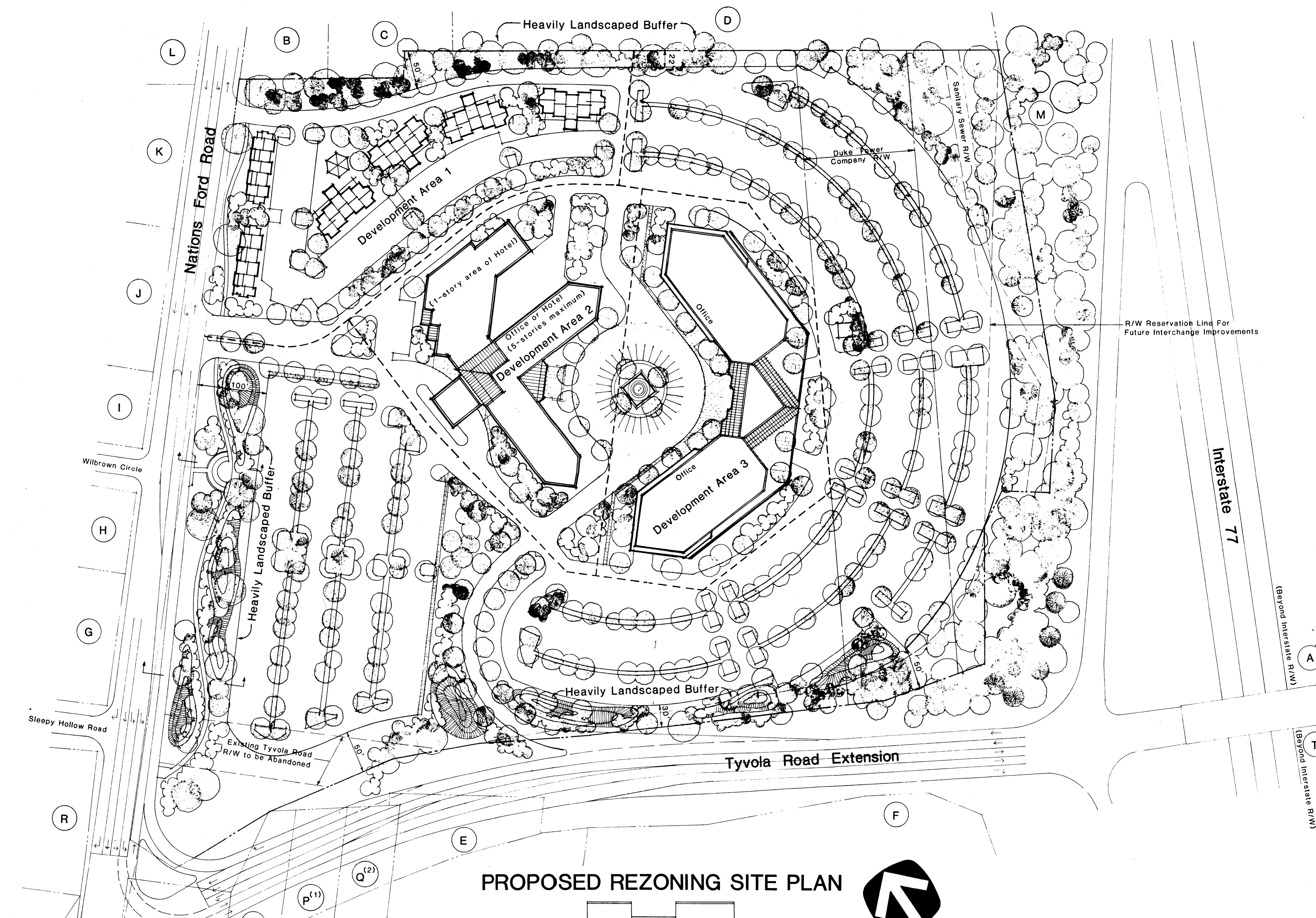
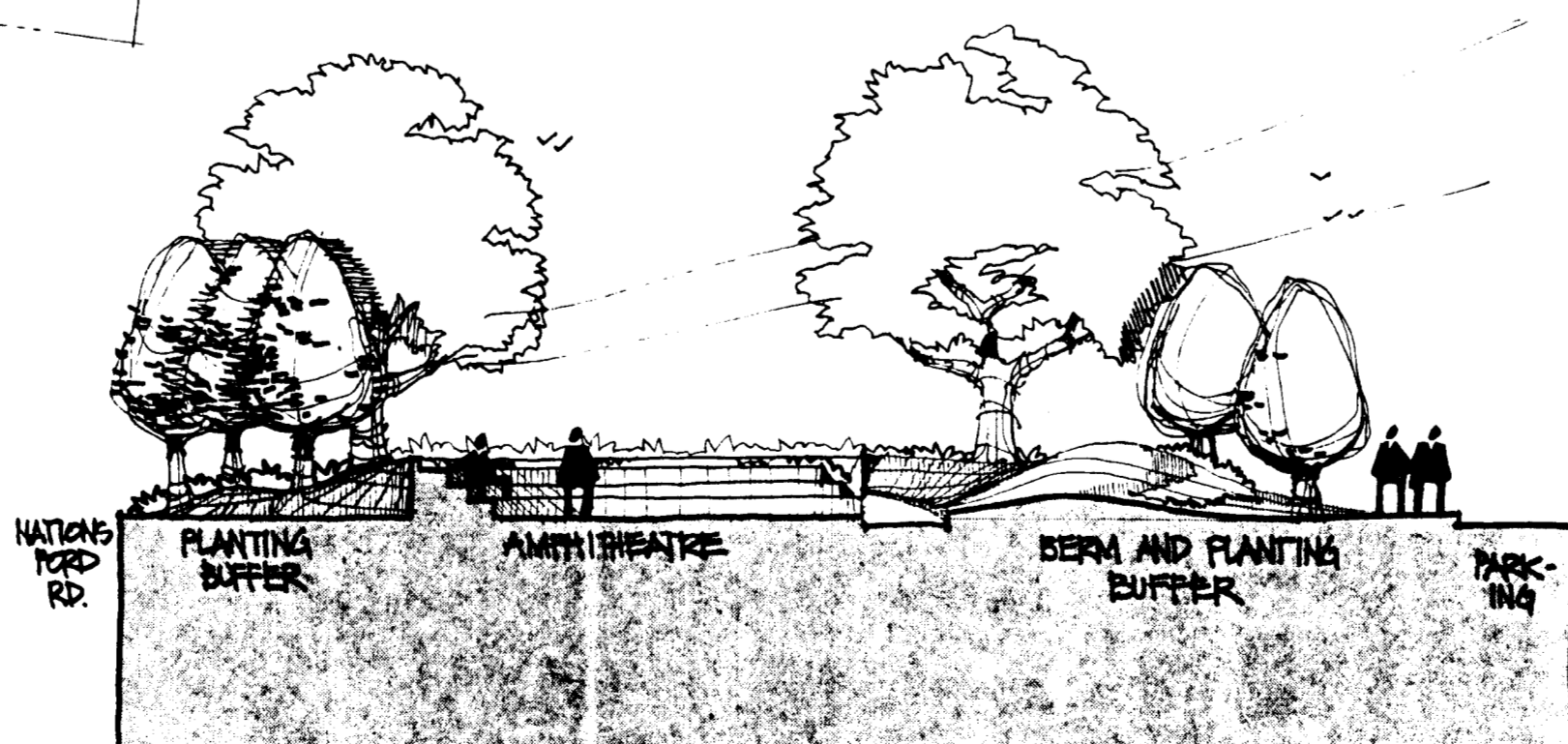
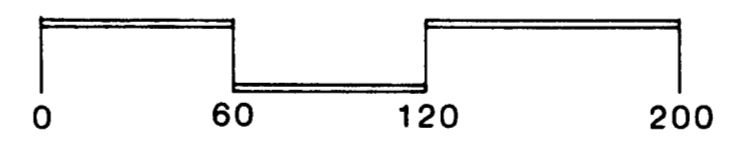


GENERAL NOTES (Revised October 17, 1986)

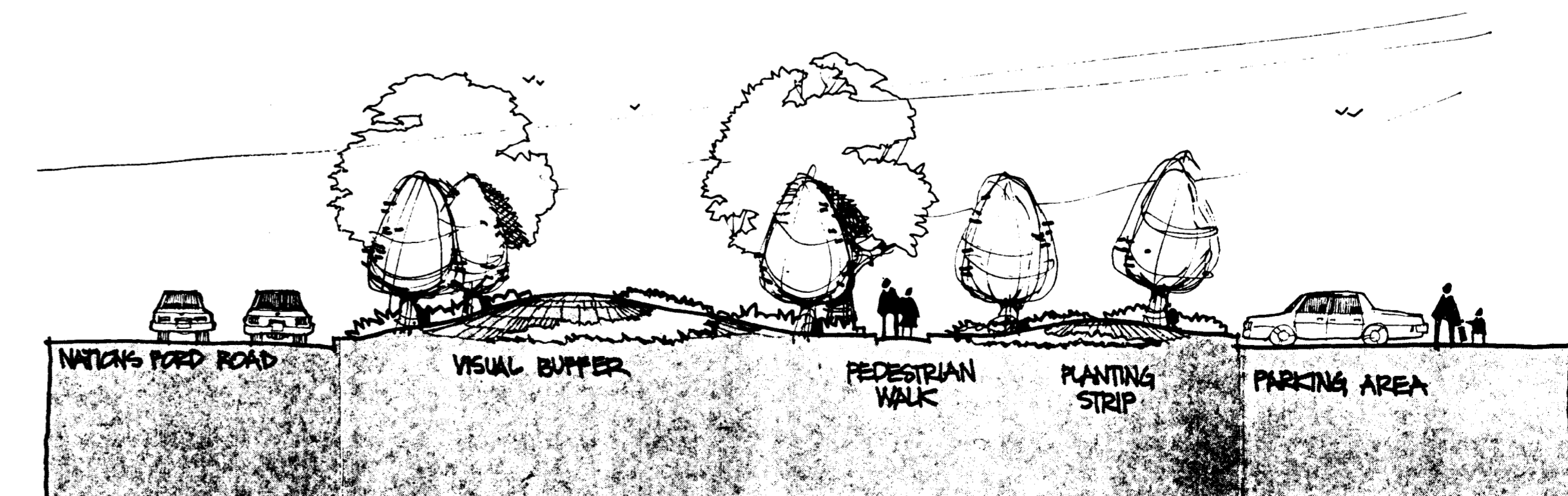
- Existing zoning for the site is R-9MF. Proposed zoning is B-15CD.
- Site area is 24.01 acres; usage as follows:  
24.01 Total acres less -  
0.8 ac. Right of Way for City and State roads  
5.2 ac. Right of Way for Duke Power Co. and land east of R.W. to I-77  
1.6 ac. Buffer along Tyvola Road  
1.4 ac. Buffer along Nations Ford Road  
3.4 ac. Residential development (22% of the actual usable area) (includes Buffer)  
11.6 ac. Net Available for office or hotel development
- Buildings shall be located only in areas shown as "Development Areas".
- Development Area 1 shall be used for residential purposes only, with a maximum of 64 units on 3.4 acres developed as conventional multi-family rental units intended for normal multi-family occupancy. Buildings facing on Nations Ford Road shall not exceed 2 stories in height. Other buildings shall not exceed 3 stories in height.
- Development Area 2 shall be used for:  
A. One office building with a maximum of 100,000 square feet, not to exceed 5 stories in height; OR  
B. One hotel not to exceed 200 rooms with associated conference, restaurant, and service facilities, not to exceed 5 stories in height.
- Development Area 3 shall be used for not more than 2 office buildings with a maximum area of 265,000 square feet, and shall not exceed 7 stories in height and two levels of underground parking.
- Parking Requirements:  
A. Code required parking for the 365,000 SF office buildings alternate is 1,217 spaces on the non-residential area of the site. A minimum of 1,363 spaces will be provided.  
B. Code required parking for the 265,000 SF office with 200 room hotel alternate is 1,183 spaces, minimum proposed parking is 1,397 spaces on the non-residential area of the site.  
C. Parking in the residential area shall meet code requirements separately.
- Interior circulation shall be organized to discourage cut through traffic.
- Frontage along Nations Ford Road south of the residential area shall reserve a private park area, heavily landscaped (using existing trees wherever possible) and provided with earth berms for visual screening of development and parking. Width of the park area shall vary between 90 feet to 100 feet. Frontage along Nations Ford Road in residential area shall use existing trees wherever possible. A pedestrian walkway, including rest areas with seating, will be provided within the private park along Nations Ford Road in lieu of a standard city sidewalk. See typical design below.
- Frontage along future Tyvola Road shall be heavily landscaped buffer varying in width between 30 feet and 50 feet, as illustrated on the site plan, with earth berms, to provide a perceptual barrier between the parking and developed areas and the Tyvola corridor.
- Building materials and design techniques shall be used to achieve a reduction in scale and to maximize compatibility with surrounding residential character. Shape and design of buildings shown are for illustrative purposes only.  
A heavily landscaped buffer shall be provided along the north property line. Width of the buffer shall vary between 22 feet and 50 feet, as illustrated on the site plan.  
Continuous landscaping strips and islands shall be planted with trees to break the visual impact of parking areas. Total landscaped and buffered areas, including interior parking islands represents 20% of the total site. Area occupied by the actual buildings presents a maximum of 11% of the site.  
Right turn in from Tyvola Road onto the site and ingress/egress onto Nations Ford Road shall be designed in accordance with City Engineering and Department of Transportation criteria. The necessary right-of-way for improving Nations Ford Road shall be dedicated to the City of Charlotte, and right-of-way for the future improvement of the I-77, Tyvola Road Interchange shall also be provided as required by NCDOT and indicated on the Plan.  
All signage shall as a minimum meet all applicable regulations and shall be design coordinated within the project.
- Control of storm water from the site shall conform to all regulations with detail plans to be submitted to and approved by the City Engineering Department.
- All site lighting shall be inwardly directed so as not to reflect or beam toward adjacent property.
- Adjacent property owners are listed on an attachment to the petition, and are keyed to this plan by letter code.
- The petitioner agrees to contribute the following to Roadway improvements in the area of Tyvola Road Extension, Nations Ford Road, and Interstate 77:  
a) Dedication of all on-site right-of-way required for the improvement of Nations Ford Road north of Tyvola Road, Tyvola Road from Interstate 77 to Nations Ford Road, and required future right-of-way for the improvement of the Tyvola/I-77 interchange as shown on the conditional site plan.  
b) To pay for the design and changes in construction requirements to accommodate the design needs for Tyvola Road between Interstate 77 and Nations Ford Road and Nations Ford Road from Tyvola north to the edge of the site.  
c) To pay for the construction cost to change the alignment of Nations Ford Road south of Tyvola Road in order to relate satisfactorily to overall intersection design for a distance along Nations Ford Road of 500 feet from the center of the intersection.  
d) To contribute to the cost of any additional right-of-way requirements in accordance with an agreement entered into by the petitioner, City Engineering Department and City Real Estate Division. These funds will be used by the City for the acquisition of the land, as well as any court costs and other administrative costs associated with these acquisitions.
- Due to the significant location of this site at the intersection of I-77, Tyvola Road Extension and Nations Ford Road and its importance to future development of the Nations Ford Road/Tyvola Road Extension area, special treatment has been accorded within this site plan to streetscape improvements, including preservation of existing trees, tree planting, sidewalks and landscape architectural treatments along Nations Ford Road and Tyvola Road Extension. Further special treatment has been accorded to screening and buffering a property edges and around service areas with landscaped parking areas and with a minimum of disturbance of tree cover along Nations Ford Road to protect a residential streetscape. The multi-family residential area in the northwest area of the property and along Nations Ford Road, the wide buffer and park area along Nations Ford Road, the location of the hotel and office buildings in the center of the site away from Nations Ford Road and the traffic planning for the site are designed to effect closure of further commercial development along Nations Ford Road and to the west. Particular attention has been paid to the landscaping, buffering, edge treatment and placement of building development within the site to accomplish these purposes.



PROPOSED REZONING SITE PLAN



Section thru Amphitheatre



Typical Section thru Landscaped Buffer

APPROVED BY CITY COUNCIL  
DATE 11-17-86

**Associates Architects**

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Project: **SIGNATURE PLACE**  
**J.D. SIMS & CO.**  
Sheet Title: **SITE PLAN**

1986-78

Revised: 10-17-86  
Revised: 10-14-86  
Revised: 9-30-86  
Issue Date: 9-12-86

Project Number  
Sheet Of