

REVISIONS BY

IGINEERING COMPANY, INC.

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DRAWN

D.L.M.

CHECKED

D.K.R.

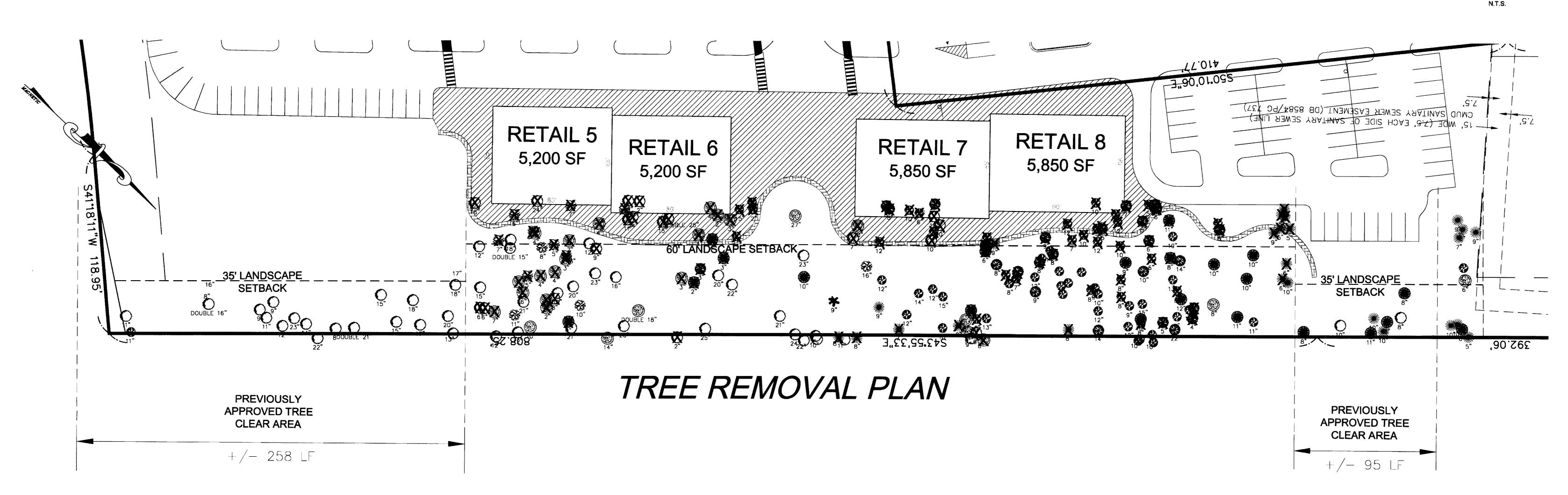
DATE

1/15/07

SCALE

1" = 60'

JOB NO. 6117 SHEET **RZ-1** 



## SITE PLAN NOTES

1. DEVELOPMENT OF THE SITE WILL BE CONTROLLED BY THE STANDARDS DEPICTED ON THIS SITE PLAN AND BY THE STANDARDS OF THE CHARLOTTE ZONING ORDINANCE. THE DEVELOPMENT DEPICTED ON THIS PLAN IS INTENDED TO REFLECT THE ARRANGEMENT OF PROPOSED BUILDINGS AND USES ON THE SITE, BUT THE EXACT CONFIGURATION, PLACEMENT, AND SIZE OF INDIVIDUAL SITE ELEMENTS MAY BE ALTERED OR MODIFIED WITHIN THE LIMITS PRESCRIBED BY THE ORDINANCE DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASES.

2. THE PETITIONER INTENDS TO DEVELOP THIS SITE (THE "SITE) AS PART OF A COMMUNITY MIXED-USE CENTER. SPECIAL ATTENTION WILL BE GIVEN TO ENSURE THAT THE PROJECT IS DEVELOPED AS A HIGH QUALITY CENTER OFFERING A WIDE RANGE OF PERSONAL AND PROFESSIONAL SERVICES IN AN ARCHITECTURALLY HARMONIOUS ENVIRONMENT. THE AMENITIES WILL BE INTEGRATED WITH EACH OTHER AESTHETICALLY AND WILL BE COMPLIMENTARY TO THE EXISTING COMMUNITY. PARTICULAR ATTENTION WILL BE GIVEN TO THE DETAILED SITE PLANNING, BUILDING DESIGN AND CONFIGURATION, SIGNAGE AND LANDSCAPING. THE INDIVIDUAL BUILDINGS WILL BE OF A HIGH STANDARD OF DESIGN AND CONSTRUCTION AND WILL UTILIZE QUALITY DURABLE MATERIALS.

3. SIGNAGE SHALL BE CONSISTENT THROUGHOUT THE DEVELOPMENT AND IN COMPLIANCE WITH THE ORDINANCE

4. PARKING WILL EQUAL OR EXCEED THE REQUIREMENT ESTABLISHED UNDER THE ORDINANCE. NO PARKING WILL BE PERMITTED WITHIN DESIGNATED BUFFER OR SETBACK AREAS.

5. SCREENING WILL BE PROVIDED IN ACCORDANCE WITH ORDINANCE REQUIREMENTS. ALL DUMPSTER ENCLOSURE AND SERVICE AREAS WILL BE SCREENED FROM PUBLIC STREETS AND ADJACENT PROPERTIES IN ACCORDANCE WITH THE SECTION

6. A STANDARD PROJECT-WIDE LIGHTING SYSTEM WILL BE IMPLEMENTED. THE DESIGN OF THE FIXTURES WILL BE COMPATIBLE WITH THE OVERALL ARCHITECTURAL DESIGN OF THE PROJECT. ALL LIGHTING FIXTURES SHALL BE DESIGNED SUCH THAT DIRECT ILLUMINATION DOES NOT EXTEND PAST ANY PROPERTY LINE. THE HEIGHT OF LIGHTING FIXTURES, INCLUDING THE BASE

7. ACCESS POINTS AND DRIVEWAYS TO MOUNT HOLLY-HUNTERSVILLE ROAD ARE LIMITED TO THOSE THAT ARE EXISTING AND SHOWN ON THIS SITE PLAN.

8. PEDESTRIAN CONNECTIVITY WILL COMPLY WITH THE PROVISIONS OF THE ZONING ORDINANCE FOR ALL NEW DEVELOPMENT ON THE SITE. INTERNAL 5 FOOT WIDE SIDEWALKS AND CROSSWALKS SHALL BE CONSTRUCTED IN ORDER TO PROVIDE PEDESTRIAN CONNECTIVITY BETWEEN ALL EXISTING AND FUTURE DEVELOPMENT AREAS. TWO PEDESTRIAN SIDEWALK AND CROSSWALK CONNECTIONS WILL BE PROVIDED IN ORDER TO PROVIDE ACCESS BETWEEN THE EXISTING AND PROPOSED RETAIL BUILDINGS AS GENERALLY DEPICTED ON THE SITE PLAN.

9. NO OVERHEAD UTILITIES UTILITY LINES WILL BE PERMITTED WITHIN THE DEVELOPMENT. THE OWNERS FROM TIME TO TIME WILL HAVE THE RIGHT TO APPROVE ALL UNDERGROUND UTILITY LOCATIONS AND ALL ABOVE GROUND EQUIPMENT LOCATIONS. LARGE ABOVE GROUND EQUIPMENT WILL BE SCREENED FROM PUBLIC STREETS.

10. ADEQUATE FIRE PROTECTION IN THE FORM OF THE FIRE HYDRANTS WILL BE PROVIDED TO MEET THE SPECIFICATIONS OF THE MECKLENBURG COUNTY FIRE MARSHALL. DETAILED PLANS WILL BE SUBMITTED TO THE FIRE MARSHALL'S OFFICE FOR HIS APPROVAL PRIOR TO CONSTRUCTION COMMENCEMENT DATE OF ALL FUTURE DEVELOPMENT.

11. STORM WATER ON THE SITE WILL BE MANAGED AS FOLLOWS. DURING CONSTRUCTION, THE DEVELOPMENT WILL COMPLY WITH ALL APPLICATION MANDATORY MINIMUM REQUIREMENTS FOR SEDIMENTATION AND EROSION CONTROL AS SPECIFIED BY STORMWATER SERVICES. IN THE DEVELOPMENT OF THE SITE, THE PETITIONER WILL FOLLOW AND ADHERE TO THE MANDATORY MINIMUM STATEWIDE WATERSHED PROTECTION REQUIREMENTS ADOPTED BY THE ENVIRONMENTAL MANAGEMENT COMMISSION ON FEBRUARY 13, 1992 PURSUANT TO THE STATE WATER SUPPLY WATERSHED PROTECTION ACT FOR CLASS WS-IV WATER IN THAT PORTION OF A WATERSHED WHICH LIES OUTSIDE THE CRITICAL AREA OF THE WATERSHED. ALL TEMPORARY AND PERMANENT STORM WATER DETENTION AND BMP FACILITIES WILL NOT STORE SURFACE STORM WATER IN ANY REQUIRED SETBACK OR BUFFER UNLESS THAT AREA IS TOPOGRAPHICALLY BEST SUITED FOR SUCH USE AND THE FACILITIES SO LOCATED ARE DESIGNED AND MAINTAINED AS PART OF THE OVERALL SITE LANDSCAPING. GRADING/BERMING FOR SUCH FACILITIES MAY EXTEND INTO THE 40 FOOT REQUIRED SETBACK ALONG I-485 AND NC 16.

( IN FEET ) 1 inch = 30 ft.

## SITE PLAN NOTES (CONTINUED)

12. BUILDING MATERIALS USED FOR THE ELEVATIONS OF THE FUTURE BUILDING FRONTING NC 16 AND MT. HOLLY-HUNTERSVILLE ROAD WILL CONSIST OF BRICK, CMU, STONE AND/OR STUCCO AND WILL ARCHITECTURALLY COMPLIMENT THE EXISTING CENTER. THE MATERIAL SELECTION FOR THE REAR AND INTERIOR SIDE OF THE FUTURE SHOPS MAY BE CMU PAINTED TO MATCH THE COLOR OF THE MATERIAL USED IN THE CONSTRUCTION OF THE FRONT AND SIDE ELEVATIONS. ROOF TOP MECHANICAL UNITS WILL BE SCREENED FROM ADJOINING AND ABUTTING RESIDENTIAL PROPERTIES. WITH REGARD TO THE NEW BUILDINGS PROPOSED TO BE DEVELOPED ALONG NC 16, THE ARCHITECTURAL FACADES WILL BE DESIGNED TO COMPLIMENT ONE ANOTHER. THE ARCHITECTURE OF THESE BUILDINGS WILL BE COMPATIBLE WITH THE EXISTING CENTER. THE LOCATION OF THESE NEW BUILDINGS WILL BE WITHIN THE BUILDING ENVELOPE AREA AS SHOWN ON THIS SITE PLAN. ANY DRIVE THRU WINDOWS ASSOCIATED WITH THESE BUILDINGS WILL BE DESIGNED AND LOCATED TO MAXIMIZE STACKING. THE CHARLOTTE MECKLENBURG PLANNING COMMISSION WILL REVIEW THE BUILDING ELEVATIONS OF THE PROPOSED BUILDING FRONTING ON NC 16 PRIOR TO THE ISSUANCE OF THE BUILDING PERMITS. THIS BUILDING WILL HAVE 4 SIDED EXTERIOR ARCHITECTURE, EACH SIDE HAVING A DETAILED FINISHED ARCHITECTURAL FAÇADE.

13. THE AREA ALONG NC 16 WILL BE TREATED AS A MAINTAINED TREE PROTECTION AREA AS DIMENSIONED AND GENERALLY DEPICTED ON THE SITE PLAN. WITHIN THE MAINTAINED TREE PROTECTION AREA, TREES WILL BE PRESERVED AS INDICATED ON THESE PLANS. THE PETITIONER MAY LIMB UP EXISTING TREES OVER 8 INCHES IN CALIPER TO A HEIGHT EIGHT VERTICAL FEET ABOVE THE PARKING LOT ELEVATIONS OF THE EXISTING AND PROPOSED ELEVATIONS OF THE ADJACENT EXISTING AND PROPOSED PARKING LOT. PETITIONER MUST NOTIFY THE URBAN FORESTRY STAFF FOR A FIELD REVIEW MEETING PRIOR TO ANY "LIMB UP" ACTIVITY. THE PETITIONER MAY REMOVE ANY VINES, UNDERBRUSH AND SMALL TREES NOT DEPICTED ON THIS PLAN WITHIN THE LANDSCAPE SETBACK AREAS AND MAY ENTER THE SETBACK AREAS FOR THE PURPOSE OF CONTROLLING THE RESURGENCE OF VINES, UNDERBRUSH, SMALL TREES AND SHRUBS.

14. THE TOTAL GROSS FLOOR AREA OF THE DEVELOPMENT FOR THE PROPERTY INCLUDED IN THIS REZONING PETITION IS NOT PROPOSED TO BE EXPANDED FROM THAT WHICH WAS ORIGINALLY APPROVED FOR THE SITE AND WILL BE LIMITED TO 375,000 SQUARE FEET, WITH RETAIL DEVELOPMENT NOT TO EXCEED 275,000. THE MAXIMUM NUMBER OF BUILDINGS OR BUILDING PADS

PARCELS INCLUDED IN THIS PETITION MAY BE DEVELOPED TO ANY USE (INCLUDING ANY ACCESSORY USE) WHICH IS PERMITTED BY RIGHT OR UNDER PRESCRIBED CONDITIONS IN A CC ZONING DISTRICT UNDER THE ORDINANCE WITH THE FOLLOWING

1. AUTOMOTIVE SERVICED STATIONS 2. BOARDING HOUSES

3. BUS AND TRAIN TERMINALS

4. ELEMENTARY AND SECONDARY SCHOOLS

6. GROUP HOMES, ADULT CARE CENTERS, NURSING HOMES AND ORPHANAGES . RESTAURANTS WITH DRIVE-IN SERVICE (THIS REZONING APPLICATION DOES NOT APPLY TO THE OUT PARCELS) THIS EXCEPTION SHALL NOT APPLY TO COFFEE SHOPS OR SMALL RESTAURANTS WITH AN GROSS LEASABLE AREA LESS THAN

8. CAR WASHES

9. CEMETERIES 10. JAILS AND PRISONS

11. KENNELS AND STABLES

12. MARINAS 13. TURKEY SHOOTS

14. HELISTOPS

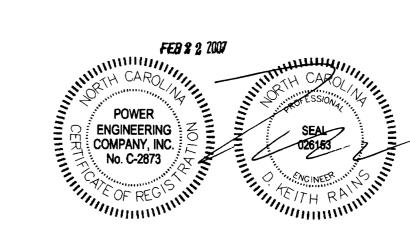
15. PETROLEUM STORAGE 16. LANDFILLS, WASTE DISPOSAL FACILITIES REQUIRING SPECIAL USE PERMITS, WASTEWATER TREATMENT FACILITIES

17. QUARRIES. 15. THROUGHOUT THIS REZONING PETITION, THE TERMS "OWNER", "OWNERS", "PETITIONER" OR "PETITIONERS," SHALL, WITH

RESPECT TO THE SITE, BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNEES OF THE OWNER OR OWNERS OF THE SITE WHO MAY BE INVOLVED IN ITS DEVELOPMENT FROM TIME TO TIME.

16. THE PETITIONER ACKNOWLEDGES THAT OTHER STANDARD DEVELOPMENT REQUIREMENTS IMPOSED BY OTHER CITY ORDINANCES, SUCH AS THOSE THAT REGULATE STREETS, SIDEWALKS, TREES, AND SITE DEVELOPMENT, MAY APPLY TO THE DEVELOPMENT OF THIS SITE. THESE ARE NOT ZONING REGULATIONS, ARE NOT ADMINISTERED BY THE ZONING ADMINISTRATOR. AND ARE NOT SEPARATE ZONING CONDITIONS IMPOSED BY THIS SITE PLAN. UNLESS SPECIFICALLY NOTED IN THE CONDITIONS FOR THIS SITE PLAN, THESE OTHER STANDARD DEVELOPMENT REQUIREMENTS WILL BE APPLIED TO THE DEVELOPMENT OF THIS SITE AS DEFINED BY THOSE OTHER CITY ORDINANCES.

TREES MARKED WITH AN 'X' ARE TO BE REMOVED



OWNER: MOUNTAIN ISLAND (E&A), LLC 1901 MAIN STREET SUITE 900 COLUMBIA, SC 29201 PHONE: (803) 779-4420 FAX: (803) 765-0684

ENGINEER: POWER ENGINEERING CO., INC. 13310-A SOUTH RIDGE DRIVE CHARLOTTE, NC 28273 PHONE: (704) 525-7275 FAX: (704) 525-2515

REVISIONS BY



**DRAWN** D.L.M. CHECKED DATE 1/15/07 **SCALE** 1" = 30' JOB NO.

SHEET