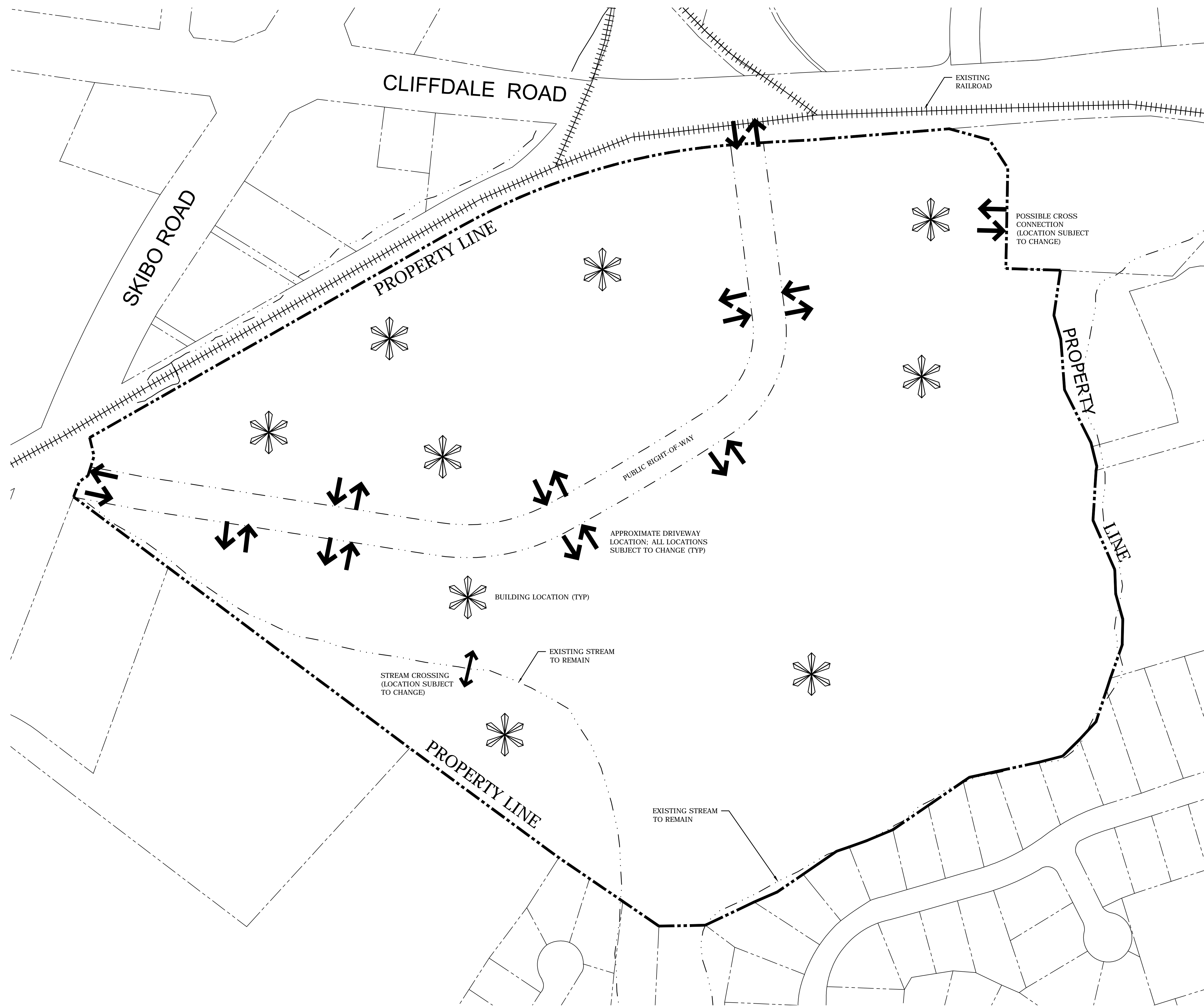


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DEVELOPMENT DATA:

SITE AREA: +/- 48.61 AC
 EXISTING ZONING: SF-6, MR-5
 PROPOSED ZONING: CC/CZ
 PROPOSED SF: 250,000 - 500,000 SF

CONDITIONS OF APPROVAL:

1. All internal roads and structures on site will be abandoned and removed.
2. Development of the site will be controlled by the standards illustrated on this sheet and by the City of Fayetteville UDO. The building locations and public ROW illustrated on this plan is intended to reflect the general arrangement, but the exact arrangement, configuration and size of individual elements may be altered or modified within the limits prescribed in the UDO.
3. The site will be developed for any use allowed in the CC District as allowed by the UDO except for the following uses:
 - 3.1. Agriculture
 - 3.2. Agriculture Support and Services
 - 3.3. Household Living categories: Dwelling, Single Family & two to four family, Manufactured home, Class A (2) or (Class A or B homes)
 - 3.4. Group Living
 - 3.5. Community Services
 - 3.6. Day Care category: Adult day care center
 - 3.7. Educational Facility Categories: Elementary, middle or High Schools
 - 3.8. Government Facilities
 - 3.9. All Institutional facilities, except that Assisted Living Facilities would be permissible.
 - 3.10. All Park and Open Space Areas, except that Park, public or private and Public square or plazas would be permissible.
 - 3.11. Public Safety
 - 3.12. Transportation/Communication
 - 3.13. Adult Entertainment
 - 3.14. Animal Care categories: Animal shelter & kennel, outdoor
 - 3.15. Recreation/Entertainment, Outdoor
 - 3.16. Retail Sales and Service categories: Crematory, Funeral home, Laundromat, tattoo parlor/body piercing establishments, Repair establishment.
 - 3.17. Self-Service Storage
 - 3.18. Vehicle Sales and Services, Heavy
 - 3.19. Vehicle Sales and Services, Light
 - 3.20. Extractive Industry
 - 3.21. Industrial Services
 - 3.22. Manufacturing and Production
 - 3.23. Warehouse and Freight Movement
 - 3.24. Waste-Related Services
4. Access to the site will be provided by a new public road connecting Skibo Road and Cliffdale Road with a traffic light proposed at each proposed intersection subject to the approval of the City of Fayetteville and NCDOT. The petitioner will construct this new public road and dedicate the ROW to the City of Fayetteville. Until the road is constructed, access will be provided via the existing entrances for construction purposes.
5. Access to individual parcels will be located off of the new public road subject to review by the City of Fayetteville and NCDOT.
6. Buffers and landscaping requirements will be provided per Article 30-5 of the UDO.
7. Stormwater facilities will be provided per the City of Fayetteville and NCDWQ Standards.
8. Stream buffers will be sized based on the site drainage areas and in accordance with local and state regulations.

Indicates general location of proposed buildings and parking.

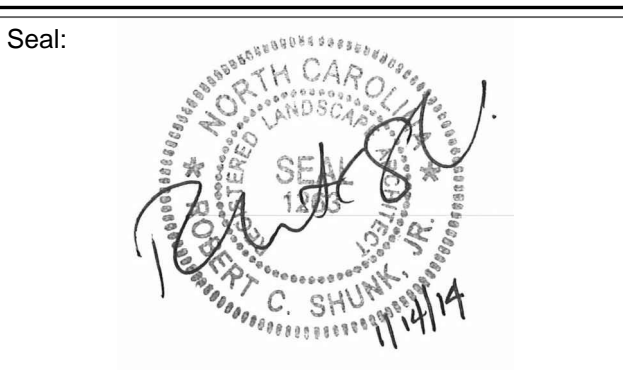
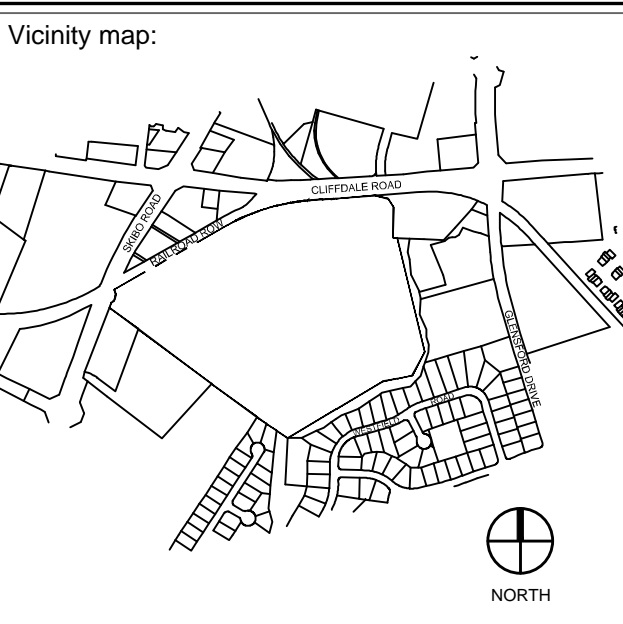
MAP NOTES:

1. EXISTING CONDITIONS PROVIDED BY CUMBERLAND COUNTY GIS.



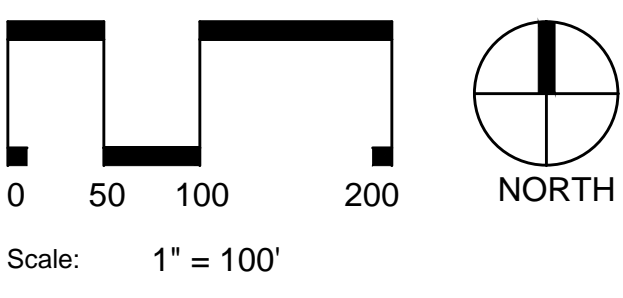
Client:
 LEISURE LIVING COMPANY
 DON WELLS
 2004 W. CUMBERLAND STREET
 P.O. BOX 1254
 DUNN, NC 28335

WELLS PROPERTY



ZONING SUBMITTAL

No.	Date	Description



GENERAL PROPOSED CONDITIONS

Project number: C13089 Sheet:
 Date: 01.14.2014
 Drawn by: MJ
 Approved by: RS **RZ-2**