

ROBERT JOHNSON
architects

227 West Trade Street
Carillon Suite 2380
Charlotte NC 28202
tel 704 342 1058
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EXISTING DEVELOPMENT DATA

LOCAL SHOP	3600 GSF
HARRIS TEETER	50,420 GSF
HARDWARE	6,000 GSF
FOODER'S DRUGS	9,504 GSF
LOCAL SHOPS	3,600 GSF
TOTAL	73,124 GSF

PARKING REQ'D BY ZONING: 4 SP/1000 GSF=292 SPACES
PARKING PROVIDED FOR EXISTING CENTER: 359 SPACES

APPROVED BY COUNTY COMMISSION
DATE July 2, 1996

PETITION NO. 96-16(a)

MOUNTAIN ISLAND MARKETPLACE
CHARLOTTE, N.C.

DEVELOPER:
CRESCENT RESOURCES, INC.
400 SOUTH TRYON STREET
SUITE 800
P.O. BOX 1008
CHARLOTTE, NC 28201-0008

PROJECT NUMBER 9607

ISSUE DATE
3.25.96 SUBMITTED W/ APPLICATION
5.6.96 AS FOR PUBLIC HEARING
5.10.96 REV. PER STAFFS COMMENTS
7.16.96 REVISED

- OUTPARCEL PROPERTY OWNERS**
- 'A' BLOCKBUSTER JOHN S. FERMAN LEHTE REALTY CO. C/O MIDLAND DEVELOPMENT GROUP, INC. 102 COMMUNWELL CT. CARY, NC 27511 919-469-9844 1.22 ± ACRES
 - 'B' MELDY'S KEITH STONEMAN CAROLINA RESTAURANT GROUP, INC. 8518 WESTPARK DR. SUITE 112 CHARLOTTE, NC 28217 1.04 ± ACRES
 - 'C' BOWANGLES VICTOR WEBBER P.O. BOX 248239 CHARLOTTE, NC 28224 (704) 527-3870 1.13 ± ACRES
 - 'D' SOUTH JEWEL LEONARD BARLOW SOUTH TRUST OF NC P.O. BOX 327 CONCORD, NC 28026 1.66 ± ACRES

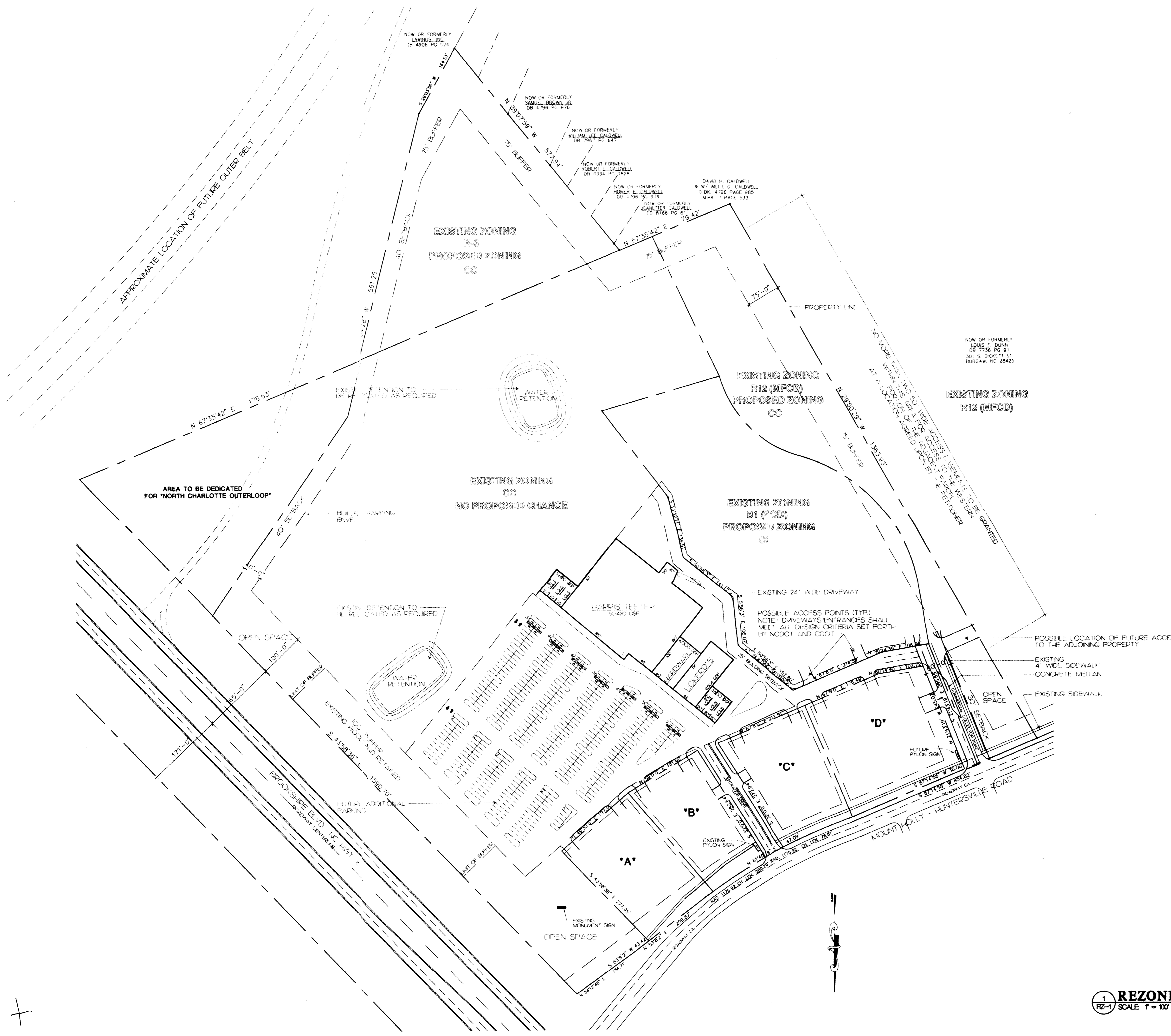
NOTE: OUTPARCEL PROPERTIES THAT ADJOIN THIS PROPERTY ARE NOT INCLUDED IN THIS PETITION.

SHEET TITLE
REZONING PLAN

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SHEET NUMBER

RZ-1



REZONING PLAN
SCALE 1" = 100'

GENERAL NOTES

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 insure 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.

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.

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.

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.

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.

- (a) The areas designated as Open Space on the Rezoning Plan at the northwestern and southwestern corners 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.
(b) 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.
(c) 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.

4. No stormwater detention areas may be installed within buffer areas or open space areas.

5. 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 devoted 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:

- 1. Automotive service stations
2. Hotels and motels
3. Boarding houses
4. Bus and train terminals
5. Elementary and secondary schools
6. Farms
7. Group homes, adult care centers, nursing homes and orphanages
8. Restaurants with drive-in service (This rezoning application does not apply to the outparcels)
9. Car washes
10. Cemeteries
11. Jails and prisons
12. Kennels and stables
13. Marinas
14. Turkey shoots
15. Helistops
16. Petroleum storage
17. Landfills, waste disposal facilities requiring special use permits, wastewater treatment facilities
18. 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.

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 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 future development.

Storm Water Detention Sedimentation and Erosion Control

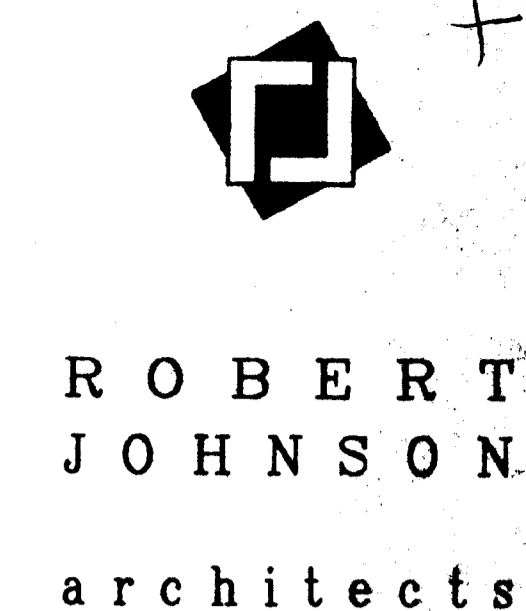
During construction, the development will comply with all applicable mandatory minimum requirements for sedimentation and erosion control as specified by the Mecklenburg County Engineering Department.

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

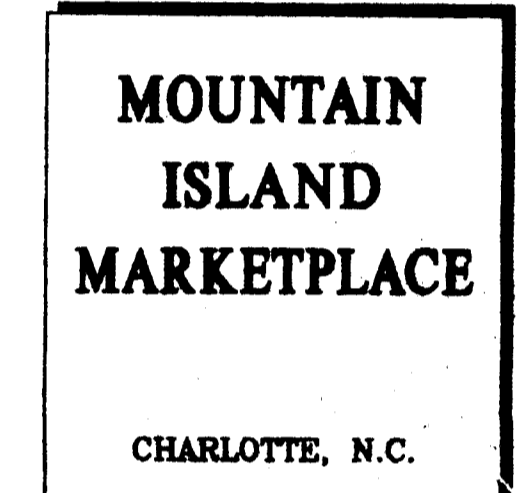
- 1. The principal materials used for the elevations of future buildings fronting NC Hwy 16 and Mt. Holly - Huntersville Road will consist of brick, CMU, stone and / or stucco and will architecturally compliment the existing center.
2. The material selected for the rear and interior sides of the future 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.



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PETITION NO. 99-15(4)



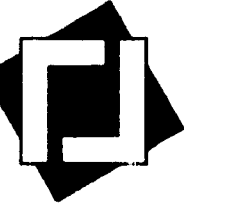
DEVELOPER:
ORISBONT RESOURCES, INC.
400 SOUTH TRYON STREET
SUITE 500
P.O. BOX 1008
CHARLOTTE, NC 28201-0008

PROJECT NUMBER 9907
ISSUE DATE
3.25.96 SUBMITTED W/ APPLICATION
5.6.96 AS FOR PUBLIC HEARING

SHEET TITLE
NOTES

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PETITION NO. 98-151(d)

**MOUNTAIN
ISLAND
MARKETPLACE**

CHARLOTTE, N.C.

DEVELOPER:
CRESCENT RESOURCES, INC.
400 SOUTH TRYON STREET
SUITE 1500
P.O. BOX 1008
CHARLOTTE, NC 28201-0008

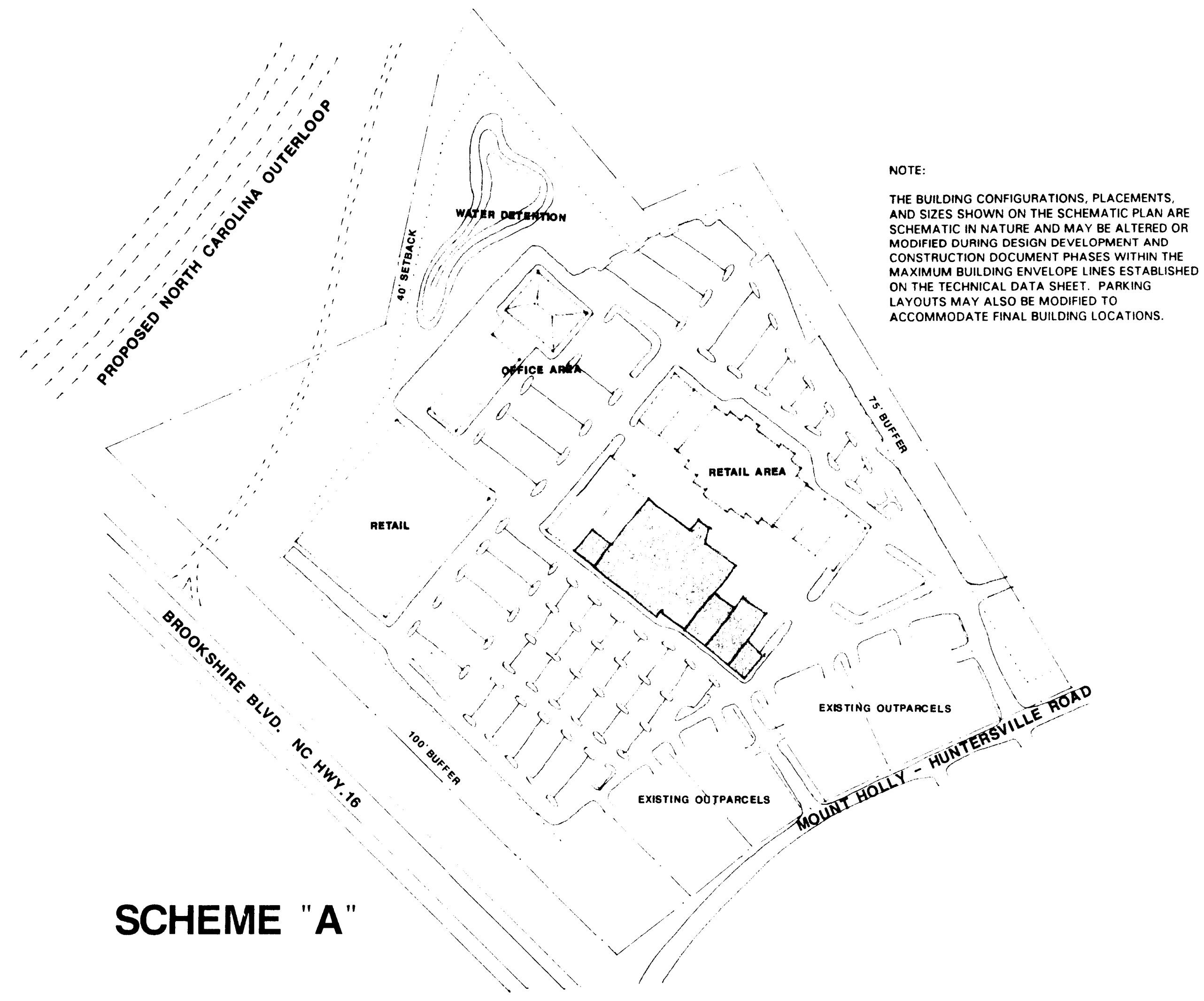
PROJECT NUMBER: 98-151(d)
DATE: 10/15/98
SCALE: AS SHOWN (1" = 100')

ILLUSTRATIVE
SITE PLANS

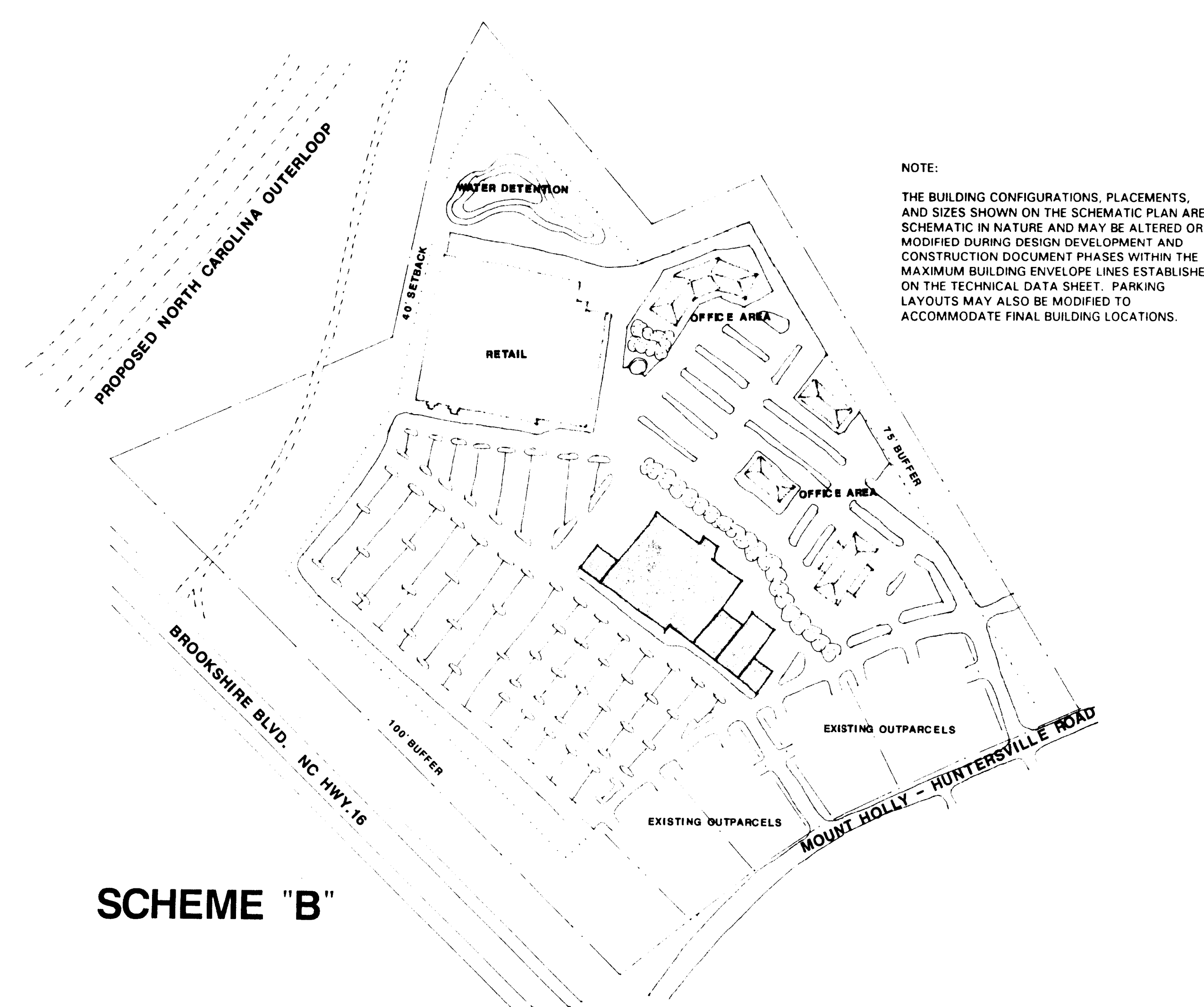
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PROJECT NUMBER: 98-151(d)

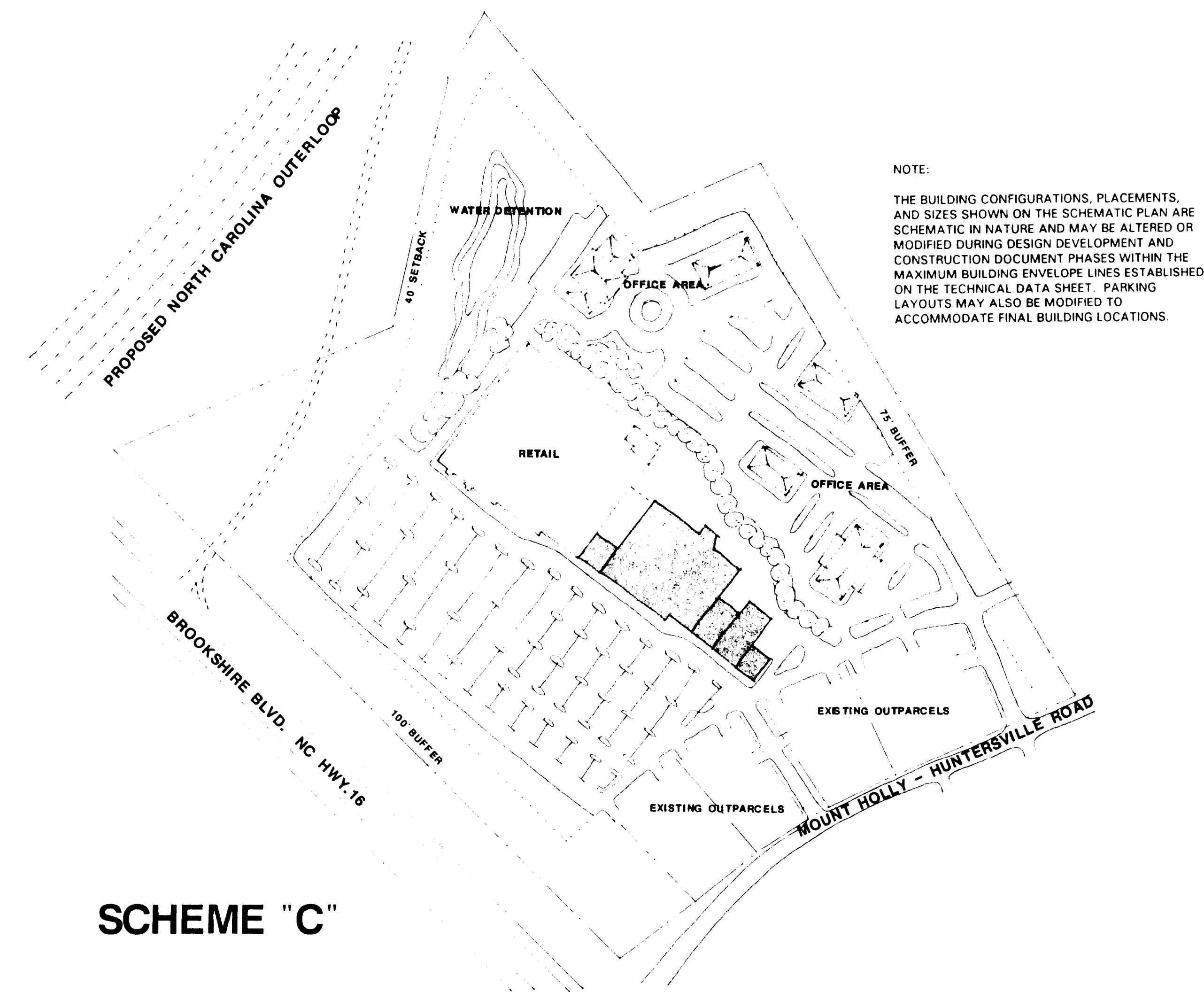
RZ-3



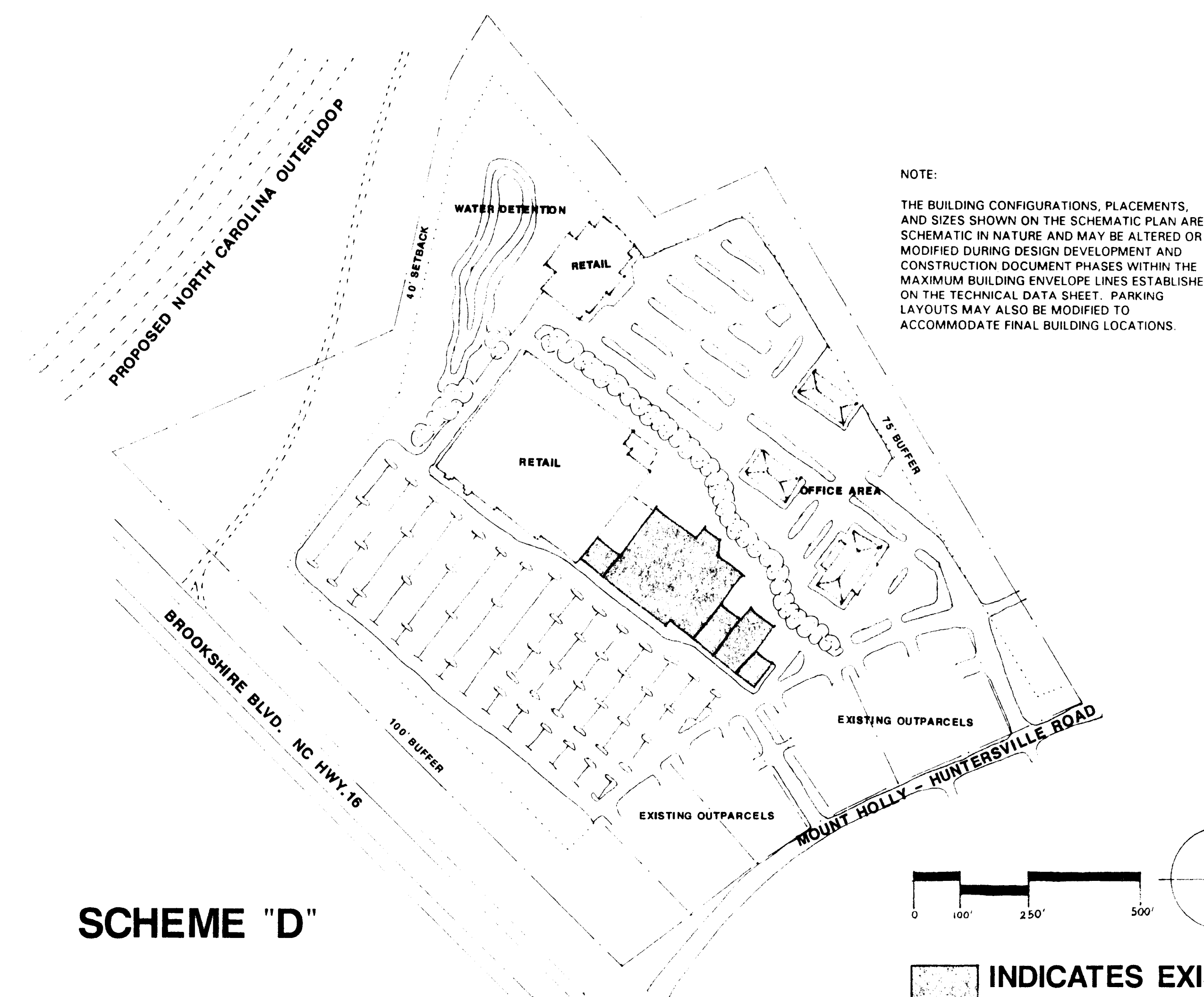
NOTE:
THE BUILDING CONFIGURATIONS, PLACEMENTS, AND SIZES SHOWN ON THE SCHEMATIC PLAN ARE SCHEMATIC IN NATURE AND MAY BE ALTERED OR MODIFIED DURING DESIGN DEVELOPMENT AND CONSTRUCTION DOCUMENT PHASES WITHIN THE MAXIMUM BUILDING ENVELOPE LINES ESTABLISHED ON THE TECHNICAL DATA SHEET. PARKING LAYOUTS MAY ALSO BE MODIFIED TO ACCOMMODATE FINAL BUILDING LOCATIONS.



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