

NORTH TRYON STREET SITE FOR W.S. ABERNETHY

SCALE: 1"=200'

DATE: 9/22/98
REV: 11/20/98

2

REV: 5/12/99

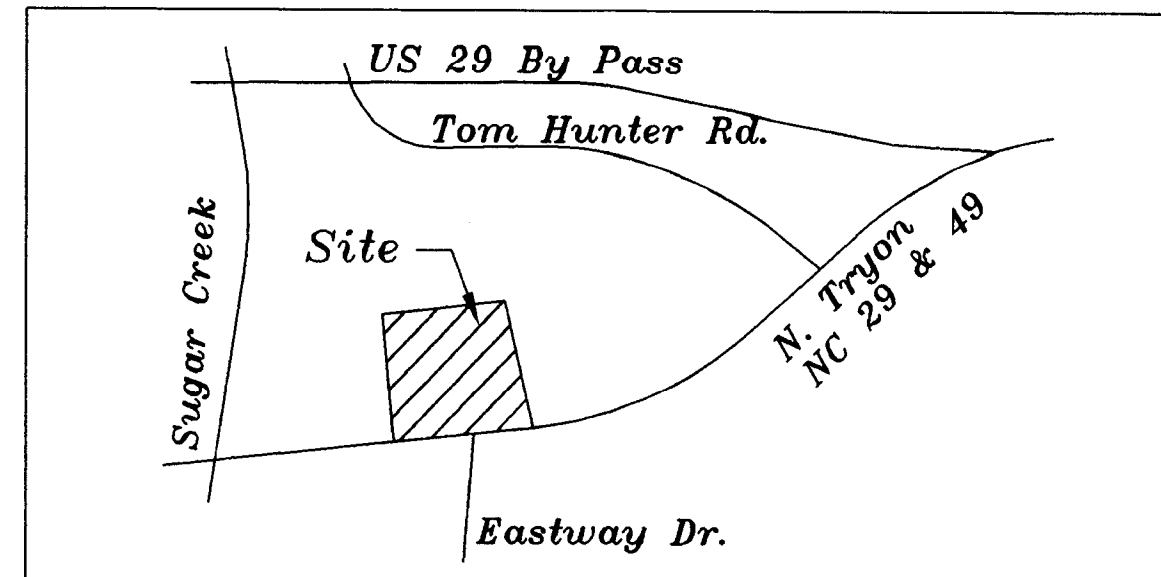
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REV: 8/31/99

DPR # 98016

CONDITIONAL NOTES

- All development parcels shall comply with applicable tree ordinances, off-street parking, screening, signage and storm water retention requirements.
- All uses allowed in the B-2 District shall be permitted on Parcel A2, Parcel B, and Parcel C, except as follows: Adult bookstores, contractors' offices and storage yards, funeral homes, pawn shops, fire recycling shops, and entertainment establishments such as lounges, bars, taverns, etc., that employ topless waitresses.
- A 25-foot planting strip shall be observed on the project's frontage along North Tryon Street. The strip shall contain shrubs, trees and/or trees designed to provide for an attractive landscape/street appearance. A 20' setback along the proposed new and extended public streets is planned. The new proposed public street intersection with North Tryon Street shall include a landscaped median. The landscaping requirements for the planting strips on either side of the proposed public streets shall be required only in conjunction with the development of each, respective parcel. Improvements to said streets shall be required to be extended only to the depth of the B-2 (CD) zoning line paralleling North Tryon Street until the single family portions of the project are developed.
- The project shall be limited to only the access points as shown on the site plan. Access points may shift slightly from those shown. However, driveways serving the existing W.S. Abernethy residence, golf driving range, and mobile home sites shall be allowed to remain and function as long as those uses continue to operate. At the time of the discontinuance of each of the uses, said driveways shall be required to terminate as well.
- The number of buildings, their locations, shapes and sizes for those depicted for all parcels may vary from that which is shown on the site plan. However, the total square footage for the parcel shall not exceed the total shown on the site plan. The outline for building and parking areas for Parcels A2, and C may change in accordance with specific plans and therefore may vary from that shown on the site plan. Parcel A2 and Parcel C may have one detached parcel each. The total square footage for Parcels A2, and C shall not exceed 955,000 square feet. In no event shall any detached parcel have direct driveway access to N. Tryon Street nor shall any such parcel be permitted to have a restaurant with a drive-in window.
- In accordance with Section 12.302 (4), 40' (which exceeds the dimensional requirements of 37.5') of Class B buffer shall be located on the proposed R-5 (CD) property as shown.
- No vehicular street connections shall be allowed to Blinnard Avenue, Springview Drive and Cinderella Road.
- All building construction will comply with applicable fire fighting and safety standards.
- The 60' proposed public street will be built in accordance with commercial construction standards for that portion of the street contained in the B-2 (CD) area. Thereafter, the street shall be constructed as a residential collector street. Furthermore, all street within the site shall be designed and constructed in compliance with the City of Charlotte Subdivision Ordinance.
- As shown on the site plan, Parcel E shall have an undisturbed 25 ft. buffer along the northeast and southwest boundaries of the site. Furthermore, the petitioner/developer shall donate a 25 ft. permanent easement along the northwestern boundary of Parcel E, adjacent to the "Permanent Storm Water Drainage Easement". The petitioner/developer shall also provide a temporary 20 ft. easement as shown. The easements shall be provided to the Storm Water Services Division for storm drainage purposes in conjunction with a planned project along Little Sugar Creek adjacent to Parcel E. The 25 ft. temporary easement shall expire at the conclusion of the planned project.
- The petitioner shall dedicate land along the site's Parcel C frontage sufficient to establish a 75' street right-of-way along North Tryon St. as measured from the centerline of the street to the R.O.W. This dedication shall occur prior to the issuance of any building permits associated with Parcel C.
- The developer of the single-family developments shall give the Hidden Valley Homeowners Association copies of their proposed development to show the streetcapes, the proposed landscaping, the location of the buildings, the types of building and the amenities to be provided, and allow at least 30 days within which representatives of the Hidden Valley Homeowners Association shall have the right to make written comments, observations and suggestions to modify said plans in an effort to make any development of single-family an attractive, quality and compatible development to the Hidden Valley Community. Such comments shall be made to the Developer and the Developer reserves the right to make any adjustments based on the comments. The developer shall be responsible for notifying Charlotte-Mecklenburg Planning Commission of the notice to the Hidden Valley Homeowners Association.
- The exact location/alignment of the proposed public streets may be adjusted slightly in conjunction with final construction design.
- Parcel C shall have a 30 foot setback along existing and new streets adjoining the parcel.
- Parcel 089-111-06 which adjoins the site, is presently used for residential purposes (although zoned B-2) and, thus, requires that Parcel C establish a buffer in accordance with zoning ordinance regulations. In the event that said lot parcel is not used for residential purposes, then the buffer shall be eliminated.
- The maximum height of detached lights for Parcels B and E shall be 20 feet. Also, wall pack type lighting shall not be permitted on Parcels A-2, C, D, and E.
- Storm water detention systems shall not be located in buffer or setback areas.
- All dumpsters shall be screened with solid enclosures with gates.
- Parcel C shall not have a direct curb cut to provide vehicular access to North Tryon Street.
- Parcel A-2 shall be restricted to development as an auto dealership(s) until Northchase Drive is extended and connected to the new public street. Thereafter, Parcel A-2 may be developed for any B-2 use as described under Note 2.
- Eastway Drive shall lie into the site at Parcel D as shown.
- Petitioner/developer shall provide storm water detention up to the 25 year storm event for Parcel C. However, the petitioner/developer may elect to provide data to Storm Water Services to prove the adequacy of the existing culvert under Lanteth Drive and should such data confirm the design adequacy of the culvert, then the extra storm water detention as outlined by this note shall not be required.
- All development proposed for Parcels A-2, C, D, and E shall comply with zoning ordinance requirements pertaining to buffers and screening.
- All zoning ordinance required buffers which are located along the exterior boundaries of the site shall remain undisturbed except for any utility installation which may be required to service the site.
- The petitioner/developer agrees to extend a public street to an adjoining land located piece of property (tax parcel # 089-103-04) as required by the subdivision regulations.



Vicinity Map

DEVELOPMENT DATA:

EXISTING ZONING: B-2(CD), R-12 MF(CD), & R-9(CD)

PROPOSED ZONING: B-2(CD), R-5(CD), & R-4(CD)

SITE AREA DISTRIBUTION		PREVIOUSLY APPROVED
PARCEL A-1	Not in this petition	10.8 AC.
PARCEL A-2	5,474 AC.	
PARCEL B	Not in this petition	15.78 AC.
PARCEL C	±9.5 AC.	9.23 AC.
PARCEL D	35.04 AC.	35.04 AC.
PARCEL E	20.76 AC.	20.74 AC.
TOTAL SITE =		70.77 AC.

BUILDING AREA DISTRIBUTION		PREVIOUSLY APPROVED
PARCEL A-1	Not in this petition	100,000 SF TOTAL
PARCEL A-2	55,000 s.f.	
PARCEL B	Not in this petition	100,000 SF TOTAL
PARCEL C	110,000 S.F.	100,000 SF TOTAL
PARCEL D		469 D.U.
PARCEL E	210 D.U. Total	87 D.U.
TOTAL SITE =		210 D.U.

Revised
approved
site plan

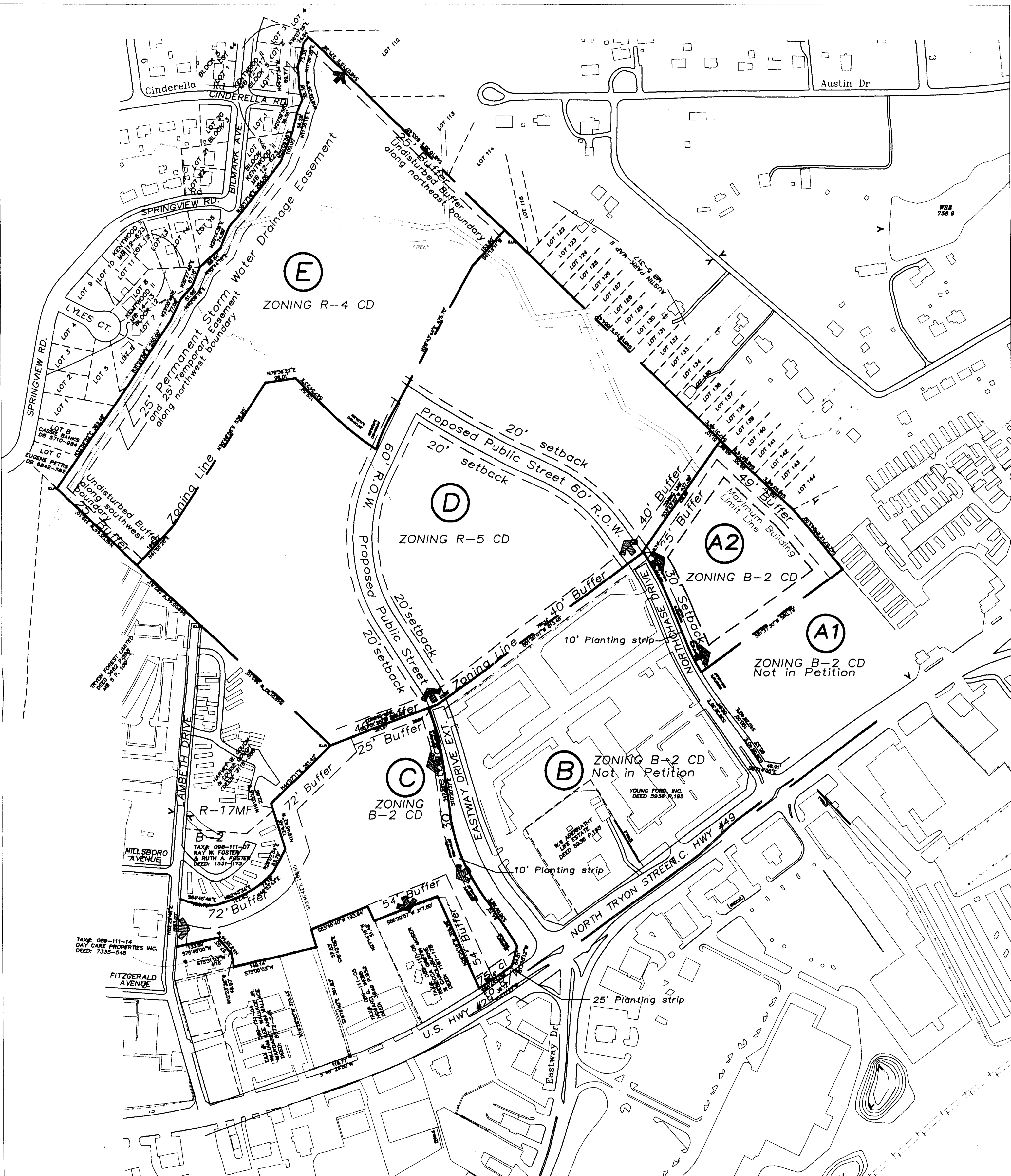
APPROVED BY CITY COUNCIL
June 21, 1999

TECHNICAL DATA SHEET Petition # 98-117 FOR PUBLIC HEARING

DPR
DESIGN-PLANNING-RESEARCH

DPR ASSOCIATES, INC.
Landscape Architects
Planners & Engineers
420 Hawthorne Lane
Charlotte, NC 28204
704/332-1204

RZ-1



NORTH TRYON STREET SITE FOR W.S. ABERNETHY

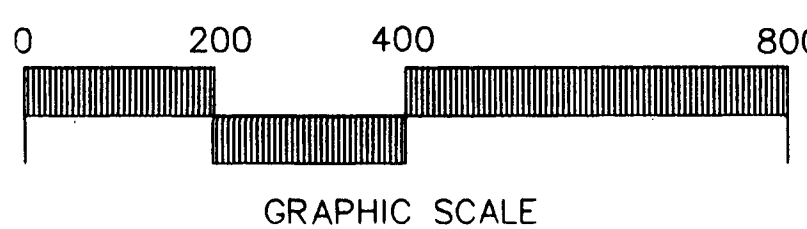
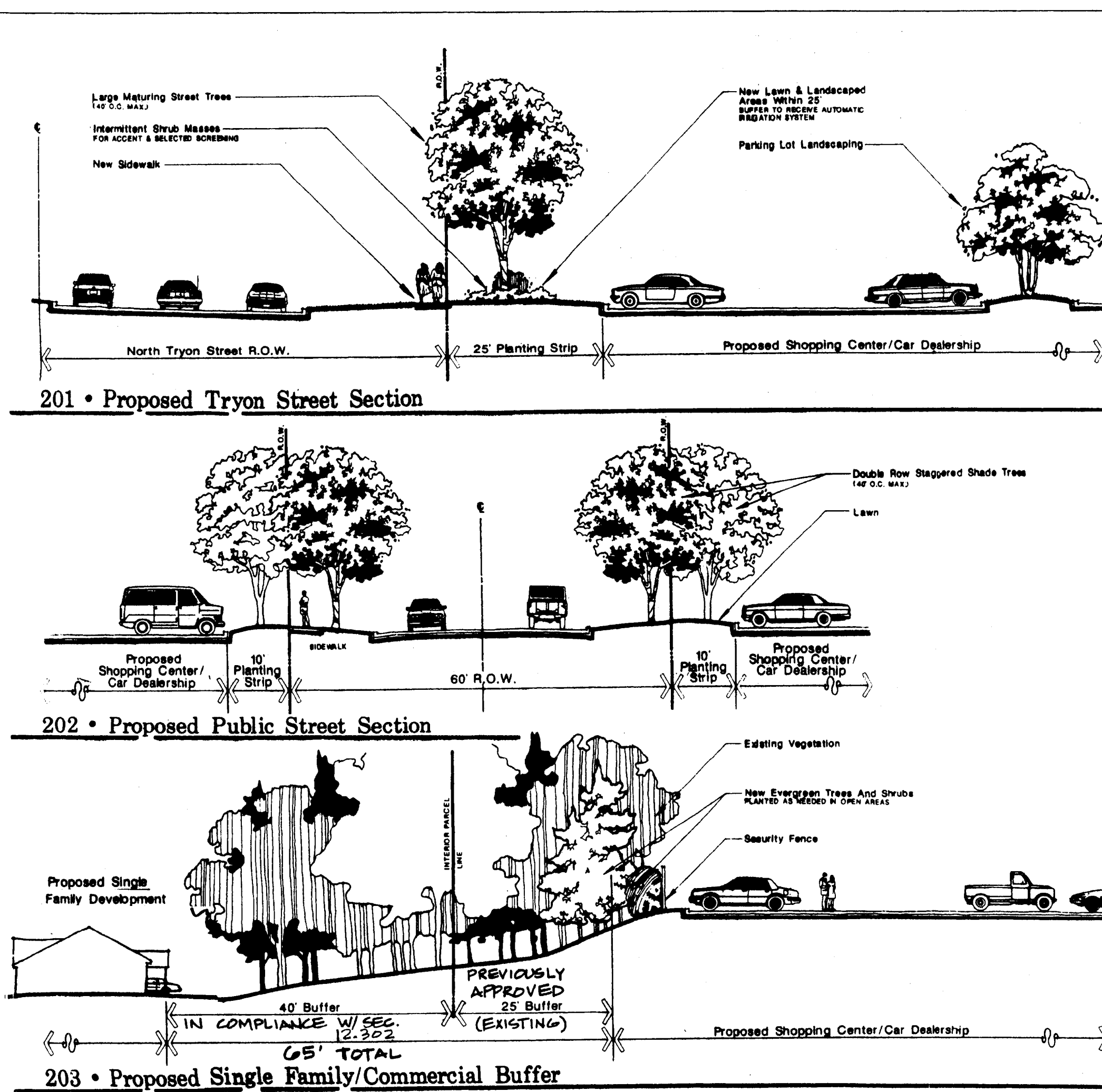
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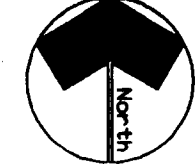
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REV: 5/12/99

DPR # 98016



GRAPHIC SCALE



SCHEMATIC SITE PLAN Petition # 98-117 FOR PUBLIC HEARING

DPR
DESIGN-PLANNING-RESEARCH

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RZ-2