

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 COHESIVENESS 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 \$20,000 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 STORES
2	5.53	3.23	OFFICE	83,000 SF	6 STORES
3	3.04	2.25	HOTEL OR OFFICE	125 ROOMS OR 45,000 SF	4 STORES
4	1.76	1.05	SEE NOTE BELOW	14,000 SF OFFICE OR 9,000 SF RETAIL	3 STORES
5	2.00	1.60	OFFICE	14,000 SF OFFICE OR 9,000 SF RETAIL	5 STORES
6	1.35	1.41	SEE NOTE BELOW	14,000 SF OFFICE OR 9,000 SF RETAIL	3 STORES
7	1.33	1.13	SEE NOTE BELOW	11,000 SF OFFICE OR 7,000 SF RETAIL	3 STORES
8	4.09	3.21	HOTEL OR OFFICE	150 ROOMS OR 70,000 SF	6 STORES

GENERAL NOTES

- 1. 75 FOOT BUFFER SHOWN ALONG THE NORTHERN PROPERTY LINE MAY BE REDUCED IF THE ADJOINING 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 AT AN ESTIMATED COMPLETION DATE OF SEPTEMBER, 2008.
- 3. THE ROW AND PROPERTY LINE DESCRIPTIONS ALONG INTERSTATE 77 AND TYVOLA ROAD ARE APPROXIMATE BUT ARE INTENDED TO CORRELATE WITH FINAL NCDOT ENGINEERING DRAWINGS. PETITIONER AND NCDOT HAVE A FINAL AGREEMENT REGARDING THE LOCATION, DEDICATION AND ACQUISITION OF ROW ALONG INTERSTATE 77 AND TYVOLA ROAD SUBJECT TO FIELD SURVEY.
- 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 50 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 50 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 BY A COMMON FACILITY AT THE POINT 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 CURB 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 MEDIANS WITHIN NATIONS FORD ROAD TO ENSURE RIGHT-IN, RIGHT-OUT TRAFFIC MOVEMENT AT SOUTHERN PROJECT ENTRANCE AS SHOWN ON PLAN.
- 15. CDOT 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 RAT TAPE.

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 # 2008-016

Scale: 1" = 50'
 Date: 11/22/08
 Project: #9636

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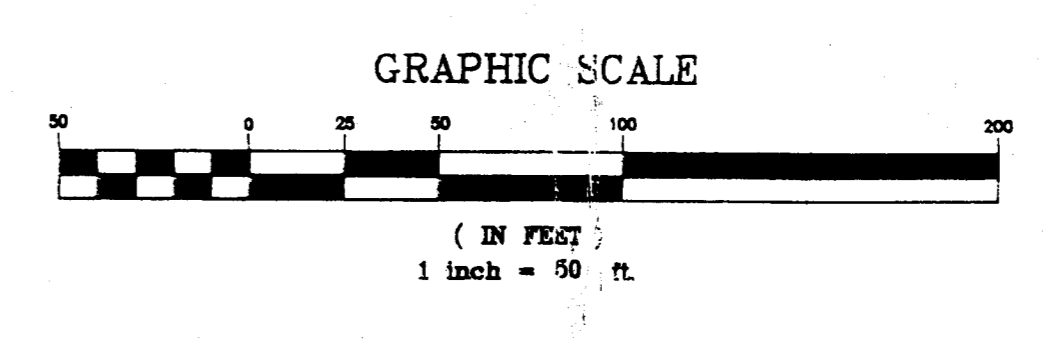
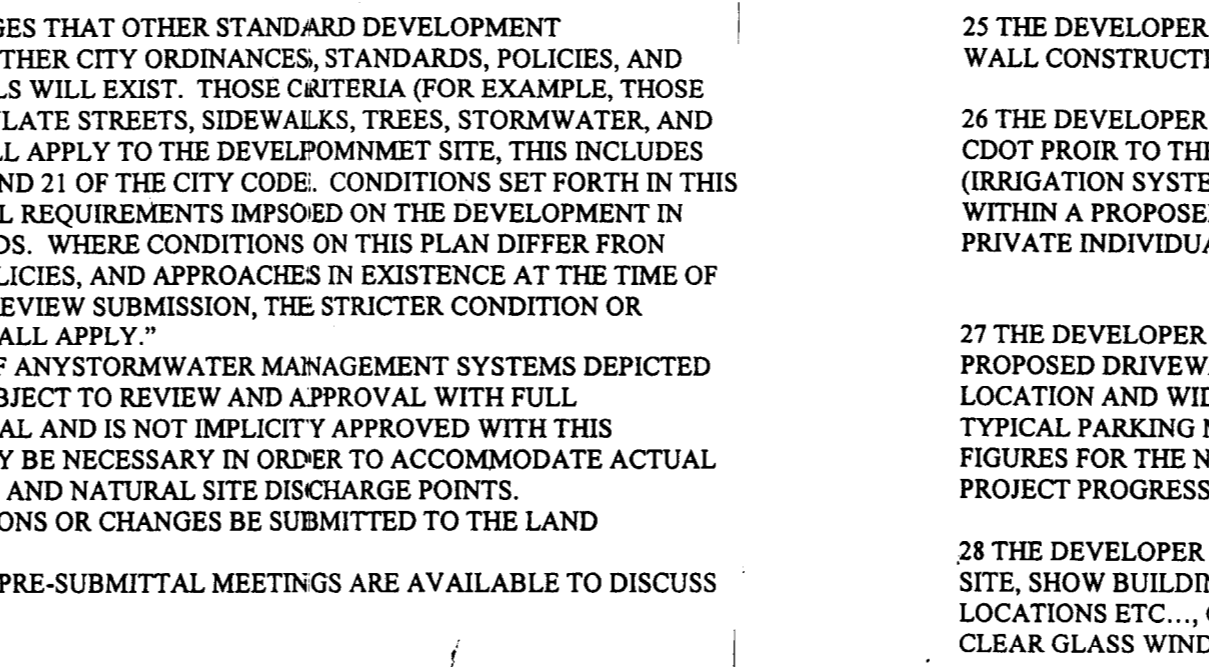
SHEET NO. R-1

- GENERAL NOTES (continued)**
- 20. PROPOSED PROJECT WILL SUBMIT A SOLID WASTE MANAGEMENT PLAN PRIOR TO INITIATING DEMOLITION AND/OR CONSTRUCTION ACTIVITIES. THE PLAN SHOULD SPECIFY THAT ALL LAND CLEARING AND/OR INERT DEBRIS SHALL BE TAKEN TO A PERMITTED FACILITY. THE PLAN SHALL ALSO STATE THE MONTHLY REPORTING OF ALL TONNAGE DISPOSED AND RECYCLED WILL BE MADE TO MECKLENBURG COUNTY SOLID WASTE PROGRAM. THE REPORT SHALL INCLUDE THE IDENTIFICATION AND LOCATION OF ALL FACILITIES RECEIVING DISPOSED OR RECYCLE MATERIALS.
 - 21. PROPOSED PROJECT WILL INCLUDE A SUBSTANTIAL AMOUNT OF IMPERVIOUS AREA, WHICH WILL DIRECTLY AFFECT SURFACE WATER QUALITY DUE TO STORM WATER RUNOFF FROM THE PROJECT. ANY SEPARATE, DEFINED DRAINAGE AREA WITHIN A PROJECT WILL HAVE GREATER THAN 24% IMPERVIOUS AREA IS TO HAVE GREATER QUALITY BEST MANAGEMENT PRACTICES (BMPs) TO TREAT STORM WATER RUNOFF FROM THE ENTIRE BUILT-UPON AREA WITHIN THE SEPARATE, DEFINED DRAINAGE AREA. THE BMPs ARE TO BE CONSTRUCTED TO ACHIEVE 65% TOTAL SUSPENDED SOLID (TSS) REMOVAL FOR THE ENTIRE POST-DEVELOPED RUNOFF VOL. FOR THE FIRST INCH OF RAINFALL. THE BMPs MUST BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE N.C. DEPT. OF ENVIRONMENT AND NATURAL RESOURCES BEST MANAGEMENT PRACTICES MANUAL, APRIL 1999, SECTION 4.0.

- 22. ANY SEPARATE, DEFINED DRAINAGE AREA WITHIN A PROJECT THAT WILL HAVE GREATER THAN 24% BUILT UPON AREA WILL HAVE BEST MANAGEMENT PRACTICES (BMPs) TO CONTROL THE ENTIRE RUNOFF VOLUME FOR THE 1-YEAR, 24-HOUR, THE RUNOFF VOL. DRAINAGE TIME FOR THE BMP SHALL BE A MINIMUM OF 24 HOURS, BUT NOT MORE THAN 2 HOURS. THE PEAK RUNOFF RATES SHOULD BE CONTROLLED WITH BMPs TO MATCH THE PREDEVELOPMENT RUNOFF RATES FOR THE 10-YEAR AND 25-YEAR, 6-HR STORMS OR PERFORM A DOWNSTEAM ANALYSIS TO DETERMINE WHETHER PEAK CONTROL IS NEEDED, AND IF SO, FOR WHAT LEVEL OF STORM FREQUENCY.
- 23. STORM WATER RUNOFF FROM THE DEVELOPMENT SHALL BE TRANSPORTED FROM THE SITE BY VEGETATED CONVEYANCES TO THE MAXIMUM EXTENT PRACTICABLE.

- 24. THE PETITIONER ACKNOWLEDGES THAT OTHER STANDARD DEVELOPMENT REQUIREMENTS IMPOSED BY OTHER CITY ORDINANCES, STANDARDS, POLICIES, AND APPROPRIATE DESIGN MANUALS WILL EXIST. THESE CRITERIA FOR EXAMPLE, THOSE THAT REQUIRE BUFFERS, REGULATE STREETS, SIDEWALKS, TREES, STORMWATER, AND SITE DEVELOPMENT, ETC.) WILL APPLY TO THE DEVELOPMENT SITE. THIS INCLUDES CHAPTERS 6, 9, 12, 17, 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.
- 25. THE DEVELOPER AGREES TO GET A CERTIFICATE ISSUED BY CDOT FOR ANY FENCE OR WALL CONSTRUCTED ALONG ADJACENT TO ANY SIDEWALK OR STREET RIGHT-OF-WAY.
- 26. THE DEVELOPER AGREES TO GET AN ENCROACHMENT AGREEMENT APPROVED BY CDOT PRIOR TO THE CONSTRUCTION/INSTALLATION OF NON-STANDARD ITEMS (IRRIGATION SYSTEMS, DECORATIVE CONCRETE PAVEMENT, BRICK PAVERS, ETC.) WITHIN A PROPOSED/EXISTING CITY MAINTAINED STREET RIGHT-OF-WAY BY A PRIVATE INDIVIDUAL, GROUP, BUSINESS, OR HOMEOWNERS/BUSINESS ASSOCIATION.
- 27. THE DEVELOPER AGREES TO PROVIDE THE DIMENSION WIDTH OF THE EXISTING AND PROPOSED DRIVEWAYS, WILL HAVE DROP CURB RAMP TYPE II DRIVEWAYS, INDICATE LOCATION AND WIDTHS OF ALL ADJACENT AND OPPOSING DRIVEWAYS, AND PROVIDE TYPICAL PARKING MODULE DIMENSIONS, AND INCLUDE A PARKING SUMMARY WITH FIGURES FOR THE NUMBERS OF PARKING SPACES REQUIRED AND PROVIDED AS THE PROJECT PROGRESSES.
- 28. THE DEVELOPER AGREES TO PROVIDE PEDESTRIAN SCALE LIGHTING THROUGHOUT SITE. SHOW BUILDING FOOTPRINT, PARKING CONFIGURATION, LANDSCAPING, DUMPSTER LOCATIONS ETC., CONCEPTUAL ELEVATIONS OF ALL SIDES, LABELS THAT CALL OUT CLEAR GLASS WINDOWS AND DOORS.

SECTION THRU LANDSCAPED BUFFER



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	SHT PER STAFF REVIEW	