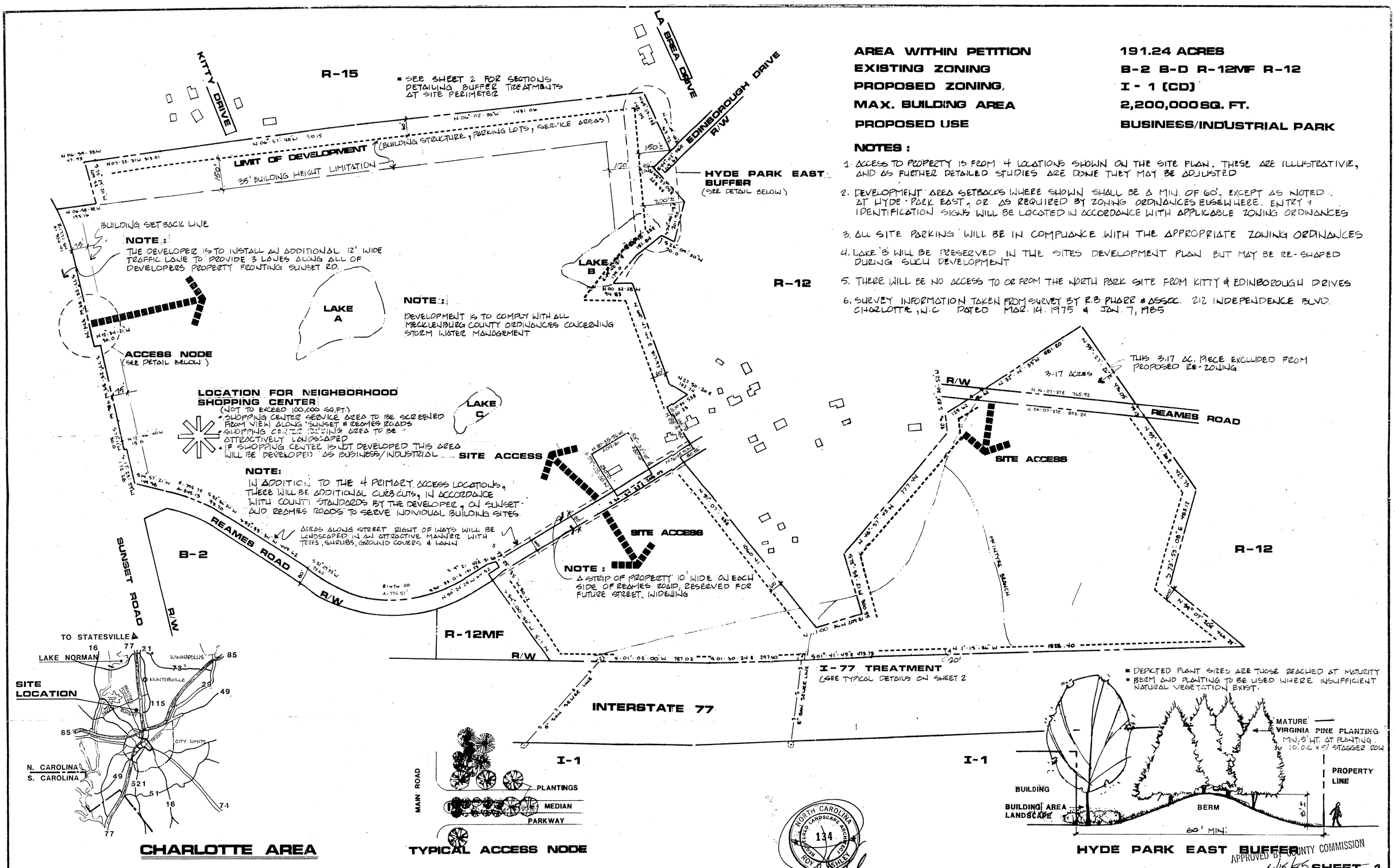
AREA WITHIN PETITION	**191.24 ACRES**
EXISTING ZONING	**B-2 B-D R-12MF R-12**
PROPOSED ZONING,	**I - 1 (CD)**
MAX. BUILDING AREA	**2,200,000 SQ. FT.**
PROPOSED USE	**BUSINESS/INDUSTRIAL PARK**

NOTES :

1. ACCESS TO PROPERTY IS FROM 4 LOCATIONS SHOWN ON THE SITE PLAN. THESE ARE ILLUSTRATIVE, AND AS FURTHER DETAILED STUDIES ARE DONE THEY MAY BE ADJUSTED
2. DEVELOPMENT AREA SETBACKS WHERE SHOWN SHALL BE A MIN. OF 60', EXCEPT AS NOTED AT HYDE PARK EAST, OR AS REQUIRED BY ZONING ORDINANCES ELSEWHERE. ENTRY & IDENTIFICATION SIGNS WILL BE LOCATED IN ACCORDANCE WITH APPLICABLE ZONING ORDINANCES
3. ALL SITE PARKING WILL BE IN COMPLIANCE WITH THE APPROPRIATE ZONING ORDINANCES
4. LAKE 'B' WILL BE PRESERVED IN THE SITES DEVELOPMENT PLAN BUT MAY BE RE-SHAPED DURING SUCH DEVELOPMENT
5. THERE WILL BE NO ACCESS TO OR FROM THE NORTH PARK SITE FROM KITTY & EDINBOROUGH DRIVES
6. SURVEY INFORMATION TAKEN FROM SURVEY BY R.B PHARR & ASSOC. 212 INDEPENDENCE BLVD. CHARLOTTE, N.C DATED MAR. 14. 1975 & JAN. 7, 1985



- DEPICTED PLANT SIZES ARE THOSE REACHED AT MATURITY
- BERM AND PLANTING TO BE USED WHERE INSUFFICIENT NATURAL VEGETATION EXIST.

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 134 ROY O. ASHLEY

APPROVED BY COUNTY COMMISSION
DATE 4/15/85

SHEET 1

PROPOSED REZONING OF NORTH PARK
PETITION NUMBER
FOR TRAMMELL CROW COMPANY
CHARLOTTE, NORTH CAROLINA

ROY ASHLEY AND ASSOCIATES, INC.
LANDSCAPE ARCHITECTS ■
LAND PLANNERS
ATLANTA, GEORGIA

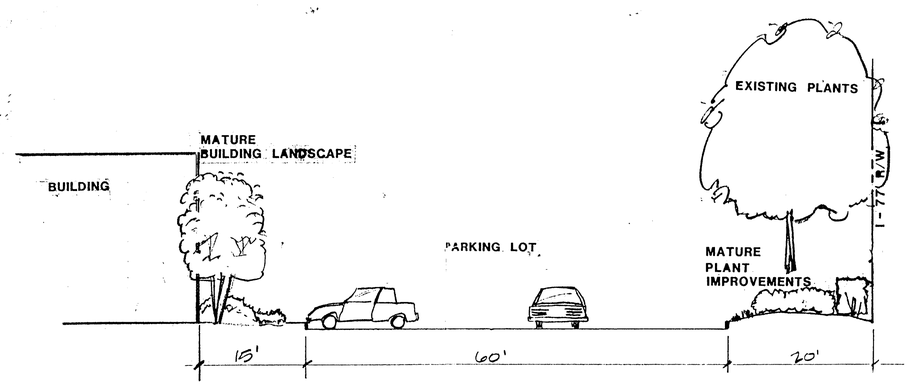
REVISIONS:
2/4/85 - DELETE 3.17 AC. FROM TOTAL - NOTE CURB CUTS - 75' SETBACK @ SUNSET 3-7-85 - I-77 NOTE SHOPPING CENTER NOTE - 10' STRIP FOR REAMES WIDENING 3/26/85 - GENERAL REV.

DATE : 2 / 1 / 85

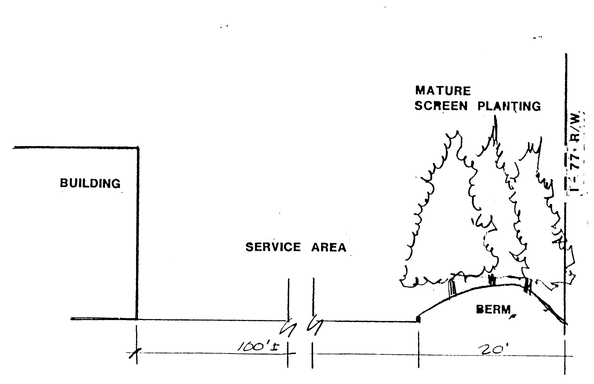
SCALE 1" = 200'

NORTH

85-12(c)



TYPICAL BUILDING FRONT ON I-77 AT EXISTING GRADE

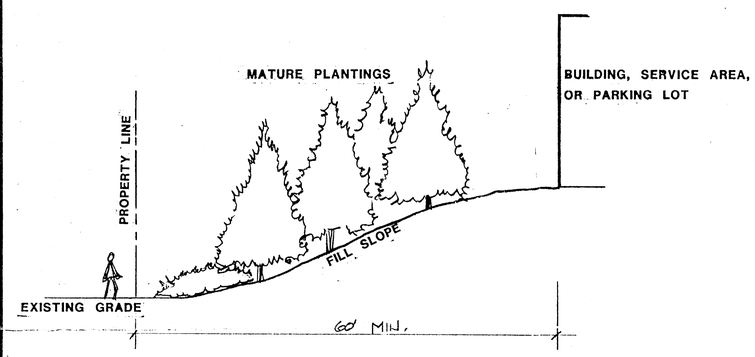


TYPICAL BUILDING REAR ON I-77 AT EXISTING GRADE

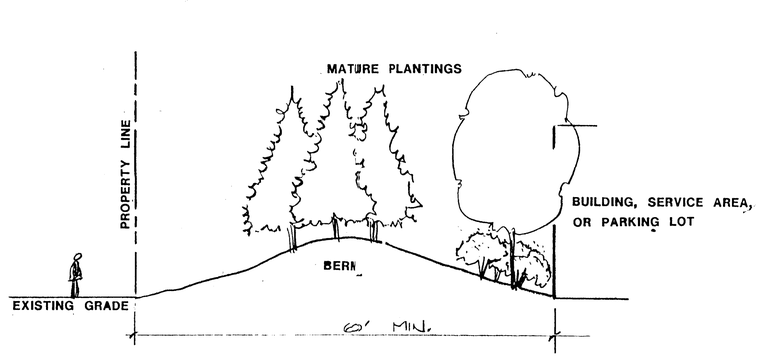
NOTES :

ADJACENT PROPERTIES WILL BE PROTECTED FROM SERVICE AREAS, LOADING DOCKS, TRASH CONTAINERS AND PARKING AREAS. SCREENING WILL BE ACCOMPLISHED BY THE USE OF EXISTING NATURAL FEATURES (TREES SAVED), OR BERMS AND/OR LANDSCAPED AREAS. WHERE NATURAL VEGETATION IS INSUFFICIENT

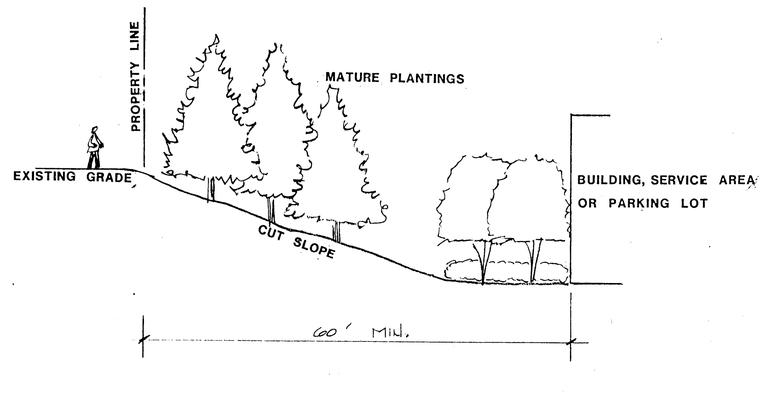
2. PLANTINGS SHOWN ARE ILLUSTRATIVE AND MAY INCLUDE SOME, ALL, OR COMBINATIONS OF, PLANT MATERIALS AND/OR BERMS AS FURTHER SITE PLAN DEVELOPMENT IS DONE. DEPICTED PLANT SIZES ARE THOSE REACHED AT MATURITY
3. IN THE EVENT PROPOSED BUILDINGS FRONT ON I-77, AN ATTRACTIVE LANDSCAPE WILL BE DEVELOPED
4. IF THE PROPOSED BUILDINGS REAR I-77, AN EFFECTIVE SCREEN WILL BE MAINTAINED, WHERE NATURAL VEGETATION IS INSUFFICIENT,



TYPICAL BUFFER AT FILL SLOPES



TYPICAL BUFFER AT EXISTING GRADE



TYPICAL BUFFER AT CUT SLOPES

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 134 ROY O. ASHLEY

SHEET 2

PROPOSED REZONING OF NORTH PARK
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CHARLOTTE, NORTH CAROLINA

ROY ASHLEY AND ASSOCIATES, INC.
LANDSCAPE ARCHITECTS ■
LAND PLANNERS
ATLANTA, GEORGIA

REVISIONS

DATE : 2 / 1 / 85

SCALE 1" = 10'-0"

NORTH