

VICINITY MAP (N.T.S.)

ZONING CODE SUMMARY

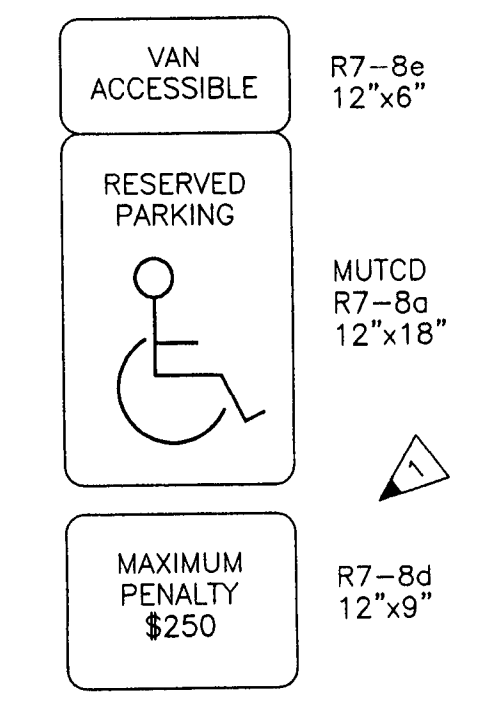
ZONING: B1C0 PROPOSED USE: OFFICE CHARLOTTE JURISDICTION

BUILDING HT: 22
 LOT SIZE: 56,391 SF (1.34 AC)
 BUILDING COVERAGE: 7,021 SF
 PARKING CALCULATIONS: 7,021/200
 PARKING REQUIRED: 35
 PARKING PROVIDED: 55 INCL. 3 H/C SPACES, INCL. 14 COMPACT SPACES
 TAX PARCEL NUMBER: 033-012-26

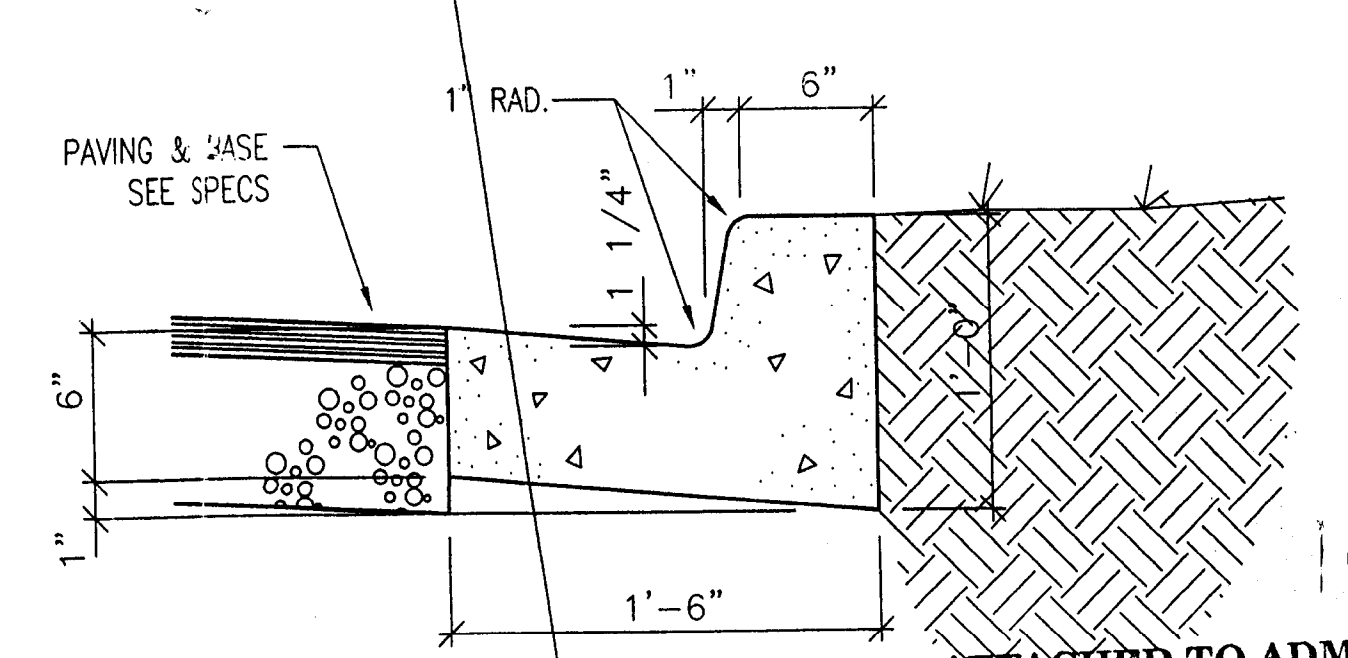
YARD REQUIREMENTS
 FRONT SETBACK: 35' FROM R.O.W. (BUILDING)
 SIDE YARD (LEFT): 10' SIDE YARD (RIGHT): 8'
 REQUIRED SCREENING - SEE SHEET L-1

PAVEMENT COVERAGE
 32,742 SQUARE FEET (INCLUDING SIDEWALKS)
 NOTE: ALL SIGNAGE SHALL BE APPROVED AND PERMITTED SEPARATELY.
 SEE C-1 FOR PAVEMENT DATA
 CURBS TO BE STD. 18" CURB & GUTTER
 PAVEMENT DIMENSIONS TO BACK OF CURB

NOTE TO CONTRACTOR: COORDINATE NEW WORK WITH EXISTING BANK OPERATIONS TO MAINTAIN BUSINESS. EXISTING FACILITY UNTIL THIS NEW FACILITY IS PERMITTED!



Remaining Lands of Crescent Resources Inc. DB 7672 PG 377



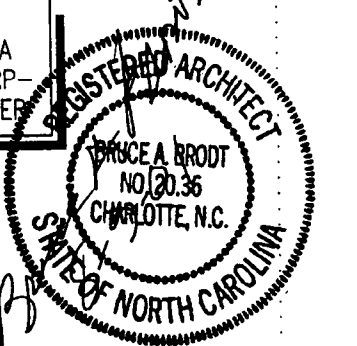
2 CURB DETAIL 1 1/2" = 1'-0"

ATTACHED TO ADMINISTRATIVE APPROVAL

DATED: BY: MARTIN R. CRAMTON, JR.

NOTE TO PLAN REVIEWER: SETBACK, PLANTING STRIPS & SCREENING FOR THIS SITE PLAN HAVE BEEN WAIVED PER ADMINISTRATIVE APPROVAL FROM KEITH McVEAN & SCOTT PUTNAM. ADDRESS QUESTIONS ABOUT THESE APPROVALS TO LINDSEY McALPINE, 704-362-2400

NOTE TO PLAN REVIEWER: SOIL EROSION CONTROL IS PROVIDED VIA A MASTER DETENTION BASIN INCORPORATED WITH THE SHOPPING CENTER.



PUBLIC HYDRANT #1663-04

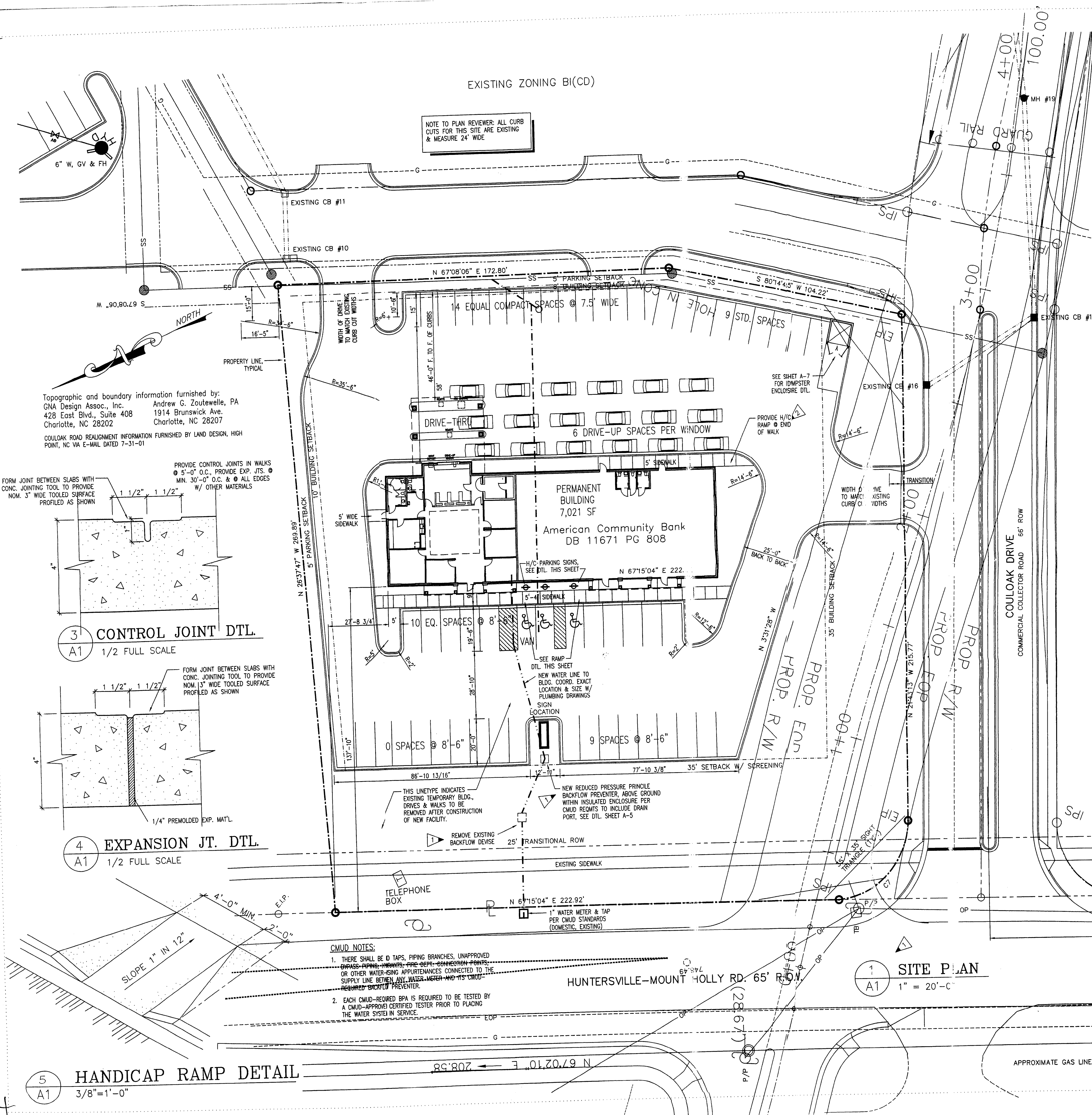
8-9-01 TOTAL SITE REVISION FOR REALIGNED COULOAK RD.
 5-23-01 MISC. CODE REVIEW REVISIONS

Revision	Date	Description	By
1	2-14-01	MISC. CODE REVIEW REVISIONS	

**A New Building for:
American Community Bank**
 Outparcel D, Mountain Island Marketplace
 Charlotte, North Carolina

Date: 12-26-00	SITE PLAN	Sheet
Job No: 00-022-2		
Drawn By: Bruce A. Brodt, Architect PA		A-1 of 1

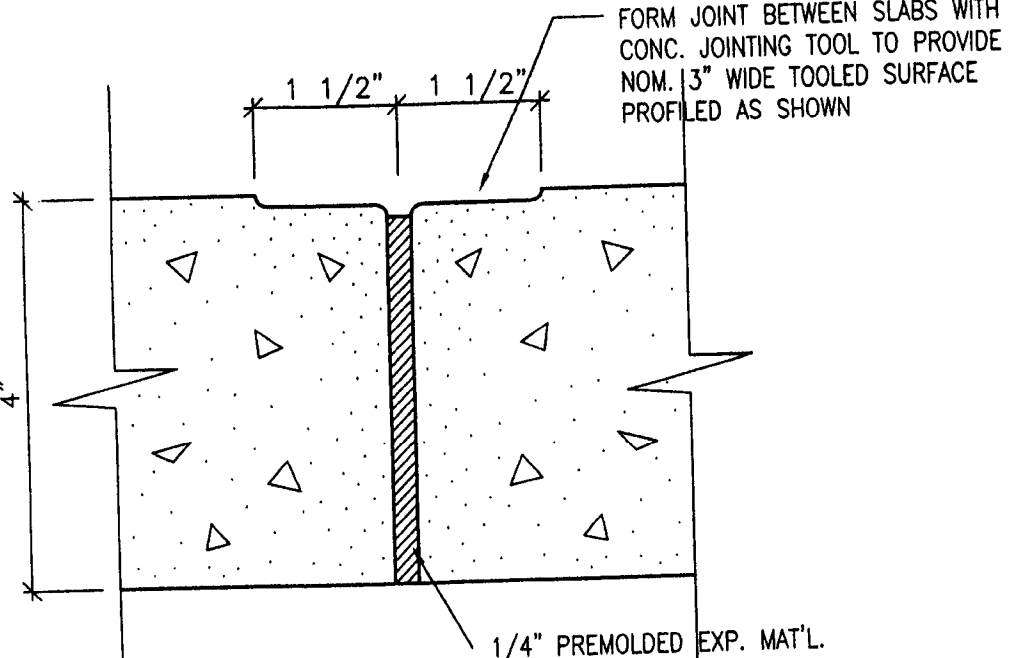
NOTE TO PLAN REVIEWER: ALL CURB CUTS FOR THIS SITE ARE EXISTING & MEASURE 24" WIDE



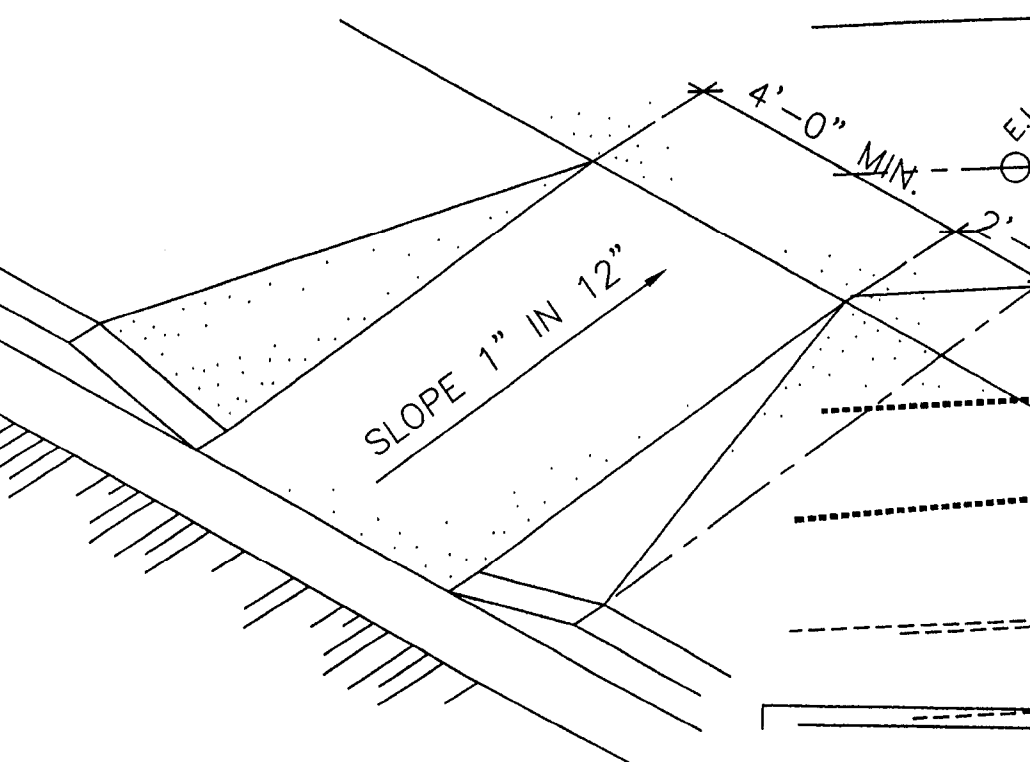
1 SITE PLAN 1" = 20'-0"

- CMUD NOTES:**
- THERE SHALL BE 0 TAPS, PILING BRANCHES, UNAPPROVED CHANGES-PILING-CHANGES-FIRE DEPT-CONNECTION-POINTS-OR OTHER WATER-SING APPURTENANCES CONNECTED TO THE SUPPLY LINE BETWEEN ALL WATER METER AND ITS CMUD-REQUIRED ORDER PREVENTS.
 - EACH CMUD-REQUIRED SPA IS REQUIRED TO BE TESTED BY A CMUD-APPROVED CERTIFIED TESTER PRIOR TO PLACING THE WATER SYSTEM IN SERVICE.

3 CONTROL JOINT DTL. 1/2 FULL SCALE



4 EXPANSION JT. DTL. 1/2 FULL SCALE



5 HANDICAP RAMP DETAIL 3/8" = 1'-0"

CHARLOTTE - MECKLENBURG PLANNING COMMISSION
 INTER - OFFICE COMMUNICATION

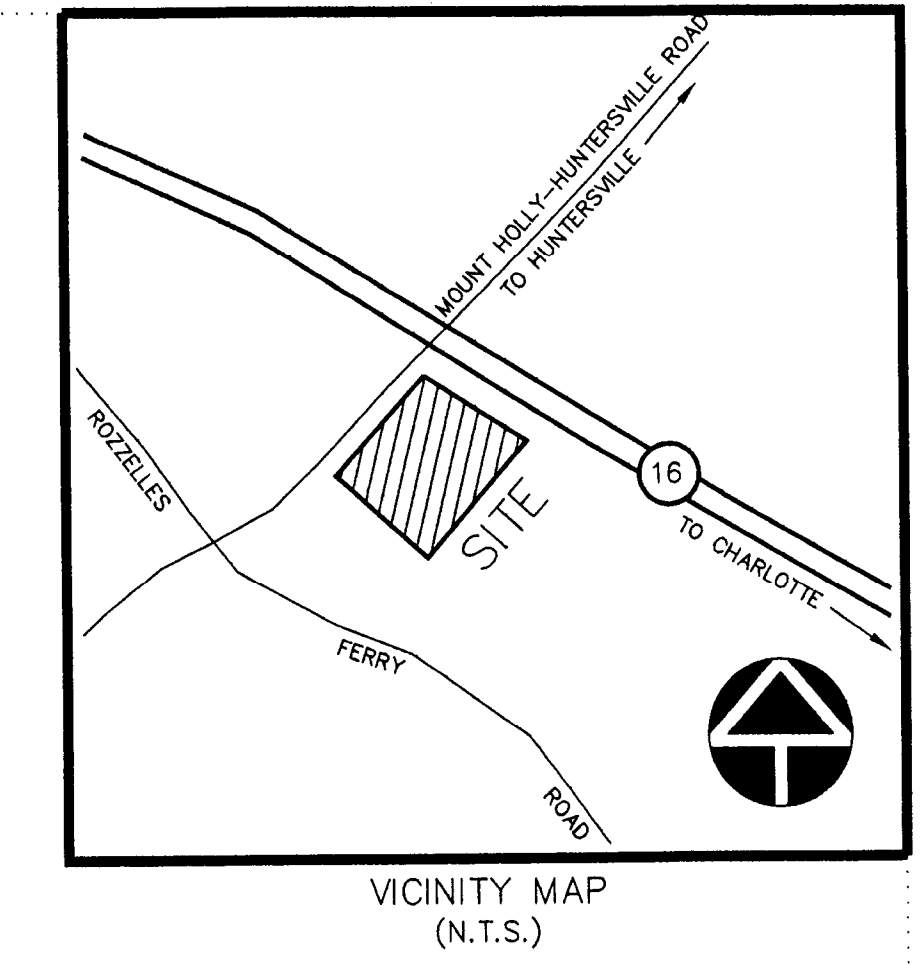
DATE: September 20, 2001

TO: Robert Brandon, Zoning Administrator

FROM: Martin R. Cramton, Jr., Planning Director

SUBJECT: Administrative Approval for Petition No. 96-15(c) by Crescent Resources.

Attached is a specific site plan for the American Community Bank that will be located on the site mentioned above. This specific plan shows the re-alignment of a proposed private street across this bank site. Since this new alignment will alter this site layout, I am administratively approving this specific plan. Please use this plan when evaluating requests for building permits and certificates of occupancy.



VICINITY MAP
(N.T.S.)

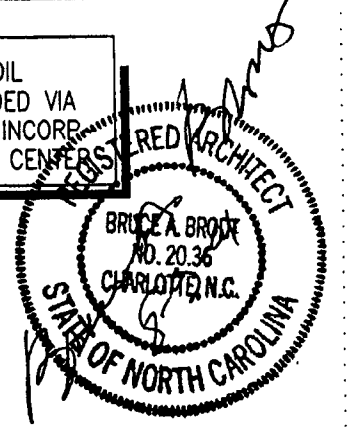
TREE ORDINANCE NOTES:

1. Linear road frontage = 484', therefore need 13 large maturing trees or 17 small trees. Total area of planting strip = 3,558 sf
2. Total site area = 58,391sf. Total impervious area = 32,670sf. Total impervious area buildings & sidewalks = 8,209sf. Therefore total landscape area = 10% of total impervious area (for new buildings) = 4,088sf. $4,088/200 = 20$ trees.
3. All parking spaces are within 60' of new trees.
4. All parking spaces are at a concrete curb.
5. The planting strips along Mt. Holly Rd. & Couloak Dr. shall be planted with an equal mixture of Glossy Abelia & Hetzi Juniper @ 5' o/c. All plants shall be 2ft. to 2 1/2ft. tall with a min. 2' spread at time of planting and shall be maintained to a height of 4ft. above the ground.

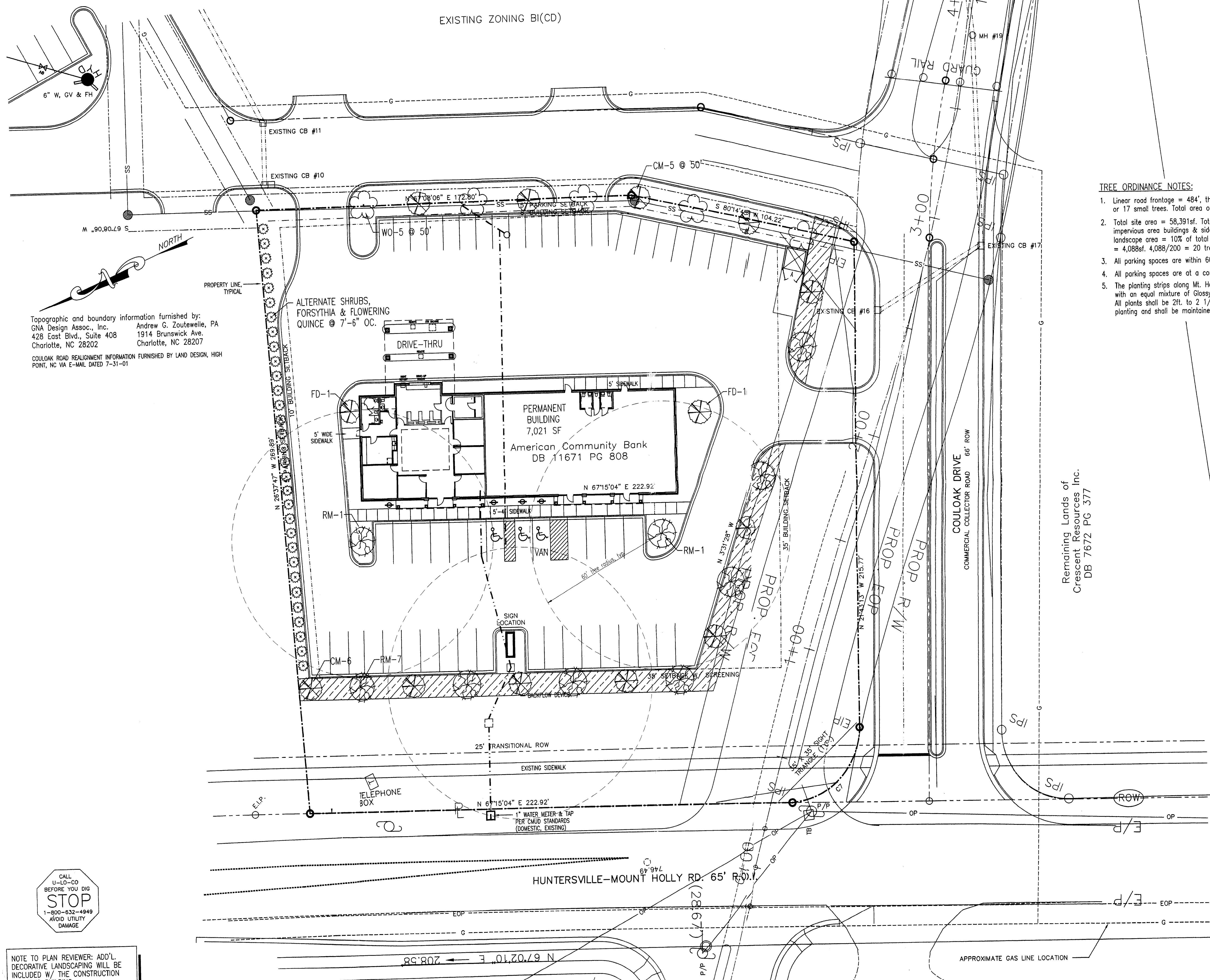
Remaining Lands of
Crescent Resources Inc.
DB 7672 PG 377

NOTE TO PLAN REVIEWER: SETBACK, PLANTING STRIPS & SCREENING FOR THIS SITE PLAN HAVE BEEN WAIVED PER ADMINISTRATIVE APPROVAL FROM KEITH McVEAN & SCOTT PUTNAM. ADDRESS QUESTIONS ABOUT THESE APPROVALS TO LINDSEY McALPINE, 704-362-2400

NOTE TO PLAN REVIEWER: SOIL EROSION CONTROL IS PROVIDED VIA A MASTER DETENTION BASIN INCORPORATED WITH THE SHOPPING CENTER.



3 8-1-01 TOTAL SITE REVISION FOR REALIGNED COULOAK RD.			
Revision	Date	Description	By
1	5-23-01	REV. REAR PARKING	
A New Building for: American Community Bank			
Outparcel D, Mountain Island Marketplace Charlotte, North Carolina			
Date	12-26-00	LANDSCAPE PLAN	Sheet
Job No.	00-022x2		L-1
Drawn By	Bruce A. Brodt, Architect PA	of 2	
	Waxhaw, NC (704) 943-9799		

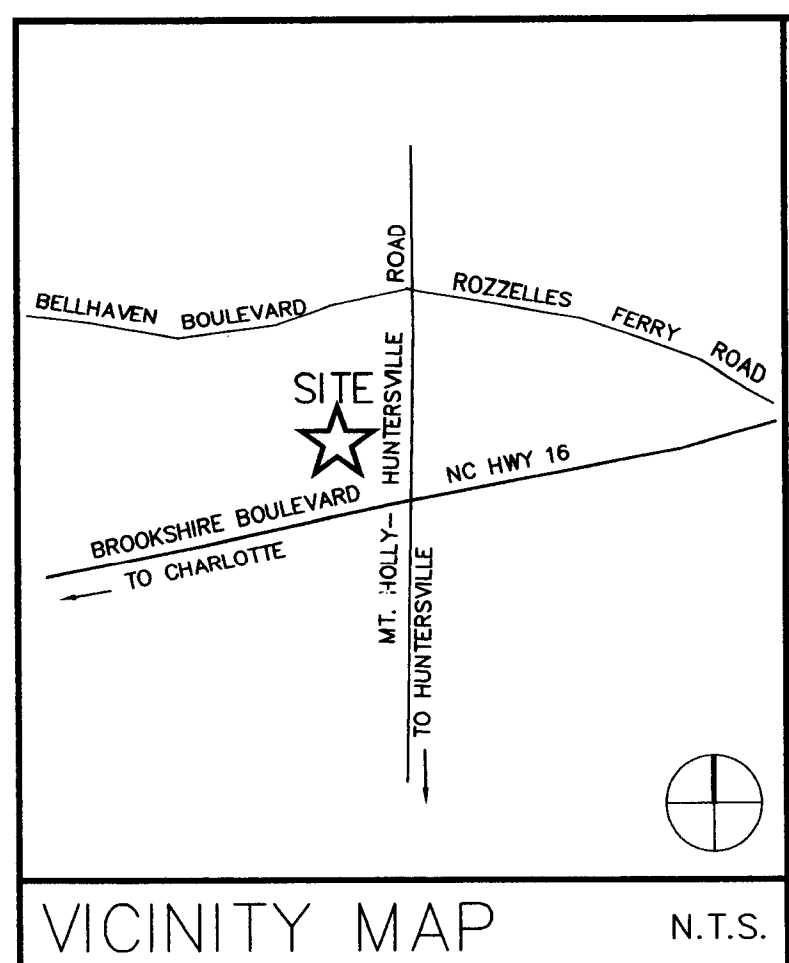


Topographic and boundary information furnished by:
GNA Design Assoc., Inc. Andrew G. Zoutewelle, PA
428 East Blvd., Suite 408 1914 Brunswick Ave.
Charlotte, NC 28202 Charlotte, NC 28207

COULOAK ROAD REALIGNMENT INFORMATION FURNISHED BY LAND DESIGN, HIGH POINT, NC VIA E-MAIL DATED 7-31-01



NOTE TO PLAN REVIEWER: ADD'L DECORATIVE LANDSCAPING WILL BE INCLUDED W/ THE CONSTRUCTION FOR THIS BUILDING



DEVELOPMENT DATA:

EXISTING ZONING: CC/COMMERCIAL CENTER DISTRICT
 THIS REQUEST: ADMINISTRATIVE SITE PLAN AMENDMENT
 MAXIMUM SQUARE FOOTAGE: 375,000 SF
 (RETAIL NOT TO EXCEED 275,000 SF)
 -EXISTING RETAIL : 73,124 SF
 -PROPOSED RETAIL : 85,400 SF

CONDITIONAL NOTES (ASSOCIATED WITH THIS ADMINISTRATIVE SITE PLAN AMENDMENT):

- The petitioner for this Administrative Site Plan Amendment Request seeks to construct approximately 27,000 sf adjacent to NC Highway 16. This development will architecturally be one building linked together with common walls and architectural facades. The architecture of this building will be compatible with the existing shopping center. The location of this new building will be within the Building Envelope Area as shown on this site plan.
- Two pedestrian sidewalk and crosswalk connections will be provided in order to provide access between the existing and proposed retail buildings.
- The drive thru windows associated with a bank or drug store use will be designed and located to maximize stacking.
- Modifications to exact building and parking location and configurations are allowed, subject to the installation of a Duke Power easement adjacent to I-485.
- This request otherwise adheres to the general notes and conditions as set forth in the plans for the original Petition #96-15 (C).
- 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 build will have '4 sided' exterior architecture, each side having a detailed finish architectural facade.

CONDITIONAL NOTES (FROM PETITION #96-15 (c)):

Petitioner's Statement of Intent:
 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, moderately-scaled 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 complementary 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.

General Provisions:
 All development will be in compliance with the standards established under the Mecklenburg County Zoning Ordinance (the "Ordinance").

Building configurations, sizes and placement shown on Petitioner's Illustrative Site Plan(s) are schematic in nature and may be subject to modification/alteration due to survey and tenant requirements in detailed design, design development and construction document phases. Changes, however, will be made only within the maximum Building/Parking Envelope established on the Rezoning Plan. (Parking layout configurations may also change to accommodate revised building locations.)

Land clearing debris will be disposed of in accordance with the Mecklenburg County and State of North Carolina's regulations.

Setbacks, Sideyards and Rear Yards:
 All development taking place will meet or exceed the setback, sideyard and rear yard requirements established under the Ordinance for the conditional district, Commercial Center District (CC).

Buffer Areas and Open Space Areas:
 1. The Petitioner reserves the right to install utility lines in any buffer area or open space area, but only if the utility line crosses the area at interior angles measured at property lines which are not less than 75 degrees. To the extent possible, the path cleared for any such utility line shall be replanted with plant materials which are the same as or similar to the types of materials that are in place within the area involved.
 2. Southern and Western Margins
 The required buffer areas depicted on the Rezoning Plan along the southern and western margins of the Site will meet or exceed the requirements of Section 12.302 and 12.304 of the Ordinance. At the Petitioner's discretion, the buffer area may be reduced by 25% in accordance with the provisions of Section 12.302.8 of the Ordinance.
 3. NC Highway 16 Margin
 The 100 foot buffer area established along the western margin of NC Highway 16 will remain undisturbed except as otherwise provided below.

- The areas designated as Open Space on the Rezoning Plan at the northwestern and southwestern corner of the Site may be cleared and graded in order to create view corridors for enhancing the visibility of development taking place on the Site. Suitable ground cover will be planted following any such clearing.
- The Petitioner may remove vines, underbrush, small trees (2 inches in caliper or less) and shrubs within any portion of this buffer area and may enter the buffer area for purposes of controlling the resurgence of vines, underbrush, small trees and shrubs.
- The Petitioner may grade the western 10 feet of this buffer area in those areas where a retaining wall is to be constructed adjacent to the buffer area.

- No stormwater detention areas may be installed within buffer areas or open space areas.
- No offstreet parking areas may be installed within the buffer areas or open space areas.

Screening:
 All dumpster enclosure and service areas will be screened from public streets and adjacent properties in accordance with the Section 12.303 of the Ordinance.

Maximum Building Heights:
 Retail/Office Buildings may not exceed two stories in number or 40 feet in height.

Access Points and Driveways:
 The number of vehicular access points and driveways to Mount Holly - Huntersville Road will be limited to those currently existing and shown on the Rezoning Plan. The configurations and detailed locations of all driveways and access points within the site are subject to minor modifications to accommodate final site planning, and architectural plans and designs.

Project entrances from Mount Holly - Huntersville Road will be designated to include significant landscaping, signage monuments, graphics, etc.

Outer Belt Road:
 The Petitioner agrees to dedicate for the North Carolina Department of Transportation for right-of-way purposes all or such portion of the triangular shaped parcel of land situated at the southeast corner of the site and depicted on the Rezoning Plan.

Permitted Uses:
 The total gross floor area of the development for the property included in this rezoning petition will be limited to 375,000 square feet, with the retail development not to exceed 275,000.

Parcels included in this partition 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 exceptions:

- Automotive service stations
- Hotels and motels
- Boarding houses
- Bus and train terminals
- Elementary and secondary schools
- Farms
- Group homes, adult care centers, nursing homes and orphanages
- Restaurants with drive-in service (This rezoning application does not apply to the outparcels)
- Car washes
- Cemeteries
- Jails and prisons
- Kennels and stables
- Marinas
- Turkey shoots
- Helistops
- Petroleum storage
- Landfills, waste disposal facilities requiring special use permits, wastewater treatment facilities
- Quarries

Signage Program:
 Temporary project signs will be constructed so as not to disturb existing tree cover. The signage system shall be consistent throughout the development and in compliance with the Ordinance.

(continued)
Pedestrian Pathway System:
 The petitioner has already installed a sidewalk along Mount Holly - Huntersville Road.
Lighting:
 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 heights of lighting fixtures, including the bases thereof, will not exceed 35 feet.

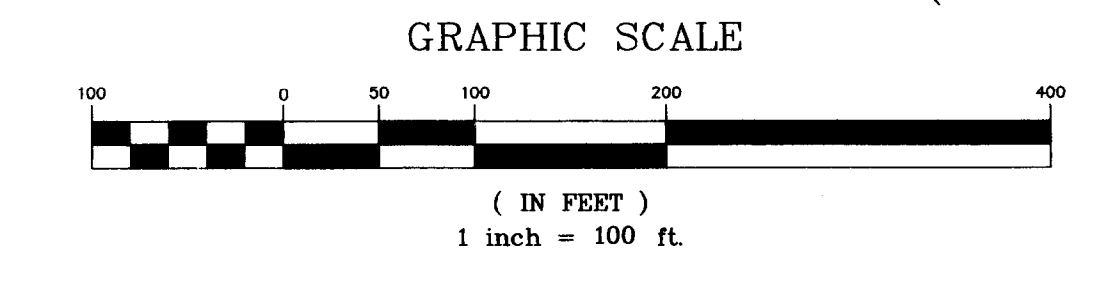
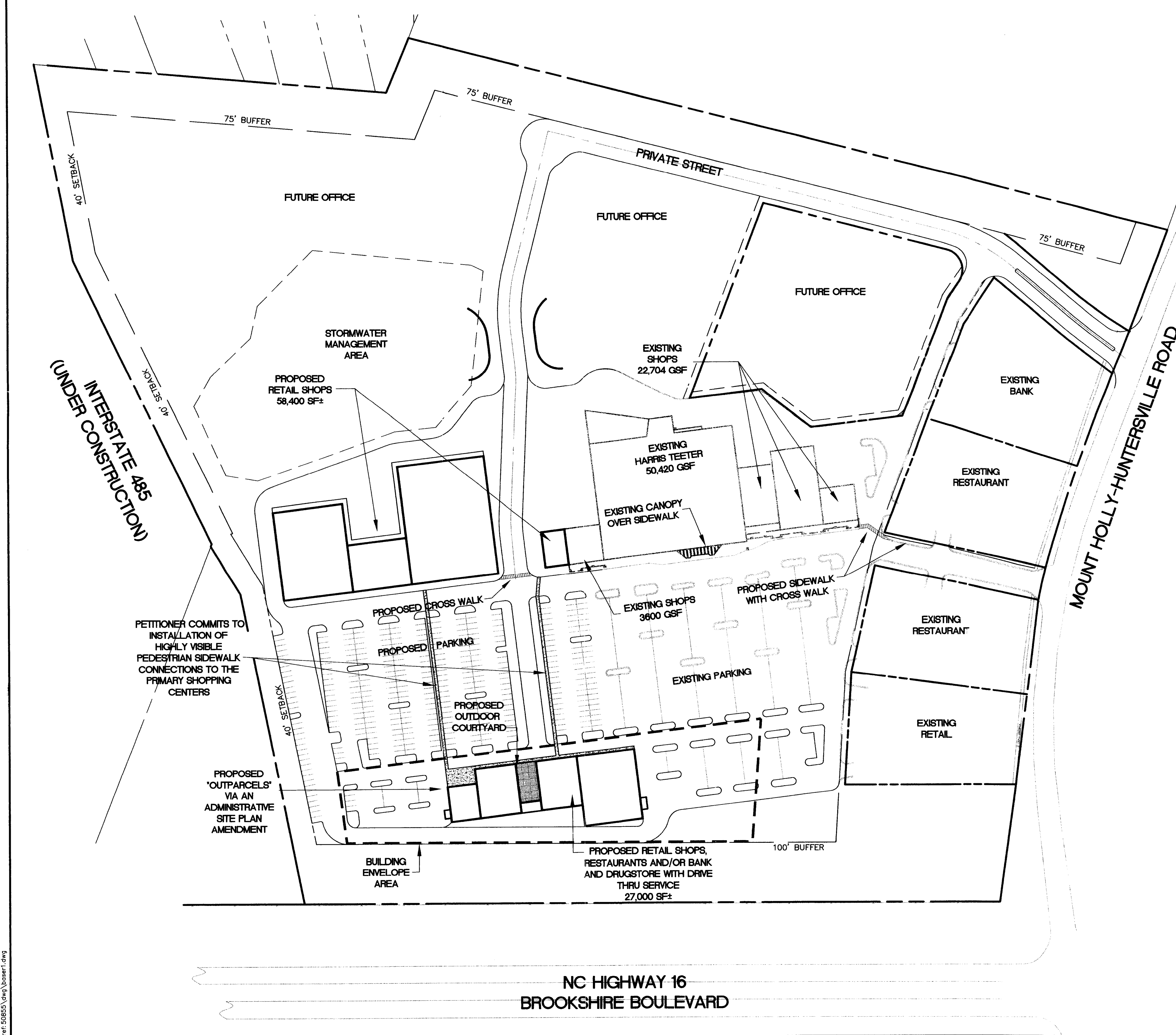
Parking:
 Off street parking will equal or exceed the requirements established under the Ordinance. No parking will be permitted within designated buffer areas or setbacks.
Overhead Utilities:
 No overhead utility lines will be permitted within the development. The Owners from time to time will have the right to approve all underground utility locations and all above ground equipment locations. Large above ground equipment will be screened from public streets.

Fire Protection:
 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 fixture development.

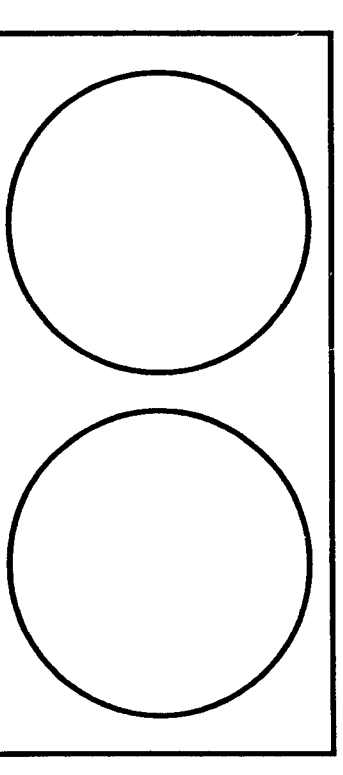
Storm Water Detention:
 Sedimentation and Erosion Control
 During construction, the development will comply with all applicable mandatory minimum requirements for sedimentation and erosion control as specified by the Mecklenburg County Engineering Department.

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.
 Upon relocation of the water detention, it will not be located in any required setbacks or buffers.

Architectural Controls:
 1. The principal materials used for the elevations of future buildings fronting NC Hwy 16 and Mt. Holly - Huntersville Road will consist of brick, CMU, stone and/or stucco and will architecturally compliment the existing center.
 2. The material selected for the rear and interior sides 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.
 3. Each dumpster area may be enclosed on all sides by a fence and/or a gate which are constructed of brick and/or wood unless one or more sides of the dumpster area adjoin a rear wall or side wall of a building, in which case the wall will be substituted for the fence along each such side.
 4. Roof top mechanical units will be screened from adjoining and abutting residential properties.



GNA DESIGN ASSOCIATES, Inc.
 428 East Fourth Street
 Suite 208
 Charlotte, NC 28202
 Surveying • Landscape Architecture • Civil Engineering

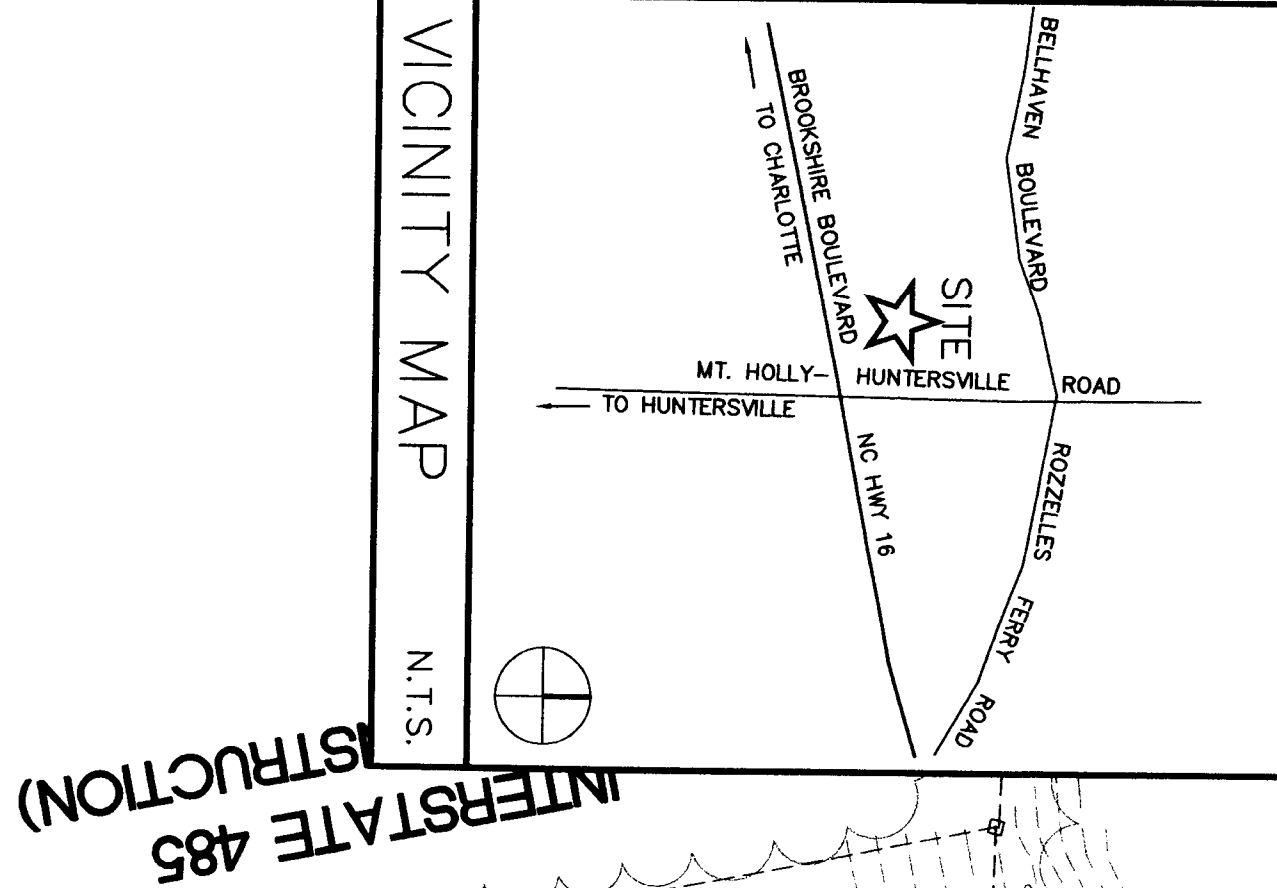


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PROJECT: MOUNTAIN ISLAND MARKETPLACE
 CHARLOTTE, NORTH CAROLINA
 SHEET TITLE: PETITIONER: EDENS & AVANT
 ADMINISTRATIVE SITE PLAN AMENDMENT
 REQUEST TO PETITION #96-15 (c)

Project No.	55486
Checked by	TLH
Drawn by	PAB
Date Drawn	2/2/04
Revisions	
1	2/4/04 PER OWNER REVIEW
2	2/12/04 PER REVIEW
3	2/17/04 PER FINAL CMPC REVIEW
Sheet	1 OF 1

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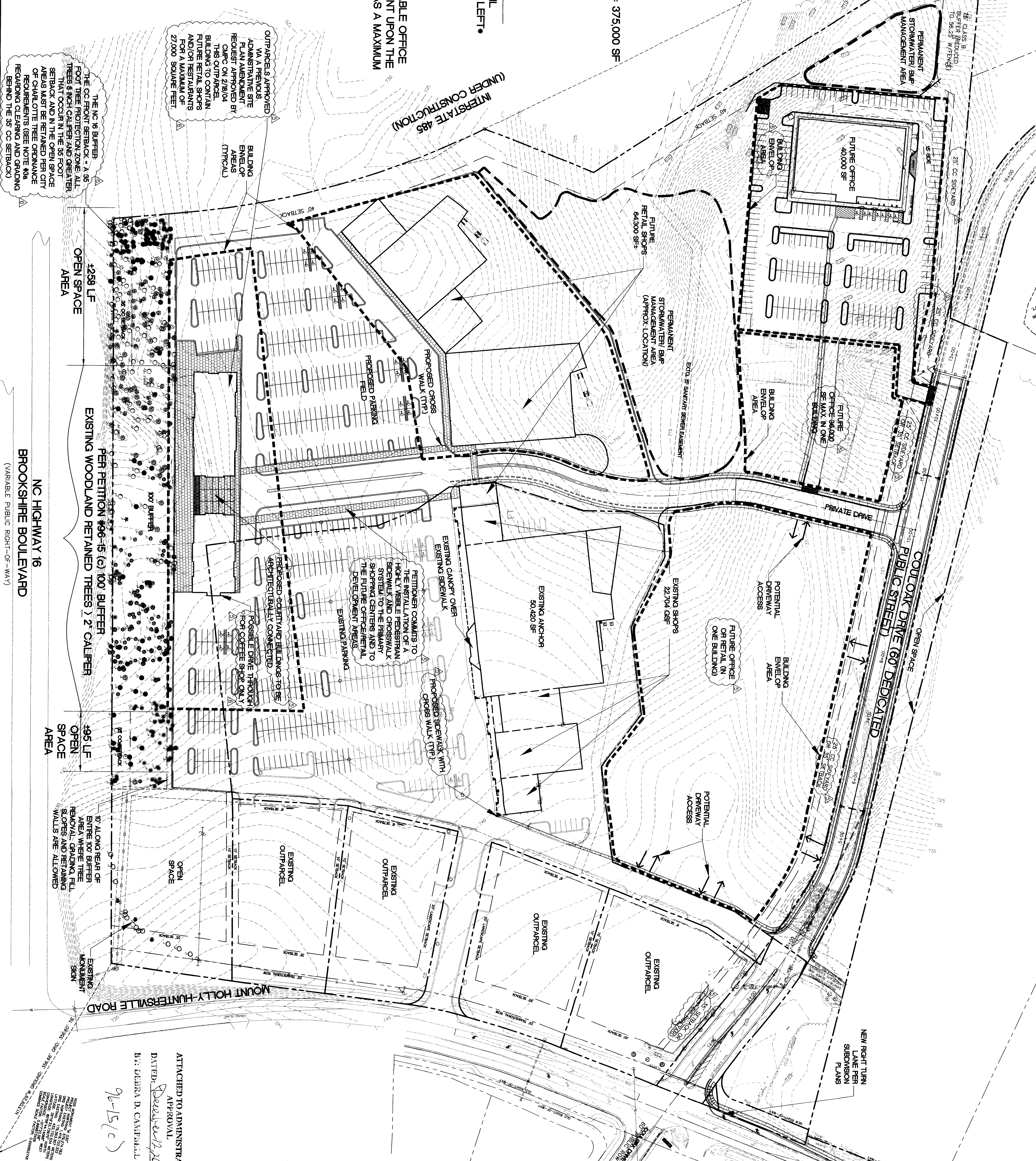
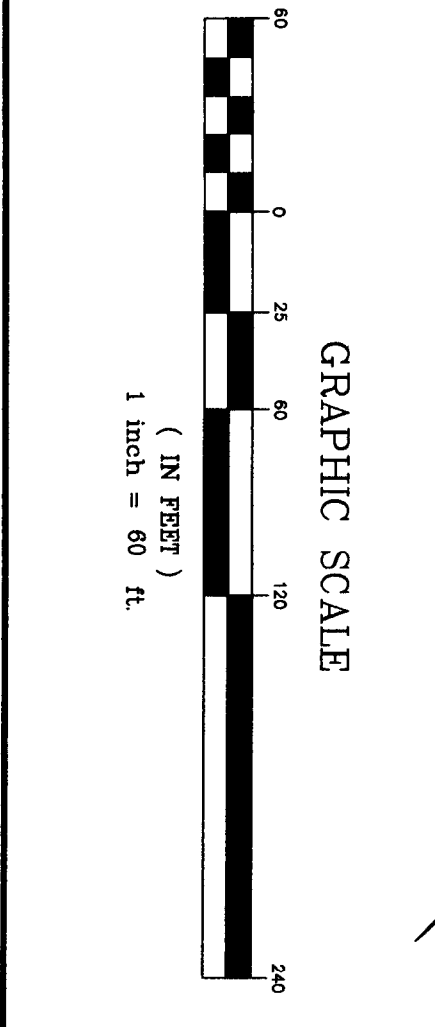


DEVELOPMENT DATA:

- EXISTING ZONING: CC/COMMERCIAL CENTER DISTRICT
- THIS REQUEST: ADMINISTRATIVE SITE PLAN AMENDMENT
- MAXIMUM SQUARE FOOTAGE ALLOWED: 375,000 SF (RETAIL NOT TO EXCEED 275,000 SF)
- RETAIL SUMMARY
 - EXISTING RETAIL : 73,124 SF
 - FUTURE RETAIL : 91,300 SF
 - 164,424 SF TOTAL RETAIL EXISTING/FUTURE
- 110,576 SF OF RETAIL SQUARE FOOTAGE LEFT*

OFFICE SQUARE FOOTAGE SUMMARY:
 -FUTURE OFFICE 76,000 SF TO DATE

*THE AMOUNT OF REMAINING ALLOWABLE OFFICE SQUARE FOOTAGE WILL BE DEPENDENT UPON THE AMOUNT OF FUTURE RETAIL WHICH HAS A MAXIMUM RETAIL CAP OF 266,900 SF MAXIMUM.
275,000
per original approval 4/4/07



PROJECT: **MOUNTAIN ISLAND MARKETPLACE**
 CHARLOTTE, NORTH CAROLINA

PETITIONER: EDENS & AVANT
 ADMINISTRATIVE SITE PLAN AMENDMENT
 REQUEST TO PETITION #96-15 (c)

PROJECT NO.: **55486**
 DRAWN BY: T.J.H.
 DATE: 10/28/05
 REVISIONS:
 01/27/06
 02/17/06
 03/17/06
 03/28/06
 04/19/06

**PRELIMINARY
 NOT FOR
 CONSTRUCTION**

GNA DESIGN ASSOCIATES, Inc.
 428 East Fourth Street
 Suite 408 (704) 373-1907
 Charlotte, NC 28202
 Surveying • Landscape Architecture • Civil Engineering

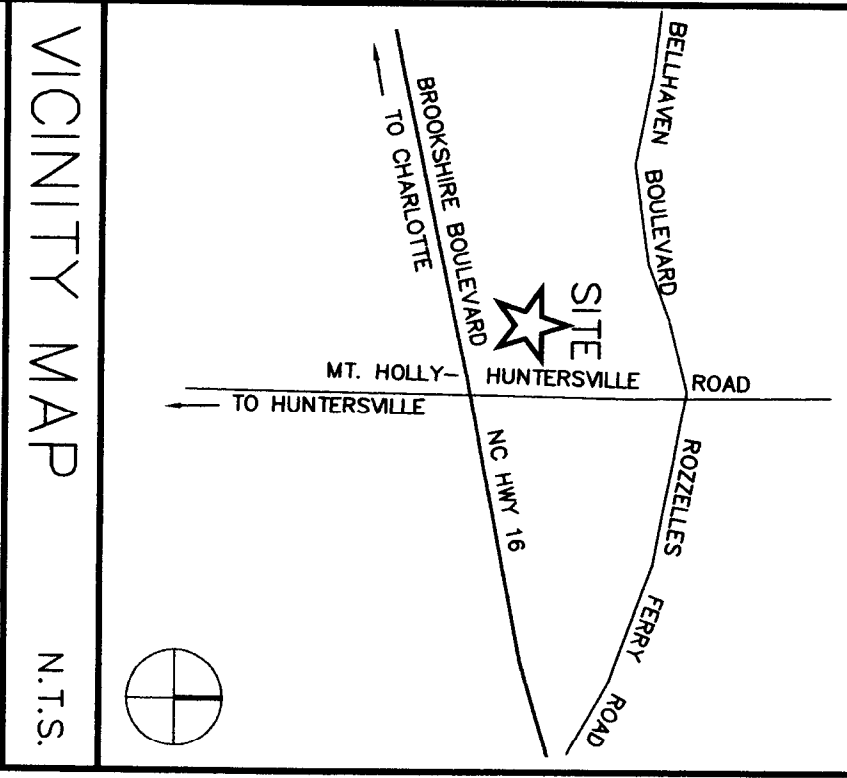
ATTACHED TO ADMINISTRATIVE APPROVAL
 DATE: *December 12, 2005*
 BY: *DEBRA D. CAMPBELL*

TO: Roger Lantz, Zoning Administrator
 FROM: Debra Campbell, Planning Director
 DATE: December 12, 2005
 SUBJECT: Administrative Approval for Petition No. 96-15(c) by Crescent Resources

Attached are revised conditional site plans for the above petition. The plans have been revised to reflect a new building layout, correct the note regarding the buffer, show a new public street and incorporate elevation data, an administrative site plan amendment, and other changes. Since these changes are being made to the original site plan, an administrative site plan amendment is required. Please use these plans when evaluating. Note that the building along Highway 16 must be reviewed by the Planning Staff prior to the issuance of a building permit.

Charlotte-Mecklenburg Planning Commission
 INTER-OFFICE COMMUNICATION

REVISIONS:
 01/27/06
 02/17/06
 03/17/06
 03/28/06
 04/19/06



VICINITY MAP
 N.T.S.

CONDITIONAL NOTES (ASSOCIATED PREVIOUS ADMINISTRATIVE SITE PLAN AMENDMENT REQUEST APPROVED 2/18/04):

1. The petitioner for this Administrative Site Plan Amendment Request seeks to construct a maximum of 27,000 sq ft of retail and/or office space located adjacent to NC Highway 16. This development will architecturally be one building with a modern, multi-story, multi-level structure. The architecture of this building will be compatible with the existing shopping center. The location of this new building will be within the Building Envelope specified on this site plan.
2. Two pedestrian sidewalk and crosswalk connections will be provided in order to provide access between the existing and proposed retail buildings.
3. The drive thru windows associated with a bank or drug store use will be located on the east side of the building.
4. Note N/A Deleted
5. This request otherwise adheres to the general notes and conditions as set forth in the plans for the original Petition #96-15 (C).
6. 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 distinct finished architectural facade.

CONDITIONAL NOTES ASSOCIATED WITH THIS ADMINISTRATIVE SITE PLAN AMENDMENT REQUEST 11/9/05:

1. Internal 5 foot wide sidewalks and crosswalks shall be constructed in order to provide pedestrian connectivity between all existing and future development on the site.
2. The petitioner reserves the right to install utility lines, including water, sewer and storm drainage in any buffer area or open space area, but only if the utility line crosses the street at a right angle measured at property lines which are not less than 75 degrees. To the extent of this request, the petitioner reserves the right to install utility lines in place within the same as or similar to the Open Space Area. (Parking layout configurations may also change to accommodate revised building footprints.)
3. All development taking place will meet or exceed the setback, height and rear yard requirements established under the Ordinance for the conditional district, Commercial Center District (CCD).
4. The petitioner reserves the right to install utility lines, including water, sewer and storm drainage in any buffer area or open space area, but only if the utility line crosses the street at a right angle measured at property lines which are not less than 75 degrees. To the extent of this request, the petitioner reserves the right to install utility lines in place within the same as or similar to the Open Space Area. (Parking layout configurations may also change to accommodate revised building footprints.)
5. The petitioner reserves the right to install utility lines, including water, sewer and storm drainage in any buffer area or open space area, but only if the utility line crosses the street at a right angle measured at property lines which are not less than 75 degrees. To the extent of this request, the petitioner reserves the right to install utility lines in place within the same as or similar to the Open Space Area. (Parking layout configurations may also change to accommodate revised building footprints.)
6. The petitioner reserves the right to install utility lines, including water, sewer and storm drainage in any buffer area or open space area, but only if the utility line crosses the street at a right angle measured at property lines which are not less than 75 degrees. To the extent of this request, the petitioner reserves the right to install utility lines in place within the same as or similar to the Open Space Area. (Parking layout configurations may also change to accommodate revised building footprints.)

CONDITIONAL NOTES (FROM ORIGINAL PETITION #96-15 (C)):

- Petitioner's Statement of Intent:
1. The Petitioner intends to develop this site (the "Site") as part of a Community Mixed-Use Center. The development will be a modern, multi-story, multi-level structure. The architecture of this building will be compatible with the existing shopping center. The location of this new building will be within the Building Envelope specified on this site plan.
 2. All development will be in compliance with the standards established under the current City of Charlotte Zoning Ordinance.
 3. Building configurations, sizes and placement shown on Petitioner's illustrative site plan are schematic in nature and may be subject to modification/alteration due to survey and other information that may be discovered during the design and construction process. Changes to the design and construction process may be necessary to accommodate revised building footprints.
 4. Land clearing debris will be disposed of in accordance with the Mecklenburg County and State of North Carolina's regulations.
 5. Setbacks, Sidelways and Rear Yards:

Buffer Areas and Open Space Areas:

1. The Petitioner reserves the right to install utility lines, including water, sewer and storm drainage in any buffer area or open space area, but only if the utility line crosses the street at a right angle measured at property lines which are not less than 75 degrees. To the extent of this request, the petitioner reserves the right to install utility lines in place within the same as or similar to the Open Space Area. (Parking layout configurations may also change to accommodate revised building footprints.)
2. Southern and Western Margins:
 Note N/A Deleted
3. NC Highway 16 Buffer:
 The 100 foot buffer area established along the northern property line and right of way margin of NC Highway 16 will remain undisturbed except as otherwise provided below:
 (a) The 65 foot rear half of the area designated as Open Space, as indicated at both ends of the 100 foot buffer area, shall be planted with trees and shrubs in order to create a view screen. The trees and shrubs shall be planted in a manner that will provide a view screen. The trees and shrubs shall be planted in a manner that will provide a view screen. The trees and shrubs shall be planted in a manner that will provide a view screen.
 (b) The Petitioner may remove vines, underbrush, small trees (2 inches in caliper or less) and shrubs from the 100 foot buffer area and shall be allowed to construct, fill, depress and/or regrade the 100 foot buffer area and shall be allowed to construct, fill, depress and/or regrade the 100 foot buffer area and shall be allowed to construct, fill, depress and/or regrade the 100 foot buffer area.
 (c) Within the entire 100 foot buffer, the Petitioner may limit up existing trees over 8 inches in caliper to the existing and proposed elevations of the adjacent existing and proposed parking lots in the 100 foot buffer area. The Petitioner may limit up existing trees over 8 inches in caliper to the existing and proposed elevations of the adjacent existing and proposed parking lots in the 100 foot buffer area. The Petitioner may limit up existing trees over 8 inches in caliper to the existing and proposed elevations of the adjacent existing and proposed parking lots in the 100 foot buffer area.

Other: Ball Field:

1. No stormwater detention areas may be installed within the 100 foot buffer area or open space areas adjacent to NC 16.
2. Off-street parking areas may be installed within the 100 foot buffer area or open space areas, adjacent to NC 16.
3. Screening:
 All dumpster enclosure and service areas will be screened from public streets and adjacent properties in accordance with the Section 12.303 of the Ordinance.
4. Maximum Building Heights:
 Retail/Office Buildings may not exceed two stories in number or 40 feet in height.
5. Access Driveways and Driveways:
 The number of vehicular access points and driveways to Mount Holly - Huntersville Road are limited to those that are existing and shown on this site plan. A Right Turn Lane will be constructed to the east of the site. The Right Turn Lane will be constructed to the east of the site. The Right Turn Lane will be constructed to the east of the site.

Other: Ball Field:

- The Petitioner agrees to dedicate for the North Carolina Department of Transportation for right-of-way purposes all or such portion of the triangular shaped parcel of land situated at the southeast corner of the site and depicted on the rezoning plan.
- Permitted Uses:
 The total gross floor area of the development for the property included in this rezoning petition will be limited to 375,000 square feet, with the retail development not to exceed 275,000.
- Parcels included in this petition may be developed to any use (including any accessory uses) permitted by right-of-way prescribed conditions in a CCD Zoning District under the as amended by right-of-way prescribed conditions in a CCD Zoning District:
1. Automobile service stations
 2. Hotels and motels
 3. Boarding houses
 4. Restaurants
 5. Elementary and secondary schools
 6. Farms
 7. Retail stores, adult care centers, nursing homes and apartments
 8. Retail stores with drive-in services (this rezoning application does not apply to the outdoor)
 9. Car washes
 10. Amusement parks
 11. Jails and prisons
 12. Kennels and stables
 13. Churches
 14. Turkey shops
 15. Pesticide storage
 16. Landfills
 17. Landfills waste disposal facilities requiring special use permits, wastewater treatment plants
 18. Outfills
- Signage Diagram:
 Temporary project signs will be constructed so as not to disturb existing tree cover. The signage system shall be consistent throughout the development and in compliance with the Ordinance.

Other: Ball Field:

- (continued)
- Education/Daycare System:**
 The petitioner has already installed a sidewalk along Mount Holly - Huntersville Road.
- Landscaping:**
 A standard project-wide lighting system will be implemented. The design of the lighting system will be compatible with the overall design of the site. The lighting system will be compatible with the overall design of the site. The lighting system will be compatible with the overall design of the site.
- Overhead Utility Lines:**
 No overhead utility lines will be permitted within the development, underground utility locations and all overhead utility lines shall be screened from public streets. Large above ground equipment will be screened from public streets.
- Fire Protection:**
 Adequate fire protection in the form of the fire hydrants will be provided to meet the specifications of the Mecklenburg County Fire Department. The fire hydrants will be provided to meet the specifications of the Mecklenburg County Fire Department. The fire hydrants will be provided to meet the specifications of the Mecklenburg County Fire Department.
- Storm Water Detention and Erosion Control:**
 1. During construction, the development will comply with all applicable mandatory minimum requirements for sedimentation control established by the Mecklenburg County Engineering Department.
 2. In the final development of the Site, the Petitioner will follow and adhere to the mandatory minimum site-wide watershed protection requirements adopted by the Environmental Protection Agency (EPA) and the State of North Carolina. The Petitioner will follow and adhere to the mandatory minimum site-wide watershed protection requirements adopted by the Environmental Protection Agency (EPA) and the State of North Carolina. The Petitioner will follow and adhere to the mandatory minimum site-wide watershed protection requirements adopted by the Environmental Protection Agency (EPA) and the State of North Carolina.
- Architectural Controls:**
 1. The principal materials used for the elevations of future buildings fronting NC Hwy. 16 and Mt. Holly - Huntersville Road will consist of brick, OML, stone and/or stucco and will be finished with a textured finish.
 2. The exterior architectural details for the elevations of the future buildings shall be consistent with the architectural style of the surrounding area.
 3. Each dumpster area may be enclosed on all sides by a fence and/or a gate which is constructed of brick and/or wood and/or a side wall of a building, in which case the wall will be substituted for the fence along each such side.
 4. Roof top mechanical units will be screened from adjoining and existing residential properties.

Other: Ball Field:

- Other: Ball Field:**
 The petitioner reserves the right to install utility lines, including water, sewer and storm drainage in any buffer area or open space area, but only if the utility line crosses the street at a right angle measured at property lines which are not less than 75 degrees. To the extent of this request, the petitioner reserves the right to install utility lines in place within the same as or similar to the Open Space Area. (Parking layout configurations may also change to accommodate revised building footprints.)

ATTACHED TO ADMINISTRATIVE APPROVAL
 DATED: December 13, 2005
 BY: DEBRA D. CARROLL

Project No.	55486
Checked by	T.H.
Drawn by	G.S.B.
Date Drawn	10/26/05
Revisions	
1/24/06	REVISED
2/17/06	REVISED
3/17/06	REVISED
11/17/05	AMENDMENT REQUEST
11/19/05	REVISED
11/19/05	REVISED
Sheet	

PROJECT:
MOUNTAIN ISLAND MARKETPLACE
 CHARLOTTE, NORTH CAROLINA

PETITIONER: EDENS & AVANT
ADMINISTRATIVE SITE PLAN AMENDMENT
REQUEST TO PETITION #96-15 (C)

SHEET TITLE:

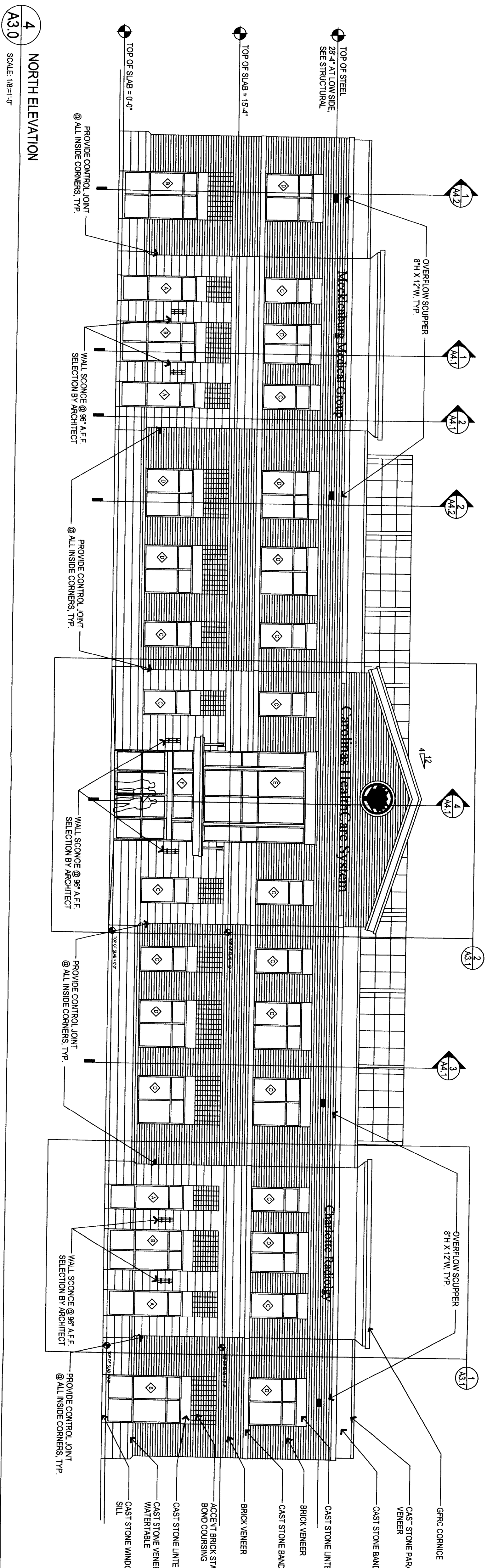
©Copyright
 The use of these drawings
 from the architect/engineer
 shall be restricted to the project
 and subject to the terms of the
 contract.

PRELIMINARY
NOT FOR
CONSTRUCTION

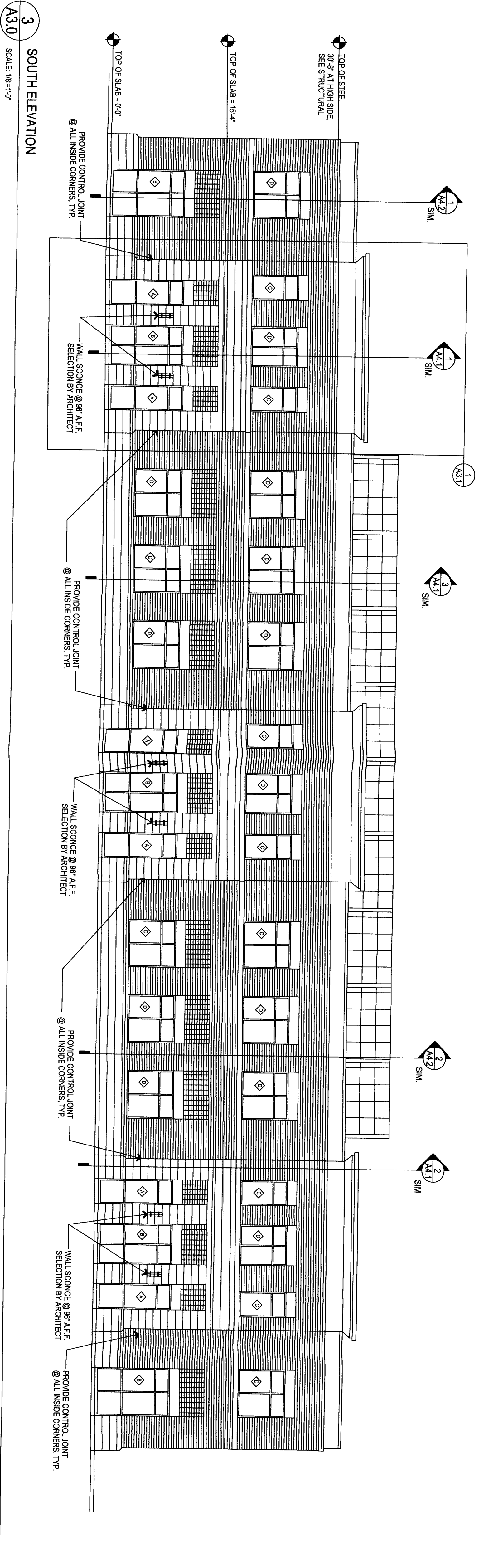
GNA DESIGN ASSOCIATES, Inc.

428 East Fourth Street
 Suite 408 (704) 373-1907
 Charlotte, NC 28202

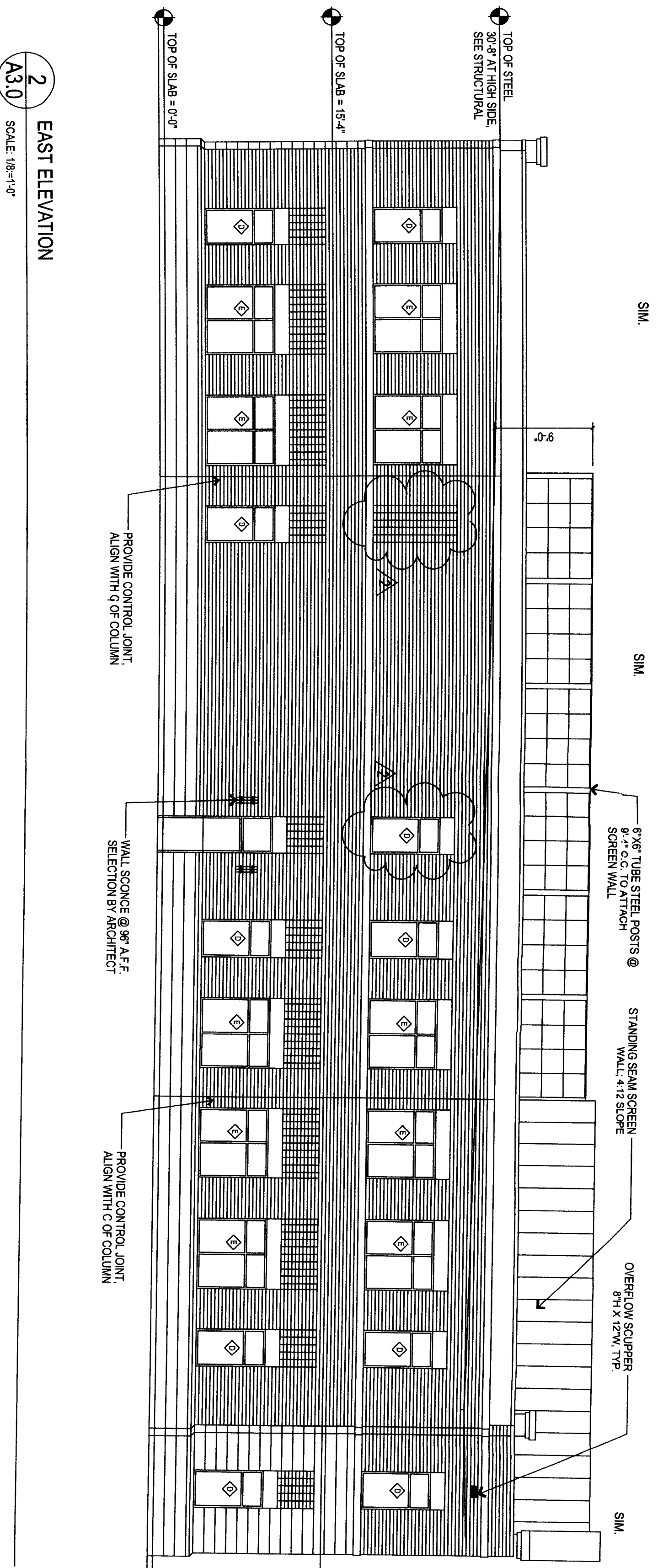
Surveying • Landscape Architecture • Civil Engineering



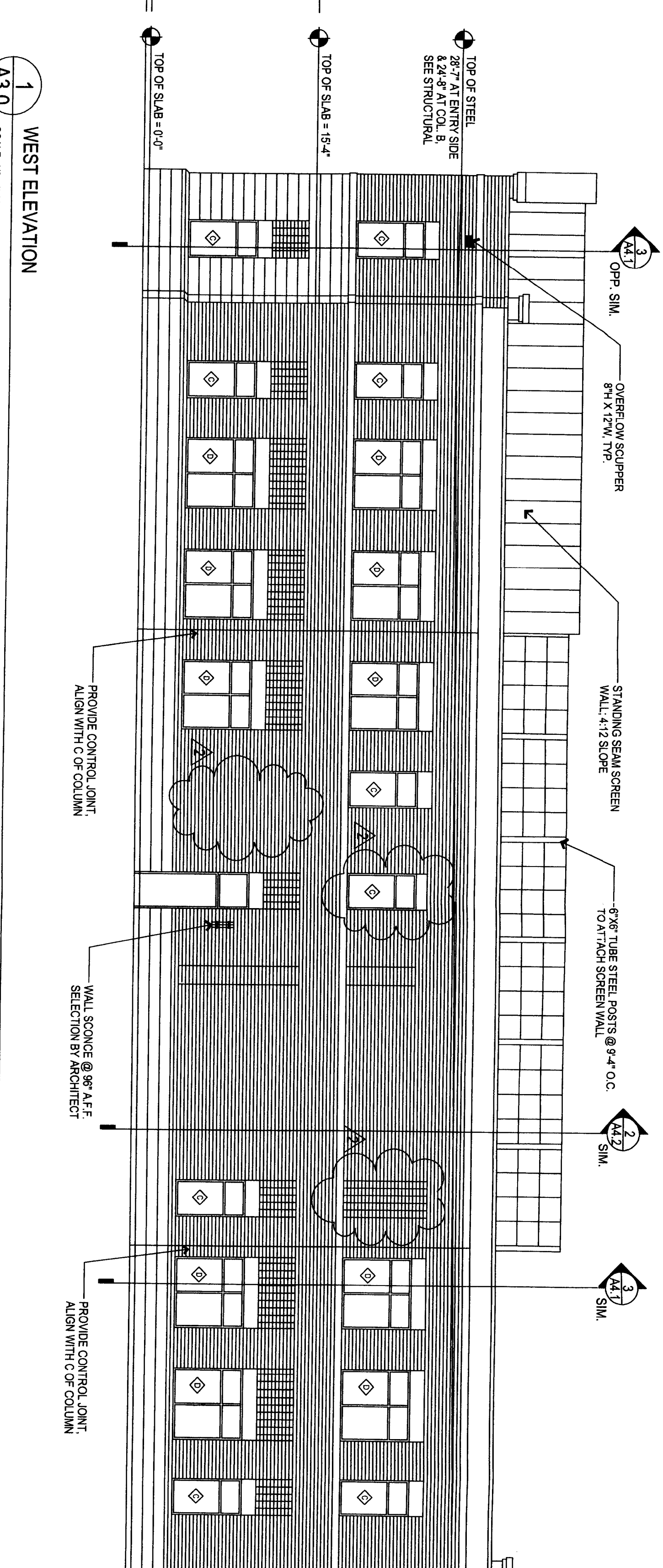
4 NORTH ELEVATION
SCALE: 1/8"=1'-0"



3 SOUTH ELEVATION
SCALE: 1/8"=1'-0"



2 EAST ELEVATION
SCALE: 1/8"=1'-0"



1 WEST ELEVATION
SCALE: 1/8"=1'-0"

ADMINISTRATIVE SITE PLAN AMENDMENT REQUEST TO PETITION #96-15(C)

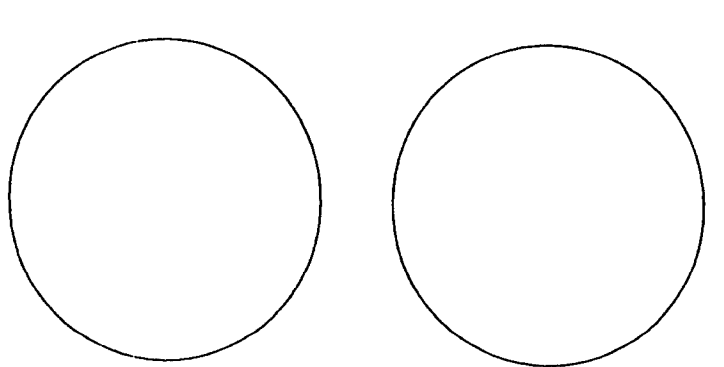
Southern Projects Group

Mt. Holly Huntersville Medical I, LLC
 Medical Office Building - Shell & Core
 9908 Couloak Drive
 Charlotte, North Carolina 28216

- 05 OCTOBER 2005
- 12 OCTOBER 2005
- 03 NOVEMBER 2005
- 09 NOVEMBER 2005

ATTACHED TO ADMIN.
 AMENDMENT REQUEST

APPROXIMATE ELEVATIONS
 BY: DEBRA D. CAMPBELL
 FPKA/05/4



220 North Tryon Street
 Suite 1400
 Charlotte, NC 28202
 P 704.375.9950
 F 704.375.3555

RZ-3