

JOHN CROSLAND COMPANY
 P.O. BOX 11231
 CHARLOTTE, NORTH CAROLINA 28220

CARMEL LAND COMPANY
 6618 FAIRVIEW ROAD
 CHARLOTTE, NORTH CAROLINA 28210
 027-032-01

APPROVED BY COUNTY COMMISSION
 DATE 11/5/84

UNIVERSITY RESEARCH PARK, INC.
 2400 FIRST UNION PLAZA
 CHARLOTTE, NORTH CAROLINA 28282

STEPHEN W. MOWRY ET. AL.
 9203 MALLARD CREEK ROAD
 CHARLOTTE, NORTH CAROLINA 28213
 027-041-04 (PORTION)

STEPHEN W. MOWRY ET. AL.
 9203 MALLARD CREEK ROAD
 CHARLOTTE, NORTH CAROLINA 28213
 027-041-04 (PORTION)

STEPHEN W. MOWRY ET. AL.
 9203 MALLARD CREEK RD.
 CHARLOTTE, NORTH CAROLINA 28213
 027-041-01

DOUGLAS M. AND BAYNELLE C. PHIFER
 9108 ISLAND PARK CIRCLE
 CHARLOTTE, NORTH CAROLINA 28213
 047-152-24

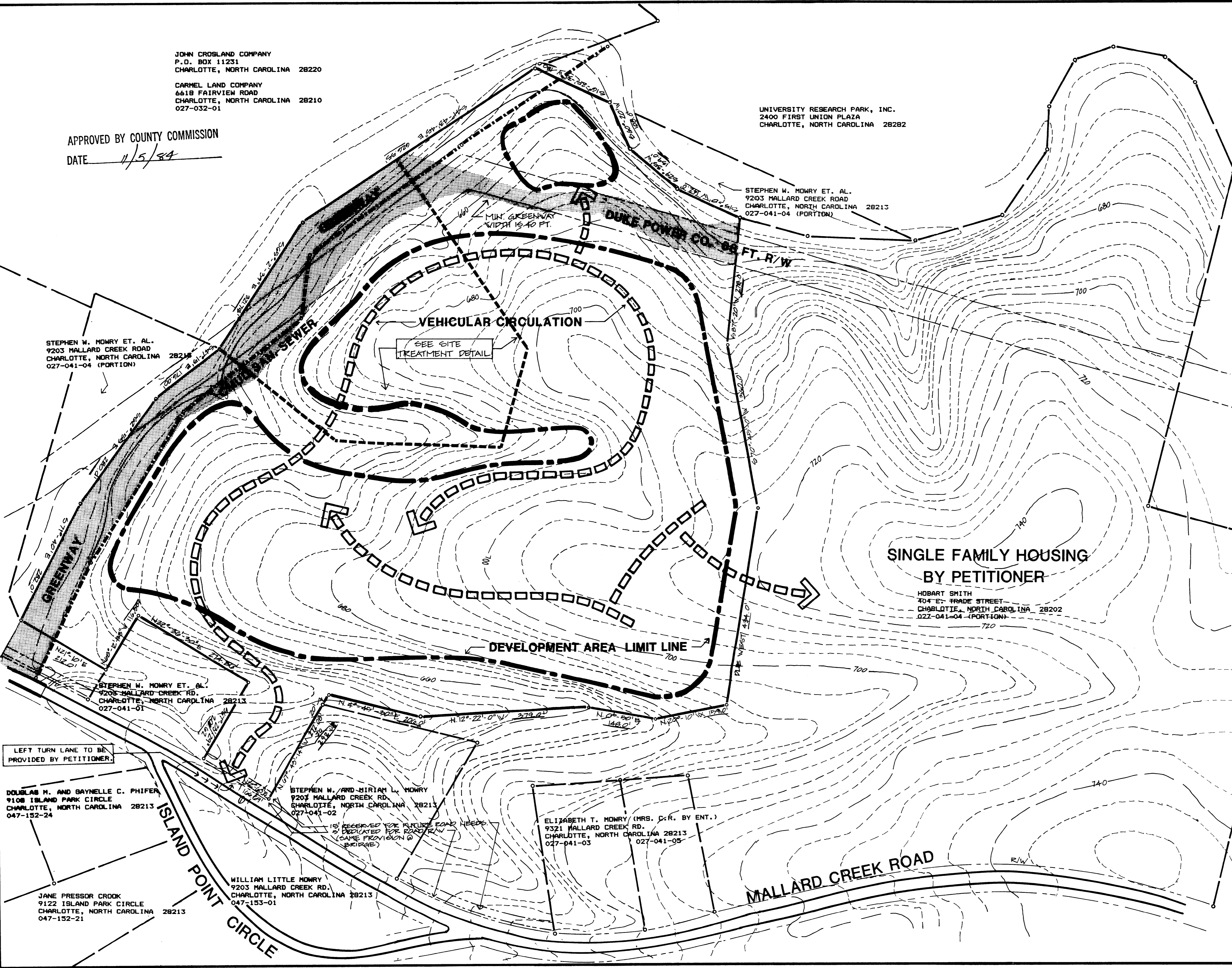
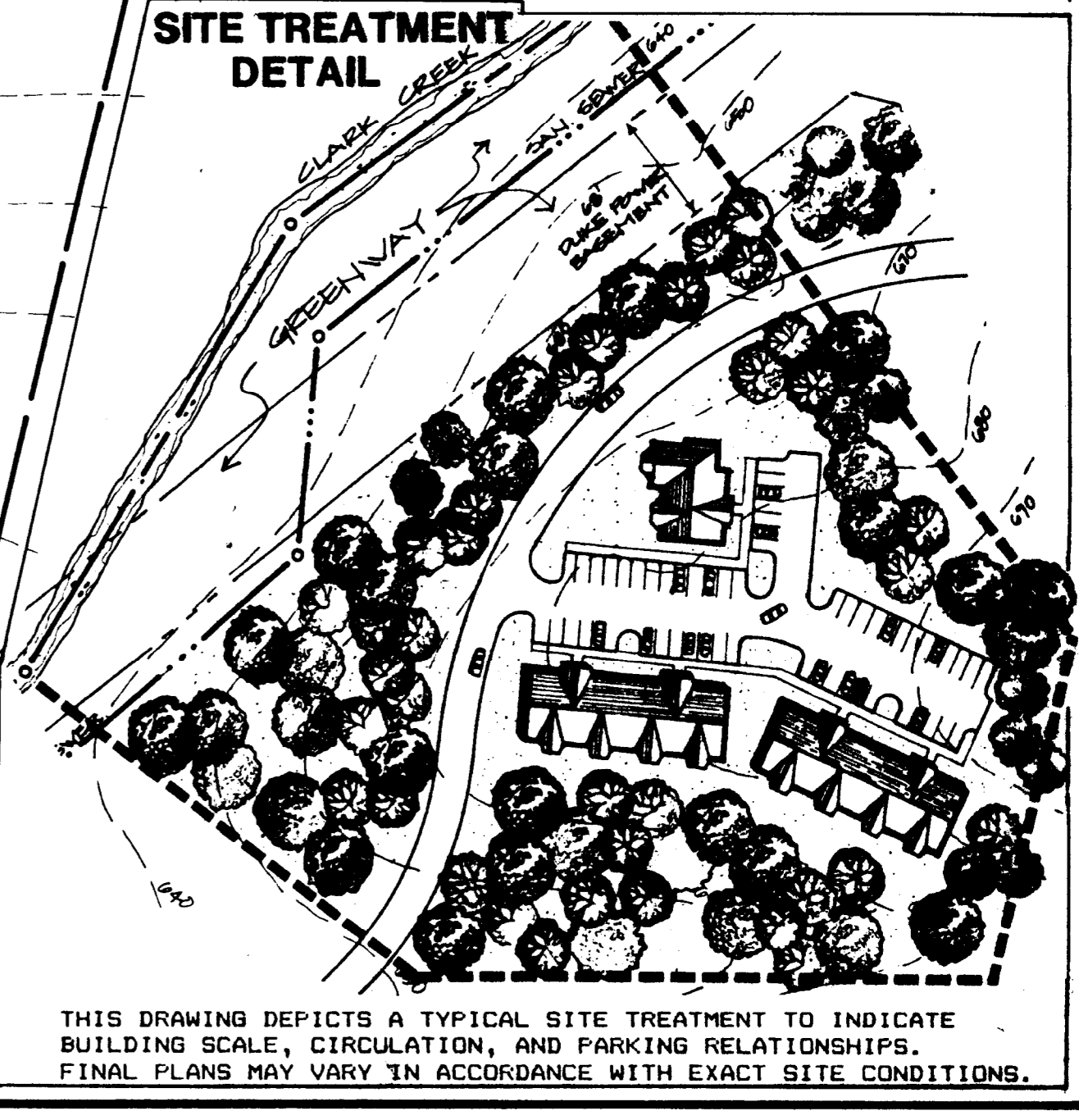
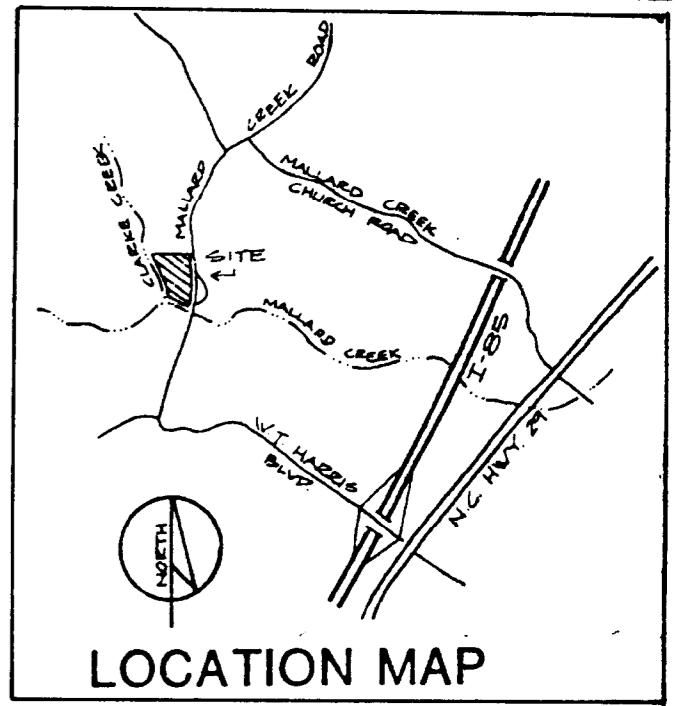
STEPHEN W. AND MIRIAM L. MOWRY
 9203 MALLARD CREEK RD.
 CHARLOTTE, NORTH CAROLINA 28213
 027-041-02

ELIZABETH T. MOWRY (MRS. C.R. BY ENT.)
 9321 MALLARD CREEK RD.
 CHARLOTTE, NORTH CAROLINA 28213
 027-041-03 027-041-05

WILLIAM LITTLE MOWRY
 9203 MALLARD CREEK RD.
 CHARLOTTE, NORTH CAROLINA 28213
 047-153-01

JANE PRESSOR CROOK
 9122 ISLAND PARK CIRCLE
 CHARLOTTE, NORTH CAROLINA 28213
 047-152-21

- DEVELOPMENT DATA**
- Current Zoning = R - 15 / Proposed Zoning = R - 15MF(CD)
 Total Site Area = 35.5+/- ACRES (incl. 4+/- acres of Greenway)
 Total Number of D.U. = 248
 Density = 7.0 D.U./Acre
- GENERAL NOTES**
- Project signage shall conform to the Mecklenburg County Zoning Ordinance.
 - All units shall be attached housing.
 - Topographic information obtained from aerial topo sheets from Mecklenburg County.
 - Boundary information for entire 78 acre property by Thomas E Montgomery, N.C.R.L.S. L-2393, Charlotte, North Carolina. Boundary for multi-family parcel closed by DPR Associates.
 - Land shown on plan as Greenway shall be dedicated to Mecklenburg County for use as public Greenway. Greenway dedication shall be by fee simple title except for that land within the Duke Power right-of-way which shall be dedicated by easement. Dedication shall take place at the time of development or sooner if needed for Greenway purposes.
 - Area outside of the development area shall be undisturbed except when necessary for roads and utilities to cross.
 - An active recreation area may be provided at a suitable internal location.
 - Buffer relationships shall be designed to insure adequate screening and privacy between single-family and multi-family development areas.
 - The design of the individual development areas shall give careful consideration to the preservation of the existing site drainage, trees and vegetation, and topography.
 - Site plans for the individual development areas shall be designed to minimize large parking areas. This shall be accomplished by parking layout, grading, landscaping, and retention of existing trees wherever possible.
 - Pedestrian circulation shall be provided from the collector street and development areas to the Greenway.
 - Planting and tree preservation will be provided within the development to provide shade, a residential/pedestrian scale, screening of the private living areas of the units, and to screen parking and service areas where appropriate to avoid objectionable views. Berms, fencing, etc. may be combined with planting to achieve the above goals.



Project Manager
LRM

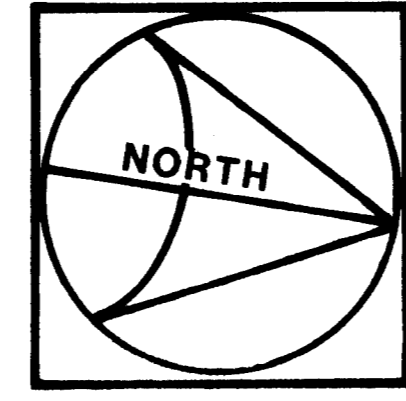
Drawn By
GEA

Checked By

Date
8-24-84

Project Number
84041

Revisions
 10-11-84: ADDED SITE TREATMENT DETAIL, LEFT TURN LANE NOTE, GEN. NOTE #12, & 5' DEDICATED RP R/W & 15' RESERVED FUTURE ROADWAY. CHANGED GREENWAY AREA & GENERAL NOTE #5.



DPR ASSOCIATES
 Landscape Architects
 Design • Planning • Research
 2036 East Seventh Street
 Charlotte, NC 28204
 704/332-1204

PETITION NO. 8437C

PROPOSED REZONING
MALLARD CREEK ROAD
HOBART SMITH CHARLOTTE, N.C.

Scale
1 IN. = 100 FT.

Sheet Number
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