

VICINITY MAP SCALE: N.T.S.

NOTES: CONDITIONAL DEVELOPMENT STANDARDS

- THE EXACT CONFIGURATION, PLACEMENT, AND SIZE OF INDIVIDUAL ELEMENTS MAY BE MODIFIED OR ALTERED WITHIN THE LIMITS PRESCRIBED BY THE ORDINANCE DURING THE DESIGN AND CONSTRUCTIONS PHASES AS ALLOWED UNDER THE PROVISIONS OF SECTION 6.207 OF THE ZONING ORDINANCE
- THE PETITIONER ACKNOWLEDGES THAT OTHER STANDARD DEVELOPMENT REQUREMENTS IMPOSED BY OTHER CITY ORDINANCES, SUCH AS THOSE THAT REGULATE STREETS, SIDEWALKS, BICYCLE PARKING, AND SITE DEVELOPMENT, MAY APPLY TO THE DEVELOPMENT OF THIS SITE.THESE ARE NOT ZONING REGULATIONS, ARE NOT ADMINISTERED BY THE ZONING ADMINISTRATOR, AND ARE NOT SEPARATE ZONING CONDITIONS IMPOSED BY THIS SITE PLAN.UNLESS SPECIFICALLY NOTED IN THE CONDITIONS FOR THIS SITE PLAN, THESE OTHER STANDARD DEVELOPMENT REQUIREMENTS WILL BE APPLIED TO THE DEVELOPMET OF THIS SITE BY THOS EOTHER CITY ORDINANCES THAT MAY BE APPLICABLE TO THE SITE.
- THROUGHOUT THIS REZONING PETITION, THE TERMS "OWNER", "OWNERS", "PETITIONER"OR "PETITIONERS" SHALL, WITH RESPECT TO THE SITE, BE DEEMED TO INCLUDE THE HEIRS, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNEES OF THE OWNER OROWNERS OF THE SITE WHO MAY BE INVOLVED IN ITS DEVELOPMENT FROM TIME TO TIME.
- THE LOCATION, SIZE AND TYPE OF THE STORM WATER ARRANGEMENT SYSTEM DEPICTEDON THE SITE PLAN ARE SUBJECT TO REVIEW AND APPROVAL AS PART OF THE FULLDEVELOPMENT PLAN SUBMITTAL AND ARE NOT IMPLICITLY APPROVED WITH THIS REZONING.ADJUSTMENTS MAY BE NECESSARY TO ACCOMMODATE ACTUAL STORM WATER TREATMENTREQUIREMENTS
- FUTURE AMENDMENTS TO THE REZONING PLAN, INCLUDING THESE DEVELOPMENTSTANDARDS, MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE PORTION OF THESITE AFFECTED BY SUCH AMENDMENT IN ACCORDANCE WITH THE PROVISIONS OF THEZONING ORDINANCE
- THE DUMPSTER AND COOLER LOCATION IS GENERALLY DEPICTED ON THE SITE PLAN.ADJUSTMENT TO THE LOCATION MAY BE NECESSARY DURING THE FINAL SITE DEVELOPMENTPROCESS

THE PURPOSE OF THIS REZONING PETITION IS TO ACCOMMODATE AN OUTDOOR

SEASONAL SELL USE

- THE USES PERMITTED ON THE PROPERTY INCLUDE IN THIS PETITION ARE THOSE USESPERMITTED IN THE B-1, CD DISTRICT EXCEPT AS MAY BE FURTHER LIMITED BY THE SPECIFIC PROVISIONS OF THIS SITE PLAN
- THE SITE WILL UTILIZE A DRIVEWAY THAT CONNECTS TO BRICE KNOLL LANE ON THEEASTERN SIDE OF THE SITE AS SHOWN ON THE SITE PLAN AND SUBJECT TO THE APPROVAL BYNCDOT OR CDOT, WHICHEVER HAS
- THE PLACEMENT AND CONFIGURATION OF VEHICULAR ACCESS POINTS ARE SUBJECT TOMINOR. MODIFICATIONS, WHICH MAY BE ADMINISTRATIVELY APPROVED AS ALLOWED BY THEZONING ORDINANCE, REQUIRED TO ACCOMMODATE FINAL SITE DEVELOPMENT ANDCONSTRUCTION PLANS AND ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY NCDOT ORCDOT IN ACCORDANCE WITH PUBLISHED
- PARKING AREAS ARE GENERALLY DEPICTED ON THE SITE PLAN.

ARCHITECTURAL STANDARDS: (Reserved) STREETSCAPE AND LANDSCAPING: (Reserved) **ENVIRONMENTAL FEATURES:** (Reserved)

PARKS, GREENWAYS AND OPEN SPACE: (Reserved) FIRE PROTECTION: (Reserved) **SIGNAGE:** THE SIGNAGE ON SITE SHALL COMPLY WITH THE UNDERLYING ZONING DISTRICT

LIGHTING: (Reserved)

PHASING: THE SITE WILL BE DEVELOPED IN ONE PHASE

IMPERVIOUS SUMMARY				
ITEM	SQUARE FOOT	ACRES	PERCENTAGE OF TOTAL SITE	
TOTAL SITE AREA	55,322 SF	1.270 AC	N/A	
PROPOSED BUILDING	6,500 SF	0.15 AC	11.75 %	
PROPOSED GRAVEL	20,947 SF	0.48 AC	37.86 %	
PROPOSED CONCRETE	871 SF	0.02 AC	1.57 %	
MISC IMPERVIOUS	1,000 SF	0.02 AC	1.81 %	
PROPOSED ASPHALT	5,345 SF	0.12 AC	82.23 %	
TOTAL IMPERVIOUS	34,663 SF	0.80 AC	62.66 %	
TOTAL PERVIOUS	20,659 SF	0.47 AC	37.34 %	

CeB2 (50%)- CeD2 (50%)

ALTERATIONS TO THE CONDITIONAL PLAN ARE SUBJECT TO SECTION 6.207 (ALTERATIONS TO APPROVALS)

ALL ARCHITECTURAL DESIGN STANDARDS SHALL APPLY

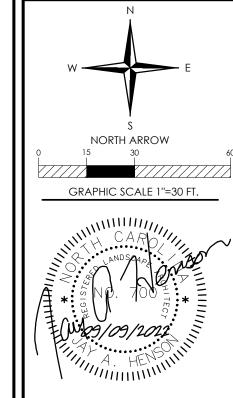
PROJECT TO BE DEVELOPED IN ONE (1) PHASE

SOIL TYPES

MAXIMUM FAR

- THE SITE SHALL COMPLY WITH THE TREE ORDINANCE
- ALL NEW UTILITIES MUST BE LOCATED UNDERGROUND.
- ADDITIONAL HEIGHT ALLOWANCE ABOVE 40 FEET PER NOTE 7 OF SECTION 9.805 (1) OF THE ORDINANCE
- DEDICATION AND FEE SIMPLE CONVEYANCE OF ALL RIGHTS-OF-WAY TO THE CITY BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS
- ISSUED AS NEEDED. CDOT REQUESTS RIGHTS-OF-WAY SET AT 2' BEHIND BACK OF SIDEWALK WHERE FEASIBLE.
- ALL TRANSPORTATION IMPROVEMENTS WILL BE APPROVED AND CONSTRUCTED BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED AS NEEDED. THE PETITIONER MAY PHASE TRANSPORTATION IMPROVEMENTS IF SAID IMPROVEMENTS AND PHASING ARE EXPLICITLY DESCRIBED IN SITE PLAN NOTES.





MARKE

FRE

0

REVISIONS: CLT COMMENTS 08-30-2022

C03 - SITE PLAN.DWC	7
PROJECT NUMBER:	222022
DATE: 03/17/2022	DRAWN BY: MG
1	1