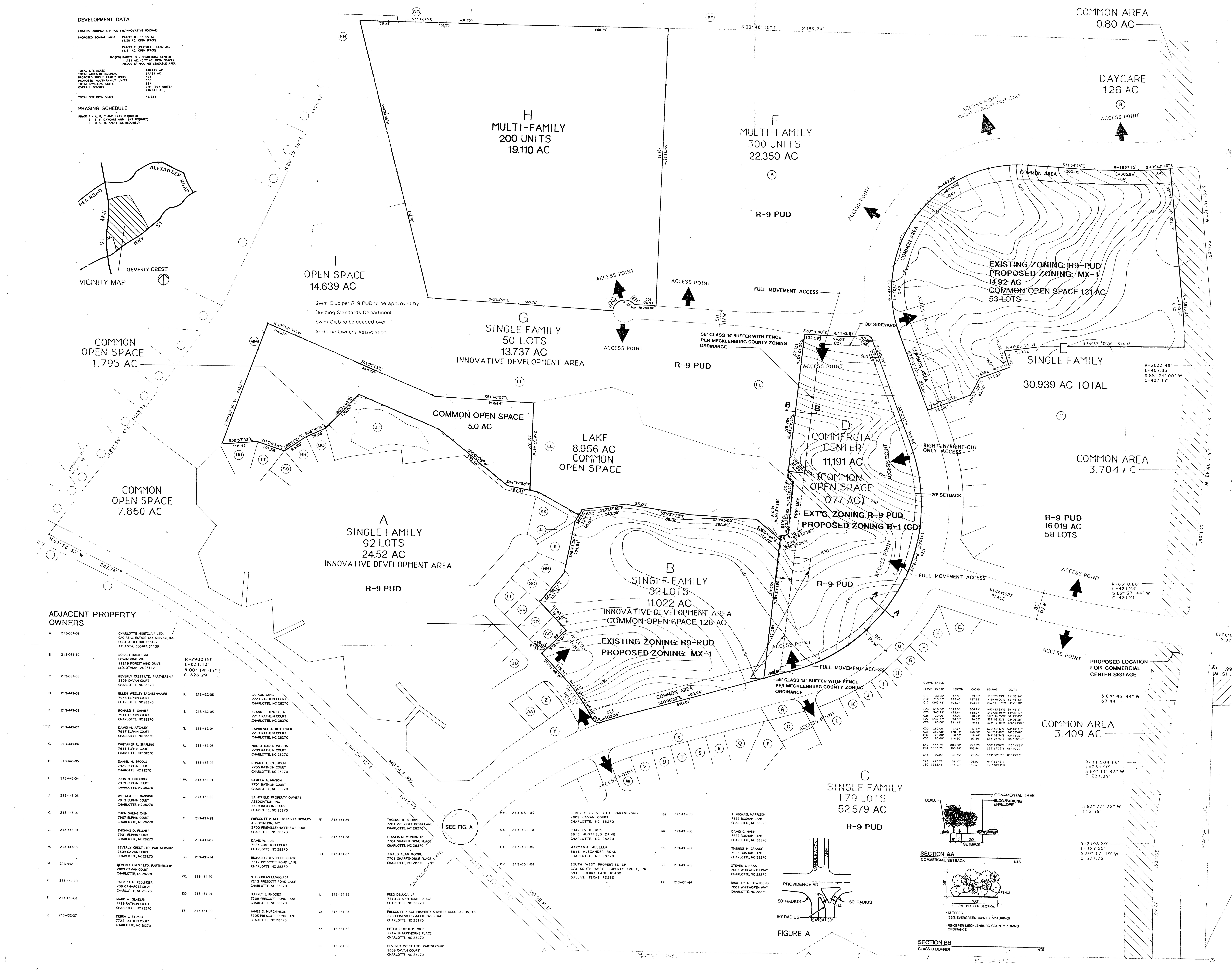

GENERAL NOTES:

1. ALL REFERENCES TO THE MECKLENBURG COUNTY ZONING ORDINANCE PERTAIN TO THE ORDINANCE IN EFFECT AT THE DATE OF APPROVAL OF THIS PLAN [R-9 (PUD) ADOPTED THROUGH AUGUST 7, 1989; MX-1 AND B-1(CD) ADOPTED JANUARY 1992, AMENDED THRU JANUARY 17, 1995].
2. ALL REQUIRED YARDS AND OTHER DEVELOPMENT STANDARDS SHALL CONFORM TO THE APPROPRIATE SECTIONS OF THE MECKLENBURG COUNTY ZONING ORDINANCE.
3. THE 100' BUFFER ADJACENT TO NC 51 SHALL BE MAINTAINED BY THE MASTER HOMEOWNER'S ASSOCIATION, AND INDIVIDUAL LOTS WILL NOT BE ALLOWED ACCESS ACROSS THIS BUFFER. ALL YARDS FOR LOTS ADJACENT TO NC 51 SHALL BE MEASURED FROM THE 100' BUFFER.
4. A SIDEWALK SHALL BE CONSTRUCTED ALONG NC 51 WITHIN THE 100' BUFFER IN ACCORDANCE WITH THE MECKLENBURG COUNTY SUBDIVISION ORDINANCE AND THE NC 51 CORRIDOR PLAN.
5. ALL SERVICE AND LOADING AREAS SHALL BE SCREENED AND CONFORM TO THE MECKLENBURG COUNTY ZONING ORDINANCE.
6. ALL PARKING SHALL CONFORM TO THE MECKLENBURG COUNTY ZONING ORDINANCE.
7. ALL SIGNAGE SHALL CONFORM TO THE MECKLENBURG COUNTY ZONING ORDINANCE.
8. NO PART OF A REGULATORY FLOODPLAIN EXISTS WITHIN THE PROPERTY. STORM DRAINAGE SHALL CONFORM TO THE MECKLENBURG COUNTY ZONING ORDINANCE.
9. ALL UTILITY LINES INTERIOR TO THE PROJECT SHALL BE LOCATED UNDERGROUND IN ACCORDANCE WITH THE PUD REQUIREMENTS OF THE MECKLENBURG COUNTY ZONING ORDINANCE.
10. ALL UTILITIES AND FIRE HYDRANTS SHALL BE INSTALLED IN ACCORDANCE WITH THE PHASING PLAN AND PRIOR TO OCCUPANCY OF ANY BUILDINGS.
11. CONFIGURATIONS, DIMENSIONS AND SIZES OF DEVELOPMENT AREAS MAY VARY DUE TO ROAD ADJUSTMENTS, TOPOGRAPHY, LANDSCAPING, BUFFERING, FLOODPLAIN AND OTHER CONDITIONS.
12. THE DEVELOPMENT SHALL HAVE COVENANTS AND RESTRICTIONS GOVERNED BY SEVERAL HOMEOWNERS' ASSOCIATIONS. THESE DOCUMENTS SHALL BE PREPARED TO INCORPORATE THE CONDITIONS OF THIS SITE PLAN AS APPROVED BY THE MECKLENBURG COUNTY COMMISSION, AND SHALL HAVE OTHER BYLAWS AS REQUIRED FOR THE EFFECTIVE ADMINISTRATION OF THE HOMEOWNERS' ASSOCIATIONS AS NEEDED AND AS REQUIRED BY LOCAL AND STATE LAW. A MASTER ASSOCIATION SHALL BE ESTABLISHED FOR PERPETUAL MAINTENANCE OF THE VEHICULAR ENTRANCES FROM BOTH PROVIDENCE ROAD AND NC 51. THE BOULEVARD MEDIAN AND ALL COMMON AREAS NOT ASSOCIATED WITH INDIVIDUAL PROJECTS, SUCH AS THE LAKE, THE PROPERTY NORTH OF THE LAKE, AND THE 100' BUFFER ADJACENT TO NC 51. SUB-ASSOCIATIONS MAY BE CREATED TO PROVIDE AND MAINTAIN ADDITIONAL AMENITIES FOR INDIVIDUAL PROJECTS.
13. NO STRUCTURE SHALL EXCEED FORTY (40') FEET IN HEIGHT OR THREE STORIES.
14. THIS PLAN SHALL MEET ALL REQUIREMENTS OF THE MECKLENBURG COUNTY SUBDIVISION ORDINANCE.

TRANSPORTATION NOTES:

1. VEHICULAR ACCESS POINTS TO THE PROJECT FROM PROVIDENCE ROAD AND NC 51 SHALL BE LIMITED AS INDICATED ON THE PLANS AND IN ACCORDANCE WITH THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION (NCDOT), THE MECKLENBURG COUNTY DEPARTMENT OF TRANSPORTATION (MCDOT) AND THE CHARLOTTE DEPARTMENT OF TRANSPORTATION (CDOT), AS APPLICABLE, PLANS AND STANDARDS.
2. INTERNAL STREET ACCESS POINTS SHALL BE LIMITED TO THOSE INDICATED ON THE PLANS. ALL DRIVEWAY CUTS SHALL BE IN ACCORDANCE WITH THE NCDOT, THE MCDOT AND THE CDOT AS APPLICABLE. LOCATION OF ACCESS POINTS MAY VARY TO MEET FINAL DESIGN CRITERIA.
3. LEFT TURN LANES SHALL BE INSTALLED AT ALL ACCESS POINTS FROM NC 51 IN ACCORDANCE WITH THE NCDOT, THE MCDOT AND THE CDOT, AS APPLICABLE.
4. $25,000.00 SHALL BE CONTRIBUTED TOWARD THE SIGNALIZATION OF THE INTERSECTION OF BEVERLY CREST BOULEVARD AND CANDLEWYCK LANE. $25,000.00 SHALL BE CONTRIBUTED TOWARD THE SIGNALIZATION OF THE INTERSECTION OF BEVERLY CREST BOULEVARD AND HWY. 51. A TRAFFIC STUDY WILL BE COMMISSIONED NO LONGER THAN 60 DAYS AFTER THE CERTIFICATE OF OCCUPANCY IS GRANTED FOR THE RETAIL CENTER AT THE DEVELOPER'S EXPENSE TO DETERMINE TRAFFIC LIGHT WARRANTS.
5. LOTS ADJACENT TO PROVIDENCE ROAD AND NC 51 SHALL BE SERVED BY INTERNAL ACCESS ROADS.
6. ALL PUBLIC STREETS SHALL BE CONSTRUCTED TO MEET OR EXCEED THE CHARLOTTE-MECKLENBURG LAND DEVELOPMENT STANDARDS MANUAL REQUIREMENTS.
7. THE PETITIONER, IN CONJUNCTION WITH THE WIDENING OF PROVIDENCE ROAD SHALL INSTALL A TRAFFIC CONTROL DEVICE AS SHOWN ON REZONING DOCUMENT CMP1, FIGURE A TO RESTRICT THROUGH TRAFFIC FROM BEVERLY CREST BOULEVARD TO CANDLEWYCK LANE. IN THE EVENT THAT NCDOT DOES NOT APPROVE THE PETITIONER'S REQUEST TO CONSTRUCT SAID TRAFFIC CONTROL DEVICE, THE PETITIONER SHALL NOT BE OBLIGATED TO DESIGN OR INSTALL AN ALTERNATE DEVICE THAT FURTHER RESTRICTS TRAFFIC IN OR OUT OF BEVERLY CREST BOULEVARD.
8. NO BUILDING PERMITS SHALL BE ISSUED BY THE CHARLOTTE-MECKLENBURG BUILDING STANDARDS DEPARTMENT FOR THE CONSTRUCTION OF ANY COMMERCIAL BUILDINGS OR MORE THAN 750 RESIDENTIAL UNITS UNTIL THE COMMENCEMENT OF CONSTRUCTION TO WIDEN PROVIDENCE ROAD FROM NC 51 TO BLUEBERRY LANE. CONSTRUCTION HAS COMMENCED ONCE CLEARING AND/OR THE DISTURBANCE OF EARTH HAS BEGUN ON SITE BETWEEN NC 51 AND BLUEBERRY LANE.

INNOVATIVE NOTES:

1. DEVELOPMENT WITHIN THE MX-1 DISTRICT SHALL CONFORM TO THE MECKLENBURG COUNTY ZONING ORDINANCE, BUT SHALL MEET THE FOLLOWING MINIMUM STANDARDS:

   LOT AREA - 5000 SF
   SETBACK - 20'
   BUILDING SEPARATION - 10'
   REARYARD - 15' (25' FOR REVERSE FRONTAGE LOTS ADJACENT TO PROPOSED BOULEVARD AND INTERNAL PUBLIC STREETS)
2. DETACHED GARAGES WITH BREEZEWAYS SHALL BE TREATED AS ACCESSORY STRUCTURES AND SHALL BE SEPARATED FROM THE PRIMARY STRUCTURE A MINIMUM OF 6' (EAVE TO EAVE).
3. ALL INNOVATIVE DEVELOPMENT PROPOSALS SHALL BE SUBMITTED TO AND APPROVED BY THE CHARLOTTE-MECKLENBURG PLANNING COMMISSION STAFF.
4. TRACT B AND THE REMAINDER OF TRACT E SHALL BE DEVELOPED WITH A MAXIMUM OF 85 SINGLE-FAMILY RESIDENTIAL UNITS AS SHOWN ON REZONING DOCUMENT CMP1.

COMMERCIAL CENTER NOTES:

1. DEVELOPMENT OF THE COMMERCIAL CENTER SHALL BE LIMITED TO THE FOLLOWING USES:

   FOOD STORE-NOT TO EXCEED 20,000 SF
   DRUG STORE
   BANKS
   BARBER/BEAUTY SHOP
   PROFESSIONAL OFFICES
   RETAIL: FLORIST, HARDWARE, GIFT SHOP, CLOTHING, BAKERY, DELICATESSEN, YOGURT/ICE CREAM SHOP, CAMERA SHOP, JEWELRY STORE, ANTIQUE SHOP, SPORTING GOODS, PORTRAIT STUDIO, VIDEO STORE (MOVIE RENTAL), VIDEO EQUIPMENT (SALES AND REPAIR), COMPUTER STORE, BRIDAL SHOP, EXERCISE STUDIO, CARPET/RUG STORE, BOOK STORE/NEWSSTAND, BEVERAGE STORE, SHOE SHOP (SALES AND REPAIR), ART GALLERY/FRAMING STUDIO, CRAFT/HOBBY SHOP, FURNITURE STORE, AND COFFEE SHOP.
   RESTAURANTS (NO FAST FOOD)
   LAUNDRY/DRY CLEANERS

   * NONE OF THE ABOVE ALLOWED USES SHALL BE CONSTRUED TO INCLUDE "ADULT" USES AS DEFINED BY THE MECKLENBURG COUNTY ZONING ORDINANCE.
2. THE SITE PLAN FOR THE COMMERCIAL CENTER SHALL BE SUBMITTED TO AND APPROVED BY THE CHARLOTTE-MECKLENBURG PLANNING COMMISSION STAFF.

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96-18(c)
APPROVED BY COUNTY COMMISSION
DATE July 2, 1996

BEVERLY
CREST
LIMITED

BEVERLY CREST

BEVERLY
CREST
CHARLOTTE,
NORTH CAROLINA

CONDITIONAL MASTER PLAN

REZONING PETITION
#96-18

867
3-25-96
◆ Issued

5-17-96 AS FOR PUBLIC HEARING
◆ Revised

0 50 100 200

CMP 1
◆ Sheet of