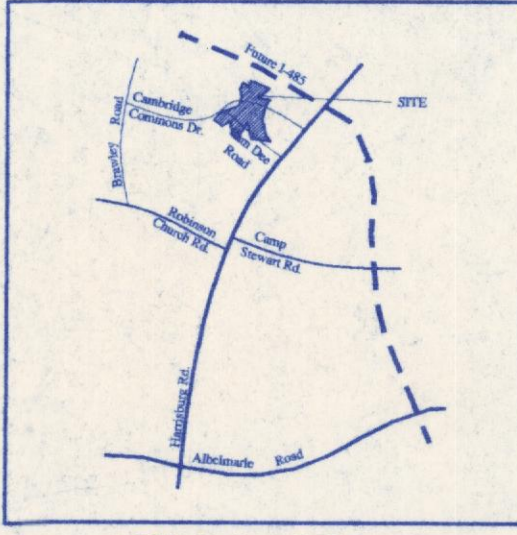


CAMBRIDGE REZONING

PETITION NO. 98-24(C)

FOR SQUIRES HOMES
MECKLENBURG COUNTY, NORTH CAROLINA
2/12/98

APPROVED BY COUNTY COMMISSION
DATE July 14, 1998



Development Data

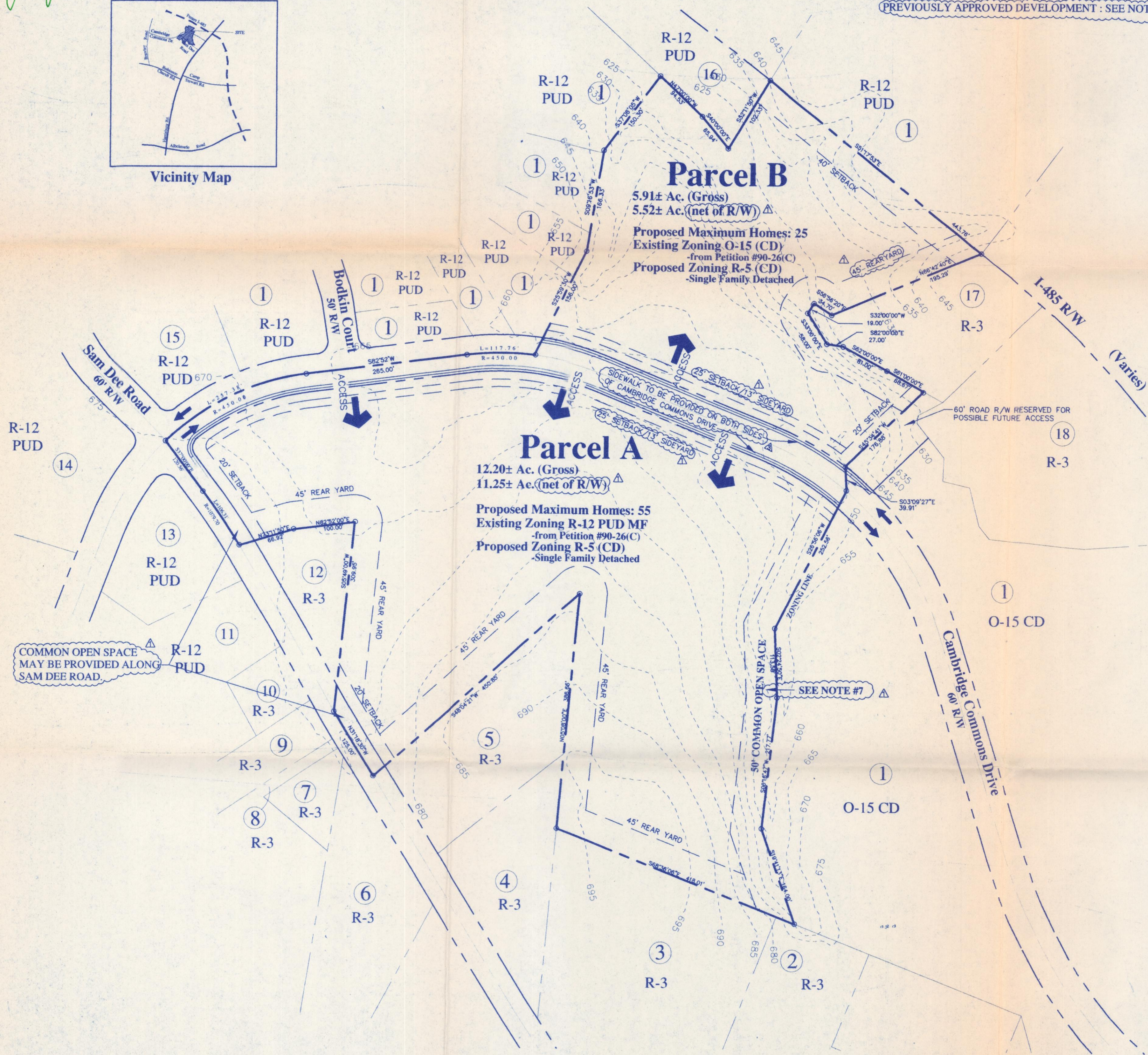
ACRES	
PARCEL A	±12.20 Ac. (11.25 net of R/W)
PARCEL B	±5.91 Ac. (5.52 net of R/W)
TOTAL	±18.11 Ac. (16.72 net of R/W)
EXISTING ZONING	
PARCEL A	R-12 PUD
PARCEL B	O-15 (CD)
PROPOSED ZONING	
PARCEL A	R-5 (CD)
PARCEL B	R-5 (CD)
PREVIOUSLY APPROVED DEVELOPMENT: SEE NOTE # 5	

General Notes

- RIGHT OF WAY AND PROPERTY LINES MADE FROM A COMPOSITE OF MAPS BY BOBBY J. RAYE, NORTH CAROLINA RLS 1108, DATED MARCH 15th, 1997.
- SURVEY INFORMATION FROM A SURVEY BY BOBBY J. RAYE. SURVEY DATED: MARCH 15th, 1990. AERIAL TOPOGRAPHY IS FROM MAPS FLOWN MARCH 1990 BY AERO DYNAMICS, INC.
- APPROXIMATE LOCATION OF I-485 (OUTER LOOP) TAKEN FROM NCDOT ROADWAY DESIGN MAP DATED SEPTEMBER 3rd, 1997.
- APPROVAL OF THIS REZONING SHALL CONSTITUTE A REVISION TO THE PREVIOUSLY APPROVED R-12 PUD PLANS AND THE O-15 (CD) ZONING PETITION.
- EXISTING APPROVED PLAN ALLOWS 118 DWELLING UNITS OF MULTI-FAMILY HOUSING ON PARCEL A, AND 35,000 S.F. OF OFFICE BUILDINGS ON PARCEL B.
- THIS PLAN HEREBY AMENDS THE ALLOWABLE SQUARE FOOTAGE IN THE OFFICE PARCEL OF PETITION #90-26(C) TO 90,000 S.F.
- 50' COMMON OPEN SPACE ALONG CREEK ON EAST SIDE OF PARCEL 'A' SHALL BE MAINTAINED AS UNDISTURBED BUFFER, EXCEPT AS IS NECESSARY TO PROVIDE POSSIBLE FUTURE WALKING TRAILS, OR UTILITIES. IF SEWER LINE IS REQUIRED ALONG THIS CREEK IT SHALL BE PROVIDED ON THE "O-15(CD)" SIDE OF THE CREEK.
- NO REVERSE FRONTAGE SHALL BE PROVIDED ALONG CAMBRIDGE COMMONS DRIVE OR SAM DEE ROAD.
- UNITS CONSTRUCTED ON PETITIONED LAND SHALL BE MADE PART OF CAMBRIDGE PUD HOMEOWNERS ASSOCIATION, PROVIDED THAT SUCH ADDITIONAL UNITS ARE APPROVED BY THAT PUD HOMEOWNERS ASSOCIATION. IF NOT, A SEPARATE ASSOCIATION WILL BE FORMED TO MAINTAIN COMMON AREAS.
- A CONCRETE SIDEWALK SHALL BE CONSTRUCTED ALONG FRONTAGE OF THIS SITE ON SAM DEE ROAD. SIDEWALK EXISTS ALONG CAMBRIDGE COMMONS DRIVE.

Development Standards

- A. PERMISSIBLE USES:**
- UP TO 80 DETACHED SINGLE-FAMILY HOMES MAY BE CONSTRUCTED ON PARCEL A & PARCEL B, TOGETHER WITH ANY INCIDENTAL OR ACCESSORY USES ASSOCIATED THEREWITH WHICH ARE PERMITTED UNDER THE MECKLENBURG COUNTY ZONING ORDINANCE (THE "ORDINANCE") IN AN R-5 ZONING DISTRICT.
- B. DEVELOPMENT REQUIREMENTS:**
- GENERAL PROVISIONS:**
AT A MINIMUM, ALL APPLICABLE DEVELOPMENT STANDARDS ESTABLISHED UNDER THE ORDINANCE FOR THE R-5 DISTRICT WILL BE SATISFIED IN CONNECTION WITH DEVELOPMENT TAKING PLACE ON PARCELS A & B.
 - ACCESS POINTS:**
VEHICULAR ACCESS TO THE SITE WILL BE LIMITED TO THE ACCESS POINTS SHOWN ON THE TECHNICAL DATA SHEET AND WILL BE LOCATED IN THE GENERAL AREAS DEPICTED. THE CONFIGURATIONS AND ULTIMATE LOCATIONS OF THESE ACCESS POINTS WITHIN THE SITE ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE CONDITIONS AND DESIGN AND ARE FURTHER SUBJECT TO APPROVAL BY THE MECKLENBURG COUNTY ENGINEERING DEPARTMENT AND THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.



Adjacent Property Owners

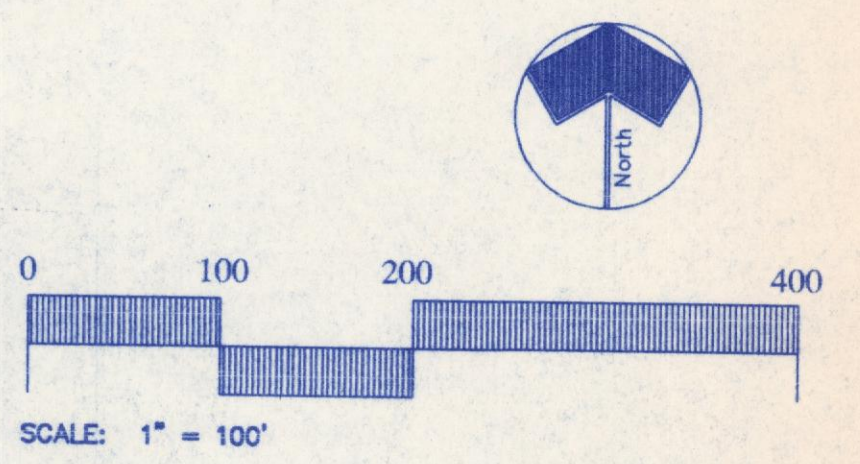
- | | |
|--|--|
| 1 BEAZER HOMES CORP.
550 EXECUTIVE CENTER DR. #120
CHARLOTTE, NC 28212
DB.8522 PG. 0760 | 10 THE OXFORD FINANCE CO., INC.
6701 N. BROAD ST.
FREDERICKS, PA 19126
DB.3483 PG. 0582 |
| 2 LEE, PRESLEY ALEXANDER
10622 HARRISBURG RD.
CHARLOTTE, NC 28215
DB.4562 PG. 0324 | 11 CAMBRIDGE HOMEOWNERS ASSOC. #100
8604 CLIFF CAMERON DR.
CHARLOTTE, NC 28269
DB.7617 PG. 0397 |
| 3 GOODE, ANGALINA
856 CAMERON AVE.
WINSTON SALEM, NC 27101
DB.2285 PG. 0191 | 12 THOMAS, FLOSSIE GARLAND
8500 SAM DEE RD.
CHARLOTTE, NC 28215
DB.5715 PG. 0793 |
| 4 SIMMON, LILLIE E.
129 HAMPTON CHURCH RD.
CHARLOTTE, NC 28262
DB.1550 PG. 0433 | 13 CAROLINA WATER SERVICE
5701 WEST PARK DR.
CHARLOTTE, NC 28217
DB.7817 PG. 0895 |
| 5 ALEXANDER, ALFRED WM.
& WF MARGARET ELLEN
325 PLYMOUTH AVE.
CHARLOTTE, NC 28206
DB.3232 PG. 0277 | 14 SULLIVAN, MARCIA J.
1801 SAM DEE RD.
CHARLOTTE, NC 28215
DB.7898 PG. 0730 |
| 6 KING, PATRICIA E.
4006 BEATTIES FORD RD.
CHARLOTTE, NC 28216
DB.4118 PG. 0935 | 15 WHITLEY, DANNY E.
8600 SAM DEE RD.
CHARLOTTE, NC 28215
DB.7878 PG. 0688 |
| 7 STACEY, LARRY
& WF NELLIE
5417 SAM DEE RD.
CHARLOTTE, NC 28215
DB.5200 PG. 0063 | 16 NORTH CAROLINA DEPT.
OF TRANSPORTATION (THE)
716 W. MAIN ST.
ALBEMARLE, NC 28801
DB.6660 PG. 0792 |
| 8 SIMPSON, T. T.
P.O. BOX 25411
CHARLOTTE, NC 28229
DB.5019 PG. 0802 | 17 HAGLER, ERNEST WILSON
& WF HELEN O.
8115 REEDY CREEK RD.
CHARLOTTE, NC 28215
DB.5094 PG. 0777 |
| 9 SWARINGER, JOHN L. (ET AL)
812 LEXH AVE.
CHARLOTTE, NC 28205
DB.3988 PG. 0005 | 18 COBB, RUSSELL ALAN
803 REEDY CREEK RD.
CHARLOTTE, NC 28215
DB.5102 PG. 0297 |

FOR PUBLIC HEARING
4/14/98

- REVISIONS IN RESPONSE TO CMPC MEMO FROM KEITH MACVEAN DATED 4/6/98. REVISIONS DATED 4/14/98
- REVISED GENERAL NOTES #5 & #6 IN RESPONSE TO CHANGES IN THE AMOUNT SQUARE FEET OF OFFICE SPACE FOR PARCELS A & B. REVISIONS DATED 5/13/98
- ADDED NOTE FOR SIDEWALK ON BOTH SIDES OF CAMBRIDGE COMMONS DRIVE. REVISIONS DATED 5/28/98



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Landscape Architects
Planners & Engineers
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Charlotte, NC 28204
704/332-1204



TECHNICAL DATA PLAN

SHEET NO.
RZ-1
OF 1
97089\CAMBASE.DWG