

CONCEPT PL

1. THIS PLAN IS BASED ON A COMBINATION OF CABARRIUS COUNTY GIS DATA.

- DEVELOPMENT STANDARDS

GENERAL PROVISIONS

PURPOSE

THE FORM
SQUARE M
THE FIVE

THE MAXIMUM HEIGHT FOR THE PRINCIPAL BUILDING SHALL BE A MAXIMUM OF 35 FEET

PERMITTED USES

PROJECT AREA VI
RETAIL USE.

THE PROPOSED SITE PLAN SHOWS ONE FULL MOVEMENT ACCESS DRIVEWAY OFF OF DALE EARNHARDT BLD. THE EXACT LOCATION AND DESIGN DETAIL OF THE DRIVEWAY WILL BE DETERMINED DURING THE DEVELOPMENT REVIEW PROCESS AND WILL

PARKING AREAS AND

AT A MINIMUM, SCREENING AND LANDSCAPING SHALL CONFORM TO THE STANDARDS SPECIFIED IN CHAPTER 7 OF THE CITY

THE PETITIONER SHALL PROVIDE A TYPE AND AMOUNT OF EROSION CONTROL REQUIREMENTS WHERE THE SITE ADJACENT TO A WATERWAY.

RESIDENTIAL COMMUNITY TO THE NORTH IN CONFORMANCE WITH THE 50' MINIMUM SETBACK.

LANDSCAPING STANDARDS

INTERIOR LANDSCAPING SHALL MEET OR EXCEED THE REQUIREMENTS OF THE ORDINANCE

LIGHTING

SIGNAGE

PROVIDED

NOISE

STORMWATER MANAGEMENT

SIZE & TYPE OF YARDS:

- TYPE 2 AGAINST CHURCH (O-I) PROPERTY TO NORTH. 10' W/FENCE REQUIRED. FENCE AND 10' PROVIDED NORTH OF FENCE. ALL LANDSCAPING TO BE PROVIDED BETWEEN FENCE AND ADJACENT PROPERTY.

• TYPE 3 AGAINST CARPENTER & FRITZ (RE) PROPERTIES TO EAST. 15' W/FENCE REQUIRED. 70'+ PROVIDED W/FENCE. 251.55' PROVIDED EAST OF FENCE.

PARKING LOT YARDS:
PARKING LOT PERIMETER PROVIDED 10' MIN. CE TREES AND PROPERLY RETAINING WALL

REQUESTED BY NAME: [REDACTED] TELEPHONE: [REDACTED]

LOADING SPACES

33



NOT APPROVED FOR

PROJECT No: NCC151018

PROJECT:

1000

[illegible]

SHEET NUMBER: _____
