



1. EASEMENTS SHOWN ON "FINAL RECORD MAP OF NORTHLAKE MALL PHASE 1, MAP 1 - RIGHT OF WAY" RECORDED IN BOOK 3620, PAGE 553 - AFFECTS THE SUBJECT PROPERTY TO THE EXTENT SHOWN HEREON.

2. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS CONTAINED IN INSTRUMENT FILED FOR RECORD IN BOOK 3820, PAGE 742 - THE TOTAL AREA IS AFFECTED BY THIS EXCEPTION SEE MAP FOR THE AREA OF THE SUBJECT PROPERTY AFFECTED WITH REGARDS TO PARCEL C (0.498 ACRES), THE REMAINING AREA IS AFFECTED WITH REGARDS TO PARCEL 1 (20.726 ACRES).

3. EASEMENT(S) TO CORNELIUS ELECTRIC MEMBERSHIP CORPORATION RECORDED IN BOOK 1224, PAGE 488; AS AFFECTED BY THAT PARTIAL RELEASE OF RIGHT OF WAY RECORDED IN BOOK 20054, PAGE 274 - SEE MAP FOR THE AREA OF THE SUBJECT PROPERTY AFFECTED BY THIS EXCEPTION.

4. EASEMENT(S) TO DUKE POWER COMPANY RECORDED IN BOOK 1371, PAGES 218 AND 256; BOOK 4252, PAGE 587; BOOK 6132, PAGE 113 - THESE EASEMENTS ARE BLANKET IN NATURE AND NON-PLOTABLE.

5. RIGHT OF WAY EASEMENT TO COLONIAL PIPELINE COMPANY RECORDED IN BOOK 2385, PAGE 413 (APPEARS TO BE SUSPENDED BY BOOK 4028, PAGE 211) AND BOOK 4028, PAGE 211 - AFFECTS THE SUBJECT PROPERTY TO THE EXTENT SHOWN HEREON.

6. TERMS AND CONDITIONS OF THE RIGHT OF WAY DEED RECORDED IN BOOK 2600, PAGE 271 - AFFECTS THE SUBJECT PROPERTY TO THE EXTENT SHOWN HEREON; AS EXTENDED IN BOOK 4194, PAGE 624 - AFFECTS THE SUBJECT PROPERTY TO THE EXTENT SHOWN HEREON; AS EXTENDED IN BOOK 4395, PAGE 579 - DOES NOT AFFECT THE SUBJECT PROPERTY, AS FURTHER MODIFIED BY RELEASE OF EASEMENT AND CONFIRMATION AGREEMENT RECORDED IN BOOK 18109, PAGE 458, AND RIGHTS OF OTHERS IN AND TO THE USE THEREOF - DOES NOT AFFECT THE SUBJECT PROPERTY.

7. CONSENT JUDGMENT CIVIL ACTION NUMBER 92-CVS-9079 RECORDED IN BOOK 7370, PAGE 127 AND RE-RECORDED IN BOOK 656, PURSUANT TO MEMORANDUM OF ACTION RECORDED IN BOOK 6920, PAGE 714 - AFFECTS THE SUBJECT PROPERTY TO THE EXTENT SHOWN HEREON.

8. CONSENT JUDGMENT CIVIL ACTION NUMBER 92-CVS-9080 RECORDED IN BOOK 7414, PAGE 499 PURSUANT TO MEMORANDUM OF ACTION RECORDED IN BOOK 6920, PAGE 710 - AFFECTS THE SUBJECT PROPERTY TO THE EXTENT SHOWN HEREON.

9. EASEMENT AGREEMENT RECORDED IN BOOK 8195, PAGE 609 AND AS ASSIGNED BY ASSIGNMENT RECORDED IN BOOK 8248, PAGE 758 - AFFECTS TO PROPERTY TO THE EXTENT SHOWN HEREON.

10. EASEMENT TO PAUL HOWARD GALE, IV RECORDED IN BOOK 17081, PAGE 347 - SEE PLAT FOR APPROXIMATE LOCATION, THE DESCRIPTION PROVIDED IN BOOK 17081, PAGE 347 APPEARS TO CONTAIN ERRORS AND AMBIGUITIES.

11. PERMANENT EASEMENT AGREEMENT TO THE CITY OF CHARLOTTE RECORDED IN BOOK 18109, PAGE 473 - AFFECTS THE SUBJECT PROPERTY TO THE EXTENT SHOWN HEREON.

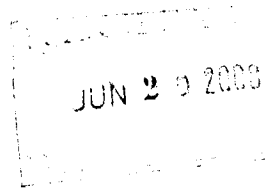
12. RIGHT OF WAY AGREEMENT TO DUKE ENERGY RECORDED IN BOOK 18390, PAGE 78 - AFFECTS TO PROPERTY TO THE EXTENT SHOWN HEREON.

13. TERMS AND CONDITIONS OF ROAD MAINTENANCE AGREEMENTS FOR POINT O' WOODS DRIVE RECORDED IN BOOK 5533, PAGE 221 AND BOOK 10191, PAGE 283 - NON-PLOTABLE EASEMENT.

1. THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS OR SURFACE GROUND MARKINGS TO DETERMINE THE LOCATION OF ANY SUBTERRANEAN USES.

2. BEFORE DIGGING IN THIS AREA, CALL "N.C. ONE CALL" 1-800-632-4949 FOR FIELD LOCATIONS (REQUEST FOR GROUND MARKINGS) OF UNDERGROUND UTILITY LINES.

1. AREAS COMPUTED USING COORDINATE GEOMETRY.
2. IRON REBARS AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.
3. DEED REFERENCE: AS SHOWN.
4. ALL ADJOINER PROPERTY OWNER INFORMATION IS TAKEN FROM CURRENT DEEDS AND TAX RECORDS AND ARE CONSIDERED "NOW OR FORMERLY".
5. RAW ERROR OF CLOSURE: $\pm 10,000\pm$.
6. OTHER UNDERGROUND UTILITIES MAY EXIST BUT THEIR LOCATIONS ARE NOT KNOWN.
7. THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND.
8. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES.
9. A PORTION OF THE PROPERTY SHOWN HEREON IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 3701590106E, DATED FEBRUARY 4, 2004. FLOOD RESTRICTION LINES ARE TAKEN FROM MECKLENBURG CO. GIS AND ARE CONSIDERED APPROXIMATE.
10. REFERENCE IS HEREBY MADE TO CHICAGO TITLE INSURANCE COMPANY A.L.T.A. COMMITMENT NUMBER CH06-0018605, EFFECTIVE DATE APRIL 28, 2006.



Gandy Communities

17818 Statesville Road, Suite 211
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704-897-1110

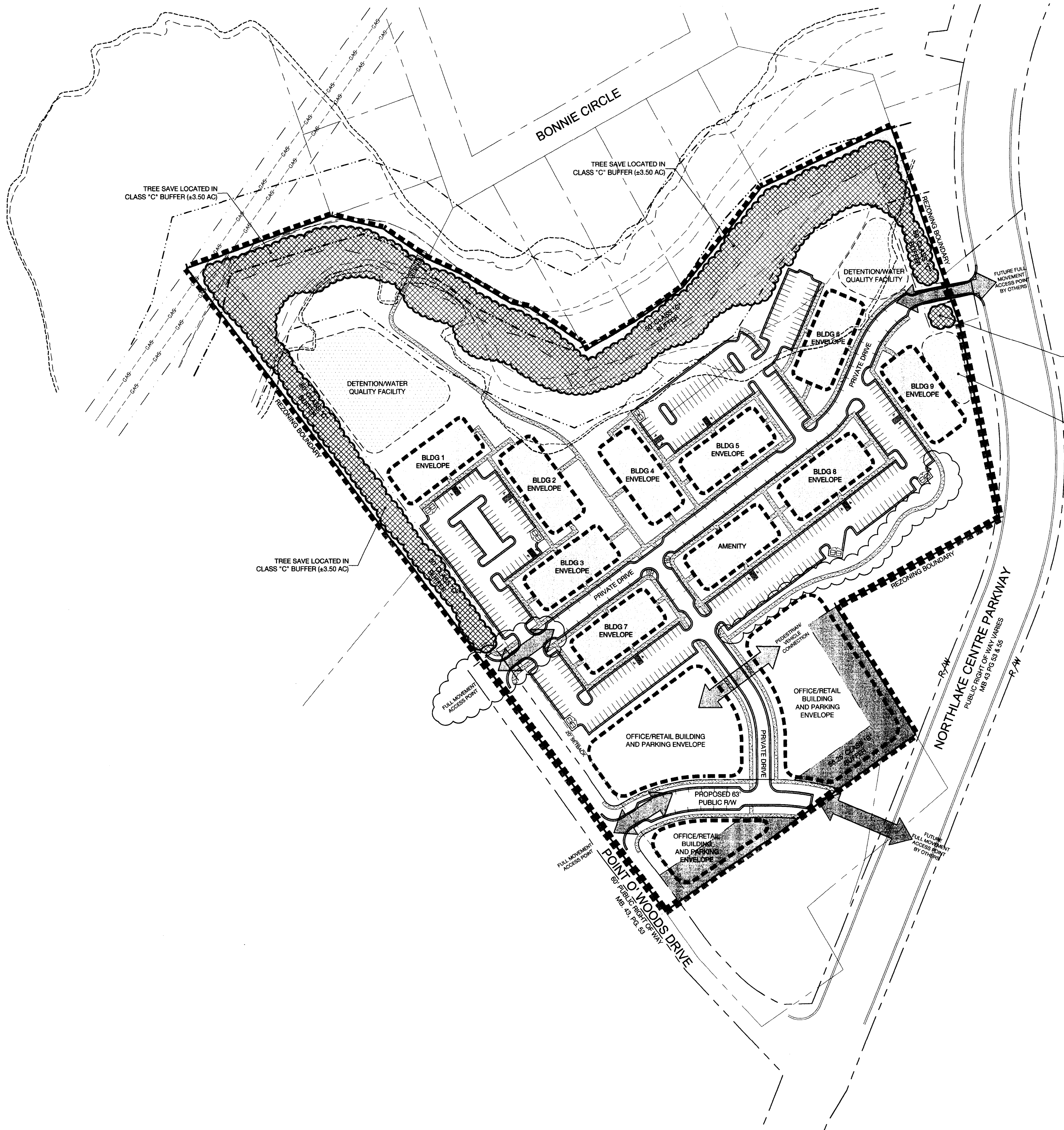
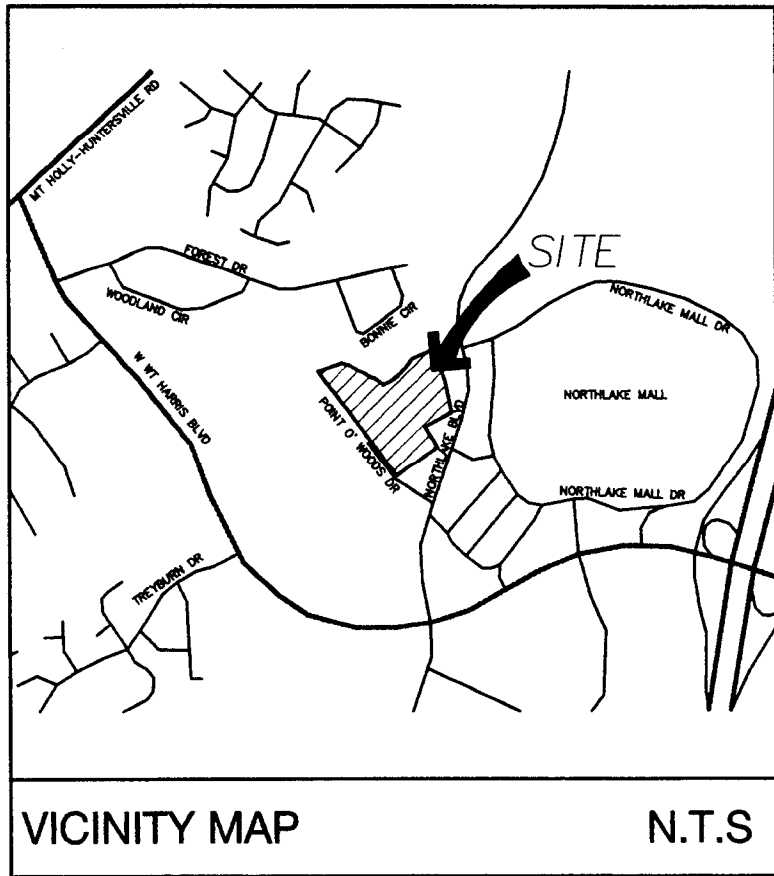
Gale Property

Existing Conditions Plan/Survey Rezoning Petition #08-060

NO.	DATE:	BY:	REVISIONS:
1	05/23/09	MEK	Per Comments
2	06/20/09	EJV	Per Comments

Project No: 08-027
Date: April 21, 2008
Designed by: mek
Drawn By: mek
Scale: 1"=100'
Sheet No:

RZ-1.0



DEVELOPMENT SUMMARY

REZONING SITE AREA:
RESIDENTIAL
OFFICE/RETAIL

TAX PARCEL ID #:

EXISTING ZONING:

PROPOSED ZONING:

FLOOR AREA RATIO:

PROPOSED USE:

RESIDENTIAL:
TOTAL 1

TOTAL UNITS:
PARKING:
DENSITY:

OFFICE/RETAIL SPACE:

TOTAL SQUARE FOOTAGE:
OFFICE SPACE:

RETAIL SPACE:

TREE SAVE AREA:

OPEN SPACE:

LEGEND



BUILDING ENVELOPE



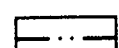
REZONING BOUNDARY



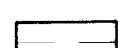
50' CLASS "C" BUFFER



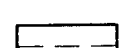
56.25' CLASS "B" BUFFER



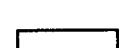
100' S.W.I.M. BUFFER



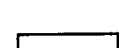
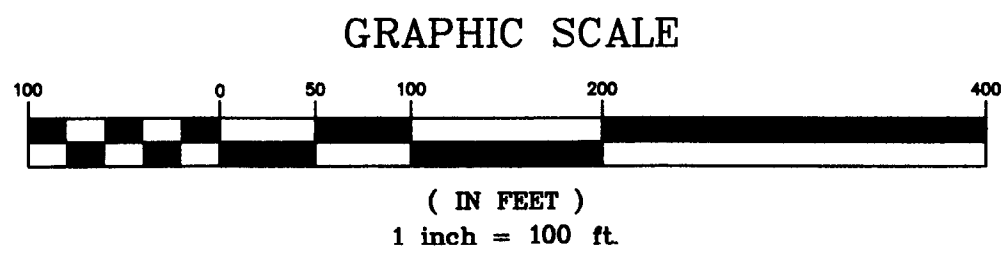
FEMA FLOODWAY ENCROACHMENT LINE



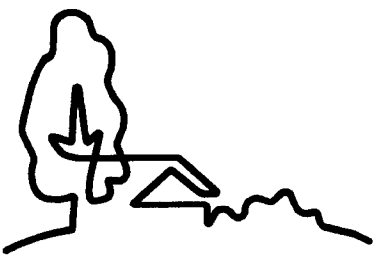
COMMUNITY ENCROACHMENT LINE



COMMUNITY FLOODLINE

[illegible]

FOR PUBLIC HEARING
REZONING PETITION #08-060



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Gale Property

Schematic Site Plan Rezoning Petition #08-060

NO.	DATE:	BY:	REVISIONS:
1	05.23.08	MEK	Per Comments
2	06.20.08	EJV	Per Comments

Project No: 08-027
Date: April 21, 2008
Designed by: mek
Drawn By: mek
Scale: 1"=100'
Sheet No:

RZ-2.0

GENERAL PROVISIONS

1. PERMITTED USES

- ## 2. MAXIMUM BUILDING AREAS AND DEVELOPMENT LIMITATIONS

- ### 3. SETBACKS, SIDE YARDS AND REAR YARDS

- #### 4. DESIGN AND PERFORMANCE STANDARDS

(A) ARCHITECTURAL CONTROLS

- (B) LANDSCAPING AND SCREENING**

- (C) STREETSCAPE TREATMENT

- (D) LIGHTING

- (1) ALL FREESTANDING LIGHTING FIXTURES INSTALLED WILL BE UNIFORM IN DESIGN.
 - (2) THE MAXIMUM HEIGHT OF ANY FREESTANDING LIGHTING FIXTURE IN THE OFFICE/RETAIL PARCEL, INCLUDING ITS BASE, MAY NOT EXCEED 25 FEET.
 - (3) ALL PARKING LOT FIXTURES IN THE OFFICE/RETAIL PARCEL SHALL BE SHIELDED WITH FULL CUT-OFF FIXTURES.
 - (4) ANY LIGHTING ATTACHED TO A BUILDING IN THE OFFICE/RETAIL PARCEL SHALL BE CAPPED AND DOWNWARDLY DIRECTED.
 - (5) WALL-MOUNTED DECORATIVE LIGHT FIXTURES SUCH AS SCONCES ARE PERMITTED.
 - (6) NO WALL PAK LIGHTING WILL BE PERMITTED.
- (E) PARKING

- (1) OFF-STREET PARKING, CIRCULATION, AND LOADING AREAS WILL SATISFY THE STANDARDS ESTABLISHED UNDER THE ORDINANCE.
- (2) ON SITE OFF-STREET PARKING SHALL NOT BE LOCATED WITHIN AREAS BETWEEN BUILDINGS FRONTING PUBLIC STREETS AND THE ADJOINING PUBLIC STREETS.
- (3) ON-STREET PARKING WILL BE PROVIDED AS REQUIRED BY THE CITY OF CHARLOTTE ORDINANCE.
- (4) BICYCLE PARKING WILL BE PROVIDED AS REQUIRED BY THE CITY OF CHARLOTTE ORDINANCE.
- (5) OFF-STREET PARKING SHALL BE LOCATED TO THE REAR OR SIDE OF BUILDINGS AND SCREENED FROM PUBLIC STREETS.
- (6) LANDSCAPING SHALL BE USED TO BREAK PARKING LOTS INTO SMALLER AREAS.
- (7) BICYCLE PARKING SPACES (BIKE RACKS) SHALL BE PROVIDED AT THE FRONT OF THE COMMERCIAL AND RESIDENTIAL BUILDINGS PER THE CITY OF CHARLOTTE ZONING ORDINANCE.

5. STORM WATER MANAGEMENT

- ## 6. FLOOD PLAIN

- (B) ALL DEVELOPMENT WITHIN THE FLOODPLAIN SHALL MEET MECKLENBURG COUNTY STANDARDS AND PERMITTING REQUIREMENTS.

7. CONNECTIVITY AND TRANSPORTATION

- ## 8. BUFFER AREAS

- (A) THE BUFFER AREAS ESTABLISHED ON THIS SCHEMATIC SITE PLAN SHALL CONTAIN LANDSCAPE MATERIALS TYPICALLY ASSOCIATED WITH A CLASS C BUFFER.
- (B) UTILITY INSTALLATIONS MAY ONLY CROSS LANDSCAPE AREAS AT INTERIOR ANGLES MEASURED AT PROPERTY LINES WHICH ARE NOT LESS THAN 75 DEGREES.
- (C) NO BUILDINGS, PARKING SPACES, OR MANEUVERING AREAS MAY BE LOCATED WITHIN THE BUFFER AREA.
- (D) ALTERNATIVE BUFFER MAY BE USED FOR THE PORTION OF THE PROJECT LIMITS WITHIN THE SWIM BUFFER AS ALLOWED IN THE ORDINANCE.
- (E) THE 56.25' WIDE CLASS B BUFFER LOCATED ALONG THE SOUTHERN PROPERTY LINE MAY BE WIDENED IF AND WHEN THE ADJACENT PROPERTIES ARE REZONED TO OFFICE, COMMERCIAL, OR OTHER COMPATIBLE DISTRICTS OR USES NOT REQUIRING A BUFFER.

9. FIRE PROTECTION

ADEQUATE FIRE PROTECTION IN THE FORM OF FIRE HYDRANTS WILL BE PROVIDED TO THE CHARLOTTE FIRE MARSHAL'S SPECIFICATIONS. PLANS FOR EACH BUILDING WILL BE SUBMITTED TO THE FIRE MARSHAL'S OFFICE FOR APPROVAL BEFORE THE CONSTRUCTION OF THAT BUILDING COMMENCES.

10. SIGNS

- (A) ALL SIGNS PLACED ON THE SITE WILL BE ERECTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF CHARLOTTE ZONING ORDINANCE, UNLESS MORE RESTRICTIVE REQUIREMENTS ARE IMPOSED BELOW.
- (B) A UNIFORM SIGNAGE AND GRAPHIC SYSTEM WILL BE EMPLOYED THROUGHOUT THE SITE.

11. AMENDMENTS TO REZONING PLAN

FUTURE AMENDMENTS TO THE SCHEMATIC SITE PLAN, THE ELEVATIONS AND THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE PARCEL OR PARCELS WITHIN THE SITE INVOLVED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 6.207 OF THE ORDINANCE.

12. BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS

- (A) IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO DEVELOPMENT OF THE SITE IMPOSED UNDER THESE DEVELOPMENT STANDARDS AND THE SCHEMATIC SITE PLAN 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 ALL SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE SUCCESSORS IN INTEREST AND ASSIGNS.
- (B) THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERMS, "PETITIONER" AND "OWNER" OR "OWNERS" SHALL BE DEEMED TO INCLUDE THE HEIRS, ESTATE, PERSONAL REPRESENTATIVES, ASSIGNS, SUCCESSORS 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.

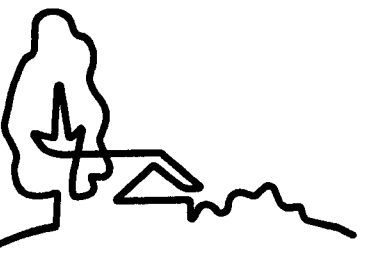
13. AMENITY SITE

- (A) THE AMENITY SITE MAY BE RELOCATED BY THE DEVELOPER WITHIN THE CONTEXT OF THE SCHEMATIC SITE PLAN ON SHEET RZ-2.0. IF THE AMENITY SITE IS RELOCATED, IT WILL BE TO A CURRENTLY SHOWN BUILDING FOOTPRINT; THE BUILDING DISPLACED BY THE AMENITY SITE WILL BE MOVED TO THE CURRENTLY SHOWN AMENITY SITE.
- (B) THE AMENITY SITE WILL INCLUDE A POOL AND CLUBHOUSE OR CABANA AS WELL AS OTHER BASIC SITE AMENITIES SUCH AS BENCHES AND LANDSCAPING.



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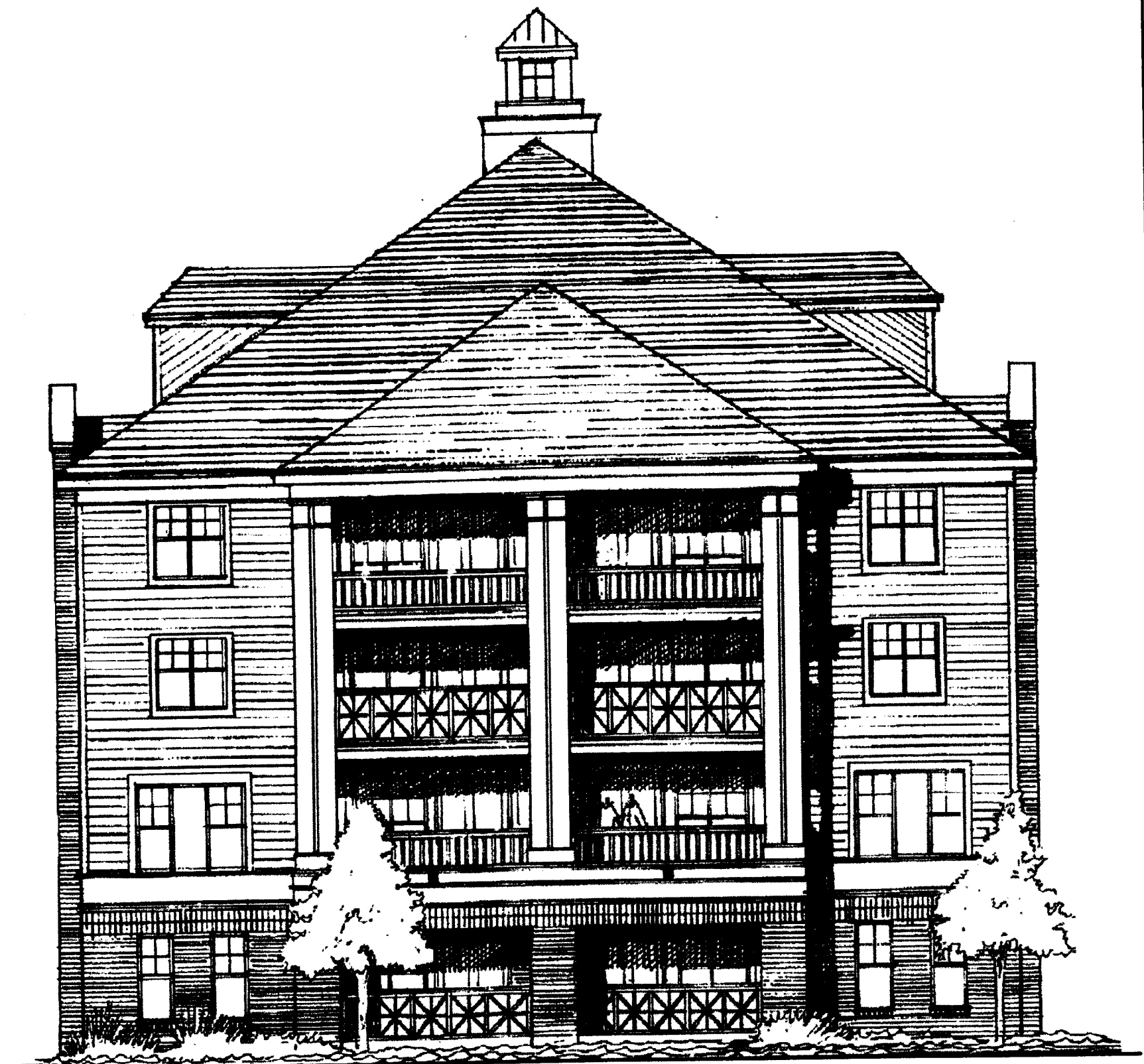
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FRONT ELEVATION

N.T.S.



SIDE ELEVATION

N.T.S.

Gandy Communities

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Gale Property

Schematic Building Elevations
Rezoning Petition #08-060
Northlake Centre Parkway and Point O' Woods Drive, Charlotte, NC

NO.	DATE	BY	REVISIONS
1	05.23.08	MEK	Per Comments
2	06.20.08	EJV	Per Comments

Project No: 08-027
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