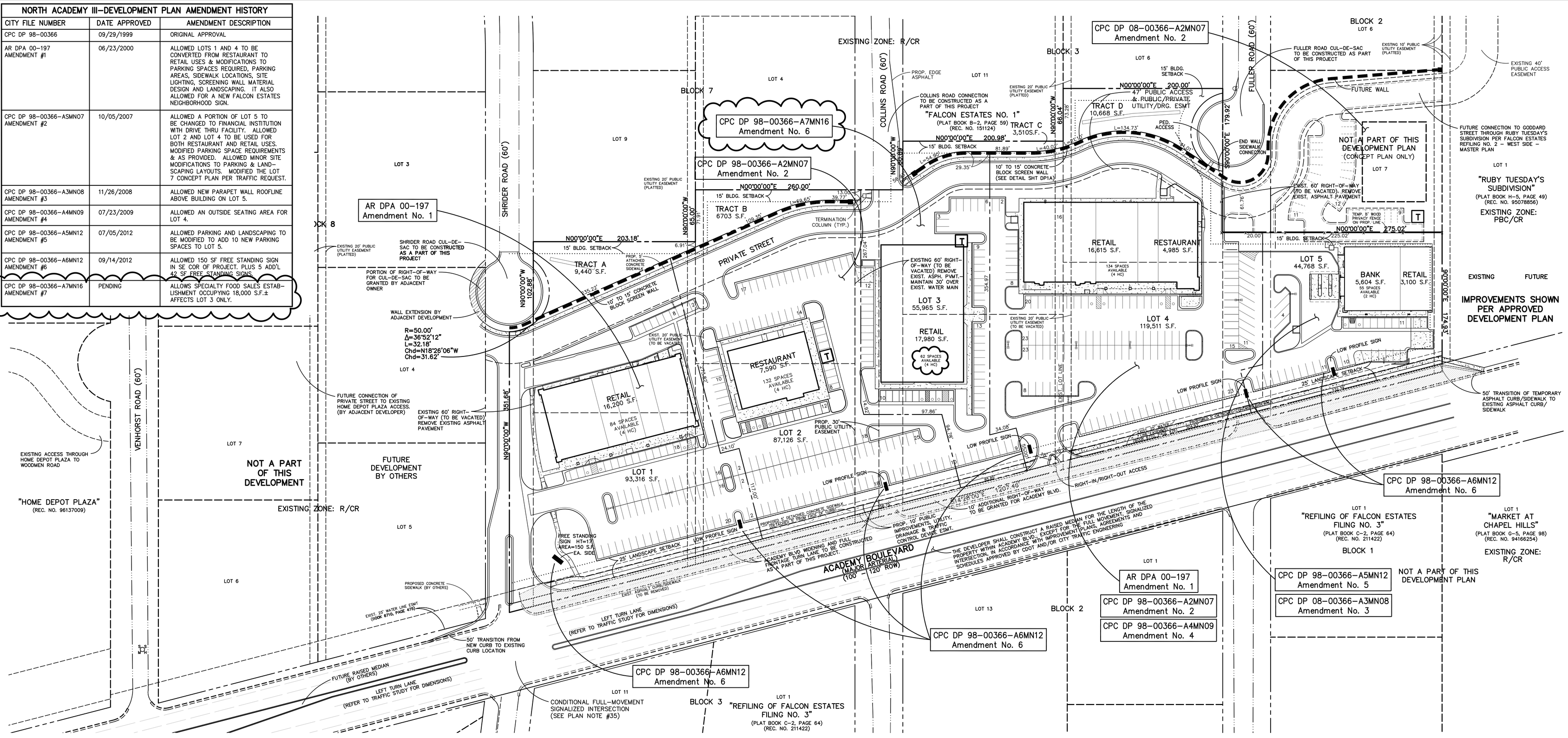
NORTH ACADEMY III–DEVELOPMENT PLAN AMENDMENT HISTORY

CITY FILE NUMBER	DATE APPROVED	AMENDMENT DESCRIPTION
CPC DP 98–00366	09/29/1999	ORIGINAL APPROVAL
AR DPA 00–197 AMENDMENT #1	06/23/2000	ALLOWED LOTS 1 AND 4 TO BE CONVERTED FROM RESTAURANT TO RETAIL USES & MODIFICATIONS TO PARKING SPACES REQUIRED, PARKING AREAS, SIDEWALK LOCATIONS, SITE LIGHTING, SCREENING WALL MATERIAL DESIGN AND LANDSCAPING. IT ALSO ALLOWED FOR A NEW FALCON ESTATES NEIGHBORHOOD SIGN.
CPC DP 98–00366–ASMN07 AMENDMENT #2	10/05/2007	ALLOWED A PORTION OF LOT 5 TO BE CHANGED TO FINANCIAL INSTITUTION WITH DRIVE THRU FACILITY. ALLOWED LOT 2 AND LOT 4 TO BE USED FOR BOTH RESTAURANT AND RETAIL USES. MODIFIED PARKING SPACE REQUIREMENTS & AS PROVIDED. ALLOWED MINOR SITE MODIFICATIONS TO PARKING & LAND–SCAPING LAYOUTS. MODIFIED THE LOT 7 CONCEPT PLAN PER TRAFFIC REQUEST.
CPC DP 98–00366–A3MN08 AMENDMENT #3	11/26/2008	ALLOWED NEW PARAPET WALL ROOFLINE ABOVE BUILDING ON LOT 5.
CPC DP 98–00366–A4MN09 AMENDMENT #4	07/23/2009	ALLOWED AN OUTSIDE SEATING AREA FOR LOT 4.
CPC DP 98–00366–A5MN12 AMENDMENT #5	07/05/2012	ALLOWED PARKING AND LANDSCAPING TO BE MODIFIED TO ADD 10 NEW PARKING SPACES TO LOT 5.
CPC DP 98–00366–A6MN12 AMENDMENT #6	09/14/2012	ALLOWED 150 SF FREE STANDING SIGN IN SE COR OF PROJECT. PLUS 5 ADD'L 42 SF FREE STANDING SIGNS.
CPC DP 98–00366–A7MN16 AMENDMENT #7	PENDING	ALLOWS SPECIALTY FOOD SALES ESTAB–LISHMENT OCCUPYING 18,000 S.F.± AFFECTS LOT 3 ONLY.


CPC DP 08–00366–A2MN07 Amendment No. 2
CPC DP 98–00366–A7MN16 Amendment No. 6
CPC DP 98–00366–A2MN07 Amendment No. 2
AR DPA 00–197 Amendment No. 1
EXISTING ZONE: R/CR
BLOCK 7
BLOCK 3
BLOCK 2
LOT 6
LOT 4
LOT 9
LOT 3
LOT 11
LOT 13
LOT 7
LOT 5
LOT 1
SHRIDER ROAD (60')
COLLINS ROAD (60')
FULLER ROAD (60')
VENHORST ROAD (60')
PRIVATE STREET
ACADEMY BOULEVARD (MAJOR ARTERIAL) (100' – 120' ROW)
"FALCON ESTATES NO. 1" (PLAT BOOK B–2, PAGE 59) (REC. NO. 151124)
"HOME DEPOT PLAZA" (REC. NO. 96137009)
"RUBY TUESDAY'S SUBDIVISION" (PLAT BOOK H–5, PAGE 49) (REC. NO. 95078856)
"REFILING OF FALCON ESTATES FILING NO. 3" (PLAT BOOK C–2, PAGE 64) (REC. NO. 211422)
"MARKET AT CHAPEL HILLS" (PLAT BOOK G–5, PAGE 98) (REC. NO. 94166254)
TRACT A 9,440 S.F.
TRACT B 6703 S.F.
TRACT C 3,510S.F.
TRACT D 10,668 S.F.
LOT 1 93,316 S.F.
LOT 2 87,126 S.F.
LOT 3 55,965 S.F.
LOT 4 119,511 S.F.
LOT 5 44,768 S.F.
RESTAURANT 7,590 S.F.
RETAIL 16,200 S.F.
RETAIL 17,980 S.F.
RETAIL 16,615 S.F.
RESTAURANT 4,985 S.F.
BANK 5,604 S.F.
RETAIL 3,100 S.F.
NOT A PART OF THIS DEVELOPMENT (CONCEPT PLAN ONLY)
NOT A PART OF THIS DEVELOPMENT
FUTURE DEVELOPMENT BY OTHERS
EXISTING
FUTURE
IMPROVEMENTS SHOWN PER APPROVED DEVELOPMENT PLAN
CONDITIONAL FULL–MOVEMENT SIGNALIZED INTERSECTION (SEE PLAN NOTE #35)
RIGHT–IN/RIGHT–OUT ACCESS
FUTURE RAISED MEDIAN (BY OTHERS)
LEFT TURN LANE (REFER TO TRAFFIC STUDY FOR DIMENSIONS)
50' TRANSITION FROM NEW CURB TO EXISTING CURB LOCATION
FUTURE CONNECTION TO GODDARD STREET THROUGH RUBY TUESDAY'S SUBDIVISION PER FALCON ESTATES REFILING NO. 2 – WEST SIDE – MASTER PLAN
50' TRANSITION OF TEMPORARY ASPHALT CURB/SIDEWALK TO EXISTING ASPHALT CURB/ SIDEWALK
EXISTING ACCESS THROUGH HOME DEPOT PLAZA TO WOODMEN ROAD
EXISTING ZONE: R/CR
EXISTING ZONE: PBC/CR
CPC DP 98–00366–A6MN12 Amendment No. 6
CPC DP 98–00366–A5MN12 Amendment No. 5
CPC DP 08–00366–A3MN08 Amendment No. 3
CPC DP 98–00366–A4MN09 Amendment No. 4
AR DPA 00–197 Amendment No. 1
CPC DP 98–00366–A2MN07 Amendment No. 2
CPC DP 98–00366–A6MN12 Amendment No. 6
CPC DP 98–00366–A6MN12 Amendment No. 6
NOT A PART OF THIS DEVELOPMENT PLAN
ACADEMY BLVD WIDENING AND EXIT FRONTAGE TURN LANE TO BE CONSTRUCTED AS PART OF THIS PROJECT.
THE DEVELOPER SHALL CONSTRUCT A RAISED MEDIAN FOR THE LENGTH OF THE PROPERTY WITHIN ACADEMY BLVD., EXCEPT FOR THE FULL MOVEMENT SIGNALIZED INTERSECTION, IN ACCORDANCE WITH IMPROVEMENT PLANS, AGREEMENTS AND SCHEDULES APPROVED BY CDOT AND/OR CITY TRAFFIC ENGINEERING
10' ADDITIONAL RIGHT–OF–WAY TO BE GRANTED FOR ACADEMY BLVD.
PROP. 10' PUBLIC IMPROVEMENTS, UTILITY, DRAINAGE & TRAFFIC CONTROL DEVICE ESMT.
PROP. 30' PUBLIC UTILITY EASEMENT
EXISTING 60' RIGHT–OF–WAY (TO BE VACATED) REMOVE EXIST. ASPH. PVMT., MAINTAIN 30' OVER EXIST. WATER MAIN
EXISTING 20' PUBLIC UTILITY EASEMENT (TO BE VACATED)
EXIST. 20' PUBLIC UTILITY EASEMENT (TO BE VACATED)
EXIST. 60' RIGHT–OF–WAY (TO BE VACATED). REMOVE EXIST. ASPHALT PAVEMENT
EXIST. LOT LINE
EXISTING 40' PUBLIC ACCESS EASEMENT
EXISTING 10' PUBLIC UTILITY EASEMENT (PLATTED)
FULLER ROAD CUL–DE–SAC TO BE CONSTRUCTED AS PART OF THIS PROJECT
FUTURE WALL
COLLINS ROAD CONNECTION TO BE CONSTRUCTED AS A PART OF THIS PROJECT
47' PUBLIC ACCESS & PUBLIC/PRIVATE UTILITY/DRG. ESMT
PED. ACCESS
END WALL SIDEWALK CONNECTION
10' TO 15' CONCRETE BLOCK SCREEN WALL (SEE DETAIL SHT DP1A)
TEMP. 8' WOOD PRIVACY FENCE ON PROP. LINE
SHRIDER ROAD CUL–DE–SAC TO BE CONSTRUCTED AS A PART OF THIS PROJECT
PROV. 5' ATTACHED CONCRETE SIDEWALK
TERMINATION COLUMN (TYP.)
PORTION OF RIGHT–OF–WAY FOR CUL–DE–SAC TO BE GRANTED BY ADJACENT OWNER
WALL EXTENSION BY ADJACENT DEVELOPMENT
FUTURE CONNECTION OF PRIVATE STREET TO EXISTING HOME DEPOT PLAZA ACCESS. (BY ADJACENT DEVELOPER)
EXISTING 60' RIGHT–OF–WAY (TO BE VACATED) REMOVE EXISTING ASPHALT PAVEMENT
PROPOSED 5' DETACHED CONCRETE SIDEWALK
EXISTING CURB & GUTTER TO BE REMOVED & REPLACED AS PART OF THIS PROJECT
EXIST. ASPHALT TURN AREA (TO BE REMOVED)
PROPOSED CONCRETE SIDEWALK (BY OTHERS)
EXIST. 25' WATER LINE ESMT (BOOK 6710, PAGE 470)
FREE STANDING SIGN HT=11' AREA=150 S.F. EA. SIDE
LOW PROFILE SIGN
25' LANDSCAPE SETBACK
15' BLDG. SETBACK
134 SPACES AVAILABLE (4 HC)
84 SPACES AVAILABLE (4 HC)
132 SPACES AVAILABLE (4 HC)
62 SPACES AVAILABLE (4 HC)
55 SPACES AVAILABLE (2 HC)
R=50.00'
Δ=36°52'12"
L=32.18'
Chd=N18°26'06"W
Chd=31.62'
N90°00'00"W 102.88'
N90°00'00"W 351.68'
N90°00'00"W 65.00'
N90°00'00"W 267.04'
N90°00'00"W 354.97'
N90°00'00"W 174.93'
N00°00'00"E 203.18'
N00°00'00"E 260.00'
N00°00'00"E 200.98'
N00°00'00"E 275.02'
S90°00'00"E 179.92'
S90°00'00"E 97.86'
S90°00'00"E 117.00'
S90°00'00"E 61.76'
S90°00'00"E 225.02'
S90°00'00"E 29.35'
S90°00'00"E 81.89'
S90°00'00"E 73.28'
S90°00'00"E 68.04'
S90°00'00"E 39.77'
S90°00'00"E 34.08'
S90°00'00"E 24.10'
S90°00'00"E 20.00'
S90°00'00"E 24.00'
S90°00'00"E 25.00'
S90°00'00"E 30.00'
S90°00'00"E 40.00'
S90°00'00"E 6.91'
S90°00'00"E 13.00'
S90°00'00"E 15.00'
S90°00'00"E 20.00'
S90°00'00"E 20.25'
S90°00'00"E 24.04'
S90°00'00"E 24.04'
S90°00'00"E 24.04