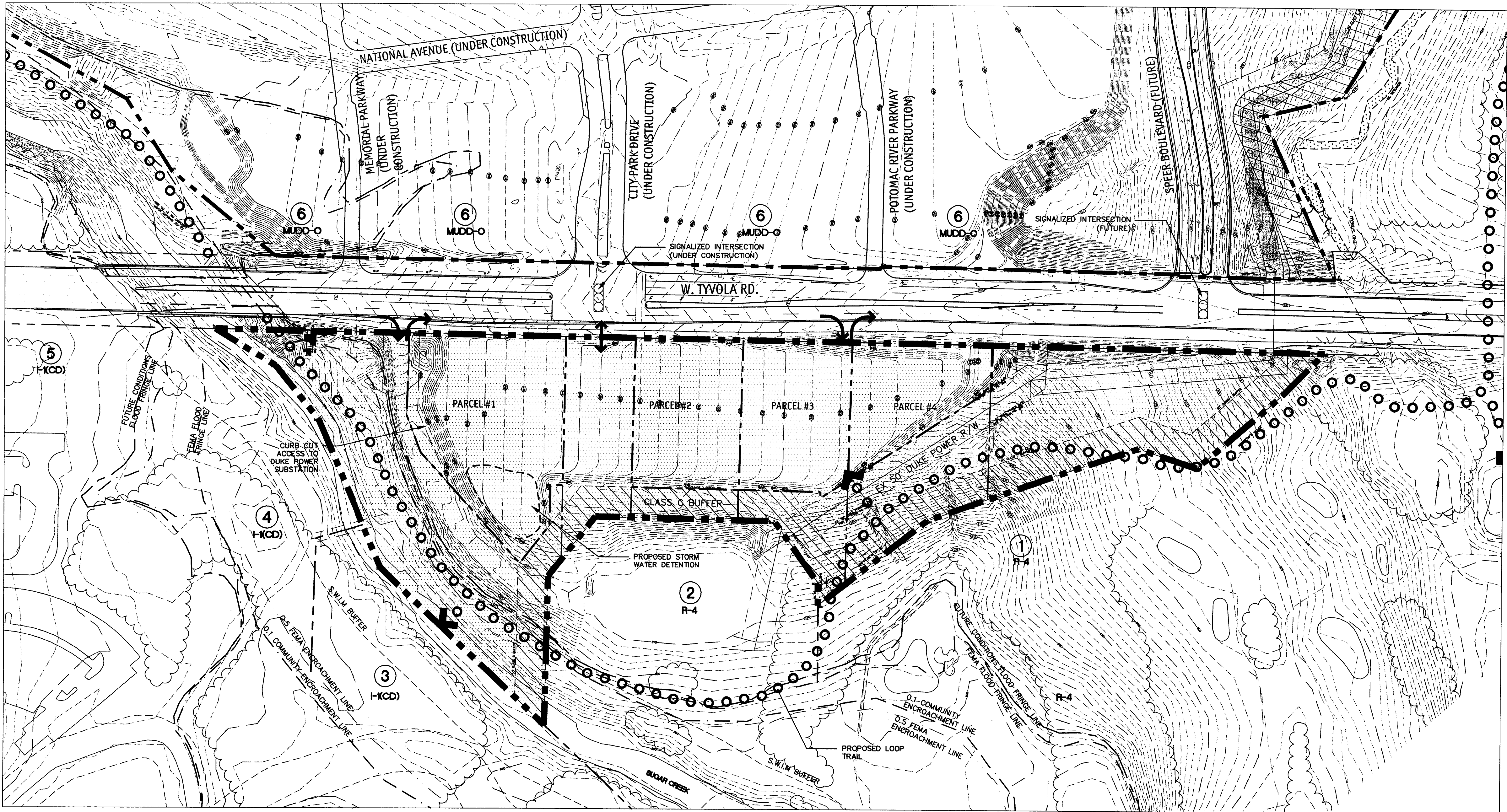
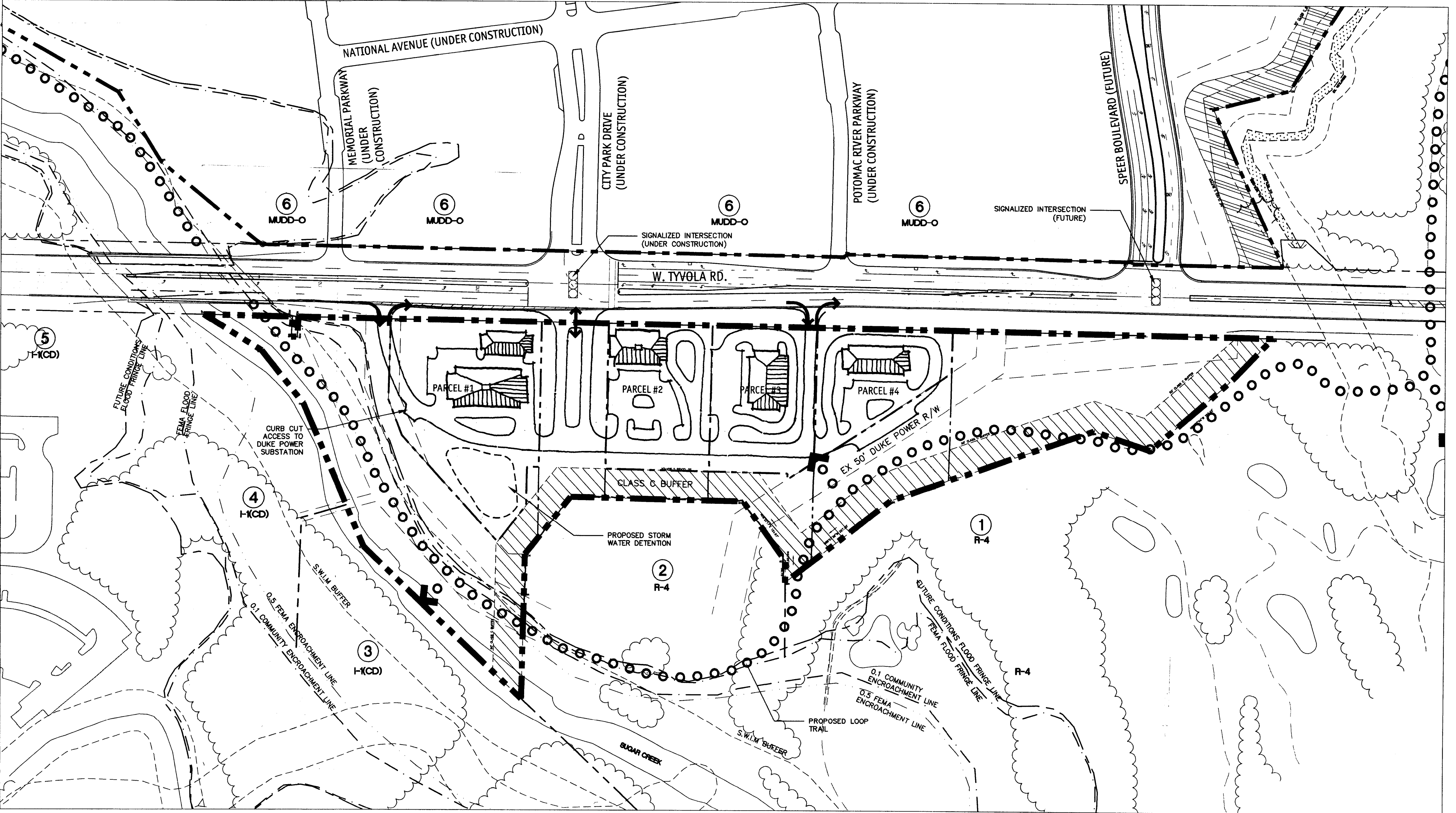
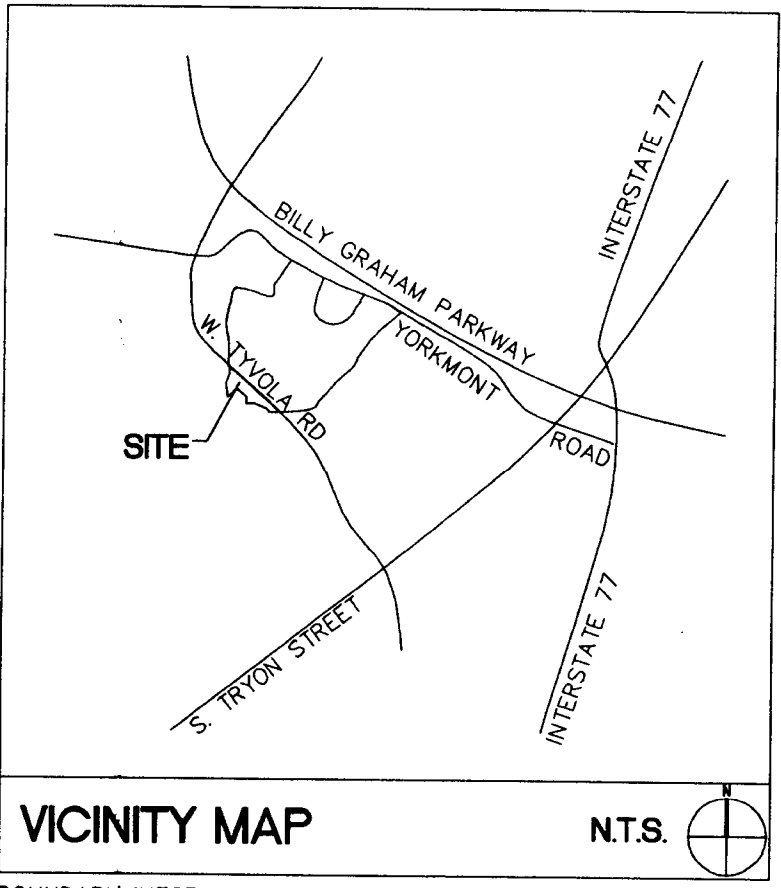




TECHNICAL DATA SHEET



ILLUSTRATIVE MASTER PLAN



BOUNDARY INFORMATION OBTAINED FROM TOPOGRAPHIC SURVEY PREPARED FOR P & L COLISEUM, L.P. OF THE CHARLOTTE COLISEUM SITE, BY R.B. PHARR & ASSOCIATES, P.A., 1548 UNION ROAD SUITE-B, GASTONIA, NC 28054, 704-864-9636, DATED MARCH 17, 2006, JOB NO. 67459

SITE DATA TABLE:

SITE ACREAGE: 11.69 AC
EXISTING ZONING: MUDD-O
PROPOSED ZONING: MUDD-O

LEGEND

- FULL MOVEMENT ACCESS POINT
- RIGHT-IN, RIGHT-OUT ACCESS POINT
- PROPOSED PEDESTRIAN TRAIL
- PROPERTY LINE

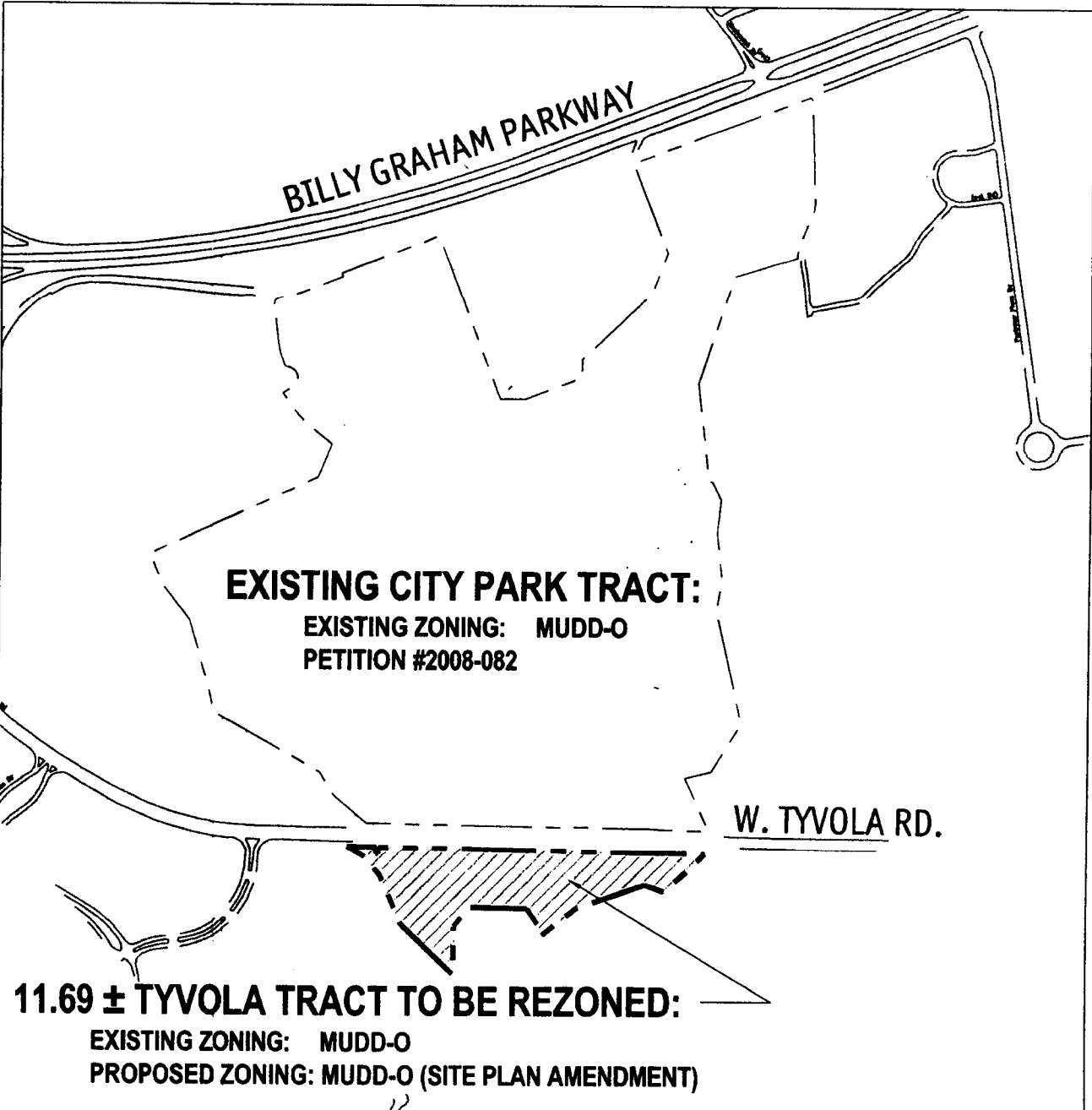
ADJACENT PROPERTY OWNERS

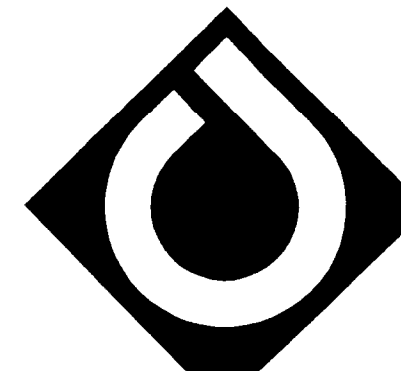
1. CITY OF CHARLOTTE
PID: 143-133-01
2. DUKE POWER CO.
PID: 143-133-02
3. LAKEPOINTE PROPERTY OWNERS
PID: 143-133-05
4. HPT SUITE PROPERTIES TRUST AND PRIME HOSPITALITY CORP.
PID: 143-133-04
5. LAKEPOINTE RESTAURANT AND DIVISION CONTROLLER
PID: 143-133-03
6. P&L COLISEUM LP
PID: 143-131-08

DEVELOPMENT NOTES:

THESE DEVELOPMENT STANDARDS FORM PART OF THE TECHNICAL DATA SHEET ASSOCIATED WITH THE REZONING PETITION FILED BY THE PETITIONER TO ACCOMMODATE THE REDEVELOPMENT OF THE 11.69 ± AC TRACT LOCATED ON THE WEST SIDE OF TYVOLA ROAD ACROSS FROM THE NEW CITY PARK DEVELOPMENT WHICH IS CURRENTLY UNDER CONSTRUCTION. THIS 11.69 ± AC TRACT WAS REZONED AS A PORTION OF THE CITY PARK REZONING PETITION #2007-082. ALL OF THE DEVELOPMENT STANDARDS ESTABLISHED UNDER REZONING PETITION # 2007-082 SHALL APPLY TO THIS SITE PLAN AMENDMENT EXCEPT FOR THE FOLLOWING DEVIATIONS:

3. **PERMITTED USES**
3 - 5 OUTPARCELS WILL BE DEVELOPED WITH THE FOLLOWING USES:
 - FAST FOOD RESTAURANTS WITH DRIVE THROUGH FACILITIES;
 - CONVENIENCE STORES WITH GASOLINE SALES AND CAR WASH;
 - COFFEE SHOPS;
 - BANKS;
 - DRUG STORES; AND
 - DRY CLEANERS
- EXCEPT AS OTHERWISE DEPICTED ON THE CONCEPTUAL SITE PLAN, MANUEVERING/STACKING FOR THE DRIVE-THROUGH WINDOWS MAY OCCUR BETWEEN BUILDINGS AND PUBLIC OR PRIVATE STREETS. NO MORE THAN 3 DRIVE-THRU USES SHALL BE PERMITTED ON THE 11.69 ± AC TRACT.
6. **MUDD-OPTIONAL PROVISIONS/WAIVER OF SIGHT TRIANGLE REQUIREMENTS**
THE ESTABLISHMENT OF LIMITED DRIVE-THROUGH FACILITIES AS ACCESSORY USES FOR EACH OF THE FOLLOWING PRINCIPAL USES THAT MAY BE LOCATED ON THE SITE IN ACCORDANCE WITH (AND SUBJECT TO) THE PROVISIONS OF SECTION 3:
 - FAST FOOD RESTAURANTS WITH DRIVE THROUGH FACILITIES;
 - CONVENIENCE STORES WITH GASOLINE SALES AND CAR WASH;
 - COFFEE SHOPS;
 - BANKS;
 - DRUG STORES; AND
 - DRY CLEANERS
11. **ROADWAY IMPROVEMENTS FOR PHASE ONE DEVELOPMENT**
THE RETAIL SQUARE FOOTAGE DEVELOPED ON THE TYVOLA TRACT OUTPARCELS WILL NOT COUNT TOWARDS THE 80,000 SF THRESHOLD FOR PHASE ONE ROADWAY IMPROVEMENTS





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
P: 704.376.1555 F: 704.376.7851 www.colejeneststone.com

POPE & LAND ENTERPRISES, INC
CUMBERLAND CENTER IV
3225 CUMBERLAND BLVD, SUITE 400
ATLANTA, GEORGIA 30339

CITY PARK - TYVOLA TRACT

CHARLOTTE, NORTH CAROLINA

REZONING PLAN

PETITION #2009- SITE PLAN AMENDMENT

Project No. 3592.10

Issued
04.23.09

Revised

SCALE: 1" = 100'
0 50 100 200

RZ1.0

The drawings, the project manual and the design shown thereon are instruments of ColeJenest & Stone, P.A. The reproduction or unauthorized use of the documents without consent of ColeJenest & Stone, P.A. is prohibited.
ColeJenest & Stone, P.A. 2007 ©

2009-057

