

ColeJenest

Land Planning
Landscape Architecture

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28202

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DEVELOPMENT DATA

- REAMES ROAD IS CLASSIFIED AS A COMMERCIAL COLLECTOR BETWEEN SUNSET ROAD AND LAKEVIEW ROAD REQUIRING A 60' RIGHT-OF-WAY (30' FROM CENTERLINE OF REAMES ROAD).
- THE INTERSTATE HIGHWAY 77 TRANSITIONAL RIGHT-OF-WAY LINE (175' BOTH SIDES OF CENTERLINE) DOES NOT FALL ON THE SUBJECT PROPERTY.
- REFERENCED SURVEY BY D.S. ATLANTIC, DATED 8-4-95, FOR BOUNDARY INFORMATION, ALL EXISTING EASEMENTS, RESERVATIONS AND RIGHTS-OF-WAY.
- ALL YARDS REQUIRED AND OTHER CRITERIA FOR THE PARALLEL I-1 DISTRICT SHALL MEET OR EXCEED THE MINIMUM STANDARDS OF THE CITY OF CHARLOTTE ZONING ORDINANCE.
- THE FOLLOWING USES ARE EXCLUDED:
 - BUS AND TRAIN TERMINALS
 - FARMS, INCLUDING RETAIL SALES OF PRODUCTS GROWN ON PREMISES
 - HELIPORTS AND HELISTOPS, LIMITED
 - MANUFACTURE OF BATTERIES
 - MANUFACTURED HOUSING SALES
 - NURSERY AND GREEN HOUSES, RETAIL AND WHOLESALE
 - RAILROAD FREIGHT YARDS, REPAIR SHOPS AND MARSHALLING YARDS
 - RECYCLING CENTERS, INCLUDING DROP OFF CENTERS
 - TIRE RECAPPING AND RETREADING
 - CEMETERIES
 - DEMOLITION LANDFILLS
 - JAILS AND PRISONS
 - COMMERCIAL KENNELS
 - NIGHT CLUBS, BARS, AND LOUNGES
 - PETROLEUM STORAGE FACILITIES
 - QUARRIES
 - RACEWAYS AND DRAGSTRIPS
 - SANITARY LANDFILLS
 - STADIUMS AND ARENAS

- A 50' BUILDING SETBACK SHALL BE MAINTAINED WHERE THE PROPERTY ADJUTS THE REAMES ROAD RIGHT-OF-WAY AND AS INDICATED.
- ALL SERVICE AND LOADING AREAS SHALL BE SCREENED AND CONFORM TO THE CITY OF CHARLOTTE ZONING ORDINANCE.
- ALL PARKING SHALL CONFORM TO THE CITY OF CHARLOTTE ZONING ORDINANCE.
- ALL SIGNAGE SHALL CONFORM TO THE CITY OF CHARLOTTE ZONING ORDINANCE. NO BILLBOARDS SHALL BE LOCATED ON SITE.
- NO PART OF THE REGULATORY FLOOD PLAIN IS WITHIN THE PROPERTY. STORM DRAINAGE SHALL CONFORM TO THE CITY OF CHARLOTTE REQUIREMENTS.
- STORAGE OF HAZARDOUS WASTE SHALL NOT BE PERMITTED ON THE PROPERTY.
- EXISTING VEGETATION TO REMAIN AND/OR PROPOSED PLANTING SHALL CONFORM TO THE CITY OF CHARLOTTE TREE ORDINANCE.
- FIRE HYDRANTS SHALL BE LOCATED A MINIMUM OF 750 FEET, AS THE TRUCK TRAVELS, OF THE MOST REMOTE AND ACCESSIBLE POINT.

- ALL PROPOSED TREES, BERMS, WALLS, FENCES AND/OR IDENTIFICATION SIGNS SHALL NOT INTERFERE WITH SIGHT TRIANGLES AT THE VEHICULAR ENTRANCES.
- THE DEVELOPER SHALL IMPROVE THE EAST SIDE OF REAMES ROAD CONTIGUOUS WITH THE PROPERTY TO COMMERCIAL COLLECTOR STANDARDS, INCLUDING CURB, GUTTER, AND SIDEWALK.
- NO LOADING DOCK/SERVICE AREA MAY BE ORIENTED TOWARDS REAMES ROAD.

SITE SUMMARY

EXISTING ZONING: CITY OF CHARLOTTE - R-3 AND I-1

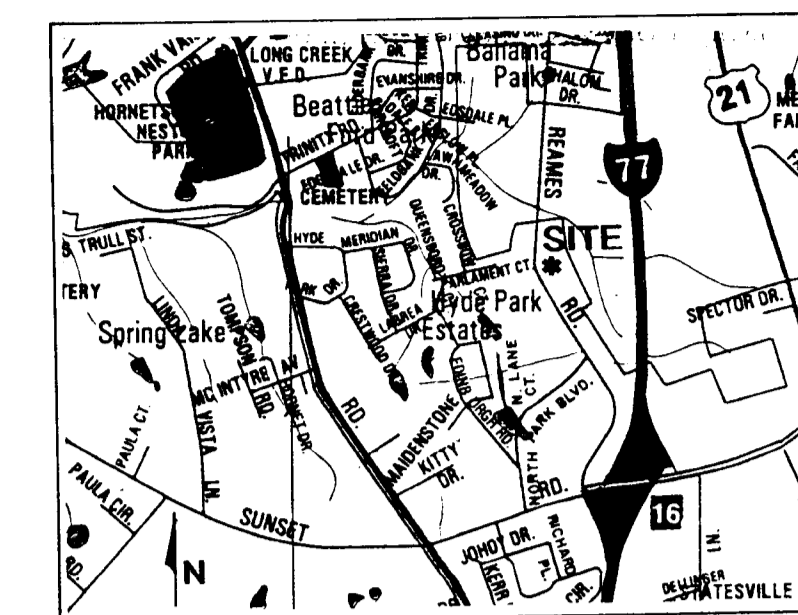
PROPOSED ZONING: I-1(CD)

SITE ACREAGE: 15.47± AC.

TOTAL BUILDING AREA: 265,000 SF

TAX PARCEL NUMBERS: 037-191-01, 037-191-02, 037-191-03, 037-191-04, & 037-191-05

VICINITY MAP



BUFFER NOTES

- REFERENCE TREE SURVEY PREPARED BY E.S.P. & ASSOCIATES, P.A. 10100 PARK CEDAR DRIVE, SUITE 150, CHARLOTTE, NC 28210, DATED 3-6-96.
- THE 50' CLASS A BUFFER SHALL PRESERVE THE EXISTING VEGETATION EXCEPT AS NOTED IN ITEM #3 BELOW.
- CONSTRUCTION OF CURB CUTS SHALL AVOID DESTRUCTION OF EXISTING VEGETATION WHEREVER POSSIBLE.
- DEVELOPER SHALL HAVE THE FLEXIBILITY OF INSTALLING BERMS IN AREAS WHERE THERE IS NO SIGNIFICANT VEGETATION. DEVELOPER SHALL DESIGN AND CONSTRUCT BERMS IN SUCH A MANNER AS TO AVOID ENCRoACHMENT INTO THE DRIP LINE AREAS OF EXISTING TREES. THE BERM SHALL BE GRADED TO A MINIMUM 4' HT. AND A MAXIMUM OF 3:1 SIDE SLOPES.
- THE TREES IN THE BUFFER SHALL COUNT TOWARD THE CITY OF CHARLOTTE TREE ORDINANCE REQUIREMENTS.
- DEVELOPER SHALL HAVE THE OPTION OF PHASING THE BUFFER IN CONJUNCTION WITH SEQUENTIAL DEVELOPMENT OF THE OVERALL PROJECT AND AS BUILDING PERMIT APPLICATIONS ARE SUBMITTED.
- EACH 100' PORTION OF THE BUFFER SHALL CONTAIN A MINIMUM OF 12 TREES (EXISTING OR PROPOSED); 40% TO BE LARGE MATURING, 25% TO BE EVERGREEN. ALL PROPOSED TREES TO BE A MINIMUM OF 2" CALIPER.
- EACH 100' PORTION OF THE BUFFER SHALL CONTAIN 60 SHRUBS; 75% TO BE EVERGREEN. IN AREAS WHERE BERMS ARE INSTALLED, THE NUMBER OF REQUIRED SHRUBS MAY BE REDUCED BY 25%. SHRUB SIZES SHALL FOLLOW GUIDELINES ESTABLISHED BY THE CITY OF CHARLOTTE ZONING ORDINANCE SECTION 12.302.9.

CRESCENT RESOURCES

INC.
400 South Tryon Street
Suite 1300
P.O. Box 1003
Charlotte, NC 28201-1003

NORTHPARK

REZONING PLAN

PETITION # 96-15

937

11-01-95

Issued

- 4-22-96 REMOVE D.D. NOTE #17 PER ZONING COMMITTEE REVIEW
- 4-02-96 D.D. NOTE #6 & #17
- 3-25-96 BUFFER & D.D. NOTE #1
- 1-19-96 AS FOR PUBLIC HEARING

Revised

SCALE: 1"=60'



RP1 1

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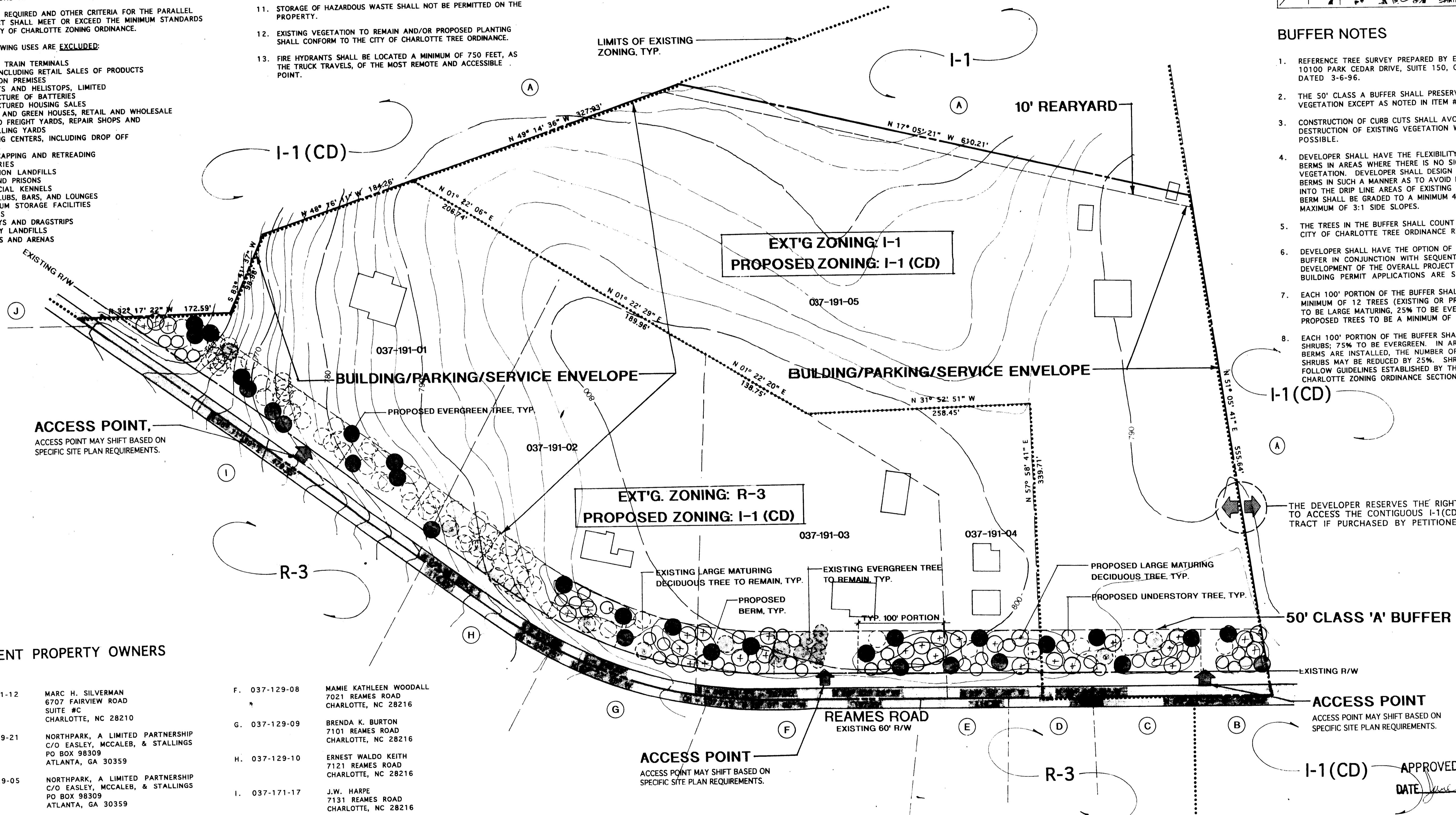
NOTE: REFERENCE SURVEY PROVIDED BY D.S. ATLANTIC, 4944 PARKWAY PLAZA BLVD, SUITE 195, CHARLOTTE, NC 28217, (704) 329-0900; DATED 08/04/95.

APPROVED BY CITY COUNCIL
DATE: June 17, 1996

ACCESS POINT
ACCESS POINT MAY SHIFT BASED ON SPECIFIC SITE PLAN REQUIREMENTS.

ADJACENT PROPERTY OWNERS

A. 037-191-12	MARC H. SILVERMAN 6707 FARVIEW ROAD SUITE #C CHARLOTTE, NC 28210	F. 037-129-08	MAMIE KATHLEEN WOODALL 7021 REAMES ROAD CHARLOTTE, NC 28216
B. 037-129-21	NORTHPARK, A LIMITED PARTNERSHIP C/O EASLEY, MCCALED, & STALLINGS PO BOX 98309 ATLANTA, GA 30359	G. 037-129-09	BRENDA K. BURTON 7101 REAMES ROAD CHARLOTTE, NC 28216
C. 037-129-05	NORTHPARK, A LIMITED PARTNERSHIP C/O EASLEY, MCCALED, & STALLINGS PO BOX 98309 ATLANTA, GA 30359	H. 037-129-10	ERNEST WALDO KEITH 7121 REAMES ROAD CHARLOTTE, NC 28216
D. 037-129-06	MARVIN EUGENE POOLE 3827 DUNWOODY DRIVE CHARLOTTE, NC 28215	I. 037-171-17	J.W. HARPE 7131 REAMES ROAD CHARLOTTE, NC 28216
E. 037-129-07	GAITHER SAMUEL POOLE 7011 REAMES ROAD CHARLOTTE, NC 28216	J. 037-171-02	BRANCH BANKING & TRUST CO. C/O THE STANLEY WORKS 1000 STANLEY DRIVE NEW BRITAIN, CT 06053



DRAWN BY: JENNY L. HARRIS, P.L.L.C. DATE: 08/04/95