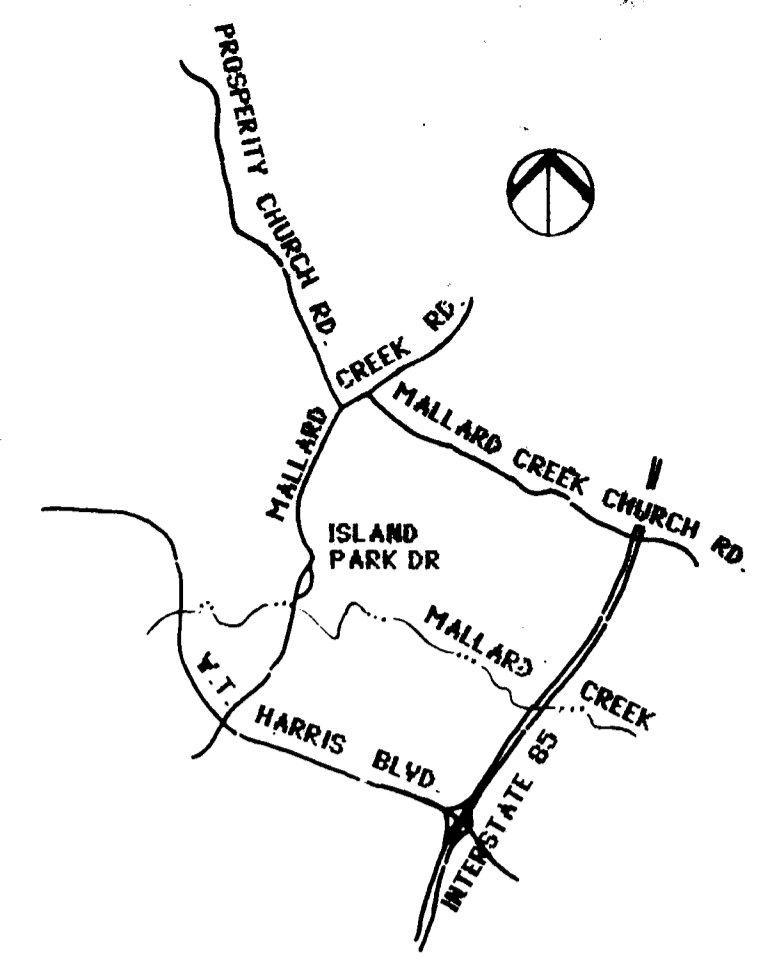




ColeJenest
Land Planning
Landscape Architecture
417 East Blvd, Suite 206
Charlotte NC 28203



VICINITY MAP

CENTEX REAL ESTATE CORPORATION
ATTN: RANDY LUTHER
145 SCALEYBARK ROAD
CHARLOTTE, NORTH CAROLINA 28209
A PORTION OF: 027-251-99

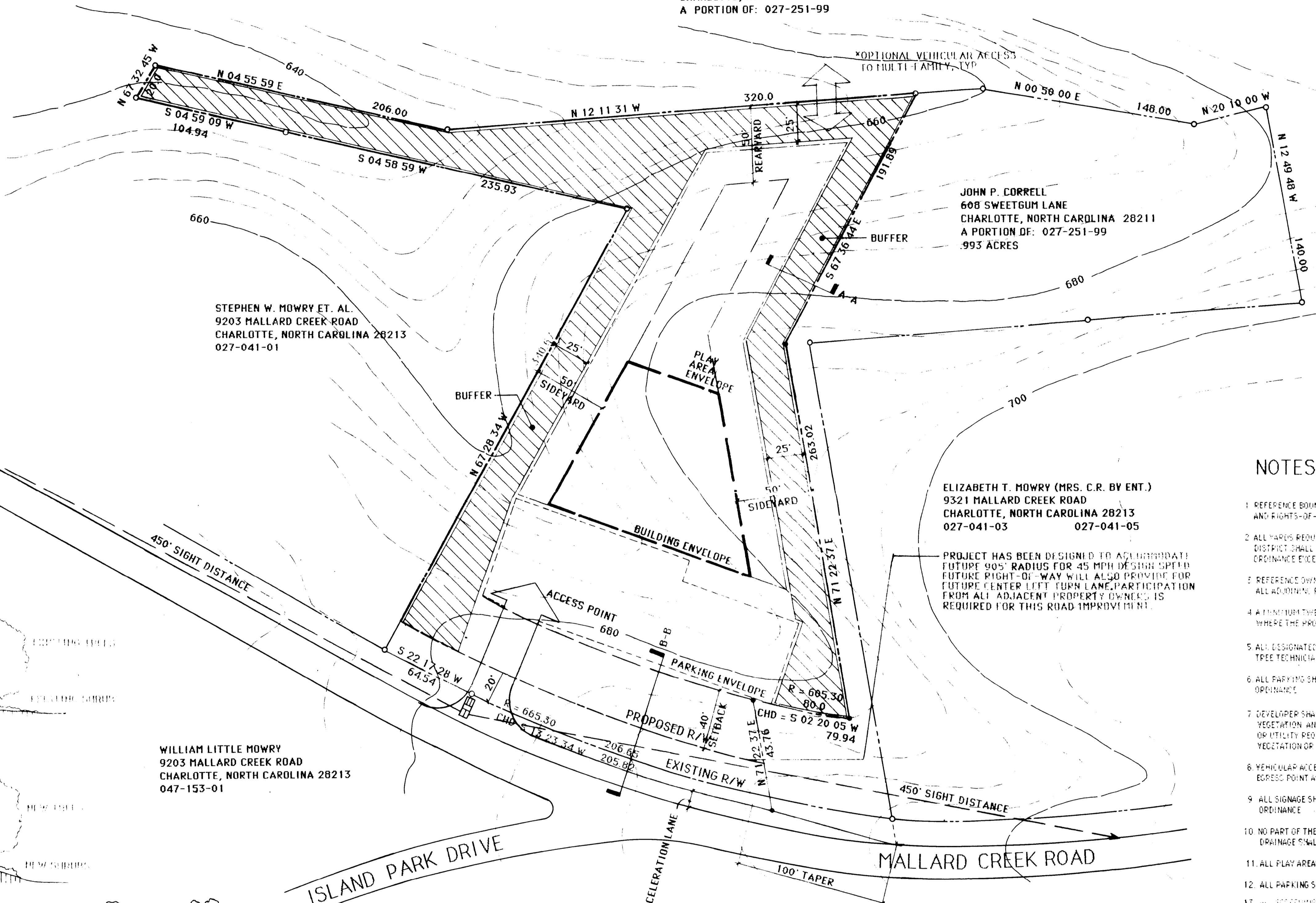
JOHN P. CORRELL
608 SWEETGUM LANE
CHARLOTTE, NORTH CAROLINA 28211
A PORTION OF: 027-251-99
993 ACRES

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

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

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

REA CONSTRUCTION COMPANY
521 EAST MOREHEAD STREET
CHARLOTTE, NORTH CAROLINA 28202
047-151-22



NOTES

1. REFERENCE BOUNDARY DESCRIPTION FOR EXISTING EASEMENTS, RESERVATIONS AND RIGHTS-OF-WAY.
2. ALL YARDS REQUIRED AND OTHER CRITERIA FOR THE PARALLEL R-15 MF DISTRICT SHALL CONFORM TO THE MECKLENBURG COUNTY ZONING ORDINANCE EXCEPT AS OTHERWISE NOTED OR INDICATED.
3. REFERENCE OWNER'S NAMES, ADDRESSES AND THE TAX PARCEL NUMBERS OF ALL ADJACENT PROPERTIES (INFORMATION OBTAINED 8-14-89).
4. A MINIMUM TWENTY-FIVE (25) FOOT BUFFER SHALL BE MAINTAINED WHERE THE PROPERTY MEETS THE ADJACENT RESIDENTIAL PROPERTY.
5. ALL DESIGNATED BUFFER AREAS SHALL BE STAKED FOR REVIEW BY THE TREE TECHNICIAN PRIOR TO CONSTRUCTION.
6. ALL PARKING SHALL CONFORM TO THE MECKLENBURG COUNTY ZONING ORDINANCE.
7. DEVELOPER SHALL MAKE BEST EFFORTS TO PRESERVE ALL EXISTING VEGETATION AND VEGETATION WHICH MUST BE REMOVED DUE TO EARTHWORK OR UTILITY REQUIREMENTS SHALL BE SUPPLIED WITH ADDITIONAL VEGETATION OR BENEFITS AS ILLUSTRATED.
8. VEHICULAR ACCESS TO THE PROJECT SHALL BE LIMITED TO ONE INGRESS AND EGRESS POINT AS INDICATED.
9. ALL SIGNAGE SHALL CONFORM TO THE MECKLENBURG COUNTY ZONING ORDINANCE.
10. NO PART OF THE REGULATORY FLOOD PLAIN IS WITHIN THE PROPERTY. STORM DRAINAGE SHALL CONFORM TO THE MECKLENBURG COUNTY ZONING ORDINANCE.
11. ALL PLAY AREAS SHALL BE FENCED.
12. ALL PARKING SHALL BE SCREENED FROM MALLARD CREEK ROAD AS INDICATED.
13. ALL REGULATORY BUFFER AREAS SHALL CONFORM TO THE MECKLENBURG COUNTY ZONING ORDINANCE.

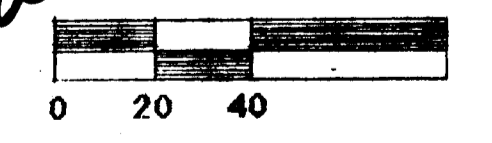
PROJECT HAS BEEN DESIGNED TO ACCOMMODATE FUTURE 90' RADIUS FOR 45 MPH DESIGN SPEED FUTURE RIGHT-OF-WAY WILL ALSO PROVIDE FOR FUTURE CENTER LEFT TURN LANE. PARTICIPATION FROM ALL ADJACENT PROPERTY OWNERS IS REQUIRED FOR THIS ROAD IMPROVEMENT.

MALLARD CREEK CHILD DEVELOPMENT CENTER

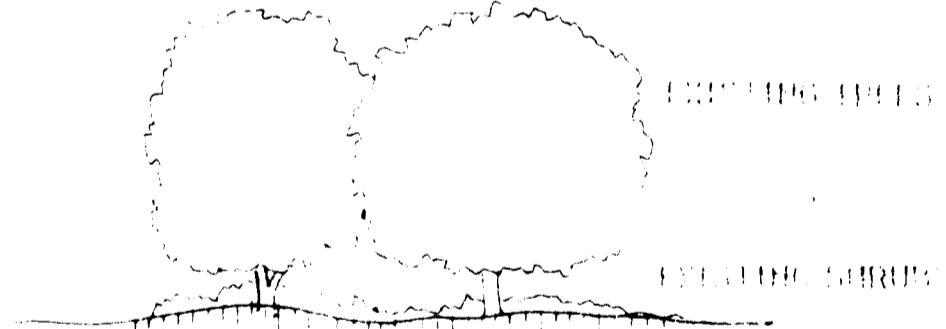
CONDITIONAL MASTER PLAN

Recommended for Approval By P.C. 10/23/89 with addition of a note to clarify add'l R/W dead-end

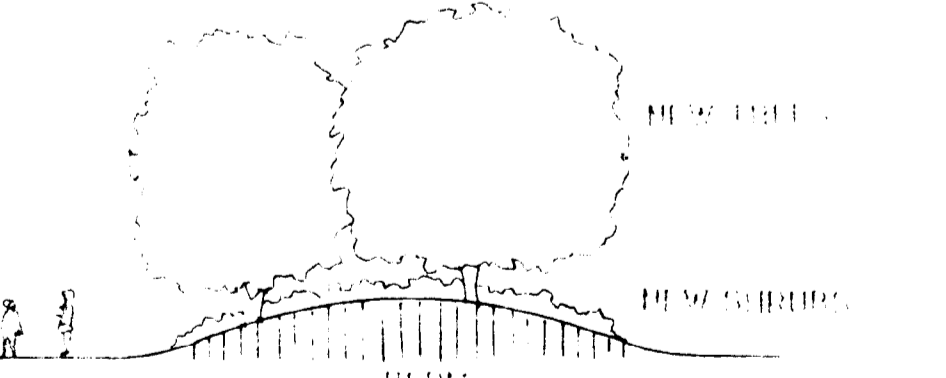
AREA - 2.30 ACRES
EXISTING ZONING - R-15
PROPOSED ZONING - R-15MF(CD)
BUILDING AREA - 7500 SF
PLAY AREA - 16,800 SF
CAPACITY - 168 CHILDREN
17 EMPLOYEES



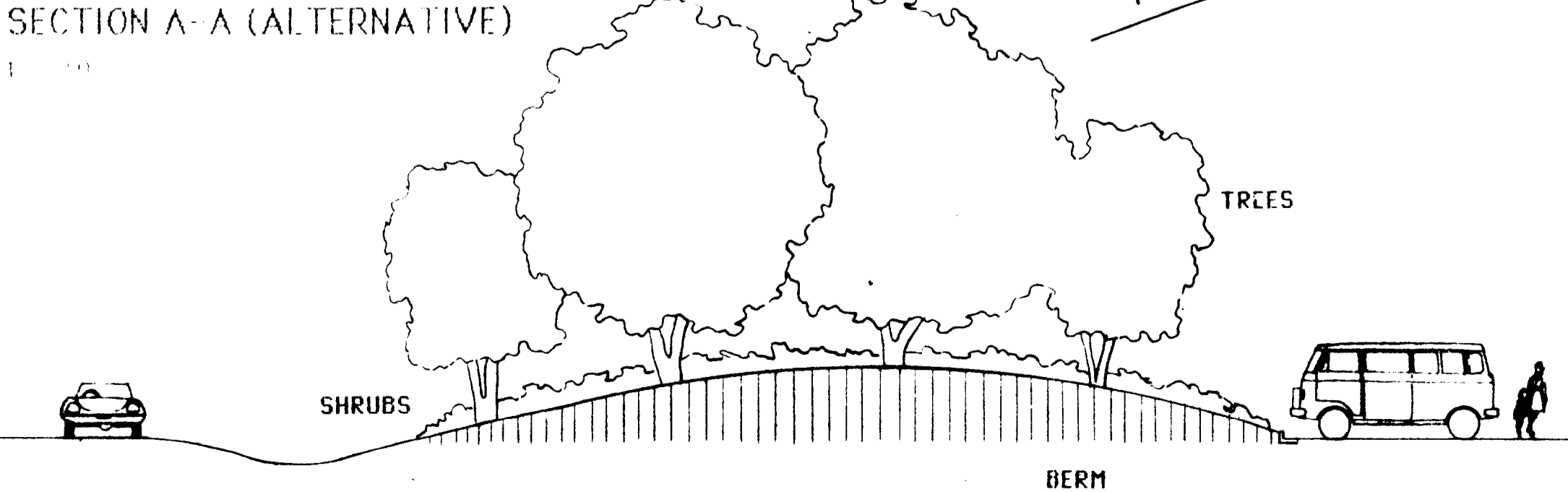
245
REV. SEPTEMBER 26, 1988
REV. SEPTEMBER 18, 1988
REV. AUGUST 15, 1989
AUGUST 7, 1989



SECTION A-A



SECTION A-A (ALTERNATIVE)

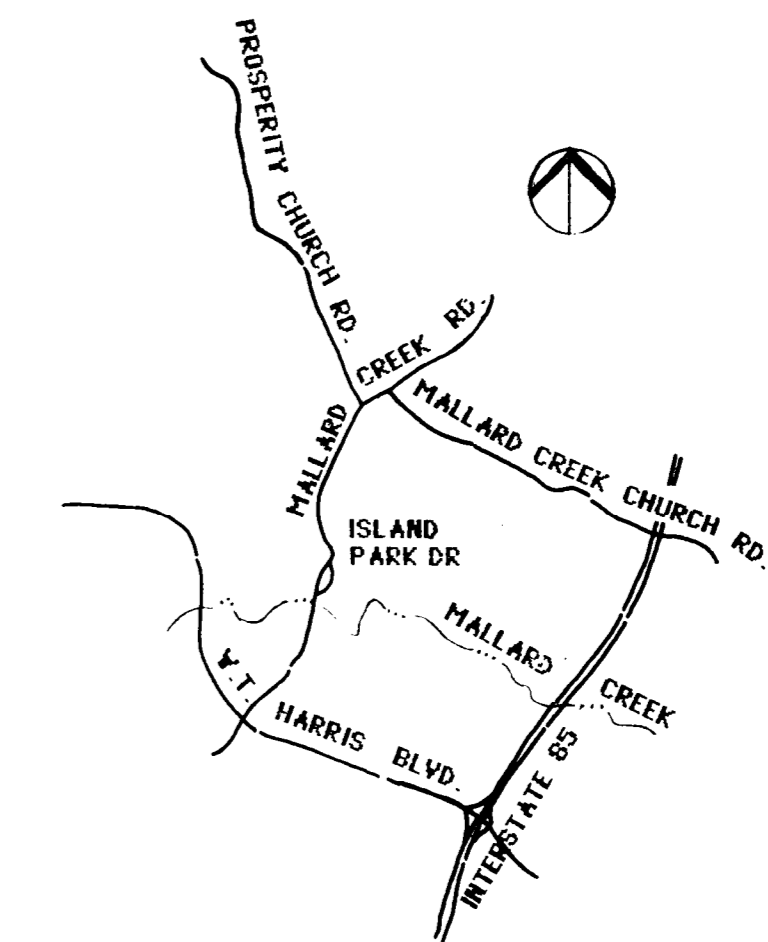


SECTION B-B
1" = 10'

TRC 027-251-57



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VICINITY MAP

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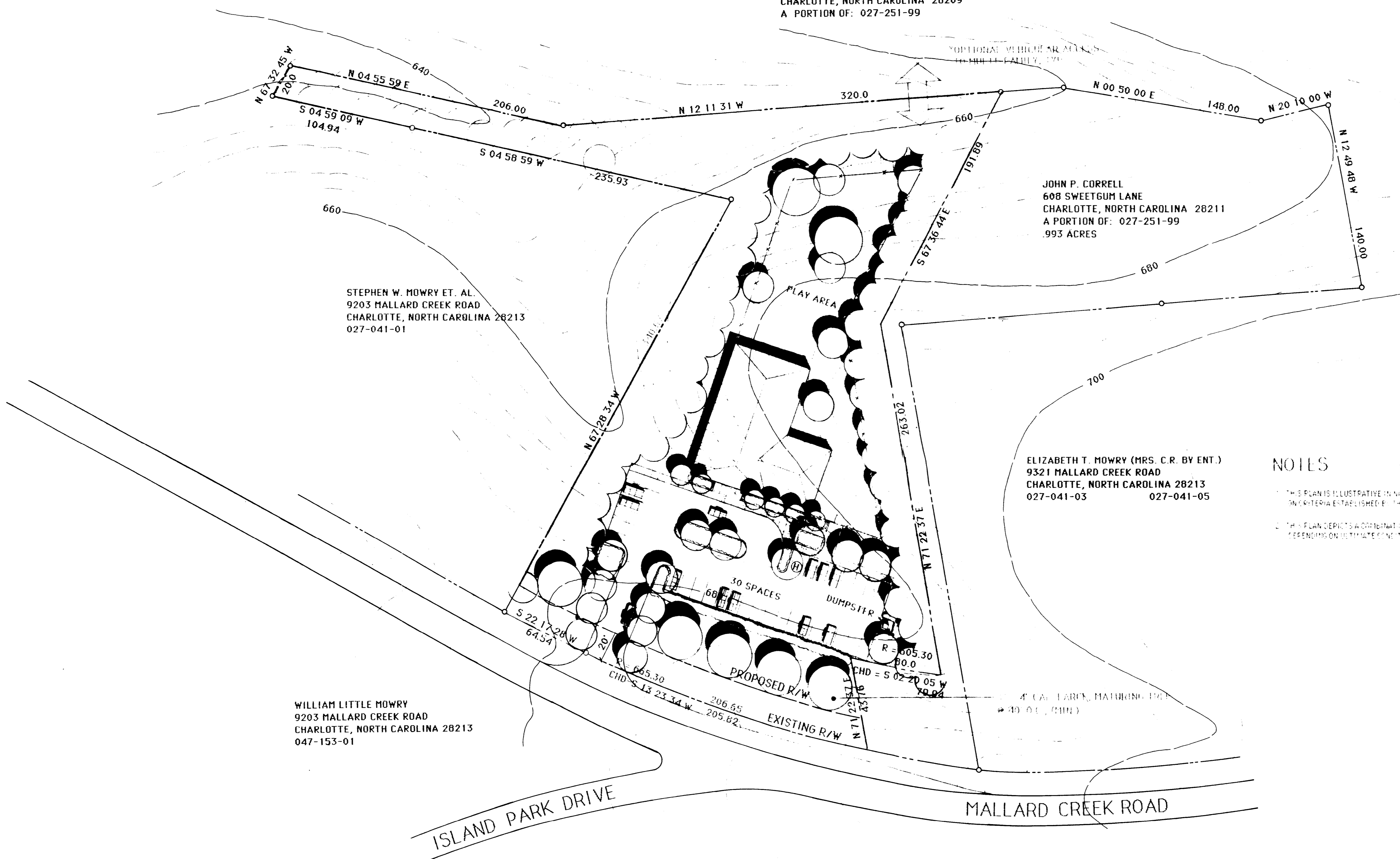
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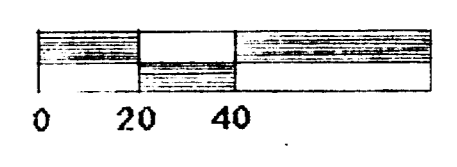
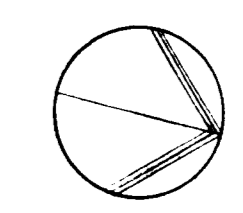


NOTES

- 1. THIS PLAN IS ILLUSTRATIVE IN NATURE AND DEPICTS A GENERAL LAYOUT BASED ON CRITERIA ESTABLISHED BY THE CONDITIONAL MASTER PLAN.
- 2. THIS PLAN DEPICTS A COMBINATION OF EXISTING AND PROPOSED VEGETATION (DEPENDS ON ULTIMATE CONSTRUCTION AT THE TIME OF CONSTRUCTION).

MALLARD CREEK
 CHILD
 DEVELOPMENT
 CENTER

ILLUSTRATIVE
 MASTER PLAN



245
 REV. SEPTEMBER 26, 1989
 REV. SEPTEMBER 18, 1989
 REV. AUGUST 15, 1989
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