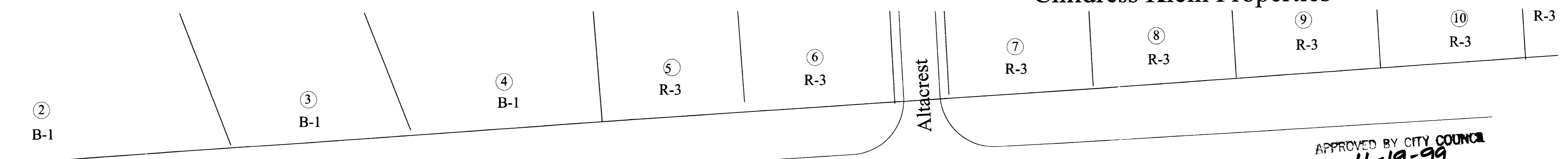
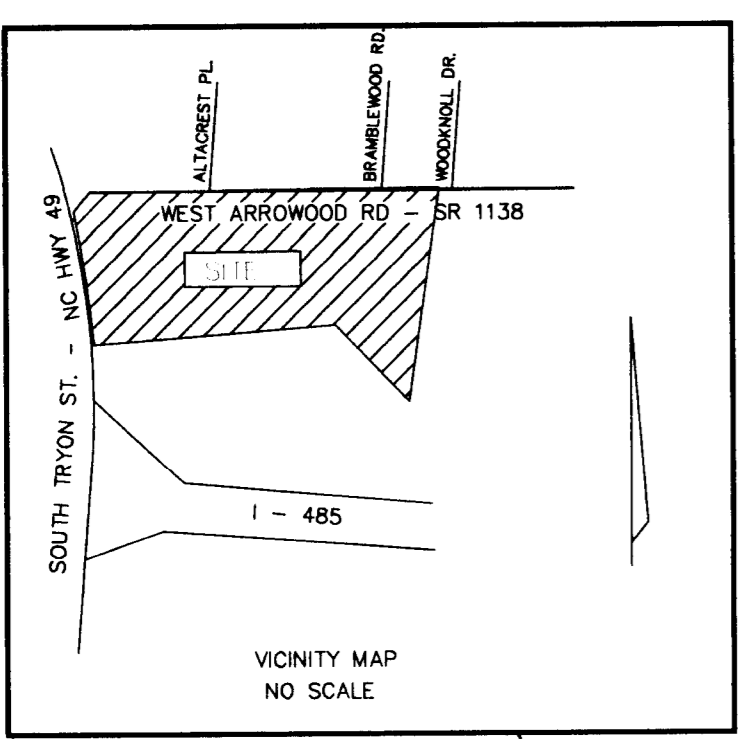


HWY. 49 & ARROWOOD RD.

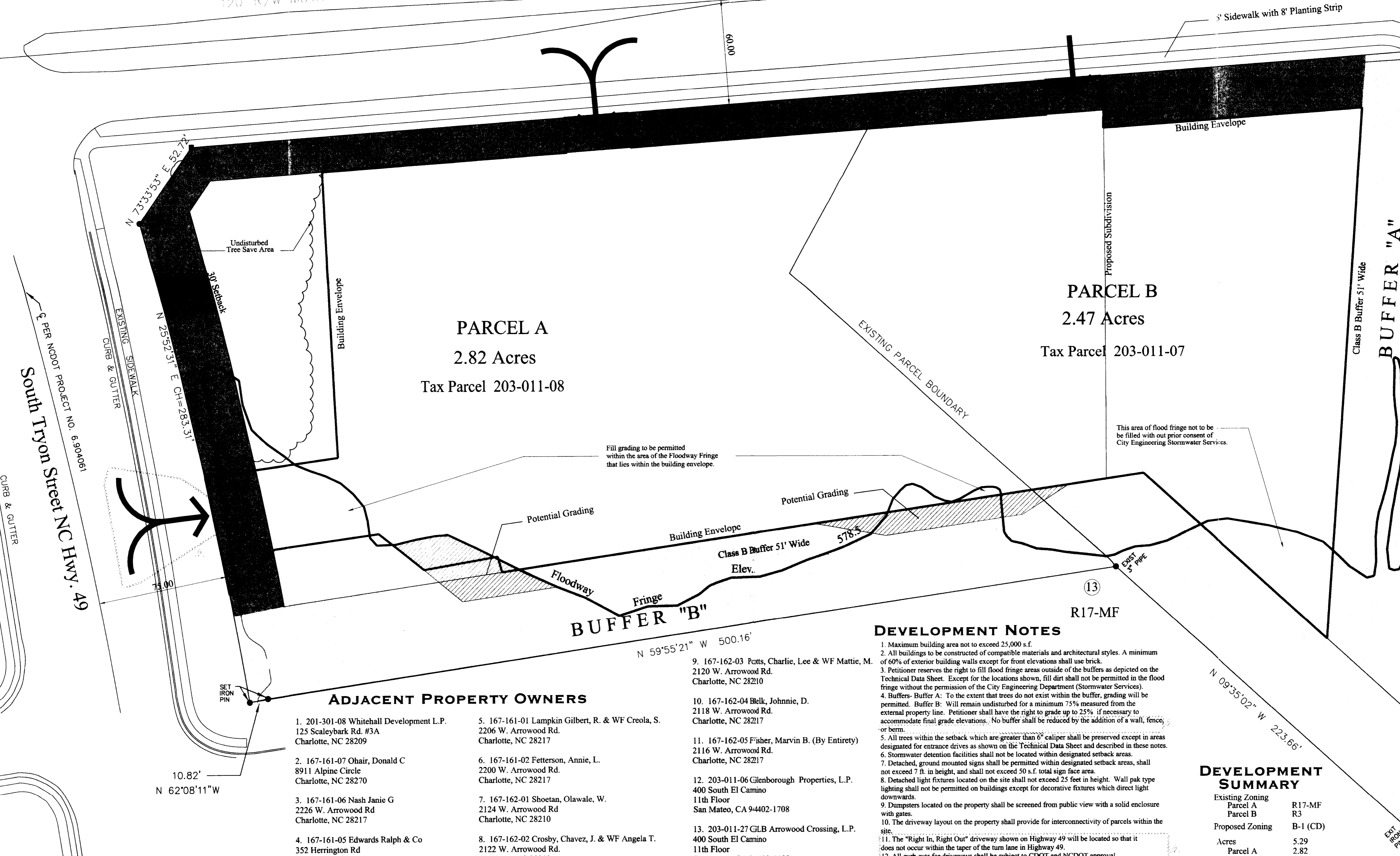
Childress Klein Properties



APPROVED BY CITY COUNCIL
DATE 4-19-99

20301107,08

West Arrowood Road - SR 1138
120' R/W WIDTH



LEGEND

- Existing Vegetation to be preserved
- Right In / Right Out
- Access Point
- R9-MF (CD)

For Public Hearing
Petition No. 99-19

Scale: 1" = 30'

Technical Data Sheet

DATE: November 16, 1998
PROJECT NO: 18237
REVISIONS:
1-15-98 Revised per client review
3-29-99 Revised per city comments

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© 1988 Prince Georges, Alexandria, VA 22304 703/698-7796
© 1984 Hill Street, Durham, NC 27707 919/988-8786
© 1982 2nd Ave. Ste 201, Raleigh, NC 27601 919/981-7744

LandDesign, Inc.
Landscape Architecture Land Planning
Urban Design

SHEET NO. 1 OF 2
FILE NAME: g18237zone.dwg

- ADJACENT PROPERTY OWNERS**
- 1. 201-301-08 Whitehall Development L.P. 125 Scaleybark Rd. #3A Charlotte, NC 28209
 - 2. 167-161-07 Obair, Donald C 8911 Alpine Circle Charlotte, NC 28270
 - 3. 167-161-06 Naah Janie G 2226 W. Arrowood Rd Charlotte, NC 28217
 - 4. 167-161-05 Edwards Ralph & Co 352 Herrington Rd Atlanta, GA 30342
 - 5. 167-161-01 Lamkin Gilbert, R. & WF Creola, S 2206 W. Arrowood Rd Charlotte, NC 28217
 - 6. 167-161-02 Fetterson, Annie, L. 2200 W. Arrowood Rd Charlotte, NC 28217
 - 7. 167-162-01 Shoetan, Olawale, W. 2124 W. Arrowood Rd Charlotte, NC 28210
 - 8. 167-162-02 Crosby, Chavez, J. & WF Angela T. 2122 W. Arrowood Rd. Charlotte, NC 28210
 - 9. 167-162-03 Fatts, Charlie, Lee & WF Mattie, M. 2120 W. Arrowood Rd. Charlotte, NC 28210
 - 10. 167-162-04 Brink, Johnnie, D. 2118 W. Arrowood Rd. Charlotte, NC 28217
 - 11. 167-162-05 Fisher, Marvin B. (By Entirety) 2116 W. Arrowood Rd. Charlotte, NC 28217
 - 12. 203-011-06 Glenborough Properties, L.P. 400 South El Camino 11th Floor San Mateo, CA 94402-1708
 - 13. 203-011-27 GIB Arrowood Crossing, L.P. 400 South El Camino 11th Floor San Mateo, CA 94402-1708

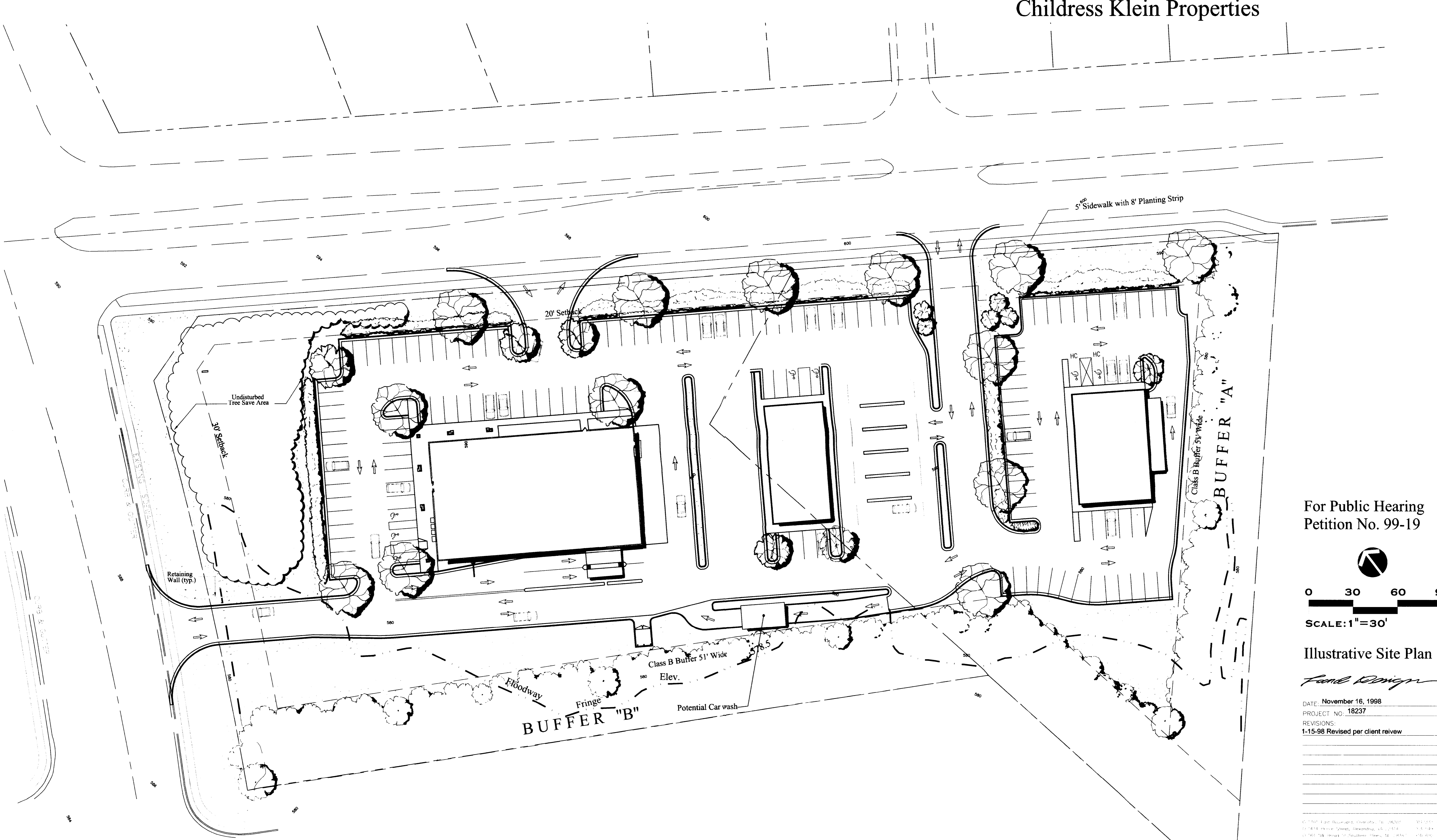
- DEVELOPMENT NOTES**
1. Maximum building area not to exceed 25,000 sq. ft.
 2. All buildings to be constructed of compatible materials and architectural styles. A minimum of 60% of exterior building walls except for front elevations shall use brick.
 3. Petitioner reserves the right to fill flood fringe areas outside of the buffers as depicted on the Technical Data Sheet. Except for the locations shown, fill dirt shall not be permitted in the flood fringe without the permission of the City Engineering Department (Stormwater Services).
 4. Buffer - Buffer A: To the extent that trees do not exist within the buffer, grading will be permitted. Buffer B: Will remain undisturbed for a minimum 75% measured from the external property line. Petitioner shall have the right to grade up to 25% if necessary to accommodate final grade elevations. No buffer shall be reduced by the addition of a wall, fence, or berm.
 5. All trees within the setback which are greater than 6" caliper shall be preserved except in areas designated for entrance drives as shown on the Technical Data Sheet and described in these notes.
 6. Stormwater detention facilities shall not be located within designated setback areas.
 7. Detached ground mounted signs shall be permitted within designated setback areas, shall not exceed 7 ft. in height, and shall not exceed 50 sq. ft. total sign face area.
 8. Detached light fixtures located on the site shall not exceed 25 feet in height. Wall type lighting shall not be permitted on buildings except for decorative fixtures which direct light downwards.
 9. Dumpsters located on the property shall be screened from public view with a solid enclosure with gates.
 10. The driveway layout on the property shall provide for interconnectivity of parcels within the site.
 11. The "Right In, Right Out" driveway shown on Highway 49 will be located so that it does not occur within the taper of the turn lane in Highway 49.
 12. All curb cuts for driveways shall be subject to CDOT and NCDOT approval.
 13. Fast food restaurants with drive-thru windows shall not be allowed as a permitted use.

DEVELOPMENT SUMMARY

Existing Zoning	Proposed Zoning	Acres
Parcel A R3	R17-MF	5.29
Parcel B R3	R3	2.82
Parcel A B-1 (CD)	B-1 (CD)	2.47
Parcel B B-1 (CD)	B-1 (CD)	2.47

HWY. 49 & ARROWOOD RD.

Childress Klein Properties



For Public Hearing
Petition No. 99-19

Scale: 1" = 30'

Illustrative Site Plan

DATE: November 16, 1998
PROJECT NO: 18237
REVISIONS:
1-15-98 Revised per client review

This plan is schematic in nature and is intended to show design / building / circulation concepts and relationships. It depicts one development scenario, but changes and alterations are permitted based upon tenant needs, constraints, final construction drawings etc.

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SHEET NO. 2 OF 2
FILE NAME: g18237zone.dwg