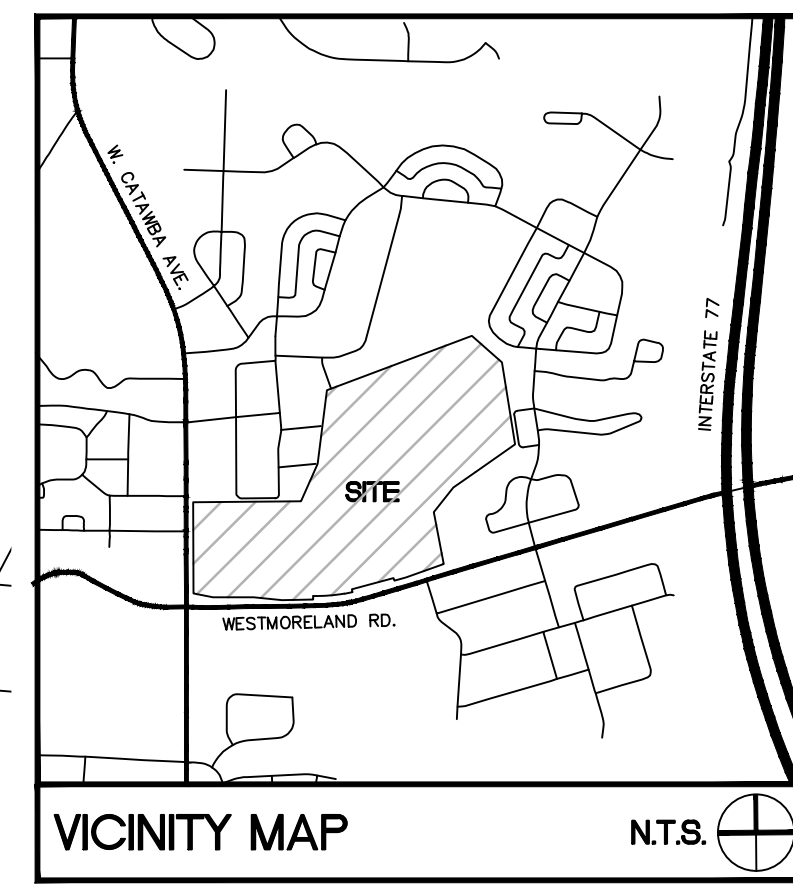


ColeJenest & Stone

Shaping the Environment
Realizing the Possibilities

Land Planning
Landscape Architecture
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Urban Design

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Charlotte, North Carolina 28202
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VICINITY MAP

N.T.S.

WIN DEVELOPMENT

2165 LOUISA DRIVE
BELLAIR BEACH, FL 33786

ALEXANDER FARMS REZONING PLAN

8315 WESTMORELAND RD
CORNELIUS, NC 28031

CONDITIONAL REZONING PLAN

THIS PLAN IS SCHEMATIC IN NATURE AND LOCATIONS OF ROADS, LOTS AND OTHER AREAS AND IMPROVEMENTS ARE SUBJECT TO FINAL DETERMINATION ON PRELIMINARY AND FINAL PLAN.

Project No.

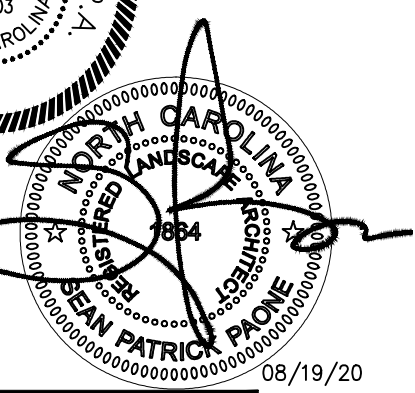
4598

Issued

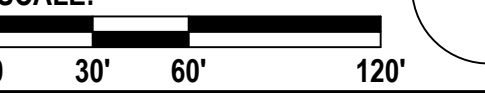
02/01/19

Revised

01/07/20 - PER CYCLE 1 COMMENTS
05/18/20 - PER CYCLE 2 COMMENTS
06/15/20 - PER CYCLE 5 COMMENTS
07/27/20 - PER CYCLE 6 COMMENTS
08/19/20 - PER CYCLE 7 COMMENTS



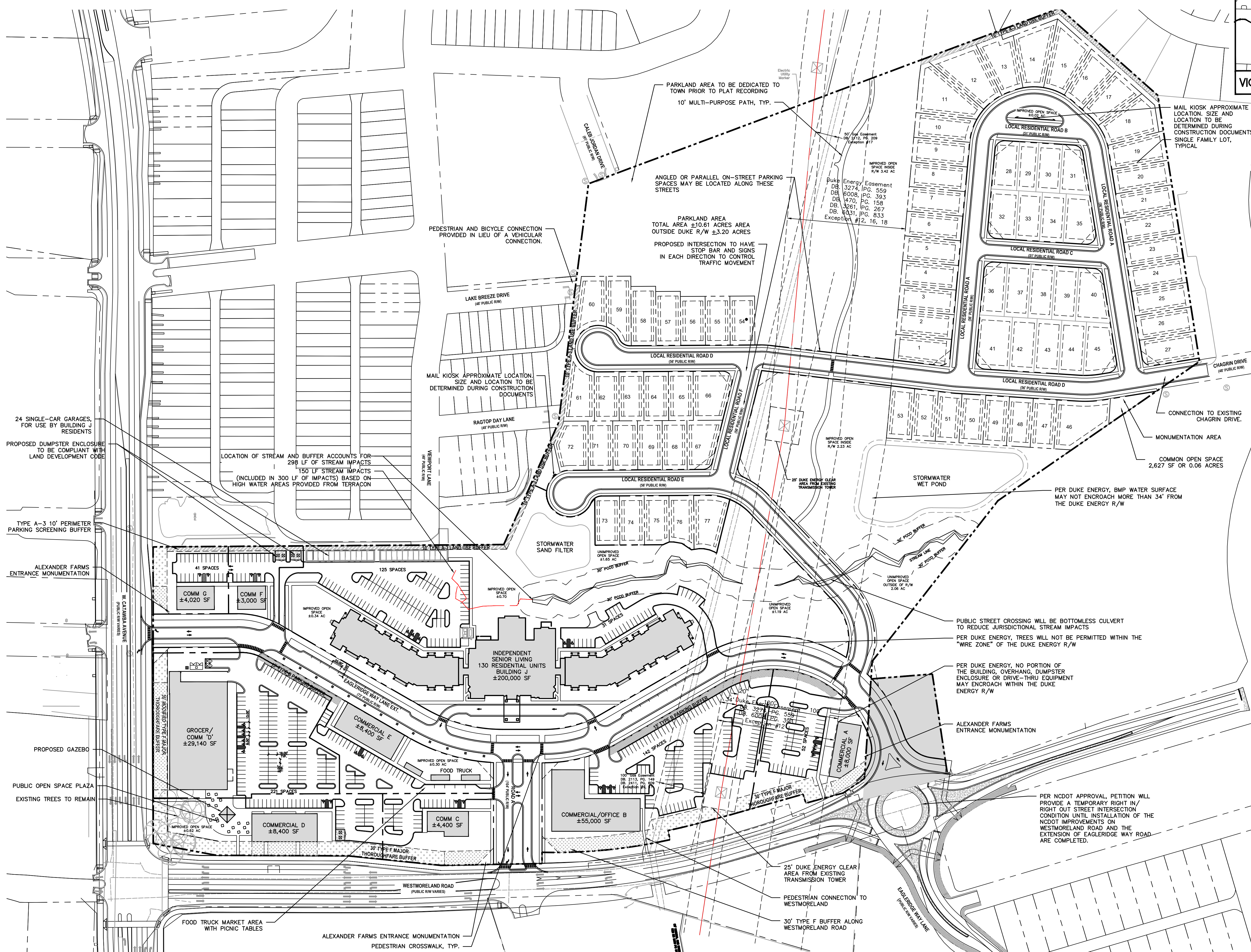
SCALE: 1" = 60'



SP-200

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LEGEND

| SYMBOL | DESCRIPTION |
|------------------|--------------------------------------|
| [Line symbol] | PROPOSED SIDEWALK |
| [Line symbol] | PROPOSED FACE OF CURB |
| [Shaded area] | BUILDING ENVELOPE |
| [Patterned area] | LANDSCAPED BUFFER: TYPE F |
| [Patterned area] | LANDSCAPED BUFFER: TYPE F - MODIFIED |
| [Patterned area] | LANDSCAPED BUFFER: TYPE A-2 |
| [Patterned area] | LANDSCAPED BUFFER: TYPE A-3 |
| [Patterned area] | LANDSCAPED BUFFER: TYPE B |

1. SEE SHEET SP-201 FOR DEVELOPMENT STANDARDS
2. SEE SHEET SP-202 FOR STREET CROSS-SECTION
3. SEE SHEET SP-203 FOR ZONING EXHIBIT

GENERAL NOTES

1. FINAL LOCATION OF ON-STREET PARKING TO BE DETERMINED DURING THE CONSTRUCTION DOCUMENT PHASE.
2. FIRE HYDRANTS TO BE LOCATED WITHIN 200' (NFPA 13) / 750' (NFPA 13R) OF FDC AS THE APPARATUS TRAVELS.
3. ALL INTERNAL STREET INTERSECTIONS WILL MEET 10°/70° OR 15°/85° SIGHT TRIANGLES.
4. ALL ON-STREET PARKING TO BE COORDINATED AND DETERMINED DURING PERMITTING PHASE.
5. LOT 54 MAY BE USED AS AN AMENITY LOT TO SERVE THE SINGLE FAMILY LOT PORTION OF THE DEVELOPMENT. SHOULD LOT 54 BE USED AS AN AMENITY THE SETBACKS SHALL MEET THE STANDARDS IDENTIFIED IN THE TYPICAL LOT DIAGRAM NOTES.
6. ALL INTERNAL BUFFERS TO BE COORDINATED DURING PERMITTING PHASE.
7. ALL LOCAL STREET STANDARDS TO BE COORDINATED DURING PERMITTING PHASE.

24 SINGLE-CAR GARAGES FOR USE BY BUILDING J RESIDENTS

TYPE A-3 10' PERIMETER PARKING SCREENING BUFFER

ALEXANDER FARMS ENTRANCE MONUMENTATION

PROPOSED GAZEBO

PUBLIC OPEN SPACE PLAZA

EXISTING TREES TO REMAIN

FOOD TRUCK MARKET AREA WITH PICNIC TABLES

LOCATION OF STREAM AND BUFFER ACCOUNTS FOR 298 LF OF STREAM IMPACTS
150 LF STREAM IMPACTS (INCLUDED IN 300 LF OF IMPACTS) BASED ON HIGH WATER AREAS PROVIDED FROM TERRACON

MAIL KIOSK APPROXIMATE LOCATION SIZE AND LOCATION TO BE DETERMINED DURING CONSTRUCTION DOCUMENTS

PEDESTRIAN AND BICYCLE CONNECTION PROVIDED IN LIEU OF A VEHICULAR CONNECTION.

PARKLAND AREA TO BE DEDICATED TO TOWN PRIOR TO PLAT RECORDING
10' MULTI-PURPOSE PATH, TYP.

ANGLED OR PARALLEL ON-STREET PARKING SPACES MAY BE LOCATED ALONG THESE STREETS

PARKLAND AREA TOTAL AREA ±10.61 ACRES AREA OUTSIDE DUKE R/W ±3.20 ACRES
PROPOSED INTERSECTION TO HAVE STOP BAR AND SIGNS IN EACH DIRECTION TO CONTROL TRAFFIC MOVEMENT

Duke Energy Easement
DB: 3274, PG. 559
DB: 6008, PG. 393
DB: 470, PG. 158
DB: 3261, PG. 267
DB: 8031, PG. 833
Exception #2, 16, 18

MAIL KIOSK APPROXIMATE LOCATION, SIZE AND LOCATION TO BE DETERMINED DURING CONSTRUCTION DOCUMENTS
SINGLE FAMILY LOT, TYPICAL

CONNECTION TO EXISTING CHAGRIN DRIVE.

COMMON OPEN SPACE 2,627 SF OR 0.06 ACRES

PER DUKE ENERGY, BMP WATER SURFACE MAY NOT ENCR OACH MORE THAN 34' FROM THE DUKE ENERGY R/W

PUBLIC STREET CROSSING WILL BE BOTTOMLESS CULVERT TO REDUCE JURISDICTIONAL STREAM IMPACTS
PER DUKE ENERGY, TREES WILL NOT BE PERMITTED WITHIN THE "WIRE ZONE" OF THE DUKE ENERGY R/W

PER DUKE ENERGY, NO PORTION OF THE BUILDING, OVERHANG, DUMPSTER ENCLOSURE OR DRIVE-THRU EQUIPMENT MAY ENCR OACH WITHIN THE DUKE ENERGY R/W

ALEXANDER FARMS ENTRANCE MONUMENTATION

PER NCDOT APPROVAL, PETITION WILL PROVIDE A TEMPORARY RIGHT IN/RIGHT OUT STREET INTERSECTION CONDITION UNTIL INSTALLATION OF THE NCDOT IMPROVEMENTS ON WESTMORELAND ROAD AND THE EXTENSION OF EAGLERIDGE WAY ROAD ARE COMPLETED.

25' DUKE ENERGY CLEAR AREA FROM EXISTING TRANSMISSION TOWER

PEDESTRIAN CONNECTION TO WESTMORELAND

30' TYPE F BUFFER ALONG WESTMORELAND ROAD