

STATEMENT OF INTENT

THE PETITIONER PLANS TO DEVELOP THIS PLAN AS A COORDINATED MIXED-USE DEVELOPMENT WHICH IS CONSISTENT WITH AND FOSTERS THE OBJECTIVES AND LAND USE POLICIES ESTABLISHED UNDER THE PROPOSED EAST MECKLENBURG DISTRICT PLAN.

GENERAL PROVISIONS

EXCEPT AS OTHERWISE PROVIDED IN THIS REZONING PLAN, ALL DEVELOPMENT STANDARDS ESTABLISHED UNDER THE MECKLENBURG COUNTY ZONING ORDINANCE (THE "ORDINANCE") FOR THE B-1(CD) ZONING DISTRICT CLASSIFICATION SHALL BE FOLLOWED IN CONNECTION WITH DEVELOPMENT TAKING PLACE. THE BUILDING HEIGHT, PLACEMENTS, AND SIZES SHOWN ON THE ILLUSTRATIVE PLAN ARE SCHEMATIC IN NATURE, AND MAY BE ALTERED OR MODIFIED DURING DESIGN DEVELOPMENT AND CONSTRUCTION DOCUMENT PHASES. PARKING LAYOUTS MAY ALSO BE MODIFIED TO ACCOMMODATE FINAL BUILDING LOCATIONS.

(THROUGHOUT THIS REZONING APPLICATION, THE TERM "PETITIONER" SHALL BE DEEMED TO INCLUDE THE PETITIONER, SUCCESSORS, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS OF THE PETITIONER.)

PERMITTED USES

THE PARCEL MAY BE DEVOTED TO ANY USE (INCLUDING ANY ACCESSORY USE) WHICH IS PERMITTED BY RIGHT OR UNDER PRESCRIBED CONDITIONS IN A B-1(CD) ZONING DISTRICT.

THE PROPOSED GASOLINE SERVICE STATION MUST BE ARCHITECTURALLY COMPATIBLE WITH THE SHOPPING CENTER COMPONENT, MAY NOT HAVE DIRECT CURB CUT ACCESS TO HARRISBURG ROAD AND MUST BE DESIGNED AND LANDSCAPED TO MINIMIZE ITS IMPACT ON ADJOINING PROPERTIES. ANY OUTSIDE STORAGE AREAS OR DUMPSTER PADS MUST BE VISUALLY SCREENED FROM THE VIEW OF VEHICLES TRAVELING ALONG HARRISBURG ROAD BY MATERIALS COMPATIBLE WITH THE GASOLINE SERVICE STATION BUILDING, BY PLANTINGS, OR BY A COMBINATION THEREOF.

SETBACKS AREAS

- THE SETBACK AREAS DEPICTED ON THIS REZONING PLAN ARE TO REMAIN AS OPEN SPACE, EXCEPT TO THE EXTENT NECESSARY TO ACCOMMODATE PEDESTRIAN PATHWAYS, ACCESS POINTS, WALLS, BENCHES, FENCES, GRADING, LIGHTING, SIGNS AND GRAPHICS (AS PERMITTED BY THE ORDINANCE), DRAINAGE OR UTILITY CONSTRUCTION.
- GRADING MAY BE PERFORMED AND SLOPES AND BERMS MAY BE INSTALLED WITHIN ALL SETBACK AREAS.
- NO BUILDING OR PARKING LOTS MAY BE PLACED WITHIN ANY SETBACK AREA SPECIFICALLY DESIGNATED ON THIS REZONING PLAN.

LANDSCAPING AND SCREENING

- SCREENING SHALL, IN ADDITION TO SATISFYING THE MINIMUM STANDARDS ESTABLISHED UNDER THE ORDINANCE, CONFORM WITH THE STANDARDS AND TREATMENTS SPECIFIED ON THIS REZONING PLAN.
- ANY NEW TREES PLANTED WITHIN SETBACKS AREAS SHALL BE MINIMUM OF 2 INCHES IN CALIPER AND 8 FEET IN HEIGHT AT PLANTING. SPECIES WILL INCLUDE DECIDUOUS AND EVERGREEN TREES SUCH AS: CORNUS FLORIDA (FLOWERING DOGWOOD), PRUNUS CALLENERIANA (BRADFORD PEACH), ILEX OPACA (AMERICAN HOLLY), JUNIPERUS VIRGINIANA (EASTERN RED CEDAR), PINUS MEXICA (LOBLOLLY PINE), QUERCUS (WHITE OAK), QUERCUS PHELLODES (WILLOW OAK), AND ACER RUBRUM (RED MAPLE).
- SHRUBS PLANTED WITHIN BUFFER AREAS SHALL BE A MINIMUM OF 2.5 FEET IN HEIGHT AT PLANTING. VARIETIES WILL INCLUDE EVERGREEN SHRUBS SUCH AS: MYRTICA CERIFERA (WAX MYRTLE), ELAEAGNUS PUNGENS (ELAGANIS), PHOTINIA FRASERI (RED TIP PHOTINIA), LIGUSTRUM JAPONICUM (JAPANESE PRIVET), LIGUSTRUM LUCIDUM (GLOSSY PRIVET) AND ILEX CORNUTA ('BURFORDII NANA' (DWARF BURFORD HOLLY)).
- ALL DUMPSTERS LOCATED ON SITE WILL BE SCREENED WITH A SOLID ENCLOSURE WITH GATES.
- AN AREA EQUAL TO AT LEAST 10% OF THE PAVED SURFACE OF EACH PARKING AREA CONTRIBUTED WITHIN THE DEVELOPMENT WHICH CONTAINS MORE THAN 10 SPACES MUST BE LANDSCAPED WITH PLANTINGS AND TREES. THE MINIMUM WIDTH OF LANDSCAPED ISLANDS OR PLANTING STRIPS WHERE PROVIDED SHALL BE 8 FEET. IF A SIDEWALK IS INCLUDED IN THE PLANTING STRIP, THE LANDSCAPE AREA MAY BE REDUCED TO 6 FEET.

UTILITY DISTRIBUTION LINES

- SECONDARY ELECTRICAL LINES SERVING THE UNITS IN THE PAD SHALL BE UNDERGROUND.

PARKING

- THE PARKING AREAS DEPICTED ON THIS REZONING PLAN MAY VARY BUT WILL MEET THE MINIMUM STANDARDS ESTABLISHED BY THE ORDINANCE.
- NO PARKING SHALL BE PERMITTED WITHIN DESIGNATED SETBACK AREAS.

EXISTING SIGNAGE

THE DEVELOPER AGREES TO WORK WITH THE N.C.D.O.T. AND THE CAMBRIDGE COMMONS HOMEOWNERS ASSOCIATION IN RELOCATING THE EXISTING NEIGHBORHOOD MONUMENT SIGN.

LIGHTING

- A UNIFORM LIGHTING SYSTEM WILL BE EMPLOYED THROUGHOUT THE DEVELOPMENT.
- ALL DIRECT LIGHTING INSTALLED WILL BE DESIGNED AND INSTALLED SO AS TO MINIMIZE GLARE TOWARDS ADJACENT PROPERTIES.
- LIGHTS INSTALLED UNDER THE CANOPY SHOULD BE SHIELDED IN SUCH A MANNER THAT THEY ARE NOT VISIBLE FROM ADJOINING PROPERTIES PROPERTIES OR FROM VIEW FROM THE PUBLIC STREET (LIGHTS SHOULD SHINE DOWNWARD).
- WALL PACKS ARE NOT ALLOWED ON BUILDINGS.
- DETACHED LIGHTS WILL BE LIMITED TO 15 FEET IN HEIGHT.

SIGNS

- ALL PERMANENT SIGNS ERRECTED ON THE SITE WILL COMPLY WITH THE ORDINANCE.
- ALL DETACHED SIGNS MUST BE FIXED AND MAY NOT MOVE, ROTATE, OR FLASH.
- A MASTER DIRECTIONAL AND INFORMATIONAL SIGNAGE AND GRAPHIC SYSTEM WILL BE ADOPTED AND IMPLEMENTED THROUGHOUT THE SITE.
- ALL FREE-STANDING BUILDING AND TENANT IDENTIFICATION SIGNS OR GRAPHICS WILL BE COMPLEMENTARY IN SCALE AND APPEARANCE TO THE STRUCTURES WHICH THEY IDENTIFY, AND EACH SIGN REFERRED TO A STRUCTURE WILL BE COMPATIBLE WITH ITS ARCHITECTURAL DESIGN.
- THE DETACHED SIGN FOR THIS USE IS LIMITED TO A GROUND MOUNTED SIGN WITH A MAXIMUM HEIGHT OF FOUR FEET AND WITH NO MORE SIGN COPY AREA THAN 50 SQUARE FEET.

ACCESS POINTS

- THE OUTPARCEL IS NOT TO HAVE DIRECT ACCESS TO HARRISBURG ROAD OR CAMBRIDGE COMMONS DRIVE. ACCESS SHOULD BE PROVIDED THROUGH SHOPPING CENTER ONLY.

ARCHITECTURAL CONTROLS

- THE SHOPPING CENTER WILL BE DEVELOPED AS A HIGH QUALITY, MODERATELY SCALED, MIXED-USE CENTER OFFERING A WIDE RANGE OF PERSONAL AND PROFESSIONAL SERVICES IN A COORDINATED SETTING, SO AS TO INSURE THAT THE RETAIL AND OFFICE COMPONENTS ARE COMPATIBLE WITH EACH OTHER AND ARE COMPLEMENTARY TO RESIDENTIAL COMMUNITIES THAT MAY BE DEVELOPED ON ADJOINING PROPERTIES.
- ALL BUILDINGS WILL BE CONSISTENT WITH THE SHOPPING CENTER COMPONENT IN ITS USE OF COLORS, MATERIALS, TEXTURES, ARCHITECTURAL FACADES, ROOF LINES, BUILDING MASS, SCALES, ETC.
- THE PETITIONERS INTEND TO ACHIEVE COMPATIBILITY OF VISUAL AESTHETICS AND ARCHITECTURAL DESIGN OF BUILDINGS CONSTRUCTED THROUGH THE USE OF ONE OR A COMBINATION OF COLORS, MATERIALS, TEXTURES, ARCHITECTURAL FACADES, ROOF LINES, BUILDING MASS, SCALE, AND SIMILAR CRITERIA, SO LONG AS COMPATIBILITY IN AESTHETICS AND DESIGN IS ACHIEVED.

STORM WATER MANAGEMENT

STORM WATER WILL BE MANAGED BY THE USE OF A RETENTION POND ON THE WEST SIDE OF THE SHOPPING CENTER. NO STORM WATER RETENTION PONDS ARE PERMITTED WITHIN REQUIRED SETBACKS.

EROSION AND SEDIMENT CONTROL

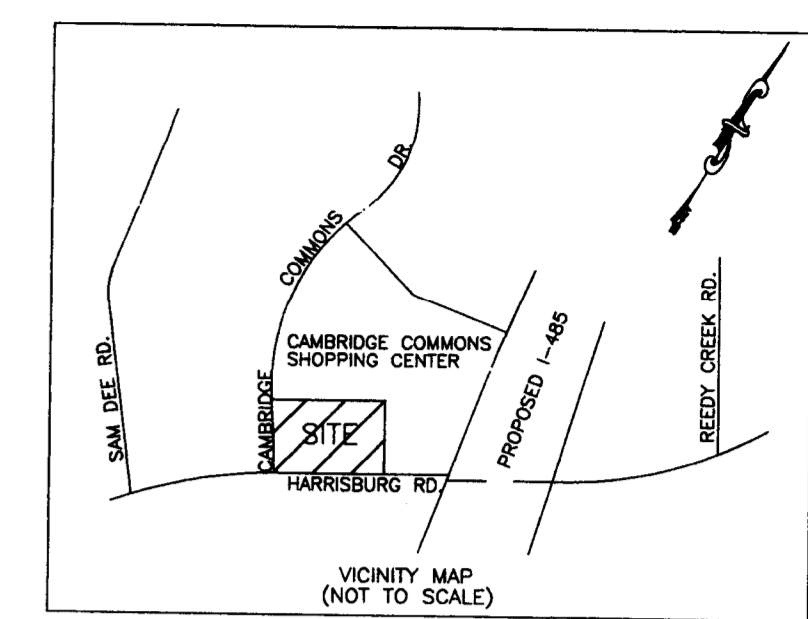
THE PETITIONER WILL COMPLY WITH ALL EROSION AND SEDIMENTATION CONTROL REQUIREMENTS APPLICABLE IN MECKLENBURG COUNTY. IN SECURING APPROVAL FOR THE EROSION CONTROL PLAN, ADDITIONAL ATTENTION WILL BE GIVEN TO CONTROLLING EROSION ALONG ROADWAY SHOULDERS.

OUTERBELT ROAD

- IF THE OUTERBELT R.O.W. CONFIGURATION IS SUBSTANTIALLY AS SHOWN ON THIS PLAN, THE R.O.W. WILL BE DEDICATED PRIOR TO OCCUPANCY PERMITS BEING ISSUED ON ADJACENT LAND.
- IF, PRIOR TO ISSUANCE OF ANY BUILDING PERMIT FOR BUILDINGS IN THE B-1(SCD), B-1(CD), OR O-15(CD) AREAS, IT IS DETERMINED BY NCOT THAT ADDITIONAL RIGHT-OF-WAY IS NEEDED TO ACCOMMODATE THE OUTERBELT ROADWAY, THE PETITIONER AGREES TO ENLARGE A VALUE ON THIS LAND REFLECTIVE OF R-15 ZONING INSTEAD OF SERVING A B-1(SCD), B-1(CD), OR O-15(CD) VALUE.
- THE PETITIONER AGREES THAT NO CONSTRUCTION SHALL BE INITIATED WITHIN THE B-1(SCD), B-1(CD), OR O-15(CD) PORTIONS OF THIS PLAN UNTIL A DETERMINATION HAS BEEN MADE BY THE TRIAL COURT IN THE PENDING LITIGATION FILED BY SEVERAL MECKLENBURG COUNTY RESIDENTS CONTESTING LOCATION OF THE OUTERBELT ROADWAY.
- IF, PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT FOR BUILDINGS IN THE B-1(SCD), B-1(CD), OR O-15(CD) AREAS, THE OUTERBELT ROADWAY IS MOVED SO THAT THE B-1(SCD), B-1(CD) AND O-15(CD) AREAS ARE NO LONGER ABUTTING OR IN CLOSE PROXIMITY TO THE OUTERBELT ROADWAY, THE PETITIONER SHALL INITIATE A REQUEST TO REZONE THE B-1(SCD), B-1(CD) AND O-15(CD) AREAS TO A REASONABLE AND APPROPRIATE RESIDENTIAL CLASSIFICATION.

SIDEWALKS

- A 5 FOOT WALK WITH AN 8 FOOT PLANTING STRIP ON BOTH ROADWAYS IS TO BE INSTALLED UPON COMPLETION OF N.C.D.O.T. ROAD IMPROVEMENTS ALONG HARRISBURG ROAD.



- NOTES:**
- THIS MAP IS NOT A CERTIFIED SURVEY.
 - BOUNDARY INFORMATION AND NOTES TAKEN FROM REZONING PLAN PROVIDED BY DPR ASSOCIATES, INC. (REV. 1/15/91)
 - THE UTILITIES SHOWN ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THIS PLAN; THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION. CONFLICTS BETWEEN EXISTING UTILITIES AND PROPOSED EXCAVATION SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
 - THE CONTRACTOR IS RESPONSIBLE FOR REPAIR AND/OR REPLACEMENT OF ANY UTILITIES DAMAGED DURING CONSTRUCTION.
 - THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL NECESSARY PERMITS AND APPROVALS HAVE BEEN OBTAINED PRIOR TO CONSTRUCTION. THESE PERMITS AND APPROVALS MAY INCLUDE, BUT ARE NOT LIMITED TO, GRADING, DEMOLITION, ZONING, BUILDING, DRIVEWAY, DETENTION, SUBDIVISION, SPECIAL USE, SEWER AND WATER.

DEVELOPMENT DATA
 PETITION #98-41(C)
 EXISTING ZONING: O-15(CD) AND B-1(SCD)
 PROPOSED ZONING: B-1 CD
 EXISTING ZONING AREA: 1.56 AC.
 PROPOSED ZONING AREA: 1.95 AC.
 PROPOSED USE: RETAIL GAS STATION
 TOTAL LOT AREA=1.79 AC.
 MAXIMUM ALLOWABLE BUILDING AREA: 12,000 SF

98-41C

APPROVED BY COUNTY COMMISSION
 DATE October 13, 1998

FOR PUBLIC HEARING

CAMBRIDGE COMMONS SHOPPING CENTER
 MECKLENBURG CO., NORTH CAROLINA

SITE PLAN

File # 98040 Date: 07/02/98 Project Eg: CN

ISAACS GROUP
 CIVIL ENGINEERING DESIGN AND CONSULTING

5605 77 CENTER DRIVE, SUITE 250
 CHARLOTTE, N.C. 28217
 PHONE (704) 527-3440 FAX (704) 527-8335

C1.0

PRELIMINARY PLAN
 DO NOT USE FOR CONSTRUCTION

NO.	BY	DATE	REVISION
1	HPW	8/19/98	REV PER CITY
2	BTU	9/25/98	REV PER CITY
3	BTU	10/1/98	REV PER CITY

