

NOTE: THE PETITIONER INTENDS TO DEDICATE WITHIN TWELVE MONTHS FROM THE DATE OF APPROVAL TO MECKLENBURG COUNTY, FOR GREENWAY PURPOSES, LAND OWNED BY PETITIONER EAST OF BIG SUGAR CREEK AND WITHIN THE FLOODWAY BOUNDARY.

ARROWOOD CORPORATE CENTER ASSOC.  
3822 / 495

DUKE POWER CO. R/W  
44 KV LINE 68' R/W

APPROX. LOCATION OF PUBLIC ROAD ENTRY

50' SETBACK AND LANDSCAPE AREA  
20' STRIP RESERVED FOR FUTURE ROAD WIDENING

PRESENT ZONING = R-12  
PROPOSED ZONING = B-D (CD)

APPROX. LOCATION OF PUBLIC ROAD ENTRY

NOTE:  
ARROWOOD ROAD ACCESS WILL BE LIMITED TO THE THREE PUBLIC ROAD ENTRIES SHOWN

EXIST. LOCATION OF PUBLIC ROAD ENTRY (HANSON ROAD)

242.05 ACRES  
INCLUDES R/W'S FOR HANSON ROAD AND SOUTHERN PINE BOULEVARD AND ALL EASEMENTS FOR SEWER & POWER LINES AS SHOWN

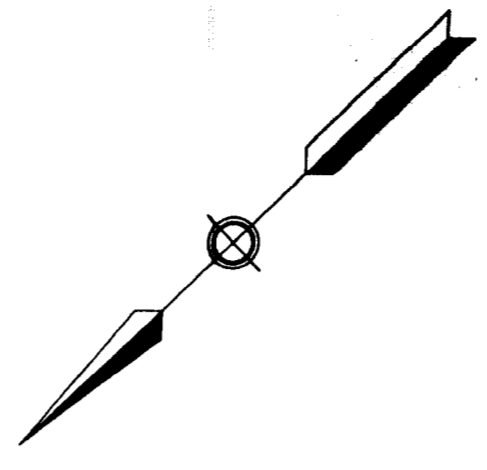
DEVELOPMENT AREA

H.A. McCALLUM  
CARL SWEITZER

DEVELOPMENT AREA

POLLY HANSON

EMOLYN CROW



CMUD SEWER LINE ESMT

PROPERTY LINE IS C.L. COFFEY CREEK

POLLY HANSON

CONDITIONAL ZONING PLAN  
ASC ASSOCIATES

1"=200'

NOTES

- Permitted uses shall be those uses listed in the B-D District except the following shall not be allowed: boarding stables, day care homes (small groups), dormitories for the students of colleges, commercial schools, schools providing adult training; and for the staffs of hospitals, dwellings (one-family attached), dwellings (condominium), farms, either in conjunction with or separate from dwellings, which may conduct retail sales of products produced on the premises, group homes, hospitals and sanitariums, police and fire stations, sewage treatment plants and pumping stations, amusement, commercial, outdoors limited to par 3 golf courses, golf driving ranges and archery ranges, automobile service stations providing minor adjustment, minor repairs and lubrications to any type of motor vehicle, veterinary hospitals and commercial kennels, located at least 300 feet from the nearest residential district, book binding, bottling and canning works for soft drinks, building materials storage and wholesale and retail sales including lumber, brick, tile, stone, concrete, cement and similar materials, within enclosed buildings, tanks and similar structures, dairy products processing, bottling and distribution on a wholesale basis, food processing, excluding poultry and animal slaughtering and dressing, electric and gas sub station, radio, telephone and television masts, towers, antennae and similar structures, reservoirs, municipal, frozen food lockers, railroad rights of way, water storage tanks.
- It is the intent to develop this property in conjunction with a much larger parcel to the south. The amount of building to be placed here is, therefore, uncertain. The maximum that can be expected, however, is approximately 600,000 sq. ft.
- Access to facilities intended to provide service to occupants of the Office/Business Park shall be available internally from the Park in order to decrease Arrowood Road trips.
- The area along Arrowood Road indicated for landscape purposes shall consist of a combination of existing and new materials. Existing growth shall be maintained to the extent feasible but cleaned and thinned to provide a pleasing streetscape. New planting shall be added to supplement the existing and extensive landscaping shall occur in the vicinity of the new public street entrance.
- Signage shall be permitted in accordance with applicable regulations.

Line	Bearing	Distance	Line	Bearing	Distance
1	S 15°38'04"W	62.11	45	S 13°24'03"W	135.77
2	S 02°48'19"E	38.39	46	S 05°12'43"E	74.76
3	S 29°33'04"E	29.83	47	S 35°20'17"E	102.82
4	S 33°30'22"E	39.85	48	S 05°19'51"E	41.91
5	S 07°56'56"E	107.36	49	S 13°14'06"E	55.95
6	S 09°32'54"E	46.41	50	S 20°35'12"W	29.03
7	S 12°55'17"E	91.27	51	S 50°09'42"W	75.95
8	S 01°00'52"W	126.75	52	S 00°37'23"E	46.08
9	S 50°45'15"E	48.99	53	S 12°17'50"E	155.23
10	S 05°46'56"W	37.11	54	S 50°11'00"E	46.29
11	S 18°52'25"E	48.84	55	S 49°55'12"E	32.52
12	S 22°59'35"E	42.64	56	S 66°04'58"E	64.53
13	S 75°53'58"E	40.26	57	S 34°55'14"E	71.34
14	S 41°31'02"E	35.00	58	S 30°51'11"E	98.99
15	S 23°52'12"E	29.50	59	S 48°13'47"E	26.40
16	S 43°20'09"E	42.06	60	S 74°57'35"E	89.29
17	S 82°08'55"E	53.49	61	S 39°53'30"E	7.64
18	S 51°52'41"E	60.83	62	S 36°20'32"E	57.76
19	S 15°12'29"W	49.37	63	S 07°57'13"E	45.19
20	S 41°55'58"W	49.73	64	S 18°26'13"W	63.45
21	S 23°51'53"W	59.06	65	S 26°29'58"E	57.33
22	S 04°58'07"W	39.95	66	S 21°21'58"W	93.02
23	S 34°10'36"E	28.79	67	S 05°40'11"E	47.38
24	S 21°32'58"E	37.34	68	S 09°25'08"W	124.24
25	S 09°40'59"E	96.26	69	S 11°21'10"E	61.44
26	S 13°51'12"E	86.80	70	S 17°53'23"E	51.25
27	S 59°44'24"E	38.43	71	S 34°26'13"E	89.30
28	N 70°30'46"E	34.13	72	S 27°57'08"W	62.63
29	S 66°07'27"E	47.52	73	S 12°04'10"E	102.08
30	S 62°00'54"E	25.04	74	S 17°19'12"E	117.71
31	S 50°42'24"E	45.53	75	S 06°13'19"E	63.92
32	S 23°18'53"E	34.93	76	S 02°13'41"W	85.15
33	S 22°44'51"W	78.42	77	S 18°33'11"W	49.81
34	S 01°07'42"E	169.65	78	S 16°10'10"W	57.66
35	S 26°41'16"E	79.40	79	S 25°57'27"E	52.00
36	S 19°11'44"E	150.00	80	S 44°01'56"E	47.42
37	S 07°21'05"E	59.22	81	S 48°55'14"E	167.02
38	S 03°19'17"E	47.27	82	S 73°13'10"E	41.25
39	S 08°42'42"W	72.97	83	N 04°44'23"E	124.82
40	S 11°39'10"E	35.78	84	N 85°02'12"W	144.36
41	S 34°37'38"E	85.15	85	S 55°44'12"E	153.37
42	S 25°52'22"E	24.31	86	S 26°16'27"W	53.40
43	S 07°27'34"E	70.90	87	S 53°26'33"W	201.00
44	S 12°24'15"W	50.42	88	S 52°54'04"W	92.81

APPROVED BY COUNTY COMMISSION  
DATE 11/29/89  
84-28(C)

DEVELOPERS

FAISON

SURVEY DATA PLAN

FAISON ASSOCIATES

ARROWPOINTE  
CHARLOTTE, N.C.

REVISIONS	PROJ. NO.
8/7/84	
10/9/84	SHEET NO.
12/24/84	1
DATE	OF
3/23/84	1
DWN BY	CKD BY

122 E. Stonewall  
Charlotte, NC 28202  
704-334-1711