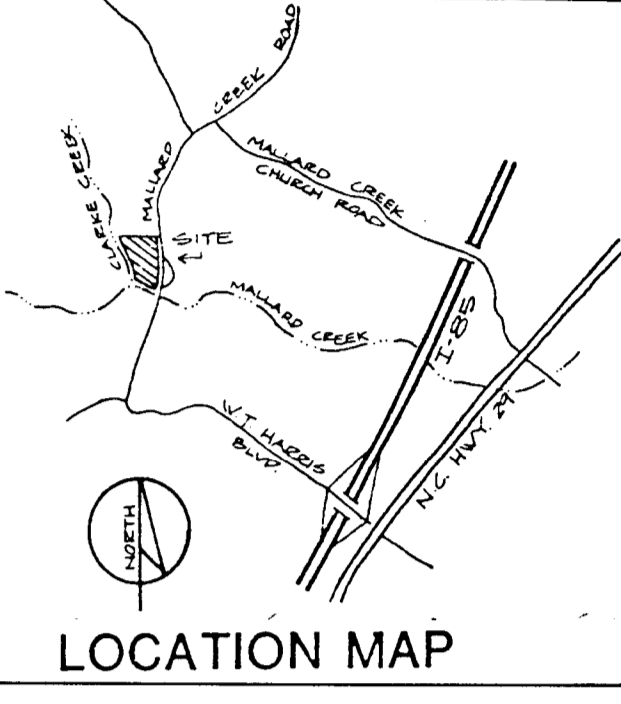
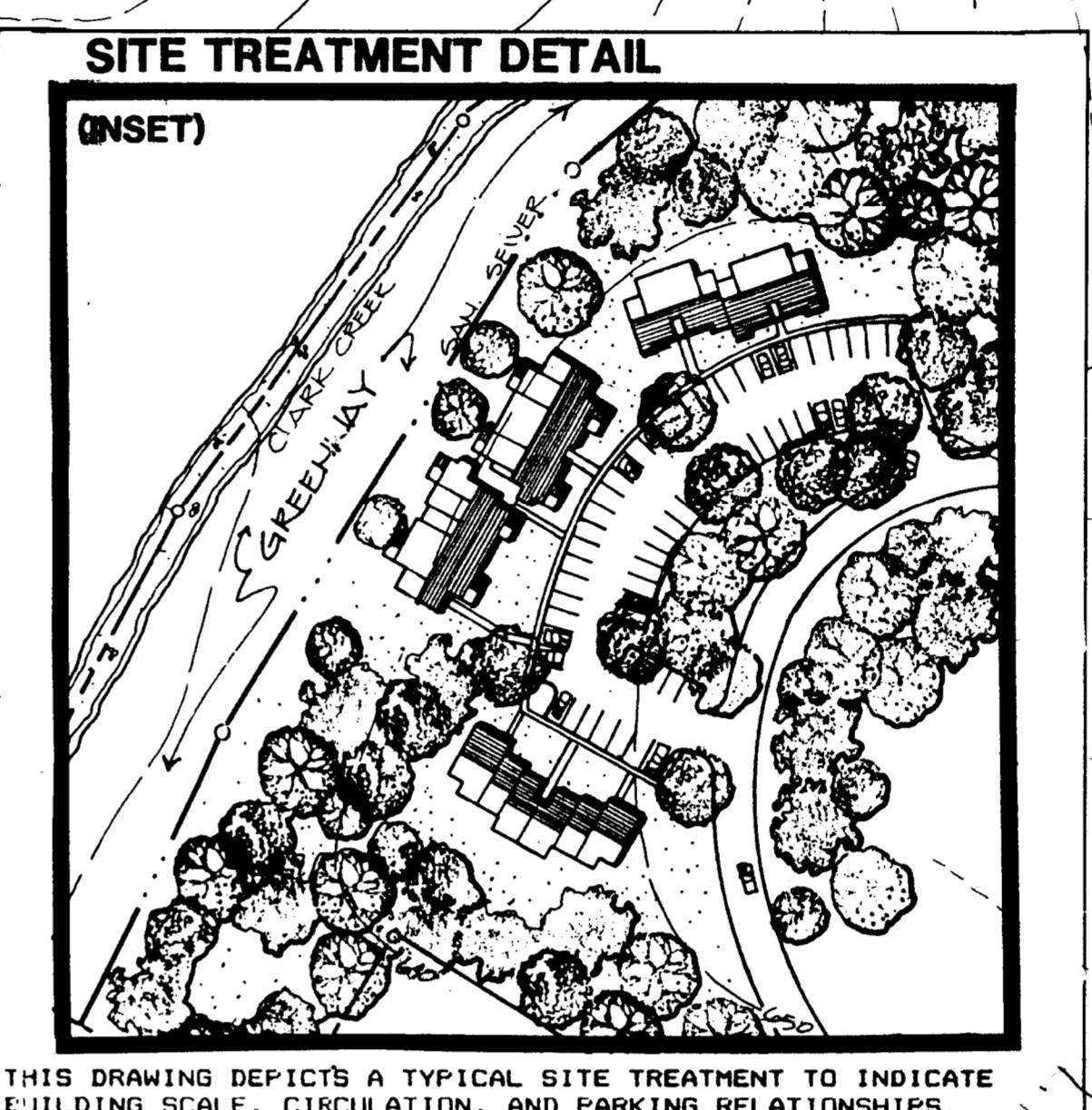


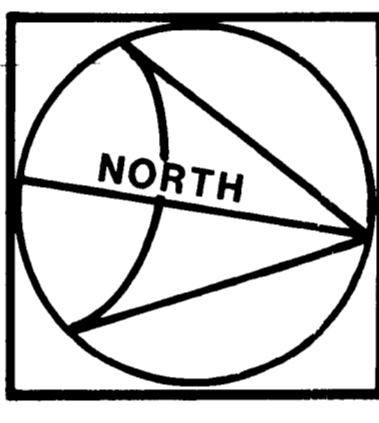
- APPROVED BY COUNTY COMMISSION DATE 4/2/80
- ### GENERAL NOTES
- NATURAL BUFFERS TO REMAIN UNDISTURBED EXCEPT AS REQUIRED FOR INSTALLATION OF UTILITIES AND POSSIBLE SUPPLEMENTARY LANDSCAPING AND PLANTING.
  - Project signage shall conform to the Mecklenburg County Zoning Ordinance.
  - Topographic information obtained from aerial topo sheets from Mecklenburg County.
  - Boundary information for entire 70 acre property by Thomas E Montgomery, N.C.R.L.S. L-2593, Charlotte, North Carolina.
  - 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.
  - An active recreation area may be provided at a suitable internal location within Multi-Family parcel.
  - Area outside of the Multi-Family development shall be undisturbed except when necessary for roads and utilities to cross.
  - 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 avoid screen parking and service areas where appropriate to avoid objectionable views. Berms, fencing, etc. may be combined with planting to achieve the above goals.



DEVELOPMENT DATA	
TOTAL SITE AREA.....	+/- 35.5 ACRES
CURRENT ZONING: R-15 MF (CD).....	+/- 35.5 ACRES (Petition No. 84-37C)
PROPOSED ZONING: R-15 (CD).....	+/- 15.5 ACRES
R-15 MF (CD).....	+/- 20.0 ACRES
APPROXIMATE AREA TO BE DEDICATED TO GREENWAY.....	+/- 4.0 ACRES
MAXIMUM # ATTACHED DWELLING UNITS.....	180 UNITS
MAXIMUM # S.F. DETACHED DWELLING UNITS.....	30 UNITS
TOTAL MAXIMUM # DWELLING UNITS.....	210 UNITS

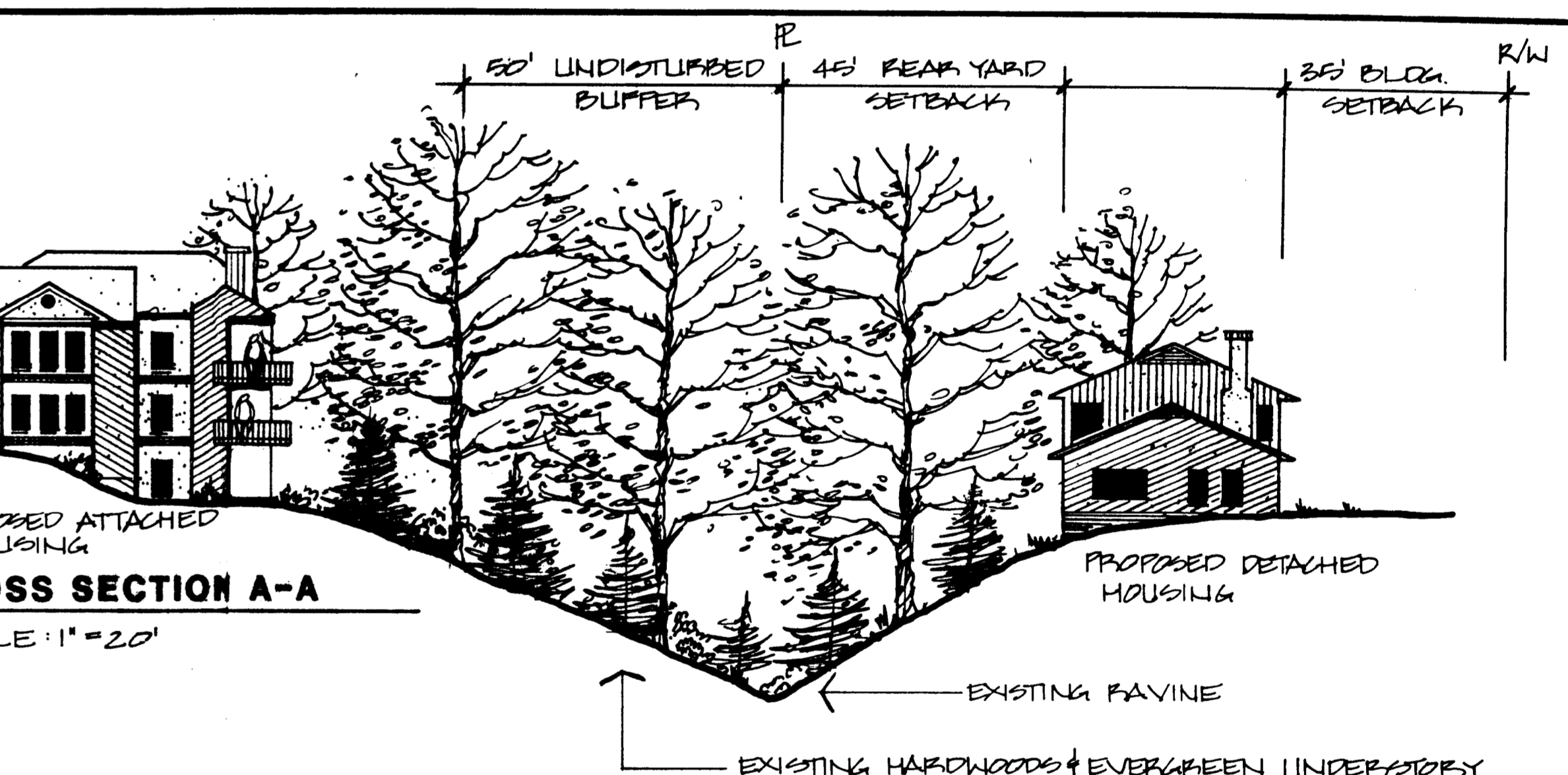
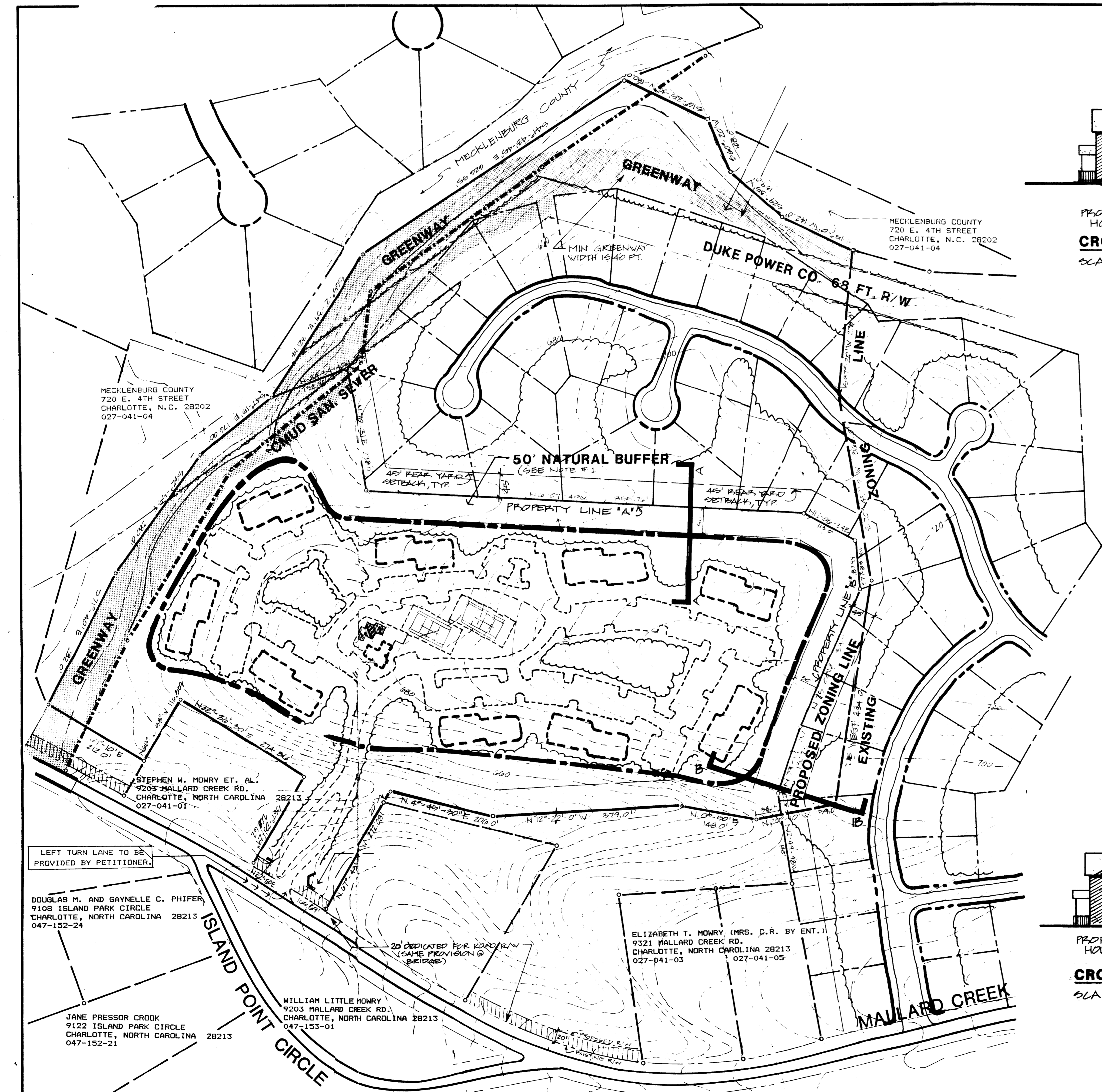
Project Manager: **SRT**  
 Drawn By: **PF**  
 Checked By:  
 Date: **1/27/80**  
 Project Number: **#86004**

Revisions: 1. E.B. REVISE (S.M.) ADD DIMENSIONS @ INTERSECTION OF EXIST. & PROPOSED ZONING, ADD NOTE "S.F. HOUSING BY PETITIONER", CORRECT ADJ. PROPERTY OWNERS.  
 2. E.B. REV. ROAD R/W DESTRUCTION FROM 6' TO 20', MODIFIED LIME #1.

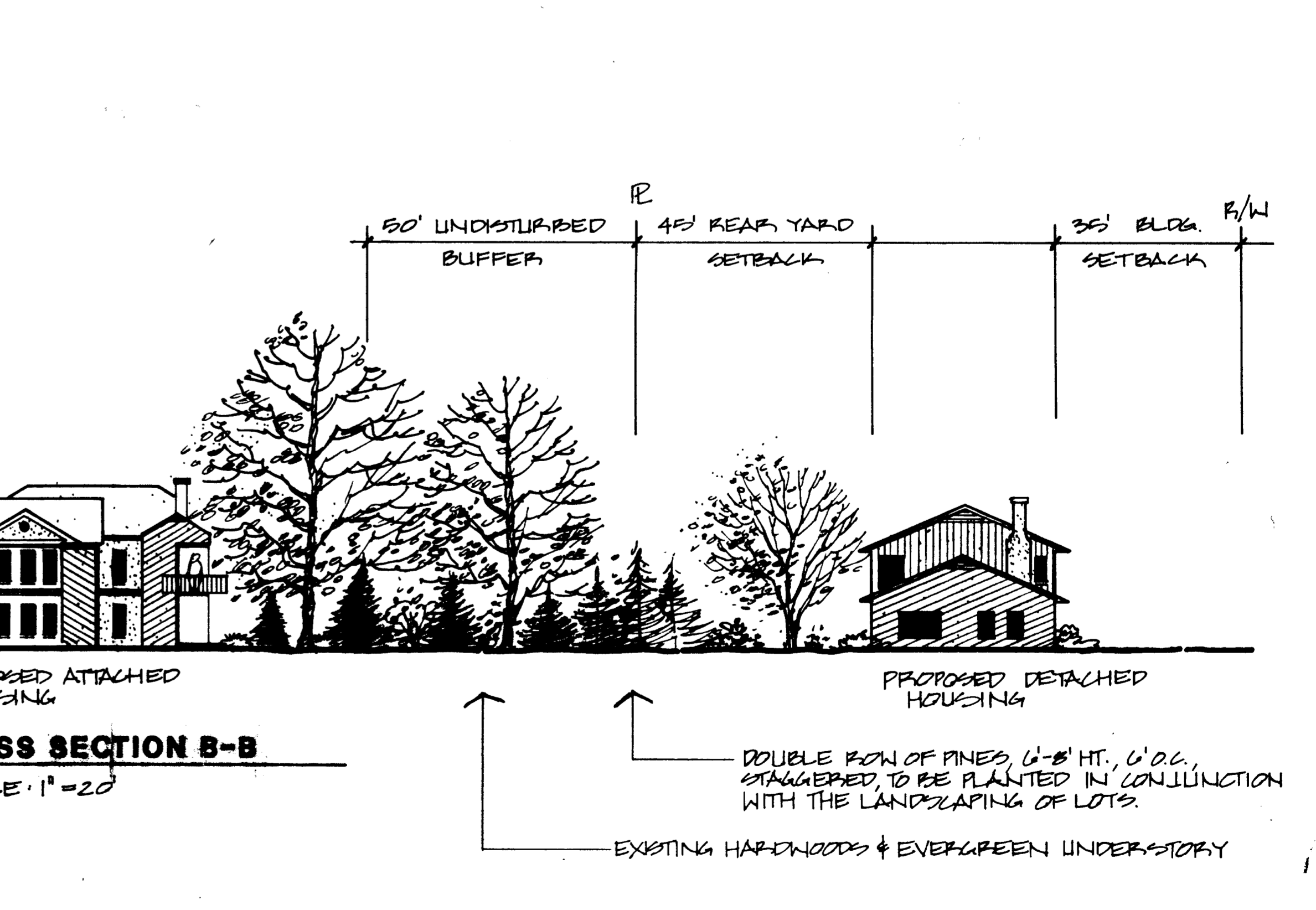


**DPR ASSOCIATES**  
 Landscape Architects  
 Design • Planning • Research  
 2036 East Seventh Street  
 Charlotte, NC 28204  
 704/332-1204

PETITION NO. 8437C  
**SITE PLAN AMENDMENT**  
**MALLARD CREEK ROAD**  
**JOHN CROSLAND CO., CHARLOTTE, N.C.**  
 Scale: **1 IN. = 100 FT.**  
 Sheet Number: **1 A**

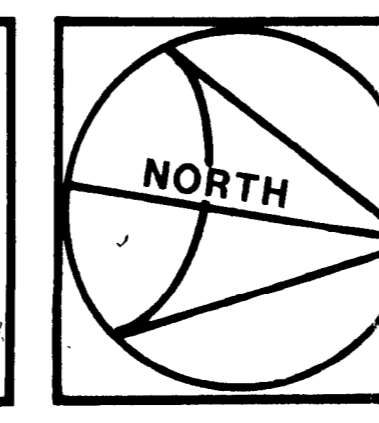


- ### SUPPLEMENTARY GENERAL NOTES:
- WITHIN MULTI-FAMILY BUFFER AREAS AND NEW SINGLE-FAMILY REAR YARDS ADJACENT TO THE TWO PROPERTY LINES LABELLED "A" AND "B", THE FOLLOWING CONDITION SHALL OCCUR:  
 DEVELOPER SHALL AVOID THE INSTALLATION OF UTILITY LINES PARALLEL AND WITHIN THESE AREAS. IF ANY UTILITY LINE IS INSTALLED WITHIN THESE AREAS, IT SHALL BE LAID PERPENDICULAR TO PROPERTY LINES "A" AND "B" TO MINIMIZE THE LOSS OF EXISTING VEGETATION.
  - THE MULTI-FAMILY PLAN SHOWN ON THIS PAGE SUGGESTS ONE POSSIBLE LAYOUT FOR THIS AREA AND IS NOT INTENDED TO INDICATE PRECISE LOCATION AND/OR ARRANGEMENT OF BUILDINGS, PARKING, AND OPEN SPACE. IT IS INTENDED TO DEPICT THE GENERAL ORGANIZATION AND CHARACTER OF THE PROPOSED MULTI-FAMILY DEVELOPMENT.
  - PRIOR TO CLEARING AND DEMONSTRATION CONSTRUCTION, ALL BUFFER ZONES SHALL BE FIELD-SPRAYS AND BARRICADED WITH A WOODEN FENCE, CONSTRUCTED FROM 2 X 4 POSTS AND 1 X 4 RAILS, OR EQUALLY EFFECTIVE BARRIADGES.
  - A STRAGGERED DOUBLE ROW OF 6" - 8" PINES PLANTED 6' O.C. SHALL BE PLANTED IN CONJUNCTION WITH LANDSCAPING OF LOT WHERE THERE IS AN ABSENCE OF VEGETATION IN PROPOSED SINGLE-FAMILY REAR YARDS.



Project Manager: **SRT**  
 Drawn By:  
 Checked By:  
 Date: **3/20/80**  
 Project Number: **#86004**

Revisions:



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

SUPPLEMENTARY NOTES, SITE PLAN & CROSS SECTIONS  
**SITE PLAN AMENDMENT**  
**MALLARD CREEK ROAD**  
**JOHN CROSLAND CO., CHARLOTTE, N.C.**  
 Scale: **1 IN. = 100 FT.**  
 Sheet Number: **1-B**