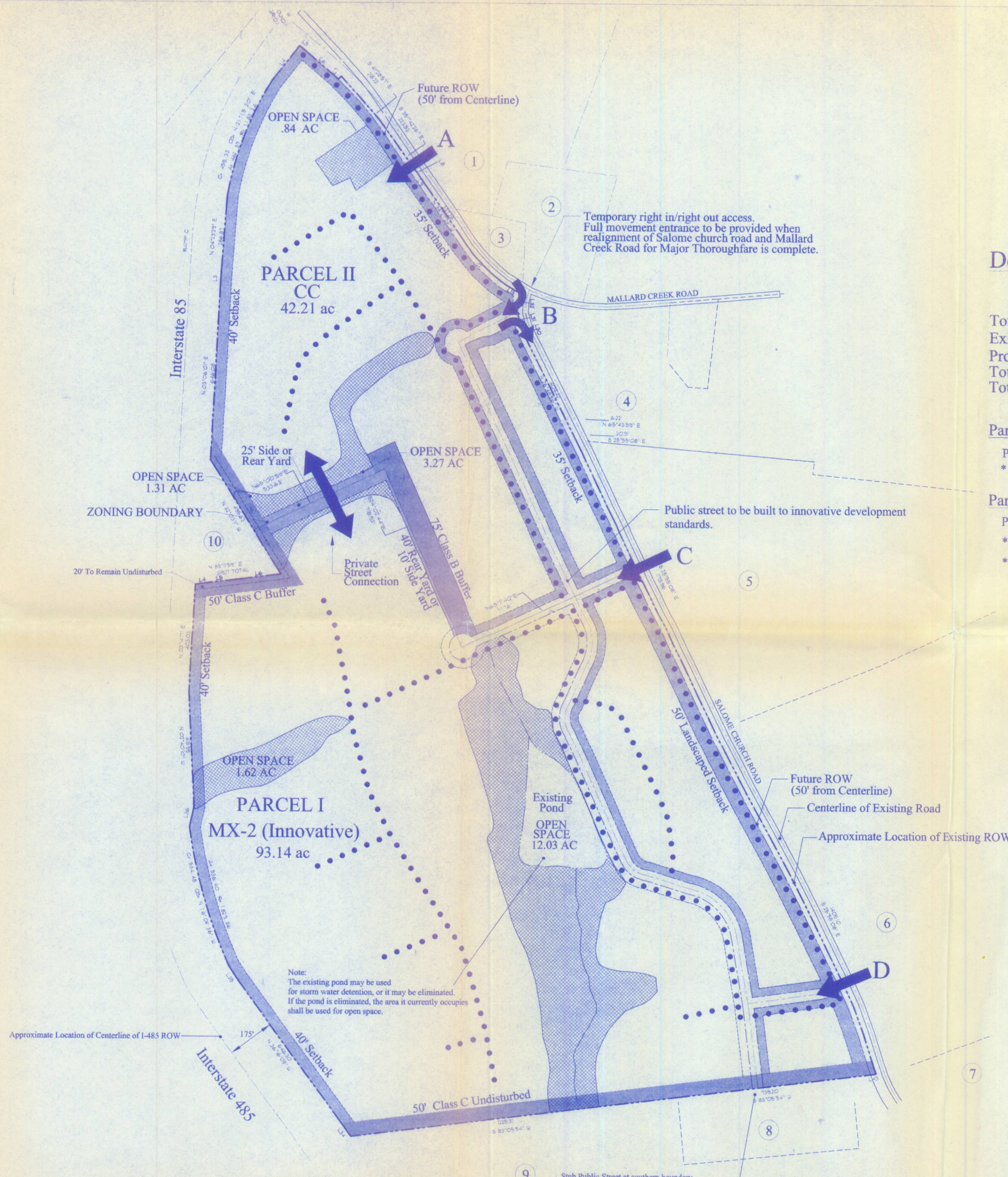
LINE	BEARING	DISTANCE
L1	S 65°43'59" W	6.22
L2	S 49°20'21" E	166.55
L3	N 59°12'52" E	31.00
L4	N 41°28'57" E	218.22
L5	S 35°42'26" E	223.53
L6	S 34°27'24" E	237.28
L7	S 43°55'44" E	207.05
L8	S 26°03'05" E	140.63
L9	S 03°55'50" W	6.21
L10	S 16°58'25" E	50.00
L11	S 25°20'45" E	50.00
L12	S 26°48'56" E	404.42
L13	N 65°43'59" E	6.22
L14	S 25°55'08" E	20.91
L15	S 25°55'08" E	1173.96
L16	S 25°55'08" E	1405.10
L17	S 83°05'54" W	50.38
L18	S 83°05'54" W	739.20
L19	S 83°05'54" W	1223.31
L20	N 35°27'38" W	66.75
L21	N 36°16'08" W	646.30
L22	N 33°04'33" W	59.50
L23	N 16°04'36" W	534.48
L24	N 12°46'46" E	76.15
L25	N 02°40'10" W	418.99
L26	N 03°14'17" E	403.03
L27	N 83°11'59" E	319.17
L28	N 32°03'11" W	495.63
L29	N 03°06'01" E	646.08
L30	N 03°06'01" E	38.65
L31	N 04°23'29" E	286.87
L32	N 21°15'20" E	459.33
L33	N 36°21'54" E	162.26

LINE	BEARING	DISTANCE
L34	N 36°21'38" W	66.75
L35	N 33°04'33" W	59.50
L36	N 16°04'36" W	534.48
L37	N 12°46'46" E	76.15
L38	N 02°40'10" W	418.99
L39	N 03°14'17" E	403.03
L40	N 83°11'59" E	319.17
L41	N 32°03'11" W	495.63
L42	N 03°06'01" E	646.08
L43	N 03°06'01" E	38.65
L44	N 04°23'29" E	286.87
L45	N 21°15'20" E	459.33
L46	N 36°21'54" E	162.26
L47	S 21°14'51" W	69.54
L48	N 02°21'18" W	8.80
L49	N 84°29'46" E	29.51
L50	S 21°58'41" E	134
L51	N 84°29'46" E	6.94
L52	N 26°46'01" W	17.57
L53	S 68°58'53" W	10.98
L54	N 68°35'53" E	1.49

CURVE	ARC	RADIUS	CHORD LENGTH	CHORD BEARING
G1	208.00	629.09	207.05	N 43°58'44" W

Adjacent Property Owners

- Hicks, Mary H. (B/W) & Ernest L. Pennell
6840 Elm Forest Dr.
Charlotte, NC 28212
029-091-01
- WC&C Inc.
3850 Sharon View Rd.
Charlotte, NC 28226
029-091-25
- Siloam Presbyterian Church
029-091-02
- Mallard Creek Polymers, Inc.
14800 Mallard Creek Road
Charlotte, NC 28213
028-082-03
- Mello, Ralph R. & WF Karen
2732 Salome Church Rd.
Charlotte, NC 28262
029-082-13
- Jones, Betty Waldron
1811 Queens Rd West
Charlotte, NC 28207
029-402-99
- Lynch, Jerry W. & Ronald L. Lynch
2324 Salome Church Road
Charlotte, NC 28262
029-052-20
- Reeves, Kenneth C. & WF Joyce C.
3502 Edgepine Dr.
Charlotte, NC 28269
029-051-17
- Reeves, Kenneth C. & WF Joyce C.
3502 Edgepine Dr.
Charlotte, NC 28269
029-051-17
- NC DOT
716 West Main Street
Albemarle, NC 28001
029-101-03



Scale: 1" = 200'