

PERIMETER PLANTING REQUIREMENTS OF THE CHARLOTTE TREE ORDINANCE APPLIES TO THE FRONTAGE ALONG I-77, NATIONS FORD ROAD, AND THE PROPOSED PUBLIC STREET. FOR EVERY 40' OF FRONTAGE (1) LARGE MATURING TREE SHALL BE PLANTED OR (1) SMALL MATURING TREE FOR EVERY 30' OF FRONTAGE.

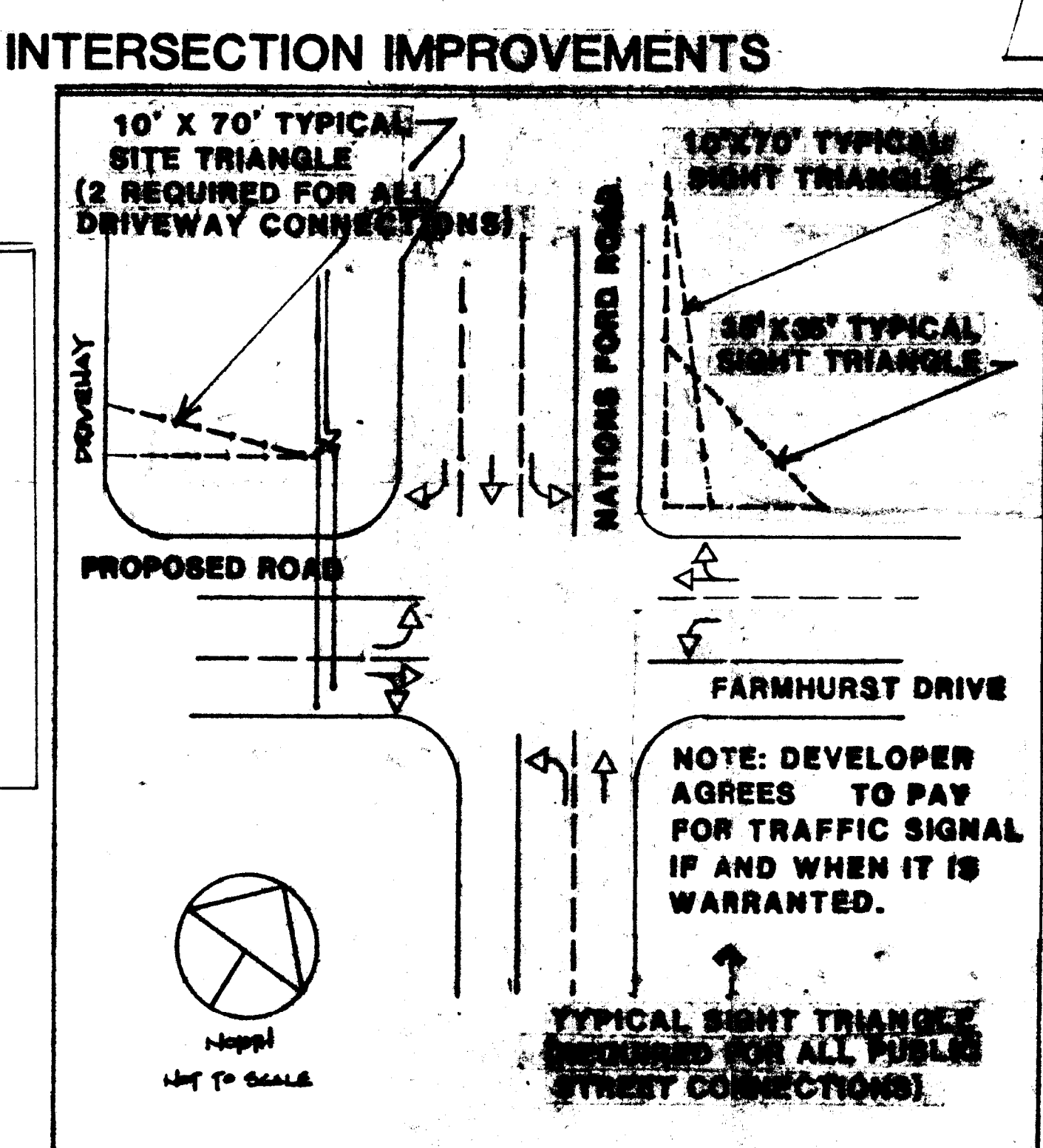
LOCATION OF NEW STREET SHALL ENSURE THAT A MINIMUM OF A 50' BUFFER BE ESTABLISHED OF RETAINED EXISTING TREES AND/OR SUPPLEMENTAL PLANTING BETWEEN THE PUBLIC STREET AND EXISTING RESIDENTIAL LOTS

NEW EVERGREEN TREES & SHRUBS SHALL BE ADDED TO SUPPLEMENT EXISTING TREES & TO FORM A BUFFER BETWEEN THE PUBLIC STREET & SINGLE FAMILY RESIDENCES.

30' BUFFER OF RETAINED EXISTING TREES & OR SUPPLEMENTAL PLANTING SHALL BE MAINTAINED BETWEEN PUBLIC STREET & PARKING LOTS ALONG ENTIRE FRONTAGE (INCLUDING NATIONS FORD ROAD OUTPARCELS).

### LEGEND

- NEW PLANTING
- EXISTING TREES TO BE RETAINED
- BLDG. DEVELOPMENT BOUNDARY
- PROPOSED ZONING BOUNDARY
- ADJOINING PROPERTY OWNERS (SEE ATTACHED LIST)
- TYPICAL SITE TRIANGLES



### DEVELOPMENT NOTES

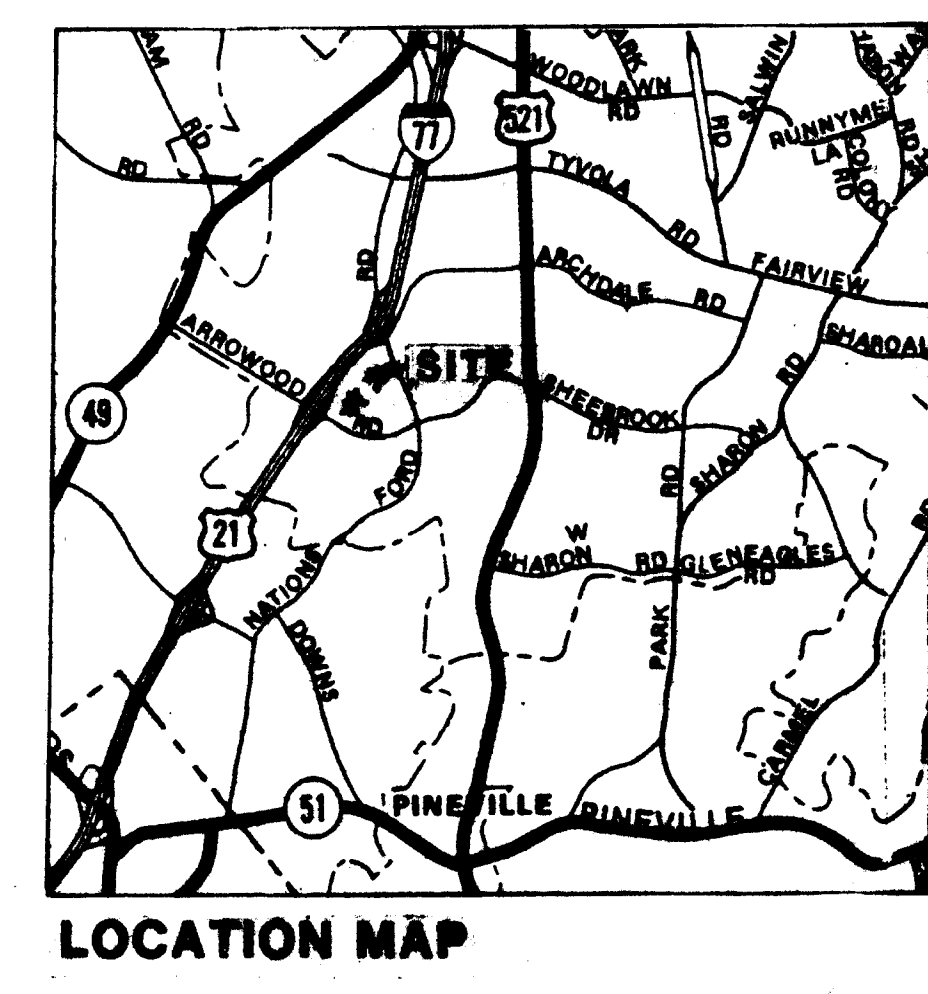
- While this plan depicts a firm concept of development, final details of building shape, size and location, access points and parking and circulation arrangement may vary due to site conditions or development design decisions. In no event shall buildings be placed outside the boundaries indicated on the plan.
- All buffer areas shown shall retain existing vegetation where suitable for screening or design purpose. Additional plantings shall be installed to enhance the screening effect. Parking areas shall be broken up with landscaped islands and other existing trees where feasible. Provisions of the Charlotte Tree Ordinance shall be observed as a minimum. Tree protection zones shall equal the zoning setback, or 40' from the property line, whichever is less. Trees to remain shall have barricades installed, prior to any site work. Buffer protection zone (as a minimum) shall be either the drop line of the tree, or a distance from the trunk of the tree equal to 1/2 the tree's height, whichever is greater. The requirement for "internal tree planting" shall be adhered to, in addition to the "Perimeter Planting Ordinance" i.e. large maturing trees for every 40' of frontage, or small maturing trees for every 30' of frontage. The development frontage is I-77, Nations Ford Road and the proposed public street.
- Storm water detention will be provided as needed. The developer shall utilize a variety of techniques to meet the requirements of all applicable ordinances as a minimum. No detention will be allowed in buffers adjacent to single family residential lots.
- A traffic impact study will recommend treatment of Nations Ford Road and the interior public street. 15' of additional right-of-way will be dedicated along Nations Ford Road (a total of 45' from centerline) prior to issuance of any building permits. Turn lanes shall be constructed as shown on the "Intersection Improvements" map. In addition, the partitioner shall install curb and gutter along Nations Ford Road from the I-77 access point to the subject property, with the location of the curb to be established by C.D.O.T. The developer shall donate one-half the cost of additional ramp and bridge improvements as identified by C.D.O.T. up to a maximum of \$50,000. The partitioner will donate money for a traffic signal at Nations Ford and the public street subject to the approval of C.D.O.T.
- Prior to the issuance of occupancy permit for the primary retail building, the partitioner shall have constructed the interior collector road from Nations Ford Road to Arrowwood Road.
- Parking shall be provided as a minimum to meet the requirements and shall not be allowed in setbacks, except in the B-D district. Parking may be placed in the allowed 20' area.
- Signage may be installed subject to applicable codes and setbacks.
- Fire hydrants shall be installed so that the distance to the most remote and accessible point of all buildings shall not exceed 500'. Applicable codes shall be adhered to regarding firewalls and sprinklers.
- A maximum of three (3) driveways will be permitted for each parcel along proposed public streets.
- All development shall comply with the Charlotte Zoning Ordinance requirements regarding, but not limited to: curb and gutter, 5' sidewalks, driveway setbacks, driveway permits, storm water detention, tree ordinances, set back requirements, 10' x 30' x 30' and 16' x 70' right triangles at public street connections, and 12' 10' x 12' minimum setbacks for driveways. All storm drainage facilities shall conform to the Charlotte Storm Drainage Design Manual and shall comply with the requirements listed in the "Requirements for Storm Drain Pipe Installation" latest edition.

### BOUNDARY DATA

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
1	S 77° 00' 00" W	21.18	28	S 44° 00' 00" E	42.63
2	S 40° 00' 00" E	1.80	29	S 77° 00' 00" W	12.14
3	N 77° 00' 00" W	16.01	30	S 40° 00' 00" E	86.14
4	N 77° 00' 00" W	35.03	31	S 54° 30' 00" E	41.86
5	S 41° 15' 00" W	14.22	32	S 41° 30' 00" E	21.26
6	S 81° 00' 00" W	16.39	33	S 41° 30' 00" E	44.08
7	S 81° 00' 00" W	20.00	34	N 80° 00' 00" E	43.81
8	S 81° 00' 00" W	16.39	35	S 81° 00' 00" W	20.00
9	S 81° 00' 00" W	16.39	36	N 47° 15' 00" E	26.63
10	S 81° 00' 00" W	16.39	37	S 89° 21' 00" E	26.72
11	S 81° 00' 00" W	16.39	38	S 41° 30' 00" E	38.79
12	S 81° 00' 00" W	22.21	39	N 80° 45' 00" E	18.25
13	S 81° 00' 00" W	16.39	40	S 11° 45' 00" E	23.26
14	S 81° 00' 00" W	15.85	41	S 77° 00' 00" W	43.28
15	S 81° 00' 00" W	16.71	42	S 10° 00' 00" E	43.00
16	S 81° 00' 00" W	11.77	43	S 11° 45' 00" E	15.86
17	S 81° 00' 00" W	26.35	44	N 74° 53' 00" E	28.79
18	S 81° 00' 00" W	11.77	45	S 45° 00' 00" E	15.86
19	S 37° 22' 00" W	26.35	46	S 25° 00' 00" E	38.82
20	N 80° 00' 00" E	24.21	47	S 45° 00' 00" E	16.85
21	S 81° 00' 00" W	26.35	48	S 45° 00' 00" E	35.57
22	S 81° 00' 00" W	26.35	49	S 50° 00' 00" E	38.86
23	S 81° 00' 00" W	26.35	50	N 80° 00' 00" E	25.26
24	S 81° 00' 00" W	26.35	51	N 55° 18' 21" E	25.26
25	S 81° 00' 00" W	26.35	52	S 50° 00' 00" E	26.72
26	S 81° 00' 00" W	47.18			
27	S 81° 00' 00" W	46.28			

### SITE DATA

Existing Zoning: R-9(CD), O-15(CD), B-D(CD)  
 Proposed Zoning: R-9(CD), B-15(CD), B-D(CD)  
 Total Site Size: 66.481 acres  
 Proposed Development:  
 Tract A R-9(CD) - 21,449 acres  
 Use - Single-family lots and open space  
 Maximum Development - 37 lots  
 Tract B B-15(CD) - 26,827 acres  
 Use - Retail; Restaurant; Bank; Office  
 (No fast food or convenience stores)  
 Maximum Development - 190,000 sq. ft.  
 (183,000 sq. ft. Primary Retail)  
 Tract C B-D(CD) - 18,205 acres  
 Use - Research; Sales; Service and Other  
 Distributive Uses; Enclosed Storage; office  
 Maximum Development - 155,000 sq. ft.



## PUBLIC HEARING PLAN: REZONING PLAN FAISON-NESBITT ARROWOOD VENTURE PROPERTY 90-78

JORDAN DESIGN COLLABORATIVE  
Landscape Architecture/Land Planning  
Charlotte, North Carolina

APPROVED BY CITY COUNCIL  
DATE 19 Nov 1990  
NORTH

GRAPHIC SCALE  
0' 50' 100' 300'

AUGUST 13, 1990 PM; SEPT 20, 1990 PM; OCT 30, 1990 PM