

GENERAL NOTES (continued)

16. BUILDING WITHIN PARCELS 1, 3, AND 4 SHALL BE DESIGNED WITH MATERIALS COMPATIBLE WITH ADJACENT RESIDENTIAL NEIGHBORHOOD. IN ORDER TO ACHIEVE ARCHITECTURAL COHERENCE FOR THE ENTIRE PROJECT, THE DEVELOPER SHALL ESTABLISH AND ENFORCE RESTRICTIVE COVENANTS FOR APPROVAL OF BUILDING STYLE AND MATERIALS. IN ADDITION, AS TO BUILDINGS TO BE LOCATED ON PARCELS 1, 3 AND 4, THEIR ELEVATIONS FRONTING NATIONS FORD ROAD SHALL INCLUDE (WITHOUT LIMITATION AND WITHOUT REQUIRING ALL) SUCH MATERIALS AND FEATURES AS: BRICK, MASONRY STUCCO, PITCHED OR MANSARD ROOFS OR DECORATIVE PARAPETS, OR AWNINGS OR PALLADIAN WINDOWS OR MULLIONED WINDOWS AND THE LIKE, IN ORDER TO RESPECT THE RESIDENTIAL NATURE OF AND VIEW FROM RESIDENCES FRONTING NATIONS FORD ROAD.
17. SIDEWALK SHALL BE CONSTRUCTED ALONG NATIONS FORD ROAD FRONTAGE OF PARCELS 1, 3 AND 4 PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY FOR EACH PARCEL.
18. THE DEVELOPER SHALL CONTRIBUTE UP TO A MAXIMUM OF \$30,000 TOWARD THE COST OF SIGNALIZING THE MAIN PROJECT ENTRANCE ON NATIONS FORD ROAD. CONTRIBUTION SHALL BE MADE AT THE TIME WHEN C.D.O.T. DETERMINES THE NEED FOR A SIGNAL AND NOTIFIES THE DEVELOPER IN WRITING.
19. DEVELOPER AGREES TO PROVIDE DUAL-LEFT TURN LANES FROM THE SITE AT THE NORTHERN-MOST DRIVEWAY ON NATIONS FORD ROAD AND TO WIDEN NATIONS FORD ROAD, IF NEEDED, TO RECEIVE THE DUAL LEFT TURN LANES FROM THIS DEVELOPMENT. THESE IMPROVEMENTS SHALL BE MADE IN CONJUNCTION WITH THE SIGNALIZATION OF THIS DRIVEWAY, IF NOT BEFORE.

DEVELOPMENT TABULATION

PARCEL #	SIZE (AC.)		PROPOSED USES	MAX. DEVELOP. (SF/ ROOMS)	MAX. BLDG. HEIGHT
	GROSS	NET			
1	2.03	1.15	OFFICE	31,000 SF	2 STOREYS
2	5.53	3.23	OFFICE	83,000 SF	6 STOREYS
3	3.04	2.25	HOTEL OR OFFICE	125 ROOMS OR 45,000 SF	4 STOREYS
4	1.76	1.05	SEE NOTE BELOW	16,000 SF OFFICE OR 10,500 SF RETAIL OR OTHER USE ** BELOW	2 STOREYS
5	2.00	1.60	SEE NOTE BELOW	16,000 SF OFFICE OR 10,500 SF RETAIL OR OTHER USE ** BELOW	4 STOREYS
6	1.85	1.41	SEE NOTE BELOW	21,150 SF OFFICE OR 14,000 SF RETAIL OR OTHER USE ** BELOW	2 STOREYS
7	1.33	1.13	SEE NOTE BELOW	15,500 SF OFFICE OR 11,500 SF RETAIL OR OTHER USE ** BELOW	2 STOREYS
8	4.69	3.21	HOTEL OR OFFICE	150 ROOMS OR 70,000 SF	6 STOREYS

** ALL USES PERMITTED UNDER CC ZONING CLASSIFICATION EXCEPT: AUTOMOBILE SERVICE STATIONS, BUILDING MATERIAL SALES, DWELLINGS
 *** TOTAL RESTAURANT USE FOR PARCELS 4, 5, 6 AND 7 SHALL NOT EXCEED 24,000 SF.

GENERAL NOTES

1. 75 FOOT BUFFER SHOWN ALONG THE NORTHERN PROPERTY LINE MAY BE REDUCED IF THE ADDING PROPERTY IS REZONED TO A NON-RESIDENTIAL CLASSIFICATION.
2. THE CONFIGURATION OF TYVOLA ROAD (INCLUDING CURB LINES, SIDEWALKS, MEDIANS, ETC.) WAS TAKEN FROM NCDOT ROADWAY CONSTRUCTION DRAWINGS. CONSTRUCTION OF THESE IMPROVEMENTS IS CURRENTLY UNDERWAY WITH AN ESTIMATED COMPLETION DATE OF SEPTEMBER, 1998.
3. THE R/W AND PROPERTY LINE DESCRIPTIONS ALONG INTERSTATE 77 AND TYVOLA ROAD ARE APPROXIMATE BUT ARE INTENDED TO CONFORM TO FINAL NCDOT ENGINEERING DRAWINGS. PETITIONER AND NCDOT HAVE A FINAL AGREEMENT REGARDING THE LOCATION, DEDICATION AND ACQUISITION OF R/W ALONG INTERSTATE 77 AND TYVOLA ROAD, SUBJECT TO FIELD SURVEY.
 ADDITIONAL R/W ALONG NATIONS FORD ROAD WILL BE DEDICATED BY THE PETITIONER IF NEEDED IN ORDER TO PROVIDE 35 FEET OF R/W FROM THE CENTER LINE OF THE R/W OF NATIONS FORD ROAD PRIOR TO BUILDING PERMIT ISSUANCE FOR PARCEL 1.
4. ALL SIGNAGE SHALL MEET APPLICABLE REGULATIONS. AS A MINIMUM, IN EFFECT AT TIME OF PERMITTING, GROUND MOUNTED SIGNAGE FOR INDIVIDUAL PARCELS SHALL BE A MAXIMUM OF FOUR FEET HIGH AND 30 SQUARE FEET. ONE "SHOPPING CENTER SIGN" SHALL BE PERMITTED AT TYVOLA ROAD ENTRANCE. MAXIMUM 100 SQUARE FEET. ONE "SHOPPING CENTER SIGN" SHALL BE PERMITTED ALONG NATIONS FORD ROAD FRONTAGE, MAXIMUM 25 SQUARE FEET.
5. CONTROL OF STORMWATER FROM THE SITE SHALL CONFORM TO ALL REGULATIONS WITH DETAILED PLANS TO BE SUBMITTED TO AND APPROVED BY THE CITY ENGINEERING DEPARTMENT. STORMWATER DETENTION FOR THE ENTIRE SITE MAY BE PROVIDED IN A COMMON FACILITY AT THE LOWPOINT OF THE SITE AS SHOWN ON PLAN. NO DETENTION FACILITIES SHALL BE PERMITTED WITHIN THE 75 FOOT BUFFER.
6. ALL SITE LIGHTING SHALL BE INWARDLY DIRECTED SO AS NOT TO REFLECT OR BEAM TOWARD ADJACENT PROPERTY.
7. ADJACENT PROPERTY OWNERS ARE LISTED ON AN ATTACHMENT TO THE PETITION AND ARE KEYS TO THIS PLAN BY LETTER CODE.
8. LANDSCAPING STRIPS AND ISLANDS SHALL BE CREATED TO BREAK THE VISUAL IMPACT OF THE PARKING AREAS. PARKING REQUIREMENTS FOR ALL USES SHALL SATISFY MINIMUM ORDINANCE STANDARDS.
9. ADJUSTMENTS TO PARCEL LINES SHOWN MAY VARY PENDING FINALIZATION OF PLANS.
10. RECOMBINATIONS OF PARCELS 4 THROUGH 7 SHALL BE PERMITTED BUT IN NO CASE SHALL BE SUBDIVIDED INTO MORE THAN 4 PARCELS.
11. PETITIONER SHALL LIMIT THE MAXIMUM NUMBER OF RESTAURANTS TO THREE, TO BE LOCATED WITHIN THE AREAS DEFINED AS PARCELS 4-7. NO DRIVE-THRU FACILITIES SHALL BE PERMITTED FOR ANY RESTAURANT USE.
12. CONTINUOUS LANDSCAPING STRIPS AND ISLANDS SHALL BE CREATED ALONG NATIONS FORD ROAD, AS SHOWN ON PLAN, TO BREAK THE VISUAL IMPACT OF THE PARKING AREAS. AS A MINIMUM, SCREENING SHALL BE PROVIDED PER SECTION 12.303 OF THE CITY ZONING ORDINANCE.
13. A FIRE HYDRANT IS REQUIRED WITHIN 750 FEET OF THE FURTHEST PORTION OF ANY BUILDING AS THE TRUCK TRAVELS. PETITIONER AGREES TO MEET THIS REQUIREMENT.
14. PETITIONER SHALL PROVIDE APPROXIMATELY 200' CONCRETE MEDIAN, WITHIN NATIONS FORD ROAD TO ENSURE RIGHT-IN, RIGHT-OUT TRAFFIC MOVEMENT AT SOUTHERN PROJECT ENTRANCE AS SHOWN ON PLAN.
15. C.D.O.T. SHALL REMARK PAVEMENT ALONG NATIONS FORD ROAD FOR LEFT TURN LANE TO NORTHERN PROJECT ENTRANCE AS SHOWN ON PLAN. THE TURN LANE SHALL HAVE 150 FEET OF STORAGE AND A 15:1 BAY TAPER.

APPROVED BY CITY COUNCIL
 DATE 3/17/97

DEVELOPMENT DATA

Existing Zoning: B1-SCD (#88-1)
 Proposed Zoning: CC
 Site Area: 22.25 Acres

For Public Hearing

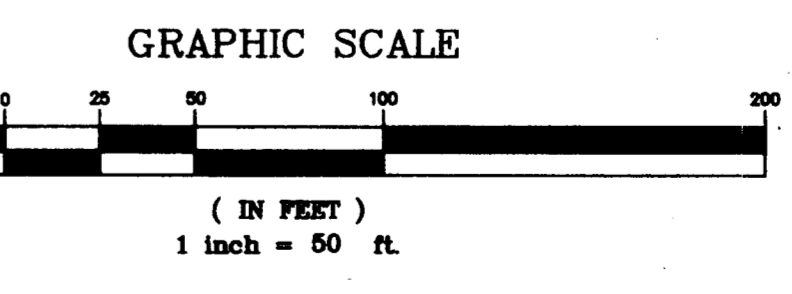
FELD DEVELOPMENT CORP.
 TYVOLA ROAD & I-77 SITE

REZONING PLAN
 PETITION # 97-15

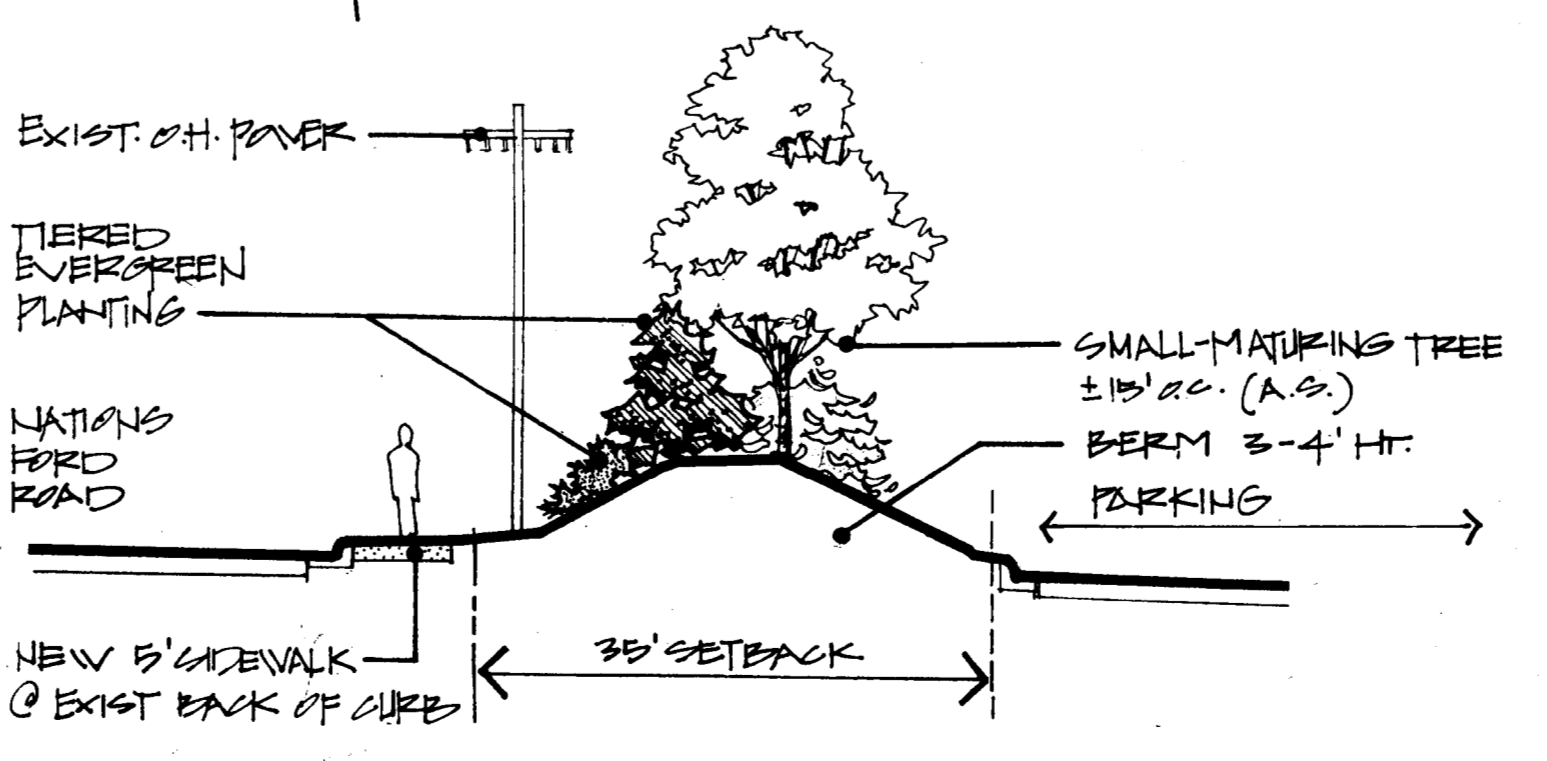
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 Date: 11/22/96
 Project: #9633

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SHEET NO. **R-1**



No.	Date	By	Revision
3	3/5/97		PER ZONING COMM. REVIEW
2	2/11/97		NOTES 3,4,8,16 & DEV. TAB.
1	1/17/97		SRT PER STAFF REVIEW



SECTION THRU LANDSCAPED BUFFER