

SITE DEVELOPMENT SUMMARY:

TAX PARCEL NUMBERS:
067-014-02 067-021-10
067-014-03 067-021-16
067-021-08 067-021-49
067-021-09 067-021-50
067-021-52

TOTAL SITE SF (ACREAGE):
+/- 1478,818.44 SF (33.949 AC)

EXISTING ZONING & USES:
INDUSTRIAL DISTRICT - I-2
-WAREHOUSE
-VACANT
-GOV'T INST
-OFFICE

PROPOSED ZONING & PERMITTED USES:
MIXED USE DEVELOPMENT DISTRICT-OPTIONAL - "MUO-O"
-OFFICE
-COMMERCIAL/RESTAURANT
-RESIDENTIAL

NOTES:

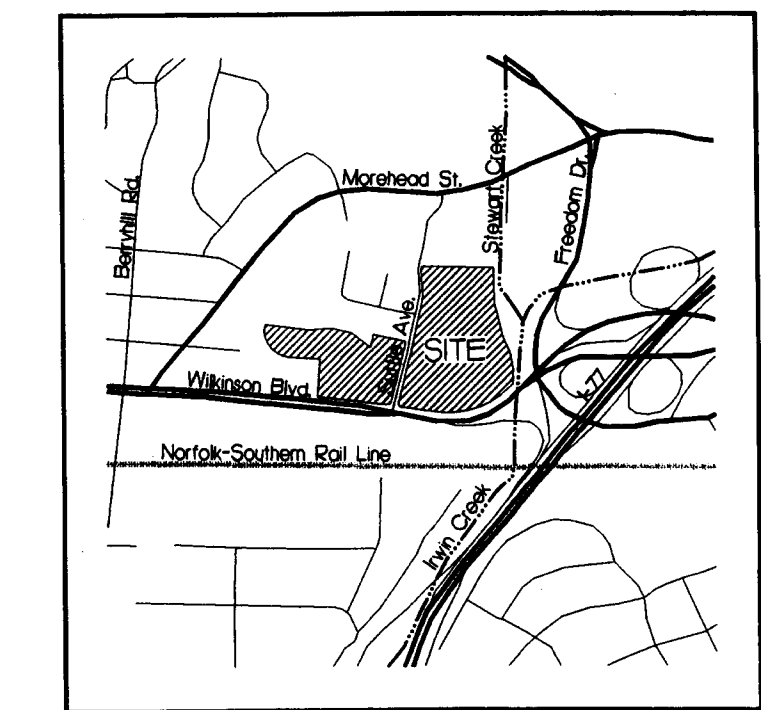
SITE SURVEY DATA PROVIDED BY:
LANDDESIGN SURVEYING
223 NORTH GRAHAM STREET
CHARLOTTE, NC 28202
(704) 376-7777

PLANIMETRIC INFORMATION OUTSIDE OF THE PROJECT BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY:
MECKLENBURG COUNTY
ENGINEERING & BUILDING STANDARDS DEPARTMENT
DELD (DEMOGRAPHIC, EMPLOYMENT AND LAND DEVELOPMENT) INFORMATION SYSTEM

ADJACENT OWNERS

- | | |
|---|--|
| 1. #067-01-01
THE BLUMENTHAL FOUNDATION
P.O. BOX 34689
CHARLOTTE, NC 28234
EXISTING ZONING: I-2
EXISTING USE: WAREHOUSE | 11. #067-021-16
WILLIAM R. STANDISH AND
BETTY ERWIN STANDISH
82 HERITAGE DRIVE
LAKE WYLLIE, SC 29710
EXISTING ZONING: I-2
EXISTING USE: OFFICE |
| 2. #067-01-01
RENE-2 ENTERPRISES LP
201 WILKINSON BLVD.
CHARLOTTE, NC 28208
EXISTING ZONING: I-2
EXISTING USE: WAREHOUSE | 12. #067-021-14
WILLIAM R. STANDISH AND
BETTY ERWIN STANDISH
82 HERITAGE DRIVE
LAKE WYLLIE, SC 29710
EXISTING ZONING: I-2
EXISTING USE: WAREHOUSE |
| 3. #067-021-20
LOIS A. TODD AND
DORIS T. ARNOLD
4008 COLONY PKWY.
CHARLOTTE, NC 28211
EXISTING ZONING: I-2
EXISTING USE: WAREHOUSE | 13. #067-021-12
LEWIS H. PASHAM JR. AND
HUGO W. HEDENREICH & WVS
600 FAIRVIEW ROAD
CHARLOTTE, NC 28202
EXISTING ZONING: I-2
EXISTING USE: WAREHOUSE |
| 4. #067-021-01
STATE OF NORTH CAROLINA
DEPARTMENT OF REVENUE
501 NORTH WILMINGTON STREET
RALEIGH, NC 27604
EXISTING ZONING: I-2
EXISTING USE: VACANT | 14. #067-021-53
JEFFERSON PILOT
COMMUNICATIONS / WBTV, INC.
100 NORTH GREENE STREET
GREENSBORO, NC 27401
EXISTING ZONING: I-2
EXISTING USE: VACANT |
| 5. #067-021-07
JON R. AND NANCY D. FORREST
7222 OAKMEADE DRIVE
CHARLOTTE, NC 28270
EXISTING ZONING: I-2
EXISTING USE: WAREHOUSE | 15. #067-021-11
JEFFERSON PILOT
BROADCASTING AND CBZ
PROPERTY TAX SOLUTIONS
PMB 360 4287 BELTLINE ROAD
ADDISON, TX 75001
EXISTING ZONING: I-2
EXISTING USE: OFFICE |
| 6. #067-021-55
QUINN MANAGEMENT LLC
298 WILKINSON BLVD.
CHARLOTTE, NC 28208
EXISTING ZONING: I-2
EXISTING USE: VACANT | 16. #067-021-51
JEFFERSON PILOT
BROADCASTING AND CBZ
PROPERTY TAX SOLUTIONS
PMB 360 4287 BELTLINE ROAD
ADDISON, TX 75001
EXISTING ZONING: I-2
EXISTING USE: OFFICE |
| 7. #067-021-02
STATE OF NORTH CAROLINA
DEPARTMENT OF REVENUE
501 NORTH WILMINGTON STREET
RALEIGH, NC 27604
EXISTING ZONING: I-2
EXISTING USE: VACANT | 17. #067-021-54
JEFFERSON PILOT
COMMUNICATIONS / WBTV, INC.
100 NORTH GREENE STREET
GREENSBORO, NC 27401
EXISTING ZONING: I-2
EXISTING USE: VACANT |
| 8. #067-021-5
QUINN MANAGEMENT LLC
298 WILKINSON BLVD.
CHARLOTTE, NC 28208
EXISTING ZONING: I-2
EXISTING USE: WAREHOUSE | 18. #067-01-01
MECKLENBURG COUNTY REAL
ESTATE FINANCE DEPARTMENT
600 E. 4TH STREET, 11TH FLOOR
CHARLOTTE, NC 28202
EXISTING ZONING: I-2
EXISTING USE: VACANT |
| 9. #067-021-99
MULTIPLE LAND OWNERSHIP
2201-232 WEST MOREHEAD ST.
CHARLOTTE, NC 28202
EXISTING ZONING: I-2
EXISTING USE: WAREHOUSE | 19. #067-01-05
MECKLENBURG COUNTY
600 E. 4TH STREET
CHARLOTTE, NC 28202
EXISTING ZONING: I-2
EXISTING USE: VACANT |
| 10. #067-021-29
SEA REAL ESTATE LLC
223 WEST MOREHEAD ST., H/OI
CHARLOTTE, NC 28202
EXISTING ZONING: I-2
EXISTING USE: WAREHOUSE | 20. INTERSTATE 77 / 271 R/W/
NORTH CAROLINA DEPARTMENT
OF TRANSPORTATION
716 WEST MAIN STREET
AUBURNVILLE, NC 28801 |

VICINITY MAP - NOT TO SCALE



FOR PUBLIC HEARING
PETITION NO. 2006-XXX

LandDesign

223 N. Graham Street, Charlotte, NC 28202
V: 704.333.0325 F: 704.332.2746
www.LandDesign.com

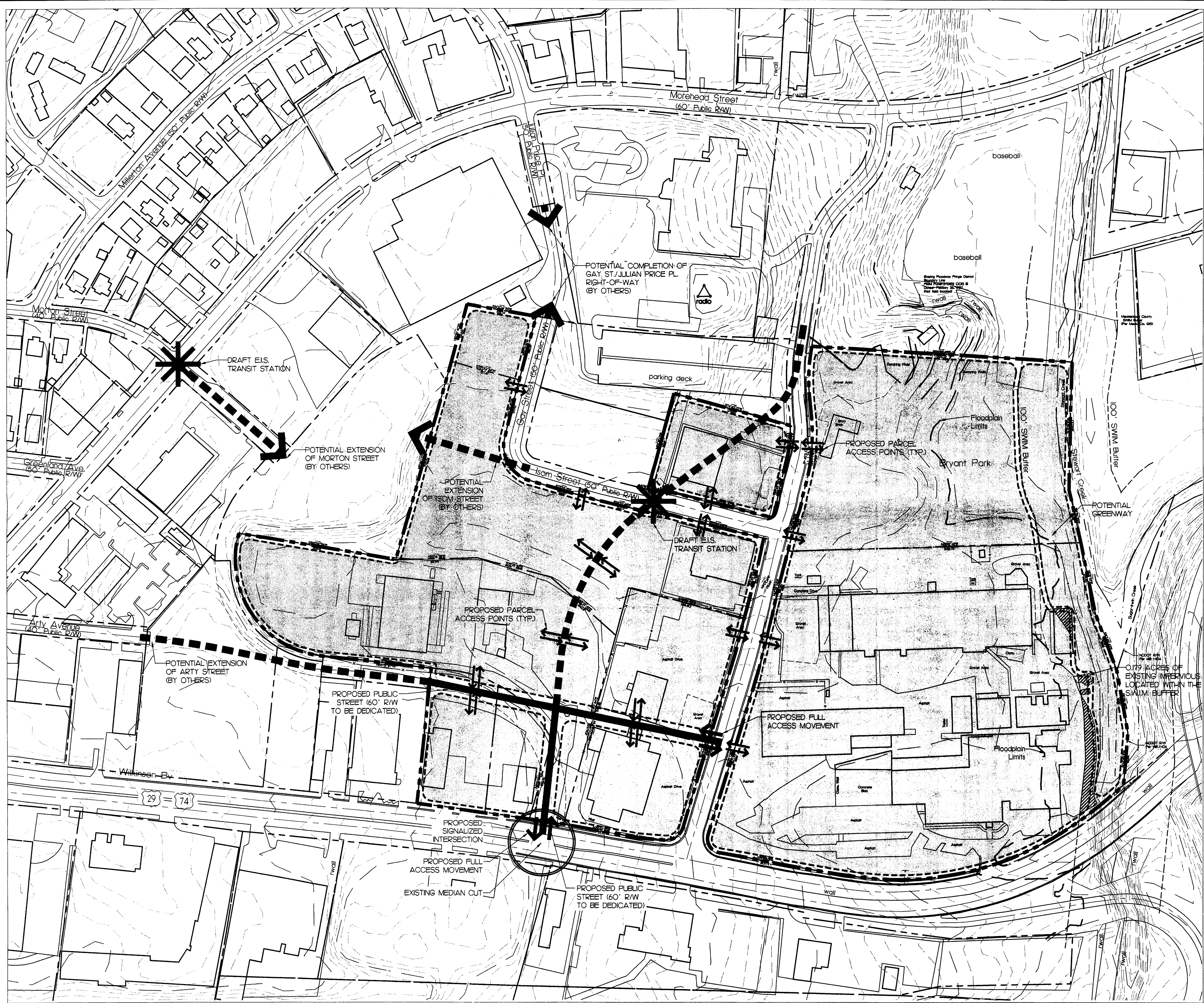
RECEIVED
APR 21 2006
BY: _____

RADIATOR SPECIALTY
MIXED USE DEVELOPMENT REZONING
MERRIFIELD PARTNERS, CHARLOTTE, NORTH CAROLINA
EXISTING CONDITIONS AND SURVEY INFORMATION

REVISIONS:

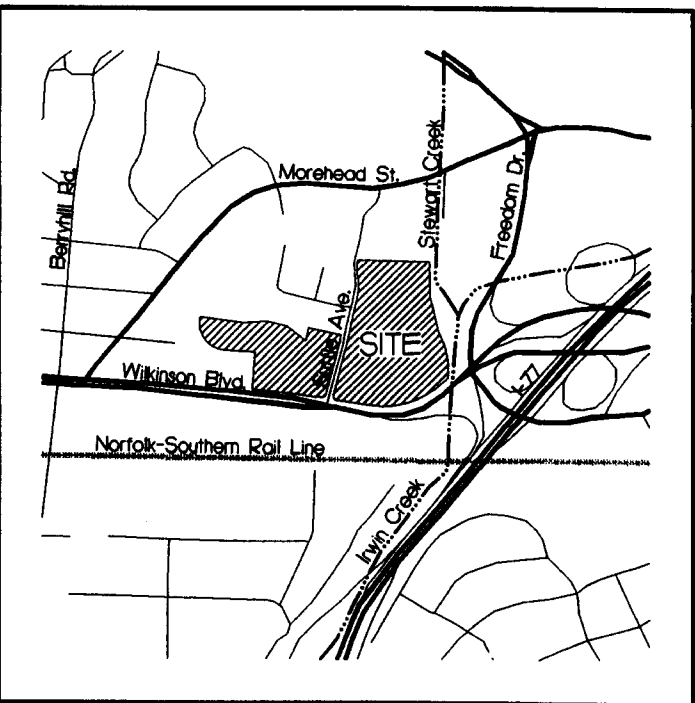
DATE: 04/20/06	DRAWN BY: RJP	CHK: RJP
DRAWN BY: RJP	CHECKED BY: RJP	DATE: 04/20/06
PROJECT #:	1006058	

SHEET #:
EX.1.0



DEVELOPMENT TOTALS:	
COMMERCIAL/RESTAURANTS/ OFFICE/ RESIDENTIAL	200,000 SF 1,750,000 SF RESIDENTIAL USES DEVELOPED IN ACCORDANCE WITH THE STANDARDS ESTABLISHED IN THE ORDINANCE FOR THE MUDD DISTRICT
EXISTING IMPERVIOUS LOCATED WITHIN SWIM BUFFER	7,782.84 SF (0.179 AC)
AREA LOCATED WITHIN FLOODWAY FRINGE AREA	98,455.03 SF (2.26 AC)
DEVELOPMENT AREA LOCATED WITHIN FLOODWAY FRINGE AS ALLOWED UNDER SECTION 12.80(4) OF THE ORDINANCE	49,227.56 SF (1.13 AC)
AREA TO BE PRESERVED FOR GREENWAY	73,123.13 SF (1.679 AC)

VICINITY MAP - NOT TO SCALE



FOR PUBLIC HEARING
PETITION NO. 2006-XXX

RADIATOR SPECIALTY
MIXED USE DEVELOPMENT REZONING
MERRIFIELD PARTNERS, CHARLOTTE, NORTH CAROLINA
TECHNICAL DATA SHEET

REVISIONS:

DATE: 04/24/06
DESIGNED BY: CHK
DRAWN BY: CHK
CHECKED BY: RFP
O.C. BY: RFP
SCALE: 1"=100'-0"
PROJECT #: 1006058
SHEET #:
TDS.1.0

LandDesign
233 N Graham Street, Charlotte, NC 28202
V: 704.333.0325 F: 704.333.1246
www.LandDesign.com

DEVELOPMENT GUIDELINES
MERRIFIELD PARTNERS PROPERTY AT SUTTLE AVENUE AND WILKINSON BOULEVARD.

LEGAL DESCRIPTION
TRACT 1
COMMENCING AT CHARLOTTE CORS "ARP", HAVING NORTH CAROLINA GRID COORDINATES OF N:560980.53 E:1436243.62, THENCE SOUTH 15 DEGREES 05 MINUTES 45 SECONDS EAST FOR A GRID DISTANCE OF 19,028.89 FEET TO THE POINT OF BEGINNING, AN EXISTING IRON PIN ON THE RIGHT OF WAY OF SUTTLE AVENUE, A SIXTY FOOT (60') RIGHT OF WAY, AND ALSO BEING THE SOUTHWESTERN CORNER OF MECKLENBURG COUNTY PROPERTY (BRYANT PARK), AS DESCRIBED IN DEED BOOK 9276, PAGE 437 OF THE MECKLENBURG COUNTY REGISTER OF DEEDS, AND HAVING NORTH CAROLINA GRID COORDINATES OF N:542605.82 E:1441200.00, THENCE WITH THE SOUTHERN LINE OF MECKLENBURG COUNTY SOUTH 86 DEGREES 37 MINUTES 49 SECONDS EAST FOR A DISTANCE OF 583.75 FEET TO A POINT IN STEWART CREEK, THE SOUTHWESTERN CORNER OF MECKLENBURG COUNTY PROPERTY AS DESCRIBED IN DEED BOOK 16588, PAGE 98, THENCE WITH THE WESTERN LINE OF MECKLENBURG COUNTY THE FOLLOWING FOUR (4) COURSES AND DISTANCES: 1) SOUTH 01 DEGREES 29 MINUTES 11 SECONDS WEST FOR A DISTANCE OF 284.00 FEET TO A POINT, THENCE 2) SOUTH 12 DEGREES 36 MINUTES 25 SECONDS EAST FOR A DISTANCE OF 121.56 FEET TO A POINT, 3) THENCE SOUTH 11 DEGREES 31 MINUTES 52 SECONDS EAST FOR A DISTANCE OF 159.45 FEET TO A POINT, 4) THENCE SOUTH 20 DEGREES 48 MINUTES 42 SECONDS EAST FOR A DISTANCE OF 136.90 FEET TO A POINT ON THE RIGHT OF WAY OF INTERSTATE 77 INTERCHANGE AS RECORDED IN MAP BOOK I, PAGE 104, THENCE WITH SAID RIGHT OF WAY SOUTH 10 DEGREES 16 MINUTES 49 SECONDS EAST FOR A DISTANCE OF 139.67 FEET TO A POINT, THENCE SOUTH 04 DEGREES 43 MINUTES 11 SECONDS WEST FOR A DISTANCE OF 16.64 FEET TO A POINT ON THE RIGHT OF WAY OF WILKINSON BOULEVARD, A ONE HUNDRED FOOT (100') RIGHT OF WAY, THENCE WITH SAID RIGHT OF WAY THE FOLLOWING FOUR (4) COURSES AND DISTANCES: 1) ALONG A SPIRAL CURVE TO THE RIGHT HAVING A LENGTH OF 150.00 FEET, BEING SUBTENDED BY A CHORD OF SOUTH 50 DEGREES 29 MINUTES 29 SECONDS WEST FOR A DISTANCE OF 127.61 FEET TO AN EXISTING IRON PIN, 2) THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 691.20 FEET AND AN ARC LENGTH OF 482.14 FEET, BEING SUBTENDED BY A CHORD OF SOUTH 74 DEGREES 11 MINUTES 31 SECONDS WEST FOR A DISTANCE OF 472.43 FEET TO AN EXISTING IRON PIN, 3) THENCE ALONG A SPIRAL CURVE TO THE RIGHT HAVING A LENGTH OF 150.00 FEET, BEING SUBTENDED BY A CHORD OF NORTH 81 DEGREES 48 MINUTES 25 SECONDS WEST FOR A DISTANCE OF 147.31 FEET TO A CONCRETE RIGHT OF WAY MONUMENT, 4) THENCE NORTH 79 DEGREES 55 MINUTES 15 SECONDS WEST FOR A DISTANCE OF 210.73 FEET TO AN EXISTING IRON PIN ON THE RIGHT OF WAY OF THE AFOREMENTIONED SUTTLE AVENUE, THENCE WITH SAID RIGHT OF WAY THE FOLLOWING TEN (10) COURSES AND DISTANCES: 1) ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 315.00 FEET AND AN ARC LENGTH OF 50.57 FEET, BEING SUBTENDED BY A CHORD OF NORTH 33 DEGREES 50 MINUTES 39 SECONDS WEST FOR A DISTANCE OF 45.31 FEET TO AN EXISTING IRON PIN, 2) THENCE NORTH 16 DEGREES 55 MINUTES 08 SECONDS EAST FOR A DISTANCE OF 360.70 FEET TO AN EXISTING IRON PIN, 3) THENCE NORTH 17 DEGREES 09 MINUTES 11 SECONDS EAST FOR A DISTANCE OF 40.73 FEET TO AN EXISTING IRON PIN, 4) THENCE NORTH 14 DEGREES 32 MINUTES 36 SECONDS EAST FOR A DISTANCE OF 87.76 FEET TO AN EXISTING IRON PIN, 5) THENCE NORTH 14 DEGREES 33 MINUTES 58 SECONDS EAST FOR A DISTANCE OF 168.28 FEET TO AN EXISTING IRON PIN, 6) THENCE NORTH 14 DEGREES 38 MINUTES 59 SECONDS EAST FOR A DISTANCE OF 133.44 FEET TO AN EXISTING IRON PIN, 7) THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 423.05 FEET AND AN ARC LENGTH OF 175.42 FEET, BEING SUBTENDED BY A CHORD OF NORTH 05 DEGREES 57 MINUTES 09 SECONDS EAST FOR A DISTANCE OF 174.17 FEET TO AN EXISTING IRON PIN, 8) THENCE NORTH 05 DEGREES 43 MINUTES 46 SECONDS WEST FOR A DISTANCE OF 47.61 FEET TO AN EXISTING IRON PIN, 9) THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 383.56 FEET AND AN ARC LENGTH OF 90.60 FEET, BEING SUBTENDED BY A CHORD OF NORTH 01 DEGREES 47 MINUTES 12 SECONDS EAST FOR A DISTANCE OF 90.39 FEET TO AN EXISTING IRON PIN, 10) THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 7826.41 FEET AND AN ARC LENGTH OF 17.42 FEET, BEING SUBTENDED BY A CHORD OF NORTH 08 DEGREES 29 MINUTES 24 SECONDS EAST FOR A DISTANCE OF 17.42 FEET TO THE POINT OF BEGINNING, TOGETHER WITH AND SUBJECT TO COVENANTS, EASEMENTS, AND RESTRICTIONS OF RECORD, SAID PROPERTY CONTAINS 18.86 ACRES MORE OR LESS.

TRACT 2
COMMENCING AT CHARLOTTE CORS "ARP", HAVING NORTH CAROLINA GRID COORDINATES OF N:560980.53 E:1436243.62, THENCE SOUTH 14 DEGREES 31 MINUTES 49 SECONDS EAST FOR A GRID DISTANCE OF 19,374.47 FEET TO THE POINT OF BEGINNING, A POINT ON THE RIGHTS OF WAY OF SUTTLE AVENUE, A SIXTY FOOT (60') RIGHT OF WAY, AND ISOM STREET, A FIFTY FOOT (50') RIGHT OF WAY, AND HAVING NORTH CAROLINA GRID COORDINATES OF N:542223.28 E:1441015.13, THENCE WITH THE RIGHT OF WAY OF ISOM STREET NORTH 75 DEGREES 10 MINUTES 18 SECONDS WEST FOR A DISTANCE OF 244.52 FEET TO A POINT ON THE APPARENT RIGHT OF WAY OF WREN STREET, A THIRTY FOOT (30') RIGHT OF WAY, THENCE WITH THE RIGHT OF WAY OF WREN STREET NORTH 15 DEGREES 34 MINUTES 30 SECONDS EAST FOR A DISTANCE OF 217.4 FEET TO AN EXISTING IRON PIN ON THE SOUTHERN LINE OF JEFFERSON PILOT COMMUNICATIONS (NOW OR FORMERLY) AS RECORDED IN DEED BOOK 2337, PAGE 442 OF THE MECKLENBURG COUNTY REGISTER OF DEEDS, THENCE SOUTH 75 DEGREES 27 MINUTES 25 SECONDS EAST FOR A DISTANCE OF 222.16 FEET TO A POINT ON THE RIGHT OF WAY OF THE AFOREMENTIONED SUTTLE AVENUE, THENCE WITH THE RIGHT OF WAY OF SUTTLE AVENUE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 363.05 FEET AND AN ARC LENGTH OF 141.43 FEET, BEING SUBTENDED BY A CHORD OF SOUTH 06 DEGREES 55 MINUTES 41 SECONDS WEST FOR A DISTANCE OF 140.54 FEET TO A POINT, THENCE SOUTH 14 DEGREES 36 MINUTES 11 SECONDS WEST FOR A DISTANCE OF 73.62 FEET TO THE POINT OF BEGINNING, TOGETHER WITH AND SUBJECT TO COVENANTS, EASEMENTS, AND RESTRICTIONS OF RECORD, SAID PROPERTY CONTAINS 117 ACRES MORE OR LESS.

TRACT 3
COMMENCING AT CHARLOTTE CORS "ARP", HAVING NORTH CAROLINA GRID COORDINATES OF N:560980.53 E:1436243.62, THENCE SOUTH 14 DEGREES 27 MINUTES 31 SECONDS EAST FOR A GRID DISTANCE OF 19,418.15 FEET TO THE POINT OF BEGINNING, A POINT ON THE RIGHTS OF WAY OF SUTTLE AVENUE, A SIXTY FOOT (60') RIGHT OF WAY, AND ISOM STREET, A FIFTY FOOT (50') RIGHT OF WAY, AND HAVING NORTH CAROLINA GRID COORDINATES OF N:542174.90 E:14410925.2, THENCE WITH THE RIGHT OF WAY OF SUTTLE AVENUE THE FOLLOWING FIVE (5) COURSES AND DISTANCES: 1) SOUTH 14 DEGREES 36 MINUTES 11 SECONDS WEST FOR A DISTANCE OF 179.92 FEET TO AN EXISTING IRON PIN, 2) THENCE SOUTH 14 DEGREES 32 MINUTES 36 SECONDS WEST FOR A DISTANCE OF 86.39 FEET TO AN EXISTING IRON PIN, 3) THENCE SOUTH 17 DEGREES 09 MINUTES 11 SECONDS WEST FOR A DISTANCE OF 39.49 FEET TO AN EXISTING IRON PIN, 4) THENCE SOUTH 16 DEGREES 54 MINUTES 31 SECONDS WEST FOR A DISTANCE OF 359.79 FEET TO AN EXISTING IRON PIN, 5) THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 40.00 FEET AND AN ARC LENGTH OF 54.13 FEET, BEING SUBTENDED BY A CHORD OF SOUTH 55 DEGREES 43 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 50.09 FEET TO AN EXISTING IRON PIN ON THE RIGHT OF WAY OF WILKINSON BOULEVARD, A ONE HUNDRED FOOT (100') RIGHT OF WAY, THENCE WITH THE RIGHT OF WAY OF WILKINSON BOULEVARD THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

LEGAL DESCRIPTION (CON'T)
1) NORTH 85 DEGREES 07 MINUTES 33 SECONDS WEST FOR A DISTANCE OF 57.16 FEET TO AN EXISTING IRON PIN, 2) THENCE NORTH 79 DEGREES 44 MINUTES 13 SECONDS WEST FOR A DISTANCE OF 171.71 FEET TO AN EXISTING IRON PIN, 3) THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 5779.57 FEET AND AN ARC LENGTH OF 76.88 FEET, BEING SUBTENDED BY A CHORD OF NORTH 81 DEGREES 09 MINUTES 24 SECONDS WEST FOR A DISTANCE OF 76.89 FEET TO AN EXISTING IRON PIN, 4) THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 5779.58 FEET AND AN ARC LENGTH OF 253.02 FEET, BEING SUBTENDED BY A CHORD OF NORTH 82 DEGREES 08 MINUTES 47 SECONDS WEST FOR A DISTANCE OF 253.00 FEET TO AN EXISTING IRON PIN AT THE SOUTHEASTERN CORNER OF LOIS E DORIS TODD (NOW OR FORMERLY), AS RECORDED IN DEED BOOK 5123, PAGE 805 OF THE MECKLENBURG COUNTY REGISTER OF DEEDS, THENCE WITH TODD'S EASTERN LINE NORTH 06 DEGREES 04 MINUTES 46 SECONDS EAST FOR A DISTANCE OF 302.04 FEET TO AN EXISTING IRON PIN, THENCE NORTH 83 DEGREES 52 MINUTES 32 SECONDS WEST FOR A DISTANCE OF 247.28 FEET TO AN EXISTING IRON PIN, THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 215.79 FEET AND AN ARC LENGTH OF 375.12 FEET, BEING SUBTENDED BY A CHORD OF NORTH 34 DEGREES 09 MINUTES 13 SECONDS WEST FOR A DISTANCE OF 329.64 FEET TO AN EXISTING IRON PIN ON THE SOUTHERN LINE OF WILLIAM E BETTY STANDISH (NOW OR FORMERLY), AS RECORDED IN DEED BOOK 10143, PAGE 432, THENCE SOUTH 80 DEGREES 24 MINUTES 38 SECONDS EAST FOR A DISTANCE OF 356.61 FEET TO AN EXISTING IRON PIN, THENCE NORTH 15 DEGREES 43 MINUTES 09 SECONDS EAST FOR A DISTANCE OF 580.91 FEET TO A POINT AT THE SOUTHERN CORNER OF LEWIS PARHAM ET AL. (NOW OR FORMERLY), AS RECORDED IN DEED BOOK 5783, PAGE 875, THENCE SOUTH 82 DEGREES 45 MINUTES 52 SECONDS EAST FOR A DISTANCE OF 156.99 FEET TO A POINT ON THE RIGHT OF WAY OF THE AFOREMENTIONED ISOM STREET, THENCE WITH THE RIGHT OF WAY OF ISOM STREET THE FOLLOWING XX COURSES AND DISTANCES: 1) SOUTH 14 DEGREES 58 MINUTES 58 SECONDS WEST FOR A DISTANCE OF 278.26 FEET TO A POINT, 2) THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 75.40 FEET AND AN ARC LENGTH OF 118.64 FEET, BEING SUBTENDED BY A CHORD OF SOUTH 30 DEGREES 05 MINUTES 33 SECONDS EAST FOR A DISTANCE OF 106.78 FEET TO A POINT, 3) THENCE SOUTH 75 DEGREES 10 MINUTES 04 SECONDS EAST FOR A DISTANCE OF 271.35 FEET TO A POINT, 4) THENCE SOUTH 89 DEGREES 43 MINUTES 19 SECONDS EAST FOR A DISTANCE OF 310.4 FEET TO A POINT, 5) THENCE SOUTH 75 DEGREES 10 MINUTES 04 SECONDS EAST FOR A DISTANCE OF 244.65 FEET TO THE POINT OF BEGINNING, TOGETHER WITH AND SUBJECT TO COVENANTS, EASEMENTS, AND RESTRICTIONS OF RECORD, SAID PROPERTY CONTAINS 15.01 ACRES MORE OR LESS.

GENERAL PROVISIONS
THESE DEVELOPMENT STANDARDS FORM A PART OF THE TECHNICAL DATA SHEET ASSOCIATED WITH THE REZONING PETITION FILED BY MERRIFIELD PARTNERS TO ACCOMMODATE DEVELOPMENT OF A MIXED USE, PEDESTRIAN-ORIENTED COMMUNITY ON A SITE LOCATED ON WILKINSON BOULEVARD (THE "SITE") EAST OF WEST MOREHEAD STREET. DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE TECHNICAL DATA SHEET, THESE DEVELOPMENT STANDARDS AND THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE"). UNLESS THE TECHNICAL DATA SHEET OR THESE DEVELOPMENT STANDARDS ESTABLISH MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE MIXED USE DEVELOPMENT DISTRICT (MUDD), SUBJECT TO THE OPTIONAL PROVISIONS PROVIDED BELOW, SHALL GOVERN ALL DEVELOPMENT TAKING PLACE ON THIS SITE.

1. PERMITTED USES AND MAXIMUM DEVELOPMENT
THE SITE MAY BE DEVOTED TO OFFICE, COMMERCIAL AND/OR RESIDENTIAL USES ALONG WITH ASSOCIATED ACCESSORY USES AND SURFACE AND/OR STRUCTURED PARKING AND SERVICE AREAS AS ALLOWED UNDER THE ORDINANCE IN A MUDD DISTRICT, SUBJECT, HOWEVER, TO THE FOLLOWING DEVELOPMENT RESTRICTIONS AND PROVISIONS:

- A. UP TO 1,750,000 SQUARE FEET OF GROSS FLOOR AREA FOR OFFICE USES MAY BE DEVELOPED ON THE SITE. "OFFICE" USES WITHIN THIS CONTEXT SHALL INCLUDE GENERAL, PROFESSIONAL, AND MEDICAL OFFICES, BANKS OR OTHER FINANCIAL INSTITUTIONS, HOTELS AND SIMILAR USES.
- B. RESIDENTIAL USES MAY BE DEVELOPED ON THE SITE IN ACCORDANCE WITH THE STANDARDS ESTABLISHED IN THE ORDINANCE FOR THE MUDD DISTRICT.
- C. UP TO 200,000 SQUARE FEET OF GROUND FLOOR COMMERCIAL AND/OR RESTAURANT USES MAY BE LOCATED WITHIN OFFICE OR RESIDENTIAL BUILDINGS ON THE SITE.

FOR THE PURPOSES OF THE DEVELOPMENT LIMITATIONS SET FORTH IN THESE DEVELOPMENT STANDARDS THE TERM "GROSS FLOOR AREA" SHALL MEAN AND REFER TO THE SUM OF THE GROSS HORIZONTAL AREAS OF EACH FLOOR OF THE PRINCIPAL BUILDING, MEASURED FROM THE OUTSIDE OF THE EXTERIOR WALLS OR FROM THE CENTER LINE OF PARTY WALLS, PROVIDED, HOWEVER, SUCH TERM SHALL BE EXCLUSIVE OF SURFACE AND STRUCTURED PARKING FACILITIES AND RELATED ACCESS AREAS, AREAS USED FOR BUILDING AND EQUIPMENT ACCESS (SUCH AS STAIRS, ELEVATOR SHAFTS AND MAINTENANCE CRAWL SPACE), AND AREAS DEVOTED TO USES AND STRUCTURES ACCESSORY TO THE USES ON THE SITE. AREAS DEVOTED TO OUTDOOR DINING ARE NOT INTENDED TO BE INCLUDED IN THE CALCULATION OF THE SQUARE FOOTAGE LIMITATIONS SET FORTH IN THESE DEVELOPMENT STANDARDS, PROVIDED THAT ANY OFF STREET PARKING REQUIRED BY THE ORDINANCE WILL BE PROVIDED FOR THESE AREAS.

- 2. SETBACKS AND YARDS**
- A. THE BUILDING SETBACKS ALONG PUBLIC STREETS WILL BE AT LEAST 16 FEET IN WIDTH AND INCLUDE AN 8 FOOT SIDEWALK AND AN 8 FOOT PLANTING STRIP.
 - B. THE SITE CAN BE VIEWED AS A UNIFIED DEVELOPMENT PLAN. AS SUCH, YARDS WILL NOT BE REQUIRED BETWEEN BUILDINGS LOCATED ON THE SITE. THE DEVELOPER RESERVES THE RIGHT TO SUBDIVIDE THE SITE AND CREATE LOTS WITHIN THE INTERIOR OF THE DEVELOPMENT WITH NO PUBLIC STREET FRONTAGE OR SIDE AND/OR REAR YARDS AS PART OF A UNIFIED DEVELOPMENT PLAN.

3. OPTIONAL DEVELOPMENT PROVISIONS
THE PETITIONER HEREBY SEEKS IN THIS PETITION THE RIGHT THROUGH THE MUDD-OPTIONAL PROCESS TO OBTAIN DEVIATIONS FROM THE STRICT APPLICATION OF THE ORDINANCE AS FOLLOWS:

- A. ALLOWANCE OF PARKING AND MANEUVERING BETWEEN BUILDINGS AND PUBLIC STREETS WITHIN PARCEL A OF THE SITE ONLY.
- B. THE PETITIONER SEEKS THE OPTIONAL PROVISION TO ALLOW BLANK BUILDING WALLS ON THOSE PORTIONS OF BUILDINGS ABUTTING STRUCTURED PARKING.
- C. THE PETITIONER SEEKS THE OPTIONAL PROVISION TO ALLOW DETACHED MONUMENT OR GROUND MOUNTED SIGNS OF UP TO 10 FEET IN HEIGHT AND UP TO 60 SQUARE FEET IN SIZE.
- D. THE PETITIONER SEEKS THE OPTIONAL PROVISION TO ALLOW NO MORE THAN ONE DRIVE THROUGH FACILITY ON THE SITE. IN THE EVENT A DRIVE THROUGH FACILITY IS LOCATED ON THE SITE, IT SHALL BE PROVIDED ONLY IN CONNECTION WITH A BANK OR OTHER FINANCIAL INSTITUTION OR A PHARMACY.
- E. THE PETITIONER MAY SUBDIVIDE THE SITE AND CREATE LOTS WITHIN THE INTERIOR OF THE DEVELOPMENT WITH NO PUBLIC STREET FRONTAGE OR SIDE AND/OR REAR YARDS.

4. DESIGN AND PERFORMANCE STANDARDS
A. THE PROPOSED BUILDINGS AND DEVELOPMENT WILL COMPLY WITH ALL APPLICABLE ORDINANCE REQUIREMENTS EXCEPT AS NOTED ABOVE UNDER "OPTIONAL DEVELOPMENT PROVISIONS."

- B. ALL DUMPSTERS, LOADING AREAS AND SERVICE AREAS WILL BE SCREENED IN ACCORDANCE WITH SECTION 12.303 OF THE ORDINANCE.
- C. OFF-STREET PARKING WILL BE PROVIDED WHICH MEETS OR EXCEEDS THE REQUIREMENTS OF THE ORDINANCE.

5. STORMWATER MANAGEMENT
A. STORM WATER RUNOFF FROM THE SITE WILL BE MANAGED THROUGH PROVEN TECHNIQUES WHICH SATISFY THE STANDARDS IMPOSED BY THE CITY OF CHARLOTTE ENGINEERING DEPARTMENT.

- B. SURFACE LEVEL STORM WATER DETENTION SHALL NOT BE LOCATED IN THE REQUIRED BUILDING SETBACKS.

6. GREENWAY
THE PETITIONER SHALL DEDICATE TO MECKLENBURG COUNTY THAT PORTION OF STEWART CREEK LOCATED WITHIN THE SITE AND DEPICTED ON THE TECHNICAL DATA SHEET AS "GREENWAY" FOR GREENWAY PURPOSES PRIOR TO THE ISSUANCE OF ANY NEW CERTIFICATES OF OCCUPANCY FOR DEVELOPMENT ON THAT PORTION OF THE SITE IMMEDIATELY ABUTTING THE GREENWAY.

7. TRANSPORTATION COMMITMENTS
A. THE PLACEMENT AND CONFIGURATION OF ACCESS POINTS ARE SUBJECT TO ANY MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE AND ARCHITECTURAL CONSTRUCTION PLANS AND DESIGNS AND TO ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY THE CITY OF CHARLOTTE AND/OR THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.

- B. THE PETITIONER AGREES TO DEDICATE AND CONVEY (BY QUITCLAIM DEED AND SUBJECT TO A RESERVATION FOR ANY NECESSARY UTILITY EASEMENTS) PRIOR TO THE ISSUANCE OF ANY NEW BUILDING PERMIT THOSE PORTIONS OF THE SITE IMMEDIATELY ABUTTING WILKINSON BOULEVARD REQUIRED TO PROVIDE RIGHT OF WAY MEASURING 40 FEET FROM CENTERLINE IF SUCH RIGHT-OF-WAY DOES NOT PRESENTLY EXIST.

- C. ON STREET PARKING MAY BE PROVIDED ON INTERNAL STREETS SUBJECT TO THE NORMAL REVIEW PROCESSES.
- D. BICYCLE PARKING SPACES SHALL BE PROVIDED IN ACCORDANCE WITH THE ORDINANCE.

- E. THE ALIGNMENTS AND CONFIGURATIONS OF PUBLIC STREETS IN THE AREA OF THE SITE HAS NOT YET BEEN ESTABLISHED. SUCH ALIGNMENTS AND CONFIGURATIONS WILL BE ESTABLISHED THROUGHOUT THE VARIOUS PHASES OF DEVELOPMENT AS PART OF THE MUDD PLAN REVIEW PROCESS OUTLINED IN SECTION 9.8510 OF THE ORDINANCE.

8. RIGHT-OF-WAY ABANDONMENT
THE PETITIONER RESERVES THE OPTION TO PURSUE THE ABANDONMENT OF ANY PORTIONS OF RIGHTS-OF-WAY THAT MAY BECOME UNNECESSARY REMNANTS UPON THE REALIGNMENT OF ROADS WITHIN THE SITE. ANY SUCH RIGHT-OF-WAY ABANDONMENT SHALL BE SUBJECT TO THE NORMAL CITY PROCEDURE.

9. AMENDMENTS TO REZONING PLAN
FUTURE AMENDMENTS TO THE REZONING PLAN AND THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE TRACT OR TRACTS WITHIN THE SITE INVOLVED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 6 OF THE ORDINANCE.

10. BINDING EFFECT OF THE REZONING DOCUMENT AND DEFINITIONS
A. IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO DEVELOPMENT OF THE SITE IMPOSED UNDER THE REZONING PLAN AND THESE DEVELOPMENT STANDARDS WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONER AND THE CURRENT AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE SUCCESSORS IN INTEREST AND ASSIGNS.

- B. THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERMS, "PETITIONER" AND "OWNER" SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS OF THE PETITIONER OR THE OWNER OR OWNERS OF THE SITE FROM TIME TO TIME WHO MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREOF.

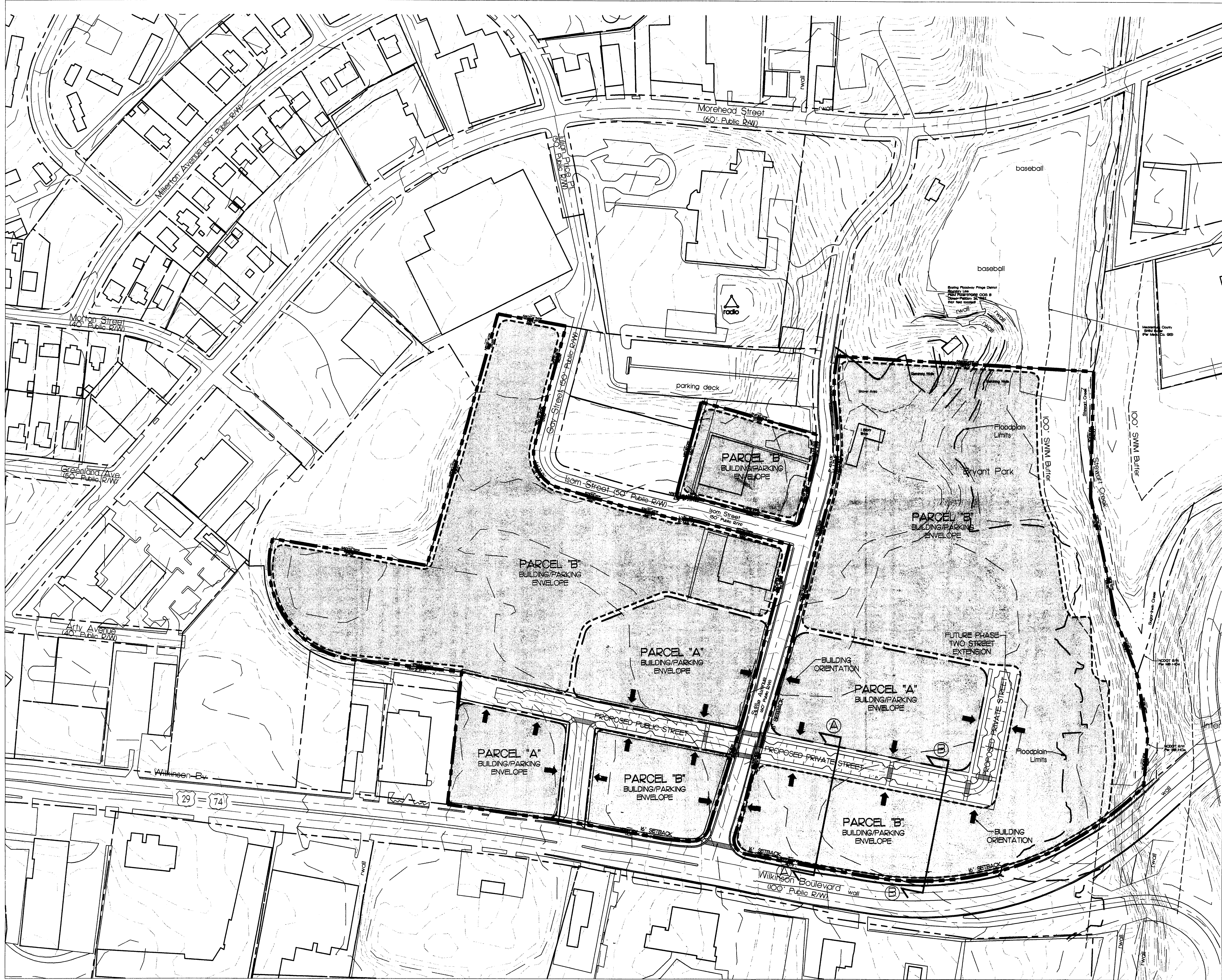
- C. THE ULTIMATE LAYOUTS OF THE DEVELOPMENT PROPOSED FOR THE SITE AND THE PARCELS OR LOTS FORMING PARTS THEREOF, THE EXACT ALIGNMENTS OF STREETS AND POINTS OF ACCESS, THE CONFIGURATIONS AND PLACEMENTS OF PARKING AREAS AND THE PRECISE LOCATIONS, HEIGHTS AND MASSES OF BUILDINGS AND PARKING DECKS AND OTHER INDIVIDUAL SITE ELEMENTS TO BE CONSTRUCTED HAVE NOT BEEN DETERMINED. AS A CONSEQUENCE, THE GRAPHICS WHICH ACCOMPANY THE TECHNICAL DATA SHEET ARE SCHEMATIC IN NATURE AND ARE NOT TO BE CONSIDERED AS SPECIFIC SITE DEVELOPMENT PLANS BUT RATHER AS PRELIMINARY GRAPHIC REPRESENTATIONS OF THE TYPES AND QUALITY OF DEVELOPMENT PROPOSED, IT BEING UNDERSTOOD THAT THE EXACT CONFIGURATIONS, PLACEMENTS AND SIZES OF STREETS, DRIVEWAYS, PARKING AREAS AND DECKS, BUILDINGS AND OTHER INDIVIDUAL SITE ELEMENTS MAY BE ALTERED OR MODIFIED WITHIN THE LIMITS PRESCRIBED BY THE TECHNICAL DATA SHEET AND THE ORDINANCE DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASES. ALL SUCH CHANGES ARE SUBJECT TO APPROVAL PER SECTION 6.206(2) OF THE ORDINANCE. WITHOUT LIMITING THE GENERALITY OF THE FOREGOING, BUILDINGS GENERALLY DEPICTED ON THE SCHEMATIC SITE PLAN MAY BE COMBINED OR SEPARATED PROVIDED THAT THE MAXIMUM NUMBER OF BUILDINGS MAY NOT BE INCREASED ABOVE THE NUMBER OF BUILDINGS GENERALLY DEPICTED ON THE SCHEMATIC SITE PLAN (IT BEING UNDERSTOOD THAT STRUCTURES SUCH AS ATMS, KIOSKS, ENCLOSED SERVICE AREAS AND THE LIKE SHALL NOT BE CONSIDERED IN CONNECTION WITH THE NUMBER OF BUILDINGS).

RADIATOR SPECIALTY
MIXED USE DEVELOPMENT REZONING
MERRIFIELD PARTNERS; CHARLOTTE, NORTH CAROLINA
MUDD OPTIONAL DEVELOPMENT STANDARDS

LandDesign
223 N Graham Street
Charlotte, NC 28202
V: 704.333.0325 F: 704.332.3246
www.LandDesign.com

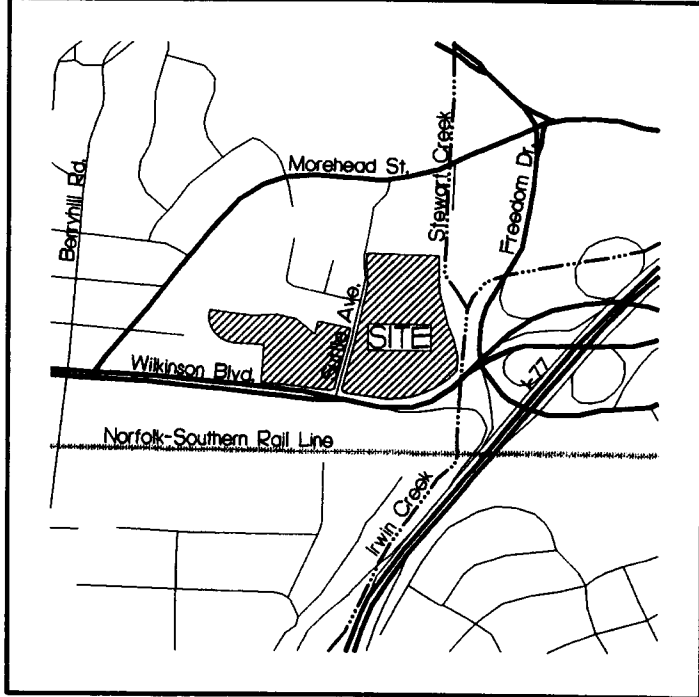
REVISIONS:
DATE: 04/24/06
DESIGNED BY: CHK
DRAWN BY: CHK
CHECKED BY: JRP
SCALE: AS SHOWN
PROJECT #: 106058
SHEET #:
TDS.2.0

FOR PUBLIC HEARING
PETITION NO. 2006-XXX



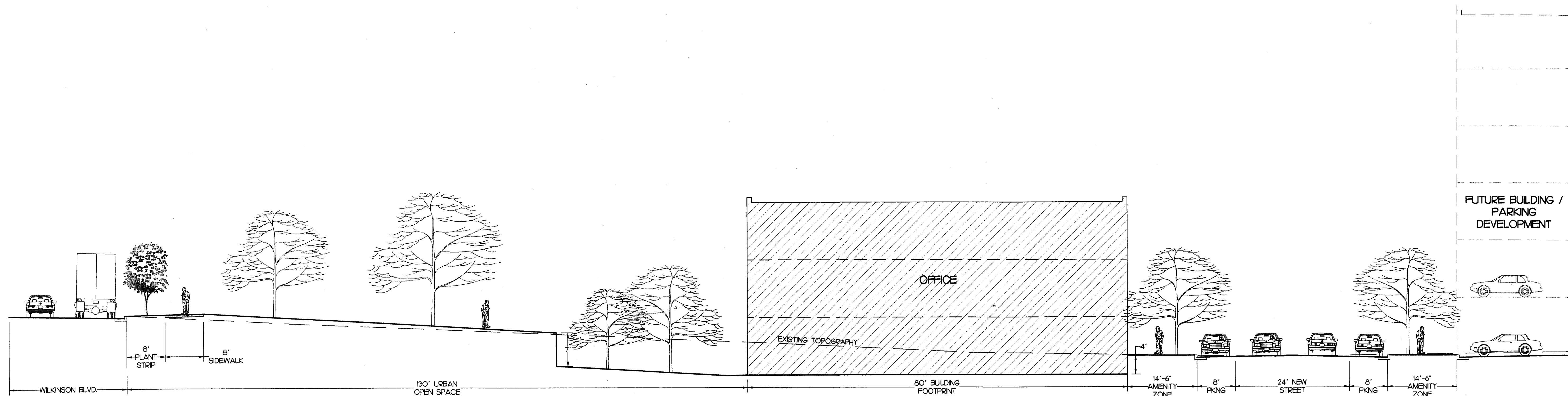
NOTE: THE ILLUSTRATIVE SITE PLAN IS SCHEMATIC IN NATURE AND IS INTENDED TO DEPICT BUILDING, PARKING AND CIRCULATION RELATIONSHIPS.

VICINITY MAP - NOT TO SCALE

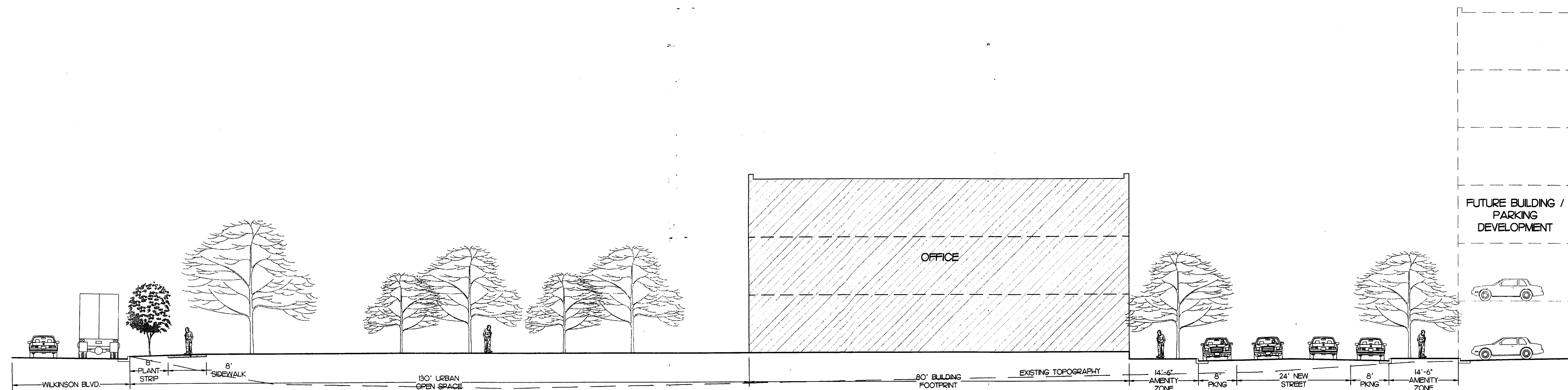


FOR PUBLIC HEARING
PETITION NO. 2006-XXX

50 0 50 100 200



INTERNAL PRIVATE STREET
SECTION A-A



INTERNAL PRIVATE STREET
SECTION B-B

NOTE: THESE SECTIONS ARE IS SCHEMATIC IN NATURE AND IS INTENDED TO DEPICT BUILDING, PARKING AND CIRCULATION RELATIONSHIPS.

FOR PUBLIC HEARING
PETITION NO. 2006-XXX

REVISIONS:

DATE: 04/24/06
DESIGNED BY: CHK
DRAWN BY: CHK
CHECKED BY: RP
Q.C. BY: RP
SCALE: 3/32"=1'-0"
PROJECT #: 106068

SHEET #

TDS.4.0

RADIATOR SPECIALTY
MIXED USE DEVELOPMENT REZONING
MERRIFIELD PARTNERS; CHARLOTTE, NORTH CAROLINA
PROPOSED STREET SECTIONS

LandDesign
223 N Graham Street, Charlotte, NC 28202
V: 704.333.0325 F: 704.333.3246
www.LandDesign.com