

Adjacent Property Owners

- | | | | |
|--|---|--|--|
| 1. 205-151-06
Kath G. Murchison
9437 Nations Ford Rd.
Charlotte, N.C. 28210 | 10. Carmel Financial Group
6401 Carmel Road
Charlotte, N.C. 28226 | 18. 167-209-10
Lelois O. Jackson
318 Arrowood Road
Charlotte, N.C. 28210 | 24. 203-41-07
Rufus G. Peltis
1000 Bobby Lane
Charlotte, N.C. 28212 |
| 2. 205-151-11
Carmel Investments
6401 Carmel Road
Charlotte, N.C. 28226 | 11. 203-41-08
Silvermount Baptist Church
Charlotte, N.C. 28216 | 19. 167-209-11
John T. Phillips
310 Arrowood Road
Charlotte, N.C. 28210 | 25. 203-41-06
City of Charlotte
600 E. Trade Street
Charlotte, N.C. 28202 |
| 3. 205-151-06
Ruth S. Moore
9437 Nations Ford Rd.
Charlotte, N.C. 28210 | 12. 167-209-04
Dorothy May Kenny
426 Arrowood Road
Charlotte, N.C. 28210 | 20. 167-209-12
Robert C. Hanson
300 Arrowood Road
Charlotte, N.C. 28210 | |
| 4. 205-152-01
Vulcan Materials, Inc.
P.O. Box 4195
Winston Salem, N.C. 27105 | 13. 167-209-05
Jim Young Construction Co.
5347 Mock Robin Lane
Charlotte, N.C. 28212 | 21. 203-41-09
Southwood Association of Charlotte
5815 West Park Drive
Charlotte, N.C. 28210 | |
| 5. 205-152-02
William A. Husky & Wife
9611 Nations Ford Rd.
Charlotte, N.C. 28210 | 14. 167-209-06
James Osborne
410 Arrowood Rd.
Charlotte, N.C. 28210 | 22. 203-41-02
George A. Haspues
1523 Larkfield Lane
Charlotte, N.C. 28210 | |
| 6. 205-44-11
Dorothy L. Faust
9706 Nations Ford Road
Charlotte, N.C. 28210 | 15. 167-209-07
Frank E. Shead & Wife
402 Arrowood Road
Charlotte, N.C. 28210 | 23. 205-171-09
Jefferson Pitt
1 Julien Fray Pl.
Charlotte, N.C. 28205 | |
| 7. 203-44-01
Karen A. Ervin
9707 Bark Head Road
Charlotte, N.C. 28210 | 16. 167-209-08
Howard Anton
334 Arrowood Road
Charlotte, N.C. 28210 | | |
| 8. City of Charlotte
600 E. Trade Street
Charlotte, N.C. 28202 | 17. 167-209-09
March J. Knight
326 Arrowood Road
Charlotte, N.C. 28210 | | |
| 9. 203-43-16
Level 1 Exam
P.O. Box 3578
Durham, N.C. 27705 | | | |

Development Data

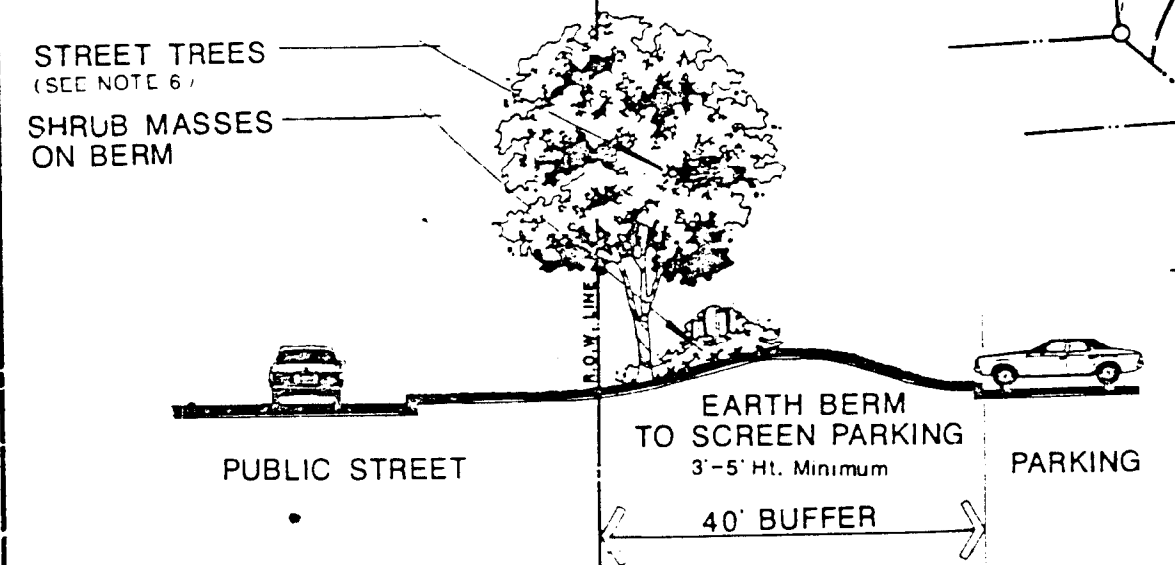
Existing Zoning.....R-9, R-9MF
 Proposed Zoning.....B-1(CD), B-D(CD), O-15(CD)

Acreage Distribution
 B-1(CD).....0.57 AC.
 B-D(CD).....9.90 AC.
 O-15(CD).....24.64 AC.
 Hebron Street Extension.....3.67 AC.
 R.O.W.

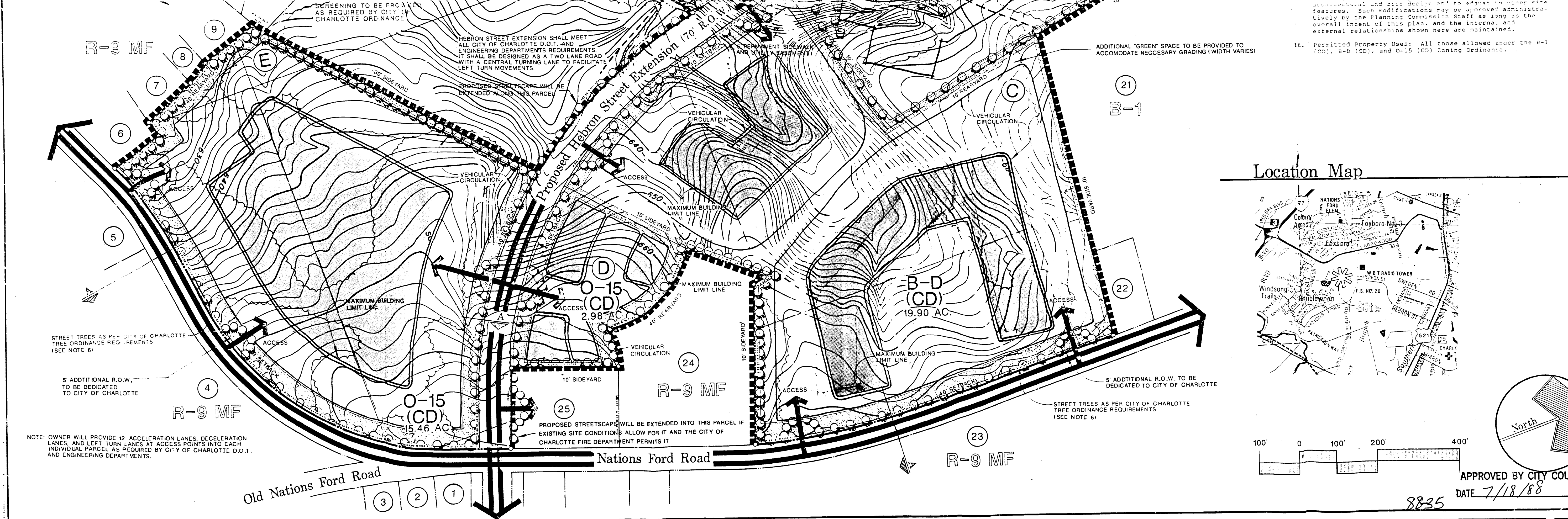
Total Site Area.....58.78 AC.

Notes

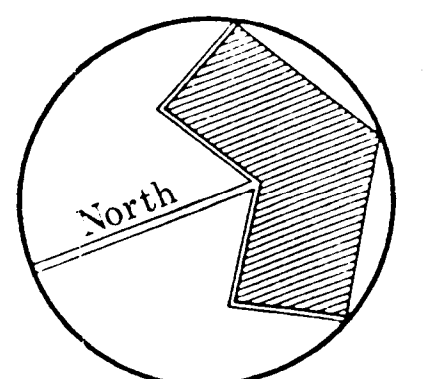
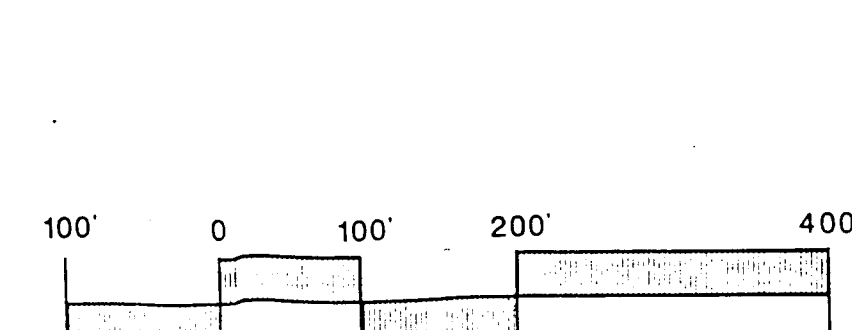
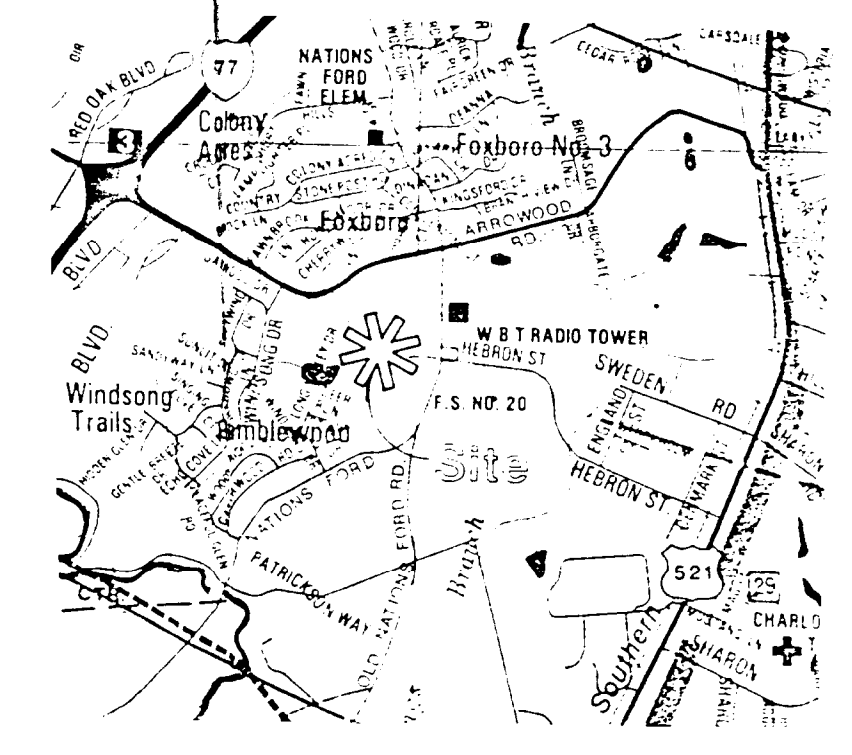
- Boundary survey information taken from survey by Yarbrough Surveyor, dated February 29, 1988.
- Topographic information taken from City of Charlotte aerial topography Sheet Number 236, 237, 179.
- Total building area shall not exceed:
 Parcel A (O-15 CD) : 65,000 S.F.
 Parcel B (B-1 CD) : 95,000 S.F.
 Parcel C (B-D CD) : 175,000 S.F.
 Parcel D (O-15 CD) : 27,000 S.F.
 Parcel E (O-15 CD) : 195,000 S.F.
- All development standards of B-1(CD), B-D(CD), and O-15(CD) districts as set forth in the City of Charlotte Zoning Ordinance shall be met.
- Special care shall be taken to provide a high quality coordinated development with emphasis on landscape, building architecture, and site arrangement design. The character of buildings in this development will be enhanced through the use of pitched roofs, awnings, decorative windows, etc. as well as rich materials such as brick, stone, tile, etc. Final site plans for the individual development areas shall be designed to minimize large parking areas. Parking areas shall have a minimum of 15% devoted to landscaping. Landscape areas around buildings shall also be provided.
- Buffering and/or screening shall conform to the City of Charlotte Zoning Ordinance, and the City of Charlotte tree ordinance requirements effective July 1, 1988. Street trees shall be planted along all public and private streets within and adjoining this development. Trees will be installed in conjunction with the development of each parcel.
- Buildings shall meet or exceed the required setbacks, rear yards and side yards as established in the City of Charlotte Zoning Ordinance. (No parking shall be allowed within setbacks, side yards and rear yards.)
- All signage provided in accordance with the City of Charlotte Zoning Ordinance requirements except that billboards shall not be permitted.
- Special emphasis shall be given to the design and construction of project entrances. Special features will include such things as landscaped medians, coordinated signage monuments, specialty paving, etc.
- Parking shall meet or exceed the requirements of the City of Charlotte Zoning Ordinance.
- Pedestrian pathways will be provided between office and retail uses.
- Vehicle access points are limited to those shown on the plan. Configuration of driveways and access points are subject to minor modifications as necessary to accommodate final site and architectural construction plans.
- Developer will dedicate R.O.W. and construct Hebron Street Extension to City of Charlotte standards pursuant to an agreement between the petitioner and the City of Charlotte. A permanent 5 ft. sidewalk and utility easement will be provided immediately outside of both sides of Hebron Street Extension R.O.W.
- Site development shall comply with the City of Charlotte Stormwater Detention Ordinance.
- This site plan is intended to show only general development character. Minor modifications to the circulation and building limit lines may be required to accommodate final site plan and shall be subject to approval by the Planning Commission Staff as long as the overall intent of this plan, and the internal and external relationships shown here are maintained.
- Permitted Property Uses: All those allowed under the B-1 (CD), B-D (CD), and O-15 (CD) Zoning Ordinance.



A • 40' Buffer Section
 1/16" = 1'-0"



Location Map

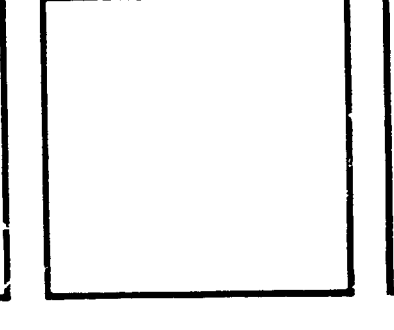


APPROVED BY CITY COUNCIL
 DATE 7/18/88

8835

GER
LL/GER
GER/LRM
3-30-88
88011

5-6-88	REVISIONS PER CMP STAFF COMMENTS
6-17-88	REVISED SITE PLAN



DPR ASSOCIATES
 Landscape Architects
 Design • Planning • Research
 2036 East Seventh Street
 Charlotte, NC 28204
 704/332-1204

Rezoning Plan • Petition No. 88-35

Hebron Street Extension Site

Charlotte, North Carolina

Scale: 1" = 100'

Sheet Number: RZ-1 of ONE Total ONE