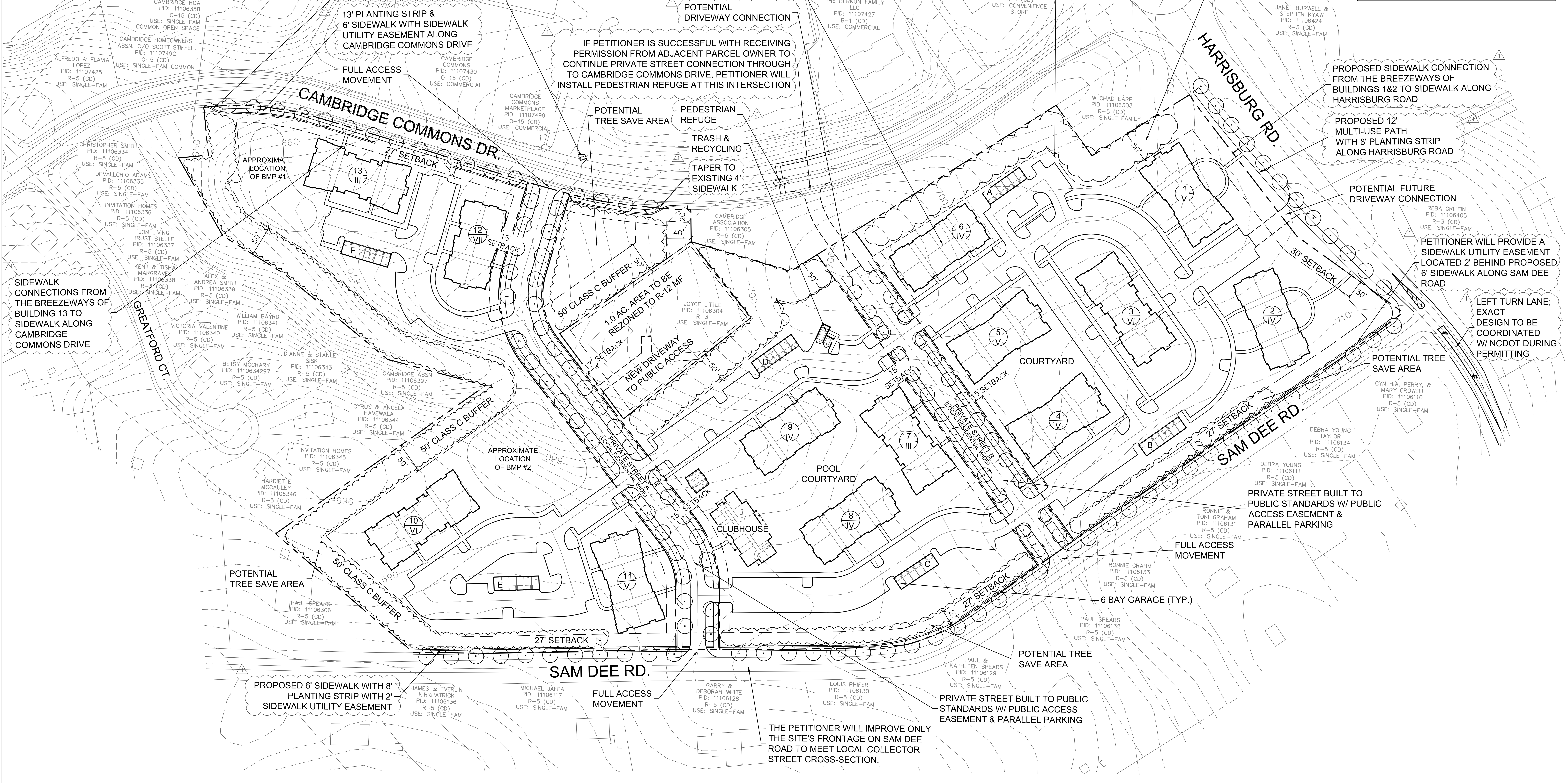

CAMBRIDGE COMMONS DR.
SAM DEE RD.
HARRISBURG RD.
GREATFORD CT.
CAMBRIDGE HOA
PID: 11106358
O-15 (CD)
USE: SINGLE FAM
COMMON OPEN SPACE
CAMBRIDGE HOMEOWNERS
ASSN. C/O SCOTT STIFFEL
PID: 11107492
O-5 (CD)
USE: SINGLE-FAM COMMON
ALFREDO & FLAVIA
LOPEZ
PID: 11107425
R-5 (CD)
USE: SINGLE-FAM
CAMBRIDGE
COMMONS
PID: 11107430
O-15 (CD)
USE: COMMERCIAL
CAMBRIDGE
COMMONS
MARKETPLACE
PID: 11107499
O-15 (CD)
USE: COMMERCIAL
THE BERKUN FAMILY
LLC
PID: 11107427
B-1 (CD)
USE: COMMERCIAL
CC BP
MARKETPLACE LLC
PID: 11107426
B-1 (CD)
USE: CONVENIENCE
STORE
JANET BURWELL &
STEPHEN KYAW
PID: 11106424
R-3 (CD)
USE: SINGLE-FAM
W CHAD EARP
PID: 11106303
R-5 (CD)
USE: SINGLE FAMILY
CHRISTOPHER SMITH
PID: 11106334
R-5 (CD)
USE: SINGLE-FAM
DEVALLCHIO ADAMS
PID: 11106335
R-5 (CD)
USE: SINGLE-FAM
INVITATION HOMES
PID: 11106336
R-5 (CD)
USE: SINGLE-FAM
JON LIVING
TRUST STEELE
PID: 11106337
R-5 (CD)
USE: SINGLE-FAM
KENT & TISHA
MARGRAVES
PID: 11106338
R-5 (CD)
USE: SINGLE-FAM
ALEX &
ANDREA SMITH
PID: 11106339
R-5 (CD)
USE: SINGLE-FAM
WILLIAM BAYRD
PID: 11106341
R-5 (CD)
USE: SINGLE-FAM
VICTORIA VALENTINE
PID: 11106340
R-5 (CD)
USE: SINGLE-FAM
DIANNE & STANLEY
SISK
PID: 11106343
R-5 (CD)
USE: SINGLE-FAM
BETSY MCCRARY
PID: 1110634297
R-5 (CD)
USE: SINGLE-FAM
CAMBRIDGE ASSN
PID: 11106397
R-5 (CD)
USE: SINGLE-FAM
CYRUS & ANGELA
HAVEWALA
PID: 11106344
R-5 (CD)
USE: SINGLE-FAM
INVITATION HOMES
PID: 11106345
R-5 (CD)
USE: SINGLE-FAM
HARRIET E
MCCAULEY
PID: 11106346
R-5 (CD)
USE: SINGLE-FAM
PAUL SPEARS
PID: 11106306
R-5 (CD)
USE: SINGLE-FAM
CAMBRIDGE
ASSOCIATION
PID: 11106305
R-5 (CD)
USE: SINGLE-FAM
JOYCE LITTLE
PID: 11106304
R-3
USE: SINGLE-FAM
REBA GRIFFIN
PID: 11106405
R-3 (CD)
USE: SINGLE-FAM
CYNTHIA, PERRY, &
MARY CROWELL
PID: 11106110
R-5 (CD)
USE: SINGLE-FAM
DEBRA YOUNG
TAYLOR
PID: 11106134
R-5 (CD)
USE: SINGLE-FAM
DEBRA YOUNG
PID: 11106111
R-5 (CD)
USE: SINGLE-FAM
RONNIE &
TONI GRAHAM
PID: 11106131
R-5 (CD)
USE: SINGLE-FAM
RONNIE GRAHM
PID: 11106133
R-5 (CD)
USE: SINGLE-FAM
PAUL SPEARS
PID: 11106132
R-5 (CD)
USE: SINGLE-FAM
PAUL &
KATHLEEN SPEARS
PID: 11106129
R-5 (CD)
USE: SINGLE-FAM
LOUIS PHIFER
PID: 11106130
R-5 (CD)
USE: SINGLE-FAM
GARRY &
DEBORAH WHITE
PID: 11106128
R-5 (CD)
USE: SINGLE-FAM
MICHAEL JAFFA
PID: 11106117
R-5 (CD)
USE: SINGLE-FAM
JAMES & EVERLIN
KIRKPATRICK
PID: 11106136
R-5 (CD)
USE: SINGLE-FAM
APPROXIMATE
LOCATION
OF BMP #1
APPROXIMATE
LOCATION
OF BMP #2
27' SETBACK
15' SETBACK
17' SETBACK
30' SETBACK
50' CLASS C BUFFER
1.0 AC. AREA TO BE
REZONED TO R-12 MF
NEW DRIVEWAY
TO PUBLIC ACCESS
PRIVATE STREET A
(LOCAL RESIDENTIAL WIDE)
PRIVATE STREET B
(LOCAL RESIDENTIAL WIDE)
POOL
COURTYARD
COURTYARD
CLUBHOUSE
13 III
12 VII
6 IV
1 V
5 V
3 VI
2 IV
4 V
9 IV
7 III
8 IV
10 VI
11 V
A
B
C
D
E
F
50'
40'
20'
30'
27'
650
660
670
680
690
696
700
710

PETITIONER TO ADD CURB RAMP TO MATCH EXISTING CURB RAMP

TAPER TO EXISTING 4' SIDEWALK

13' PLANTING STRIP & 6' SIDEWALK WITH SIDEWALK UTILITY EASEMENT ALONG CAMBRIDGE COMMONS DRIVE

FULL ACCESS MOVEMENT

SIDEWALK CONNECTIONS FROM THE BREEZEWAYS OF BUILDING 13 TO SIDEWALK ALONG CAMBRIDGE COMMONS DRIVE

MULTI FAMILY RESIDENTIAL BUILDING

POTENTIAL DRIVEWAY CONNECTION

IF PETITIONER IS SUCCESSFUL WITH RECEIVING PERMISSION FROM ADJACENT PARCEL OWNER TO CONTINUE PRIVATE STREET CONNECTION THROUGH TO CAMBRIDGE COMMONS DRIVE, PETITIONER WILL INSTALL PEDESTRIAN REFUGE AT THIS INTERSECTION

POTENTIAL TREE SAVE AREA

PEDESTRIAN REFUGE

TRASH & RECYCLING

TAPER TO EXISTING 4' SIDEWALK

50' CLASS C BUFFER

POTENTIAL TREE SAVE AREA

PROPOSED SIDEWALK CONNECTION FROM THE BREEZEWAYS OF BUILDINGS 1&2 TO SIDEWALK ALONG HARRISBURG ROAD

PROPOSED 12' MULTI-USE PATH WITH 8' PLANTING STRIP ALONG HARRISBURG ROAD

POTENTIAL FUTURE DRIVEWAY CONNECTION

PETITIONER WILL PROVIDE A SIDEWALK UTILITY EASEMENT LOCATED 2' BEHIND PROPOSED 6' SIDEWALK ALONG SAM DEE ROAD

LEFT TURN LANE; EXACT DESIGN TO BE COORDINATED W/ NCDOT DURING PERMITTING

POTENTIAL TREE SAVE AREA

PRIVATE STREET BUILT TO PUBLIC STANDARDS W/ PUBLIC ACCESS EASEMENT & PARALLEL PARKING

FULL ACCESS MOVEMENT

6 BAY GARAGE (TYP.)

POTENTIAL TREE SAVE AREA

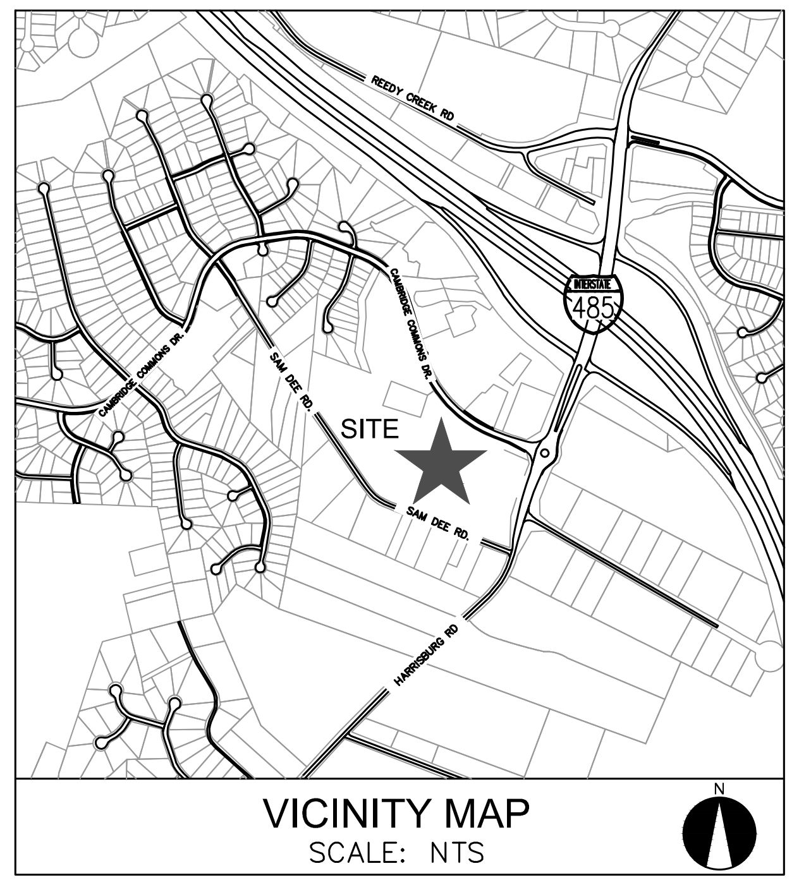
POTENTIAL TREE SAVE AREA

PROPOSED 6' SIDEWALK WITH 8' PLANTING STRIP WITH 2' SIDEWALK UTILITY EASEMENT

FULL ACCESS MOVEMENT

THE PETITIONER WILL IMPROVE ONLY THE SITE'S FRONTAGE ON SAM DEE ROAD TO MEET LOCAL COLLECTOR STREET CROSS-SECTION.

PRIVATE STREET BUILT TO PUBLIC STANDARDS W/ PUBLIC ACCESS EASEMENT & PARALLEL PARKING


SITE
SAM DEE RD.
HARRISBURG RD
485
N

VICINITY MAP
SCALE: NTS

DESIGN RESOURCE GROUP

LANDSCAPE ARCHITECTURE
CIVIL ENGINEERING
TRANSPORTATION PLANNING

O 2459 Wilkinson Blvd, Ste 200 Charlotte, NC 28208
P 704.343.0608
W www.drgrp.com

C-95
C-2165

REZONING PETITION

2019 - 028

REZONING DOCUMENT

HARRISBURG ROAD

CHARLOTTE, NORTH CAROLINA

HH HUNT

1401 SUNDAY DRIVE, SUITE 109
RALEIGH, NORTH CAROLINA 27607

SCHEMATIC SITE PLAN

40 0 40 80
SCALE: 1" = 80'
N

PROJECT #: 143-041
DRAWN BY: LD
CHECKED BY: SK

FEBRUARY 14, 2019

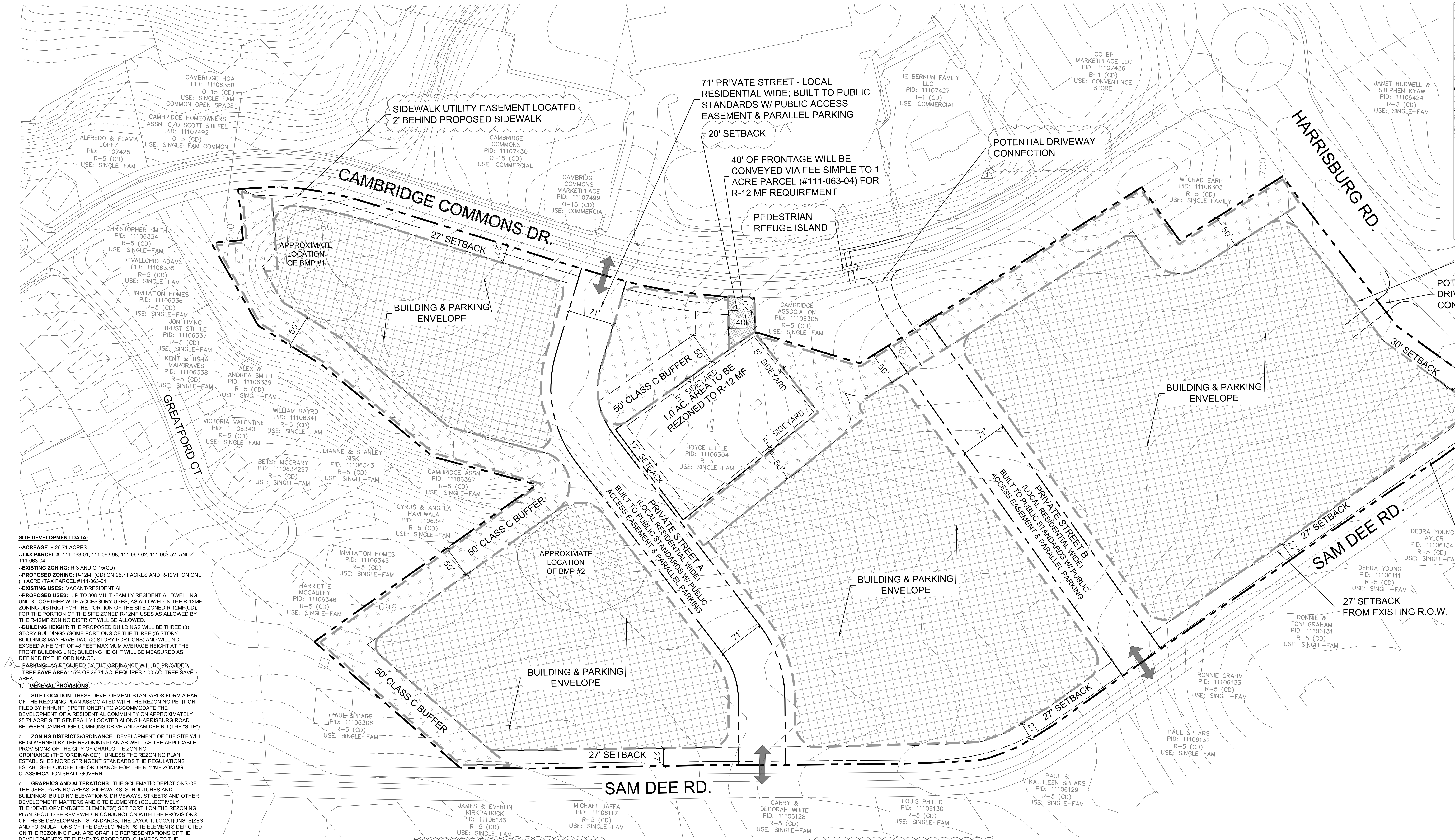
REVISIONS:

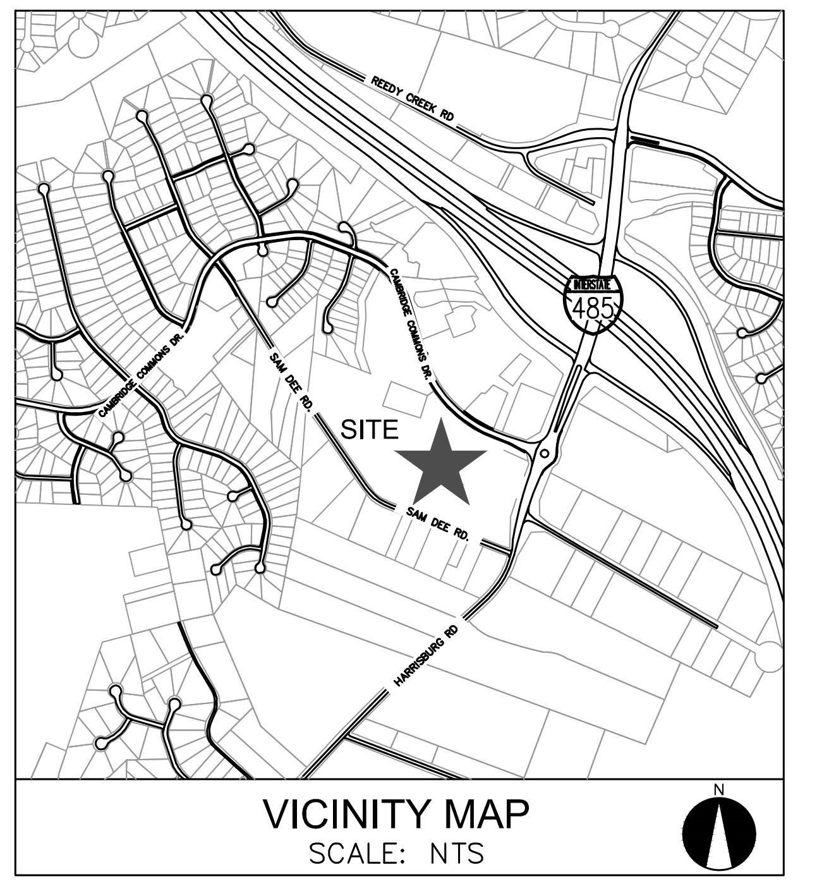
1. APRIL 15, 2019 - PER STAFF COMMENTS
2. MAY 13, 2019 - NOTES UPDATE
3. JUNE 6, 2019 - PER STAFF COMMENTS
4. JULY 22, 2019 - PER 07.15.19 PUBLIC HEARING

RZ-1.0 OF 2

G:\DSKPROJ\143-041 HHHUNT SAM DEE ROAD\DWG\DRG - PLOT SHEETS\PL-RZ.DWG

Copyright © 2019 Design Resource Group, PA This plan or drawing and any accompanying documents or calculations are the property of Design Resource Group, PA; and are intended solely for the use of the recipient noted. No third party use or modification is permitted without written authorization.


CAMBRIDGE COMMONS DR.
HARRISBURG RD.
SAM DEE RD.
GREATFORD CT.
SIDEWALK UTILITY EASEMENT LOCATED 2' BEHIND PROPOSED SIDEWALK
71' PRIVATE STREET - LOCAL RESIDENTIAL WIDE; BUILT TO PUBLIC STANDARDS W/ PUBLIC ACCESS EASEMENT & PARALLEL PARKING
20' SETBACK
40' OF FRONTAGE WILL BE CONVEYED VIA FEE SIMPLE TO 1 ACRE PARCEL (#111-063-04) FOR R-12 MF REQUIREMENT
PEDESTRIAN REFUGE ISLAND
POTENTIAL DRIVEWAY CONNECTION
POTENTIAL FUTURE DRIVEWAY CONNECTION
30' SETBACK FROM EXISTING R.O.W.
50' R.O.W. FROM EXISTING CENTERLINE OF HARRISBURG ROAD TO BE CONVEYED
LEFT TURN LANE; EXACT DESIGN TO BE COORDINATED W/ NCDOT DURING PERMITTING
SIDEWALK UTILITY EASEMENT LOCATED 2' BEHIND PROPOSED SIDEWALK
27' SETBACK FROM EXISTING R.O.W.
27' SETBACK
30' SETBACK
17' SETBACK
5' SIDEYARD
50' CLASS C BUFFER
1.0 AC. AREA TO BE REZONED TO R-12 MF
APPROXIMATE LOCATION OF BMP #1
APPROXIMATE LOCATION OF BMP #2
BUILDING & PARKING ENVELOPE
PRIVATE STREET A (LOCAL RESIDENTIAL WIDE) BUILT TO PUBLIC STANDARDS W/ PUBLIC ACCESS EASEMENT & PARALLEL PARKING
PRIVATE STREET B (LOCAL RESIDENTIAL WIDE) BUILT TO PUBLIC STANDARDS W/ PUBLIC ACCESS EASEMENT & PARALLEL PARKING
71'
50'
40'
CAMBRIDGE HOA PID: 11106358 O-15 (CD) USE: SINGLE FAM COMMON OPEN SPACE
CAMBRIDGE HOMEOWNERS ASSN. C/O SCOTT STIFFEL PID: 11107492 O-5 (CD) USE: SINGLE-FAM COMMON
ALFREDO & FLAVIA LOPEZ PID: 11107425 R-5 (CD) USE: SINGLE-FAM
CAMBRIDGE COMMONS PID: 11107430 O-15 (CD) USE: COMMERCIAL
CAMBRIDGE COMMONS MARKETPLACE PID: 11107499 O-15 (CD) USE: COMMERCIAL
THE BERKUN FAMILY LLC PID: 11107427 B-1 (CD) USE: COMMERCIAL
CC BP MARKETPLACE LLC PID: 11107426 B-1 (CD) USE: CONVENIENCE STORE
JANET BURWELL & STEPHEN KYAW PID: 11106424 R-3 (CD) USE: SINGLE-FAM
W CHAD EARP PID: 11106303 R-5 (CD) USE: SINGLE FAMILY
REBA GRIFFIN PID: 11106405 R-3 (CD) USE: SINGLE-FAM
CAMBRIDGE ASSOCIATION PID: 11106305 R-5 (CD) USE: SINGLE-FAM
JOYCE LITTLE PID: 11106304 R-3 USE: SINGLE-FAM
CHRISTOPHER SMITH PID: 11106334 R-5 (CD) USE: SINGLE-FAM
DEVALLCHIO ADAMS PID: 11106335 R-5 (CD) USE: SINGLE-FAM
INVITATION HOMES PID: 11106336 R-5 (CD) USE: SINGLE-FAM
JON LIVING TRUST STEELE PID: 11106337 R-5 (CD) USE: SINGLE-FAM
KENT & TISHA MARGRAVES PID: 11106338 R-5 (CD) USE: SINGLE-FAM
ALEX & ANDREA SMITH PID: 11106339 R-5 (CD) USE: SINGLE-FAM
WILLIAM BAYRD PID: 11106341 R-5 (CD) USE: SINGLE-FAM
VICTORIA VALENTINE PID: 11106340 R-5 (CD) USE: SINGLE-FAM
BETSY MCCRARY PID: 1110634297 R-5 (CD) USE: SINGLE-FAM
DIANNE & STANLEY SISK PID: 11106343 R-5 (CD) USE: SINGLE-FAM
CAMBRIDGE ASSN PID: 11106397 R-5 (CD) USE: SINGLE-FAM
CYRUS & ANGELA HAVEWALA PID: 11106344 R-5 (CD) USE: SINGLE-FAM
INVITATION HOMES PID: 11106345 R-5 (CD) USE: SINGLE-FAM
HARRIET E MCCAULEY PID: 11106346 R-5 (CD) USE: SINGLE-FAM
PAUL SPEARS PID: 11106306 R-5 (CD) USE: SINGLE-FAM
JAMES & EVERLIN KIRKPATRICK PID: 11106136 R-5 (CD) USE: SINGLE-FAM
MICHAEL JAFFA PID: 11106117 R-5 (CD) USE: SINGLE-FAM
GARRY & DEBORAH WHITE PID: 11106128 R-5 (CD) USE: SINGLE-FAM
LOUIS PHIFER PID: 11106130 R-5 (CD) USE: SINGLE-FAM
PAUL & KATHLEEN SPEARS PID: 11106129 R-5 (CD) USE: SINGLE-FAM
PAUL SPEARS PID: 11106132 R-5 (CD) USE: SINGLE-FAM
RONNIE GRAHAM PID: 11106133 R-5 (CD) USE: SINGLE-FAM
RONNIE & TONI GRAHAM PID: 11106131 R-5 (CD) USE: SINGLE-FAM
DEBRA YOUNG PID: 11106111 R-5 (CD) USE: SINGLE-FAM
DEBRA YOUNG TAYLOR PID: 11106134 R-5 (CD) USE: SINGLE-FAM
CYNTHIA, PERRY, & MARY CROWELL PID: 11106110 R-5 (CD) USE: SINGLE-FAM
660
680
690
696
700



VICINITY MAP
SCALE: NTS

SITE DEVELOPMENT DATA:

--ACREAGE: ± 26.71 ACRES

--TAX PARCEL #: 111-063-01, 111-063-98, 111-063-02, 111-063-52, AND 111-063-04

--EXISTING ZONING: R-3 AND O-15(CD)

--PROPOSED ZONING: R-12MF(CD) ON 25.71 ACRES AND R-12MF ON ONE (1) ACRE (TAX PARCEL #111-063-04.

--EXISTING USES: VACANT/RESIDENTIAL

--PROPOSED USES: UP TO 308 MULTI-FAMILY RESIDENTIAL DWELLING UNITS TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE R-12MF ZONING DISTRICT FOR THE PORTION OF THE SITE ZONED R-12MF(CD). FOR THE PORTION OF THE SITE ZONED R-12MF USES AS ALLOWED BY THE R-12MF ZONING DISTRICT WILL BE ALLOWED.

--BUILDING HEIGHT: THE PROPOSED BUILDINGS WILL BE THREE (3) STORY BUILDINGS (SOME PORTIONS OF THE THREE (3) STORY BUILDINGS MAY HAVE TWO (2) STORY PORTIONS) AND WILL NOT EXCEED A HEIGHT OF 48 FEET MAXIMUM AVERAGE HEIGHT AT THE FRONT BUILDING LINE; BUILDING HEIGHT WILL BE MEASURED AS DEFINED BY THE ORDINANCE.

--PARKING: AS REQUIRED BY THE ORDINANCE WILL BE PROVIDED.

--**TREE SAVE AREA:** 15% OF 26.71 AC. REQUIRES 4.00 AC. TREE SAVE AREA

1. GENERAL PROVISIONS:

a. **SITE LOCATION.** THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY HHHUNT. ("PETITIONER") TO ACCOMMODATE THE DEVELOPMENT OF A RESIDENTIAL COMMUNITY ON APPROXIMATELY 25.71 ACRE SITE GENERALLY LOCATED ALONG HARRISBURG ROAD BETWEEN CAMBRIDGE COMMONS DRIVE AND SAM DEE RD (THE "SITE").

b. **ZONING DISTRICTS/ORDINANCE.** DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN AS WELL AS THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE"). UNLESS THE REZONING PLAN ESTABLISHES MORE STRINGENT STANDARDS THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE R-12MF ZONING CLASSIFICATION SHALL GOVERN.

c. **GRAPHICS AND ALTERATIONS.** THE SCHEMATIC DEPICTIONS OF THE USES, PARKING AREAS, SIDEWALKS, STRUCTURES AND BUILDINGS, BUILDING ELEVATIONS, DRIVEWAYS, STREETS AND OTHER DEVELOPMENT MATTERS AND SITE ELEMENTS (COLLECTIVELY THE "DEVELOPMENT/SITE ELEMENTS") SET FORTH ON THE REZONING PLAN SHOULD BE REVIEWED IN CONJUNCTION WITH THE PROVISIONS OF THESE DEVELOPMENT STANDARDS. THE LAYOUT, LOCATIONS, SIZES AND FORMULATIONS OF THE DEVELOPMENT/SITE ELEMENTS DEPICTED ON THE REZONING PLAN ARE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT/SITE ELEMENTS PROPOSED. CHANGES TO THE REZONING PLAN NOT ANTICIPATED BY THE REZONING PLAN WILL BE REVIEWED AND APPROVED AS ALLOWED BY SECTION 6.207 OF THE ORDINANCE.

SINCE THE PROJECT HAS NOT UNDERGONE THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASES, IT IS INTENDED THAT THIS REZONING PLAN PROVIDE FOR FLEXIBILITY IN ALLOWING SOME ALTERATIONS OR MODIFICATIONS FROM THE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT/SITE ELEMENTS. THEREFORE, THERE MAY BE INSTANCES WHERE MINOR MODIFICATIONS WILL BE ALLOWED WITHOUT REQUIRING THE ADMINISTRATIVE AMENDMENT PROCESS PER SECTION 6.207 OF THE ORDINANCE. THESE INSTANCES WOULD INCLUDE CHANGES TO GRAPHICS IF THEY ARE:

i.MINOR AND DON'T MATERIALLY CHANGE THE OVERALL DESIGN INTENT DEPICTED ON THE REZONING PLAN.

THE PLANNING DIRECTOR WILL DETERMINE IF SUCH MINOR MODIFICATIONS ARE ALLOWED PER THIS AMENDED PROCESS, AND IF IT IS DETERMINED THAT THE ALTERATION DOES NOT MEET THE CRITERIA DESCRIBED ABOVE, THE PETITIONER SHALL THEN FOLLOW THE ADMINISTRATIVE AMENDMENT PROCESS PER SECTION 6.207 OF THE ORDINANCE; IN EACH INSTANCE, HOWEVER, SUBJECT TO THE PETITIONER'S APPEAL RIGHTS SET FORTH IN THE ORDINANCE.

d. **NUMBER OF BUILDINGS PRINCIPAL AND ACCESSORY**. THE TOTAL NUMBER OF PRINCIPAL RESIDENTIAL BUILDINGS TO BE DEVELOPED ON THE SITE SHALL NOT EXCEED 16. ACCESSORY BUILDINGS AND STRUCTURES LOCATED ON THE SITE SHALL NOT BE CONSIDERED IN ANY LIMITATION ON THE NUMBER OF BUILDINGS ON THE SITE. ACCESSORY BUILDINGS AND STRUCTURES WILL BE CONSTRUCTED UTILIZING SIMILAR BUILDING MATERIALS, ARCHITECTURAL ELEMENTS AND DESIGNS AS THE PRINCIPAL BUILDINGS LOCATED ON THE SITE.

2. PERMITTED USES & DEVELOPMENT AREA LIMITATION:

a. THE SITE MAY BE DEVELOPED WITH UP TO 308 MULTI-FAMILY RESIDENTIAL DWELLINGS UNITS TOGETHER WITH ACCESSORY USES ALLOWED IN THE R-12MF ZONING DISTRICT AS GENERALLY DEPICTED ON THE REZONING PLAN.

b. NO MORE THAN 16 THREE-BEDROOM UNITS MAY BE CONSTRUCTED ON THE SITE.

c. THE PETITIONER WILL CONVEY VIA FEE SIMPLE CONVEYANCE A 40 FOOT STRIP OF LAND FROM CAMBRIDGE COMMONS DRIVE TO TAX PARCEL #111-063-04 TO PROVIDE THE CURRENTLY LAND LOCKED PARCEL WITH REQUIRED STREET FRONTAGE AS GENERALLY DEPICTED ON THE REZONING PLAN.

d. THE DEVELOPMENT OF THE SITE WILL NOT INCREASE THE DEGREE OF NON-CONFORMITY FOR THE EXISTING SINGLE-FAMILY HOME LOCATED ON TAX PARCEL #111-063-04. THE PRIVATE STREET LOCATED ADJACENT TO THE EXISTING SINGLE-FAMILY HOME PARCEL WILL MAINTAIN A 17 FOOT SETBACK AS MEASURED FROM THE RIGHT-OF-WAY LINE OF THE PRIVATE STREET.

e. SURFACE PARKING AREAS WILL NOT BE ALLOWED BETWEEN CAMBRIDGE COMMONS DRIVE, HARRISBURG ROAD AND THE PROPOSED MULTI-FAMILY RESIDENTIAL BUILDINGS AS GENERALLY DEPICTED ON THE REZONING PLAN.

3. WORKFORCE HOUSING: THE PETITIONER SHALL VOLUNTARILY PROVIDE A WORKFORCE HOUSING PROGRAM TO ENSURE THAT SOME RESIDENTIAL UNITS ARE REASONABLY PRICED FOR PERSONS EARNING LESS THAN THE AREA MEDIAN INCOME. THE PETITIONER SHALL ENSURE THAT NO FEWER THAN 5% OF THE TOTAL NUMBER OF RESIDENTIAL UNITS ACTUALLY CONSTRUCTED ON THE SITE, FOR A PERIOD OF NOT LESS THAN 15 YEARS, MAINTAIN MONTHLY RENTS THAT ARE INCOME RESTRICTED FOR HOUSEHOLDS EARNING 80% OR LESS OF THE AREA MEDIAN INCOME.

4. ACCESS, TRANSPORTATION AND IMPROVEMENTS:

a. ACCESS TO THE SITE WILL BE FROM CAMBRIDGE COMMONS DRIVE, AND SAM DEE ROAD AS GENERALLY DEPICTED ON THE REZONING PLAN. ACCESS TO HARRISBURG ROAD IS ALSO POSSIBLE SUBJECT TO NCDOT APPROVAL.

b. THE PETITIONER WILL IMPROVE HARRISBURG ROAD WITH AN EIGHT (8) FOOT PLANTING STRIP AND A TWELVE (12) FOOT MULTI-USE PATH AS GENERALLY DEPICTED ON THE REZONING PETITION.

c. THE PETITIONER WILL CONSTRUCT A NORTHBOUND LEFT TURN LANE FROM HARRISBURG ROAD TO SAM DEE ROAD. THE NORTHBOUND LEFT TURN LANE WILL CONTAIN 100 FEET OF STORAGE AND AN APPROPRIATE TAPER. THE CONSTRUCTION OF THIS NORTHBOUND LEFT TURN LANE MAY REQUIRE THE ACQUISITION OF OFF-SITE RIGHT-OF-WAY, EASEMENTS, INCLUDING SIGHT DISTANCE EASEMENTS. IF THE PETITIONER IS NOT ABLE TO SECURE THIS ADDITIONAL RIGHT-OF-WAY OR THE NECESSARY EASEMENTS THEN THE PETITIONER MAY REQUEST THAT THE CITY OF CHARLOTTE ASSIST WITH THE SECURING OF THE NEEDED RIGHT-OF-WAY OR EASEMENTS. THE PETITIONER MAY POST A BOND FOR THIS REQUIRED IMPROVEMENT TO ALLOW THE RELEASE OF THE FIRST AND SUBSEQUENT CERTIFICATES OF OCCUPANCY. IF THE CITY AND THE PETITIONER ARE NOT ABLE TO SECURE THE NECESSARY RIGHT-OF-WAY AND EASEMENTS TO CONSTRUCT THIS IMPROVEMENT THEN THE PETITIONER WILL NOT BE REQUIRED TO CONSTRUCT THE IMPROVEMENT, BUT WILL INSTEAD CONTRIBUTE THE ESTIMATED COST OF THE IMPROVEMENT TO THE CITY OF CHARLOTTE SO THAT THE CITY MAY CONSTRUCT THE IMPROVEMENT AT A LATER DATE. IF AFTER FIVE (5) YEARS, AFTER THE CONTRIBUTION OF THE FUNDS TO THE CITY, IF THE CITY HAS NOT CONSTRUCTED THE PROPOSED LEFT-TURN LANE THE CITY WILL REIMBURSE THE FUNDS CONTRIBUTED TO THE CITY FOR THE CONSTRUCTION OF THE PROPOSED LEFT-TURN LANE TO THE PETITIONER.

d. THE PETITIONER HAS BEEN ASKED BY CDOT TO ANALYZE THE OPERATION OF THE EXISTING ROUNDABOUT AT THE INTERSECTION OF CAMBRIDGE COMMONS DRIVE AND HARRISBURG ROAD WITH THE ADDITION OF THE SITE TRAFFIC. THE PETITIONER IS IN THE PROCESS OF PERFORMING THIS ANALYSIS AND WILL PROVIDE THE ANALYSIS TO CDOT AND NCDOT TO REVIEW. THE PETITIONER WILL WORK WITH CDOT AND NCDOT TO IMPLEMENT THE RECOMMENDED IMPROVEMENTS TO THE OPERATION OF THE ROUNDABOUT RECOMMEND BY THE ANALYSIS. THE AGREED UPON IMPROVEMENTS TO THE EXISTING ROUNDABOUT WILL BE ADDED TO THE CONDITIONAL PLAN PRIOR TO THE RECOMMENDATION OF THE ZONING COMMITTEE.

e. THE PETITIONER WILL IMPROVE THE SITE'S FRONTAGE ON SAM DEE ROAD TO MEET LOCAL COLLECTOR STREET CROSS-SECTION.

f. THE PETITIONER WILL IMPROVE SAM DEE ROAD WITH AN EIGHT (8) FOOT PLANTING STRIP AND A SIX (6) FOOT SIDEWALK AS GENERALLY DEPICTED ON THE REZONING PETITION.

g. THE PETITIONER WILL IMPROVE THE SITE'S FRONTAGE ALONG CAMBRIDGE COMMONS DRIVE BY REMOVING THE EXISTING FOUR (4) FOOT SIDEWALK AND REPLACING IT WITH A SIX (6) FOOT SIDEWALK AND A THIRTEEN (13) FOOT PLANTING STRIP AS GENERALLY DEPICTED ON THE REZONING PETITION.

h. THE PETITIONER WILL CONSTRUCT A PEDESTRIAN REFUGE ISLAND ON CAMBRIDGE COMMONS DRIVE AT OR NEAR WHERE PRIVATE STREET B WOULD BE EXTENDED TO CAMBRIDGE COMMONS DRIVE, SUBJECT TO CDOT APPROVAL. IF CDOT DETERMINES THAT A PEDESTRIAN REFUGE ISLAND, AT THIS PROPOSED LOCATION, IS NOT SAFE OR APPROPRIATE THEN THE PETITIONER WILL NOT BE REQUIRED TO INSTALL THE PEDESTRIAN REFUGE ISLAND.

i. THE PETITIONER WILL INSTALL A NEW ADA RAMP AT THE SOUTHEAST CORNER OF THE INTERSECTION OF CAMBRIDGE COMMONS DRIVE AND THE NORTHERN MOST ENTRANCE TO THE EXISTING SHOPPING CENTER (THE CORNER OF THE DRIVEWAY WITHOUT A CURRENT ADA RAMP), AS GENERALLY DEPICTED ON THE REZONING PETITION.

j. THE PETITIONER WILL CONSTRUCT TWO PRIVATE STREETS BUILT TO PUBLIC STREET STANDARDS AS GENERALLY DEPICTED ON THE REZONING PLAN. THESE NEW PRIVATE STREETS WILL BE DESIGNED AS A LOCAL RESIDENTIAL WIDE STREET AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PETITIONER WILL RECORD A PUBLIC ACCESS EASEMENT OVER THE PRIVATE STREETS AGREEING TO KEEP THE STREETS OPEN AND AVAILABLE TO THE GENERAL PUBLIC FOR ACCESS THROUGH THE SITE.

k. ANY REQUIRED ROADWAY IMPROVEMENT WILL BE APPROVED AND CONSTRUCTED PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY FOR THE FIRST BUILDING ON THE SITE SUBJECT TO THE PETITIONER ABILITY TO POST A BOND FOR ANY IMPROVEMENTS NOT IN PLACE AT THE TIME OF THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY.

l. THE PLACEMENT AND CONFIGURATION OF THE VEHICULAR ACCESS POINT IS SUBJECT TO MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE DEVELOPMENT AND CONSTRUCTION PLANS AND TO ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY THE CDOT AND NCDOT IN ACCORDANCE WITH APPLICABLE PUBLISHED STANDARDS.

m. THE ALIGNMENT OF THE INTERNAL VEHICULAR CIRCULATION AND DRIVEWAYS MAY BE MODIFIED BY THE PETITIONER TO ACCOMMODATE CHANGES IN TRAFFIC PATTERNS, PARKING LAYOUTS AND ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY CDOT IN ACCORDANCE WITH PUBLISHED STANDARDS.

n. THE PETITIONER WILL DEDICATE VIA FEE SIMPLE CONVEYANCE AT LEAST 50 FEET OF RIGHT-OF-WAY AS MEASURED FROM THE EXISTING CENTER LINE OF HARRISBURG ROAD PRIOR TO THE ISSUANCE FOR THE FIRST CERTIFICATE OF OCCUPANCY.

o. THE PETITIONER WILL DEDICATE VIA FEE SIMPLE CONVEYANCE ANY ADDITIONAL RIGHT-OF-WAY INDICATED ON THE REZONING PLAN AS RIGHT-OF-WAY TO BE DEDICATED, THE ADDITIONAL RIGHT-OF-WAY WILL BE DEDICATED PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY. THE PETITIONER WILL PROVIDE A UTILITY EASEMENT FOR ANY OF THE PROPOSED SIDEWALKS LOCATED ALONG THE PUBLIC STREETS THAT ENCROACH INTO THE RIGHT-OF-WAY.

p. **RIGHT-OF-WAY AVAILABILITY.** IT IS UNDERSTOOD THAT SOME OF THE PUBLIC ROADWAY IMPROVEMENTS REFERENCED IN SUBSECTION A. ABOVE MAY NOT BE POSSIBLE WITHOUT THE ACQUISITION OF ADDITIONAL RIGHT OF WAY. IF AFTER THE EXERCISE OF DILIGENT GOOD FAITH EFFORTS, THE PETITIONER IS UNABLE TO REACH A SETTLEMENT WITH A PROPERTY OWNER TO ACQUIRE ANY LAND NECESSARY TO PROVIDE FOR ANY SUCH ADDITIONAL RIGHT-OF-WAY , THEN THE CITY MAY PROVIDE ACQUISITION SERVICES RELATED TO PUBLIC INFRASTRUCTURE IMPROVEMENTS. IN SUCH EVENT, THE PETITIONER SHALL REIMBURSE THE APPLICABLE AGENCY, DEPARTMENT OR GOVERNMENTAL BODY FOR THE COST OF ANY SUCH ACQUISITION PROCEEDINGS INCLUDING COMPENSATION PAID BY THE APPLICABLE AGENCY, DEPARTMENT OR GOVERNMENTAL BODY FOR ANY SUCH LAND AND THE EXPENSES OF SUCH PROCEEDINGS. FURTHERMORE, IN THE EVENT PUBLIC ROADWAY IMPROVEMENTS REFERENCED IN SUBSECTION A. ABOVE ARE DELAYED BECAUSE OF DELAYS IN THE ACQUISITION OF ADDITIONAL RIGHT-OF-WAY AS CONTEMPLATED HEREIN AND SUCH DELAY EXTENDS BEYOND THE TIME THAT THE PETITIONER SEEKS TO OBTAIN A CERTIFICATE OF OCCUPANCY FOR BUILDING(S) ON THE SITE IN CONNECTION WITH RELATED DEVELOPMENT PHASING DESCRIBED ABOVE, THEN THE PETITIONER WILL WORK WITH CITY STAFF TO DETERMINE A PROCESS TO ALLOW THE ISSUANCE OF CERTIFICATES OF OCCUPANCY FOR THE APPLICABLE BUILDINGS; PROVIDED, HOWEVER, PETITIONER CONTINUES TO EXERCISE GOOD FAITH EFFORTS TO COMPLETE THE APPLICABLE ROAD-WAY IMPROVEMENTS; IN SUCH EVENT THE PETITIONER MAY BE ASKED TO POST A LETTER OF CREDIT OR A BOND FOR ANY IMPROVEMENTS NOT IN PLACE AT THE TIME SUCH A CERTIFICATE OF OCCUPANCY IS ISSUED TO SECURE COMPLETION OF THE APPLICABLE IMPROVEMENTS.

5. STREETSCAPE, BUFFERS, YARDS, OPEN SPACE AND LANDSCAPING:

a. A 27 FOOT SETBACK AS MEASURED FROM THE EXISTING RIGHT-OF-WAY OF SAM DEE ROAD AND CAMBRIDGE COMMONS DRIVE WILL BE PROVIDED AS GENERALLY DEPICTED ON THE REZONING PLAN. A 30 FOOT SETBACK AS MEASURED FROM THE FUTURE RIGHT-OF-WAY WILL BE PROVIDED ALONG HARRISBURG ROAD.

b. SIDE, AND REAR YARDS WILL BE PROVIDED AS REQUIRED BY THE ORDINANCE.

c. A CLASS C BUFFER WILL BE PROVIDED AS GENERALLY DEPICTED ON THE REZONING PLAN. THE WIDTH OF THE PROPOSED BUFFER MAY BE REDUCED AS ALLOWED BY THE ORDINANCE.

d. THE BUFFERS INDICATED ON THE REZONING PLAN MAY BE ELIMINATED IF THE ADJOINING USE OR ZONING CHANGE SO A BUFFER IS NO LONGER REQUIRED BY THE ORDINANCE. THE BUFFER AREAS PREVIOUSLY SHOWN AND NO LONGER REQUIRED MAY THEN BE UTILIZED BY THE DEVELOPMENT (E.G. THE BUFFER ADJACENT TO THE EXISTING SINGLE-FAMILY HOME WILL NO LONGER BE REQUIRED IF THE HOME IS REPLACED WITH A USE THAT NO LONGER REQUIRES A BUFFER OR THE HOME IS REMOVED FROM THE LOT).

e. ALONG THE SITE'S INTERNAL PARKING AREAS THE PETITIONER WILL PROVIDE A SIDEWALK AND CROSS-WALK NETWORK THAT LINKS TO THE BUILDING ON THE SITE AND TO THE SIDEWALKS ALONG THE ABUTTING PUBLIC STREETS IN THE MANNER DEPICTED ON THE REZONING PLAN. THE MINIMUM WIDTH FOR THIS INTERNAL SIDEWALK WILL BE FIVE (5) FEET.

6. ARCHITECTURAL STANDARDS, GENERAL DESIGN GUIDELINES:

a. THE BUILDING MATERIALS USED ON THE PRINCIPAL BUILDINGS CONSTRUCTED ON SITE WILL BE A COMBINATION OF PORTIONS OF SOME OF THE FOLLOWING: BRICK, STONE, PRECAST STONE, PRECAST CONCRETE, SYNTHETIC STONE, CEMENTITIOUS FIBER BOARD, STUCCO, EIFS, DECORATIVE BLOCK AND/OR WOOD. VINYL OR ALUMINUM AS A BUILDING MATERIAL MAY ONLY BE USED ON WINDOWS, SOFFITS AND ON HANDRAILS/RAILINGS.

b. PREFERRED EXTERIOR BUILDING MATERIALS: ALL PRINCIPAL AND ACCESSORY BUILDINGS ABUTTING THE EXISTING PUBLIC STREETS AND THE INTERNAL PRIVATE STREETS SHALL COMPRISE A MINIMUM OF 20% OF THAT BUILDING'S ENTIRE FAçADE FACING SUCH NETWORK STREET USING BRICK, NATURAL STONE (OR ITS SYNTHETIC EQUIVALENT), STUCCO OR OTHER MATERIAL APPROVED BY THE PLANNING DIRECTOR.

c. PROHIBITED EXTERIOR BUILDING MATERIALS:

I. VINYL SIDING (BUT NOT VINYL HAND RAILS, WINDOWS OR DOOR TRIM).

II. CONCRETE MASONRY UNITS NOT ARCHITECTURALLY FINISHED.

d. BUILDING PLACEMENT AND SITE DESIGN SHALL FOCUS ON AND ENHANCE THE PEDESTRIAN ENVIRONMENT THROUGH THE FOLLOWING:

I. BUILDINGS SHALL BE PLACED SO AS TO PRESENT A FRONT OR SIDE FAçADE TO CAMBRIDGE COMMONS DR., HARRISBURG RD., SAM DEE ROAD, AND THE INTERNAL PRIVATE STREETS AS GENERALLY DEPICTED ON THE REZONING PLAN.

II. PARKING LOTS SHALL NOT BE LOCATED BETWEEN ANY RESIDENTIAL BUILDING AND CAMBRIDGE COMMONS DRIVE AND HARRISBURG ROAD. PARALLEL OR ANGLED PARKING WILL BE ALLOWED BETWEEN THE PROPOSED BUILDINGS AND THE PROPOSED PRIVATE STREETS.

III. DRIVEWAYS INTENDED TO SERVE SINGLE UNITS SHALL BE PROHIBITED ON ALL NETWORK REQUIRED STREETS, EXCEPT FOR A DRIVEWAY TO SERVE THE EXISTING SINGLE-FAMILY HOME LOCATED ON TAX PARCEL #111-063-04.

e. BUILDING MASSING AND HEIGHT SHALL BE DESIGNED TO BREAK UP LONG MONOLITHIC BUILDING FORMS AS FOLLOWS:

I. BUILDINGS EXCEEDING 135 FEET IN LENGTH SHALL INCLUDE MODULATIONS OF THE BUILDING MASSING/FACADE PLANE (SUCH AS RECESSES, PROJECTIONS, AND ARCHITECTURAL DETAILS). MODULATIONS SHALL BE A MINIMUM OF 10 FEET WIDE AND SHALL PROJECT OR RECESS A MINIMUM OF 4 FEET EXTENDING THROUGH THE BUILDING.

f. ARCHITECTURAL ELEVATION DESIGN - ELEVATIONS SHALL BE DESIGNED TO CREATE VISUAL INTEREST AS FOLLOWS:

I. BUILDING ELEVATIONS SHALL BE DESIGNED WITH VERTICAL BAYS OR ARTICULATED ARCHITECTURAL FAçADE FEATURES WHICH MAY INCLUDE BUT NOT BE LIMITED TO A COMBINATION OF EXTERIOR WALL OFFSETS, PROJECTIONS, RECESSES, PILASTERS, BANDING AND CHANGE IN MATERIALS OR COLORS.

II. BUILDINGS SHALL BE DESIGNED WITH A RECOGNIZABLE ARCHITECTURAL BASE ON ALL FACADES FACING CAMBRIDGE COMMONS DR., HARRISBURG RD., SAM DEE RD., AND THE INTERNAL PRIVATE STREETS. SUCH BASE MAY BE EXECUTED THROUGH USE OF PREFERRED EXTERIOR BUILDING MATERIALS OR ARTICULATED ARCHITECTURAL FAçADE FEATURES AND COLOR CHANGES.

III. BUILDING ELEVATIONS FACING CAMBRIDGE COMMONS DR., HARRISBURG RD., SAM DEE RD., AND THE INTERNAL PRIVATE STREET SHALL NOT HAVE EXPANSES OF BLANK WALLS GREATER THAN 20 FEET IN ALL DIRECTIONS AND ARCHITECTURAL FEATURES SUCH AS BUT TO LIMITED TO BANDING, MEDALLIONS OR DESIGN FEATURES OR MATERIALS WILL BE PROVIDED TO AVOID A STERILE, UNARTICULATED BLANK TREATMENT OF SUCH WALLS.

g. ROOF FORM AND ARTICULATION - ROOF FORM AND LINES SHALL BE DESIGNED TO AVOID THE APPEARANCE OF A LARGE MONOLITHIC ROOF STRUCTURE AS FOLLOWS:

I. LONG PITCHED OR FLAT ROOF LINES SHALL AVOID CONTINUOUS EXPANSES WITHOUT VARIATION BY INCLUDING CHANGES IN HEIGHT AND/OR ROOF FORM, TO INCLUDE BUT NOT BE LIMITED TO GABLES, HIPS, DORMERS OR PARAPETS.

II. FOR PITCHED ROOFS THE MINIMUM ALLOWED IS 4:12 EXCLUDING BUILDINGS WITH A FLAT ROOF AND PARAPET WALLS. THIS STANDARD WILL NOT APPLY TO ROOFS ON DORMERS, BALCONIES, OR OTHER MINOR BUILDING ELEMENTS THAT MAY HAVE A PITCHED ROOF.

III. ROOF TOP HVAC AND RELATED MECHANICAL EQUIPMENT WILL BE SCREENED FROM PUBLIC VIEW AT GRADE FROM THE NEAREST STREET.

h. SERVICE AREA SCREENING - SERVICE AREAS SUCH AS DUMPSTERS, REFUSE AREAS, RECYCLING AND STORAGE SHALL BE SCREENED FROM VIEW WITH MATERIALS AND DESIGN TO BE COMPATIBLE WITH PRINCIPAL STRUCTURES. SUCH DESIGN SHALL INCLUDE A MINIMUM 20 PERCENT PREFERRED EXTERIOR BUILDING MATERIALS OR A CLASS B BUFFER NOT LESS THAN 10' IN DEPTH AT ALL ABOVE GRADE PERIMETER NOT PAVED FOR ACCESS. THE LOCATION OF THE PROPOSED DUMPSTER AND RECYCLING AREAS IS GENERALLY DEPICTED ON THE REZONING PLAN.

i. METER BANKS WILL BE SCREENED FROM ADJOINING PROPERTIES AND FROM THE ABUTTING PUBLIC STREETS.

j. SIDEWALK EXTENSIONS SHOULD BE PROVIDED BETWEEN ALL STREET TREES ON ALL PUBLIC AND PRIVATE STREETS WHEN PARKING IS ADJACENT.

7. OPEN SPACE:

a. IMPROVED OPEN SPACE AREAS WILL BE PROVIDED AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PROPOSED OPEN SPACE AMENITY AREAS WILL BE IMPROVED WITH LANDSCAPING, SEATING AREAS, HARDSCAPE ELEMENTS AND SHADE STRUCTURES AS APPLICABLE AND APPROPRIATE TO THE PROPOSED AMENITY AREA.

8. ENVIRONMENTAL FEATURES:

a. THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION ORDINANCE.

b. THE LOCATION, SIZE AND TYPE OF STORM WATER MANAGEMENT SYSTEMS DEPICTED ON THE REZONING PLAN ARE SUBJECT TO REVIEW AND APPROVAL AS PART OF THE FULL DEVELOPMENT PLAN SUBMITTAL AND ARE NOT IMPLICITLY APPROVED WITH THIS REZONING. ADJUSTMENTS MAY BE NECESSARY IN ORDER TO ACCOMMODATE ACTUAL STORM WATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.

c. THE SITE WILL COMPLY WITH THE TREE ORDINANCE.

9. LIGHTING:

a. ALL NEW LIGHTING SHALL BE FULL CUT-OFF TYPE LIGHTING FIXTURES EXCLUDING LOWER, DECORATIVE LIGHTING THAT MAY BE INSTALLED ALONG THE DRIVEWAYS, SIDEWALKS, PARKING AREAS AND COURTYARDS.

b. DETACHED LIGHTING ON THE SITE WILL BE LIMITED TO 22 FEET IN HEIGHT.

10. POSSIBLE FUTURE EXTENSION OF PRIVATE STREET B TO CAMBRIDGE COMMONS DRIVE.

a. THE PETITIONER AGREES TO CONTINUE WORK WITH THE CAMBRIDGE HOMEOWNERS ASSOCIATION ON THE POSSIBLE PURCHASE OF A PORTION OR ALL OF TAX PARCEL # 11106305 TO ALLOW THE PETITIONER TO EXTEND PRIVATE STREET B TO CAMBRIDGE COMMONS DRIVE TO ENHANCE PEDESTRIAN AND VEHICULAR CONNECTIVITY FOR THE SITE AND AREA.

11. AMENDMENTS TO THE REZONING PLAN:

a. FUTURE AMENDMENTS TO THE REZONING PLAN (WHICH INCLUDES THESE DEVELOPMENT STANDARDS) MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE APPLICABLE DEVELOPMENT AREA PORTION OF THE SITE AFFECTED BY SUCH AMENDMENT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 6 OF THE ORDINANCE.

12. BINDING EFFECT OF THE REZONING APPLICATION:

a. IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE DEVELOPMENT OF THE SITE IMPOSED UNDER THE REZONING PLAN WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONER AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST OR ASSIGNS.

Copyright © 2019 Design Resource Group, PA This plan or drawing and any accompanying documents or calculations are the property of Design Resource Group, PA; and are intended solely for the use of the recipient noted. No third party use or modification is permitted without written authorization.

G:\SDSKPROJ\143-041 HHHUNT SAM DEE ROAD\DWG\DRG - PLOT SHEETS\PL-RZ.DWG

dRG
DESIGN
RESOURCE
GROUP

LANDSCAPE ARCHITECTURE
CIVIL ENGINEERING
TRANSPORTATION PLANNING

O 2459 Wilkinson Blvd, Ste 200 Charlotte, NC 28208
P 704.343.0608
W www.drgrp.com

CORPORATE SEAL
C-95
C-2165
NCBELS

REZONING PETITION

2019 - 028

REZONING DOCUMENT

HARRISBURG ROAD
CHARLOTTE, NORTH CAROLINA

HH HUNT
1401 SUNDAY DRIVE, SUITE 109
RALEIGH, NORTH CAROLINA 27607

TECHNICAL DATA SHEET

40 0 40 80
SCALE: 1" = 80'

PROJECT #: 143-041
DRAWN BY: LD
CHECKED BY: SK

FEBRUARY 14, 2019

REVISIONS:
1. APRIL 15, 2019 - PER STAFF COMMENTS
2. MAY 13, 2019 - NOTES UPDATE
3. JUNE 6, 2019 - PER STAFF COMMENTS
4. JULY 22, 2019 - PER 07.15.19 PUBLIC HEARING

RZ-2.0 OF 2