

Cambridge

Rezoning Plan

Petition #90-26(c) Date: 4-25-90 Job #90026
Rev: 8-22-90

Mecklenburg County, North Carolina
Petitioner: Squires Homes, Inc.



Development Data

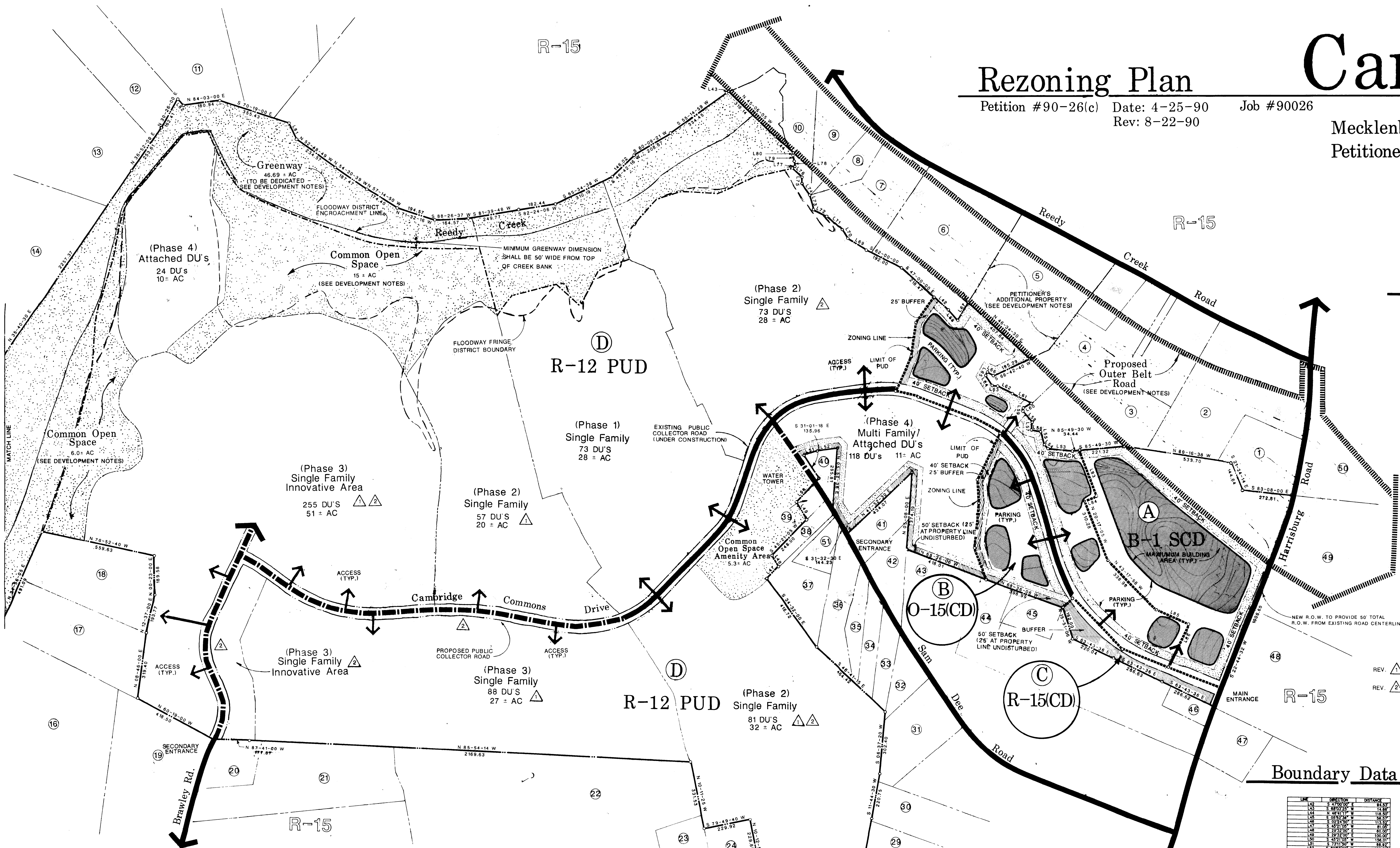
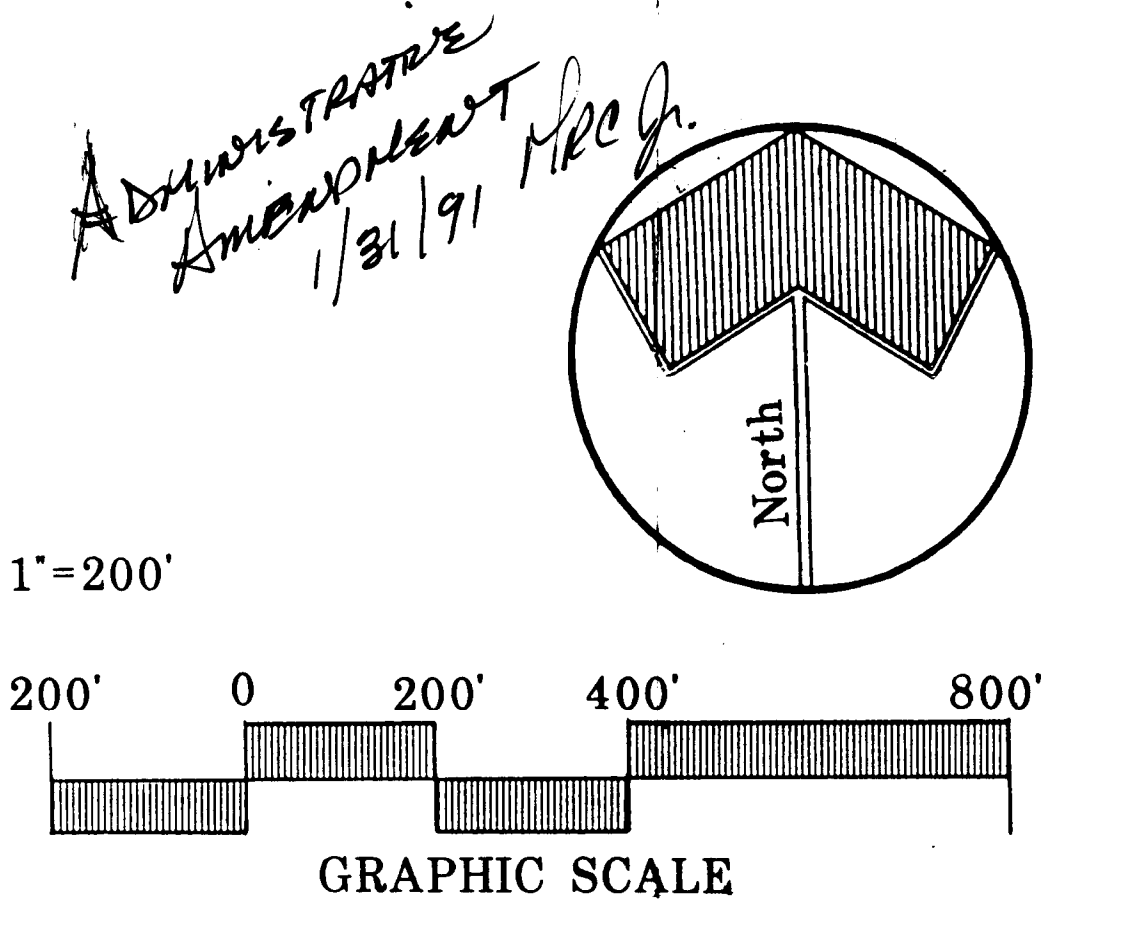
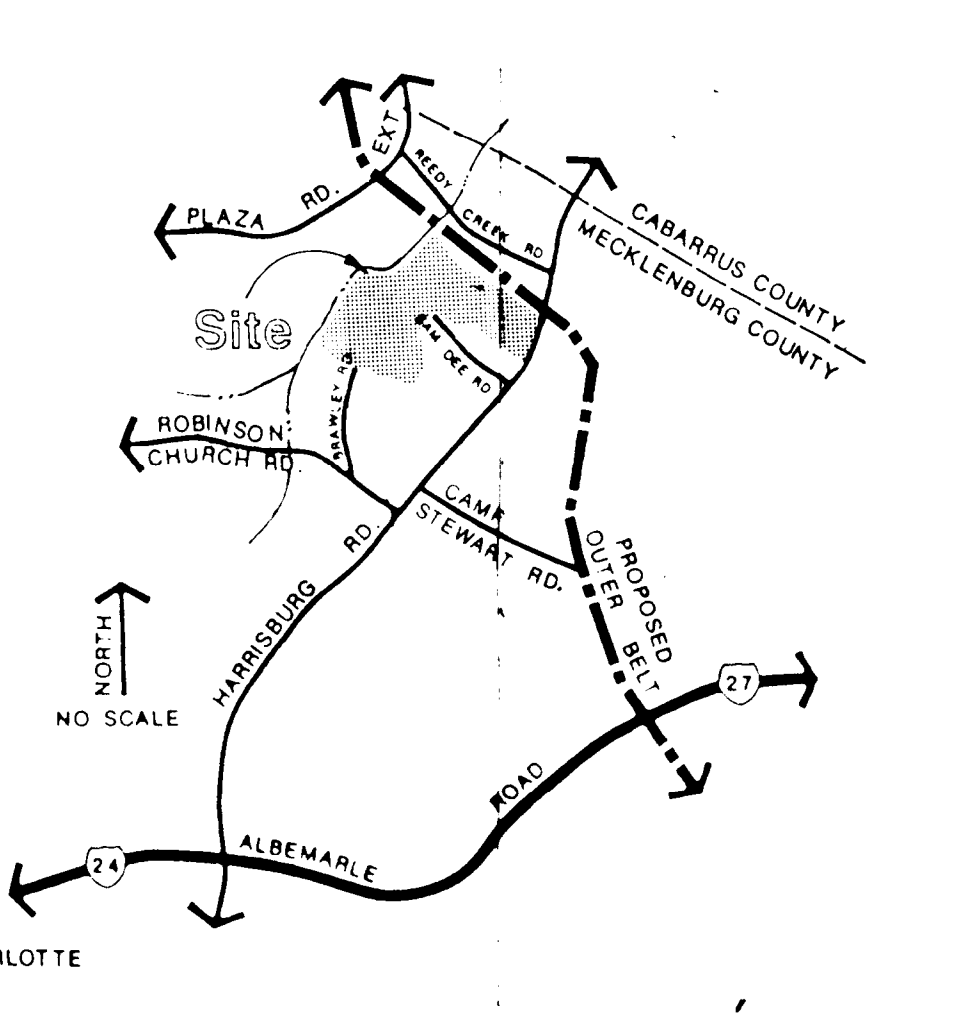
Existing Zoning	R-15
Proposed Zoning	
Parcel A (Retail)	B-1 SCD
Parcel B (Office)	O-15(CD)
Parcel C (Buffer)	R-15(CD)
Parcel D (Residential)	R-12 PUD
Site Area Distribution	
Parcel A	16.8 AC
Parcel B	18.28 AC
Parcel C	1.82 AC
Parcel D	279.99 AC
Building Area Distribution	
Parcel A (Retail)	125,000 SF
Parcel B (Office)	125,000 SF
Parcel C (Buffer Only)	0 SF
Total	250,000 SF
R-12 PUD	
Single Family Units	627 DU
Multi Family/ Attached Units	142 DU
Total Open Space/ Greenway	72.99 AC
Total Dwelling Units	769 DU
Total PUD Area	279.99 AC
Overall PUD Density	2.75 DU/AC

REV. 1/14/91 ADJUSTED DEVELOPMENT UNIT TOTALS WITHIN DEVELOPMENT AREAS
REV. 1/15/91 ADJUSTED ROAD LAYOUT AND DEVELOPMENT UNIT TOTALS WITHIN DEVELOPMENT AREAS

Boundary Data

LINE	OWNER	DISTANCE
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Location Map



Development Notes

STATEMENT OF INTENT
The Petitioner intends to develop this plan as a coordinated site plan...
GENERAL PROVISIONS
Except as otherwise provided in this Rezoning Plan, all development...
PARCEL A (Retail)
1. Parcel A shall be developed as a high quality, modern office building...
PARCEL B (Office)
1. Parcel B shall be developed as a high quality, modern office building...
PARCEL C (Buffer)
1. Parcel C shall be developed as a high quality, modern office building...
PARCEL D (Residential)
1. Parcel D shall be developed as a high quality, modern residential development...
ACCESS ROADS (TYPICAL)
1. Access roads shall be developed as high quality, modern roads...
STORM WATER MANAGEMENT
1. Storm water shall be managed by the use of detention ponds...
GREENWAY AND BUFFER AREAS
1. Greenway and buffer areas shall be developed as high quality, modern green spaces...
UTILITIES AND SERVICES
1. Utilities and services shall be provided as high quality, modern infrastructure...

LEGEND
Indicates adjoining property owners - see attached list
----- Zoning Boundary Line
- - - - - Project Boundary Line
= = = = = Existing Road
= = = = = Proposed Road

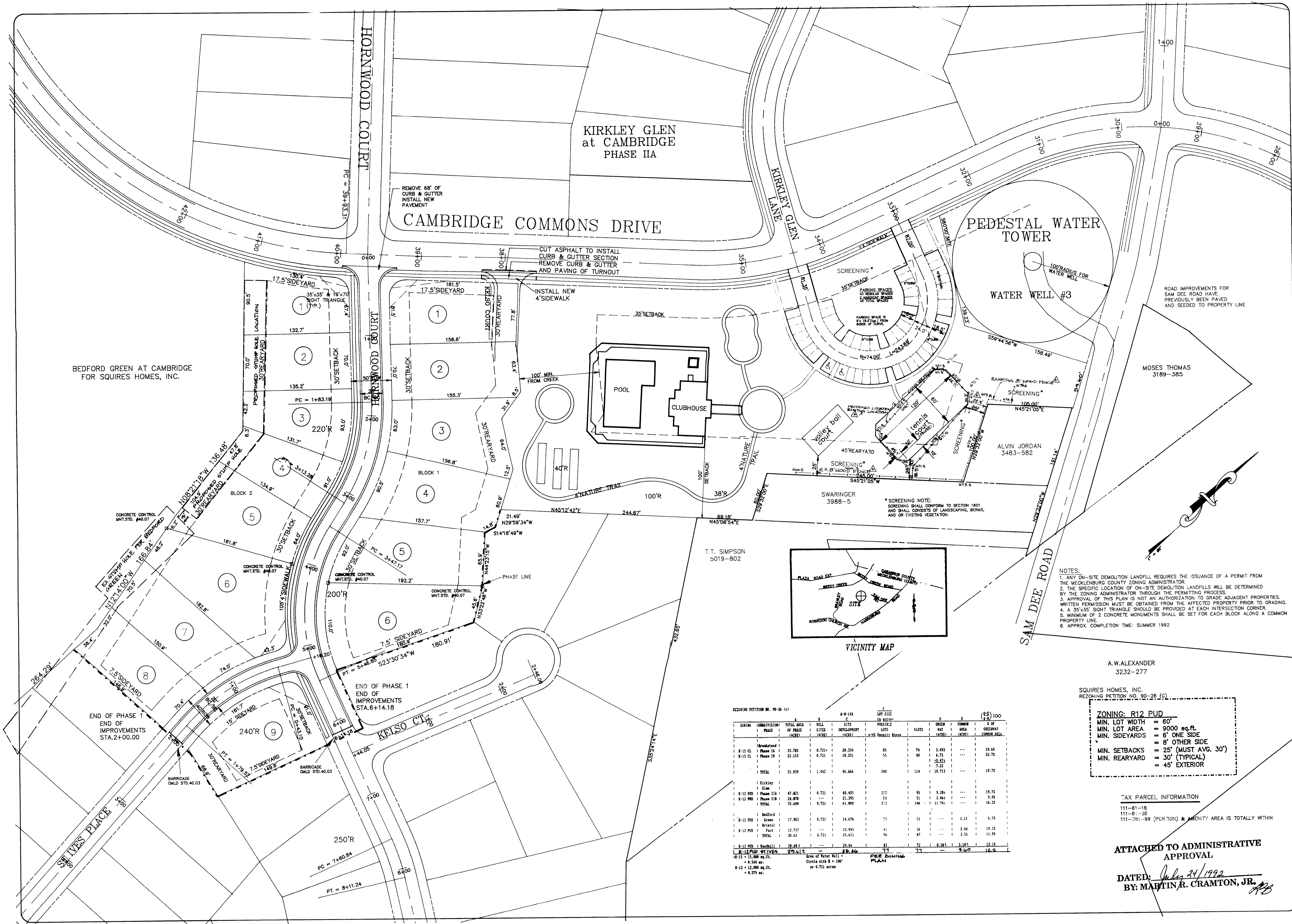
CHARLOTTE-MECKLENBURG PLANNING COMMISSION INTER-OFFICE COMMUNICATION

DATE: February 12, 1991
TO: Robert Brandon, Zoning Administrator
FROM: [Signature], Planning Director

SUBJECT: Administrative Approval for Petition No. 90-26(c) Squires Homes, Inc. Tax Parcel 811-041-17, 18; 111-061-15, 26; 111-062-06, 13, 16, 21, 26; and portions of 111-042-03 and 111-061-18

Attached is an approved site plan showing a redistribution of dwelling units in the single family areas (Parcel D, R-12PUD). The total number of permitted units remains at 627 d.u. Please refer to this revision when evaluating permits for this site.

HRCjr/LBB/cin
Attachment



REZONING PETITION NO. 90-26 101

ZONING	SUBDIVISION	TOTAL AREA (ACRES)	VEGETATION (ACRES)	LAND USE		TOTAL	PERCENT	TOTAL	PERCENT
				EXISTING	PROPOSED					ACRES	PERCENT
R-12 PUD	Phase 18	22.285	0.721	20.224	85	74	3.402	...	10.44
R-12 PUD	Phase 18	22.253	0.721	18.231	55	60	6.75	...	30.78
TOTAL		55.939	1.442	46.444	140	114	10.713	...	19.74
R-12 PUD	Phase 11A	47.421	0.721	46.405	112	95	5.280	...	19.75
R-12 PUD	Phase 11B	26.478	...	21.295	80	31	2.460	...	9.26
TOTAL		73.899	0.721	67.800	212	146	11.742	...	19.25
R-12 PUD	Green	17.365	0.721	16.674	55	51	...	...	6.55
R-12 PUD	Forest	12.737	...	10.945	41	26	...	...	19.25
TOTAL		30.102	0.721	29.421	96	87	...	...	11.95
R-12 PUD	Residential	28.487	...	24.95	30	71	0.281	...	11.11
TOTAL		28.487	...	24.95	30	71	...	...	15.2

Area of Total Wetlands = 0.546 ac.
Area of Total Wetlands = 0.273 ac.

CHARLOTTE-MECKLENBURG PLANNING COMMISSION
INTER-OFFICE COMMUNICATION

DATE: July 24, 1992

TO: Robert Brandon
Zoning Administrator

FROM: Martin R. Cramton, Jr.
Planning Director

SUBJECT: Administrative Approval for Rezoning Petition No. 90-26(c) Squires Homes, Inc. Tax Parcel No. 111-061-18, 26, and 111-381-99

Attached is a revised plan for the Amenity area of the above mentioned petition. The developer has requested that the 8 foot high fence around the amenity area and the tennis court be allowed to remain. The zoning contractor consulted the new zoning ordinance for permitted fence heights without realizing that the above mentioned petition was still subject to the old zoning ordinance standards. Since this change does not affect the intent of the rezoning approval, I am administratively approving this plan. Please use this plan when evaluating requests for building permits.

MRC/LBB:mj
Attachment

BURNELL ASSOCIATES
Civil & Structural Engineers Ph.#(704)975-9638
1900 E. Fourth St., Ste. 302
Charlotte, N.C. 28204-2231

SQUIRES HOMES, INC.

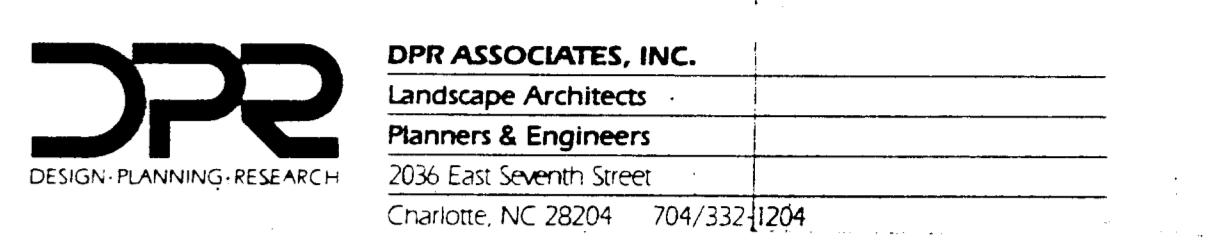
Sheet No. C1 of 7

Rezoning Plan

Petition #90-26(c) Date: 4-25-90 Job #90026
Rev: 8-22-90
REV: 1-22-96

Cambridge

Mecklenburg County, North Carolina
Petitioner: Squires Homes, Inc.



Development Data

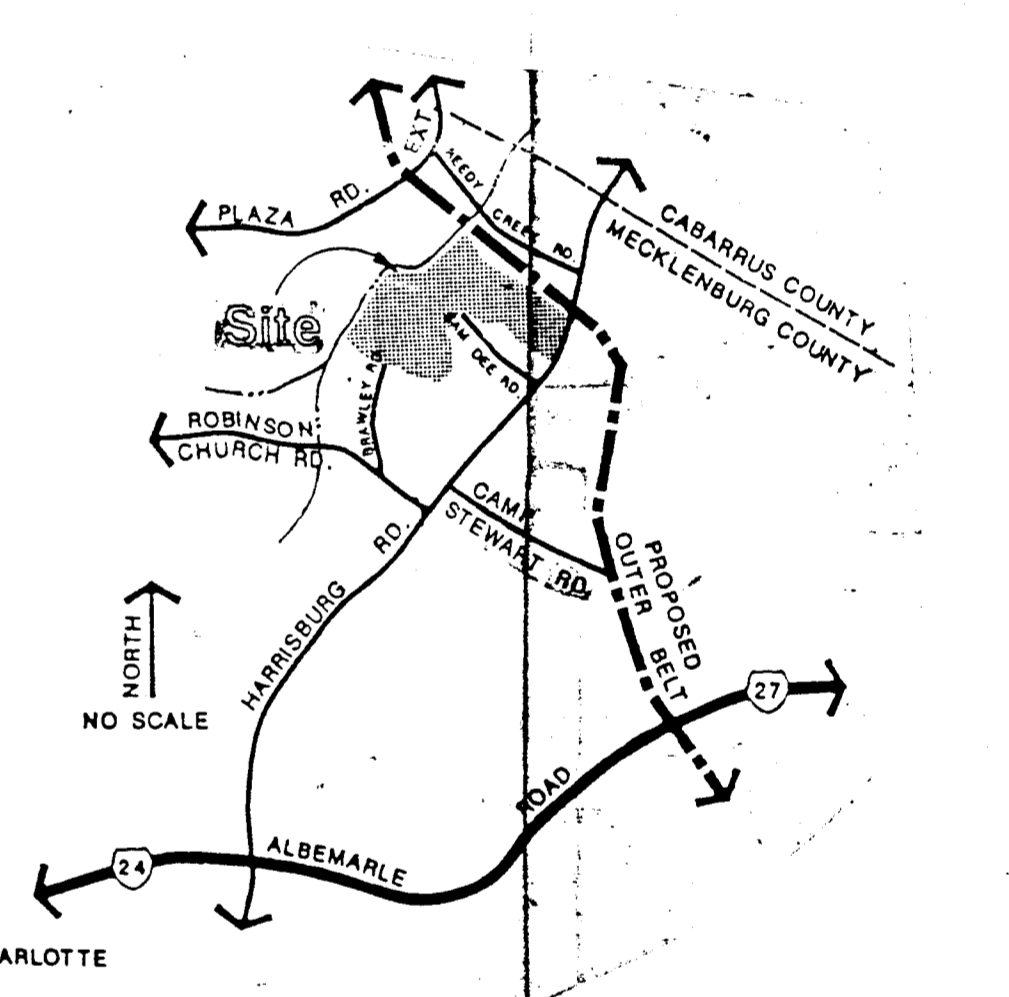
Existing Zoning	R-15
Proposed Zoning	B-1 SCD
Parcel A (Retail)	B-1 SCD
Parcel B (Office)	O-15(CD)
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Total	250,000 SF
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Total Dwelling Units	769 DU
Total PUD Area	279.99 AC
Overall PUD Density	2.751 DU/AC

REV. 1/14/91 ADJUSTED DEVELOPMENT UNIT TOTALS WITHIN DEVELOPMENT AREAS
REV. 1/15/91 ADJUSTED ROAD LAYOUT AND DEVELOPMENT UNIT TOTALS WITHIN DEVELOPMENT AREAS

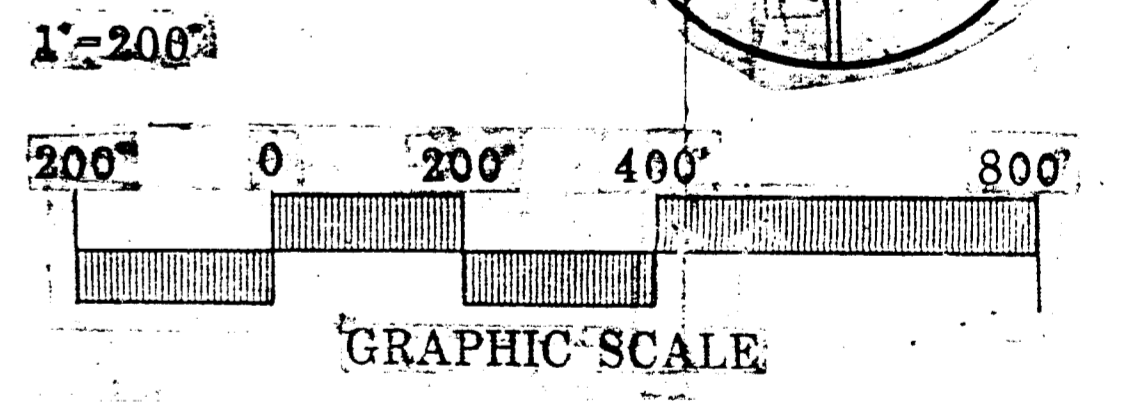
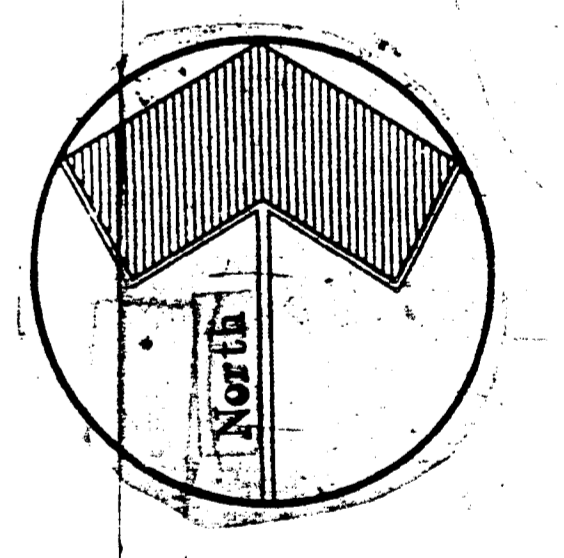
Boundary Data

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Location Map

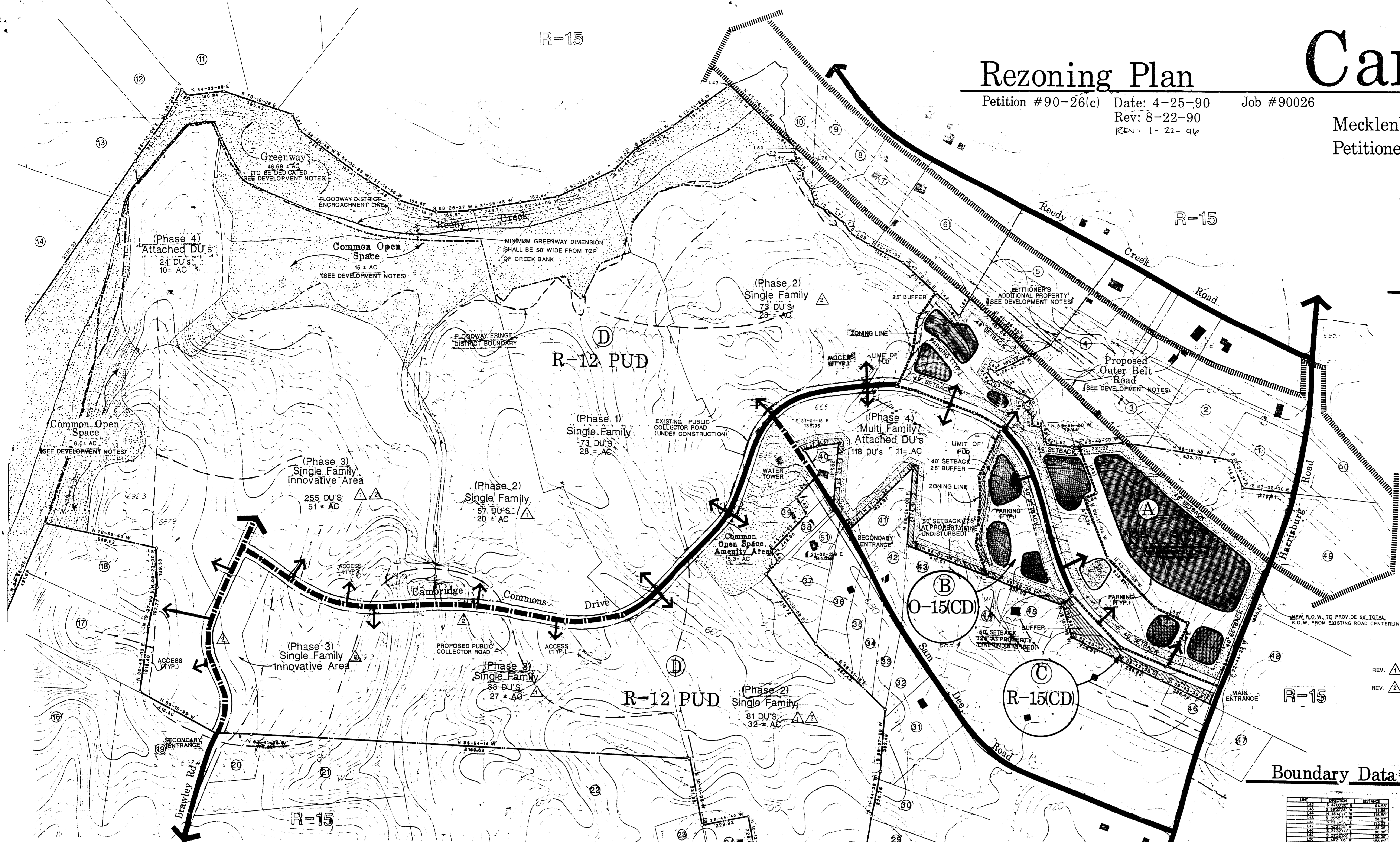


ATTACHED TO ADMINISTRATIVE APPROVAL
DATED: 3/22/96
BY: MARTIN R. CRAMTON, JR.



Legend

- # Indicates adjoining property owners - see attached list
- Zoning Boundary Line
- - - Project Boundary Line
- Existing Road
- Proposed Road



Development Notes

STATEMENT OF INTENT
The Petitioner intends to develop this plan as a coordinated...
GENERAL PROVISIONS
Except as otherwise provided in this Rezoning Plan, all...
PERMITTED USES
1. Parcel A: B-1 SCD
The total floor area of all structures placed on Parcel A...
2. Parcel B: O-15 CD
The total floor area of all structures placed on Parcel B...
3. Parcel C: R-15 CD
The total floor area of all structures placed on Parcel C...
4. Parcel D: R-12 PUD
The total floor area of all structures placed on Parcel D...

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100. The Petitioner shall provide...

LOTTE-MECKLENBURG PLANNING COMMISSION INTER-OFFICE COMMUNICATION

DATE: March 22, 1996
FROM: Martin R. Cramton, Jr., Planning Director
TO: Robert Brandon, Zoning Administrator
SUBJECT: Administrative Approval for Petition No. 90-26(c) by Squires Homes, Inc. Tax Parcel # 111-042-03 p.o. 111-041-17, 18 111-061-18 p.o. 111-061-26, 15 111-062-06, 16, 21, 26, 13.

Attached is a revised plan for the Commercial and Office section of the above mentioned rezoning petition. The illustrative and Technical Data plan have been revised to show a modified building and parking layout and as well as reconfigured driveway access points. Specifically the main building of the shopping center has been broken up into two buildings and third driveway access point along Cambridge Commons Drive has been shifted to the East. In addition on the driveways for the proposed office development has been eliminated since it no longer lines up with proposed driveway for the shopping center.

Since these changes are minor and do not reduce the yards at the exterior of the property I am administratively approving this revised plan. Please use this revised plan when evaluating request for building permits and certificates of occupancy.

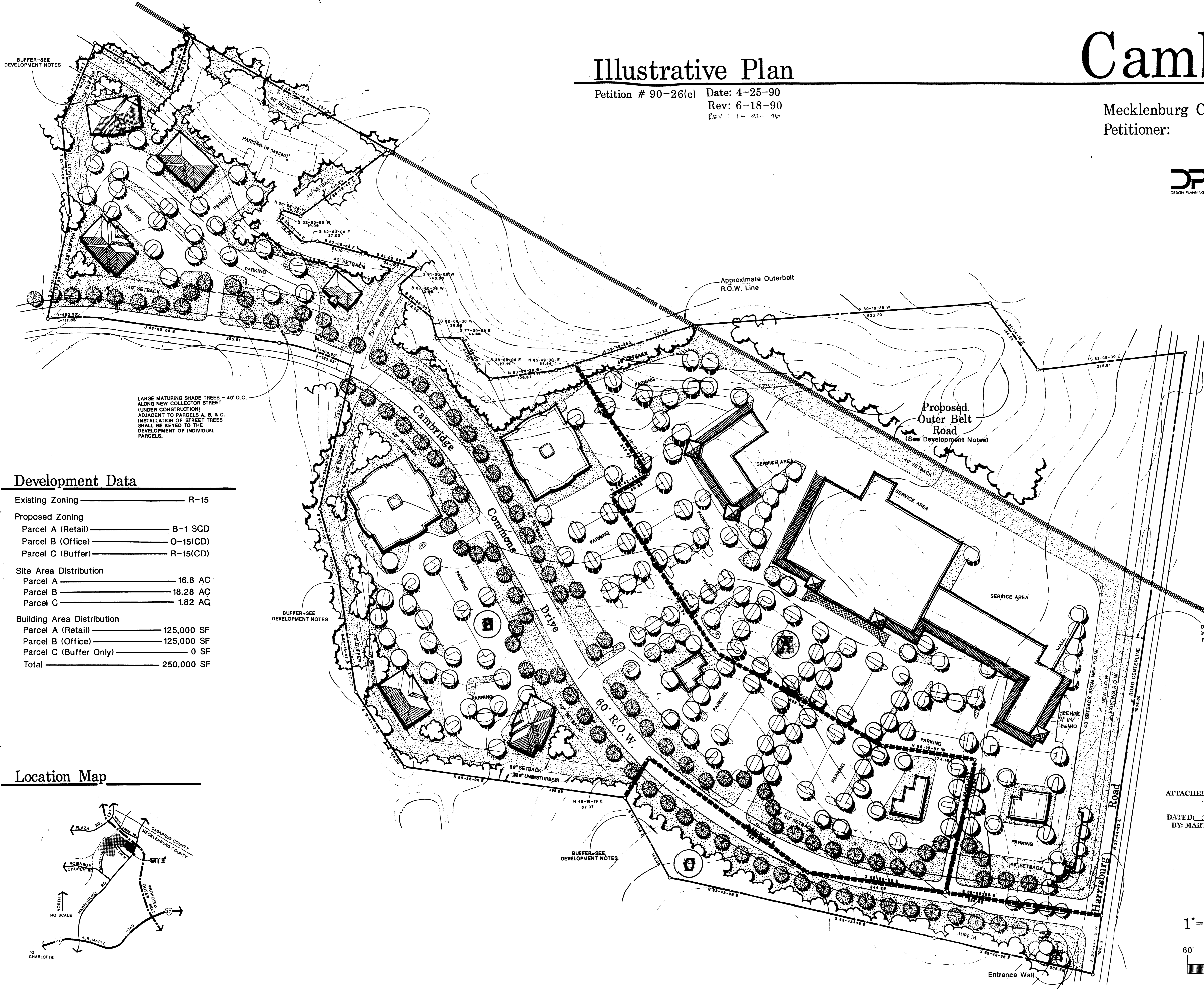
Cambridge

Illustrative Plan

Petition # 90-26(c) Date: 4-25-90
Rev: 6-18-90
REV: 1-22-90

Mecklenburg County, North Carolina
Petitioner: Squires Homes, Inc.

DPR DPR ASSOCIATES, INC.
DESIGN PLANNING RESEARCH Landscape Architects
Planners & Engineers
2036 East Seventh Street
Charlotte, NC 28204 704/332-1204

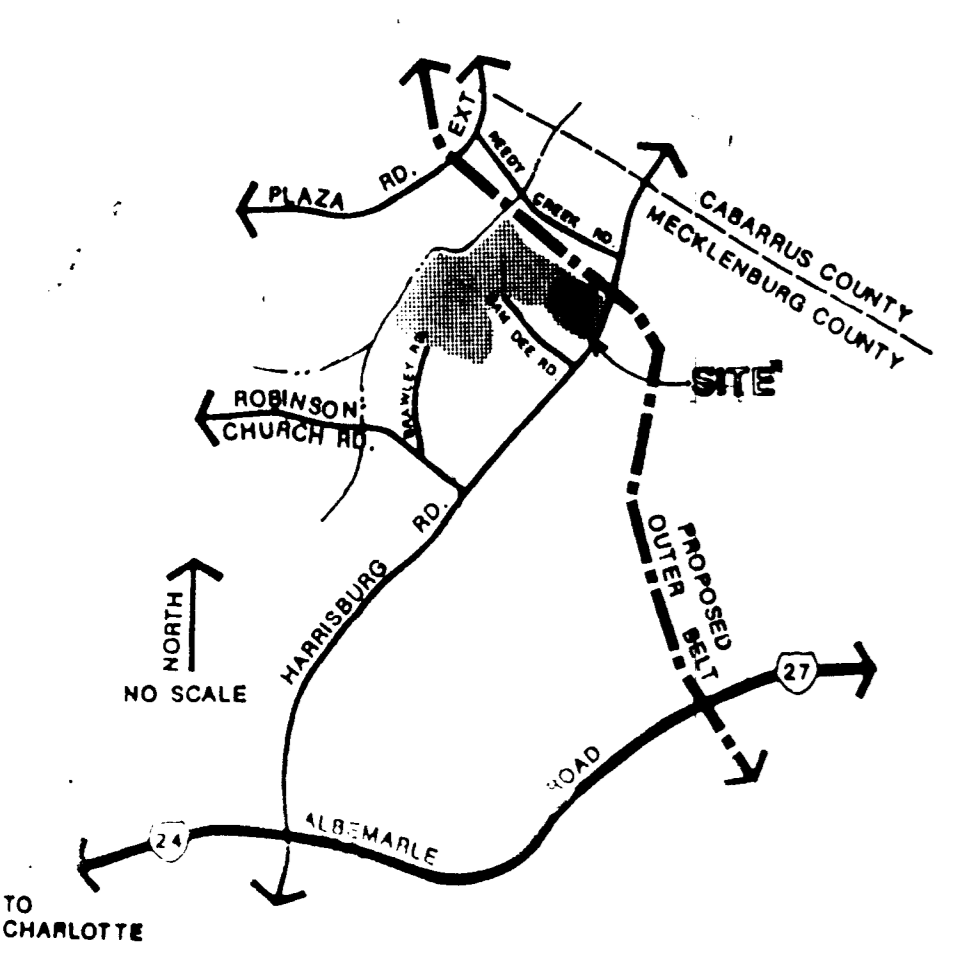


LARGE MATURING SHADE TREES - 40' O.C.
ALONG NEW COLLECTOR STREET
(UNDER CONSTRUCTION)
ADJACENT TO PARCELS A, B, & C.
INSTALLATION OF STREET TREES
SHALL BE KEPT TO THE
DEVELOPMENT OF INDIVIDUAL
PARCELS.

Development Data

Existing Zoning	R-15
Proposed Zoning	
Parcel A (Retail)	B-1 SCD
Parcel B (Office)	O-15(CD)
Parcel C (Buffer)	R-15(CD)
Site Area Distribution	
Parcel A	16.8 AC
Parcel B	18.28 AC
Parcel C	1.82 AC
Building Area Distribution	
Parcel A (Retail)	125,000 SF
Parcel B (Office)	125,000 SF
Parcel C (Buffer Only)	0 SF
Total	250,000 SF

Location Map



DEDICATED R.O.W.
(NEW R.O.W.) TO PROVIDE 50' TOTAL
R.O.W. FROM EXISTING CENTERLINE

Legend

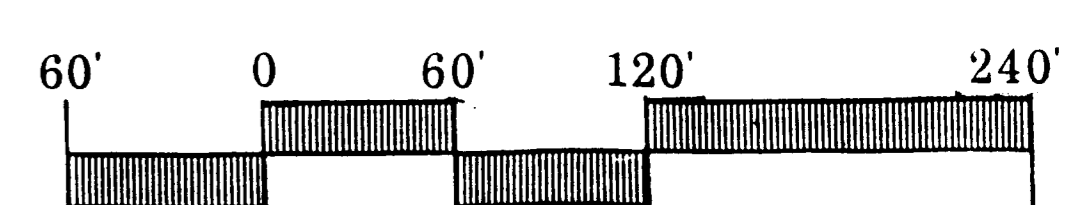
- Project Boundary Line
- Zoning Line
- Parcel-See Development Data

NOTE "A" THE ARCHITECTURAL STYLE OF THIS FACADE WILL BE CONSISTENT WITH THE STYLE FACING CAMBRIDGE COMMONS DRIVE.

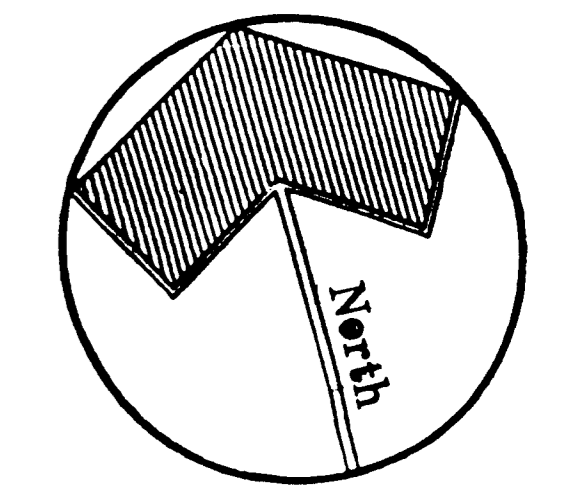
ATTACHED TO ADMINISTRATIVE APPROVAL

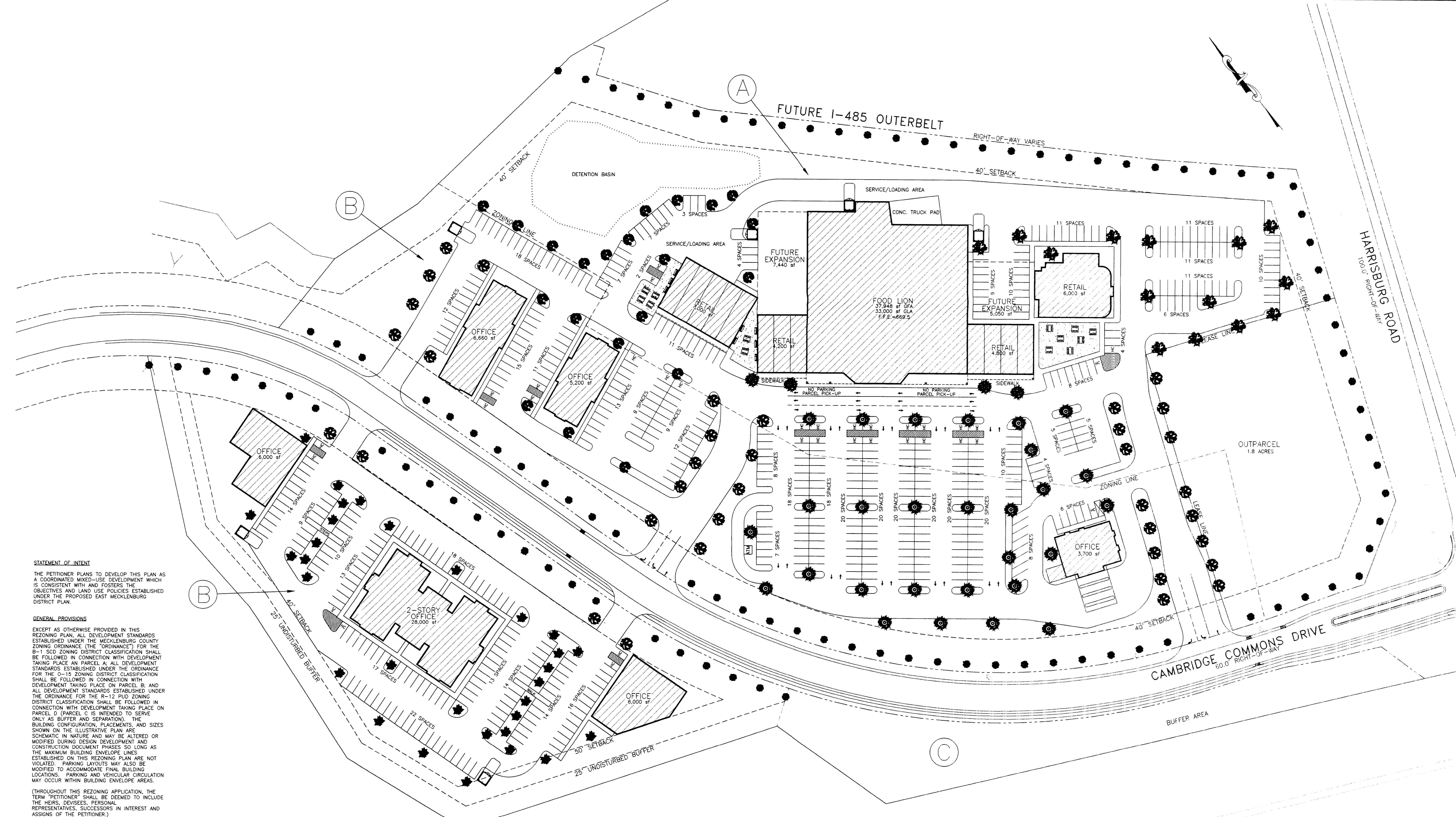
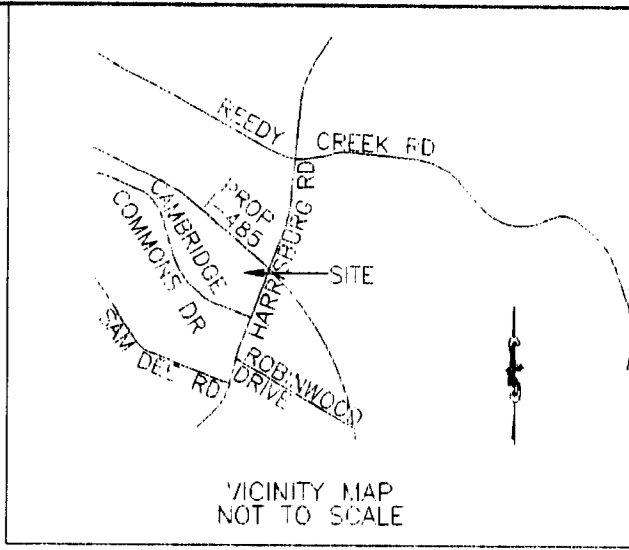
DATED: 6/22/96
BY: MARTIN R. CRAWTON, JR.

1"=60'



GRAPHIC SCALE





DEVELOPMENT DATA

PETITION #90-26(C)

ZONING

PARCEL A (RETAIL) - B-1 SCD
 PARCEL B (OFFICE) - O-15(CD)
 PARCEL C (BUFFER) - R-15(CD)
 MAXIMUM BUILDING AREA (DISTRIBUTION)

PARCEL A (RETAIL) - 125,000 SF
 PARCEL B (OFFICE) - 125,000 SF
 PARCEL C (BUFFER) - 0 SF

TOTAL LOT AREA=19.8 AC

BEFORE EXPANSION

TOTAL BUILDING AREA=115,505 SF
 RETAIL=55,988 SF
 OFFICE=59,517 SF

REQUIRED PARKING=557
 RETAIL @ 5/1000=300
 OFFICE @ 4/1000=222

PARKING PROVIDED=630

AFTER EXPANSION

TOTAL BUILDING AREA=127,998 SF
 RETAIL=73,438 SF
 OFFICE=54,560 SF

REQUIRED PARKING=561
 RETAIL @ 5/1000=362
 OFFICE @ 4/1000=222

PARKING PROVIDED=584

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") SHALL BE FOLLOWED IN CONNECTION WITH DEVELOPMENT TAKING PLACE ON PARCELS B AND ALL DEVELOPMENT STANDARDS ESTABLISHED UNDER THE ORDINANCE FOR THE R-12 FUD ZONING DISTRICT CLASSIFICATION SHALL BE FOLLOWED IN CONNECTION WITH DEVELOPMENT TAKING PLACE ON PARCEL D (PARCEL C IS INTENDED TO SERVE ONLY AS BUFFER AND SEPARATION OF THE BUILDING CONFIGURATION, 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 SO LONG AS THE MAIN BUILDING ENVELOPE LINES ESTABLISHED ON THIS REZONING PLAN ARE NOT VIOLATED. PARKING LAYOUTS MAY ALSO BE MODIFIED TO ACCOMMODATE FINAL BUILDING LOCATIONS. PARKING AND PEDESTRIAN CIRCULATION MAY OCCUR WITHIN BUILDING ENVELOPE AREAS.

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

PERMITTED USES

1. PARCEL A: B-1 SCD
2. PARCEL B: O-15
3. PARCEL C: R-15 (CO)
4. PARCEL D: R-12 FUD

THE TOTAL FLOOR AREA OF ALL STRUCTURES PLACED ON PARCELS A (INCLUDING DETACHED BUILDINGS) CANNOT EXCEED 125,000 SQUARE FEET.

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

IF GASOLINE SERVICE STATION IS CONSTRUCTED ON PARCEL A IT MUST BE ARCHITECTURALLY COMPATIBLE WITH THE SHOPPING CENTER COMPONENT. MAY NOT HAVE DIRECT CURB CUT ACCESS TO HARBURG ROAD AND MUST BE DESIGNER AND LANDSCAPED TO MINIMIZE ITS IMPACT ON ADJOINING PROPERTIES. ANY OUTSIDE STORAGE AREAS OR QUARTERS PADS USED IN CONNECTION WITH ANY GASOLINE SERVICE STATION MUST BE VISUALLY SCREENED FROM THE VIEW OF VEHICLES TRAVELING ALONG HARBURG ROAD BY MATERIALS COMPATIBLE WITH THE GASOLINE SERVICE STATION BUILDING, BY PLANTINGS, OR BY A COMBINATION THEREOF.

A PORTION OF PARCEL B MAY ALSO BE USED TO ACCOMMODATE PARKING FOR DEVELOPMENT TAKING PLACE ON PARCEL A AND VICE VERSA.

PARCEL B: O-15

THE TOTAL GROSS FLOOR AREA OF ALL STRUCTURES PLACED ON PARCEL B CANNOT EXCEED 125,000 SQUARE FEET.

PARCEL B MAY BE DEVOTED TO ANY USE (INCLUDING ANY ACCESSORY USE) WHICH IS PERMITTED BY RIGHT UNDER PRESCRIBED CONDITIONS IN AN O-15 ZONING DISTRICT.

PARCEL C: R-15 (CO)

R-15 (CO) WILL BE MAINTAINED AS A BUFFER AREA AND WILL COMPLY WITH THE STANDARDS FOR SETBACK AREAS AND BUFFER AREAS AS DEFINED BELOW. THE HOMEOWNERS ASSOCIATION WILL MAINTAIN THIS AREA.

PARCEL D: R-12 FUD

THE TOTAL NUMBER OF DWELLING UNITS WHICH MAY BE CONSTRUCTED ON PARCEL D CANNOT EXCEED 778 UNITS.

PARCEL D MAY BE DEVOTED TO ANY USE (INCLUDING ANY ACCESSORY USE) WHICH IS PERMITTED BY RIGHT OR UNDER PRESCRIBED CONDITIONS IN AN R-12 FUD ZONING DISTRICT.

SETBACKS, AREAS AND BUFFER AREAS

1. THE BUFFER AREA DEPICTED ON THIS REZONING PLAN ARE TO REMAIN AS OPEN SPACE, EXCEPT TO THE EXTENT NECESSARY TO ACCOMMODATE PEDESTRIAN PATHWAYS, ACCESS POINTS, WALLS, FENCES, FENCIBLES, LIGHTING, SIGNS AND GRAPHICS (AS PERMITTED BY THE ORDINANCE), ORANGE OR UTILITY CONSTRUCTION.
2. GRADING MAY BE PERFORMED AND SLOPES AND BERMS MAY BE INSTALLED WITHIN ALL SETBACK AREAS AND BUFFER AREAS EXCEPT THE 25 FOOT "UNDISTURBED AREA" STRIPS WHICH ARE ESTABLISHED WITHIN THE BUFFER AREA DEPICTED ON THIS REZONING PLAN. EXISTING TREES WITHIN ANY 25 FOOT "UNDISTURBED AREA" WHICH DIE AS A RESULT OF GRADING PERFORMED OUTSIDE ANY SUCH STRIP WILL BE REPLACED WITH LARGE MATURING TREES SATISFYING THE STANDARDS ESTABLISHED BELOW UNDER PARAGRAPH 3 OF THE "LANDSCAPING AND SCREENING" SECTION.
3. NO BUILDING OR PARKING LOTS MAY BE PLACED WITHIN ANY SETBACK AREA OR BUFFER AREA SPECIFICALLY DESIGNATED ON THIS REZONING PLAN.
4. IN ALL BUFFER AREAS WHERE EXISTING TREES AND NATURAL VEGETATION ARE CLEARED TO ACCOMMODATE WELLS, BERMS, FENCES, GRADING, SIGNS, GRAPHICS, AND THE INSTALLATION OF UTILITY CONSTRUCTION, THE CLEARED, UNIMPROVED AREAS WILL BE LANDSCAPED WITH TREES AND SHRUBS, AND WHERE EXISTING VEGETATION IS NOT SUFFICIENT TO PROVIDE ADEQUATE SCREENING, THE PETITIONER SHALL BE REQUIRED TO PROVIDE LANDSCAPE EARTH BERMS AT LEAST 4 FEET IN HEIGHT OR TO PROVIDE HEAVY LANDSCAPING CONSISTING OF TREES AND SHRUBS TO SCREEN VIEWS, OR A COMBINATION OF BOTH.

LANDSCAPING AND SCREENING

1. BUFFERING AND/OR SCREENING SHALL, IN ADDITION TO SATISFYING THE MINIMUM STANDARDS ESTABLISHED UNDER THE ORDINANCE, CONFORM WITH THE STANDARDS AND TREATMENTS SPECIFIED ON THIS REZONING PLAN.

TREES

2. ANY NEW TREES PLANTED WITHIN BUFFER AREAS OR SETBACK 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), PYRUS CALLERYANA (BRADFORD PEAR), ILEX OPACA (AMERICAN HOLLY), LUNATEA VIRENANA (EASTERN RED CEDAR), PINUS TAEDA (LOBLOBBY PINE), QUERCUS PAULSTRI (PIN OAK), QUERCUS PHAEOLIS (WILLOW OAK), AND ACER RUBRUM (RED MAPLE).
3. SHRUBS PLANTED WITHIN BUFFER AREAS SHALL BE A MINIMUM OF 3 FEET IN HEIGHT AT PLANTING. VARIETIES WILL INCLUDE EVERGREEN SHRUBS SUCH AS: MYRTICA CERIFERA (WAX MYRTLE), ELAEAGNUS PUNGENS (OLEANDER), PHOTINIA FRASER (RED TIP PHOTINIA), LIGUSTRUM JAPONICUM (JAPANESE PRIVET), LIGUSTRUM LUCIDUM (GLOSSY PRIVET) AND ILEX CORNUTA "BURFORDI MANA" (DWARF BURFORD HOLLY).
4. LANDSCAPE AREAS WITHIN PARCELS A & B WILL BE PLANTED AND IMPROVED IN SEQUENCES WHICH ARE HELD TO THE DEVELOPMENT TAKING PLACE ON EACH PARCEL.
5. ALL DUMPSTERS AND SERVICE AREAS WILL BE HEAVILY SCREENED FROM PUBLIC STREETS AND FROM ADJACENT PROPERTIES.
6. AN AREA EQUAL TO AT LEAST 10% OF THE PAVED SURFACE OF EACH PARKING AREA WHICH CONTAINS MORE THAN 20 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

1. SEVERAL ELECTRICAL LINES SERVING THE UNITS IN THE PUD SHALL BE UNDERGROUND.

PARKING

1. THE PARKING AREAS DEPICTED ON THIS REZONING PLAN MAY VARY BUT WILL MEET THE MINIMUM STANDARDS ESTABLISHED BY THE ORDINANCE.
2. NO PARKING SHALL BE PERMITTED WITHIN DESIGNATED SETBACK AREAS OR BUFFER AREAS OF PARCELS A, B, AND C.

LIGHTING

1. A UNIFORM LIGHTING SYSTEM WILL BE EMPLOYED THROUGHOUT PARCEL A AND PARCEL B.
2. ALL DIRECT LIGHTING INSTALLED WITHIN PARCELS A AND B WILL BE DESIGNED AND INSTALLED SO AS TO MINIMIZE GLEARE TOWARDS ADJACENT PROPERTIES.

SIGNS

1. ALL PERMANENT SIGNS ERRECTED ON THE SITE WILL COMPLY WITH THE ORDINANCE.
2. ALL DETACHED SIGNS MUST BE FIXED AND MAY NOT MOVE, ROTATE, OR FLASH.
3. A MASTER DIRECTIONAL AND INFORMATIONAL SIGNAGE AND GRAPHIC SYSTEM WILL BE ADOPTED AND IMPLEMENTED THROUGHOUT THE SITE.
4. ALL FREE-STANDING BUILDING AND TENANT IDENTIFICATION SIGNS OR GRAPHICS WILL BE COMPLEMENTARY IN SCALE AND APPEARANCE TO THE RETAIL AND OFFICE COMPONENTS AND INTEGRATED WITH EACH OTHER AND ARE COMPLEMENTARY TO RESIDENTIAL COMMUNITIES THAT MAY BE DEVELOPED ON ADJOINING PROPERTIES.

ARCHITECTURAL CONTROLS

1. PARCEL A AND PARCEL B WILL BE DEVELOPED AS A HIGH QUALITY, MODERNLY STYLED MIXED-USE CENTER OFFERING A WIDE RANGE OF PERSONAL AND PROFESSIONAL SERVICES IN COORDINATED SETTINGS SO AS TO INSURE THAT THE RETAIL AND OFFICE COMPONENTS ARE INTEGRATED WITH EACH OTHER AND ARE COMPLEMENTARY TO RESIDENTIAL COMMUNITIES THAT MAY BE DEVELOPED ON ADJOINING PROPERTIES.
2. ALL BUILDINGS WITHIN PARCEL A WILL BE CONSISTENT WITH THE SHOPPING CENTER COMPONENT IN ITS USE OF COLORS, MATERIALS, TEXTURES, ARCHITECTURAL FACADES, ROOF LINES, BUILDING MASS, SCALES, ETC.

ACCESS POINTS (DRIVEWAYS)

THE NUMBER OF VEHICULAR ACCESS POINTS TO HARBURG ROAD SHALL BE LIMITED TO ONE AND IN ADDITION THE SITE WILL HAVE ACCESS FROM SAH USE ROAD AND BRANLY ROAD, ALL AS GENERALLY DEPICTED ON THIS REZONING PLAN. HOWEVER, THE CONFIGURATIONS OF SUCH ACCESS POINTS AND DRIVENWAYS WITHIN THE SITE ARE SUBJECT TO ANY MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE AND ARCHITECTURAL CONSTRUCTION PLANS AND DESIGNS AND ARE FURTHER SUBJECT TO APPROVAL BY NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.

STORM WATER MANAGEMENT

STORM WATER WITHIN PARCELS A AND B WILL BE MANAGED BY THE USE OF RETENTION PONDS AND/OR OTHER MEANS ALLOWABLE UNDER THE ORDINANCE.

PARCEL D SPECIAL PROVISIONS

1. WHILE DEVELOPED WITHIN PARCEL D WILL PROGRESS AS INDICATED IN THE PHASING SCHEDULE, AS DEPICTED ON THIS REZONING PLAN, THE COMPLETION OF A PHASE WILL NOT BE REQUIRED PRIOR TO INITIATING DEVELOPMENT IN THE NEXT PHASE.
2. INNOVATIVE AREA DEVELOPMENT REQUIREMENTS: A 25' UNDISTURBED BUFFER IS PROPOSED WHERE THE INNOVATIVE AREA ADJONS NEIGHBORING PROPERTY (OUTSIDE THE PUD). THE BUFFER WILL BE PROVIDED IN ADDITION TO THE OTHER REAR YARD SETBACKS WHICH WILL BE 15 FEET. THE FRONT SETBACK WILL BE 20 FEET WITH A MINIMUM OF 10 FEET BETWEEN BUILDINGS. THE MINIMUM LOT SIZE WILL BE 5000 SQUARE FEET. PUBLIC STREETS SHALL BE UTILIZED WITHIN THE INNOVATIVE AREA.
3. OUTSIDE OF THE INNOVATIVE AREA (DEVELOPMENT THE SINGLE FAMILY LOTS ALONG THE OUTER BOUNDARY OF THE SITE WILL MAINTAIN A REAR YARD LIMIT OF 45 FEET.

OUTERBELT ROAD

1. 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.
2. IF PRIOR TO ISSUANCE OF ANY BUILDING PERMIT FOR BUILDINGS IN THE B-1 SCD OR O-15(CD) AREAS, IT IS DETERMINED BY NCDDOT THAT ADDITIONAL RIGHT-OF-WAY IS NEEDED TO ACCOMMODATE THE OUTERBELT ROADWAY, THE PETITIONER AGREES TO PLACE A VALUE ON THIS LAND REFLECTIVE OF R-15 ZONING INSTEAD OF SEEING A B-1 SCD OR O-15(CD) VALUE.
3. THE PETITIONER AGREES THAT NO CONSTRUCTION SHALL BE INITIATED WITHIN THE B-1 SCD OR O-15(CD) PORTIONS OF THIS PLAN UNTIL A DETERMINATION HAS BEEN MADE BY THE TRAIL COURT IN THE PENDING LITIGATION FILED BY SEVERAL MECKLENBURG COUNTY RESIDENTS CHALLENGING LOCATION OF THE OUTERBELT ROADWAY.

EROSION AND SEDIMENT CONTROL

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

NOTES

1. THIS MAP IS NOT A CERTIFIED SURVEY.
2. BOUNDARY INFORMATION AND NOTES TAKEN FROM REZONING PLAN PROVIDED BY EPR ASSOCIATES, INC. (REV. 1/15/91).
3. 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.
4. THE CONTRACTOR IS RESPONSIBLE FOR REPAIR AND/OR REPLACEMENT OF ANY UTILITIES DAMAGED DURING CONSTRUCTION.
5. 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.

GRAPHIC SCALE

PRELIMINARY PLAN

DO NOT USE FOR CONSTRUCTION

NO.	BY	DATE	REVISION
1	BTJ	6/2/90	REV PER PLANNING COMMISSION

CAMBRIDGE COMMONS SHOPPING CENTER

MECKLENBURG CO., NORTH CAROLINA

DATE: April 16, 1998

FROM: Martin R. Cramton, Jr. Planning Director

TO: Robert Brandon Zoning Administrator

SUBJECT: Administrative Approval for Petition No. 90-26(c) by Squires Homes, Inc. Tax Parcel # 111-042-03 P.O., 111-041-17,18, 111-061-18P.O., 111-061-26,15 111-062-06,16,21,26,13.

Attached is a revised site plan for the commercial and office parcels of the above mentioned rezoning petition. The plan has been revised to show a modified building and parking layout and a reconfiguration of the access points. Since these changes are minor and are consistent with the original approval I am administratively approving this revised plan. Please use this revised plan when evaluating requests for building permits and certificates of occupancy.

ATTACHED TO ADMINISTRATIVE APPROVAL

DATED: April 16, 1998
 BY: MARTIN R. CRAMTON, JR.

CAMBRIDGE COMMONS SHOPPING CENTER
 MECKLENBURG CO., NORTH CAROLINA

ISAACS
 CIVIL ENGINEERING DESIGN AND CONSULTING

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

Scale: 1"=50'

CHARLOTTE-MECKLENBURG PLANNING COMMISSION
INTER-OFFICE COMMUNICATION

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