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11. A 50 FOOT SETBACK SHALL BE ESTABLISHED ALONG W.T. HARRIS BOULEVARD. WITHIN THIS SETBACK AREA ALL TREES WHICH ARE 8 INCHES OR GREATER IN CALIPER SHALL BE PRESERVED.
12. EXCEPT FOR THE AREA OF THE NORTHERLY STORM WATER DETENTION FACILITY, THE REMAINING AREA BETWEEN THE 50 FOOT SETBACK LINE AND THE EDGE OF THE NEW 5 FOOT SIDEWALK ALONG OLD CONCORD ROAD SHALL BE SCREENED FROM VIEW.
13. THE COMPACTOR SHALL BE SCREENED FROM VIEW.
14. THE DEVELOPER SHALL PROVIDE AN 8 FOOT PLANTING STRIP BETWEEN THE CURB AND THE EDGE OF THE NEW 5 FOOT SIDEWALK ALONG OLD CONCORD ROAD.
15. PER FIRE DEPARTMENT REGULATIONS, A FIRE HYDRANT IS REQUIRED WITHIN 750 FEET OF THE MOST REMOTE POINT OF ALL BUILDINGS, AS THE FIRE TRUCK TRAVELS.
16. THE PETITIONER SHALL PROVIDE A LEFT-TURN LANE TO SERVE THE TRAFFIC USING THE PROPOSED PUBLIC STREET CONNECTION TO OLD CONCORD ROAD. THE EXISTING PAINTED MEDIAN SHALL BE REPAIRED TO PROVIDE THE LEFT-TURN LANE. THE LEFT-TURN LANE SHALL BE DESIGNED WITH A MINIMUM OF 150 FEET OF STORAGE AND 200 FEET OF INTERNAL CHANNELIZATION (MEASURED FROM THE RIGHT-OF-WAY) SHALL BE PROVIDED AT THE ENTRANCE OF THE PROPOSED DEVELOPMENT.
17. AS REQUESTED BY STORM WATER SERVICES, DURING THE LAND DEVELOPMENT PROCESS THE PETITIONER SHALL EVALUATE THE CHANGE IN THE DOWNSTREAM WATER SURFACE ELEVATION ON THE BASIS AS IF THE SITE WERE DEVELOPED UNDER THE CURRENT F-3 ZONING. THE EVALUATION SHALL INCLUDE CHECKING FOR ALL STORMS UP TO AND INCLUDING THE 100 YEAR STORM, IN THE EVENT THAT ADDITIONAL STORM WATER PROTECTION IS REQUIRED BY THE CITY OF CHARLOTTE BEYOND THE NORMAL ORDINANCE REQUIREMENTS, THE PETITIONER SHALL PROVIDE THE EXTRA DETENTION PROTECTION, WHICH MAY INCLUDE A LARGER STORM WATER BASIN THAN CURRENTLY SHOWN ON THIS SITE PLAN IN THE NORTHERLY AREA OF THE SITE. SUCH BASIN EXPANSION, IF NEEDED, SHALL NOT INTRUDE INTO REQUIRED BUFFER AREAS BUT MAY INTRUDE PORTIONS OF THE SITE LABELED "ADDITIONAL UNDISTURBED OPEN SPACE" AND THE SETBACK.
18. BASED UPON FINAL DESIGN AND ENGINEERING PLANS, THE PETITIONER MAY ELECT TO ADD AN ADDITIONAL ONE WAY, END ONLY DRIVEWAY ACCESS TO THE NEW PROPOSED ROAD. THIS NEW ACCESS SHALL BE LOCATED ADJACENT TO THE 50 FT CLASS "C" BUFFER, BUT SHALL NOT INTRUDE INTO THE BUFFER SPACE (SEE ARROW ON PLAN FOR APPROXIMATE LOCATION).
19. AS REQUESTED BY COOT, THE PETITIONER SHALL BE RESPONSIBLE FOR THE COST OF TRAFFIC SIGNAL MODIFICATIONS TO CONNECT THE PROPOSED NEW STREET TO THE INTERSECTION OF OLD CONCORD ROAD AND MCLEAN ROAD. THIS COST SHALL NOT EXCEED \$10,000.00.
20. THE PETITIONER AGREES TO WORK IN A REASONABLE COORDINATED FASHION WITH THE ADJOINING LAND DEVELOPER OF REZONING PETITION 98-09 TO ESTABLISH VEHICULAR CONNECTIVITY BETWEEN THE TWO SITES SUCH VEHICULAR CONNECTION, WHICH WILL ALSO INCLUDE PEDESTRIAN CONNECTIVITY AS WELL, MAY OCCUR IN ANY MUTUALLY SATISFACTORY TO BOTH PARTIES, INCLUDING A PUBLIC STREET, PRIVATE STREET OR A CROSS LAYOUT CONNECTION MEASURING 30 FEET IN WIDTH. THE PROPOSED CONNECTION SHALL NOT BE GATED AND ACCESS TO THE GENERAL PUBLIC BETWEEN THE TWO SITES SHALL BE PERMITTED. THE PETITIONER AGREES TO DESIGN AND CONSTRUCT THE ROUTE IN A MANNER SUCH THAT A SCHOOL BUS CAN TRAVEL THE INTENDED ROUTE. IN THE EVENT THAT A PUBLIC STREET CONNECTION IS NOT USED FOR THE CONNECTION, THEN THE PROPOSED PUBLIC STREET SHOWN ON THE SITE PLAN SHALL NOT BE REQUIRED AND THE PLAN SHALL BE DEEMED AS ADMINISTRATIVELY AMENDED AND OFFICIALLY APPROVED AS PART OF THE NORMAL PLANNED MULTI-FAMILY REVIEW PROCESS. THE STAFF OF THE CHARLOTTE DEPARTMENT OF TRANSPORTATION AND THE PLANNING COMMISSION SHALL REVIEW AND APPROVE THE CONNECTION TO INSURE WELL DESIGNED WIDENESS, CROSSING AND OVERALL CONNECTIVITY BETWEEN THE TWO SITES.

VICINITY MAP N.T.S.

NOTES:

1. THE SITE PLAN CONSISTS OF THE TECHNICAL DATA SHEET AND THE ILLUSTRATIVE PLAN. THE TECHNICAL DATA SHEET CONTAINS ALL DEVELOPMENT NOTES AND CONDITIONS REGARDING SUCH THINGS AS VEHICULAR ACCESS POINTS, BUFFERS, SETBACK YARD DIMENSIONS, GENERALIZED BUILDING/PARKING/CIRCULATION AREAS, DEVELOPMENT INTENSITY, ETC. THE ILLUSTRATIVE PLAN DEPICTS A DEVELOPMENT SCENARIO BASED UPON THE CONDITIONS IMPOSED BY THE TECHNICAL DATA SHEET. HOWEVER, OTHER DEVELOPMENT SCENARIOS ARE PERMITTED AS A MATTER OF RIGHT WHICH ALLOWS ALTERNATIVES TO THE ARRANGEMENT OF BUILDING/PARKING/CIRCULATION AREAS, BUILDING FOOTPRINTS AND SHADES, ETC. IN NO EVENT, HOWEVER, SHALL BUFFER OR SETBACK/YARD SPACES BE DECREASED OR THE MAXIMUM LEVEL OF DEVELOPMENT INTENSITY INCREASED FROM THAT SHOWN ON THE TECHNICAL DATA SHEET.
2. THE PROPOSED DEVELOPMENT SHALL COMPLY WITH ALL APPLICABLE CITY OF CHARLOTTE REGULATIONS PERTAINING TO OFF-STREET PARKING, SIGNAGE, BUFFERS/LANDSCAPING, SCREENING, DRAINAGE, TREE ORDINANCE, ETC.
3. THE NUMBER OF VEHICULAR ACCESS TO THE SITE SHALL BE LIMITED TO THE POINTS OF ACCESS AS SHOWN ON THE SITE PLAN. HOWEVER, THE LOCATIONS MAY VARY SOMEWHAT FROM THAT DEPICTED. THE LOCATION AND DESIGN SHALL COMPLY WITH ALL APPLICABLE STANDARDS AND REQUIREMENTS OF THE CHARLOTTE DEPARTMENT OF TRANSPORTATION.
4. MAXIMUM BUILDING HEIGHTS SHALL BE LIMITED TO THREE STORES.
5. A REQUIRED CLASS "C" BUFFER MEASURED IN FEET IN WIDTH SHALL BE ESTABLISHED AS SHOWN. THE BUFFER SHALL REMAIN UNDISTURBED EXCEPT FOR ANY REQUIRED/NECESSARY UTILITY CONNECTIONS. WHERE THERE IS INSUFFICIENT NATURAL VEGETATION TO COMPLY WITH MINIMUM BUFFER STANDARDS, THE BUFFER SHALL BE IMPROVED WITH NEW LANDSCAPING IN ACCORDANCE WITH APPLICABLE STANDARDS. IN THE EVENT THAT THE ADJUTING PROPERTY ALONG THE WESTERLY SIDE OF THE SITE IS REZONED, WHICH WOULD DELETE THE REQUIREMENT FOR A BUFFER, THEN SAID BUFFER CAN BE ELIMINATED.
6. STORM WATER DETENTION SHALL NOT BE LOCATED IN ANY REQUIRED BUFFER AREA. FURTHERMORE, THE PROPOSED STORM WATER DETENTION FACILITY NEAR W.T. HARRIS BOULEVARD SHALL NOT BE PERMITTED IN THE 50 FOOT SETBACK ALONG W.T. HARRIS BOULEVARD. HOWEVER, THE PROPOSED STORM WATER DETENTION FACILITY IN THE NORTHERLY AREA OF THE SITE MAY BE LOCATED IN THE 30 FOOT SETBACK ALONG THE PROPOSED NEW PUBLIC STREET CONNECTION IN ORDER TO SAVE ADDITIONAL TREES NEAR LOTS LOCATED IN THE COLLEGE DOWNS SUBDIVISION SHEET.
7. MAXIMUM HEIGHT OF LIGHTING SHALL BE 20 FEET. LIGHTING SHALL BE DESIGNED IN A MANNER TO SHIELD/DIRECT LIGHTING GLARE AWAY FROM RESIDENTIAL AREAS.

SITE DEVELOPMENT DATA

EXISTING ZONING: R-3 (SINGLE FAMILY RESIDENTIAL)
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 372 UNITS PROPOSED
 2 AND 3 STORY BUILDINGS

LINE	LENGTH	BEARING
L1	50.222	S 48°12'18" W
L2	58.181	S 73°56'25" E
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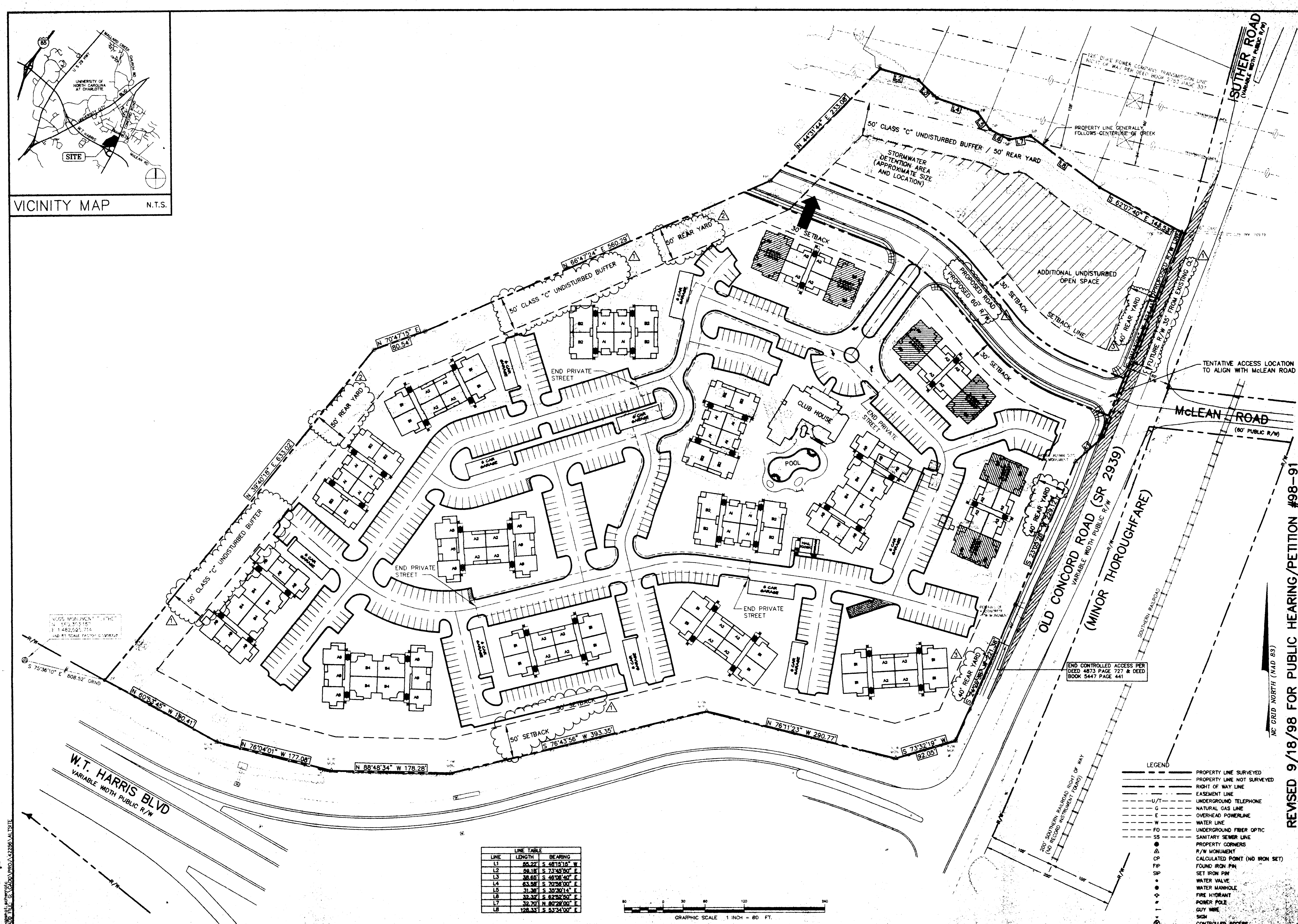
GRAPHIC SCALE 1 INCH = 60 FT.

GNA DESIGN ASSOCIATES, INC.
 428 East Fourth Street
 Suite 408 (704) 373-1807
 Charlotte, NC 28202

PROJECT: 4/28/99 ADD NOTE#20 PER ZONING COMMITTEE
 PROJECT: 42256
 Checked by: [Signature]
 Drawn by: [Signature]
 Date Drawn: 9/2/99
 Revisions:
 1/9/98 REVISED FOR PUBLIC HEARING
 10/15/98 REVISED FOR PUBLIC HEARING
 10/22/98 REVISED FOR PUBLIC HEARING
 SHEET TITLE: TECHNICAL DATA SHEET

REVISED 9/18/98 FOR PUBLIC HEARING/PETITION #98-91

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PROJECT: 4/28/99 ADD NOTE#20 PER ZONING COMMITTEE
 PROJECT: 42256
 Checked by: [Signature]
 Drawn by: [Signature]
 Date Drawn: 9/2/99
 Revisions:
 1/9/98 REVISED FOR PUBLIC HEARING
 10/15/98 REVISED FOR PUBLIC HEARING
 10/22/98 REVISED FOR PUBLIC HEARING
 SHEET TITLE: SCHEMATIC SITE PLAN

REVISED 9/18/98 FOR PUBLIC HEARING/PETITION #98-91

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