

Parcel ID #029-711-01  
Mecklenburg County  
600 East 47th Street Floor 11  
Charlotte, NC 28202  
Zoned R-3

ROAD EASEMENT, UTILITY  
EASEMENT AND TEMPORARY  
CONSTRUCTION EASEMENT AS  
RECORDED IN DB 9428 PG. 24

TRADITION RD (50' EASEMENT)

SECONDARY  
ENTRANCE

SITE  
9.79 AC  
NET 9.08 AC

PARCEL A

Parcel ID #029-361-124  
Tradition at Mallard Creek  
545 Cedar Lane  
Teaneck, N.J. 07666  
Zoned R-17 MF (CD)

Parcel ID #029-361-03  
Alexander Garrison  
3220 Prosperity Church Rd  
Charlotte, NC 28261  
Zoned: O-1 (CD)

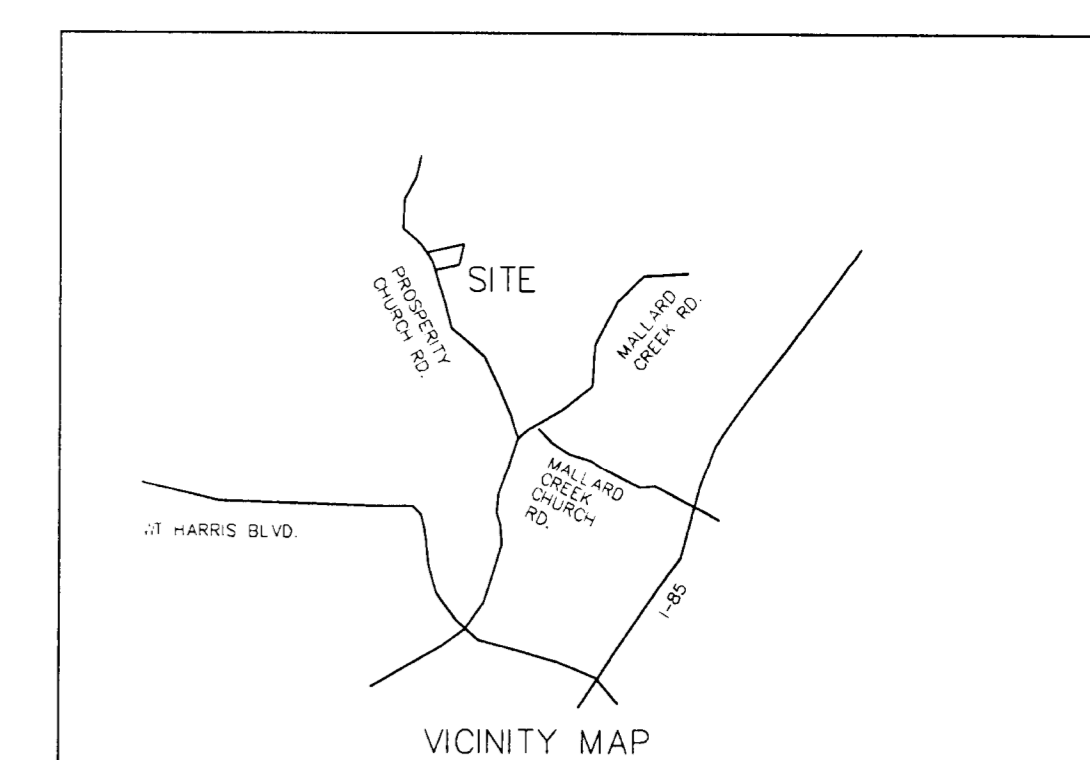
OWNER/  
PETITIONER:  
PARCEL A  
RUTH AND DONALD BONDS  
3324 PROSPERITY CHURCH ROAD  
CHARLOTTE, NC

PARCEL B  
FISHER-HARRIS DEVELOPMENT NO.3, LLC  
614 N. MAIN STREET  
SALISBURY, NC 28684

DEVELOPER:  
DEER ISLE PROPERTIES  
545 CEDAR LANE  
TEANECK, N.J. 07666  
P: 201-836-0099  
F: 201-836-3913

LAND  
PLANNER:  
LANDDESIGN, INC.  
223 N. GRAHAM ST.  
CHARLOTTE, NC 28202  
P: 704-333-0325  
F: 704-332-3246

SURVEYOR:  
LANDDESIGN SURVEYING  
223 N. GRAHAM ST.  
CHARLOTTE, NC 28202  
P: 704-333-0325  
F: 704-332-3246



- DEVELOPMENT STANDARDS**
1. DEVELOPMENT OF THE SITE WILL BE CONTROLLED BY THE STANDARDS DEPICTED ON THIS SITE PLAN AND BY THE STANDARDS OF THE CHARLOTTE ZONING ORDINANCE. THE DEVELOPMENT DEPICTED ON THIS PLAN IS INTENDED TO REFLECT THE ARRANGEMENT OF PROPOSED USES ON THE SITE, BUT THE EXACT CONFIGURATION, PLACEMENT, AND SIZE OF INDIVIDUAL SITE ELEMENTS MAY BE ALTERED OR MODIFIED WITHIN THE LIMITS PRESCRIBED BY THE ORDINANCE DURING THE DESIGN, DEVELOPMENT AND CONSTRUCTION PHASES WITHIN THE BUILDING ENVELOPE LINE AS SHOWN ON THE PLAN.
  2. PENDING ZONING APPROVAL, THE PETITIONER/DEVELOPER SHALL SEEK ADMINISTRATIVE APPROVAL, PER CITY CODE SECTION 8.005 TO ELIMINATE THE 50' CLASS C BUFFER BETWEEN PHASE I AND PHASE II AND PROPOSED PHASE I AND TO DO FIVE (5) ADDITIONAL DWELLING UNITS TO THE PREVIOUSLY APPROVED PHASE ONE SITE PLAN IF ALLOWABLE.
  3. (ELIMINATED)
  4. ALL TRASH COLLECTION FACILITIES WILL BE SCREENED WITH A SOLID ENCLOSURE AND GATES.
  5. ANY DETACHED LIGHTING ON THE SITE WILL BE LIMITED TO 20 FEET IN HEIGHT.
  6. SIGNAGE WILL BE PERMITTED IN ACCORDANCE WITH APPLICABLE ZONING STANDARDS.
  7. PARKING WILL BE PROVIDED WHICH WILL MEET OR EXCEED THE STANDARDS OF THE ZONING ORDINANCE.
  8. THE USE OF THE SITE WILL BE FOR THE DEVELOPMENT OF A MULTIFAMILY RESIDENTIAL COMMUNITY.
  9. ALL BUILDINGS WILL BE WITHIN 750 FEET OF A FIRE HYDRANT AS PRESCRIBED BY THE CHARLOTTE FIRE DEPARTMENT.
  10. ACCESS WILL BE PROVIDED BY DRIVEWAY CONNECTIONS TO PROSPERITY CHURCH ROAD, TRADITION ROAD AND TO THE EXISTING TRADITION COMMUNITY. ALL APPLICABLE SITE DISTANCE TRIANGLES SHALL APPLY.
  11. THE PETITIONER WILL INSTALL AN INTERNAL SIDEWALK SYSTEM THAT WILL CONNECT THE UNITS ON THE SITE WITH SIDEWALKS ON THE ADJACENT PUBLIC STREETS.
  12. THE SITE WILL COMPLY WITH CHAPTER 21 OF THE CITY CODE. PROPOSED PLANTING SHOWN IS CONCEPTUAL ONLY AND WILL BE SUBJECT TO CHANGE ON ACTUAL SITE CONDITIONS AND URBAN FORESTRY SITE-SPECIFIC APPROVAL.
  13. THE PETITIONER WILL PRESERVE THE AREA ALONG PROSPERITY CHURCH ROAD BY RESTRICTING ANY GRADING TO THE AREA NEEDED FOR DRIVEWAYS, COT MANDATED RIGHT DISTANCE TRIANGLES, AND THE AREA NEEDED FOR ACCESS TO CONSTRUCT BUILDINGS ON THE SITE. GRADING IN THE SETBACK AREA FOR BUILDING CONSTRUCTION WILL BE LIMITED TO 15' AND THESE AREAS WILL BE REPLANTED WITH A COMBINATION OF TREES AND SHRUBS. THE PETITIONER RESERVES THE RIGHT TO CREATE A LANDSCAPED ENTRANCE FEATURE AND TO ENHANCE THE EXISTING VEGETATION TO CREATE AN ATTRACTIVE STREETSCAPE AND PROVIDE ADDITIONAL SCREENING ALONG THE FRONTAGE OF THE SITE.

**SITE DEVELOPMENT TABULATION**

	PARCEL A	PARCEL B	TOTAL
GROSS SITE AREA	9.79 AC	0.09 AC	9.88 AC
PROPOSED RIGHT-OF-WAY	0.71 AC (1)	-	0.71 AC
NET SITE AREA	9.08 AC ± (2)	0.09 AC ±	9.17 AC ±
EXISTING ZONING	R-3	O-1 (CD)	
PROPOSED ZONING	R-17 MF (CD)	R-17 MF (CD)	
PROPOSED DWELLING UNITS			
PHASE I PARCEL	5 DU (3)		
PHASE II PARCEL	127 DU		
TOTAL			132 DU
PROPOSED DENSITY			
PHASE I PARCEL (GROSS)	12.85 DU/A (4)		
PHASE II PARCEL (NET)	13.84 DU/A (5)		

NOTES:  
 (1) PROPOSED RIGHT-OF-WAY FOR CURRENT PROSPERITY CHURCH ROAD WIDENING PLANS PROVIDED BY PREHEIL ASSOCIATES. AREA MAY CHANGE PENDING FINAL PLANS.  
 (2) EXISTING SITE AREA LESS PROPOSED RIGHT-OF-WAY.  
 (3) ADDITIONAL UNITS PROPOSED WITH PHASE I PARCEL BOUNDARY - SEE DEVELOPMENT STANDARDS NOTE 2.  
 (4) 127 DU BASED ON EXISTING SITE AREA (PARCEL A AND B).  
 (5) 132 DU BASED ON EXISTING SITE AREA (PARCEL A AND B) LESS PROPOSED RIGHT-OF-WAY.

**LEGAL DESCRIPTION (PARCEL A)**

BEGINNING at an existing iron on the eastern right-of-way of Prosperity Church Road, said iron having N.C. grid coordinates as follows: N=564842.28 E=471637.00; THENCE with the eastern right-of-way of Prosperity Church Road three cables as follows North 26 degrees 07 minutes 00 seconds West for a distance of 60.00 feet to an existing iron pin; THENCE North 01 degree 41 minutes 00 seconds West for a distance of 69.83 feet to an existing iron pin; THENCE North 23 degrees 10 minutes 11 seconds West for a distance of 460.00 feet to a new iron pin; THENCE leaving the right-of-way with the south line of the Mecklenburg County Property as described in Deed Book 2838 at Page 862 of the Mecklenburg County Registry North 76 degrees 42 minutes 04 seconds East for a distance of 2.85 feet to an existing iron pin for a distance of 329.58 feet to a new iron pin; THENCE with the south line of the Mecklenburg County property North 76 degree 40 minutes 13 seconds East for a distance of 96.00 feet to an existing iron pin at the northwest corner of the now or formerly C. Lumpkin property as described in Deed Book 3028 at Page 577; THENCE with the west line of the Lumpkin property South 14 degrees 05 minutes 15 seconds West for a distance of 252.64 feet to an existing iron pin; THENCE with the west line of the Lumpkin property South 15 degrees 27 minutes 11 seconds West for a distance of 270.00 feet to an existing iron pin at the northwest corner of the now or formerly Alex and Jean Garrison property as described in Deed Book 1627 at Page 526; THENCE with the north line of the Garrison property South 65 degrees 53 minutes 17 seconds West for a distance of 69.65 feet to an existing iron pin on the eastern right-of-way of Prosperity Church Road, said iron being the POINT AND PLACE OF BEGINNING.

**LEGAL DESCRIPTION (PARCEL B)**

BEGINNING AT A POINT ON THE COMMON CORNER OF DONALD R. BONDS TO REACH THE POINT OF BEGINNING, GO SOUTH 14 DEGREES 10 MINUTES 40 SECONDS THENCE South 72 degrees 02 minutes 24 seconds West for a distance of 160.00 feet to a THENCE South 15 degrees 08 minutes 47 seconds East for a distance of 97.80 feet to a THENCE North 15 degrees 57 minutes 29 seconds East for a distance of 96.00 feet to a THENCE North 15 degrees 46 minutes 44 seconds East for a distance of 0.000 feet to an EIP. Together with and subject to covenants, easements, and restrictions of record. Said property contains 0.09 acres more or less.

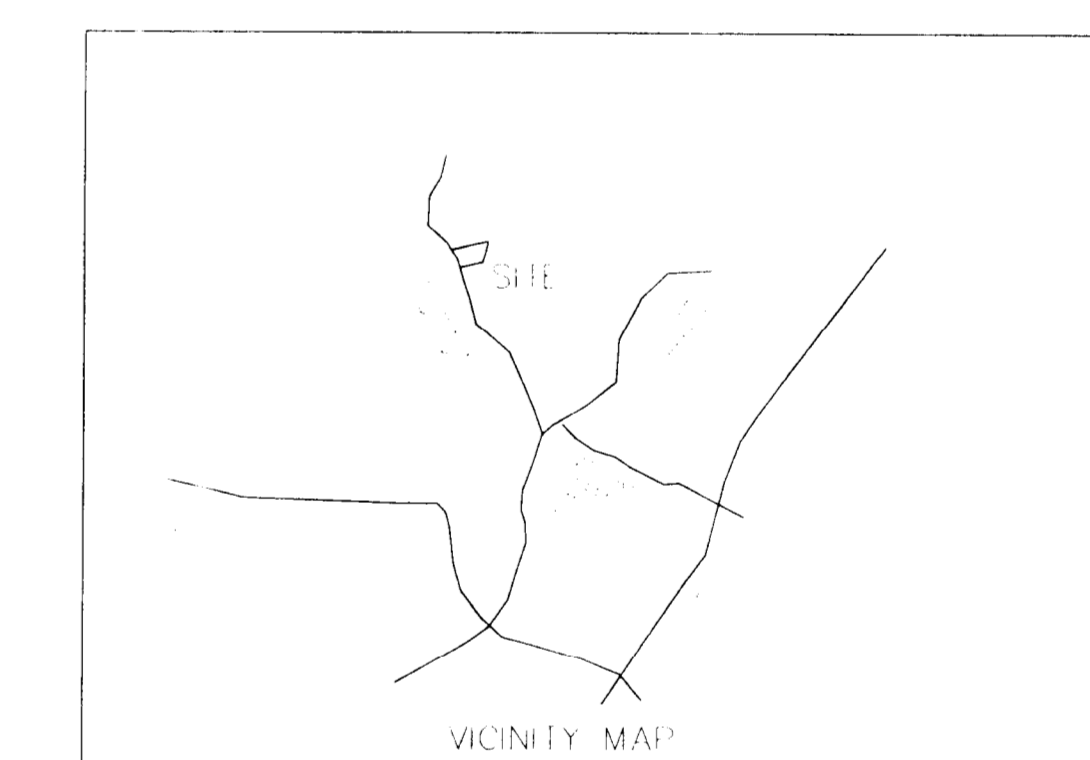
APPROVED BY CITY COUNCIL  
 DATE: 02/19/01  
 NORTH  
 SCALE: 1" = 150'  
 PETITION NO. 01-006  
 'FOR PUBLIC HEARING'

**The Tradition at Mallard Creek - Phase II**  
 Deer Isle Properties  
 Technical Data Sheet

REVISIONS  
 1/17/00 Zoning Submission  
 2/12/00 Per CHPC comments

DATE: 1/17/00  
 DES: DT  
 DWN: DG  
 SCALE: 1" = 50'  
 PROJECT/FILE NO: 1000211  
 SHEET NO: SHEET 1 OF 2

2001-006



**The Tradition AT Mallard Creek - Phase II**  
 Deer Isle Properties  
 Illustrative Site Plan

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