

DEVELOPMENT NOTES

- ALL BUFFER AREAS SHOWN SHALL RETAIN EXISTING VEGETATION WHERE SUITABLE FOR SCREENING OR DESIGN PURPOSES. ADDITIONAL PLANTINGS SHALL BE INSTALLED TO ENHANCE THE SCREENING EFFECT. PARKING AREAS SHALL BE BROKEN UP WITH LANDSCAPED ISLANDS AND WILL UTILIZE EXISTING TREES WHERE FEASIBLE. PROVISIONS OF THE CHARLOTTE TREE ORDINANCE SHALL BE OBSERVED AS A MINIMUM. BUFFERS WILL COMPLY WITH SECTION 12.01 OF THE ZONING REGULATIONS AND SCREENING WILL BE IN COMPLIANCE WITH SECTION 12.03.
- PLANTED SCREENING OF EVERGREEN SHRUBS WILL BE INSTALLED BETWEEN THE DEVELOPABLE PARCELS AND THE INTERSTATE IN INCREMENTS AS PARCELS ARE DEVELOPED.
- STORM WATER DETENTION WILL BE PROVIDED AS NEEDED TO PROVIDE PEAK VOLUME CONTROL AND WILL UTILIZE A VARIETY OF TECHNIQUES TO MEET THE REQUIREMENTS OF ALL APPLICABLE ORDINANCES AS A MINIMUM. NO STORM WATER DETENTION WILL BE ALLOWED IN BUFFERS AND/OR SETBACKS.
- PARKING SHALL BE PROVIDED AS A MINIMUM TO MEET ORDINANCE REQUIREMENTS AND SHALL NOT BE ALLOWED IN SETBACKS OR IN BUFFERS.
- SIGNAGE MAY BE INSTALLED SUBJECT TO APPLICABLE REGULATIONS.
- FIRE HYDRANTS SHALL BE INSTALLED SO THAT THE DISTANCE TO THE MOST REMOTE AND ACCESSIBLE POINT OF ALL BUILDINGS SHALL NOT EXCEED 750 FEET.
- THE NUMBER OF DRIVEWAYS SHOWN INDICATES THE MAXIMUM WHICH MAY BE CONSTRUCTED. THE EXACT LOCATIONS AND DESIGN IS SUBJECT TO APPROVAL OF CHARLOTTE DEPARTMENT OF TRANSPORTATION.
- DUMPSTERS WILL BE SCREENED WITH ENCLOSURES WITH GATES.
- DETACHED LIGHTS ARE LIMITED TO 20.0 FEET HEIGHT AND LIGHT GLARE WILL BE FULLY SHIELDED FROM ADJOINING R-4 PROPERTY. WALL PAK LIGHTING IS PROHIBITED.
- NO BUILDING SHALL EXCEED FOUR (4) STORES IN HEIGHT.
- THE EXACT LOCATION OF DRIVEWAYS SHALL BE SUBJECT TO THE APPROVAL OF THE CHARLOTTE DEPARTMENT OF TRANSPORTATION BUT SHALL NOT EXCEED THE NUMBER SHOWN ON THIS PLAN.
- (THIS NOTE SHOULD REPLACE THE EXISTING NOTE PERTAINING TO SIGNAGE). THE PETITIONER AGREES THAT SIGNAGE ALONG FOREST POINT BOULEVARD WILL BE LIMITED TO MONUMENT TYPE SIGNS, NOT TO EXCEED 6 FEET IN HEIGHT, 75 SQUARE FEET IN SIZE. ADDITIONAL SIGNAGE ALONG THE INTERSTATE TO THE SIDE OF THE PROPERTY SHALL BE LIMITED TO BUILDING WALL SIGNS AS PERMITTED BY THE ORDINANCE EXCEPT WHERE, BY MUTUAL AGREEMENT BETWEEN THE PETITIONER AND THE CHARLOTTE-MECKLENBURG PLANNING STAFF, ALTERNATIVE SIGNAGE IS APPROVED. IT SHALL BE THE OBJECTIVE OF ALTERNATIVE SIGNAGE TO ENSURE THAT BUILDINGS DIFFICULT TO SEE FROM INTERSTATE 77 BECAUSE OF TOPOGRAPHY, DISTANCE OR PHYSICAL OBSTRUCTION SHALL HAVE AN OPPORTUNITY TO BE ADEQUATELY IDENTIFIED. THE ACTUAL DESIGN OF SUCH SIGNAGE SHALL BE AGREED TO BY THE PETITIONER AND THE PLANNING STAFF.
- THE PETITIONER AGREES THAT NO FAST FOOD RESTAURANTS WITH DRIVE THRU SERVICE SHALL BE PERMITTED IN THE DEVELOPABLE AREA EAST OF FOREST POINT BOULEVARD. IN ADDITION, IT IS AGREED THAT, IF ANY USE OTHER THAN A HOTEL IS PLACED IN THIS SAME AREA, THE ADJACENT BUFFER SHALL BE INCREASED FROM 75 FEET TO 100 FEET AND SHALL REMAIN UNDISTURBED.
- A 6" SIDEWALK IS TO BE PROVIDED ALONG ARROWWOOD ROAD AND FOREST POINT BOULEVARD AS PARCELS ARE DEVELOPED. ALSO WHEN PARCELS ARE DEVELOPED SIDEWALKS WILL CONNECT TO BUILDING ENTRANCES. DIRECTIONAL WHEELCHAIR RAMPS ARE TO BE PROVIDED AT ALL INTERSECTIONS OF PUBLIC AND PRIVATE STREETS.
- THE SITE IS CLEAR WITH NO EXISTING TREES. A PLANTING STRIP WITH TREES WILL BE LOCATED BETWEEN THE SIDE WALK AND STREET PER REQUIREMENTS OF CITY CODE.
- PETITIONER AGREES TO CONSTRUCT A WAITING PAD PER CATS DEVELOPMENT STANDARDS 6.01(A) ON ARROWWOOD RD. LOCATION TO BE COORDINATED ON PARCELS STILL OWNED BY FAISON.
- DRIVEWAY PERMITS ARE SUBJECT TO CDOT REVIEW AND REGULATIONS.
- A. STORM WATER QUANTITY CONTROL**
THE PETITIONER SHALL TIE-IN TO THE EXISTING STORM WATER SYSTEMS. THE PETITIONER SHALL HAVE THE RECEIVING DRAINAGE SYSTEMS ANALYZED TO ENSURE THAT IT WILL NOT BE TAKEN OUT OF STANDARD DUE TO THE DEVELOPMENT. IF IT IS FOUND THAT DEVELOPMENT WILL CAUSE THE STORM DRAINAGE SYSTEMS TO BE TAKEN OUT OF STANDARD, THE PETITIONER SHALL PROVIDE ALTERNATE METHODS TO PREVENT THIS FROM OCCURRING.
- B. STORM WATER QUALITY TREATMENT**
FOR PROJECTS WITH DEFINED WATERSHEDS GREATER THAN 24% BUILT-UPON AREA, CONSTRUCT WATER QUALITY BEST MANAGEMENT PRACTICES (BMPs) TO ACHIEVE 85% TOTAL SUSPENDED SOLID (TSS) REMOVAL FOR THE ENTIRE POST-DEVELOPMENT RUNOFF VOLUME FOR THE RUNOFF GENERATED FROM THE FIRST 1-INCH OF RAINFALL. BMPs MUST BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE R.C. DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES (DENR) BEST MANAGEMENT PRACTICES MANUAL, APRIL 1998, SECTION 4.5 (DESIGN STANDARDS SHALL BE MET ACCORDING TO THE CITY OF CHARLOTTE BEST MANAGEMENT PRACTICES MANUAL, WHEN AVAILABLE). USE OF LOW IMPACT DEVELOPMENT (LID) TECHNIQUES IS OPTIONAL.
- C. VOLUME AND PEAK CONTROL**
FOR PROJECTS WITH DEFINED WATERSHEDS GREATER THAN 24% BUILT-UPON AREA, CONTROL THE ENTIRE VOLUME FOR THE 1-YEAR, 24-HOUR STORM. RUNOFF VOLUME DRAINAGE TIME SHALL BE A MINIMUM OF 24 HOURS, BUT NOT MORE THAN 120 HOURS.
FOR RESIDENTIAL PROJECTS WITH GREATER THAN 24% BUA, CONTROL THE PEAK TO MATCH THE PREDEVELOPMENT RUNOFF RATES FOR THE 10-YEAR AND 25-YEAR, 6-HOUR STORMS. OR PERFORM A DOWNSREAM ANALYSIS TO DETERMINE WHETHER ADDITIONAL PEAK CONTROL IS NEEDED, AND IF SO, FOR WHAT LEVEL OF STORM FREQUENCY.
FOR COMMERCIAL PROJECTS WITH GREATER THAN 24% BUA, CONTROL THE PEAK TO MATCH THE PREDEVELOPMENT RUNOFF RATES FOR THE 10-YR, 6-HR STORM AND PERFORM A DOWNSREAM FLOOD ANALYSIS TO DETERMINE WHETHER ADDITIONAL PEAK CONTROL IS NEEDED AND IF SO, FOR WHAT LEVEL OF STORM FREQUENCY. OR IF A DOWNSREAM ANALYSIS IS NOT PERFORMED, CONTROL THE PEAK FOR THE 10-YR AND 25-YR, 6-HOUR STORMS.
FOR COMMERCIAL PROJECTS WITH LESS THAN OR EQUAL TO 24% BUA, BUT GREATER THAN ONE ACRE OF DISTURBED AREA, CONTROL THE PEAK TO MATCH THE PREDEVELOPMENT RUNOFF RATES FOR THE 2 AND 10-YR, 6-HR STORM.
- THE PETITIONER ACKNOWLEDGES THAT OTHER STANDARD DEVELOPMENT REQUIREMENTS IMPOSED BY OTHER CITY ORDINANCES, STANDARDS, POLICIES, AND APPROPRIATE DESIGN MANUALS WILL EXIST. THOSE CRITERIA FOR EXAMPLE, THOSE THAT REQUIRE BUFFERS, REGULATE STREETS, SIDEWALKS, TREES, STORM WATER, AND SITE DEVELOPMENT, ETC.) WILL APPLY TO THE DEVELOPMENT SITE. THIS INCLUDES CHAPTERS 6, 9, 12, 17, 18, 19, 20 AND 21 OF THE CITY CODE. CONDITIONS SET FORTH IN THIS PETITION ARE SUPPLEMENTAL REQUIREMENTS IMPOSED ON THE DEVELOPMENT IN ADDITION TO OTHER STANDARDS, WHERE CONDITIONS ON THIS PLAN DIFFER FROM ORDINANCES, STANDARDS, POLICIES, AND APPROACHES IN EXISTENCE AT THE TIME OF FORMAL ENGINEERING PLAN REVIEW SUBMISSION. THE STRICTER CONDITION OR EXISTING REQUIREMENTS SHALL APPLY.

SITE DATA

SITE AREA:
 BUILDABLE/USABLE 20.26 ACRES
 RETENTION PONDS 2.70 ACRES
 BUFFERS/EASEMENTS 2.81 ACRES
EXISTING ZONING:
 B-2 (CD) SPA
PERMITTED USES:
 RESTAURANT, OFFICE, HOTEL, & RETAIL

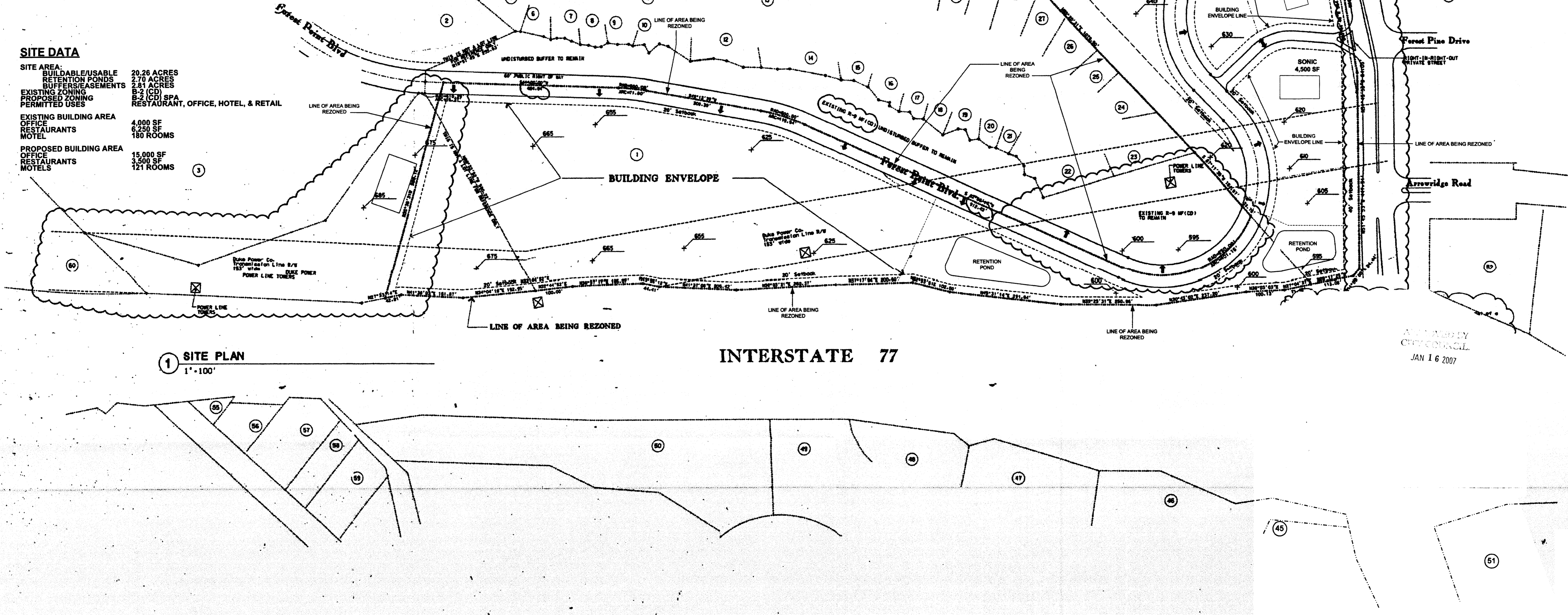
EXISTING BUILDING AREA:
 OFFICE 4,000 SF
 RESTAURANTS 6,250 SF
 MOTEL 180 ROOMS

PROPOSED BUILDING AREA:
 OFFICE 15,000 SF
 RESTAURANTS 3,500 SF
 MOTELS 121 ROOMS

1 SITE PLAN
1" = 100'

INTERSTATE 77

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| 2. 187-100-00 | SPRINGFIELD DEVELOPMENT | 26. 187-100-00 | SPRINGFIELD DEVELOPMENT | 51. 187-100-00 | SPRINGFIELD DEVELOPMENT |
| 3. 187-100-00 | SPRINGFIELD DEVELOPMENT | 27. 187-100-00 | SPRINGFIELD DEVELOPMENT | 52. 187-100-00 | SPRINGFIELD DEVELOPMENT |
| 4. 187-100-00 | SPRINGFIELD DEVELOPMENT | 28. 187-100-00 | SPRINGFIELD DEVELOPMENT | 53. 187-100-00 | SPRINGFIELD DEVELOPMENT |
| 5. 187-100-00 | SPRINGFIELD DEVELOPMENT | 29. 187-100-00 | SPRINGFIELD DEVELOPMENT | 54. 187-100-00 | SPRINGFIELD DEVELOPMENT |
| 6. 187-100-00 | SPRINGFIELD DEVELOPMENT | 30. 187-100-00 | SPRINGFIELD DEVELOPMENT | 55. 187-100-00 | SPRINGFIELD DEVELOPMENT |
| 7. 187-100-00 | SPRINGFIELD DEVELOPMENT | 31. 187-100-00 | SPRINGFIELD DEVELOPMENT | 56. 187-100-00 | SPRINGFIELD DEVELOPMENT |
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| 9. 187-100-00 | SPRINGFIELD DEVELOPMENT | 33. 187-100-00 | SPRINGFIELD DEVELOPMENT | 58. 187-100-00 | SPRINGFIELD DEVELOPMENT |
| 10. 187-100-00 | SPRINGFIELD DEVELOPMENT | 34. 187-100-00 | SPRINGFIELD DEVELOPMENT | 59. 187-100-00 | SPRINGFIELD DEVELOPMENT |
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| 12. 187-100-00 | SPRINGFIELD DEVELOPMENT | 36. 187-100-00 | SPRINGFIELD DEVELOPMENT | | |
| 13. 187-100-00 | SPRINGFIELD DEVELOPMENT | 37. 187-100-00 | SPRINGFIELD DEVELOPMENT | | |
| 14. 187-100-00 | SPRINGFIELD DEVELOPMENT | 38. 187-100-00 | SPRINGFIELD DEVELOPMENT | | |
| 15. 187-100-00 | SPRINGFIELD DEVELOPMENT | 39. 187-100-00 | SPRINGFIELD DEVELOPMENT | | |
| 16. 187-100-00 | SPRINGFIELD DEVELOPMENT | 40. 187-100-00 | SPRINGFIELD DEVELOPMENT | | |
| 17. 187-100-00 | SPRINGFIELD DEVELOPMENT | 41. 187-100-00 | SPRINGFIELD DEVELOPMENT | | |
| 18. 187-100-00 | SPRINGFIELD DEVELOPMENT | 42. 187-100-00 | SPRINGFIELD DEVELOPMENT | | |
| 19. 187-100-00 | SPRINGFIELD DEVELOPMENT | 43. 187-100-00 | SPRINGFIELD DEVELOPMENT | | |
| 20. 187-100-00 | SPRINGFIELD DEVELOPMENT | 44. 187-100-00 | SPRINGFIELD DEVELOPMENT | | |
| 21. 187-100-00 | SPRINGFIELD DEVELOPMENT | 45. 187-100-00 | SPRINGFIELD DEVELOPMENT | | |
| 22. 187-100-00 | SPRINGFIELD DEVELOPMENT | 46. 187-100-00 | SPRINGFIELD DEVELOPMENT | | |
| 23. 187-100-00 | SPRINGFIELD DEVELOPMENT | 47. 187-100-00 | SPRINGFIELD DEVELOPMENT | | |
| 24. 187-100-00 | SPRINGFIELD DEVELOPMENT | 48. 187-100-00 | SPRINGFIELD DEVELOPMENT | | |
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Revision Dates
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 JANUARY 30, 1997 REVISIONS
 MAY 6, 1998
 JUNE 22, 1998 REVISIONS
 NOVEMBER 20, 2006 REVISIONS
 NOTES, PROPERTY OWNERS, & SITE DATA
 JANUARY 03, 2006 REVISIONS
 NOTES

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FOREST PARK REZONING

FAISON

Client Title:
TECHNICAL DATA SHEET

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 PETITION NO. 2006-135
 FOR PUBLIC HEARING

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