

BEARINGS BASED ON RECORD PLAT OF MALLARD CROSSING  
PHASE 1 MAP 2 RECORDED IN MB: 28-35 ON 12-18-96.

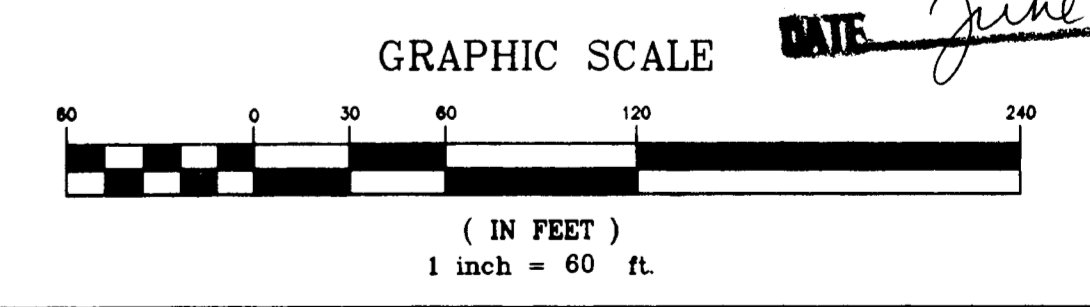
TOTAL SITE: 16.689 ACRES  
EXISTING ZONING: R-3  
PROPOSED ZONING: R-8(CD)

- NOTES**
- 1.) THE PROPOSED STORM DRAINAGE SYSTEM TO CONNECT TO EXISTING FACILITIES IN MALLARD CROSSING
  - 2.) LEFT TURN LANE WILL BE CONSTRUCTED AT THE PROPOSED ENTRANCE IN ACCORDANCE WITH CDOT STANDARDS.
  - 3.) THE PROPOSED ACCESS LOCATION ON MALLARD CREEK ROAD IS TO BE COORDINATED WITH THE FUTURE REALIGNMENT OF MALLARD CREEK ROAD.
  - 4.) THE ADDITIONAL ON-SITE RIGHT-OF-WAY FOR THE PROPOSED MALLARD CREEK ROAD REALIGNMENT WILL BE DEDICATED AS PART OF THE PRELIMINARY SUBDIVISION PLAN APPROVAL.
  - 5.) SIDEWALKS WILL BE INSTALLED ON BOTH SIDES OF ALL PUBLIC STREETS AND ALONG MALLARD CREEK ROAD.
  - 6.) STREETScape IMPROVEMENTS WILL BE PROVIDED ALONG MALLARD CREEK ROAD.
  - 7.) THE STORM WATER DISCHARGE FROM THE SITE WILL BE DESIGNED SO AS NOT TO INVALIDATE THE DOWNSTREAM FLOOD PROTECTION LIMITS.

NO NCDS TRAVERSE STATION WITHIN 2000'.  
THIS PROPERTY SUBJECT TO ALL OTHER RIGHTS-OF-WAY AND EASEMENTS OF RECORD.  
PER NC DOT IN ALBEMARLE THE RIGHT-OF-WAY OF MALLARD CREEK ROAD IS THAT WHICH IS MAINTAINED BY THE STATE FROM BACK OF DITCH TO BACK OF DITCH.

THIS SURVEY WAS PERFORMED PER THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA WITH AN ERROR OF CLOSURE IN EXCESS OF 1:10000.

APPROVED BY CITY COUNCIL  
DATE June 22, 1998



SHEET TITLE		PROJECT NO.
<b>CONDITIONAL SITE PLAN REZONING PETITION</b>		SCALE 1" = 60'
PROJECT		DATE 2/18/98
W. LOUIE MCGEE PROPERTY CITY OF CHARLOTTE, MECK. CO., NC FOR: LANDCRAFT PROPERTIES INC.		DRAWN BY BTG
YARBROUGH - WILLIAMS & ASSOCIATES, INC. PLANNING • SURVEYING • ENGINEERING 730 WINDSOR OAK COURT CHARLOTTE, NC 28273 (704) 556-1990		CHECKED BY MAH
		DRAWING NO. 98-111
		SHT 1 OF 1 SHTS