

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-1CD ZONING DISTRICT CLASSIFICATION SHALL BE FOLLOWED IN CONNECTION WITH DEVELOPMENT TAKING PLACE. 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. PARKING LAYOUTS MAY ALSO BE MODIFIED TO ACCOMMODATE FINAL BUILDING LOCATIONS.

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

PERMITTED USES

THE PARCEL MAY BE DEVOTED TO ANY RETAIL/RESTAURANT USE WITH DRIVE THRU WHICH IS PERMITTED BY RIGHT OR UNDER PRESCRIBED CONDITIONS IN A B1 ZONING DISTRICT.

THE PROPOSED RETAIL/RESTAURANT MUST BE ARCHITECTURALLY COMPATIBLE WITH THE SHOPPING CENTER COMPONENT, MAY NOT HAVE DIRECT CURB CUT ACCESS TO CAMBRIDGE COMMONS DRIVE AND MUST BE DESIGNED AND LANDSCAPED TO MINIMIZE ITS IMPACT ON ADJOINING PROPERTIES.

ALTERATIONS OR MODIFICATIONS TO THIS PLAN WILL BE ALLOWED PER SECTION 6.209(C).

SETBACKS AREAS

1. 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, LIGHTING, SIGNS AND GRAPHICS (AS PERMITTED BY THE ORDINANCE), DRAINAGE OR UTILITY CONSTRUCTION.
2. GRADING MAY BE PERFORMED AND SLOPES AND BERMS MAY BE INSTALLED WITHIN ALL SETBACK AREAS.
3. NO BUILDING OR PARKING LOTS MAY BE PLACED WITHIN ANY SETBACK AREA SPECIFICALLY DESIGNATED ON THIS REZONING PLAN.

LANDSCAPING AND SCREENING

1. SCREENING SHALL, IN ADDITION TO SATISFYING THE MINIMUM STANDARDS ESTABLISHED UNDER THE ORDINANCE, CONFORM WITH THE STANDARDS AND TREATMENTS SPECIFIED ON THIS REZONING PLAN.
2. 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), PYRUS CALLERYANA (BRADFORD PEAR), ILEX OPACA (AMERICAN HOLLY), JUNIPERUS VIRGINIANA (EASTERN RED CEDAR), PINUS TAEDA (LOBLOLLY PINE), QUERCUS PALUSTRIS (PIN OAK), QUERCUS PHellos (WILLOW OAK), AND ACER RUBRUM (RED MAPLE).
3. ALL DUMPSTERS LOCATED ON SITE WILL BE SCREENED WITH A SOLID ENCLOSURE WITH GATES.
4. AN AREA EQUAL TO AT LEAST 10% OF THE PAVED SURFACE OF EACH PARKING AREA CONSTRUCTED WITHIN THE DEVELOPMENT 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. SECONDARY 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.

LIGHTING

1. A UNIFORM LIGHTING SYSTEM WILL BE EMPLOYED THROUGHOUT THE DEVELOPMENT.
2. ALL DIRECT LIGHTING INSTALLED WILL BE DESIGNED AND INSTALLED SO AS TO MINIMIZE GLARE TOWARDS ADJACENT PROPERTIES.
3. WALL PACKS ARE NOT ALLOWED ON BUILDINGS.
4. DETACHED LIGHTS WILL BE LIMITED TO 15 FEET IN HEIGHT.

SIGNS

1. ALL PERMANENT SIGNS ERECTED 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 STRUCTURES WHICH THEY IDENTIFY, AND EACH SIGN AFFIXED TO A STRUCTURE WILL BE COMPATIBLE WITH ITS ARCHITECTURAL DESIGN.
5. 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.
6. NO BILLBOARD-TYPE SIGN WILL BE ERECTED ALONG I-485 TO ADVERTISE THE PROPOSED RESTAURANT.

ACCESS POINTS

1. THE OUTPARCEL IS NOT TO HAVE DIRECT ACCESS TO CAMBRIDGE COMMONS DRIVE. ACCESS SHOULD BE PROVIDED THROUGH SHOPPING CENTER ONLY.

ARCHITECTURAL CONTROLS

1. 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 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 WILL BE CONSISTENT WITH THE SHOPPING CENTER COMPONENT IN ITS USE OF COLORS, MATERIALS, TEXTURES, ARCHITECTURAL FACADES, ROOF LINES, BUILDING MASS, SCALES, ETC.

STORM WATER MANAGEMENT

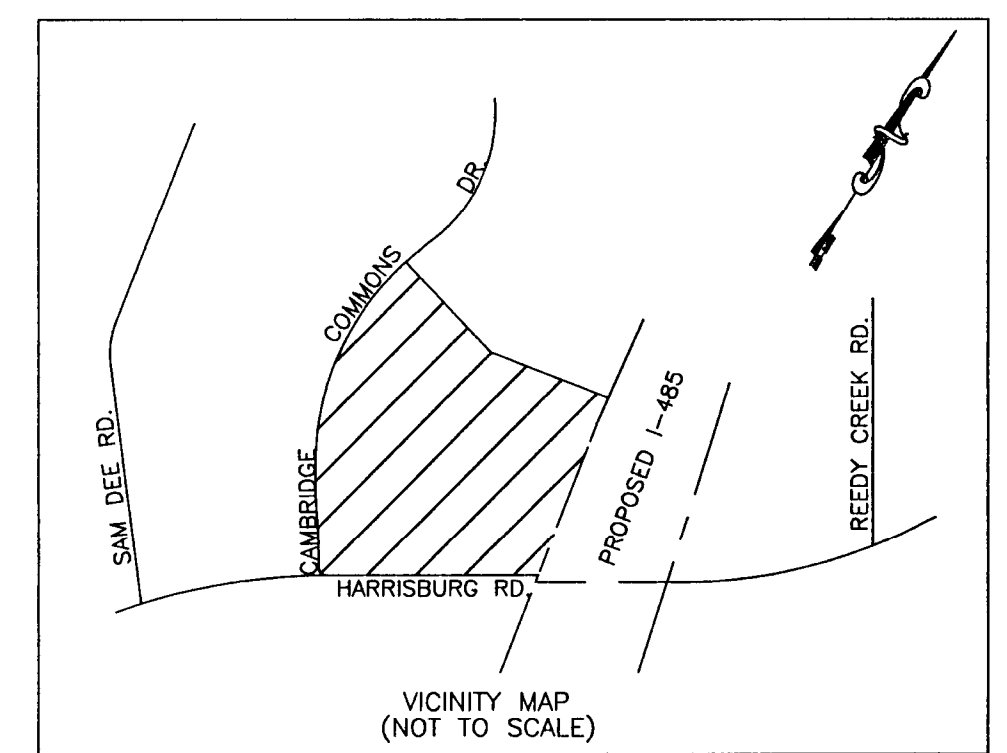
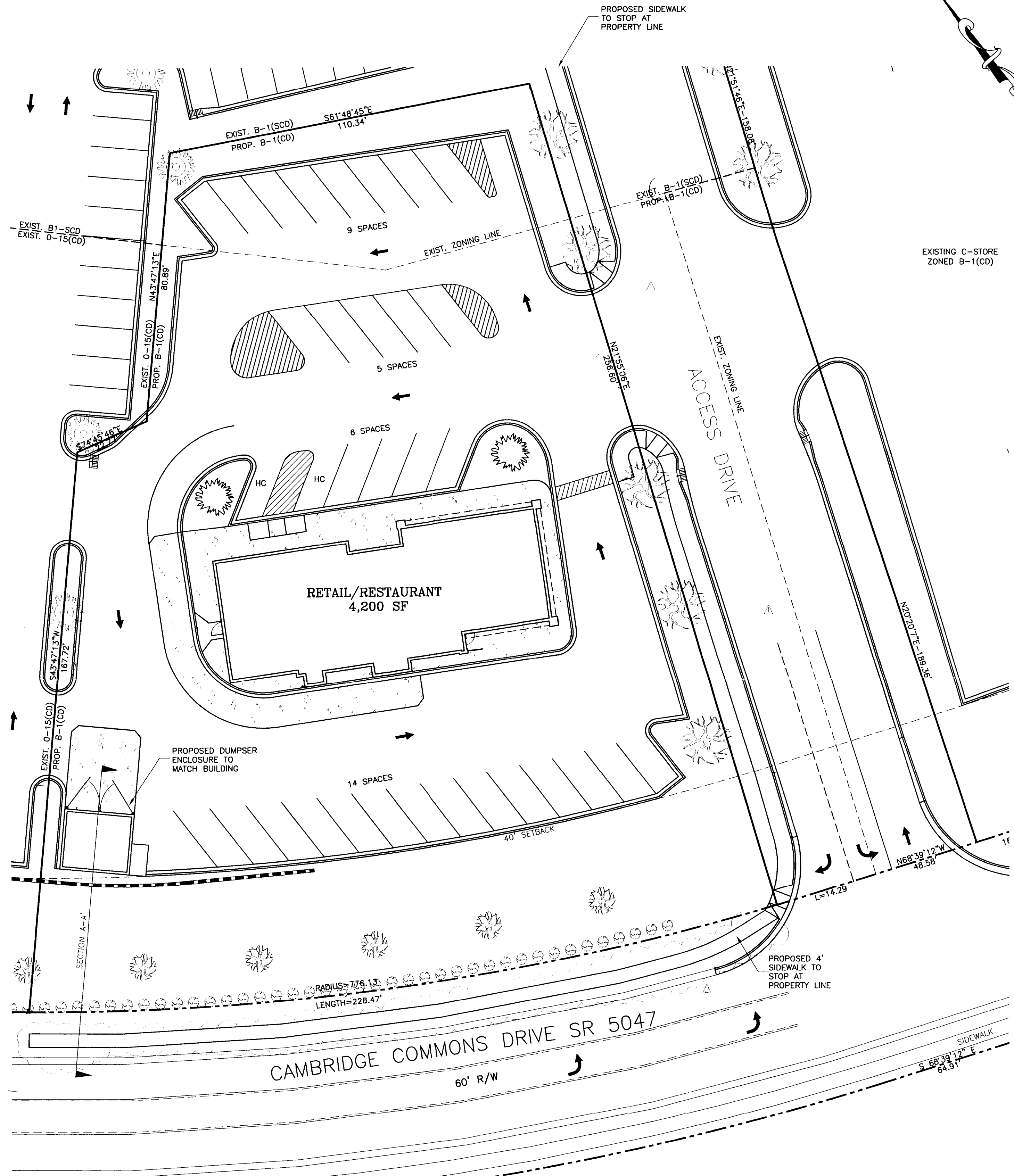
1. STORM WATER WILL BE MANAGED BY THE USE OF A RETENTION POND ON THE WEST SIDE OF THE SHOPPING CENTER.
2. NO STORM WATER RETENTION PONDS ARE PERMITTED WITHIN REQUIRED SETBACKS.

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.

SIDEWALKS

1. 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:**
1. THIS MAP IS NOT A CERTIFIED SURVEY.
 2. BOUNDARY INFORMATION AND NOTES TAKEN FROM REZONING PLAN PROVIDED BY DPR 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.

DEVELOPMENT DATA
 PETITION: 01-05(C)
 EXISTING ZONING: 0-15(CD) AND B-1(CDD)
 PROPOSED ZONING: B-1 CD
 PROPOSED USE: RETAIL/RESTAURANT (DRIVE THRU)
 TOTAL LOT AREA=1.79 AC.
 1 SPACE REQUIRED: 250 SF OF GROSS FLOOR AREA
 PARKING REQUIRED: 17 SPACES
 PARKING PROVIDED: 34 SPACES

- LEGEND**
- EXIST. LARGE MATURING TREES = WILLOW OAK
 - EXIST. SMALL MATURING TREE = YOSHINO CHERRY
 - EXIST. SMALL MATURING TREES = CRAPE MYRTLE
 - PROP. SMALL MATURING TREES = CRAPE MYRTLE
 - EXIST. SCREENING SHRUBS = RED TIP PHOTINIA

SPECIFIC SPECIES OF SMALL & LARGE MATURING TREES AND SHRUBS LISTED ABOVE ARE RECOMMENDATIONS ONLY. ACTUAL SPECIES TO BE FROM THE APPROVED LIST IN APPENDIX 1 OF THE COUNTY ZONING ORDINANCE IF FOR BUFFERS OR SCREENING AND THE URBAN FORESTRY ACCEPTABLE TREE LIST IF FOR STREET TREES OR INTERNAL PLANTINGS.

APPROVED BY COUNTY COMMISSION
 DATE 6/12/01

FOR PUBLIC HEARING
 PETITION # 01-05(C)

CAMBRIDGE COMMONS SHOPPING CENTER
 MECKLENBURG CO., NORTH CAROLINA
REZONING PLAN

File #: 99167.dwg Date: 01/17/01 Project Egr: CN
 Design By: CN
 Drawn By: WJP
 Scale: 1"=20'

ISAACS GROUP
 CIVIL ENGINEERING DESIGN AND LAND SURVEYING
 8720 RED OAK BOULEVARD SUITE 420
 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	WDP	3/13/01	REV. PER PLANNING COMMISSION
2	WDP	4/13/01	REV. PER PLANNING COMMISSION
3	BTU	6/13/01	REV. PER PLANNING COMMISSION

