Petitioner:

[illegible]
for The Crosland Group Commercial Division
[illegible]
[illegible]
[illegible]
[illegible]

Architect:

[illegible] & Associates Architects, Inc.
[illegible]
[illegible]
[illegible]

Site Development Data:

Existing Zoning:	B-1(CD) Neighborhood Business R-12 MF Multi-Family Residential
Proposed Zoning:	B-1(CD) Neighborhood Business
Gross Acreage:	4.99 Acres
Existing Area Paved:	42,860 Square Feet
Proposed Dedicated R/W:	0.61 Acres
BUILDING AREA ALLOWED:	52,000 SQUARE FEET

Parking Data:

Parking Required (52,860 ÷ 250) (One space per 250 square feet of gross building area)	210 Spaces
Parking Provided:	228 Spaces

General:

GENERAL PROVISIONS: All development standards established under the Mecklenburg County Zoning Ordinance (the "Ordinance") for the Neighborhood Business Zoning District Classification B-1(CD), shall be followed in connection with development taking place on the site. The building configuration, placements, and sizes as shown on this Rezoning Plan are schematic in nature and may be altered or modified during design development and construction document phases within the maximum building envelope lines established on this Rezoning Plan. Parking layouts may also be modified to accommodate final building locations. Vehicular circulation may occur in the building envelope. Turning radius shall be constructed so to allow emergency vehicle access.

PERMITTED USES: The site may be devoted to any use (including an accessory use) which is permitted under the Ordinance by right or under prescribed conditions in a B-1 Zoning District.

BUFFERS: Buffers established on this Rezoning Plan along the north and west margins of the site shall conform to the standards and treatments of Section 12.302 of the ordinance, subject however to the provisions of Section 12.304.

SETBACKS: Building setbacks shall be a minimum of 100 feet off the rights-of-way for Providence Road West and Elm Lane West, and a minimum of 40 feet off all other property lines.

LANDSCAPING & SCREENING

1. Screening shall conform with the standards and treatments specified in Section 12.303 of the Ordinance.
2. All tree planting will meet or exceed the requirements of Section 12.208 of the Mecklenburg County Zoning Ordinance.

PARKING

1. Each of the parking areas depicted on this Rezoning Plan may vary in size and location, but in all events, off-street parking will meet the minimum standards established under the Ordinance.
2. Parking areas may be constructed inside and outside of the building envelopes.

LIGHTING:

1. A uniform lighting system will be employed throughout the site.
2. All direct lighting within the property shall be designed such that direct illumination does not extend past any property line. Consideration will be given to the impact of lighting both within and without the perimeter of the site. Items for consideration will include intensity, cutoff angles, color, energy efficiency, and shielding of sources of light, the intent being to eliminate glare towards adjacent streets and properties.

SIGNS

1. A master signage and graphic system will be adopted and implemented throughout the site.
2. All signs placed on the property will be erected in accordance with the requirements of the Ordinance.
3. Permanent project identification signs and directional signs may be located along Providence Road West and Camfield Street in the general areas depicted on this Plan.
4. Temporary project signs may be located along Providence Road West within the buffer areas established on this Plan, but must be removed no later than 60 days after issuance of the first Certificate of Occupancy for space within the shopping center.
5. Pylon sign will be monument type pylon sign.

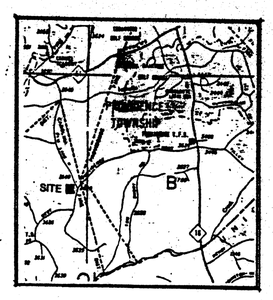
FIRE PROTECTION

1. Adequate fire protection in the form of fire hydrants will be provided to the Fire Marshal's specifications. Plans for each building will be submitted to the Fire Marshal's office for approval before the construction of that building commences.
2. Fire hydrants will be located within 500' of any building constructed on the site.

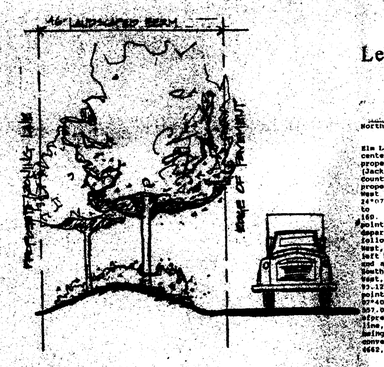
ARCHITECTURAL CONTROLS

1. No building constructed on the site will contain more than one story in height, or exceed 40' in height.
2. All dumpster areas will be screened in accordance with the requirements of the Ordinance. Each dumpster area will be enclosed on all four sides by a fence and a hinged gate which are constructed of brick and wood unless one or more sides of the dumpster area adjoin a rear wall of a building, in which case the rear wall will be substituted for the fence along each such side.

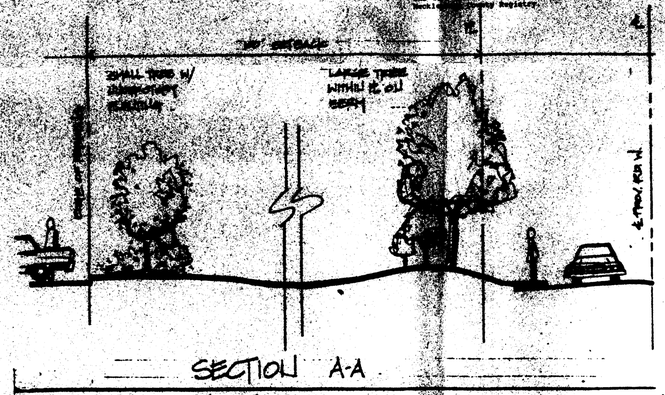
STORMWATER MANAGEMENT: Stormwater runoff form the property will be managed through a variety of proven techniques which satisfy the standards imposed by Mecklenburg County.



Vicinity Map



SECTION B-B



SECTION A-A
1"=10'-0"

Legal Descriptions

EXHIBIT "A"
(AREA TO BE DEVELOPED)

[illegible] being and being in Providence Township, Mecklenburg County, North Carolina and being more particularly described as follows:

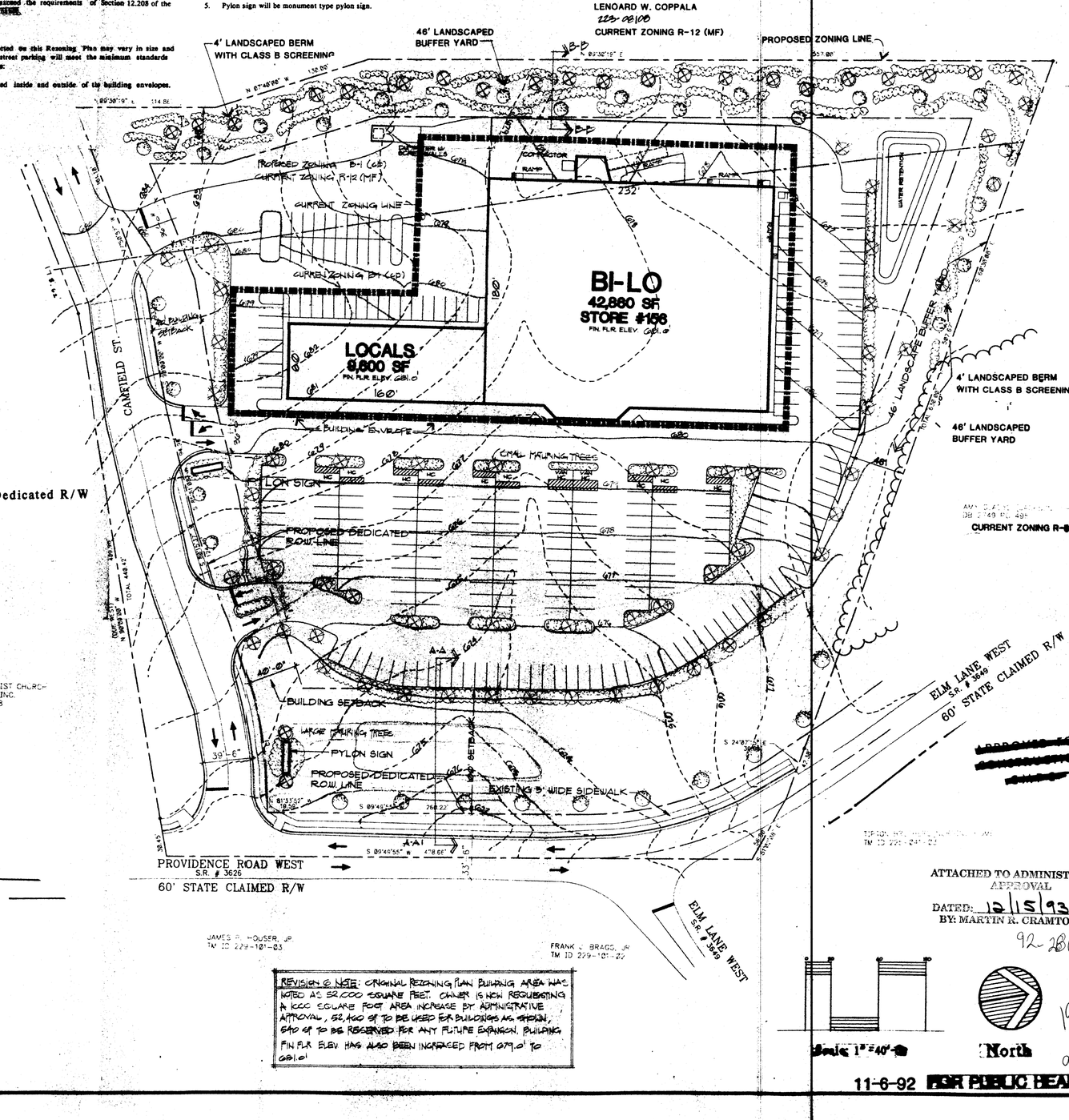
Beginning at a point on the proposed Western right-of-way of Elm Lane West, said point being 60.00 feet perpendicular and normal to the centerline of Elm Lane West, said point being in the southern property line of that certain parcel conveyed to Amy Gladys (Jackson) Groom in Deed Book 2749, Page 495 of the Mecklenburg County Registry; thence departing said Groom Parcel and with the proposed Western right-of-way of Elm Lane West and Providence Road West the following three (3) courses and distances: (1) South [illegible] West, 29.54 feet to a point; (2) Along an arc of a curve [illegible] to the left having a radius of 270.00 feet, an arc distance of 160.[illegible] and a chord of South 01°08'40" East, 157.67 feet to a point; (3) South 09°49'58" West, 266.22 feet to a point; thence, departing said proposed right-of-way and with a line the following nine (9) courses and distances: (1) North 81°33'52" West, 96.75 feet to a point; (2) Along an arc of a curve to the left having a radius of 305.00 feet, an arc distance of 96.75 feet and a chord of South 89°20'53" West, 96.33 feet to a point; (3) and a chord of South 89°20'53" West, 96.33 feet to a point; (4) South 85°51'08" West, 124.44 feet to a point; (5) North 82°42'09" West (Deed West) feet, [illegible] feet to a point; (6) South 77°50'59" West, 761.10 feet to a point; (7) North 09°20'19" East, 114.86 feet to a point; (8) North 80°40'41" West, 139.90 feet to a point; (9) North 09°20'19" East, 307.96 feet found to a #5 rebar in a southern property line of the [illegible] Groom Parcel; thence, with said southern property line, South 80°20'08" East, 592.95 feet to the Point of Beginning, containing 4.38 acres total and being a portion of the property having been conveyed to L.W. Coppala and wife Sue Rhodes Coppala in Deed Book 4662, Page 263 of the Mecklenburg County Registry.

EXHIBIT "B"
(AREA TO BE DEDICATED AS RIGHT-OF-WAY)

[illegible] and being in Providence Township, Mecklenburg County, North Carolina and being more particularly described as follows:

Beginning at a point on the proposed Western right-of-way of Elm Lane West, said point being 60.00 feet perpendicular and normal to the centerline of Elm Lane West, said point being in the southern property line of that certain parcel conveyed to Amy Gladys (Jackson) Groom in Deed Book 2749, Page 495 of the Mecklenburg County Registry; thence departing said Groom Parcel and with the proposed Western right-of-way of Elm Lane West and Providence Road West the following three (3) courses and distances: (1) South [illegible] West, 97.05 feet to a point; (2) Along an arc of a curve to the left having a radius of 270.00 feet, an arc distance of 96.36 feet to a point; thence, South 01°08'40" East, 470.64 feet to a point; thence, with a [illegible] property line of Covenant Baptist Church of Charlotte, as recorded in Deed Book 6459, Page 708 in the Mecklenburg [illegible], North 89°08'58" West (Deed West) 440.42 feet to a [illegible] property line; thence, continuing with said Northern property line, North 89°39'57" West, 146.56 feet to a point; thence, North 89°39'19" East, 44.96 feet to a point; thence, North 27°[illegible] East, 101.19 feet to a point; thence, North 01°[illegible] East (Deed West), 93.12 feet to a point; thence, North 89°[illegible] East, 34.99 feet to a point; thence, North 89°39'19" East, 114.68 feet to a point; thence, along an arc [illegible] to the left having a radius of 305.00 feet, an arc [illegible] a chord and a chord bearing of North 89°20'53" East, 96.75 feet to a point; thence, North 81°33'52" East, 19.39 feet to a point; thence, North 09°49'58" East, 266.22 feet to a point; thence, along an arc of a curve to the left having a radius of [illegible] feet, an arc distance of 160.00 feet and a chord of North 01°08'40" West, 157.67 feet to a point; thence, North 27°07'15" West, 207.07 feet to the Point of Beginning, being 1.6871 acres total and being a portion of the property conveyed to L.W. Coppala and wife Sue Rhodes Coppala in Deed Book [illegible], Page 263 of the Mecklenburg County Registry.

Proposed Dedicated R/W



REVISION & NOTE: ORIGINAL REZONING PLAN BUILDING AREA WAS NOTED AS 52,000 SQUARE FEET. OWNER IS NOW REQUESTING A 1,000 SQUARE FOOT AREA INCREASE BY ADMINISTRATIVE APPROVAL, 52,160 SF TO BE USED FOR BUILDINGS AS SHOWN, 840 SF TO BE RESERVED FOR ANY FUTURE EXPANSION. BUILDING FIN FLR ELEV HAS ALSO BEEN INCREASED FROM 679.0' TO 681.0'

ATTACHED TO ADMINISTRATIVE APPROVAL
DATED: 12/15/93
BY: MARTIN R. CRAMTON, JR.
92-28(C)

1992-92-28(C)

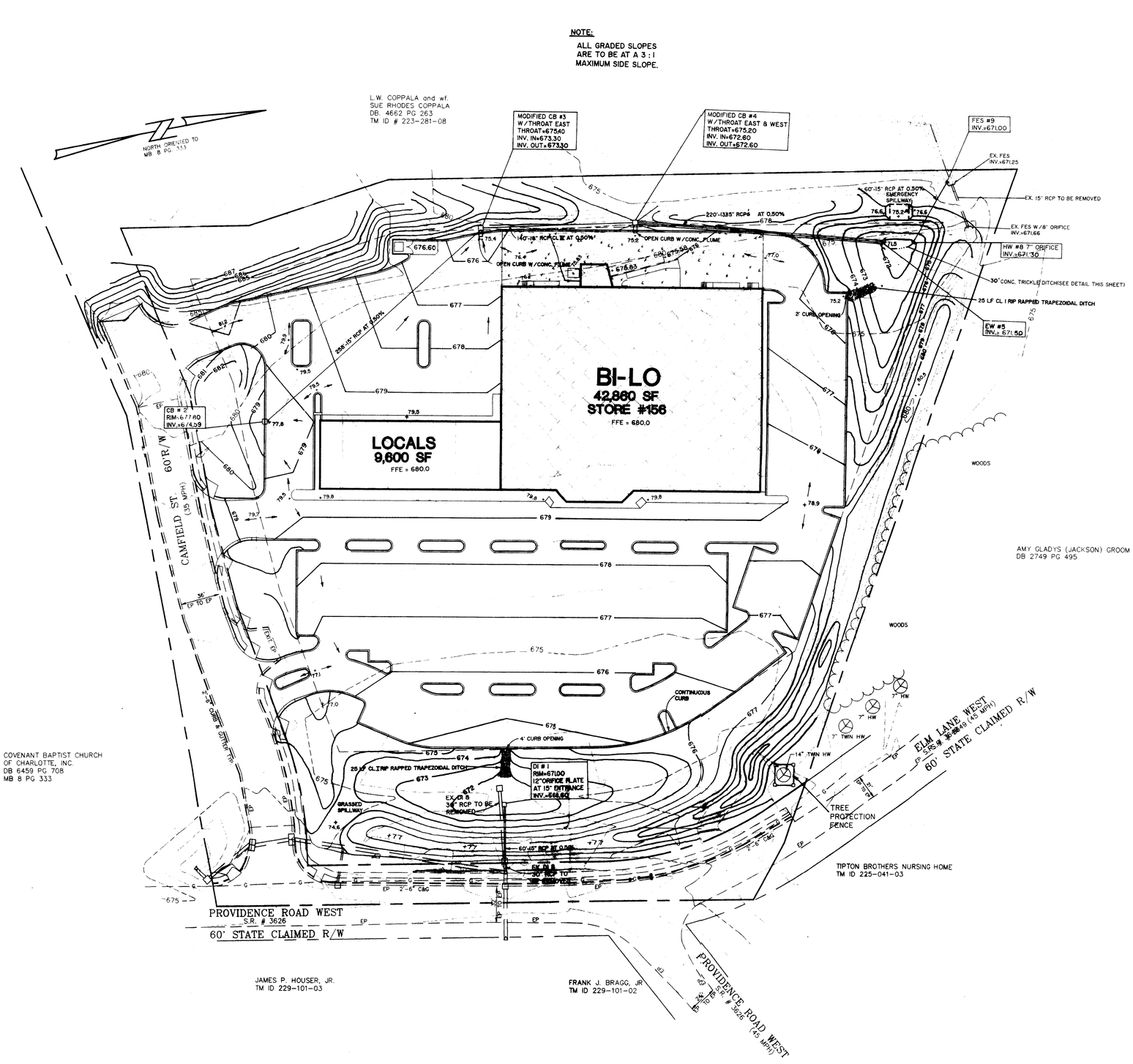
11-6-92 FOR PUBLIC HEARING

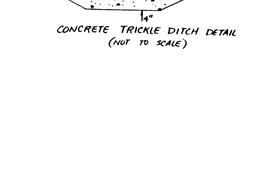
Project: Providence Road West / Elm Lane West
Commercial Center
Sheet Title: Zoning Plan, Amendment / Rezoning Plan

V.P. in Charge: VRETTOS
Project Architect/Job Captain
Drawn By: RAMBLE
Date Drawn
Cadd Dwg. Name
Revisions
No. 1 Date 6-11-92
No. 2 Date 9-15-92
No. 3 Date 10-20-92
No. 4 Date 11-11-92
No. 5 Date 2-19-93
No. 6 Date 10-28-93
Issue Date 6-9-92

Project Number

Sheet





CONCRETE TRICKLE DITCH DETAIL
(NOT TO SCALE)

PRELIMINARY ONLY
NOT FOR CONSTRUCTION
DATE: INITIAL:

BAR SCALE 1"=40'
0 20 40 80

ATTACHED TO ADMINISTRATIVE APPROVAL
DATED: 12/15/93
BY: MARTIN R. CRAMTON, JR.

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 14906 MARK ANTHONY HOULE

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704-525-1309
704-523-7989 fax

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The Crosland Group Inc.
COMMERCIAL DIVISION
125 SCALEYBARK ROAD
CHARLOTTE NC 28209

Project: CAMFIELD CORNERS
PROVIDENCE RD. WEST AND CAMFIELD ST. MECKLENBURG CO. NC
Sheet Title: GRADING AND STORM DRAINAGE PLAN

V. P. in Charge: VRETTOS
Project Architect/Job Captain: ENGEL
Drawn By: ESP ASSOC.
Date Drawn: OCT. 29, 1993
CADD Dwg. Name: HILOSP.DWG
Revisions
Issue Date

Project Number: 2913
Sheet C-4 Of