Schematic Pole + Picture Elevation

Nail found
NAD 43 NC Grid Coordinate
N = 330,790.444
E = 1,650,500.979

DISCLAIMER

THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY TO ILLUSTRATE THE GENERAL ARRANGEMENT OF BUILDING, RETAINING WALLS, ACCESS, AND PARKING FOR THE SITE. THE EXACT LOCATION AND DETAILS OF THE SITE DESIGN WILL BE ESTABLISHED DURING THE DEVELOPMENT REVIEW PROCESS BUT WILL BE GUIDED BY THIS SCHEMATIC PLAN. PROPOSED PLANTING PLAN IS CONCEPTUAL IN NATURE AND IS SUBJECT TO CHANGE BASED ON ACTUAL SITE CONDITIONS. THE SCALE OF THE DRAWING AND THE EXACT DESIGN WILL BE DETERMINED DURING THE DESIGN AND DEVELOPMENT PROCESS.
**GENERAL PROVISIONS**

a. Development of the area will be controlled by the standards depicted on this site plan and the standards of the City's Zoning Ordinance, which are contained in the Zoning Ordinance for the MUDD district. The Petitioner, the owners of the Site who may be involved in its development from time to time, or any entity that acquires or is the owner of the Site, shall, with respect to the Site, be subject to and shall comply with the terms of this Petition, the conditions imposed by this site plan. These are not zoning regulations, are not administered by the Zoning Administrator, and are not separate zoning provisions of Section 6.2 of the Zoning Ordinance.

b.  Except for architectural and security lighting, site lighting will be limited to the hours that the retail use is in operation including ½ hour before opening and ½ hour after closing.

c. Parking spaces indicated on the concept plan for the site. The proposed elevations are intended to reflect the arrangement of proposed uses on the site. The proposed use relies on the ability to utilize a drive through service window as part of their business operations but the number of such uses is limited by the provisions of this Petition to one.

d. Access to the site will be provided by a driveway from Morehead Street and a driveway from Kenilworth Avenue. This subdivision plan will provide for the development of a single family residence and a single office building on the property. To achieve this, the application under the standards of the site plan, the Petitioner will meet with the owner(s) of each adjoining property used as a single family residence and develop a supplemental landscaping plan that is designed to respond to the specifics of the landscaping of each adjoining property.

e. The Petitioner will develop a sign package for the site that will be submitted as part of the rezoning application.

f. A special paving material or pattern will be utilized, except for architectural lighting on the exterior of buildings will be permitted.

g. Special paving material or pattern will be utilized to highlight and identify the parking area and other site features.

h. Locations of the buildings are located on the site plan. The proposed elevation is intended to reflect the arrangement of proposed uses on the site. The proposed use relies on the ability to utilize a drive through service window as part of their business operations. The proposed use is to be limited to the number of such uses as is permitted by the provisions of this Petition to one.

i. Additional parking may be added to the site as determined by the City Planning Staff.

j. In addition to design provisions contained within the district regulations of the Zoning Ordinance for the MUDD category, the development of the Site will be governed by the standards depicted on the site plan. The Petition is intended to reflect the arrangement of proposed uses on the site. The proposed use relies on the ability to utilize a drive through service window as part of their business operations but the number of such uses is limited by the provisions of this Petition to one.

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l. Access to the site will be provided by a driveway from Morehead Street and a driveway from Kenilworth Avenue. This subdivision plan will provide for the development of a single family residence and a single office building on the property. To achieve this, the application under the standards of the site plan, the Petitioner will meet with the owner(s) of each adjoining property used as a single family residence and develop a supplemental landscaping plan that is designed to respond to the specifics of the landscaping of each adjoining property.

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