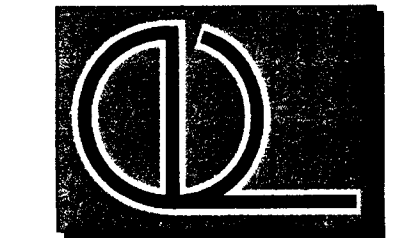


REVISIONS	BY

2007-064

PREPARED BY
POWER ENGINEERING COMPANY, INC.
ENGINEERS - PLANNERS - SURVEYORS
COLUMBIA, SC CHARLOTTE, NC



**MOUNTAIN ISLAND MARKETPLACE
REZONING PLAN**
SHEET 1 OF 2
CHARLOTTE, NORTH CAROLINA

DRAWN D.L.M.
CHECKED D.K.R.
DATE 1/15/07
SCALE 1" = 60'
JOB NO. 6117
SHEET RZ-1

DEVELOPMENT DATA:
EXISTING ZONING: CC/COMMERCIAL CENTER DISTRICT
MAXIMUM SQUARE FOOTAGE ALLOWED: 375,000 SF
(RETAIL NOT TO EXCEED 275,000SF)

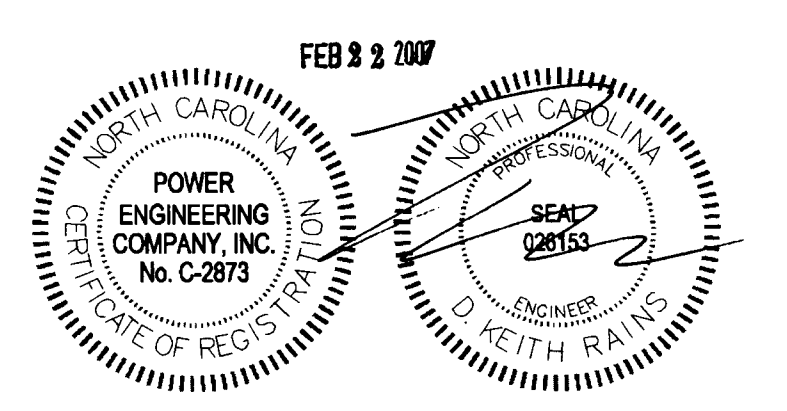
RETAIL SUMMARY:

EXISTING RETAIL:	73,124 SF
PROPOSED RETAIL:	88,876 SF
FUTURE RETAIL:	163,000 SF TOTAL RETAIL (EXISTING AND FUTURE)

*112,000 SF OF RETAIL
SQUARE FOOTAGE AVAILABLE.

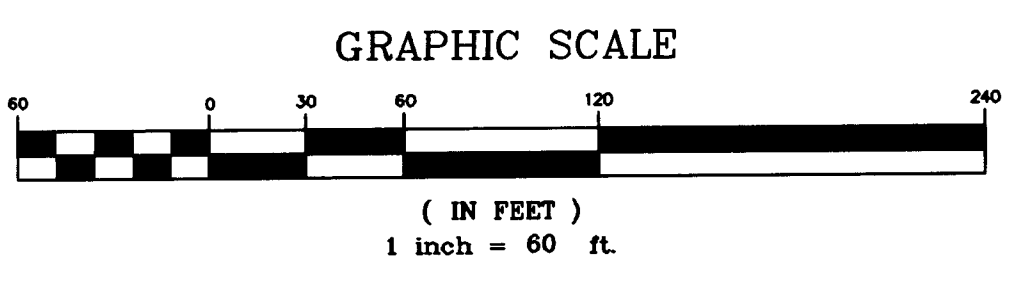
EXISTING OFFICE: 40,000 SF
FUTURE OFFICE: 43,000 SF

*THE AMOUNT OF REMAINING ALLOWABLE OFFICE SQUARE
FOOTAGE WILL BE DEPENDENT UPON THE AMOUNT OF FUTURE
RETAIL WHICH HAS A MAXIMUM RETAIL CAP OF 275,000 SF.

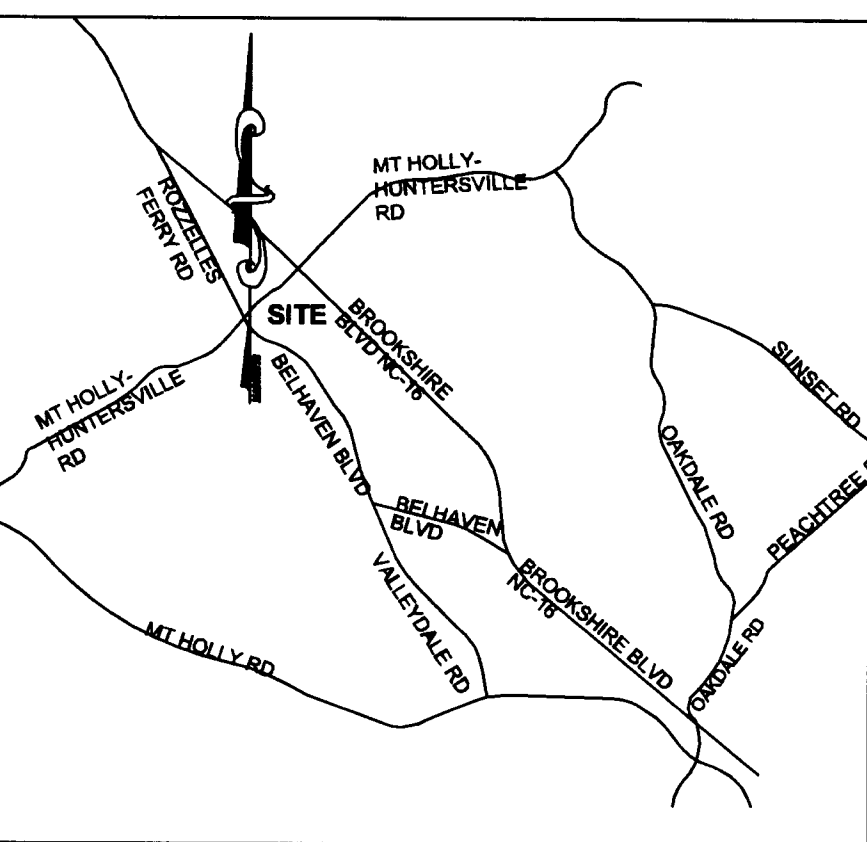


OWNER: MOUNTAIN ISLAND (E&A), LLC
1901 MAIN STREET SUITE 900
COLUMBIA, SC 29201
PHONE: (803) 775-4420
FAX: (803) 765-0684

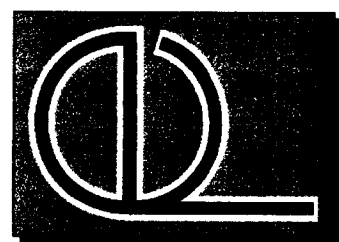
ENGINEER: POWER ENGINEERING CO., INC.
13310-A SOUTH RIDGE DRIVE
CHARLOTTE, NC 28223
PHONE: (704) 525-7275
FAX: (704) 525-2515



NC HIGHWAY 16 - BROOKSHIRE BOULEVARD

[illegible]

POWER ENGINEERING COMPANY, INC.
ENGINEERS - PLANNERS - SURVEYORS
COLUMBIA, SC CHARLOTTE, NC



MOUNTAIN ISLAND MARKETPLACE REZONING PLAN

SHEET 2 OF 2
CHARLOTTE, NORTH CAROLINA

12. BUILDING MATERIALS USED FOR THE ELEVATIONS OF THE FUTURE BUILDING FRONTING NC 16 AND MT. HOLLY-HUNTSVILLE ROAD WILL CONSIST OF BRICK, CMU, STONE AND/OR STUCCO AND WILL ARCHITECTUALLY COMPLIMENT THE EXISTING CENTER. THE MATERIAL SELECTION FOR THE REAR AND INTERIOR SIDE OF THE FUTURE SHOPS MAY BE CMU PAINTED TO MATCH 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 A 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 THIS PLAN. 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 PADDS IS AS DEPICTED ON THE SITE PLAN.

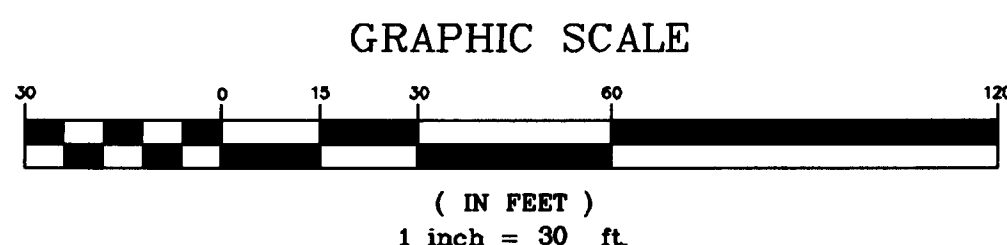
PARCELS INCLUDED IN THIS PETITION MAY BE DEVELOPED TO A ZONE USE (INCLUDING ANY ACCESSORY USE) WHICH IS PERMITTED BY RIGHT OR UNDER PRESCRIBED CONDITIONS IN A CC ZONING DISTRICT UNDER THE ORDINANCE WITH THE FOLLOWING EXCEPTIONS:

- 1. AUTOMOTIVE SERVICED STATIONS
- 2. BOARDING HOUSES
- 3. BUS AND TRAIN TERMINALS
- 4. ELEMENTARY AND SECONDARY SCHOOLS
- 5. FARMS
- 6. GROUP HOMES, ADULT CARE CENTERS, NURSING HOMES AND ORPHANAGES
- 7. RESTAURANTS WITH DRIVE-IN SERVICE. THIS REZONING APPLICATION DOES NOT APPLY TO THE QUT PARCELS. THIS EXCEPTION SHALL NOT APPLY TO COFFEE SHOPS OR SMALL RESTAURANTS WITH AN GROSS LEASABLE AREA LESS THAN 2,500 SF.
- 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, ALL 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



Professional Engineer Seal
 NORTH CAROLINA
 POWER
 ENGINEERING
 COMPANY, INC.
 No. C-2873
 CERTIFICATE OF REGISTRATION
 FEB 22 2008

OWNER: MOUNTAIN ISLAND (E&A), LLC
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