

DEVELOPMENT DATA

PARCEL I
 Existing Zoning: R-12 NR(CD)
 Proposed Zoning: R-12 NR(CD)
 Gross Acreage: 10.277
 Number Residential Units: 103
 Density: 10 units/acre

PARCEL II
 Existing Zoning: R-12 NR(CD)
 Proposed Zoning: R-12 NR(CD)
 Gross Acreage: 5.312
 Maximum Building Area: 60,000 SF (Uses Allowed in O-15)

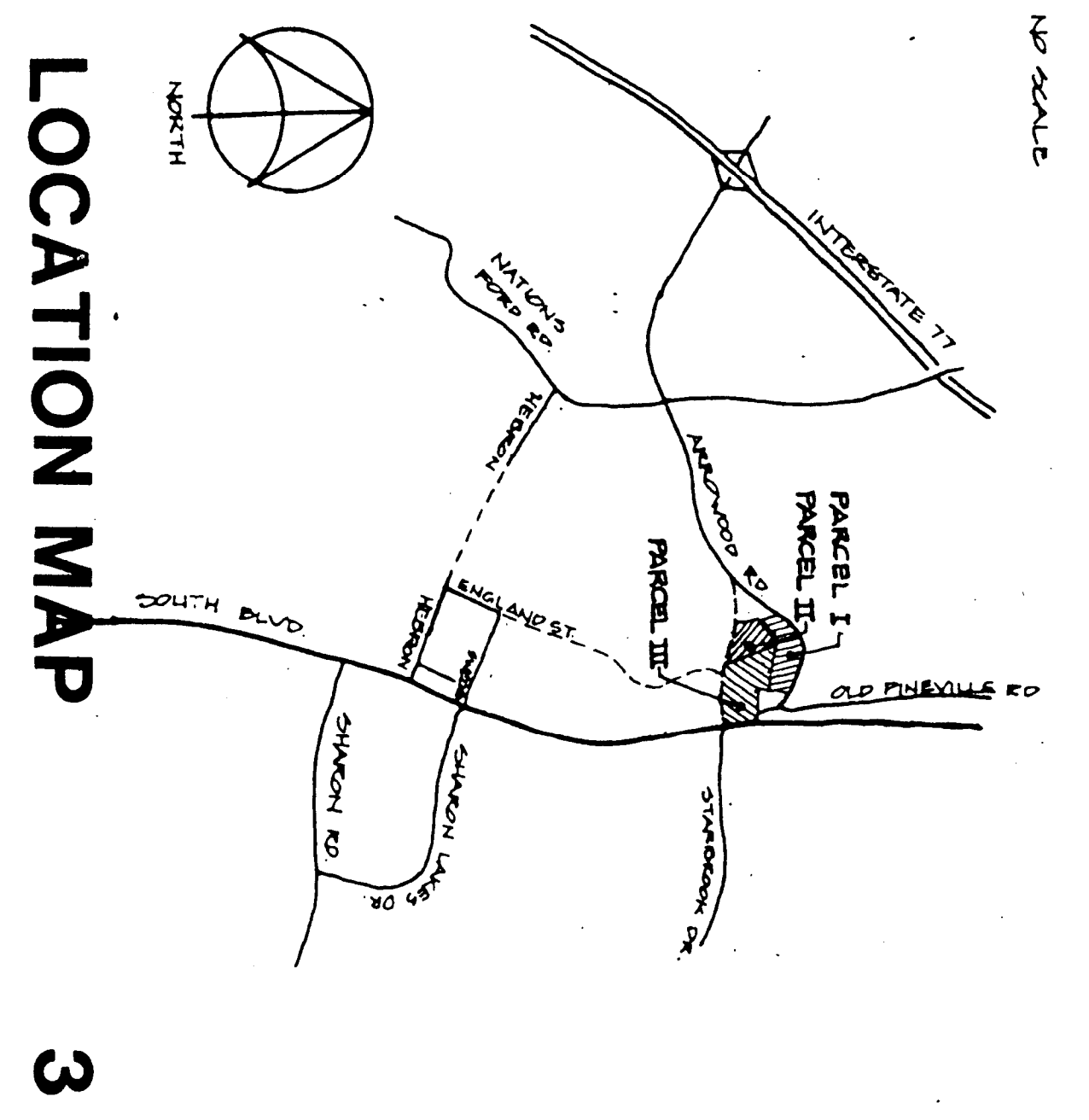
PARCEL III
 Existing Zoning: R-12 NR(CD)
 Proposed Zoning: R-12 NR(CD)
 Gross Acreage: 60,000 SF (Uses Allowed in B-1)
 Maximum Building Area: 175,000 SF (Uses Allowed in B-1)

GENERAL NOTES

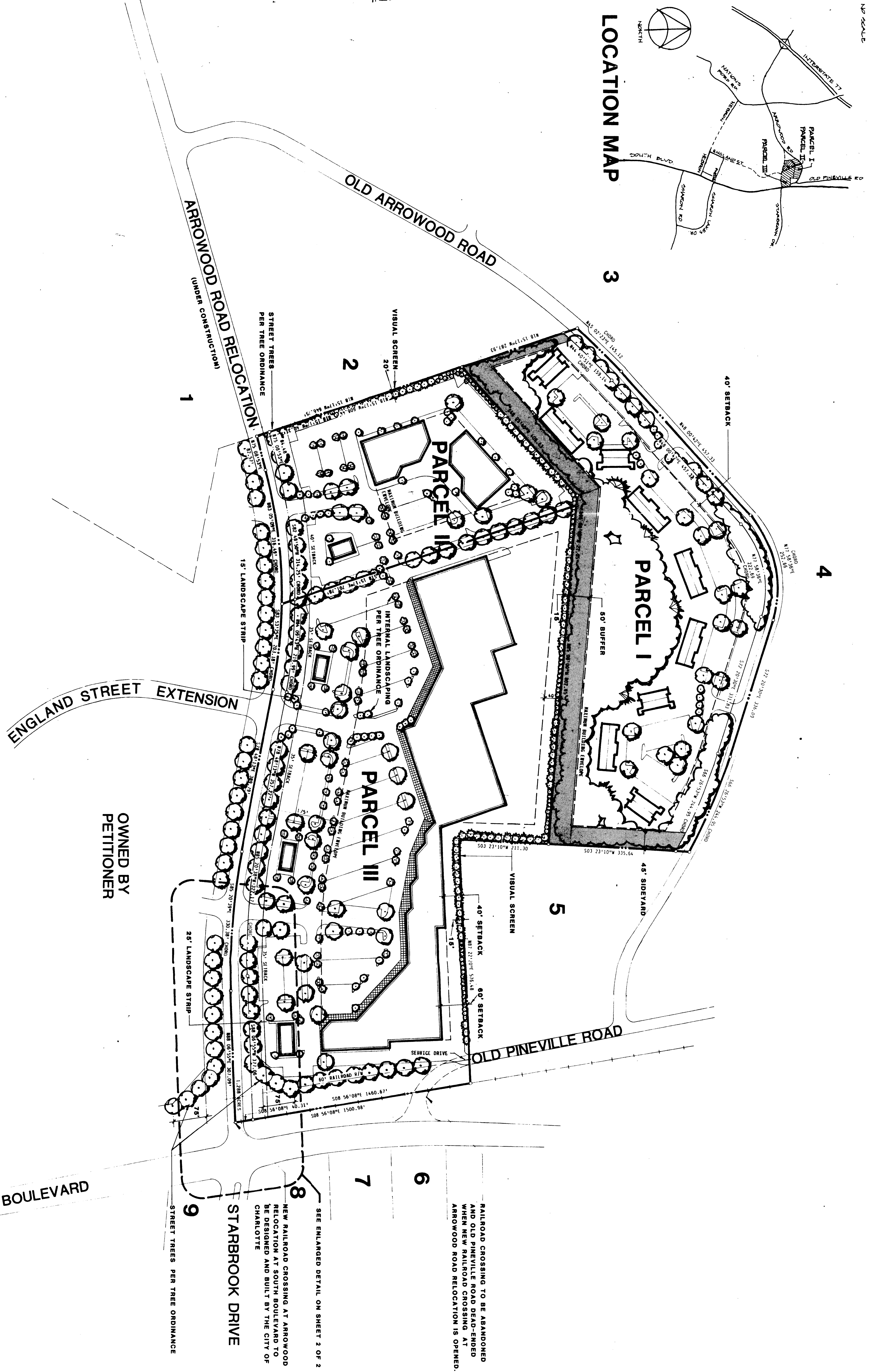
- This Schematic Plan will be used as a guideline for development and it expresses a firm concept of design. Modifications, within the building envelope, may occur to reflect final site conditions subject to review and approval by Planning Commission staff.
- As a minimum the applicable off-street parking requirements shall be met.
- Signage shall be permitted as designated by the Charlotte sign regulations.
- Storm water retention shall be provided in accordance with applicable standards.
- Public street access shall be limited to those points shown on the Plan.
- Buffers and landscaping shall be designed to provide screening and visual amenity. Landscaping shall be designed to meet applicable standards. Buffers may be crossed by necessary utilities.
- If a water pressure or supply problem is identified by the City Engineer, the developer shall be responsible to install appropriate building treatment to mitigate this condition to the satisfaction of fire officials.

TRANSPORTATION PHASING

- Occupancy of development shown on this plan shall not occur until the following transportation requirements have been satisfied:
 - Completion of Arrowood Road to South Boulevard as already committed.
 - Construction, by the developer, of a new left turn lane westbound on Arrowood Road at the intersection with England Street.
 - Paving, by the developer, of a new eight turn lane southbound on South Boulevard at Arrowood Road.
 - Construction, by the developer, of a second left turn lane eastbound on Arrowood Road at South Boulevard.
 - Funding for Items C and D may consist of cash deposits, bonding or any other form of financial security acceptable to the City Engineer. The amount for each of these projects shall be determined by the City Engineer either by estimation or from bids based on the specifications prepared by the developer and approved by all applicable authorities.
 - Fulfillment of Items 1a-d above shall preclude the occupancy of the following areas:
 - 175,000 square feet of retail in Parcel III.
 - 60,000 square feet of general office in Parcel II.
 - 60,000 square feet of general office in the area south of Arrowood Road and east of England Street.
 - 110,000 square feet of general office in Parcel I of Rezoning Petition owned by the petitioner and contained in Parcel I of Rezoning Petition.
- All or any part of the 170,000 square feet of general use office indicated above may be changed to office/warehouse, office/warehouse/retail or other use. The developer shall be responsible for the traffic generation for each use square foot of general office since the traffic generation for office/warehouse is less than that for general office. No part of the office/warehouse space may be located north of Arrowood Road.
- Upon actual construction of Items 1a-d, full development of Parcels I, II and III as shown on this plan and Parcel I on Rezoning Petition _____ may occur.



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REZONING MAP

ARROWOOD LIMITED PARTNERSHIP

DATE: 2-26-88
 REVISID: 4-26-88
 SCALE: 1" = 100'-0"
 0 100 200 400
 SHEET 1 OF 2

APPROVED BY CITY COUNCIL:
 DATE 5/16/88
 Petition No. 88-27
 Petitioner: Arrowood Ltd Partnership

BRUCE-MORRIS ARCHITECTS
 220 S. Tryon Street, Suite 814
 Charlotte, N.C. 28202
 (704) 384-2339

RAILROAD CROSSING TO BE ABANDONED AND OLD PINEVILLE ROAD DEAD-ENDED WHEN NEW RAILROAD CROSSING AT ARROWOOD ROAD RELOCATION IS OPENED.

NEW RAILROAD CROSSING AT ARROWOOD RELOCATION AT SOUTH BOULEVARD TO BE DESIGNED AND BUILT BY THE CITY OF CHARLOTTE

OWNED BY PETITIONER