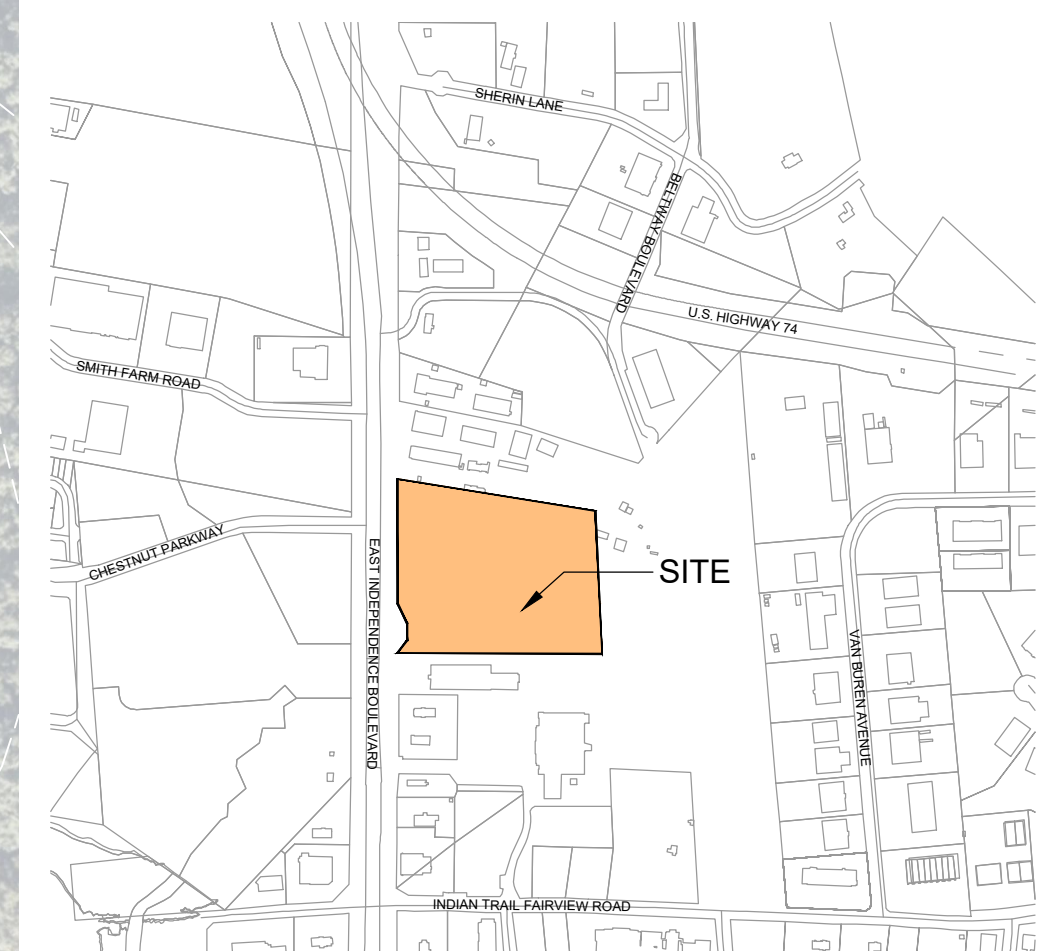




ADJACENT PROPERTIES					
LOT #	PARCEL ID	OWNER FIRST	OWNER LAST	ADDRESS	ZONING AND USE
1	07105006G	SMITH FARM LLC.		5100 SMITH FARM ROAD MATTHEWS, NC 28105	RBD COMMERCIAL
2	07105005E	JANICE BIVENS LEMOND HEIRS, SNYDER ET AL		424 BUBBLING WELL ROAD MATTHEWS, NC 28105	RBD COMMERCIAL
3	07105005D	CHESTNUT PARK ACQUISITION LP.		1400-3280 BLOOR STREET WEST TOWER, 14TH FLOOR ETOBICOKE, ON M5X 2X3, CANADA	DTD COMMERCIAL
4	07084345Q	COOK OUT INDIAN TRAIL ET AL.		1414 YANCEYVILLE STREET SUITE 300 GREENSBORO, NC 27405	RBD COMMERCIAL
5	07084348	DENNIS AND PHYLLIS ROGERS		PO BOX 177 INDIAN TRAIL, NC 27079-0177	RBD COMMERCIAL
6	M7084345A	SF PROPERTIES 3 LLC.		1235 EAST BOULEVARD SUITE E 131 CHARLOTTE, NC 28203	RBD COMMERCIAL
7	M7081013A	SF GROUP LLC.		1235 EAST BOULEVARD SUITE E 131 CHARLOTTE, NC 28203	SF-1 RESIDENTIAL
8	07081013B	BARLAS PROPERTIES LLC.		4625 DAVIS FARMS DRIVE CUMMING, GA 30040	SF-1 RESIDENTIAL
9	07105002	EYAD AND FERAS SHAKHTUR		13700 PORTPATRICK LANE MATTHEWS, NC 28105	C-74 COMMERCIAL
10	07105003	STORE MASTER FUNDING VI LLC. TECT AMERICA CORPORATION		9450 BRYN MAWR SUITE 500 ROSEMONT, IL 60018	C-74 COMMERCIAL



VICINITY MAP
SCALE = 1" = 800'

KEY MAP

SEAL

**PRELIMINARY
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XXXXXX XXXXXXXX #### 12/9/24
ENGINEER REG. # DATE

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PROJECT

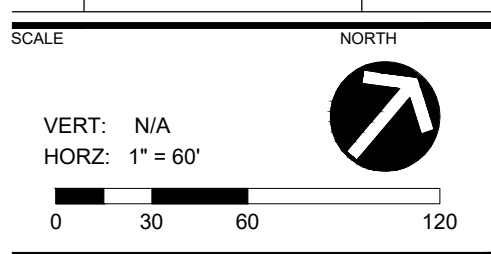
MILL CREEK

MILL CREEK RESIDENTIAL
UNION COUNTY

LANDDESIGN PROJ.# 1024020

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	REZONING	01.23.2025



SHEET TITLE

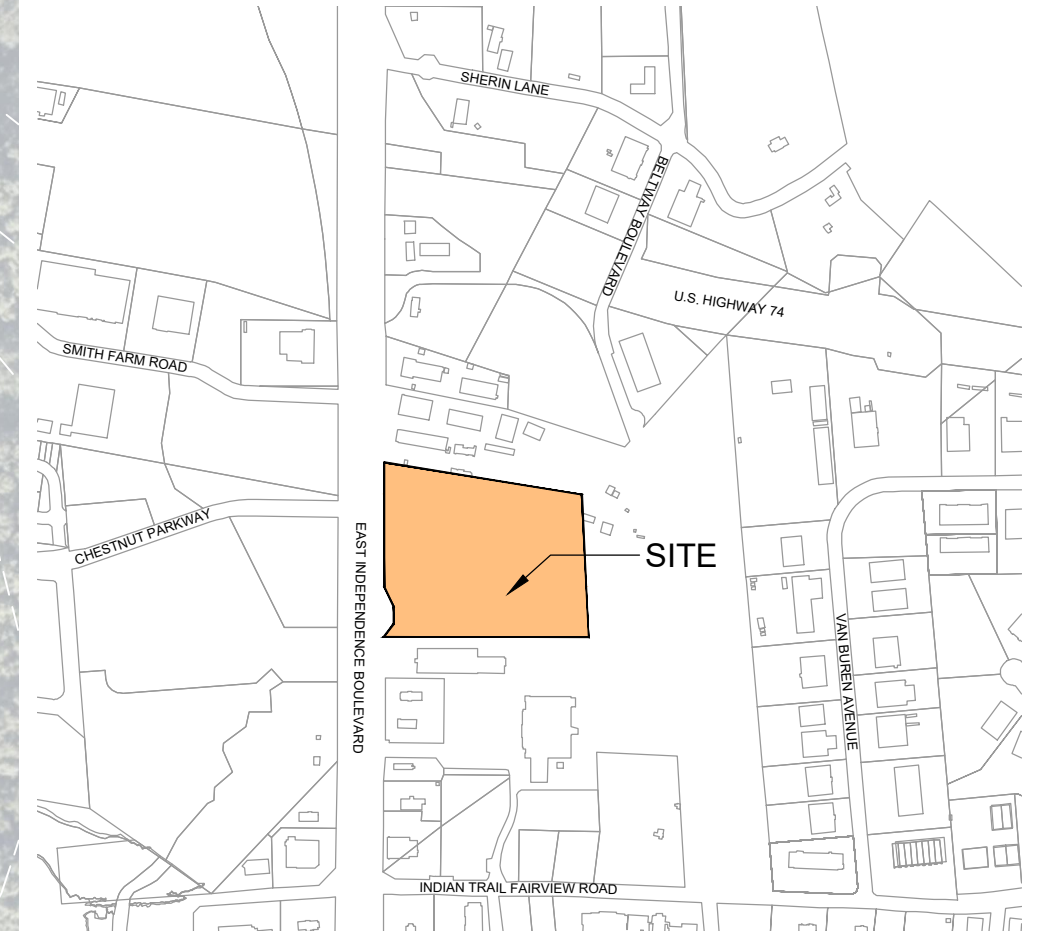
EXISTING CONDITIONS PLAN

SHEET NUMBER

RZ1-00

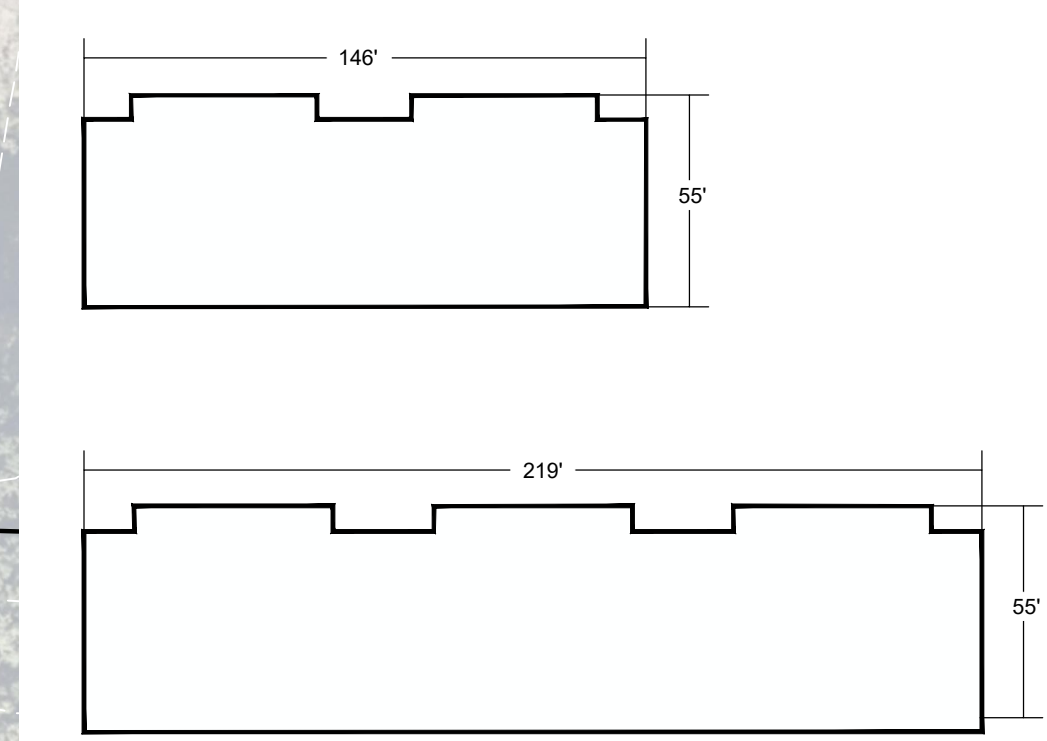


SITE DEVELOPMENT DATA			
PARCEL ID	07100005A		
FIPS CODE	37179		
ZONING	MU-1		
FRONT SETBACK	16'		
REAR SETBACK	12'		
SIDE SETBACK	5'		
MAX BLDG HEIGHT	40'	(35' MIN / 60' MAX)	
LANDSCAPE YARD BUFFER	TYPE A	40' AVG.	
SF	AC	% OF SITE	
SITE SIZE	547,583.00	12.57	
RETENTION PROVIDED	17,000.00	3.10	
TREE CONSERVATION AREA			
TCA REQUIRED	32,854.00	0.75	6%
TCA PROVIDED	53,688.00	1.23	10%
OPEN SPACE REQUIRED	65,700.00	1.51	12%
OPEN SPACE PROVIDED	65,700.00	1.51	12%
DWELLING UNITS			
	BLDG QTY	1 BR/BLDG	1 BR TOTAL
TYPE A	1	36	36
TYPE B	1	6	6
TYPE A ALL	10	120	120
TOTAL (PERCENT OF MIX)	10	50%	162
TOTAL GROSS BUILDING AREA (INCLUDING CLUBHOUSE)			314,652.00
REQUIRED PARKING			
RESIDENT REQUIRED	1/1 BR	162	1/2 BR
TOTAL REQ. PARKING			162
TOTAL PARKING PROVIDED			470



VICINITY MAP
SCALE = 1" = 800'

TYP. BUILDING DIMENSIONS
SCALE = N.T.S.



KEY MAP

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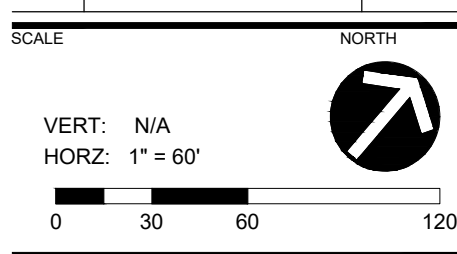
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NO.	DESCRIPTION	DATE
1	REZONING	01.23.2025



SHEET TITLE
SCHEMATIC SITE PLAN

SHEET NUMBER
RZ2-00



PLANT SCHEDULE		
SYMBOL	CODE	BOTANICAL / COMMON NAME
TREES		
	QUE ALB	QUERCUS ALBA WHITE OAK

PLANTING REQUIREMENTS	
TOTAL SITE AREA:	12.57 AC
OPEN SPACE	
REQUIRED:	12%
(12.57 * .12 = 1.51 AC)	1.51 AC
PROVIDED:	12%
	65,700 SF
	1.51 AC
TREE CONSERVATION AREA (TCA)	
REQUIRED:	6%
(12.57 * .06 = 0.75 AC)	0.75 AC
PROVIDED:	10%
	1.23 AC
LANDSCAPE YARD BUFFER:	TYPE A
	35' MIN. WIDE

PARKING LOT PLANTING
11.6-4 (B.) *Planting Rate.* For every fifteen hundred (1,500) square feet of vehicular use area (VUA), one (1) deciduous tree and four (4) shrubs must be planted. At least seventy-five (75%) percent of the trees shall be large maturing species. Trees and shrubs must be planted within fifteen (15) feet of the VUA to meet the requirement.

TOTAL VEHICULAR USE AREA:	178,813 SF
REQUIRED:	114 TREES
1 TREE / 1,500 SF VUA	
(170,700 / 1,500 = 113.8 TREES)	
PROVIDED:	95 TREES
	*19 TREES IN TCA (16%)

*11.9-3 *Parking Lots.* For new, expanded, or rebuilt parking lots where trees are being preserved adjacent to the parking lot in order to meet the parking lot planting requirements, trees preserved in a TCA and within fifteen (15) feet of the parking lot may be used to satisfy up to fifty (50%) percent of the required number of parking lot trees. Non-TCA trees located within the parking area may count towards up to one hundred (100%) percent of the requirement. Trees in the TCA counted toward planting yard requirements may not count for required parking lot trees.

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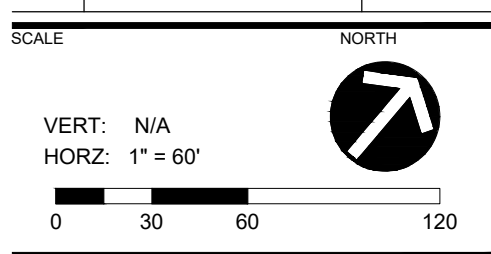
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PLANTING PLAN

SHEET NUMBER
RZ3-00

