

PETITION #
FOR PUBLIC HEARING
SCHEMATIC SITE PLAN
CATAWBA VILLAGE CENTER
CHARLOTTE, NORTH CAROLINA

DATE: 4/24/06

SITE SUMMARY

EXISTING ZONING: B-1(CD)
PROPOSED ZONING: S.P.A. B-2(CD) PARCEL B ONLY
LAND SUMMARY:

SHOPPING CENTER:	7.78 ACRES±
PARCEL 1:	1.41 ACRES±
PARCEL 2:	1.37 ACRES±
PARCEL 3:	1.00 ACRES±
AREA IN R.O.W.:	0.80 ACRES±
GROSS SITE AREA:	12.36 ACRES±
NET SITE AREA:	11.56 ACRES±

BUILDING AREA:	
FOOD LION:	38,274 SF
PHASE I – LOCAL SHOPS A:	9,218 SF
PHASE I – LOCAL SHOPS B:	3,600 SF
PHASE II– LOCAL SHOPS B:	5,800 SF
TOTAL:(PRIOR TO EXPANSION)	56,892 SF
FUTURE NET EXPANSION	7,800 SF
TOTAL:	64,692 SF

PARKING(PRIOR TO EXPANSION)	
REQUIRED: 4.0/1000=228 SPACES	
SHOWN: 4.7/1000=270 SPACES	

POST EXPANSION	
REQUIRED: 4.0/1000=259 SPACES	
SHOWN: 4.2/1000=270 SPACES	

IMPERVIOUS CALCULATIONS	
IMPERVIOUS AREA: 346,922 SF (70%)	
PERVIOUS AREA: 154,018 SF (30%)	
500,940 SF (11.50 AC.)	

CAMBRIDGE PROPERTIES
INCORPORATED

1043 East Morehead Street Suite 202 704/333-2393
Charlotte, North Carolina 28204 Fax: 704/333-2394

Catawba Village OutParcel # B

GENERAL

- The Schematic Site Plan consists of the technical data and the illustrative drawings (collectively, "Site Plan"). The Site Plan contains development notes and conditions regarding vehicular access points, buffers/setbacks, generalized building size, parking ratios, development type and intensity etc. The Site Plan depicts a development scenario based upon the conditions imposed by the technical data, but other development scenarios are permitted as a matter of right which permits alternative arrangements of buildings/parking/circulation areas, building footprints and shapes, lot layouts, etc. Changes may be made 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).
- The proposed zoning supports retail, office, restaurant and/or similar uses as permitted under the B-1 and specifically a B-2 district drive-in service restaurant shall be allowed on parcel B.
- The Schematic Plan will comply with the watershed standards in both the critical and protected areas of the site.

SITE DESIGN/BUFFERS/SETBACKS

- Storm water detention, water quality basin (BMP) for the proposed development of parcel B will be located in an off site regional facility.
- 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 B will be designed to be consistent with Catawba Plantation Master Plan.
- The Petitioner/Developer shall provide a 5 foot sidewalk with an 8 foot planting strip provided the 5 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 5 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.

TRANSPORTATION

- The site has completed all off site road improvements in conformance with the requirements of the North Carolina Department of Transportation (NC-DOT) and the Department of Transportation (C-DOT).

ARCHITECTURAL

- 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.
- All dumpsters shall be screened with solid enclosures with gates.
- The maximum height for buildings located within the commercial area shall be 30 feet above FFE, excluding the parapet wall or roof mounted screening.
- The buildings to be constructed on parcel B shall be designed and constructed with similar/complementary architectural styles, features and colors as the commercial center on parcel 2.
- Detached signage along Mt. Holly-Huntersville Road shall be limited to one (1) ground mounted sign for parcel B up to 5 feet high and 50 square feet in size.

2006-98

