

VICINITY MAP

SITE DATA

ACRES ————— 25.828
 EXISTING ZONING: — R-15 AND B-D(CD)
 PROPOSED ZONING: — INST(CD)
 BUILDING SQUARE FOOTAGE:
 EXISTING ————— 11,000 S.F.
 ADDITIONAL ————— 4,000 S.F.
 MAXIMUM TOTAL: 15,000 S.F.

GENERAL NOTES:

1. THIS PLAN DEPICTS A FIRM CONCEPT FOR THE DEVELOPMENT OF THE PROPOSED OUTDOOR LEARNING COURSE. THE LAYOUT OF THE COURSE MAY SHIFT SLIGHTLY BASED UPON FINAL DESIGN REQUIREMENTS AND EXISTING SITE CONDITIONS.
2. PARKING FOR THIS FACILITY SHALL MEET THE REQUIREMENTS OF SECTION 2002.17 OF THE MECKLENBURG COUNTY ZONING ORDINANCE.
3. SIGNAGE FOR THIS FACILITY SHALL MEET THE REQUIREMENTS OF SECTION 2100. OF THE MECKLENBURG COUNTY ZONING ORDINANCE.
4. MOST OF THE OUTDOOR LEARNING COURSE HAS BEEN LOCATED IN NON-TREED AREAS. THE ONLY DISTURBANCE OF EXISTING VEGETATION SHALL BE FOR THE PURPOSE OF ESTABLISHING PATHWAYS AND FOR CLEARANCE AROUND THE PROPOSED STRUCTURES.
5. A LEFT HAND TURN LANE WILL BE PROVIDED WHEN THE 60 FOOT STREET IS CONVERTED TO A PUBLIC RIGHT-OF-WAY OR AT THE TIME ANY ADDITIONAL DEVELOPMENT OCCURS.
6. THE PETITIONER AGREES TO DEDICATE 50 FEET FROM THE CENTERLINE OF U.S. 521 (20 FEET OF ADDITIONAL R.O.W.). THE DEDICATION SHALL OCCUR PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
7. THE EXISTING WOODED AREAS WILL REMAIN WHERE SCREENING APPLIES. WHERE THERE IS INSUFFICIENT NATURAL VEGETATION TO FORM A SCREEN, NEW SCREENING WILL BE ADDED IN ACCORDANCE WITH SECTION 1601. OF THE MECKLENBURG COUNTY ZONING ORDINANCE.

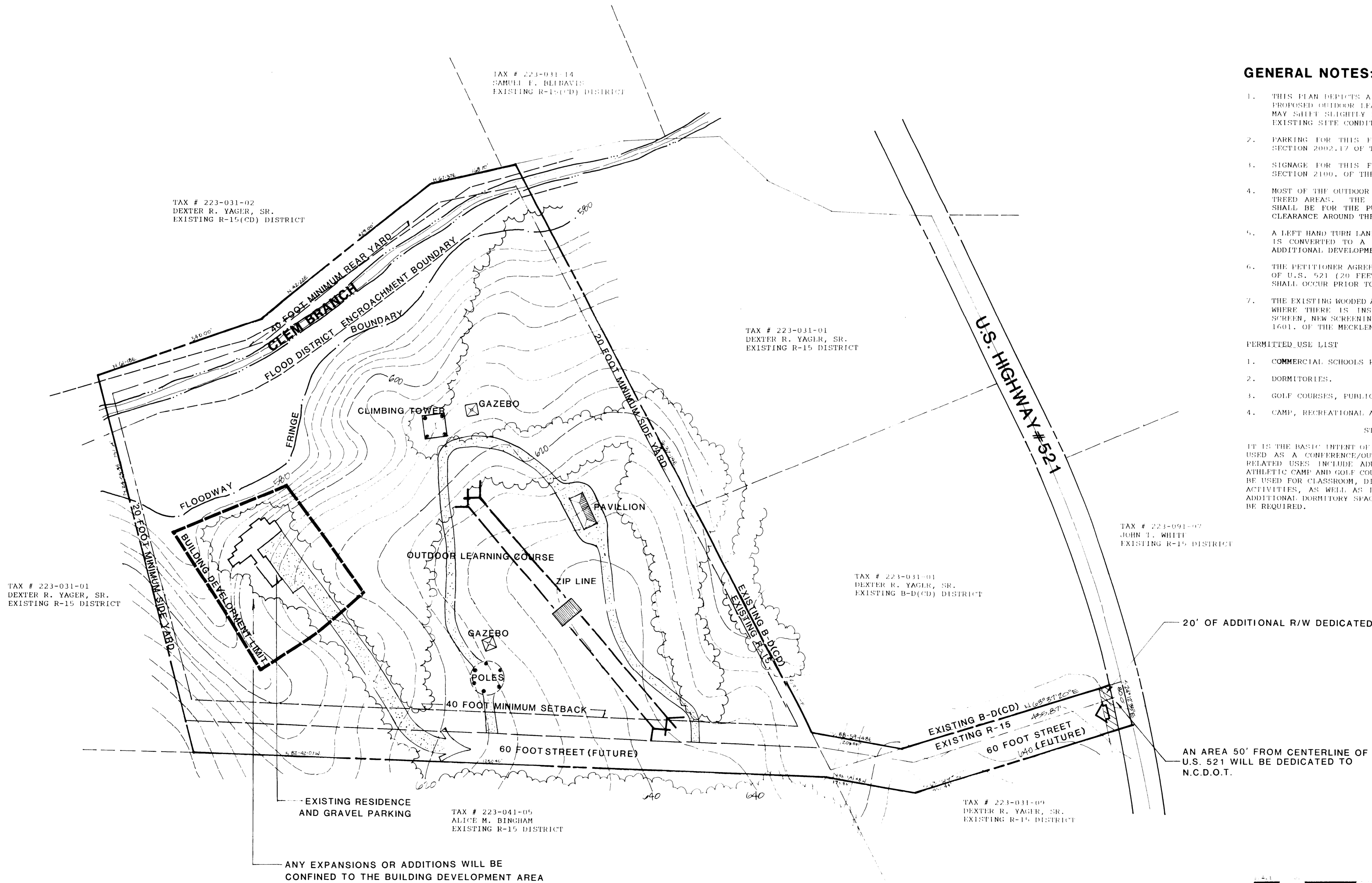
PERMITTED USE LIST

1. COMMERCIAL SCHOOLS PROVIDING ADULT TRAINING.
2. DORMITORIES.
3. GOLF COURSES, PUBLIC AND PRIVATE.
4. CAMP, RECREATIONAL AND ATHLETIC INCLUDING LODGING.

STATEMENT OF INTENT

IT IS THE BASIC INTENT OF THIS REQUEST TO PERMIT THE PROPERTY TO BE USED AS A CONFERENCE/OUTDOOR LEARNING COURSE FACILITY. OTHER RELATED USES INCLUDE ADULT COMMERCIAL SCHOOL, RECREATIONAL AND ATHLETIC CAMP AND GOLF COURSE CLUBHOUSE. THE EXISTING BUILDING MAY BE USED FOR CLASSROOM, DINING AND OTHER USES RELATED TO THE ABOVE ACTIVITIES, AS WELL AS LODGING FOR A MANAGER OR CARETAKER. IF ADDITIONAL DORMITORY SPACE IS NEEDED, A SITE PLAN AMENDMENT WOULD BE REQUIRED.

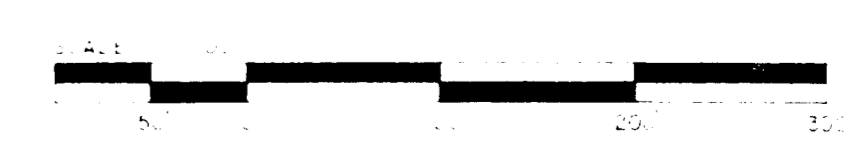
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20' OF ADDITIONAL R/W DEDICATED

AN AREA 50' FROM CENTERLINE OF U.S. 521 WILL BE DEDICATED TO N.C.D.O.T.

APPROVED BY COUNTY COMMISSION
 DATE 10/15/90
 90-356



PETITION # 90-35(C) REVISIONS FOR PUBLIC HEARING

GIFFORD NIELSON ASSOCIATES
 Surveying • Landscape Architecture • Engineering
 428 East Fourth Street, Suite 408
 Charlotte, NC 28202 (704) 373-1907

C.D. REZONING SITE PLAN
 PROPERTY OF EXECUTIVE RETREATS, INC.
 U.S. 521/LANCASTER HIGHWAY
 MECKLENBURG COUNTY, NORTH CAROLINA

PROJECT	28616
DATE	7/3/90
DESIGN TLH	
DRAWN TLH/SJH	
CHECK	
REVISIONS	
8/13/90 PER	
STAFF COMMENTS	
SHEET	1 OF 1