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Charlotte
 North Carolina

NORTHCREST

Charlotte
 North Carolina

CONCEPTUAL SCHEMATIC SITE PLAN

Project No.
 2234

Issued

07/25/02

Issued For Construction

Managing Principal: BCJ Date: _____

Team Manager: TAD Date: _____

Project LACE: GSJ Date: _____

Revised

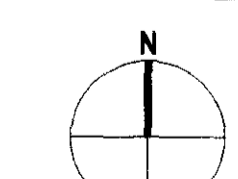
▲ 09/02/02

▲ 10/03/02

▲ 11/14/02

▲ 01/07/03 ADDED EASEMENT LABELS

CONTEXT OF CONCEPTUAL SCHEMATIC SITE PLAN
 The development depicted on this Conceptual Schematic Site Plan is merely schematic in nature, and except as otherwise specified in the Development Standards, is intended only to describe the possible arrangements of uses, structures and building elements on the site and the schematic depictions of the uses, structures and building elements set forth on this Conceptual Schematic Site Plan should be reviewed in conjunction with the provisions of the Development Standards. Consequently, except as otherwise expressly specified on the Technical Data Sheet and the Development Standards, the ultimate layout of the development proposed, the exact alignment of street thoroughfares and points of access, the numbers, configuration and placements of buildings, the configuration and placements of parking areas, and the heights and masses of buildings have not been finally determined. The depictions of such elements on this Conceptual Schematic Site Plan are not intended to be specific site development plans but rather preliminary graphic representations of the types and quality of development proposed. They may, therefore, be altered or modified during design development and construction phases so long as the maximum building envelope lines established on the Technical Data Sheet are not violated and the proposed alterations or modifications do not exceed the parameters of the accompanying Development Standards, the general dimensions set forth on Exhibit A to the Rezoning Plan and Section 6.206 (2) of the Ordinance.

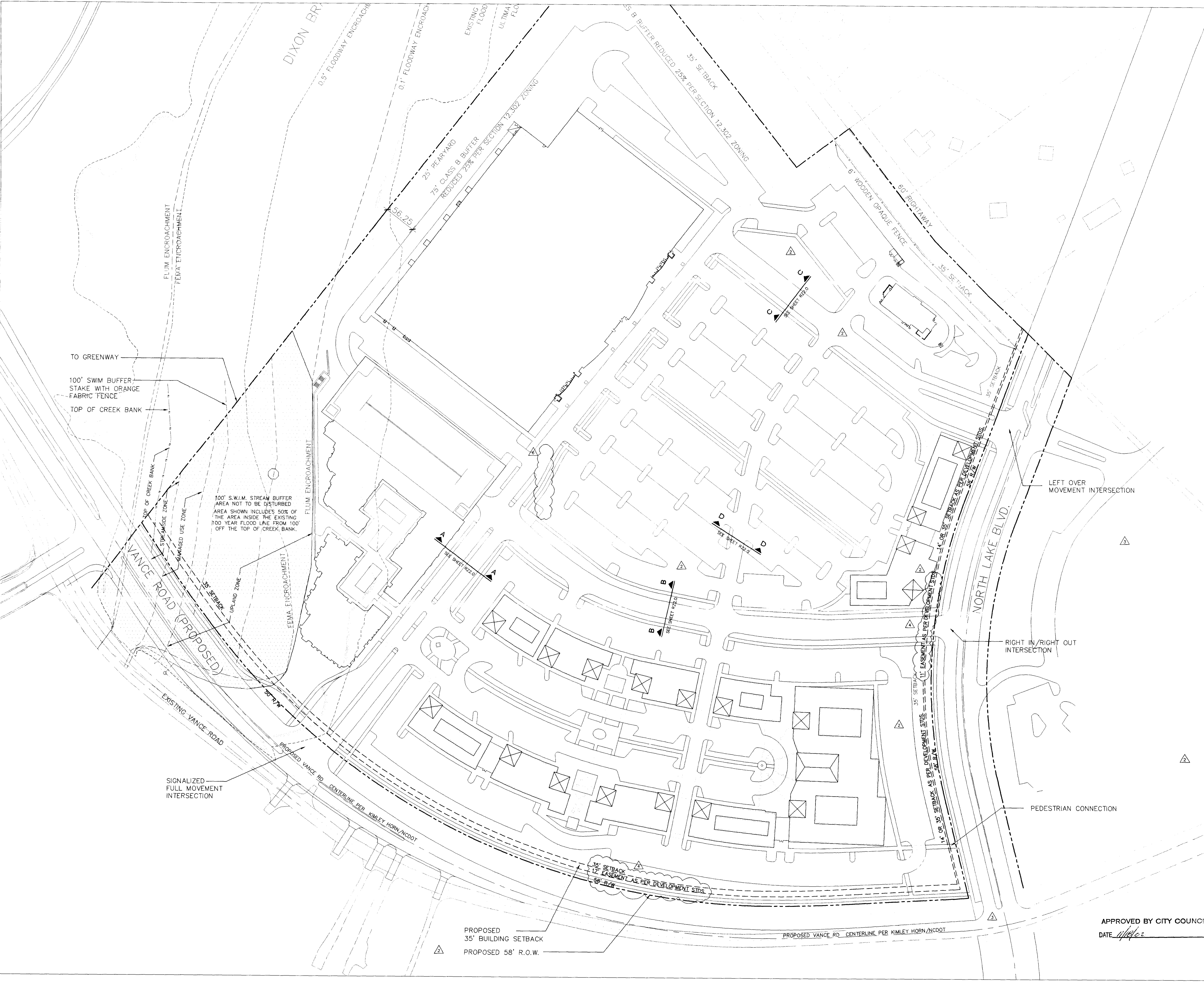


SCALE: 1" = 60'
 0 30 60 120

RZ3.0 of 5.0

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PROPOSED
 35' BUILDING SETBACK
 ▲
 PROPOSED 58' R.O.W.

APPROVED BY CITY COUNCIL
 DATE 11/14/02

PROPOSED VANCE RD CENTERLINE PER KIMLEY HORN/NCDDOT

TO GREENWAY
 100' SWIM BUFFER
 STAKE WITH ORANGE
 FABRIC FENCE
 TOP OF CREEK BANK

100' S.W.I.M. STREAM BUFFER
 AREA NOT TO BE DISTURBED
 AREA SHOWN INCLUDES 50% OF
 THE AREA INSIDE THE EXISTING
 100 YEAR FLOOD LINE FROM 100'
 OFF THE TOP OF CREEK BANK.

LEFT OVER
 MOVEMENT INTERSECTION

RIGHT IN/RIGHT OUT
 INTERSECTION

PEDESTRIAN CONNECTION

35' SETBACK
 17' EASEMENT AS PER DEVELOPMENT STDS.
 58' R.O.W.

35' SETBACK
 17' EASEMENT AS PER DEVELOPMENT STDS.
 58' R.O.W.

VANCE ROAD (PROPOSED)
 35' SETBACK
 17' EASEMENT AS PER DEVELOPMENT STDS.
 58' R.O.W.

SIGNALIZED
 FULL MOVEMENT
 INTERSECTION

PROPOSED VANCE RD CENTERLINE PER KIMLEY HORN/NCDDOT

DIXON BR
 0.5' FLOODWAY ENCROACHMENT
 0.1' FLOODWAY ENCROACHMENT

25' REAR YARD
 75' CLASS B BUFFER
 REDUCED 75% PER SECTION 12.302 ZONING

35' SETBACK
 25% PER SECTION 12.302 ZONING

6' WOODEN OPADJE FENCE
 60' RIGHTWAY
 35' SETBACK

NORTH LAKE BLVD.

EXISTING VANCE ROAD

FLUM ENCROACHMENT

FLUM ENCROACHMENT

TOP OF CREEK BANK

SYMPLENDIC ZONE

MANAGED USE ZONE

UPLAND ZONE

35' SETBACK

17' EASEMENT AS PER DEVELOPMENT STDS.

58' R.O.W.

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