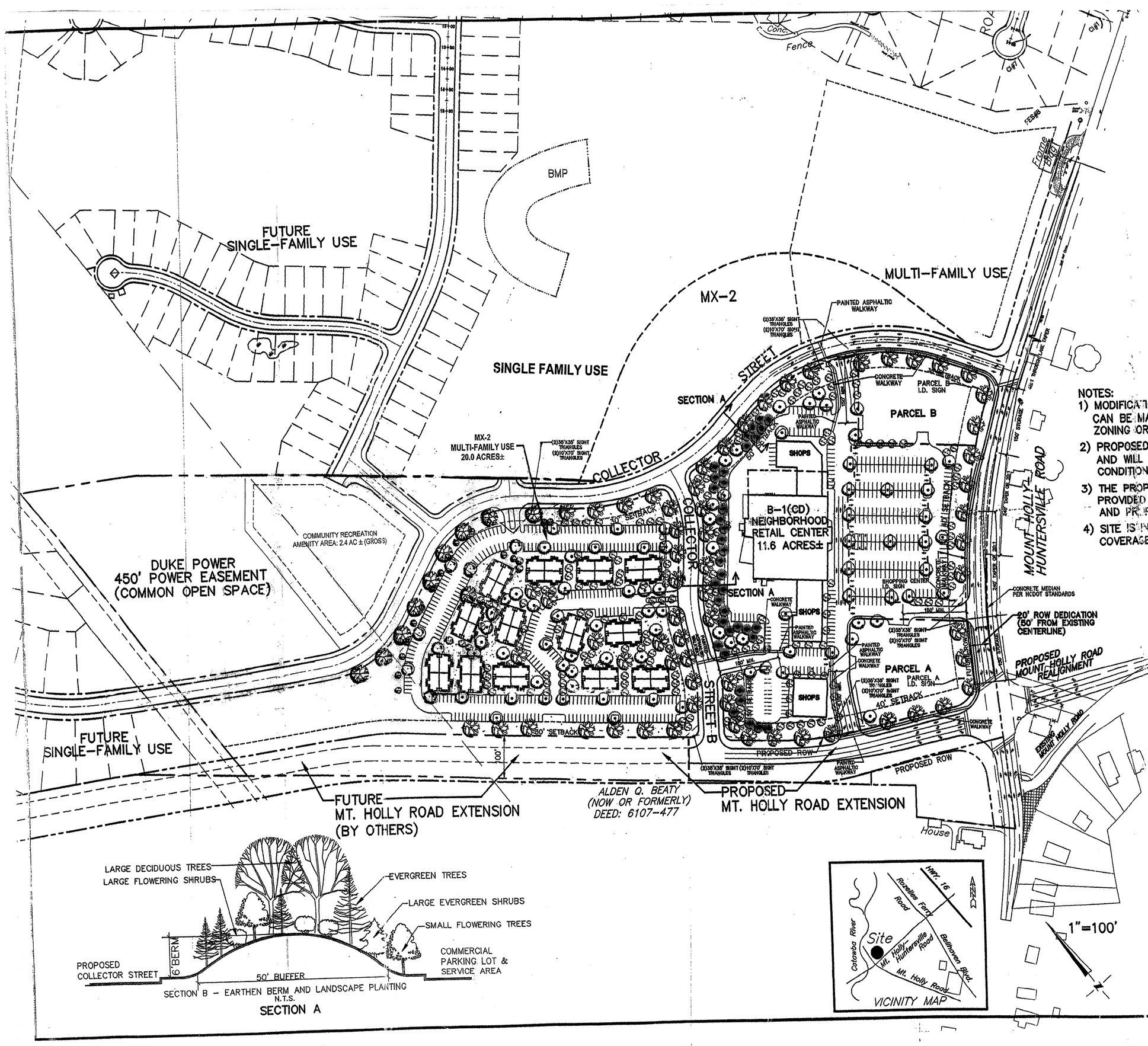


NOTES:
1) MODIFICATIONS TO THE ILLUSTRATIVE SITE PLAN CAN BE MADE PER SECTION 6.206(2) OF THE ZONING ORDINANCE.
2) PROPOSED PLANTING SHOWN IS CONCEPTUAL ONLY AND WILL BE SUBJECT TO CHANGE ON ACTUAL SITE CONDITIONS AND URBAN FORESTRY STAFF APPROVAL.
3) THE PROPOSED REALIGNMENT OF MT. HOLLY ROAD WAS PROVIDED BY C-DOT., NC-DOT AND THE CITY'S ENGINEERING AND PROPERTY MANAGEMENT DEPARTMENT.
4) SITE IS IN THE PA1 WHICH ALLOWS 24% MAX. IMPERVIOUS COVERAGE. THE PROPOSED SITE CONCEPT IS ±20% COVERAGE.

APPROVED BY CITY COUNCIL
DATE 01/16/01

ATTACHED TO ADMINISTRATIVE APPROVAL
DATE: October 29, 2003
BY: MARTIN R. CRAMTON, JR.

PETITION #00-139
FOR PUBLIC HEARING
ILLUSTRATIVE SITE PLAN

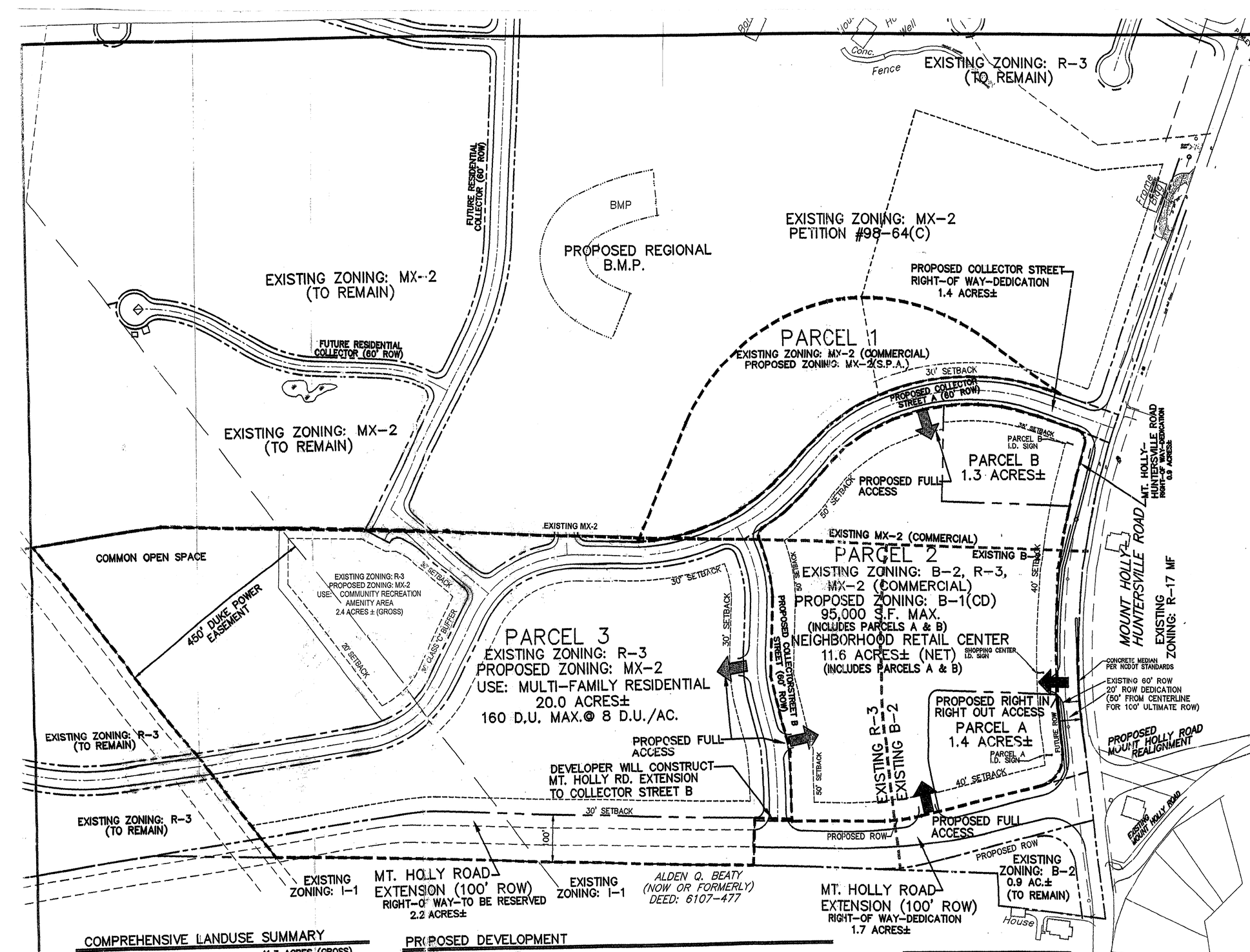
CATAWBA PLANTATION

MECKLENBURG COUNTY, NORTH CAROLINA
CHARLOTTE, NORTH CAROLINA, 28210, 704-54

JULY 21, 2000
REV. 10/19/00
REV. 12/06/00

COOPER ENVIRONMENTAL
ENGINEERS GEOLOGISTS SCIENTISTS
2300 SARDIS ROAD NORTH
SUITE Q
CHARLOTTE, NC 28227
(704) 845-2000

2000-139AA



DEVELOPMENT NOTES:

GENERAL
1. The Site Plan consists of the Technical Data Plan and the illustrative Site Plan (collectively, "Site Plan"). The Technical Data Plan contains development notes and conditions regarding vehicular access points, buffers/ setbacks, generalized building size, parking ratios, development type and intensity, etc. The Illustrative Site Plan depicts a development scenario based upon the conditions imposed by the Technical Data Plan, but other development scenarios are permitted as a matter of right which allow alternative arrangements of buildings/parking/circulation areas, building footprints and shapes, lot layouts, etc. as allowed per Section 6.206. All proposed development on the Site shall comply with ordinance requirements regarding the number and arrangement of off-street parking spaces (see 12.202) signage, yard dimensions, buffers, screening (see 12.303), and landscaping (see 12.208).
2. The proposed zoning supports a mixed-use development containing multi-family residential, single family residential and commercial uses. Retail, Office ,Restaurant and/or similar uses as permitted under the B-1 district shall be allowed in Parcel 2.
3. The Site Plan illustrates the use of the high density options and requirements associated with watershed standards in both the critical and protected areas of the Site.
4. The Community Recreation/Amenity Area shown on the Site Plan is part of a larger common open space system associated with the Petitioner's adjoining land and will be developed/improved in conjunction with the overall open space system as shown in previous rezoning site plans. The open space shown on the Site Plan is part of a larger common open space system associated with the Petitioner's adjoining land and will be developed/improved in conjunction with the overall open space system. This area will include a multi-use playing field.
5. The MX-2 Site Plan Amendment portion of the Site Plan (4.0 acres) proposes a maximum of 32 multi-family dwelling units. These 32 units are in addition to 295 multi-family units approved under Rezoning Petition 98-64 (c). The total number of units in both parcels will not exceed 327 dwelling units.
6. Parcel 3 may have up to 160 multi-family dwelling units and will be part of the overall homeowners association for Catawba Plantation.
7. Within Parcel 2, Parcel A and Parcel B, together, may not have more than one (1) gas station/convenience store.

SITE DESIGN/BUFFERS/SETBACKS
1. Storm water detention, water quality basin (BMP) for the proposed development may be located in a regional facility as depicted on this Technical Data Plan (location and dimensions are approximate). The project will comply with P.A.-1 watershed regulations.
2. The setbacks within the Site Plan vary depending on adjoining use conditions and will be established as depicted on the Technical Data Plan. The 50 ft. setbacks within Parcel 2 will include a 6 ft. berm as further described on the Illustrative Site Plan as "Section A".
3. Trees located in the setback area along Mt. Holly-Huntersville Road which are 6 inches or greater in caliper shall be preserved provided they do not interfere with the slopes necessary to widen Mt. Holly-Huntersville Road. The streetscape along the Mt. Holly-Huntersville Road frontage on Parcel 2 will be designed to be consistent with Catawba Plantation Master Plan.
4. The Petitioner/Developer shall provide a 8 foot sidewalk with an 8 foot planting strip provided the 8 foot sidewalk remains within the right-of-way along the Property's Mt. Holly-Huntersville Road. The 8 foot planting strip may be reduced to a minimum of 5 feet to keep the 8 foot sidewalk within the right-of-way. The sidewalk may meander within the right-of-way to save existing mature trees 6 inches in caliper and greater. Sidewalks shall be constructed within Parcel 2 as depicted on Site Plan.
5. As indicated on the Technical Data Plan, the Petitioner/Developer shall extend two (2) pedestrian access connections from Parcel 1 and Parcel 3 (the multi-family areas) to Parcel 2 (the proposed commercial area). The pedestrian connections through the parking area shall be designed and constructed as a sidewalk generally in the fashion shown on the Illustrative Site Plan. Painted asphaltic sidewalks shall be used where the pedestrian access connection crosses the proposed Collector Streets so as to identify the pedestrian crossing.

TRANSPORTATION
1. The Petitioner shall dedicate land along the Site's Mt. Holly-Huntersville Road frontage sufficient to establish a right-of-way of 50 feet as measured from the centerline of the existing right-of-way. The dedication shall occur prior to the issuance of any building permit associated with the proposed commercial development within Parcel 2. The 40 foot setback along Mt. Holly-Huntersville Road shall be measured from the new right-of-way line.
2. Petitioner shall install such improvements to existing and proposed rights-of-way to conform with the recommendations of the Traffic Impact Analysis (TIA), subject to approval by Mecklenburg County Engineering and the Charlotte Department of Transportation; provided however the realignment of the Mt. Holly Road/Mt. Holly-Huntersville Road intersection shall be implemented prior to occupancy of the proposed neighborhood retail center only.
3. The location of the driveway connections to the Collector Streets will be as shown approximately on the Technical Data Plan. The locations of the driveway connections may be moved provided the number of connections are not increased.
4. The driveway connection to Parcel 2 from Mt. Holly-Huntersville Road will be limited to right-in/right-out movement. A concrete median will be constructed in Mt. Holly-Huntersville Road in front of the driveway connection to prohibit left turn movements.
5. The linear extent of the future Mt. Holly Road Extension construction by the petitioner/developer is depicted on the Technical Data Plan. Prior to issuing a Certificate of Occupancy (CO) for the proposed neighborhood retail center within Parcel 2, the through lanes and associated turn lanes to re-align the intersection of Mt. Holly- Huntersville Road and Mt. Holly Road must be constructed in conformance with the recommendations of the Traffic Impact Analysis as approved by North Carolina Department of Transportation (NC-DOT) and the Charlotte Department of Transportation (C-DOT). Petitioner may develop Parcel 1, Parcel 3 and Parcel A and Parcel B within Parcel 2 (not to exceed 10,000 square feet of building area total), prior to construction of the right-of-way and intersection improvements at Mt. Holly Road and Mt. Holly-Huntersville Road.
6. The Petitioner/Developer shall dedicate right-of-way along Parcel 2's Future Mt. Holly Road Extension frontage sufficient to establish a 100 foot right-of-way width as depicted on the Site Plan up to the edge of Parcel 3 as depicted on the Site Plan. Additional right-of-way, as depicted on the Site Plan, shall be reserved along Parcel 3. The precise alignment of the road may vary somewhat from that depicted to conform with NC-DOT and/or C-DOT requirements, design/site constraints, etc. The dedication of future Mt. Holly Road Extension right-of-way and construction of the of the Roadway improvements fronting along Parcel 2 shall occur prior to the issuance of a Certificate of occupancy for the proposed neighborhood shopping center within Parcel 2.
7. The Petitioner/Developer shall construct, as defined below, an additional lane along Parcel 2's frontage along Mt. Holly-Huntersville Road. The Petitioner/Developer will complete necessary grading and install curb and gutter to Charlotte DOT standards and the Charlotte DOT will pave and stripe the additional lane. The Petitioner/Developer will construct the proposed left turn as depicted on the Site Plan. All improvements to Mt. Holly-Huntersville Road will conform with NC-DOT and Charlotte DOT requirements/ Collector Street B right-of-way shall be dedicated and roadway improvements shall be constructed prior to issuance of a Certificate of Occupancy for residential units in Parcel 3 provided that the Mt. Holly Road Extension is constructed.
8. Adequate sight distance triangles will be reserved at the entrances. Two 35' x 35' and two 10' x 70' sight triangles are required for each of the entrances to meet sight distance requirements. All proposed trees, berms, walls, fences and/or identification signs will not be installed within these sight distance triangles.

ARCHITECTURAL
1. Wall pack type down lighting may be permitted on commercial buildings provided such lighting is designed to broadcast light down and contain such light within the Site. The maximum height of detached lights in all parking lot areas shall be 25 feet.
2. All dumpsters shall be screened with solid enclosures with gates.
3. The maximum height for buildings located within the commercial area shall be 30 feet above the FFE, excluding the parapet wall, roof mounted screening, the architectural tower feature and the hip roofs.
4. Buildings in the commercial area shall be designed and constructed with similar complete story architectural styles, features and colors.
5. Detached signage in the commercial area along Mt. Holly Road and Mt. Holly-Huntersville Road shall be limited to the following: 1) One (1) shopping center identification sign along Mt. Holly-Huntersville Road as noted on the Technical Data Plan up to 14 feet high and 75 square feet in size; 2) One (1) ground mounted sign for Parcel A and Parcel B up to 4 feet high and 50 square feet in size.
6. No wall mounted identification signs shall be permitted on the rear elevation of the shopping center.
7. Mechanical equipment on the roof of the shopping center shall be screened by means of a parapet wall or roof mounted screening.
8. Light fixtures associated with the underside of any gasoline canopy shall be mounted flush with underneath side of the canopy or otherwise concealed/shielded to direct light down to the surface and eliminate light broadcasting off the Site.

PETITION #00-139
FOR PUBLIC HEARING
TECHNICAL DATA PLAN

ATTACHED TO ADMINISTRATIVE APPROVAL
DATED: October 29, 2003
BY: MARTIN R. CRAMTON, JR.

CATAWBA PLANTATION

MECKLENBURG COUNTY, NORTH CAROLINA
CHARLOTTE, NORTH CAROLINA, 28210, 704-542-3353

JULY 21, 2000
REV. 10/19/00
REV. 12/06/00
REV. 10/22/03 (height)

COOPER ENVIRONMENTAL
ENGINEERS GEOLOGISTS SCIENTISTS
2300 SARDIS ROAD NORTH
SUITE Q
CHARLOTTE, NC 28227
(704) 845-2000

COMPREHENSIVE LANDUSE SUMMARY

TOTAL SITE AREA:	41.3 ACRES (GROSS)
RIGHT-OF-WAY DEDICATION:	
1) MT. HOLLY RD. EXTENSION (RESERVED):	2.2 ACRES
1) MT. HOLLY RD. EXTENSION (DEDICATED):	1.7 ACRES
2) MT. HOLLY HUNTERSVILLE:	0.9 ACRES
3) PROPOSED COLLECTOR B:	0.9 ACRES
TOTAL:	5.7 ACRES
TOTAL SITE AREA:	35.6 ACRES (NET)

EXISTING ZONING: B-2, MX-2 (COMMERCIAL), R-3
PROPOSED ZONING: MX-2 (RESIDENTIAL), B-1 (CD)

EXISTING ZONING AREAS	
1) B-2:	5.0 ACRES
2) MX-2 (COMMERCIAL):	6.5 ACRES
3) R-3:	29.8 ACRES
TOTAL:	41.3 ACRES (GROSS)

PROPOSED DEVELOPMENT

PARCEL 1:
TOTAL SITE AREA: 4.0 ACRES ±
EXISTING ZONING: MX-2 (COMMERCIAL)
PROPOSED ZONING: MX-2 (*S.P.A. RESIDENTIAL)
PROPOSED USE: MX-2 (MULTI-FAMILY)
MX-2 (SINGLE FAMILY)
TOTAL UNITS: 8 D.U./AC. = 32 (ALLOWED)
SINGLE FAMILY: 20 (PROVIDED)
MULTI-FAMILY: 9 (PROVIDED)
*S.P.A – SITE PLAN ADMENDMENT TO 98-64(C)

PARCEL 2:
TOTAL SITE AREA: 11.6 ACRES ± (EXCL. ROW, INCL. PARCELS A & B)
EXISTING ZONING: B-2, MX-2 (COMMERCIAL), R-3
PROPOSED ZONING: B-1 (CD)
PROPOSED USE: RETAIL
TOTAL BUILDING AREA: 95,000 SF

PARCEL 3:
TOTAL SITE AREA: 20.0 ACRES±
EXISTING ZONING: R-3
PROPOSED ZONING: MX-2 (RESIDENTIAL)
PROPOSED USE: MX-2 (MULTI-FAMILY)
TOTAL UNITS: 8 D.U./AC.=160

LEGEND
EXISTING ZONING LINE
PROPOSED ZONING LINE
PROPOSED ACCESS POINTS

CHARLOTTE - MECKLENBURG
PLANNING COMMISSION
INTER - OFFICE COMMUNICATION

DATE: October 29, 2003

FROM: Martin R. Cramton, Jr.
Planning Director

TO: Robert Brandon
Zoning Administrator

SUBJECT: Administrative Approval for Petition No. 2000-139 Cambridge Properties, Inc.

Attached is the revised plan for the above petition. The plan has been revised to change the allowable height for parapet walls, roof mounted screening, the architectural tower feature and the hip roofs located in the commercial center to exceed 30-feet above the FFE elevation. Since these changes do not alter the intent of the development and meet the requirements of the Charlotte Zoning Ordinance Section 6.206(2) Alterations to Approval for minor changes, I am administratively approving this plan. Please use this plan when evaluating requests for building permits and certificates of occupancy.

Note that all other ordinance requirements still apply.