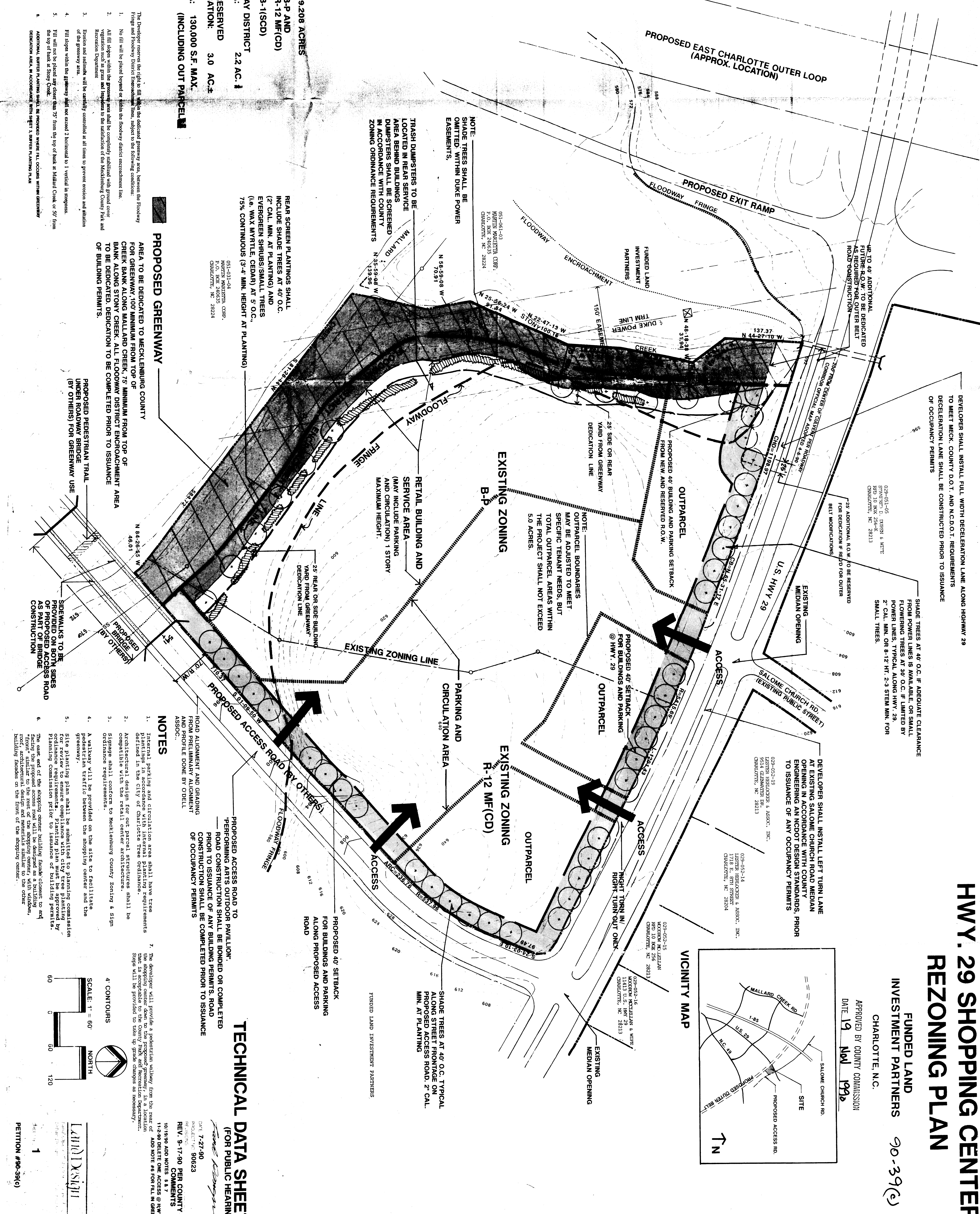
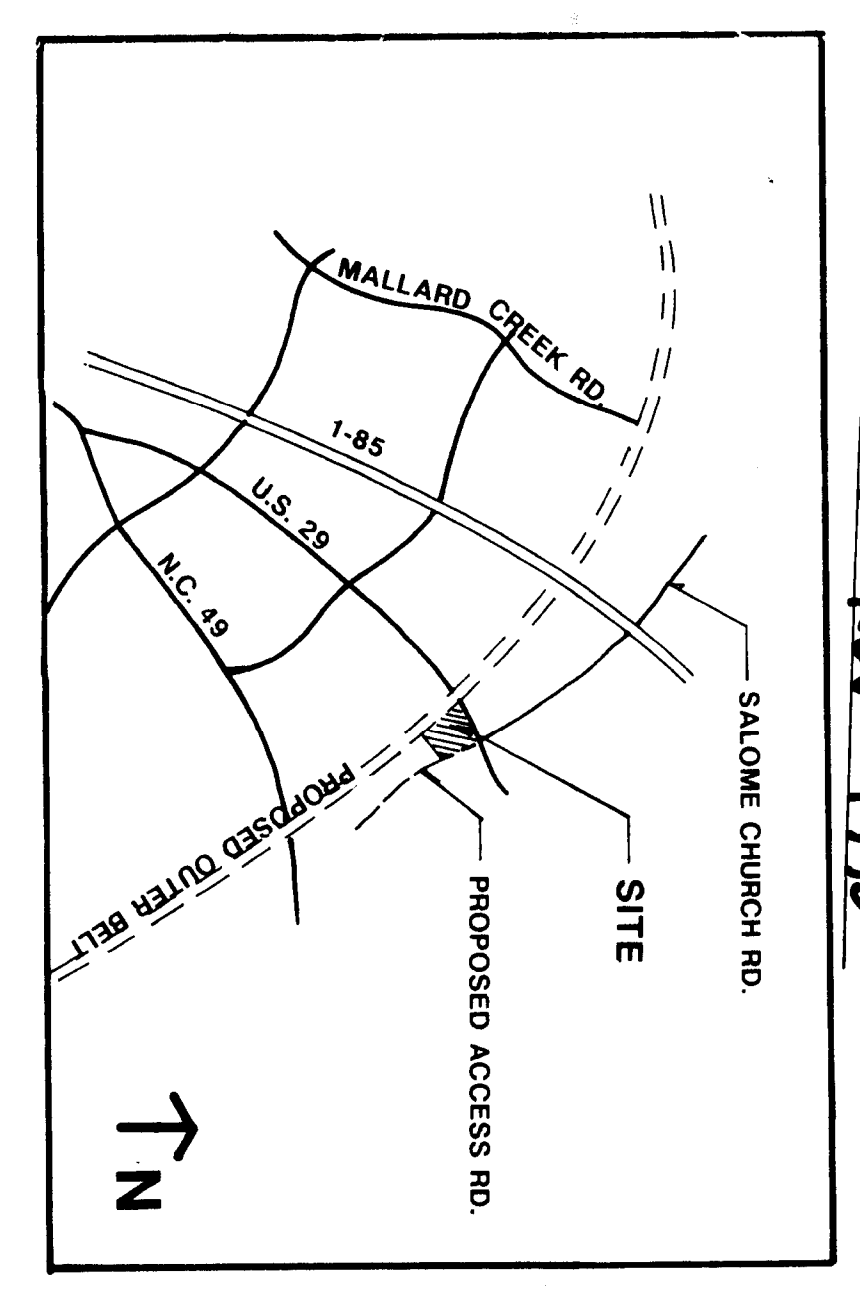


# HWY. 29 SHOPPING CENTER REZONING PLAN

FUNDED LAND  
INVESTMENT PARTNERS 90-39(c)  
CHARLOTTE, N.C.

APPROVED BY COUNTY COMMISSION  
DATE 19 Nov 1992



DEVELOPER SHALL INSTALL FULL WIDTH DECELERATION LANE ALONG HIGHWAY 29 TO MEET MECK. COUNTY D.O.T. AND N.C.D.O.T. REQUIREMENTS DECELERATION LANE SHALL BE CONSTRUCTED PRIOR TO ISSUANCE OF OCCUPANCY PERMITS

SHADE TREES AT 40' O.C. IF ADEQUATE CLEARANCE FROM POWER LINES IS AVAILABLE, OR SMALL FLOWERING TREES AT 30' O.C. IF LIMITED BY POWER LINES. TYPICAL ALONG HWY. 29 2" CAL. MIN. OR 8-12" HT. 2-3" STEM MIN. FOR SMALL TREES.

DEVELOPER SHALL INSTALL LEFT TURN LANE AT EXISTING SALOME CHURCH ROAD MEDIAN OPENING IN ACCORDANCE WITH COUNTY ENGINEERING AND MOBILITY DESIGN STANDARDS, PRIOR TO ISSUANCE OF ANY OCCUPANCY PERMITS

DEVELOPER SHALL INSTALL FULL WIDTH DECELERATION LANE ALONG HIGHWAY 29 TO MEET MECK. COUNTY D.O.T. AND N.C.D.O.T. REQUIREMENTS DECELERATION LANE SHALL BE CONSTRUCTED PRIOR TO ISSUANCE OF OCCUPANCY PERMITS

NOTE: OUTPARCEL BOUNDARIES MAY BE ADJUSTED TO MEET SPECIFIC TENANT NEEDS, BUT TOTAL OUTPARCEL AREAS WITHIN THE PROJECT SHALL NOT EXCEED 5.0 ACRES.

REAR SCREEN PLANTINGS SHALL INCLUDE SHADE TREES AT 40' O.C. (2" CAL. MIN. AT PLANTING) AND EVERGREEN SHRUBS/SMALL TREES (I.E. VAX MYRTLE, CEDAR) AT 5' O.C., 75% CONTINUOUS (3'-4' MIN. HEIGHT AT PLANTING)

NOTE: TREES SHALL BE OMITTED WITHIN DUKE POWER EASEMENTS.

TRASH DUMPSTERS TO BE LOCATED IN REAR SERVICE AREA BEHIND BUILDINGS DUMPSTERS SHALL BE SCREENED IN ACCORDANCE WITH COUNTY ZONING ORDINANCE REQUIREMENTS

PROPOSED GREENWAY AREA TO BE DEDICATED TO MECKLENBURG COUNTY FOR GREENWAY, 100 MINIMUM FROM TOP OF CREEK BANK ALONG MALLARD CREEK, 75' MINIMUM FROM TOP OF BANK ALONG STONY CREEK. ALL FLOODWAY DISTRICT ENCROACHMENT AREA TO BE DEDICATED TO BE COMPLETED PRIOR TO ISSUANCE OF BUILDING PERMITS.

PROPOSED PEDESTRIAN TRAIL UNDER ROADWAY BRIDGE (BY OTHERS) FOR GREENWAY USE

PROPOSED BRIDGE (BY OTHERS)

PROPOSED 40' SETBACK FOR BUILDINGS AND PARKING ALONG PROPOSED ACCESS ROAD

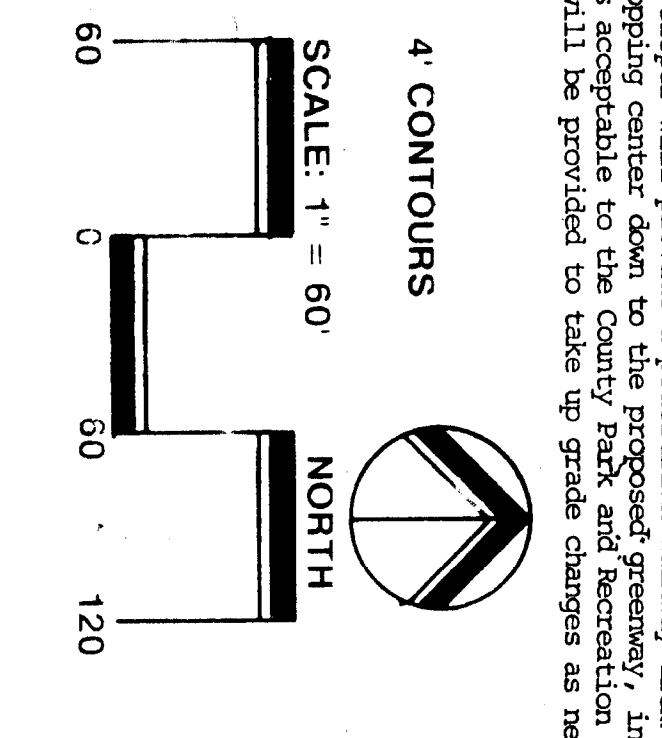
SHADE TREES AT 40' O.C. TYPICAL ALONG STREET FRONTAGE ON PROPOSED ACCESS ROAD. 2' CAL. MIN. AT PLANTING

**SITE DATA**  
TOTAL SITE AREA: 19,208 ACRES  
EXISTING ZONING: B-P AND R-12 MF(CD)  
PROPOSED ZONING: B-1(SCD)  
AREA WITHIN FLOODWAY DISTRICT ENCROACHMENT AREA: 22.2 AC. ±  
UNDEVELOPED AREA RESERVED FOR GREENWAY DEDICATION: 3.0 AC. ±  
TOTAL BUILDING AREA: 130,000 S.F. MAX. (INCLUDING OUT PARCEL)

- No fill will be placed beyond or within the floodway district encroachment line.
- All fill slopes within the floodway area shall be completely stabilized with ground cover vegetation such as grass and legumes to the satisfaction of the Mecklenburg County Park and Recreation Department.
- Erosion and sediment will be carefully controlled at all times to prevent erosion and siltation of the floodway area.
- Fill slopes within the floodway shall not exceed 2 horizontal to 1 vertical in steepness.
- Fill will not be placed any closer than 75' from the top of bank at Mallard Creek or 50' from the top of bank at Stony Creek.
- ADDITIONAL BUFFER PLANTINGS SHALL BE PROVIDED WHERE FILL OCCURS WITHIN GREENWAY ENCROACHMENT AREA IN ACCORDANCE WITH SECT. 1, PART 1 PLANNING PLAN

### NOTES

- Internal parking and circulation area shall have tree plantings in accordance with internal tree planting requirements defined in the City of Charlotte tree Ordinance.
- Architectural design for out parcel structures shall be compatible with the retail center architecture.
- Signage shall conform to Mecklenburg County Zoning & Sign Ordinance requirements.
- A walkway will be provided on the site to facilitate pedestrian traffic between the shopping center and the greenway.
- Site planting plan shall be submitted to planning commission for review to ensure compliance with city tree planting by ordinance.
- The north end of the shopping center building facade closest to and "front" of the proposed access road will be designed as a building "front" and shall be provided with a landscaped area with trees, shrubs, and ground cover to the front of the shopping center.
- The developer will provide a pedestrian walkway from the rear of the shopping center to the proposed greenway, in a location to be determined by the developer. The walkway shall be provided to take up grade changes as necessary.



### TECHNICAL DATA SHEET (FOR PUBLIC HEARING)

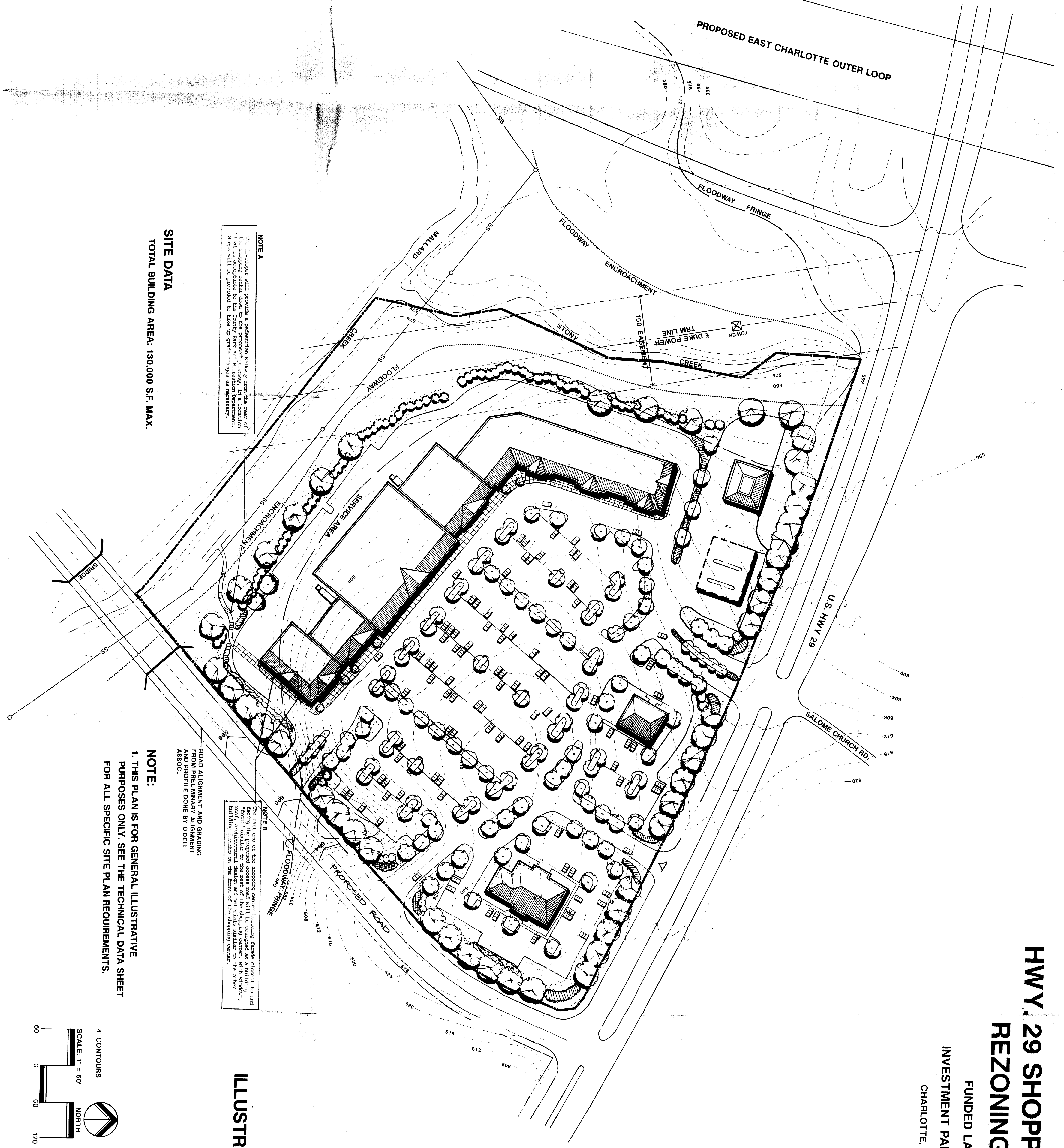
DATE: 7-27-90  
PROJECT NO.: 90023  
REV.: 5-17-90 PER COUNTY COMMENTS  
10/19/90 ADD NOTES 8 & 7  
11-2-90 DELETE ONE ACCESS @ HWY 29

LANDLORD SIGN  
PETITION #90-39(C)



# HWY. 29 SHOPPING CENTER REZONING PLAN

FUNDED LAND  
INVESTMENT PARTNERS  
CHARLOTTE, N.C.



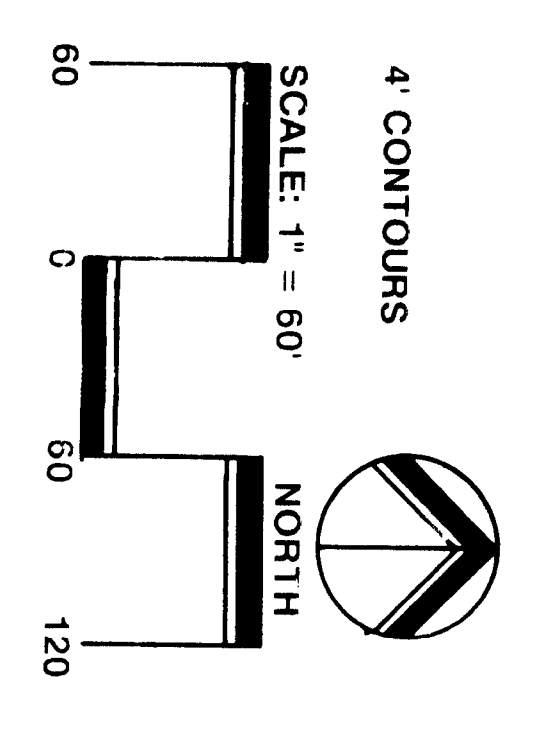
**NOTE A**  
The developer will provide a pedestrian walkway from the rear of the shopping center down to the proposed driveway. In a location shown on the plan, the developer will provide a pedestrian walkway. Steps will be provided to allow for grade changes as necessary.

**SITE DATA**  
TOTAL BUILDING AREA: 130,000 S.F. MAX.

**NOTE B**  
The east end of the shopping center building facade, located to and facing the proposed access road will be designed as a solid facade similar to the rest of the shopping center, with windows, building facade on the front of the shopping center.

ROAD ALIGNMENT AND GRADING FROM PRELIMINARY ALIGNMENT AND PROFILE DONE BY ODELL ASSOC.

**NOTE:**  
1. THIS PLAN IS FOR GENERAL ILLUSTRATIVE PURPOSES ONLY. SEE THE TECHNICAL DATA SHEET FOR ALL SPECIFIC SITE PLAN REQUIREMENTS.



## ILLUSTRATIVE SITE PLAN (FOR PUBLIC HEARING)

DATE 7-27-90  
PROJECT NO 80623  
REVISIONS 7-27-90 PER COUNTY COMMENTS  
10/18/90 ADD NOTES A & B

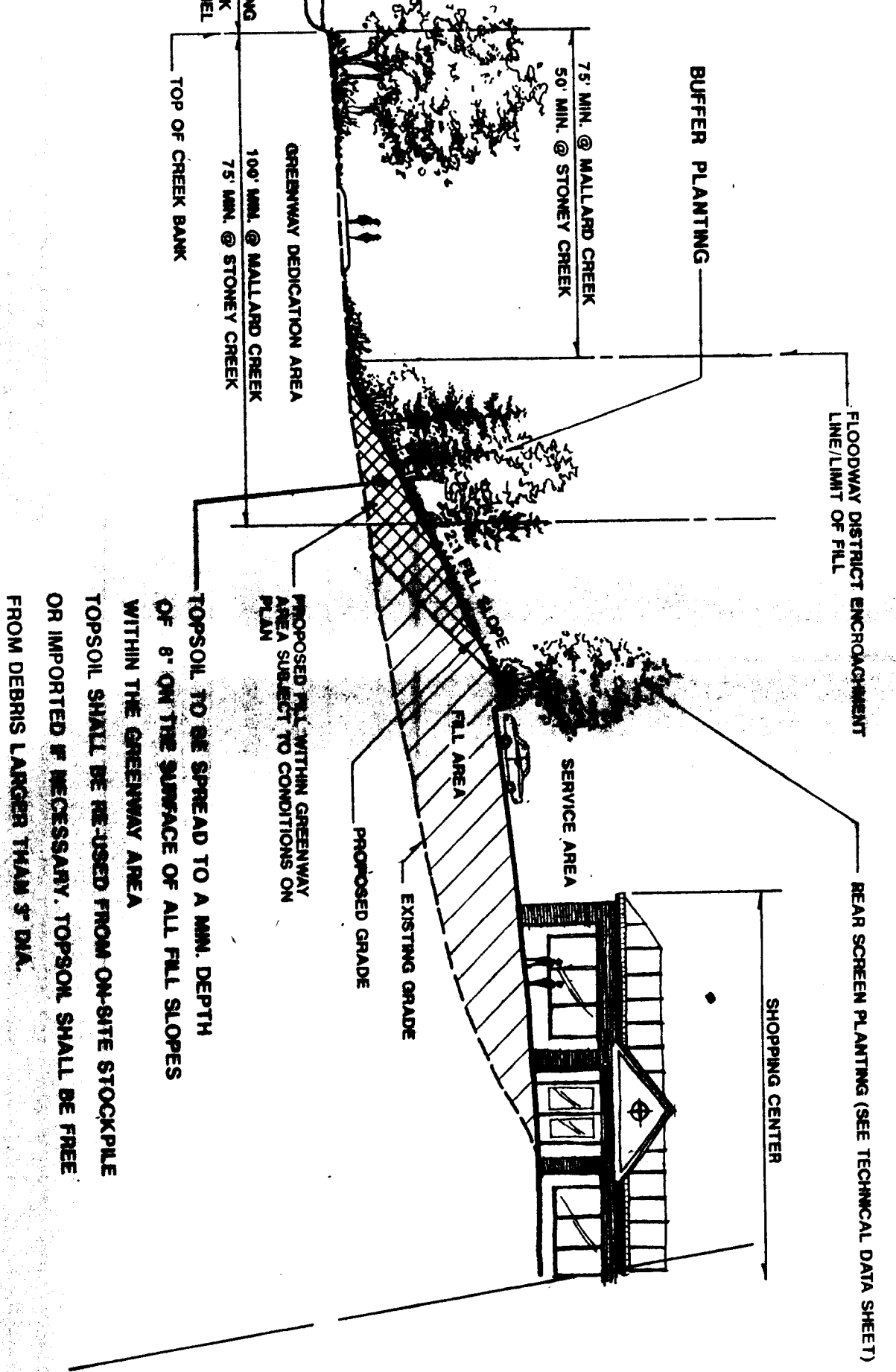
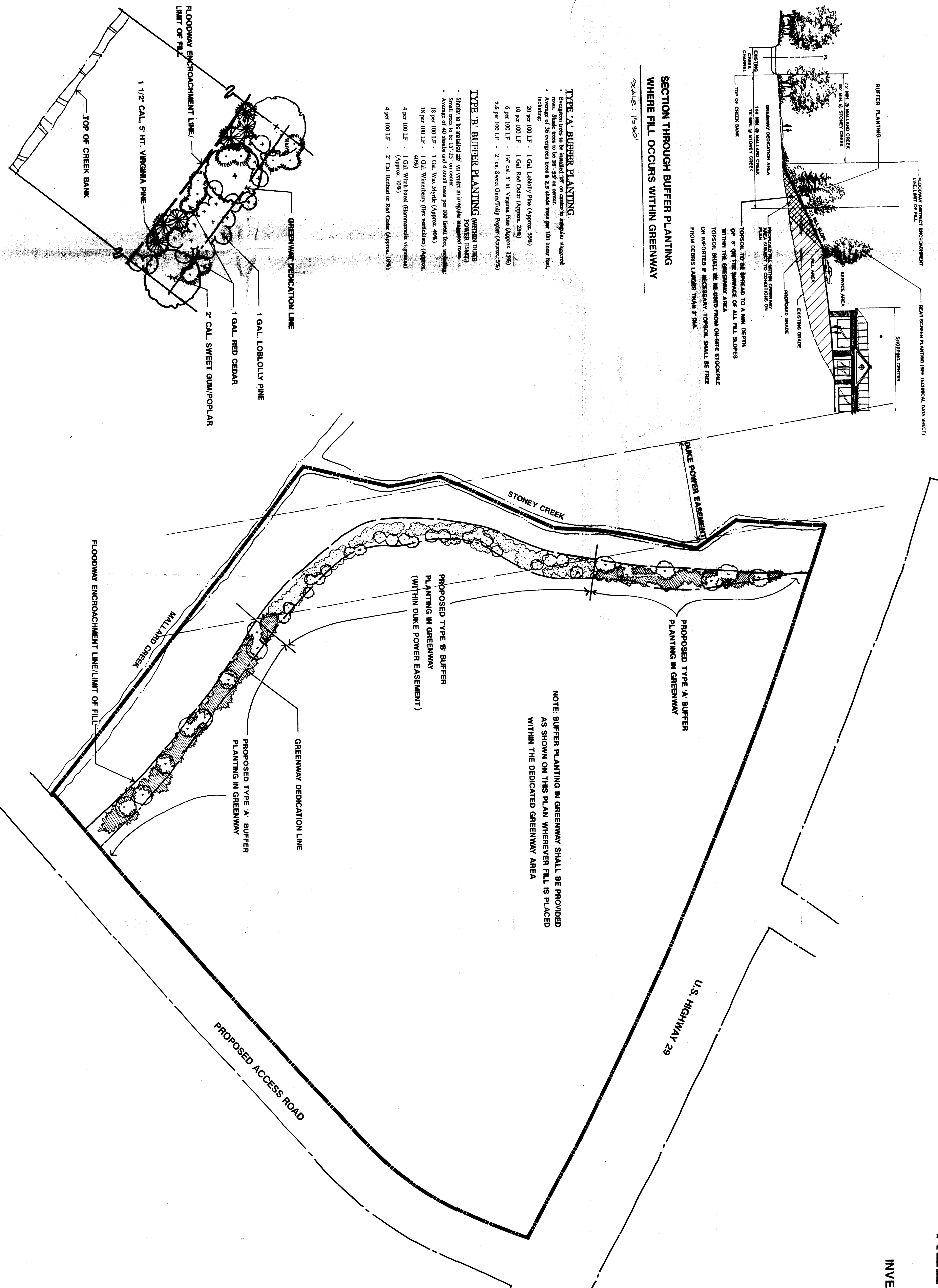
**Land Design**  
Landscape Architecture Land Planning  
Urban Design Civil Engineering

SHEET NO. 2



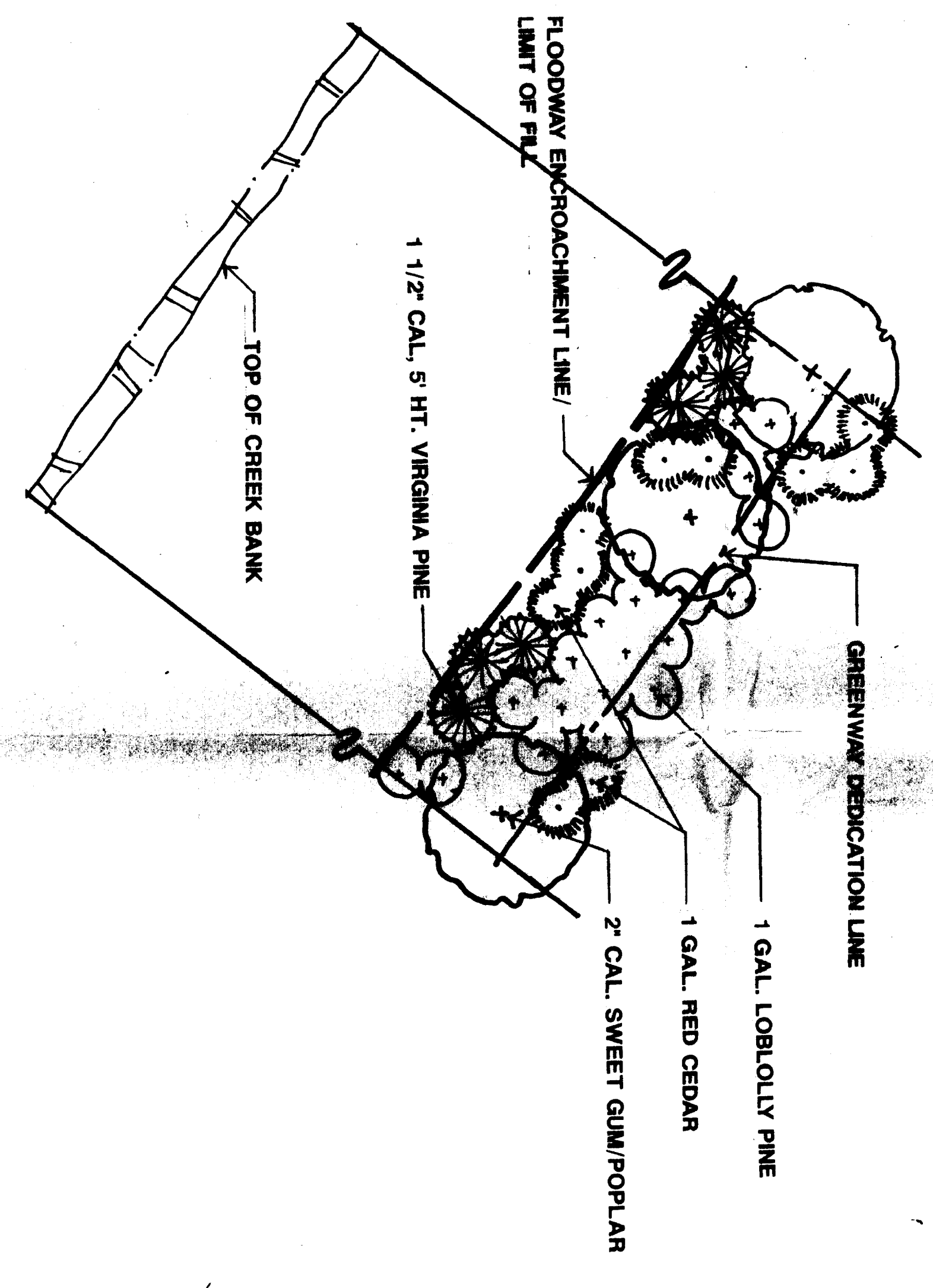
# HWY. 29 SHOPPING CENTER REZONING PLAN

FUNDED LAND  
INVESTMENT PARTNERS  
CHARLOTTE, N.C.



**SECTION THROUGH BUFFER PLANTING WHERE FILL OCCURS WITHIN GREENWAY**  
SCALE: 1"=20'

- TYPE 'A' BUFFER PLANTING**
- Burgeoning trees to be installed 36" on center.
  - Stock trees to be 3/8" @ 36" on center.
  - 50' segments with 8 1/2" stock trees per 100 linear feet, including:
    - 20 per 100 LF - 1 Gal. Loblolly Pine (Approx. \$58)
    - 10 per 100 LF - 1 Gal. Red Cedar (Approx. 28)
    - 6 per 100 LF - 1 1/2" cal. 5 Ht. Virginia Pine (Approx. 15)
    - 2.5 per 100 LF - 2" ca. Sweet Gum/Tulip Poplar (Approx. 35)
- TYPE 'B' BUFFER PLANTING (WITHIN DUKE POWER EASEMENT)**
- Shrubs to be installed 36" on center in irregular staggered rows.
  - Stock trees to be 3/8" @ 36" on center.
  - 40' segments with 4 small trees per 100 linear feet, including:
    - 18 per 100 LF - 1 Gal. Wax Myrtle (Approx. 40)
    - 18 per 100 LF - 1 Gal. Winceberry (flax verticilla) (Approx. 40)
    - 4 per 100 LF - 1 Gal. White-bird (flammaria virginiana) (Approx. 10)
    - 4 per 100 LF - 2" Cal. Redbud or Red Cedar (Approx. 10)



**TYPE 'A' BUFFER PLANTING DETAIL (TYPICAL 100' SEGMENT)**  
SCALE: 1"=20'

## BUFFER PLANTING PLAN

SCALE: 1"=60'

DATE: NOV. 2, 1989  
 PROJECT NO.: 59823  
 REVISIONS:  
 SHEET NO. 3 OF 4

*Tommy Robinson*  
 Landscape Architecture  
 Land Planning  
 Urban Design  
 Civil Engineering

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 225 Hillsborough Street, Raleigh, NC 919.834.9127