**ColeJenest
& Stone**Shaping the Environment
Realizing the PossibilitiesLand Planning
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• Civil Engineering
• Urban Design200 South Tryon Street, Suite 1400 Charlotte, NC 28202
P 704.376.1555 F 704.376.7851 www.colejeneststone.com**GANDY
COMMUNITIES**17818 Statesville Rd, Suite 211
Cornelius, North Carolina 28031**GALE PROPERTY**9500 Point O' Woods Dr.
Charlotte, North Carolina 28284**SITE SURVEY**

Project No.

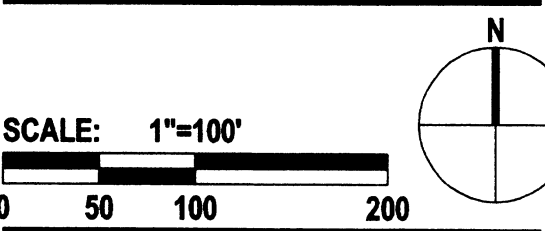
3636

Issued

01/28/08

Revised

02/18/08 PER CITY OF CHARLOTTE COMMENTS

**RZ1.0**

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ITEMS CORRESPONDING TO SCHEDULE BA.L.T.A. COMMITMENT
CHICAGO TITLE INSURANCE COMPANY
SCHEDULE B - SECTION 2

3. EASEMENTS SHOWN ON "FINAL RECORD MAP OF NORTHLAKE MALL PHASE 1, MAP 1 - RIGHT OF WAY" RECORDED IN MAP BOOK 43, PAGE 53 - AFFECTS THE SUBJECT PROPERTY TO THE EXTENT SHOWN HEREON.

4. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS CONTAINED IN INSTRUMENT FILED FOR RECORD IN BOOK 3620, PAGE 742 - THE TOTAL AREA IS AFFECTED BY THIS EXCEPTION SEE MAP FOR THE AREA OF THE SUBJECT PROPERTY AFFECTED WITH REGARDS TO PARCEL 2 (0.496 ACRES), THE REMAINING AREA IS AFFECTED WITH REGARDS TO PARCEL 1 (20.726 ACRES).

5. EASEMENT(S) TO CORNELIUS ELECTRIC MEMBERSHIP CORPORATION RECORDED IN BOOK 1224, PAGE 489; 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.

6. EASEMENT(S) TO DUKE POWER COMPANY RECORDED IN BOOK 1371, PAGES 218 AND 256; BOOK 4252, PAGE 567; BOOK 6132, PAGE 113 - THESE EASEMENTS ARE BLANKET IN NATURE AND NON-PLOTABLE.

7. RIGHT OF WAY EASEMENT TO COLONIAL PIPELINE COMPANY RECORDED IN BOOK 2365, PAGE 413 (APPEARS TO BE SUPERSEDED BY BK. 4026, PG. 211) AND BOOK 4026, PAGE 211 - AFFECTS THE SUBJECT PROPERTY TO THE EXTENT SHOWN HEREON.

8. 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 524 - AFFECTS THE SUBJECT PROPERTY TO THE EXTENT SHOWN HEREON; AS MODIFIED BY RESOLUTION OF CLOSING IN BOOK 18492, PAGE 579 - DOES NOT AFFECT THE SUBJECT PROPERTY, AS FURTHER MODIFIED BY RELEASE OF EASEMENT AND CONFIRMATION AGREEMENT RECORDED IN BOOK 18109, PAGE 459, AND RIGHTS OF OTHERS IN AND TO THE USE THEREOF - DOES NOT AFFECT THE SUBJECT PROPERTY.

9. CONSENT JUDGMENT CIVIL ACTION NUMBER 92-CVS-9079 RECORDED IN BOOK 7370, PAGE 127 AND RE-RECORDED IN BOOK 7920, PAGE 656, PURSUANT TO MEMORANDUM OF ACTION RECORDED IN BOOK 6920, PAGE 714 - AFFECTS THE SUBJECT PROPERTY TO THE EXTENT SHOWN HEREON.

10. CONSENT JUDGMENT CIVIL ACTION NUMBER 92-CVS-9080 RECORDED IN BOOK 7414, PAGE 127 AND RE-RECORDED IN BOOK 7920, PAGE 656, PURSUANT TO MEMORANDUM OF ACTION RECORDED IN BOOK 6920, PAGE 714 - AFFECTS THE SUBJECT PROPERTY TO THE EXTENT SHOWN HEREON.

11. 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.

12. 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.

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

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

15. TERMS AND CONDITIONS OF ROAD MAINTENANCE AGREEMENTS FOR POINT O'WOODS DRIVE RECORDED IN BOOK 5533, PAGE 221 AND BOOK 10191, PAGE 263 - NON-PLOTABLE EASEMENT.

UTILITY NOTES

(UN1) 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.

(UN2) 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.

MISCELLANEOUS NOTES

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: 1:10,000+

6. OTHER UNDERGROUND UTILITIES MAY EXIST BUT THEIR LOCATIONS ARE NOT KNOWN.

7. THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND.

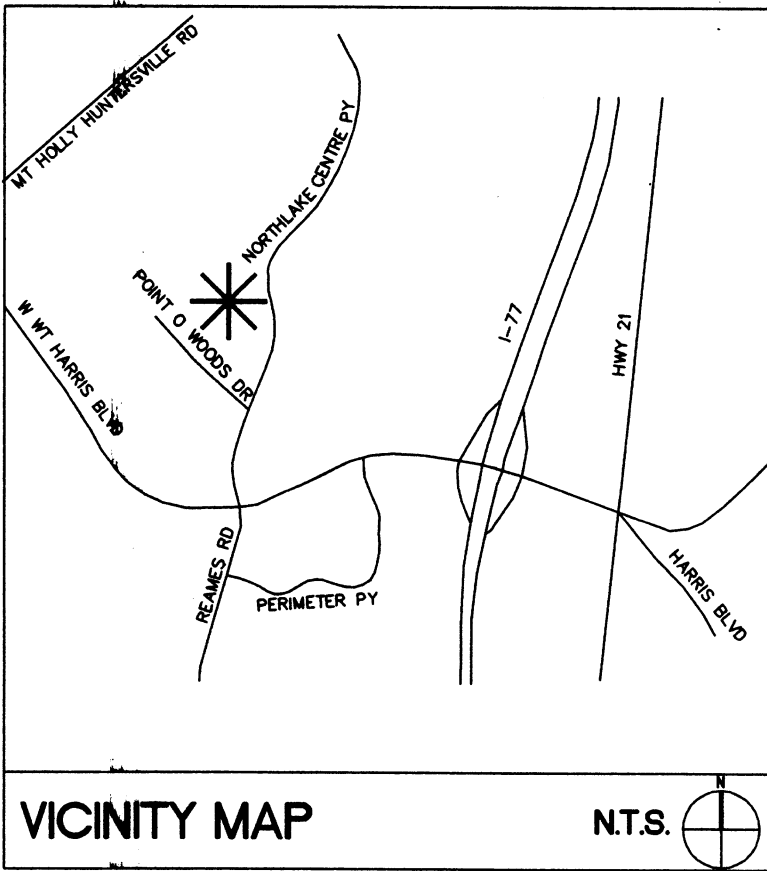
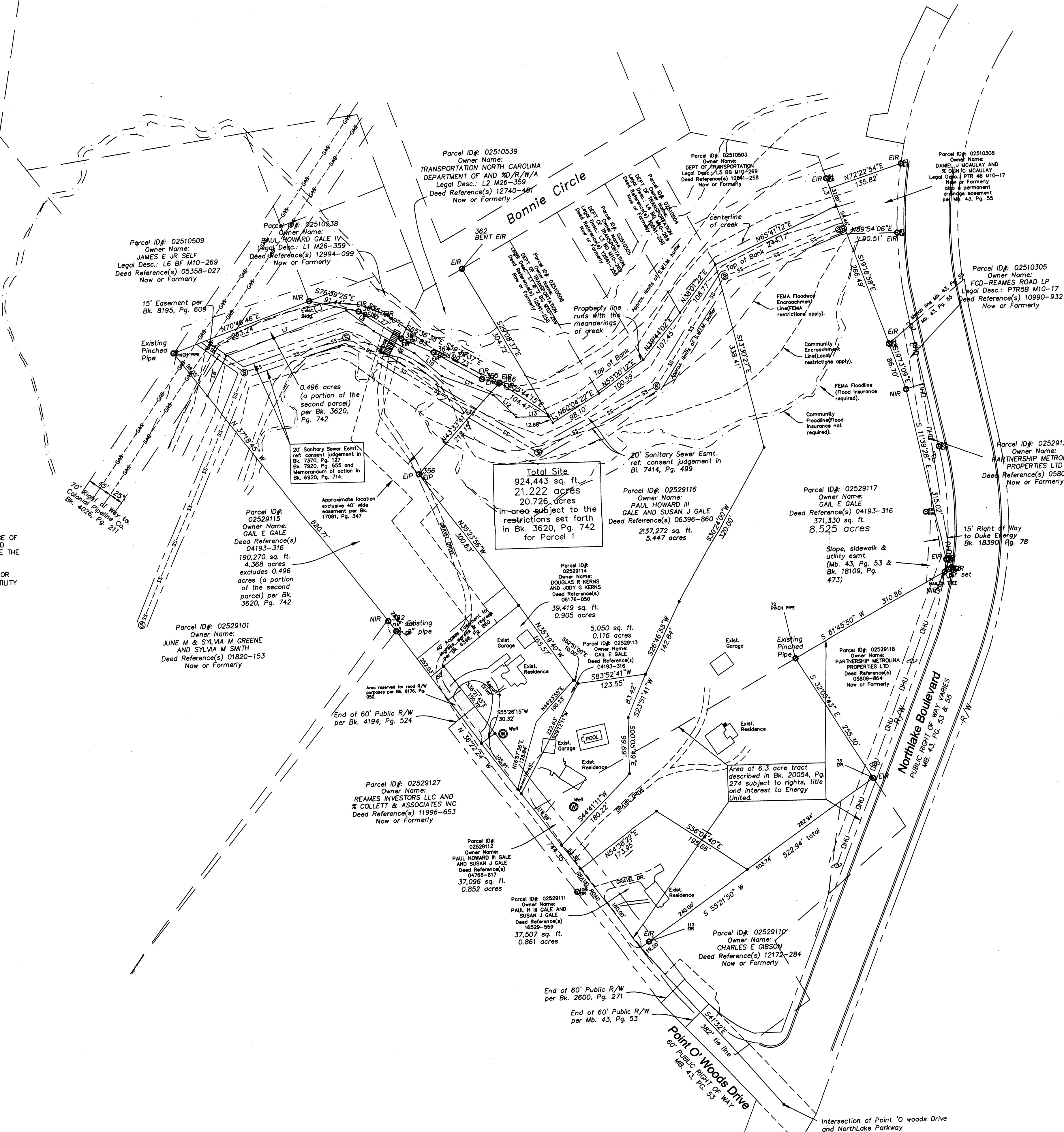
8. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES.

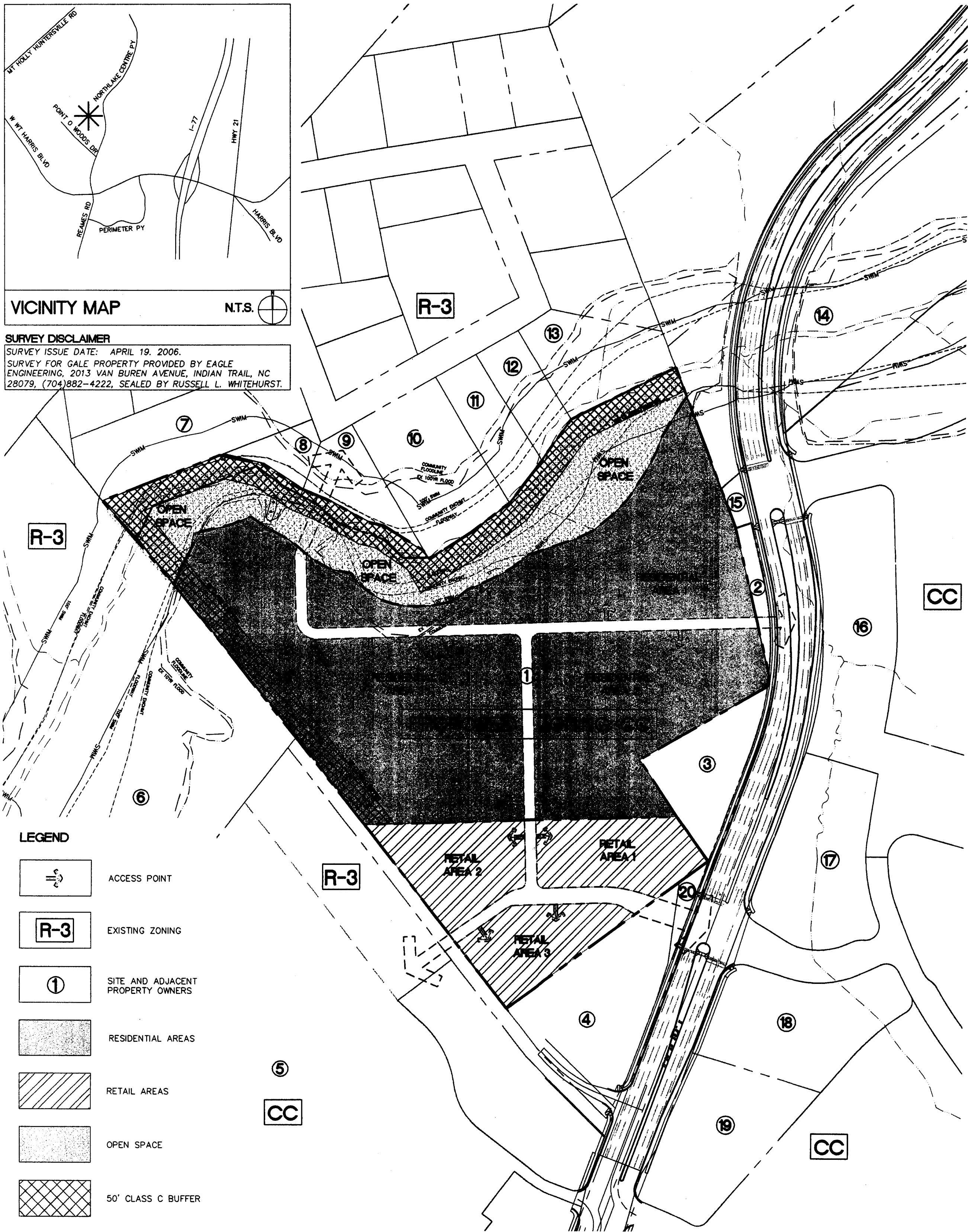
9. A PORTION OF THE PROPERTY SHOWN HEREON IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 3701590106E, DATED FEBRUARY 4, 2004. FLOOD RESTRICTION LINES SHOWN ARE TAKEN FROM MECKLENBURG CO GIS AND ARE CONSIDERED APPROXIMATE.

10. REFERENCE IS HEREBY MADE TO CHICAGO TITLE INSURANCE COMPANY A.L.T.A. COMMITMENT NUMBER CH06-0018605, EFFECTIVE DATE APRIL 28, 2006.

LINE TABLE		
LINE	BEARING	LENGTH
L1	S76°38'14"E	32.25
L2	S29°08'37"E	16.77
L3	S19°16'58"E	52.18
L4	S11°39'28"E	19.11
L5	S61°45'50"W	8.23
L6	N27°12'15"E	78.81
L7	N70°57'15"E	232.68
L8	S51°13'45"E	62.64
L9	S60°11'45"E	83.56
L10	S49°06'45"E	64.58
L11	S68°27'45"E	99.11
L12	S45°08'45"E	56.94
L13	S89°16'55"E	59.43

CURVE TABLE			
CURVE	LENGTH	RADIUS	CHORD
C1	22.87	620.00	N08°30'42"E 22.87'
C2	207.11	620.00	N02°06'55"W 206.15'

**SURVEY DISCLAIMER**SURVEY ISSUE DATE: APRIL 19, 2006.
SURVEY FOR GALE PROPERTY PROVIDED BY EAGLE
ENGINEERING, 2013 VAN BUREN AVENUE, INDIAN TRAIL, NC
28079. (704)882-4222, SEALED BY RUSSELL L. WHITEHURST.**LEGEND OF SYMBOLS & ABBREVIATIONS**EIP - EXISTING IRON PIPE
EIR - EXISTING IRON REBAR
NIR - NEW IRON REBAR
N.T. - NIGHT TRIANGLE
W.B.S. - MINIMUM BUILDING SETBACK
P.S.D.E. - PUBLIC STORM DRAINAGE EASEMENT
S.S.E. - SANITARY SEWER EASEMENT
SSMH - SANITARY SEWER MANHOLE
R/W - RIGHT OF WAY
P.S.S.E. - PRIVATE SANITARY SEWER EASEMENT
C.P. - COMPUTED POINT
ECM - EXISTING CONCRETE MONUMENT- TRANSMISSION TOWER
- UTILITY POLE
- UNDERGROUND GASLINE
- OVERHEAD UTILITY LINE
- SANITARY SEWER LINE
- SANITARY SEWER MANHOLE
- 100' S.W.I.M. BUFFER (APPROXIMATE)TO: GANDY COMMUNITIES, INC. AND CHICAGOS TITLE
INSURANCE COMPANYTHIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE
ON WHICH IT IS BASED WERE MADE IN ACCORDANCE
WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR
ALTA/ACSM LAND TITLE SURVEYS" FOR AN URBAN
SURVEY JOINTLY ESTABLISHED AND ADOPTED BY THE
ALTA / ACSM AND NSPS IN 1999, AND INCLUDES ITEMS
1, 2, 3, 4, 6, 7A, 8, 9, 10, 11A AND 13 OF TABLE A
THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS
ADOPTED BY ALTA, NSPS, AND ACSM AND IN EFFECT
ON THE DATE OF THIS CERTIFICATION UNDERSIGNED
FURTHER CERTIFIES THAT THE POSITIONAL
UNCERTAINTIES RESULTING FROM THE SURVEY
MEASUREMENTS MADE ON THE SURVEY DO NOT EXCEED
THE ALLOWABLE POSITIONAL TOLERANCE.PROFESSIONAL LAND SURVEYOR
RUSSELL L. WHITEHURST, NCPLS L-3661



PARCEL #	PARCEL I.D.	PARCEL OWNER	MAILING ADDRESS	ZONING	PARCEL #	PARCEL I.D.	PARCEL OWNER	MAILING ADDRESS	ZONING
1	02529111; 02529112; 02529113; 02529115; 02529116; 02529117	PAUL AND SUSAN GALE/ GAIL GALE	482 POWELL RD MOCKSVILLE, NC 27028	R-3	10	02510506	NC DEPARTMENT OF TRANSPORTATION	206 CHARTER ST. ALBEMARLE, NC 28001	R-3
	02529114	DOUGLAS AND JODY KERNS	9540 POINT O'WOODS DRIVE CHARLOTTE, NC 28216	R-3	11	02510505	NC DEPARTMENT OF TRANSPORTATION	206 CHARTER ST. ALBEMARLE, NC 28001	R-3
2	02529128	METROLINA PROPERTIES LTD	1341 E. MOREHEAD ST. SUITE 201 CHARLOTTE, NC 28204	R17-MF	12	02510504	NC DEPARTMENT OF TRANSPORTATION	206 CHARTER ST. ALBEMARLE, NC 28001	R-3
3	02529118	METROLINA PROPERTIES LTD	1341 E. MOREHEAD ST. SUITE 201 CHARLOTTE, NC 28204	R17-MF	13	02510503	NC DEPARTMENT OF TRANSPORTATION	206 CHARTER ST. ALBEMARLE, NC 28001	R-3
4	02529110	CHARLES GIBSON	9424 POINT O' WOODS CHARLOTTE, NC 28216	R-3	14	02510304/ 02510308	DANIEL MCAULAY AND OLIN MCAULAY	220 CRAIGWOOD DR BLYTHEWOOD, SC 29016	R-3
5	02529126/ 02529127/ 02529129	REAMES INVESTORS LLC AND COLLETT & ASSOCIATES INC	1228 E. MOREHEAD ST. SUITE 200 CHARLOTTE, NC 28204	R-3	15	02510305	FCD-REAMES ROAD LP	121 W. TRADE ST. SUITE 2580 CHARLOTTE, NC 28202-1160	R-3
6	02529101	JUNE AND SYLVIA GREENE AND SYLVIA SMITH	P.O. BOX 220924 CHARLOTTE, NC 28222	R-3	16	02509125	TRG CHARLOTTE LLC	200 E. LONG LAKE RD SUITE 300 BLOOMFIELD HILLS, MI 48304	CC
7	02510509	JAMES JR SELF	15024 AUTUMNCREST RD HUNTERVILLE, NC 28078	R-3	17	02509130	NORTH LAKE LAND LLC	200 E. LONG LAKE RD SUITE 300 BLOOMFIELD HILLS, MI 48304	CC
8	02510538	PAUL GALE IV	9600 POINT O' WOODS CHARLOTTE, NC 28216	R-3	18	02509139	NORTHLAKE VENTURE LLC AND RH COMPANY OF NC	121 W. TRADE ST. SUITE 2550 CHARLOTTE, NC 28202-5399	CC
9	02510539	NC DEPARTMENT OF TRANSPORTATION	206 CHARTER ST. ALBEMARLE, NC 28001	R-3	19	02509138	NORTHLAKE VENTURE LLC AND RH COMPANY OF NC	121 W. TRADE ST. SUITE 2550 CHARLOTTE, NC 28202-5399	CC
					20	02529124	CHARLES GIBSON	9424 POINT O' WOODS CHARLOTTE, NC 28216	R-3

DEVELOPMENT STANDARDS

GENERAL PROVISIONS

THESE DEVELOPMENT STANDARDS FORM A PART OF THE TECHNICAL DATA SHEET ASSOCIATED WITH THE REZONING PETITION FILED BY GANDY COMMUNITIES TO ACCOMMODATE THE DEVELOPMENT OF A MIXED USE, PEDESTRIAN-FRIENDLY VILLAGE TYPE CENTER ON AN APPROXIMATELY 42.433 ACRE SITE LOCATED ON NORTHLAKE CENTER PARKWAY BETWEEN W.T. HARRIS BOULEVARD AND MT. HOLLY-HUNTERVILLE ROAD. DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE TECHNICAL DATA SHEET, THESE DEVELOPMENT STANDARDS AND THE APPLICABLE PROVISIONS OF THE ZONING ORDINANCE OF THE CITY OF CHARLOTTE (THE "ORDINANCE"). UNLESS THE TECHNICAL DATA SHEET OR THESE DEVELOPMENT STANDARDS ESTABLISH MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE CC ZONING CLASSIFICATION SHALL GOVERN ALL DEVELOPMENT TAKING PLACE ON THE SITE.

1. PERMITTED USES

- (A) THE SITE MAY BE DEVOTED TO RETAIL, RESTAURANT, OFFICE AND RESIDENTIAL USES TOGETHER WITH ANY INCIDENTAL OR ACCESSORY USES ASSOCIATED THEREWITH WHICH ARE PERMITTED UNDER THE ORDINANCE BY RIGHT OR UNDER PRESCRIBED CONDITIONS IN THE CC ZONING DISTRICT.
- (B) RESIDENTIAL MIXED USE AND/OR PLANNED MULTI-FAMILY BUILDINGS SHALL BE ALLOWED UNDER THE PRESCRIBED CONDITIONS OF THE ORDINANCE FOR THE CC ZONING DISTRICT.
- (C) FREE STANDING SINGLE TENANT BUILDING LIMITATIONS

THE NUMBER OF FREESTANDING SINGLE TENANT RETAIL BUILDINGS IS LIMITED TO NO MORE THAN THREE AND THE FOLLOWING USAGE LIMITATIONS APPLY TO THOSE OUT PARCELS:

- ONE OF THE THREE FREESTANDING BUILDINGS WITH DRIVE-THROUGH FACILITIES MAY BE A BANK.
 - ONE OF THE THREE FREESTANDING BUILDINGS WITH DRIVE-THROUGH FACILITIES MAY BE A RESTAURANT.
 - ONE OF THE THREE FREESTANDING BUILDINGS WITH DRIVE-THROUGH FACILITIES MAY BE A ANY OTHER RETAIL OR OFFICE USE.
- (D) BOTH ON-STREET AND OFF-STREET PARKING SHALL BE ALLOWED UNDER THE PRESCRIBED CONDITIONS OF THE ORDINANCE FOR THE CC ZONING DISTRICT.

2. MAXIMUM BUILDING AREA AND DEVELOPMENT LIMITATIONS

- (A) THE MAXIMUM BUILDING AREA OF THE SITE FOR THE OFFICE, RESTAURANT AND RETAIL IS DEPENDENT ON THE DEVELOPMENT TYPE.
- THE SITE MAY BE DEVELOPED WITH UP TO 115,00 SQUARE FEET OF GROSS FLOOR AREA OF MULTI-USE DEVELOPMENT. THE MULTI-USE DEVELOPMENT SHALL CONTAIN NO MORE THAN 45,000 SQUARE FEET DEVOTED TO RETAIL OR RESTAURANT USES WITH A MAXIMUM OF 85 SQUARE FEET OF RETAIL PER EACH RESIDENTIAL UNIT AND/OR NO MORE THAN 70,000 SQUARE FEET MAY BE DEVOTED TO OFFICE USES WITH A MAXIMUM OF 85 SQUARE FEET OF OFFICE PER EACH RESIDENTIAL UNIT.
 - WHILE AREAS DEVOTED TO OUTDOOR DINING, COURTYARDS AND PLAZAS ARE NOT INCLUDED IN THE SQUARE FOOTAGE NOTED ABOVE, ANY OFF-STREET PARKING REQUIRED BY THE ORDINANCE WILL BE PROVIDED FOR THESE AREAS.
- (B) THE MAXIMUM RESIDENTIAL BUILDING AREA PERMITTED AS A SINGLE USE BUILDING.
- MAXIMUM BUILDING HEIGHT IS 5 STORIES.

3. SETBACKS, SIDE YARDS AND REAR YARDS

- (A) ALL RETAIL, OFFICE AND MIXED-USE BUILDINGS CONSTRUCTED ON THE SITE SHALL SATISFY OR EXCEED THE SETBACK, SIDE YARD AND REAR YARD REQUIREMENTS ESTABLISHED UNDER THE ORDINANCE FOR THE CC ZONING DISTRICT. BUILDINGS AND PARKING AREAS SHALL BE LOCATED WITHIN THE DEVELOPMENT AREA BOUNDARIES.
- (B) THE FRONT SETBACK SHALL BE REDUCED TO 14 FEET AS ALLOWED UNDER THE PRESCRIBED CONDITIONS OF THE ORDINANCE FOR THE CC ZONING DISTRICT.
- (C) ALL RESIDENTIAL BUILDINGS CONSTRUCTED ON THE SITE SHALL SATISFY OR EXCEED THE SETBACK, SIDE YARD AND REAR YARD REQUIREMENTS ESTABLISHED UNDER THE ORDINANCE FOR THE R-22MF ZONING DISTRICT.

4. DESIGN AND PERFORMANCE STANDARDS

THE DEVELOPMENT DEPICTED ON THE CONCEPTUAL MASTER PLAN (SHEET RZ3.0) IS SCHEMATIC IN NATURE AND INTENDED TO DESCRIBE THE GENERAL ARRANGEMENT OF USES ON THE SITE. ACCORDINGLY, THE CONFIGURATIONS, PLACEMENTS, AND SIZES OF THE PARCELS, AS WELL AS THE LOCATIONS OF STREETS SHOWN ON THE CONCEPTUAL MASTER PLAN (SHEET RZ3.0) ARE SCHEMATIC IN NATURE, AND SUBJECT TO THE PROVISIONS SET FORTH BELOW. UNDER ARCHITECTURAL CONTROLS, MAY BE ALTERED OR MODIFIED DURING DESIGN DEVELOPMENT AND CONSTRUCTION PHASES WITHIN THE MAXIMUM DEVELOPMENT AREA BOUNDARIES ESTABLISHED ON THE TECHNICAL DATA SHEET. PARKING LAYOUTS MAY ALSO BE MODIFIED TO ACCOMMODATE THE FINAL BUILDING LOCATIONS AND PARKING SPACES MAY BE LOCATED INSIDE OR OUTSIDE DEVELOPMENT AREA BOUNDARIES TO THE EXTENT PERMITTED BY THE ORDINANCE.

(A) ARCHITECTURAL CONTROLS

- BUILDINGS CONSTRUCTED ALONG NORTHLAKE CENTER PARKWAY WILL CONTAIN WINDOWS WHICH FACE THE STREET. LARGE EXPANSIONS OF SOLID WALLS FOR THESE BUILDINGS WILL BE AVOIDED THROUGH THE INTRODUCTION OF ARTICULATED FACADES AND OTHER SPECIALLY DESIGNED ARCHITECTURAL ELEMENTS, ALL AS GENERALLY DEPICTED ON THE ELEVATIONS WHICH ACCOMPANY THE TECHNICAL DATA SHEET.
- BUILDINGS SHALL BE MAXIMUM OF FIVE (5) STORIES.
- BUILDINGS SHALL FEATURE FOUR SIDED ARCHITECTURE.
- ARCHITECTURE STYLES SHALL REFLECT THE EXISTING BUILT ENVIRONMENT IN THE NORTHLAKE AREA.
- BUILDINGS SHALL ORIENT TOWARD PUBLIC STREETS OR TOWARD DIXON CREEK BRANCH TO THE EXTENT ALLOWABLE WITHIN THE PROPOSED PLAN.
- BUILDINGS SHALL PROVIDE PEDESTRIAN ACCESS TO THE STREETS AT REGULAR INTERVALS.
- RETAIL BUILDINGS SHALL CONTAIN ARCHITECTURAL CHARACTER AND ARTICULATION TO ENHANCE THE STREETSCAPE AND PEDESTRIAN INTEREST.
- DUMPSTER AREAS WILL BE ENCLOSED ON ALL FOUR SIDES BY AN OPAQUE WALL WITH ONE SIDE BEING A HINGED OPAQUE GATE. IF ONE OR MORE SIDES OF A DUMPSTER AREA ADJOIN A SIDE OR REAR WALL OF A BUILDING, THEN THE SIDE OR REAR WALL OF THAT BUILDING MAY BE SUBSTITUTED FOR A SIDE.
- ADDITIONAL DESIGN TREATMENTS WITHIN THE SITE INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING AMENITIES:
 - OUTDOOR DINING
 - OUTDOOR SEATING AREA(S)
 - COURTYARD(S)

(B) LANDSCAPING AND SCREENING

- INTERNAL AREAS OF THE SITE SHALL BE LANDSCAPED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF CHARLOTTE ORDINANCE.
- ALL OTHER SCREENING AND LANDSCAPING SHALL CONFORM TO THE STANDARDS OF THE ORDINANCE.
- EXISTING VEGETATION SHALL BE RETAINED AND INTEGRATED TO THE EXTENT POSSIBLE ALLOWED WITH THE PROPOSED SITE PLAN.
- THERE SHALL BE A MINIMUM 10% TREE SAVE AREA FOR THE MULTI-FAMILY PORTION OF THE SITE CONSISTENT WITH RESIDENTIAL TREE ORDINANCE.
- LOW MAINTENANCE NATIVE VEGETATION SHALL BE USED WHERE POSSIBLE.
- ALL ROOF MOUNTED MECHANICAL EQUIPMENT WILL BE SCREENED FROM VIEW FROM ADJOINING PUBLIC RIGHTS-OF-WAY AND ABUTTING PROPERTIES AS VIEWED FROM GRADE.

(C) STREETSCAPE TREATMENT

- THE STREETSCAPE TREATMENT ALONG NORTHLAKE CENTER PARKWAY WILL CONFORM TO THE CITY COUNCIL ADOPTED STREETSCAPE PLAN FOR THE AREA OR SHALL INCLUDE SIDEWALKS THAT ARE AT LEAST 6 FEET IN WIDTH AND A PLANTING STRIP AS PRESCRIBED IN THE CHARLOTTE TREE ORDINANCE.
- ALL INTERNAL DRIVES WILL BE DESIGNED TO CHARLOTTE PUBLIC STREET STANDARDS IN ACCORDANCE WITH THE URBAN STREET GUIDELINES.
- THE CONCEPTUAL PRIVATE DRIVE THAT CONNECTS NORTHLAKE CENTER PARKWAY TO THE ADJACENT COMMERCIAL DEVELOPMENT SHALL HAVE A MINIMUM OF 5 FOOT WIDE SIDEWALKS AND 6 FOOT WIDE PLANTING STRIPS ON BOTH SIDES.

(D) LIGHTING

- ALL FREESTANDING LIGHTING FIXTURES INSTALLED WITHIN PARCEL A WILL BE UNIFORM IN DESIGN.
- THE MAXIMUM HEIGHT OF ANY FREESTANDING LIGHT FIXTURE IN PARCEL A, INCLUDING ITS BASE, MAY NOT EXCEED 25 FEET.
- ALL PARKING LOT LIGHTING IN PARCEL A SHALL BE CAPPED AND DOWNWARDLY DIRECTED.
- ANY LIGHTING ATTACHED TO A BUILDING IN PARCEL A SHALL BE CAPPED AND DOWNWARDLY DIRECTED.
- WALL-MOUNTED DECORATIVE LIGHT FIXTURES SUCH AS SCHONES ARE PERMITTED.

4. DESIGN AND PERFORMANCE STANDARDS (CONTINUED)

(E) PARKING

- OFF-STREET PARKING AND LOADING AREAS WILL SATISFY THE STANDARDS ESTABLISHED UNDER THE ORDINANCE.
- ON SITE OFF-STREET PARKING SHALL NOT BE LOCATED WITHIN AREAS BETWEEN BUILDINGS FRONTING PUBLIC STREETS AND THE ADJOINING PUBLIC STREETS.
- ON-STREET PARKING WILL BE PROVIDED AS REQUIRED BY THE CITY OF CHARLOTTE ORDINANCE.
- BICYCLE PARKING WILL BE PROVIDED AS REQUIRED BY THE CITY OF CHARLOTTE ORDINANCE.
- PARKING SHALL BE LOCATED ON REAR OR SIDE OF BUILDINGS AND SCREENED FROM PUBLIC STREETS.
- LANDSCAPING SHALL BE USED TO BREAK PARKING LOTS INTO SMALLER AREAS.

5. STORM WATER MANAGEMENT

- (A) STORM WATER RUNOFF FROM THE SITE WILL BE MANAGED THROUGH APPROVED TECHNIQUES WHICH SATISFY THE STANDARDS IMPOSED BY THE CITY OF CHARLOTTE ORDINANCES AND THE CHARLOTTE MECKLENBURG STORM WATER DESIGN MANUAL. SURFACE LEVEL STORM WATER DETENTION, IF PROVIDED, MAY BE LOCATED IN THE COMMON OPEN SPACE BUT SHALL NOT BE LOCATED IN THE SETBACK.
- (B) THE DETENTION FOR THE SITE SHALL SATISFY ALL CURRENT CITY OF CHARLOTTE STORM WATER REQUIREMENTS.
- (C) THE FOLLOWING AGENCIES MUST BE CONTACTED PRIOR TO CONSTRUCTION REGARDING WETLAND AND WATER QUALITY PERMIT:
- SECTION 401 PERMIT--NCDENHR (RALEIGH OFFICE)
 - SECTION 404 PERMIT--US ARMY CORPS OF ENGINEERS

6. WATER QUALITY PROTECTION MEASURES

- (A) SWM BUFFERS SHALL BE PROVIDED AS REQUIRED BY THE CITY OF CHARLOTTE ORDINANCE.
- (B) THE PETITIONER SHALL CONSIDER BIORETENTION AREAS TO PROVIDE ADDITIONAL TREATMENT OF STORM WATER RUNOFF AND WATER QUALITY AS REQUIRED IN THE MECKLENBURG COUNTY POST-CONSTRUCTION ORDINANCE.

7. FLOOD PLAN

- (A) FLOOD PLAIN DEVELOPMENT LIMITS SHALL BE DELINEATED AS PROVIDED BY THE MECKLENBURG COUNTY GIS.
- (B) ALL DEVELOPMENT WITHIN THE FLOOD PLAIN SHALL MEET MECKLENBURG COUNTY STANDARDS AND PERMITTING REQUIREMENTS.

8. CONNECTIVITY

- (A) PEDESTRIAN AND VEHICULAR CONNECTIONS TO/FROM AND THROUGHOUT THE SITE SHALL BE PROVIDED IN THE MANNER GENERALLY DEPICTED AS SHOWN ON THE TECHNICAL DATA SHEET.
- (B) INTERNAL CONNECTIVITY SHALL BE DESIGNED TO ENHANCE PEDESTRIAN SAFETY AND COMFORT.
- (C) STREETS, DRIVEWAYS AND SIDEWALKS WILL BE ORGANIZED TO PROVIDE MAXIMUM INTERNAL CONNECTIVITY AND SHALL CONNECT THE SITE TO SURROUNDING LAND USES WITH PEDESTRIAN AND VEHICULAR CIRCULATION.

9. BUFFER AREAS

- (A) THE BUFFER AREAS ESTABLISHED ON THIS TECHNICAL DATA SHEET SHALL CONTAIN LANDSCAPE MATERIALS TYPICALLY ASSOCIATED WITH A CLASS B 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 SWM BUFFER AS ALLOWED IN THE "ORDINANCE"

10. BICYCLE PARKING

BICYCLE PARKING SPACES (BIKE RACKS) SHALL BE PROVIDED AT THE FRONT OF COMMERCIAL AND RESIDENTIAL BUILDINGS PER THE CITY OF CHARLOTTE ZONING ORDINANCE.

11. 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.

12. SIGNS

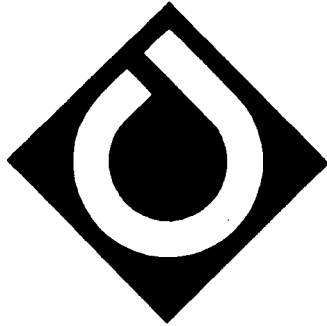
- (A) ALL SIGNS PLACED ON THE SITE WILL BE ERECTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF CHARLOTTE ZONING ORDINANCE, UNLESS MORE RESTRICTED REQUIREMENTS ARE IMPOSED BELOW.
- (B) AL UNIFORM SIGNAGE AND GRAPHIC SYSTEM WILL BE EMPLOYED THROUGHOUT THE SITE.

13. AMENDMENTS TO REZONING PLAN

FUTURE AMENDMENTS TO THE TECHNICAL DATA SHEET, THE CONCEPTUAL MASTER PLAN, THE ELEVATION 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 CHAPTER 6 OF THE ORDINANCE.

14. 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 STANDARD AND THE TECHNICAL DATA SHEET 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" OR "OWNERS" 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.



ColeJenest & Stone

Shaping the Environment
Realizing the Possibilities

Land Planning
Landscape Architecture
Civil Engineering
Urban Design

200 South Tryon Street, Suite 1400 Charlotte, NC 28202
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**GANDY
COMMUNITIES**

17818 Statesville Rd, Suite 211
Cornelius, North Carolina 28031

GALE PROPERTY

9500 Point O' Woods Dr.
Charlotte, North Carolina 28284

**TECHNICAL
DATA SHEET**

Project No.

3636

Issued

01/28/08

Revised

02/18/08 PER CITY OF CHARLOTTE COMMENTS

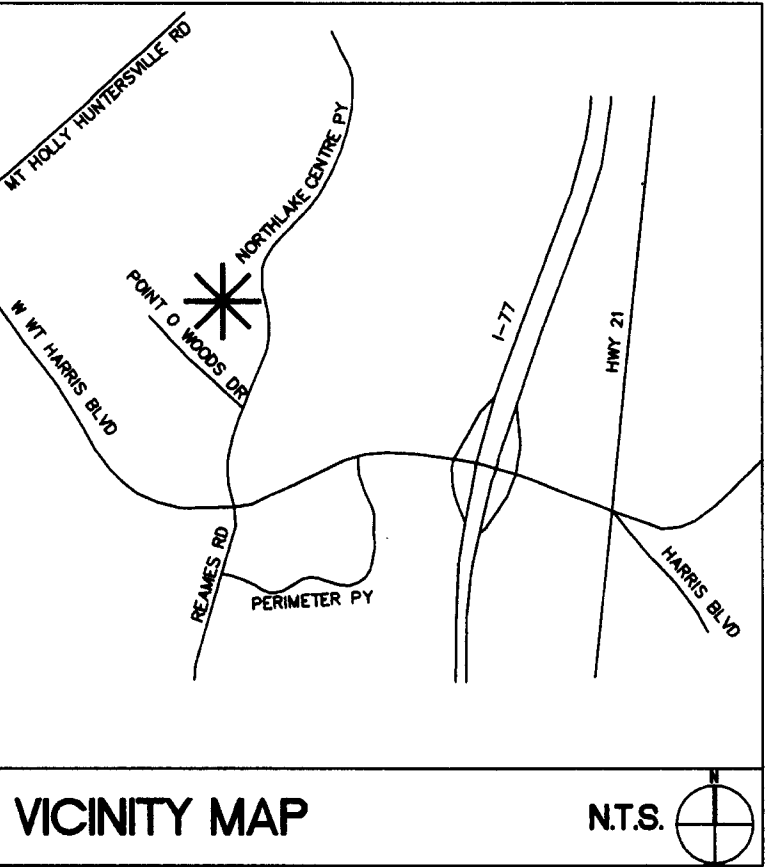
SCALE: 1"=150'

0 75 150 300

RZ2.0

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TOTAL AREA	± 21.16 AC
EXISTING ZONING	R-3 AND R17-MF
PROPOSED ZONING	CC

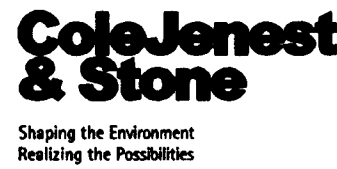
RESIDENTIAL ± 13.30 AC

 COMMERCIAL ± 3.68 AC

 OPEN SPACE ± 4.18 AC

 50' CLASS C BUFFER

<u>PARCEL #</u>	<u>PARCEL I.D.</u>	<u>PARCEL OWNER</u>	<u>MAILING ADDRESS</u>	<u>ZONING</u>
1	02529111; 02529112; 02529113; 02529115; 02529116; 02529117	PAUL AND SUSAN GALE/ GAIL GALE	482 POWELL RD MOCKSVILLE, NC 27028	R-3
	02529114;	DOUGLAS AND JODY KERNS	9540 POINT O'WOODS DRIVE CHARLOTTE, NC 28216	R-3
2	02529128	METROLINA PROPERTIES LTD	1341 E. MOREHEAD ST. SUITE 201 CHARLOTTE, NC 28204	R17-MF
3	02529118	METROLINA PROPERTIES LTD	1341 E. MOREHEAD ST. SUITE 201 CHARLOTTE, NC 28204	R17-MF
4	02529110	CHARLES GIBSON	9424 POINT O' WOODS CHARLOTTE, NC 28216	R-3
5	02529126/ 02529127/ 02529129	REAMES INVESTORS LLC AND COLLETT & ASSOCIATES INC	1228 E. MOREHEAD ST. SUITE 200 CHARLOTTE, NC 28204	R-3
6	02529101	JUNE AND SYLVIA GREENE AND SYLVIA SMITH	P.O. BOX 220924 CHARLOTTE, NC 28222	R-3
7	02510509	JAMES JR SELF	15024 AUTUNNCREST RD HUNTERSVILLE, NC 28078	R-3
8	02510538	PAUL GALE IV	9600 POINT O' WOODS CHARLOTTE, NC 28216	R-3
9	02510539	NC DEPARTMENT OF TRANSPORTATION	206 CHARTER ST. ALBEMARLE, NC 28001	R-3
10	02510506	NC DEPARTMENT OF TRANSPORTATION	206 CHARTER ST. ALBEMARLE, NC 28001	R-3
11	02510505	NC DEPARTMENT OF TRANSPORTATION	206 CHARTER ST. ALBEMARLE, NC 28001	R-3
12	02510504	NC DEPARTMENT OF TRANSPORTATION	206 CHARTER ST. ALBEMARLE, NC 28001	R-3
13	02510503	NC DEPARTMENT OF TRANSPORTATION	206 CHARTER ST. ALBEMARLE, NC 28001	R-3
14	02510304/ 02510308	DANIEL MCAULAY AND OLIN MCAULAY	220 CRAIGWOOD DR BLYTHEWOOD, SC 29016	R-3
15	02510305	FCD-REAMES ROAD LP	121 W. TRADE ST. SUITE 2580 CHARLOTTE, NC 28202-1160	R-3
16	02509125	TRG CHARLOTTE LLC	200 E. LONG LAKE RD SUITE 300 BLOOMFIELD HILLS, MI 48304	CC
17	02509130	NORTH LAKE LAND LLC	200 E. LONG LAKE RD SUITE 300 BLOOMFIELD HILLS, MI 48304	CC
18	02509139	NORTHLAKE VENTURE LLC AND RH COMPANY OF NC	121 W. TRADE ST. SUITE 2550 CHARLOTTE, NC 28202-5399	CC
19	02509138	NORTHLAKE VENTURE LLC AND RH COMPANY OF NC	121 W. TRADE ST. SUITE 2550 CHARLOTTE, NC 28202-5399	CC
20	02529124	CHARLES GIBSON	9424 POINT O' WOODS CHARLOTTE, NC 28216	R-3



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- +
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- +
- Civil Engineering
- +
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Project No.

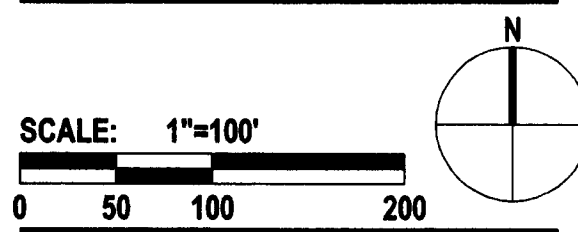
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