

AN ORDINANCE AMENDING “THE CITY OF HIGH POINT, NORTH CAROLINA DEVELOPMENT ORDINANCE,” PURSUANT TO SECTION 9-3-12, ZONING MAP AMENDMENTS, OF THE DEVELOPMENT ORDINANCE.

WHEREAS, the City Council of The City of High Point adopted “The City of High Point Development Ordinance” on January 7, 1992 with an effective date of March 1, 1992, and subsequently amended;

WHEREAS, public hearings were held before the Planning and Zoning Commission of the City of High Point on March 25, 2014 and before the City Council of the City of High Point on April 21, 2014 regarding **Zoning Case 14-02** a proposed amendment to the Official Zoning Map of the “City of High Point Development Ordinance”;

WHEREAS, notice of the public hearings was published in the High Point Enterprise on March 16, 2014, for the Planning and Zoning Commission public hearing and on April 9, 2014 and April 16, 2014, for the City Council public hearing pursuant to Chapter 160A-364 of the General Statutes of North Carolina; and

WHEREAS, the proposed amendment was adopted by the City Council of the City of High Point on April 21, 2014.

THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HIGH POINT:

SECTION 1

That the Official Zoning Map of the City of High Point be amended to establish the following described area as: **Planned Limited Development (PDL) District**. The property is approximately 9.23 acres lying and lying west of the intersection of Eastchester Drive and Lassiter Drive. The property is also known as Guilford County Tax Parcel 0199560, 0199562, 0199565 and 0199578.

SECTION 2

That the property herein described shall be perpetually bound by the following use(s) authorized and condition(s) imposed, unless subsequently changed or amended as provided for by the Development Ordinance.

Part I. USES:

- A. The following land uses shall be permitted within the Planned Unit Development-Limited (PDL) District, subject to the development and dimensional requirements of the Development Ordinance, the approved accompanying Sketch Plan and the specific conditions listed in this Conditional Zoning Ordinance.

1. The following Recreational land uses of the Permitted Use Schedule of the

Development Ordinance shall be permitted:

- a. Clubs or lodges
 - b. Dance Schools
 - c. Martial Arts Instructional Schools
 - d. Physical Fitness Centers
 - e. Sports Instructional Schools
2. The following Educational and Institutional land uses of the Permitted Use Schedule of the Development Ordinance shall be permitted:
- a. Government Offices
 - b. Post Offices
3. Any of the Business, Professional, & Personal Services land uses allowed in the Shopping Center (SC) District shall be permitted except the following uses which are prohibited:
- a. Automobile Rental or Leasing
 - b. Automobile Repair Services, Minor & Major
 - c. Automobile Parking (commercial)
 - d. Hotels or Motels
 - e. Kennels or Pet Grooming Services
 - f. Laundry or Dry Cleaning Plants
 - g. Motion Picture Theaters, Indoor
 - h. Theaters, Indoor
 - i. Veterinary Services (Other)
4. Any of the Retail Trade land uses allowed in the Shopping Center (SC) District shall be permitted except the following uses which are prohibited:
- a. Appliance Stores
 - b. Auto Supply Stores
 - c. Building Supply Sales (no storage yard)
 - d. Building Supply Sales (with storage yard)
 - e. Convenience Stores (with gasoline pumps)
 - f. Convenience Stores (without gasoline pumps)
 - g. Pawnshops or Used Merchandise Stores
 - h. Freestanding Restaurants (with drive thru)
 - i. Service Stations, Gasoline
 - j. Tire Sales
5. The following Transportation, Warehousing and Utilities land use of the Development Ordinance shall be permitted:
- a. Utility Company Offices
- B. The location of permitted uses, streets/drives, open space and common recreational facilities and the density/intensity of those permitted uses shall be in substantial compliance with the approved Sketch Plan.

Part II. CONDITIONS:

A. Development and Dimensional Requirements.

1. The zoning site shall be developed according to the dimensional requirements of the General Office-Moderate Intensity (GO-M) District except a minimum one (1) foot building setback may be permitted from the right-of-way curvature of the cul-de-sac at the terminus of Countryside Drive
2. Building Area: Total building area shall not exceed 64,000 square feet of ground floor area. The site shall have a maximum of 47,000 square feet of retail trade uses. No retail establishment shall exceed 18,000 square feet of gross floor area.
3. Building Height: Building height shall not exceed fifty (50) feet.
4. Timing of Development: The development of the property may be phased in any sequence provided that each phase shall comply with the applicable requirements of this Conditional Use Permit and the approved Sketch Plan and Unified Development Plan.

B. Landscaping, Buffers and Screening.

1. Landscaping shall be provided in accordance with Section 9-5-11 of the Development Ordinance, the Eastchester Scenic Corridor Overlay District requirements and the accompanying Sketch Plan.
2. Leyland Cypress trees shall be planted along the street frontage of Countryside Drive between the street and parking areas. The trees shall be planted eight (8) feet on center and shall be a minimum of eight (8) feet in height at the time of planting.
3. Along the Countryside Drive frontage of Lot A and C a minimum twelve (12) foot wide street yard shall be installed. If a building is placed within this street yard, the planting materials that would have been installed in that area shall be installed/clustered within the vicinity of that encroachment area.
4. Along the Countryside Drive frontage of Lot A and C, a six (6) foot high opaque fence shall be installed. Said fence shall at a minimum run along the full frontage of lot A and up to a point even with the rear wall of any building upon Lot C.
5. Where site development produces a planting yard less than twenty five (25) feet in width next to Guilford County Tax Parcel 0199566 and 0199567 (1132 & 1134 Countryside Drive), the required Type B Yard planting

materials that would have been installed in the area of encroachment shall be clustered within the vicinity of the encroachment area.

C. Other Conditions.

1. Open Space: Common area open space shall be provided in accordance with the Planned Unit Development District Requirements of the Development Ordinance and shall conform to the location requirements of Section 9-4-11(a)(2)d.4. and 5. of the Ordinance.
2. Eastchester Drive Scenic Corridor Overlay District: The entire rezoning site shall be subject to the landscaping, signage, architectural and other requirements of the Eastchester Drive Scenic Corridor Overlay District.
3. Signage: Signage shall be in accordance with the approved Common Signage Plan for the subject property and conform to the Limited Business (LB) District signage requirements. Sign drawings consistent with the Common Signage Plan criteria, for the purpose of obtaining sign permits, shall be required prior to the issuance of building permits for each phase or portion thereof.
4. Environmentally Sensitive Areas: The property owner shall reserve as common area any wetland area on the property, as defined and designated by the US Army Corps of Engineers, and any other environmentally sensitive areas as required by Section 9-2-2(g) (Planned Unit Development District) of the Development Ordinance. Such environmentally sensitive areas shall be left natural and undisturbed, except as required for approved road and other vehicular and pedestrian access crossings, utilities, natural water features (lake or pond), and erosion control devices.
5. Exterior Lighting: Outdoor lighting structures shall be located, angled, shielded or limited in intensity so as to cast no direct light upon adjacent property and to avoid the creation of a visual safety hazard to passing motorists. Metal halide light sources are the only permitted outside ground/parking lot lighting to be used.

D. Transportation Conditions.

1. Access
 - a) One street type vehicular access point shall be permitted to Eastchester Drive opposite of Lassiter Drive. In addition, one right turn in/right turn out only access point shall be permitted to Eastchester Drive. Along said street, no driveway shall be permitted within 100 feet of the intersection with Eastchester Drive.
 - b) Vehicular access to Countryside Drive is prohibited.

2. Other Transportation Conditions

- a) All construction shall conform to the Driveway Ordinance and be approved by the Director of Transportation and the NCDOT.
- b) Any future contiguous lot or lots that are later acquired and added to this Conditional Zoning Ordinance shall be permitted to have access through existing lots of the rezoning site.

SECTION 3

That plans for any development on the property described herein shall be pursued in accordance with this conditional zoning district and shall be submitted to the City of High Point and other approval authorities for review in the same manner as other such plans now required to be approved by the City of High Point.

SECTION 4

Should any section or provision of this ordinance be declared invalid, such decision shall not affect the validity of the remaining portions of this ordinance.

SECTION 5

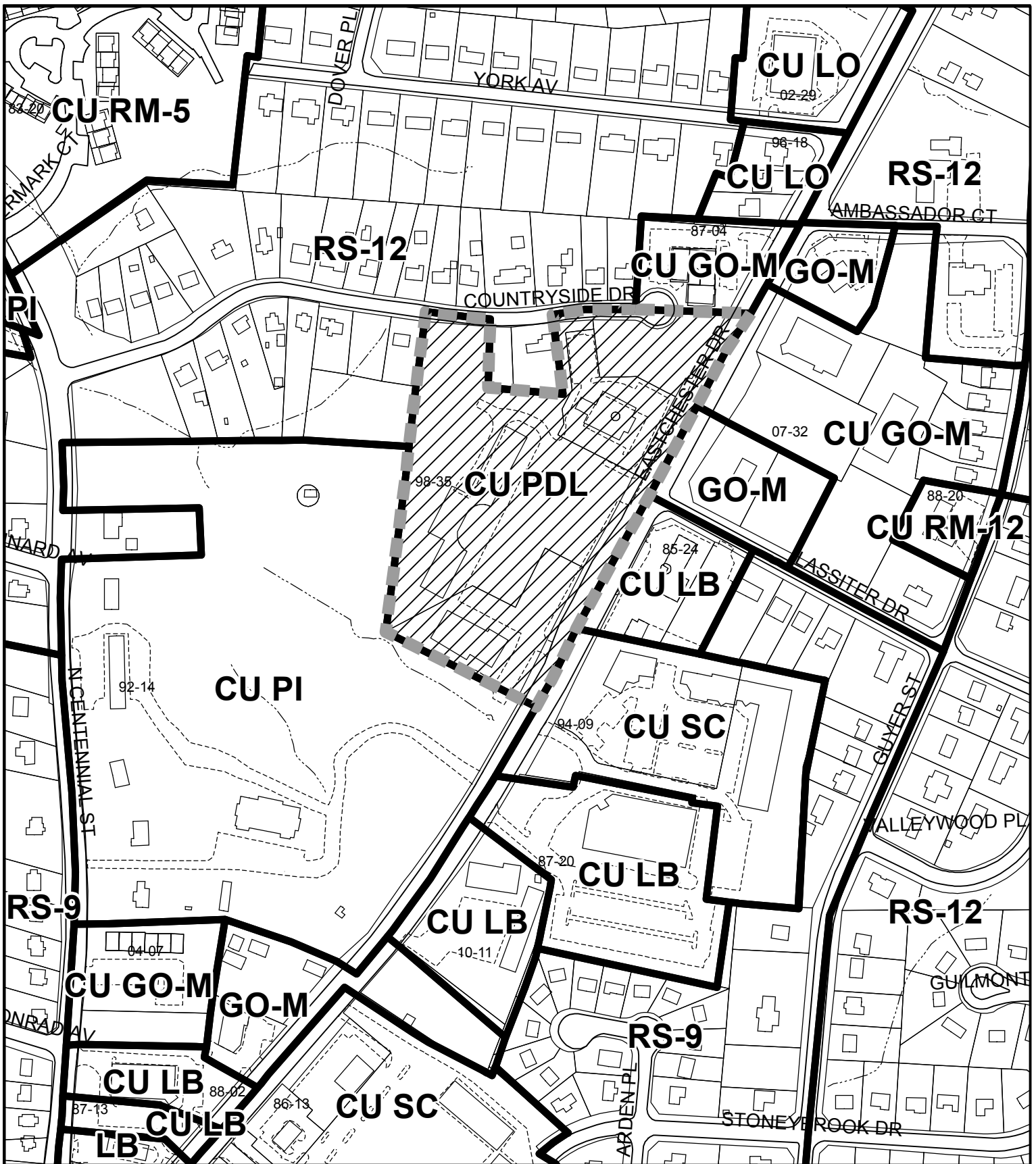
That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 6.

This ordinance shall become effective upon the date of adoption.

21st day of April, 2014.

Lisa B. Vierling, City Clerk



ZONING CASE 14-02

From: Conditional Use Planned Unit Development-Limited
To: Planned Unit Development-Limited

Existing Zoning Boundary —————
Subject Property Boundary - - - - -

Planning & Development
Department

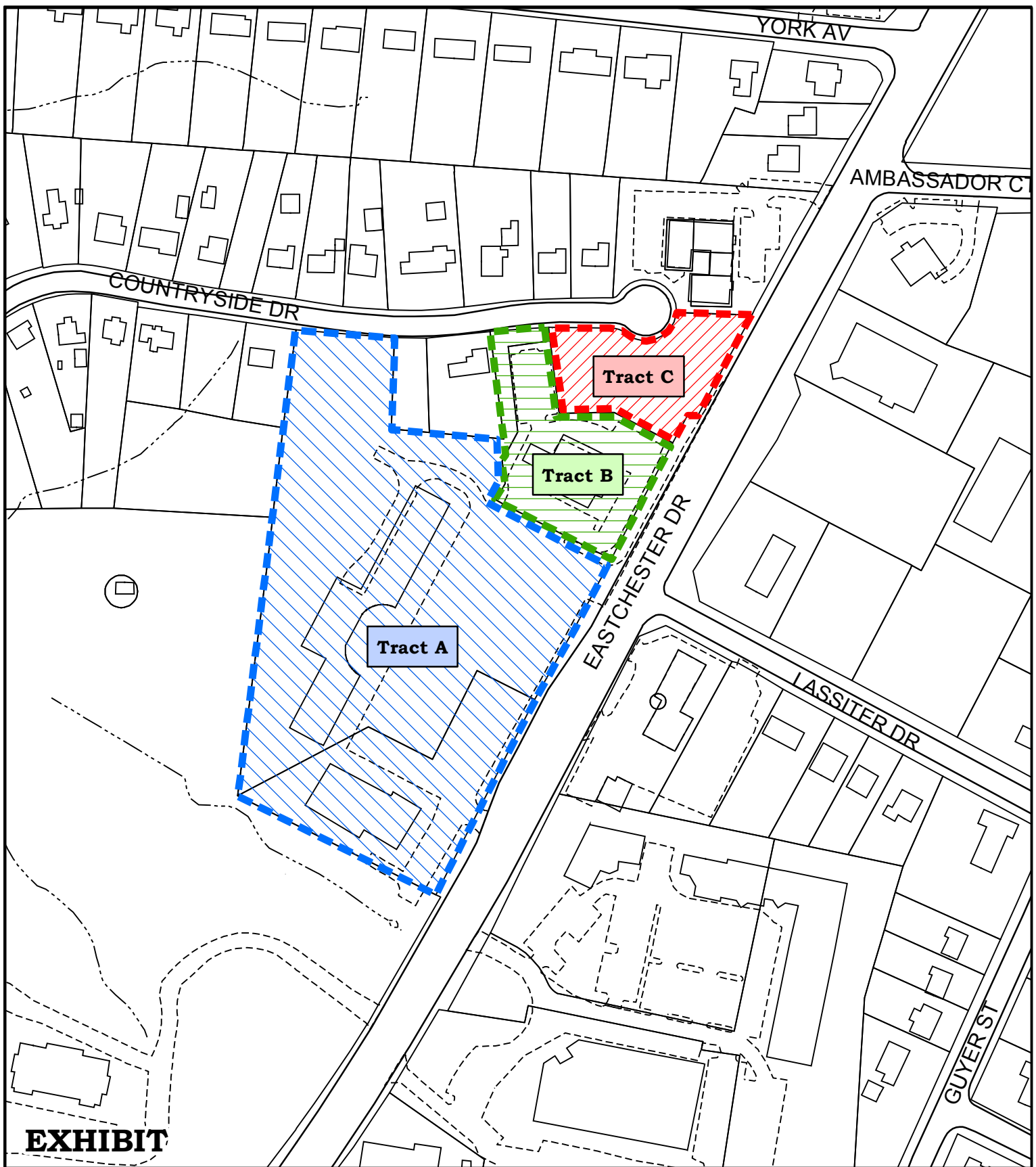
City of High Point

Date: March 6, 2014



Scale: 1"=300'

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2014\pz\14-02.mxd



EXHIBIT

ZONING CASE 14-02

From: Conditional Use Planned Unit Development-Limited
To: Planned Unit Development-Limited

Existing Zoning Boundary —————
Subject Property Boundary - - - - -

**Planning & Development
 Department**

City of High Point

Date: March 14, 2014



Scale: 1"=200'
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 2014/pz/z14-02exh.mxd

I, JON ERIC DAVIS, certify that this plat was drawn under my supervision from (an actual survey made under my supervision) (deed description recorded in Book 5, Page 260); that the ratio of precision as calculated is 1:20,000; that the boundaries not surveyed are clearly indicated as drawn from information found in book 132, page 17; that this plat was prepared in accordance with GS 47-30 as amended. Witness my original signature, registration number, and seal this 30th day of JULY, 2004.

Stamp or Seal
JON ERIC DAVIS
Surveyor
Reg. No. L-3464

I, JON ERIC DAVIS, Professional Land Surveyor, PLS No. L-3464, certify that this is of a survey that:

- (1) Creates a subdivision of land within the area of a County or Municipality that has an ordinance that regulates parcels of land.
- (2) Is of another category, such as the recombination of existing parcels, a court-ordered survey or other exceptions to the definition of subdivision.
- (3) Is of an existing parcel or parcels of land.

Certificate of Ownership and Dedication:

The undersigned hereby acknowledge(s) ownership of the property shown and described hereon and hereby adopts this plat and allotment to be a free act and deed and hereby dedicates to public use streets, playgrounds, parks, drainage and open space, and easements forever all area so shown or indicated on said plat, and authorize(s) the City of High Point to record this plat in the office of the register of deeds of Guilford County, N.C.

Signed Mike Carr 8/10/04
Mike Carr for EASTCHESTER DEVELOPMENT, LLC Date

Signed _____ Date _____
Attest Joyce W. Stough 5/10/04
Date

Approval For Recordation
Approved for recordation by G. Lee Burnett on the 7 day of Sept, 2004 pursuant to the High Point development ordinance.
G. Lee Burnett 9-7-04
Director of Planning & Development Date

Statement That No Approval is Required by NCDOT Division of Highways:

This plat does not require certificate of approval by the N.C. Division of Highways as provided in N.C.G.S. 136-102.6 Subsection (g).

G. Lee Burnett 9-7-04
Director of Planning & Development Date

State of North Carolina
County of Guilford

I, Mark Schroeder, Review Officer of City of High Point, Guilford County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

Mark Schroeder 9/7/04
Review Officer Date

City Council Planned Unit Development Approval Statement:

I, Lisa B. Vierling, City Clerk of the City of High Point, North Carolina, do hereby certify that the foregoing Unified Development Plan was adopted by the High Point City Council in official session on April 19, 2004.

Witness my hand and the Corporate Seal of the City of High Point, this the 19th day of April, 2004.
Lisa B. Vierling
City Clerk



BLANKET ELECTRIC UTILITY EASEMENT FOR ALL LOTS

THE GRANTOR, IN RECORDING THIS PLAT, DOES HEREBY ACKNOWLEDGE AND GRANT TO THE CITY OF HIGH POINT AND ITS SUCCESSORS AND ASSIGNS A BLANKET UTILITY EASEMENT FOR THE PURPOSE OF INGRESS AND EGRESS TO ERECT, CONSTRUCT, OPERATE, MAINTAIN, PATROL, INSPECT, SERVICE, REPAIR, REMOVE AND RECONSTRUCT, UPON, ALONG, ACROSS, AND UNDER SAID PROPERTY FOR THE PURPOSE OF MAINTAINING ELECTRIC LINES, TOGETHER WITH ALL RIGHTS AND PRIVILEGES NECESSARY FOR CONVENIENCE OF FULL ENJOYMENT OF USE OF SAID LAND AND RIGHT TO ENTER OVER ADJOINING LANDS OF GRANTOR FOR RIGHTS AND PRIVILEGES HEREIN GRANTED.

THIS EASEMENT ITSELF CONSISTS OF 5 FEET FOR UNDERGROUND LINES AND 15 FEET FOR OVERHEAD LINES MAINTAINED BY THE CITY OF HIGH POINT EXTENDING TO EITHER SIDE AND RUNNING ALONG THE DISTANCE OF ANY UTILITY LINE OF THE PROPERTY.

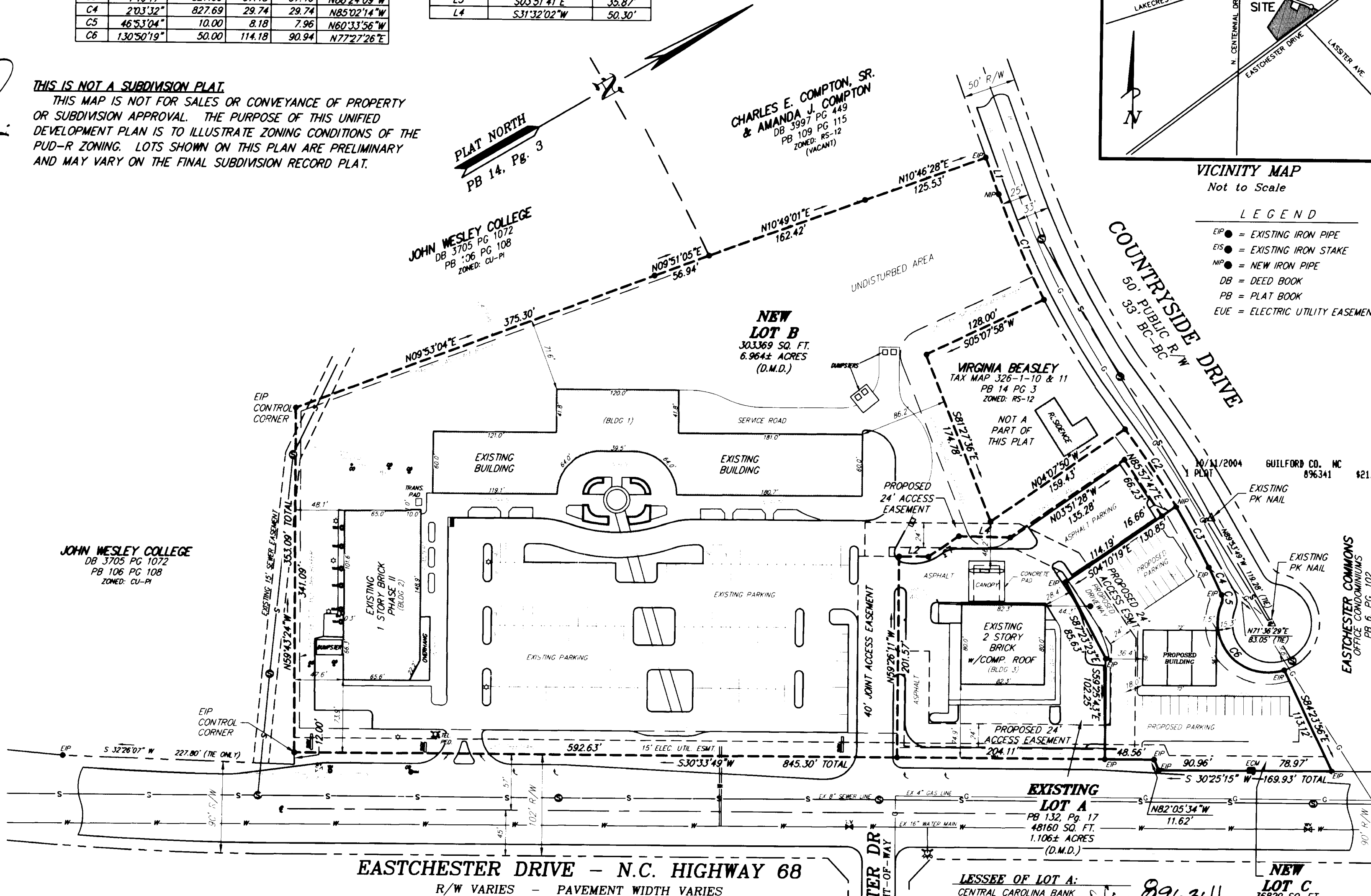
GRANTOR COVENANTS AND AGREES NOT TO CONSTRUCT ANY STRUCTURE OR PLACE ANY PAVING OR PLANTINGS (OTHER THAN SMALL DECORATIVE PLANTINGS) OR OTHER IMPROVEMENT PERMANENT IN NATURE ON THE EASEMENT HEREBY GRANTED, WITHOUT CITY APPROVAL, AND THE CITY SHALL NOT BE OBLIGATED TO REPAIR, REPLACE, OR RESTORE ANY SUCH STRUCTURES OR OTHER IMPROVEMENTS DAMAGED, DESTROYED OR REMOVED BY GRANTOR IN SERVING, MAINTAINING, REPAIRING, OR REPLACING SUCH UTILITIES.

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD	BEARING
C1	72°45'	862.14	111.79	111.71	S83°24'42"E
C2	67°52'	827.69	90.37	90.33	S86°08'02"W
C3	4°40'17"	827.69	67.48	67.46	N88°24'09"W
C4	2°03'32"	827.69	29.74	29.74	N85°02'14"W
C5	46°53'04"	10.00	8.18	7.96	N60°33'56"W
C6	130°50'19"	50.00	114.18	90.94	N77°27'26"E

LINE TABLE		
LINE	BEARING	LENGTH
L1	S79°21'35"E	38.14'
L2	S30°34'17"W	28.74'
L3	S03°51'41"E	35.87'
L4	S31°32'02"W	50.30'

THIS IS NOT A SUBDIVISION PLAT.

THIS MAP IS NOT FOR SALES OR CONVEYANCE OF PROPERTY OR SUBDIVISION APPROVAL. THE PURPOSE OF THIS UNIFIED DEVELOPMENT PLAN IS TO ILLUSTRATE ZONING CONDITIONS OF THE PUD-R ZONING. LOTS SHOWN ON THIS PLAN ARE PRELIMINARY AND MAY VARY ON THE FINAL SUBDIVISION RECORD PLAT.



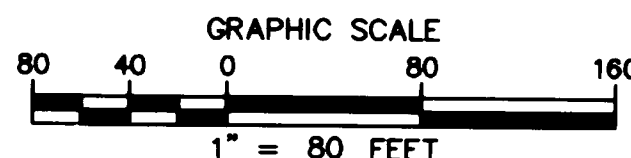
VICINITY MAP
Not to Scale

LEGEND

- EP = EXISTING IRON PIPE
- EIS = EXISTING IRON STAKE
- NP = NEW IRON PIPE
- DB = DEED BOOK
- PB = PLAT BOOK
- EUE = ELECTRIC UTILITY EASEMENT

GENERAL NOTES

- 1) THIS SURVEY IS BASED ON EXISTING CORNERS FOUND ON SITE.
- 2) IRON PIPES AT ALL CORNERS UNLESS OTHERWISE NOTED.
- 3) NO HORIZONTAL GRID TIE WITHIN 2000 FEET.
- 4) PLAT REFERENCE: PB 132, Pg. 17; & PB 132, Pg. 119.
- 5) DEED REFERENCES: DB 3705, Pg. 1074; DB 3705, Pg. 1072; DB 3585, Pg. 65; DB 3389, Pg. 1003; DB 2787, Pg. 792; DB 3619, Pg. 1540; DB 3756, Pg. 1866; DB 4850, Pg. 102.
- 6) TAX MAP REFERENCES: MAP 326, BLOCK 1 LOTS 3, 5, 7, & 8.
- 7) THIS PLAT IS SUBJECT TO ANY EASEMENTS, AGREEMENTS, OR RIGHTS-OF-WAY OF RECORD PRIOR TO DATE OF THIS PLAT, WHICH WERE NOT VISIBLE AT THE TIME OF MY INSPECTION. THIS PLAT IS ALSO SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
- 8) THIS PROPERTY IS LOCATED IN TIER 3 OAK HOLLOW LAKE WATERSHED AREA. RESTRICTIONS MAY APPLY.
- 9) NO ATTEMPT HAS BEEN MADE AS A PART OF THIS SURVEY TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY, OR LOCATION OF ANY UTILITY OR MUNICIPAL/PUBLIC SERVICE FACILITY. FOR INFORMATION REGARDING THESE UTILITIES OR FACILITIES, PLEASE CONTACT THE APPROPRIATE AGENCY.
- 10) THE LOCATION AND/OR EXISTENCE OF UTILITY SERVICE LINES TO THE PROPERTY SURVEYED ARE UNKNOWN AND ARE NOT SHOWN.
- 11) CURRENT ZONING: CU-POL (PERMIT #88-35).
- 12) THIS PROPERTY IS PART OF A UNIFIED DEVELOPMENT PLAN AS SHOWN IN PB 132, Pg. 119. ALSO, IN CONJUNCTION WITH SAID PLAN AND A CONDITIONAL USE PERMIT, A COMMON SIGNAGE PLAN IS ON FILE IN THE PLANNING & DEVELOPMENT OFFICE, REZONING CASE 98-35.
- 13) NO BOUNDARY WORK PERFORMED AT THIS TIME, EXCEPT FOR NEW LOT C. ALL OTHER BOUNDARY INFORMATION TAKEN FROM EXCLUSION PLAT RECORDED IN PB 132, Pg. 17.
- 14) TOTAL AREA: 8.915± ACRES (D.M.D.).
- 15) TOTAL NUMBER OF LOTS: 3.
- 16) MAXIMUM BUILDING HEIGHT NOT TO EXCEED 30 FEET.
- 17) ALL NEW CONSTRUCTION SITES SHALL PROVIDE ADEQUATE DRAINAGE FROM THE BUILDING FOUNDATION. FOR RESIDENTIAL CONSTRUCTION THE GRADE SHALL SLOPE A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET FROM THE FOUNDATION AS REFERENCED IN NC STATE BUILDING CODE. ADEQUATE DRAINAGE SHALL ALSO BE PROVIDED FOR NEW COMMERCIAL CONSTRUCTION IN COMPLIANCE WITH THE NC STATE BUILDING CODE.
- 18) ANY UNUSED CURB OPENINGS/DRIVEWAYS WILL BE CLOSED WITH STANDARD CURB AND GUTTER ON CURB AND GUTTER STREETS. STANDARD CURB AND GUTTER ON DRIVEWAYS AND ANY PIPE SHALL BE REMOVED. DAMAGE TO EXISTING SIDEWALK SHALL BE REPAIRED TO MEET CURRENT CITY SIDEWALK STANDARDS.
- 19) UNDERGROUND UTILITIES, WHERE NOT DISCERNIBLE BY SURFACE APPURTENANCES (MANHOLES, CATCH BASINS, VALVES, ETC.), ARE SHOWN PER INFORMATION OBTAINED FROM ENGINEERING PLANS, UTILITY ENTITIES, SITE PLANS, AND OTHERS. THEY SHOULD BE CONSIDERED APPROXIMATE.
- 20) SEE CUP 98-35 FOR OFFICIAL RESTRICTIONS AND CONDITIONS FOR DEVELOPMENT OF THIS SITE. ALL PROPOSED DEVELOPMENT WILL BE IN ACCORDANCE WITH SECTION 9-4-3, PLANNED UNIT DEVELOPMENT DISTRICT REQUIREMENTS OF THE CITY OF HIGH POINT DEVELOPMENT ORDINANCE.
- 21) COMMON SIGNAGE PLAN IS ON FILE IN THE CITY OF HIGH POINT PLANNING DEPARTMENT (298-35).



PARKING CALCULATIONS

EXISTING BUILDINGS:
BLDG 1: 13,000± SF (2 STORY)
BLDG 2: 12,500± SF
BLDG 3: 26,000± SF
TOTAL: 51,500± SF

PARKING REQUIRED FOR EXISTING BLDGS:
BLDG 1: 13,000/200 = 65 SPACES
BLDG 2: 12,500/200 = 63 SPACES
BLDG 3: 26,000/250 = 104 SPACES
TOTAL SPACES REQ'D = 265 SPACES

TOTAL EXISTING PARKING = 310 SPACES
(8 HC + 302 REG.)

PROPOSED BUILDING: 4000± SF
PARKING REQUIRED: 4000/200 = 20 SPACES
PARKING PROVIDED: 34 SPACES
PARKING TO BE REMOVED: 4 SPACES
TOTAL PARKING PROVIDED: 340 SPACES (310 + 4 + 34)

OWNER:

EASTCHESTER DEVELOPMENT, LLC
1414 LONG STREET
HIGH POINT, NC 27262
PHONE: (336) 812-4555

LESSEE OF LOT A:
CENTRAL CAROLINA BANK
1301 EASTCHESTER DRIVE
HIGH POINT, NC 27265
PHONE: (336) 889-5325

NEW LOT C
36829 SQ. FT.
0.845± ACRES
(D.M.D.)

REVISED
UNIFIED DEVELOPMENT PLAN
APRIL 19, 2004
OAK HOLLOW VILLAGE

HIGH POINT TOWNSHIP GUILFORD COUNTY
HIGH POINT, NORTH CAROLINA

PREPARED BY

DAVIS-MARTIN-POWELL & ASSOCIATES, INC.
ENGINEERING - LAND PLANNING - SURVEYING
6415 OLD PLANK ROAD
HIGH POINT, NORTH CAROLINA 27265
(336) 886-4821 FAX (336) 886-4458

DATE: 05/20/04 SCALE: 1"=80' JOB NO. S-44771
SURVEYED BY: J.R. DRAWN BY: GAT CHECKED BY: JED

Common Signage Plan
Eastchester Development, L.L.C.

The following represents a preliminary plan for signage at Oak Hollow Village.

All identification signs and lettering used to identify the tenant or tenants will be back lit individual letters as specified by the owners. Each sign will be individual letters that can be back lit and illuminated by opaque white or "off-white" plastic lettering. No direct light bulb or other light sources is permitted on any display area on any building or other structure.

The monument sign cabinet along the front of Eastchester Drive for the proposed structure in Tract 1 will be fabricated from brick, aluminum or synthetic stucco. The only lettering permitted will be individual routed lettering with an internal light source that will illuminate through the above mentioned routed lettering. An opaque white or "off-white" plastic backing will be applied behind the individual routed letters and in front of the light source in order to eliminate any direct glare from the light source to passing motorists. This monument sign will be positioned according to the approved Sketch Plan.

The main directory sign will be positioned as shown on Tract 2 of the approved Sketch Plan at the main entrance to Oak Hollow Village. The sign standards used for illumination will be the same as the standards described above.

The sign located at the right-in-right-out turn lane at the most southern entrance, as shown on the approved Sketch Plan will follow the same guidelines as referenced above, concerning the lighting design.

As proposed, the signage for the site would provide reasonable identification for the many uses on the site, and would be in general conformance with the basic philosophies of the ordinance regarding number and size. A site plan showing the locations of the proposed signs will be submitted prior to the issuance of any sign permits.

No changeable copy of lettering will be permitted on any signs throughout the entire development. All signs on the rezoning site shall be subject to the sign requirements for the Limited Business (LB) District of the Development Ordinance.

Sign Exhibit II

JOHN WESLEY COLLEGE
DB 3705 PG 1072
PB 106 PG 108
ZONED: CU-PI

MAGNETIC

10' SANITARY SEWER EASEMENT
N 09°53'04" E
100.00'

N 09°53'04" E
375.30' (TOTAL)
275.30'

N 09°51'05" E
56.94'

N 10°46'28" E

RADIUS = 882.14'
S 83°24'42" E
111.71'

COUNTRYSIDE DRIVE
50' RIGHT-OF-WAY
35' BE-BE
55' BE-BE

VIRGINIA BEASLEY
TAX MAP 326-1-10&11
PB 14 PG 3
ZONED: RS-12 (RES)

25' TYPE "B" LANDSCAPE BUFFER
S 05°07'58" W 128.00'

25' TYPE "B" LANDSCAPE BUFFER
S 81°27'36" E 174.78'

25' TYPE "B" LANDSCAPE BUFFER
N 04°07'50" W 159.43'
N 03°01'28" W 135.28'

RADIUS = 871.89' E 151.81' CH
N 86°38'11" E 151.81' CH
N 85°37'17" E 151.81' CH
157.85'

30' TYPE "D" LANDSCAPE BUFFER
S 11°51'23" W 122.34'

30' ACCESS EASEMENT

BEATRICE F. PULASKI
TAX MAP 14 PG 3
ZONED: GO-1 (NACANT)

10' STREET YARD
S 82°03'34" E 180.08'
S 59°23'43" E 102.25'
48.56'

12' DEDICATED R/W PB 132 PG 17
12' DECEL LANE

EX 4" GAS LINE
EX 8" SANITARY SEWER

PROPOSED
Sign

Sign

Sign

EASTCHESTER DRIVE - HWY. 68

DR

JOHN WESLEY COLLEGE
DB 3705 PG 1072
PB 106 PG 108
ZONED: CU-PI

15' SANITARY SEWER EASEMENT
N 59°43'24" W
353.09' (TOTAL)
12.00'

PROPOSED BLDG
PHASE II
N 50°33'51" E
150.33'
70'

EMPLOYEE PARKING ONLY

EX 15" ELEC ESMT
845.30' (TOTAL)

PHASE 2 - 12' DECEL LANE

90' RIGHT-OF-WAY

RIGHT-OF-WAY

871

ON