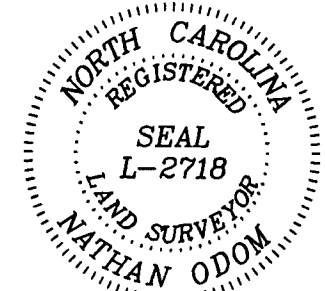


STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

I, _____, Review Officer of Mecklenburg County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

Review Officer _____
Date: _____

Signature _____
Land Surveyor
Registered Number L-2718



APPROVED BY CITY COUNCIL
DATE 11/7/06

LINE RUNS WITH CENTERLINE OF RAILROAD

LINE	BEARING	DISTANCE
L1	S53°45'28"E	165.56'
L2	S53°30'16"E	361.71'
L3	S52°16'27"E	85.85'
L4	S50°30'29"E	64.03'
L5	S46°32'43"E	113.26'
L6	S43°24'32"E	46.81'
L7	S41°10'32"E	55.42'
L8	S38°42'50"E	56.55'
L9	S36°24'30"E	52.59'
L10	S34°40'28"E	41.38'
L11	S32°32'42"E	57.40'
L12	S30°19'42"E	39.42'
L13	S28°35'37"E	64.33'
L14	S26°23'48"E	71.33'
L15	S25°35'29"E	52.48'
L16	S25°01'52"E	75.94'
L17	S25°01'52"E	24.38'
L18	S25°04'28"E	388.84'
L19	S28°28'45"E	187.45'
L20	S28°28'45"E	34.53'
L21	S34°37'33"E	134.15'

PK Nail set in center of Rhyne Road, SR 1609. Said PK nail lies N14°31'58"E-817.06' from NCGS Monument White. NCGS Monument White has grid coordinates of Northing: 564990.7054 and Easting: 1411956.9816 based on NAD '83.

PK Nail set in center of Rhyne Road, SR 1609. Said PK nail lies N14°44'33"E-346.73' from NCGS Monument White. NCGS Monument White has grid coordinates of Northing: 564990.7054 and Easting: 1411956.9816 based on NAD '83.

LIVINGSTONE COATING CORPORATION
DB 3112/19
Existing Zoning: I-1
There is evidence of a water line running along the west side of Rhyne Road. There is evidence of a natural gas line running along or in Rhyne Road. These utilities have not been located by the appropriate agencies except near the intersection of NC 27.

179,451 sq. ft.
4.120 ACRES
(includes road rights of way)
MT. HOLLY DEVELOPERS, LLC
et als
DB 17414/323
DB
Existing Zoning: I-1

MT. HOLLY DEVELOPERS, LLC
et als
DB 17414/323
DB
Existing Zoning: I-1

PURCHASE FROM
HARRY ROSS
DB 16832/587
PID# 0550-8103
DB
Existing Zoning: R-3

HARRY ROSS
DB 06121/710
PID# 0550-8104
DB
Existing Zoning: R-3

N14°30'26"E-150.14'
N13°51'49"E-71.96'
N10°42'14"E-61.19'
N03°52'35"E-20.82'
N01°00'03"W-39.65'
N09°36'58"W-37.76'
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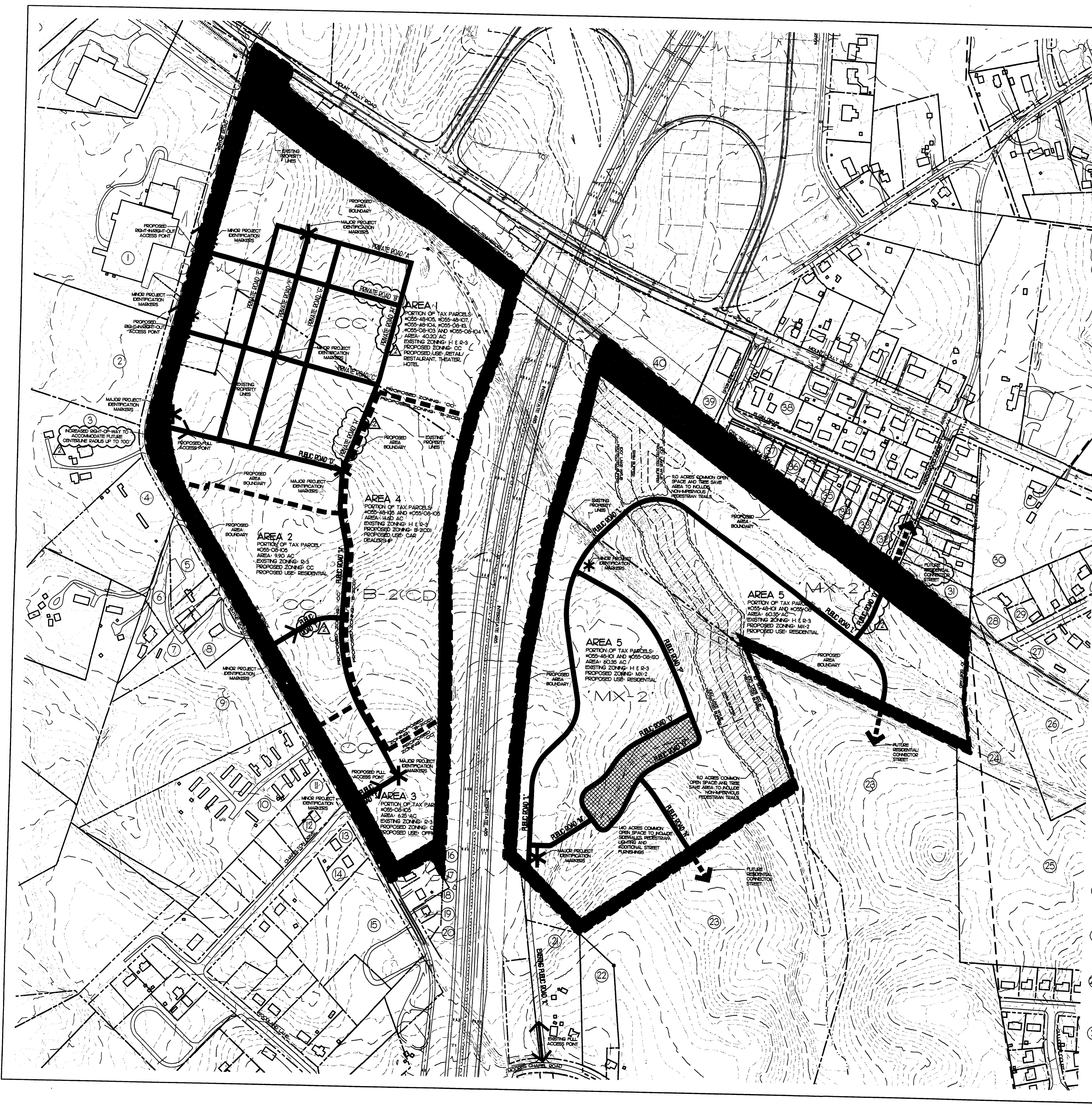
PROPERTY CORNER LEGEND

- EXISTING IRON PIN (EIP)
- NEW IRON PIN (NIP)
- POINT
- ▲ NAIL OR RAILROAD SPIKE
- CONCRETE MONUMENT
- RIGHT OF WAY MONUMENT
- STONE

- I, Nathan Odom, Registered Land Surveyor No. L-2718, certify to one or more of the following as indicated thus, or :
- A. That this plat is of a survey that creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.
 - B. That this plat is of a survey that is located in such portion of a county or municipality that is unregulated as to an ordinance that regulates parcels of land.
 - C. That this plat is of a survey of an existing parcel or parcels of land.
 - D. That this plat is of a survey of another category, such as the recombination of existing parcels, a court-ordered survey or other exception to the definition of subdivision.
 - E. That the information available to this surveyor is such that I am unable to make a determination to the best of my professional ability as to provisions contained in (A) through (D) above.

NATHAN ODOM, REGISTERED LAND SURVEYOR NO. L-2718

LOCOMOTIVE LAND COMPANY LLC
DEED BOOK 151, PAGE 257
FIELD: N. ODOM MAP: N. ODOM
PAW CREEK TOWNSHIP MECKLENBURG COUNTY, NC
DATE: MAY 2, 2005 MAP#: 21329
GRAPHIC SCALE
1 INCH = 200 FEET
PROFESSIONAL SURVEYING SERVICES
P.O. BOX 1161
206 N. MAIN STREET
RUTHERFORDTON, NC 28139
PHONE: (828) 287-7059



- ADJACENT OWNERS**
- 1 #055-26-01
LIVESTONE COATING CORP.
P.O. BOX 666267
CHARLOTTE, NC 28266
EXISTING ZONING: H
EXISTING USE: WAREHOUSE
 - 2 #055-25-15
JOHN SPRINGSSTEED
500 PARK ROAD
CHARLOTTE, NC 28209
EXISTING ZONING: R-3
EXISTING USE: VACANT
 - 3 #055-25-14
JOHN V. LASSITER, JR. AND
GLENDA H. LASSITER
438 RHYNE ROAD
CHARLOTTE, NC 28244
EXISTING ZONING: R-3
EXISTING USE: SINGLE FAMILY
 - 4 #055-25-13
JOHN V. LASSITER AND
EDNA C. LASSITER
398 HAMILTON DR. SE
BOX 114
CHARLOTTE, NC 28242
EXISTING ZONING: R-3
EXISTING USE: VACANT
 - 5 #055-01-89
JOHN V. LASSITER AND
EDNA C. LASSITER
P.O. BOX 725
PAW CREEK, NC 28130-0725
EXISTING ZONING: R-3
EXISTING USE: VACANT
 - 6 #055-01-88
EDNA C. LASSITER
P.O. BOX 725
PAW CREEK, NC 28130-0725
EXISTING ZONING: R-3
EXISTING USE: VACANT
 - 7 #055-01-84
JOHN V. LASSITER AND
EDNA C. LASSITER
P.O. BOX 725
PAW CREEK, NC 28130-0725
EXISTING ZONING: R-3
EXISTING USE: COMMERCIAL
 - 8 #055-01-85
MARGARET E. LASSITER
P.O. BOX 301
PAW CREEK, NC 28130
EXISTING ZONING: R-3
EXISTING USE: SINGLE-FAMILY
 - 9 #055-01-81
MARGARET E. LASSITER
P.O. BOX 301
PAW CREEK, NC 28130
EXISTING ZONING: R-3
EXISTING USE: VACANT
 - 10 #055-01-80
BRADSHAW EDWARDS AND
PEGGY EDWARDS
6504 WOODLAND CIRCLE
CHARLOTTE, NC 28265-1455
EXISTING ZONING: R-3
EXISTING USE: VACANT
 - 11 #055-01-29
MCMURRY BILL, HOMES, INC.
4620 MARKER LN.
DENVER, CO 80237
EXISTING ZONING: R-4
EXISTING USE: SINGLE FAMILY
 - 12 #055-01-28
ROONEY JAY BURKS AND
CARRINA HOWARD-BURKS
725 RHYNE ROAD
CHARLOTTE, NC 28234
EXISTING ZONING: R-4
EXISTING USE: SINGLE-FAMILY
 - 13 #055-01-59
JETHRO GREEN AND JANET R.
GREEN
501 RHYNE ROAD
CHARLOTTE, NC 28234
EXISTING ZONING: R-4
EXISTING USE: SINGLE-FAMILY
 - 14 #055-01-58
SECRETARY OF HOUSING &
URBAN DEVELOPMENT AND
MICHAELSON CONNOR & BOLL
532 BOLSA AVE #200
HUNTINGTON BEACH, CA 92649
EXISTING ZONING: R-4
EXISTING USE: SINGLE-FAMILY
 - 15 #055-01-57
PRESBYTERY OF
CATAWBA, INC.
1 HUNTERSVILLE, NC 28078
EXISTING ZONING: R-4
EXISTING USE: GOVT-INST
 - 16 #055-06-106
MARTHA MOZELLA SHARPE
4531 HIDDEN VALLEY ROAD
CHARLOTTE, NC 28228
EXISTING ZONING: R-3
EXISTING USE: SINGLE-FAMILY
 - 17 #055-06-107
ELIZABETH ANN HARRIS
901 RHYNE ROAD
CHARLOTTE, NC 28234-9246
EXISTING ZONING: R-3
EXISTING USE: VACANT
 - 18 #055-06-11
ELIZABETH ANN HARRIS
901 RHYNE ROAD
CHARLOTTE, NC 28234-9246
EXISTING ZONING: R-3
EXISTING USE: SINGLE-FAMILY
 - 19 #055-06-108
JOHN H. SMALL
905 RHYNE ROAD
CHARLOTTE, NC 28234
EXISTING ZONING: R-3
EXISTING USE: SINGLE-FAMILY
 - 20 #055-06-10
DEPARTMENT OF
TRANSPORTATION
76 W. MAIN STREET
ALEXANDRIA, NC 28001
EXISTING ZONING: R-3
EXISTING USE: MANUFACTURED
 - 21 #055-09-106
JOHN H. BY (ESTATED) WILSON
AND SHERON STEWART
485 N. SHARON AMITY ROAD
CHARLOTTE, NC 28205
EXISTING ZONING: R-4
EXISTING USE: SINGLE-FAMILY
 - 22 #055-09-107
SPIRIT OF LIFE MINISTRIES OF
CHARLOTTE, NC AND
DOROTHY PONTON
5910 SULLINS ROAD
CHARLOTTE, NC 28244
EXISTING ZONING: R-4
EXISTING USE: SINGLE-FAMILY
 - 23 #055-09-109
LYNDELL D. THOMPSON AND
LOIS Y. THOMPSON
5817 LEBANON ROAD
CHARLOTTE, NC 28227
EXISTING ZONING: R-4
EXISTING USE: VACANT
 - 24 #055-06-329
SEABOARD COASTLINE
RAILROAD CO.
3200 W. BROAD STREET
RICHMOND, VA 23230
EXISTING ZONING: H
EXISTING USE: VACANT
 - 25 #055-06-328
LYNDELL D. THOMPSON AND
LOIS Y. THOMPSON
5817 LEBANON ROAD
CHARLOTTE, NC 28227
EXISTING ZONING: R-5
EXISTING USE: VACANT
 - 26 #055-06-386
WILLIAM ROGER LEE SR.
AND BY ENT
221 HANSARD DR.
CHARLOTTE, NC 28234
EXISTING ZONING: H
EXISTING USE: VACANT
 - 27 #055-06-317
JERRY M. LEE
217 HANSARD DR.
CHARLOTTE, NC 28234
EXISTING ZONING: R-5
EXISTING USE: SINGLE-FAMILY
 - 28 #055-06-102
TONY M. PRICE AND
CYNTHIA R. PRICE
901 MT. HOLLY ROAD
CHARLOTTE, NC 28234
EXISTING ZONING: R-5
EXISTING USE: SINGLE-FAMILY
 - 29 #055-06-101
JERRY M. LEE
217 HANSARD DRIVE
CHARLOTTE, NC 28234
EXISTING ZONING: R-5
EXISTING USE: SINGLE-FAMILY
 - 30 #055-07-402
TONY M. PRICE AND
CYNTHIA R. PRICE
901 MT. HOLLY ROAD
CHARLOTTE, NC 28234
EXISTING ZONING: R-5
EXISTING USE: SINGLE-FAMILY
 - 31 #055-07-407
RAY L. TYSON AND
JANE B. TYSON
207 ROCKWOOD DRIVE
CHARLOTTE, NC 28234
EXISTING ZONING: R-5
EXISTING USE: SINGLE-FAMILY
 - 32 #055-07-301
KENNETH A. LOVE
P.O. BOX 242
PAW CREEK, NC 28130-0242
EXISTING ZONING: R-5
EXISTING USE: SINGLE-FAMILY
 - 33 #055-07-302
RIS VOLENE GREENE
915 ELGIN DRIVE
CHARLOTTE, NC 28234-8641
EXISTING ZONING: R-5
EXISTING USE: SINGLE-FAMILY
 - 34 #055-07-303
CHARLE CLYDE HOUSER AND
VERNE L. HOUSER
923 ELGIN DRIVE
CHARLOTTE, NC 28234
EXISTING ZONING: R-5
EXISTING USE: SINGLE-FAMILY
 - 35 #055-07-304
THOMAS M. CALDWELL AND
GLORIA W. CALDWELL
901 ELGIN DRIVE, R-4
CHARLOTTE, NC 28234
EXISTING ZONING: R-5
EXISTING USE: SINGLE-FAMILY
 - 36 #055-07-305
MICHAEL STEWART AND
MICHAEL STEWART
P.O. BOX 252
HUNTERSVILLE, NC 28078
EXISTING ZONING: R-5
EXISTING USE: SINGLE-FAMILY
 - 37 #055-07-306
FRANK HUFFSTICKLER AND
HELEN K. HUFFSTICKLER
920 ELGIN DRIVE
CHARLOTTE, NC 28234
EXISTING ZONING: R-5
EXISTING USE: VACANT
 - 38 #055-07-208
DOROTHY L. HEDSFETH
12 SPRINGHILL ROAD
CHARLOTTE, NC 28234
EXISTING ZONING: R-5
EXISTING USE: VACANT
 - 39 #055-07-102
TONY R. YOUNG AND
PHYLLIS D. YOUNG
832 W. LAPORTE DRIVE
CHARLOTTE, NC 28265-1446
EXISTING ZONING: H
EXISTING USE: WAREHOUSE
 - 40 #055-07-101
DEPARTMENT OF
TRANSPORTATION
716 W. MAIN STREET
ALEXANDRIA, NC 28001-4626
EXISTING ZONING: H
EXISTING USE: VACANT

SITE DEVELOPMENT SUMMARY:

TAX PARCEL NUMBERS:
055-08-103 055-08-104
055-08-105 055-08-101
055-08-102 055-48-103
055-48-104 055-48-105
055-48-106 055-48-107

TOTAL SITE SF (ACREAGE):
7,577,685.60 SF (136.26 AC)

EXISTING ZONING & USES:
INDUSTRIAL DISTRICT - "I-1"
-VACANT
SINGLE-FAMILY DISTRICT - "R-3"
-VACANT
SINGLE-FAMILY RESIDENCE

PROPOSED ZONING & PERMITTED USES:
COMMERCIAL CENTER - "CC"
-OFFICES
-RESTAURANTS
-RETAIL
-HOTELS
-TOWN-HOMES
BUSINESS DISTRICT - "B-2(CD)"
AUTOMOTIVE SALES
MIXED USE DISTRICT - "MX-2"
-TOWN-HOMES
-MULTI-FAMILY RESIDENTIAL

DEVELOPMENT IS LOCATED WITHIN THE CATAWBA RIVERLAKE WYLE WATERSHED DISTRICT AND IS CLASSIFIED AS PROTECTED AREA.

DEVELOPMENT TOTALS:

RESIDENTIAL: 454 UNITS
262 TOWN-HOMES
192 APARTMENTS OR CONDOMINIUMS

HOTEL: 100 ROOMS
RETAIL: 306,400 SF
CAR DEALERSHIPS: 30,000 SF
100,000 SF

AREA INFORMATION

AREA 1 - 4020 AC
EXISTING ZONING: INDUSTRIAL (I-1) & SINGLE-FAMILY RESIDENTIAL (R-3)
PROPOSED ZONING: COMMERCIAL CENTER (CC)
PROPOSED USE: RETAIL RESTAURANT, THEATER, HOTEL
-MAXIMUM SF: 306,400 SF
-HOTEL MAXIMUM: 100 ROOMS

AREA 2 - 950 AC
EXISTING ZONING: SINGLE-FAMILY RESIDENTIAL (R-3)
PROPOSED ZONING: COMMERCIAL CENTER (CC)
PROPOSED USE: MULTI-FAMILY RESIDENTIAL
81 TOWN-HOMES

AREA 3 - 625 AC
EXISTING ZONING: SINGLE-FAMILY RESIDENTIAL (R-3)
PROPOSED ZONING: COMMERCIAL CENTER (CC)
PROPOSED USE: OFFICE
30,000 SF

AREA 4 - 1460 AC
EXISTING ZONING: INDUSTRIAL (I-1) & SINGLE-FAMILY RESIDENTIAL (R-3)
PROPOSED ZONING: BUSINESS (B-2)
PROPOSED USE: CAR DEALERSHIP
80,000 SF

AREA 5 - 6025 AC
EXISTING ZONING: INDUSTRIAL (I-1) & SINGLE-FAMILY RESIDENTIAL (R-3)
PROPOSED ZONING: MIXED-USE (MX-2)
PROPOSED USE: MULTI-FAMILY RESIDENTIAL
81 TOWN-HOMES
92 APARTMENTS OR CONDOMINIUMS
700 DUAs

NOTES:

INTERSTATE 485, RHYNE ROAD, AND MOORES CHAPEL ROAD REALIGNMENT DATA PROVIDED BY:

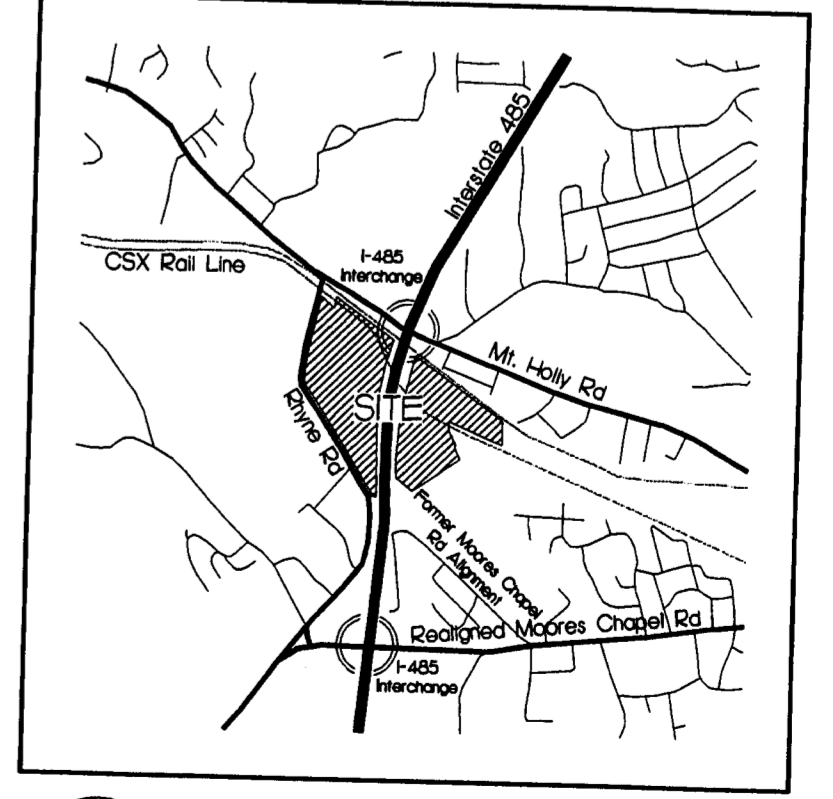
NC DEPARTMENT OF TRANSPORTATION
DIVISION 10 SURVEY OFFICE
12255 EAST INDEPENDENCE BOULEVARD
CHARLOTTE, NC 28203
(704) 849-8064

PLANIMETRIC INFORMATION OUTSIDE OF THE PROJECT BOUNDARY, SWIM BUFFER BOUNDARY, THE CATAWBA RIVERLAKE WYLE WATERSHED BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY:

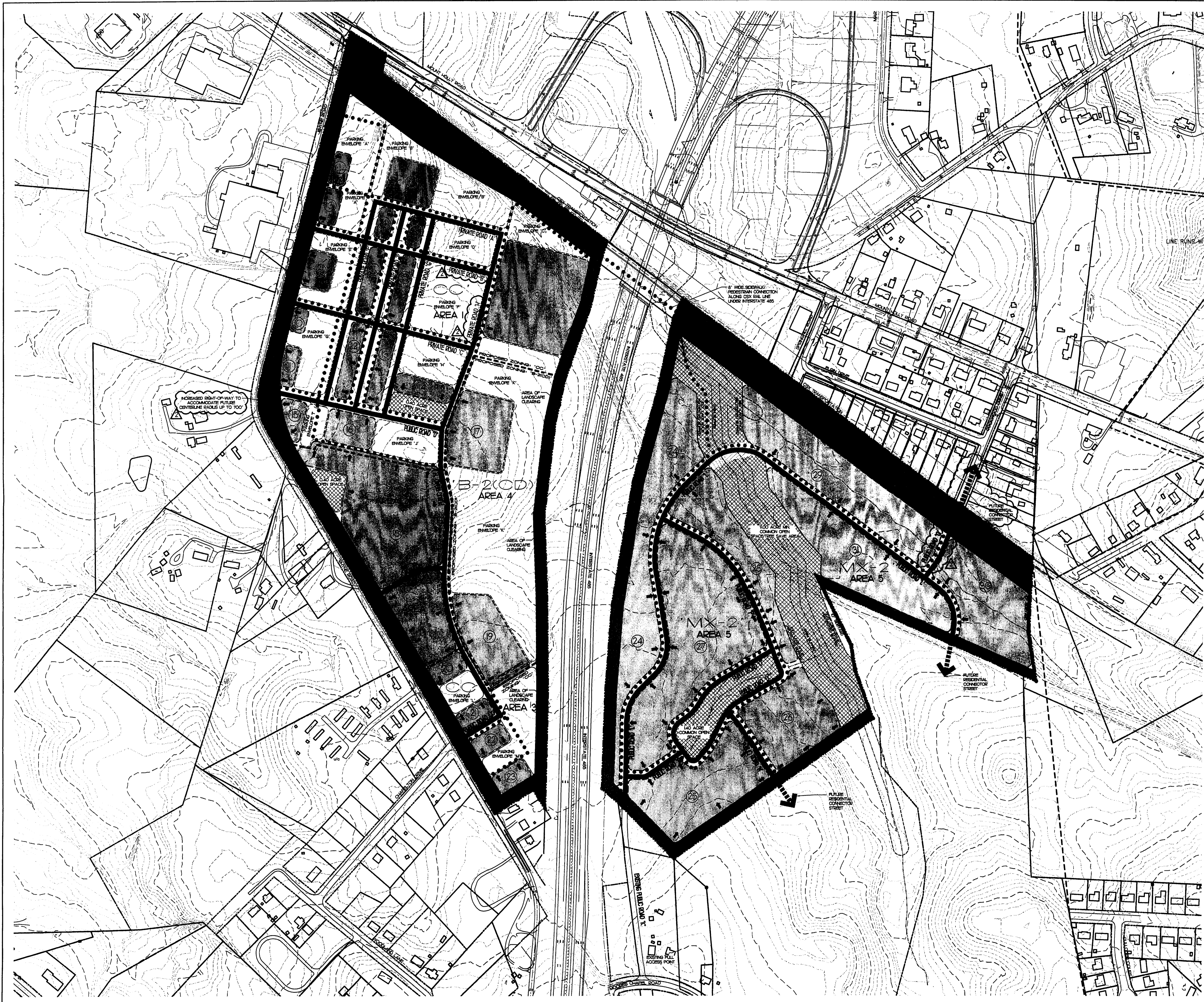
MECKLENBURG COUNTY
ENGINEERING & BUILDING STANDARDS DEPARTMENT
DELD DEMOGRAPHIC, EMPLOYMENT AND LAND DEVELOPMENT INFORMATION SYSTEM

*AREA FOR PROJECT IS LOCATED WITHIN THE FOLLOWING OVERLAY DISTRICTS:
"CATAWBA RIVERLAKE WYLE WATERSHED DISTRICT"
CHARLOTTE-MECKLENBURG ZONING ORDINANCE
CHAPTER 10, PART 6
"WESTSIDE STRATEGIC PLAN"
JUNE, 2000
"MT. HOLLY HOLLY ROAD SPECIAL PROJECT PLAN"
MAY 9, 1994
"NORTHWEST DISTRICT PLAN"
NOVEMBER, 1990

VICINITY MAP - NOT TO SCALE



FOR PUBLIC HEARING
PETITION NO. 2005-150

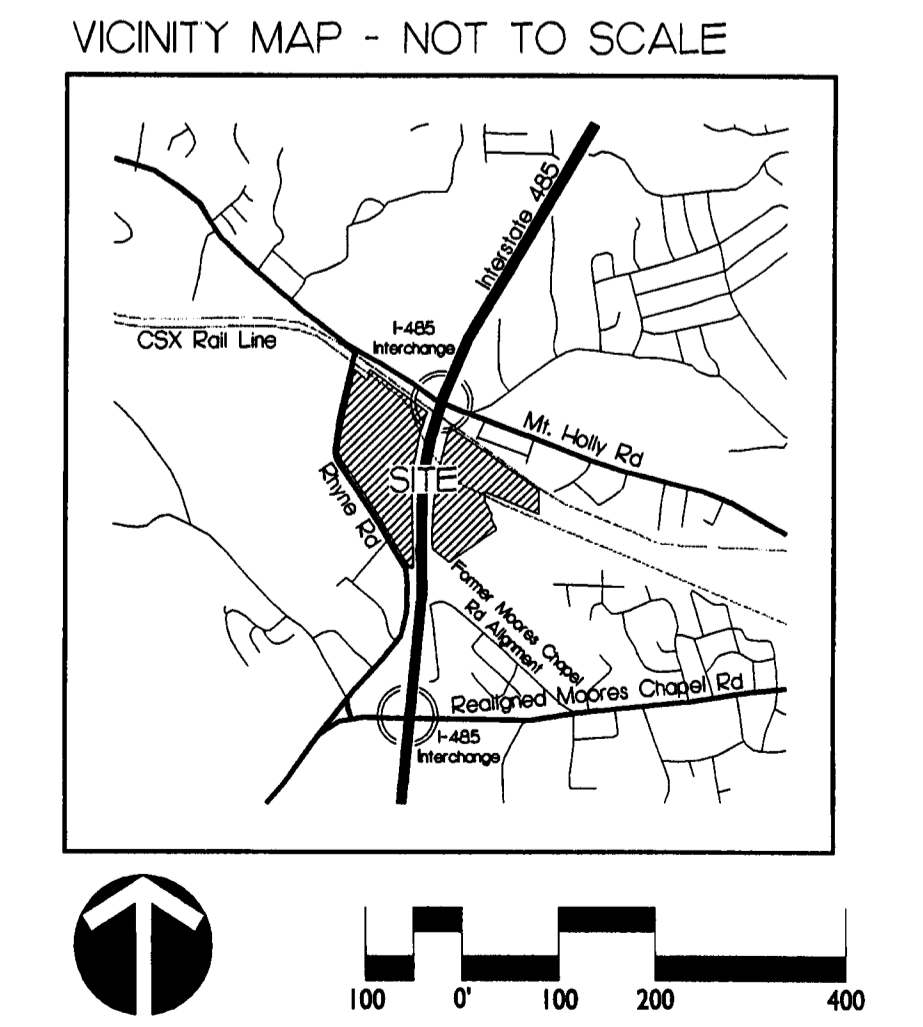


SITE AREA SUMMARY:

INDIVIDUAL BUILDING ENVELOPE AREA#	AREA#	AREA USE	SQ. FT.
1	ENVELOPE AREA #1	RETAIL OR RESTAURANT	4,400 SF
2	ENVELOPE AREA #2	RETAIL OR RESTAURANT	7,600 SF
3	ENVELOPE AREA #3	THEATRE	3,700 SF
4	ENVELOPE AREA #4	RETAIL OR RESTAURANT	5,600 SF
5	ENVELOPE AREA #5	RETAIL OR RESTAURANT	5,600 SF
6	ENVELOPE AREA #6	RETAIL OR RESTAURANT	1,000 SF
7	ENVELOPE AREA #7	RETAIL OR RESTAURANT	15,500 SF
8	ENVELOPE AREA #8	RETAIL OR RESTAURANT	15,500 SF
9	ENVELOPE AREA #9	RETAIL OR RESTAURANT	15,500 SF
10	ENVELOPE AREA #10	RETAIL OR RESTAURANT	190,000 SF
11	ENVELOPE AREA #11	RETAIL OR RESTAURANT	4,100 SF
12	ENVELOPE AREA #12	RETAIL OR RESTAURANT	4,800 SF
13	ENVELOPE AREA #13	RETAIL OR RESTAURANT	15,500 SF
14	ENVELOPE AREA #14	RETAIL OR RESTAURANT	15,500 SF
15	ENVELOPE AREA #15	RETAIL OR RESTAURANT	10,500 SF
16	ENVELOPE AREA #16	RETAIL OR RESTAURANT	13,200 SF
17	ENVELOPE AREA #17	RETAIL OR RESTAURANT	36,000 SF
18	ENVELOPE AREA #18	HOTEL	14,000 SF
19	ENVELOPE AREA #19	CAR DEALERSHIP	75,000 SF
20	ENVELOPE AREA #20	CAR DEALERSHIP	7,400 AC
21	ENVELOPE AREA #21	OFFICE	75,000 SF
22	ENVELOPE AREA #22	OFFICE	7,200 SF
23	ENVELOPE AREA #23	OFFICE	7,200 SF
24	ENVELOPE AREA #24	RESIDENTIAL	7,200 AC
25	ENVELOPE AREA #25	RESIDENTIAL	4.70 AC
26	ENVELOPE AREA #26	RESIDENTIAL	3.70 AC
27	ENVELOPE AREA #27	RESIDENTIAL	2.70 AC
28	ENVELOPE AREA #28	RESIDENTIAL	7.20 AC
29	ENVELOPE AREA #29	RESIDENTIAL	2.70 AC
30	ENVELOPE AREA #30	RESIDENTIAL	4.73 AC
31	ENVELOPE AREA #31	RESIDENTIAL	3.16 AC
32	ENVELOPE AREA #32	RESIDENTIAL	4.90 AC
33	ENVELOPE AREA #33	RESIDENTIAL	4.90 AC

LEGEND

- PROPOSED ROAD
- PROPOSED PEDESTRIAN CIRCULATION
- BUILDING ENVELOPE
- PARKING ENVELOPE
- BUILDING ORIENTATION



DEVELOPMENT GUIDELINES (CON'T)

ARCHITECTURAL CONTROLS AND RESTRICTIVE COVENANTS

1. ALL BUILDINGS CONSTRUCTED ON THE SITE SHALL BE ARCHITECTURALLY COMPATIBLE IN APPEARANCE THROUGH THE USE OF SIMILAR, AS WELL AS COMPLEMENTARY BUILDING MATERIALS, COLORS AND DESIGN (GIVING DUE CONSIDERATIONS TO THE USE OF EACH BUILDING).
2. THE FIRST FLOOR OF ALL BUILDINGS SHALL BE DESIGNED TO ENCOURAGE AND COMPLEMENT PEDESTRIAN SCALE INTEREST AND ACTIVITY.
3. IF DRIVE-THROUGH WINDOWS AND SERVICES ARE INCLUDED WITHIN THE DEVELOPMENT, THEY MUST NOT COMPROMISE PEDESTRIAN CIRCULATION.
4. BUILDINGS LOCATED WITHIN THE DEVELOPMENT SHALL BE DESIGNED TO RELATE TO THE OVERALL PEDESTRIAN ENVIRONMENT. BUILDINGS SHALL BE DESIGNED TO INCLUDE TRANSPARENT OPENINGS, ORNAMENTATION AND ARCHITECTURAL CHARACTER AND SHALL RAISE THE STANDARD LEVEL OF THE DESIGN TO CREATE A PLACE OF INTEREST.
5. BUILDINGS LOCATED WITH THE DEVELOPMENT SHALL BE ORIENTED TOWARD THE STREET AND SHALL CREATE ENTRANCES WITH PEDESTRIAN INTEREST. DEVELOPMENT LOCATED ALONG RHYNE ROAD SHALL BE ORIENTED TO ADDRESS THE STREET IN A PEDESTRIAN NATURE. THE FACADES OF THE PROPOSED DEVELOPMENT ALONG RHYNE ROAD SHALL BE DESIGNED IN A WAY THAT IS COMPLEMENTARY TO THE EXISTING RESIDENTIAL CONTEXT OF THE STREET.
6. BUILDING ELEVATIONS FOR THE TOWNHOMES/CONDOMINIUMS LOCATED IN AREA 5 AND AREA 2, AS WELL AS DEVELOPMENT WITHIN THE COMMERCIAL CENTER (CC) AND BUSINESS (B-2(CD)) DISTRICTS SHALL BE SUBMITTED FOR REVIEW AND APPROVAL TO THE CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT DURING THE SITE PLAN APPROVAL PHASE PRIOR TO ISSUANCE OF BUILDING PERMITS. PRIOR TO ISSUANCE OF BUILDING PERMITS, THE CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT SHALL HAVE THE OPPORTUNITY TO REVIEW THE PROPOSED PLANS AGAINST THE APPROVED CONDITIONAL PLANS TO ASSURE COMPLIANCE WITH DESIGN PRINCIPALS ILLUSTRATED ON THE PLANS.
7. THE SCALE AND ORIENTATION OF THE TOWNHOMES, MULTI-FAMILY (CONDOMINIUMS / APARTMENTS) AND OFFICE SHOULD COMPLEMENT THE SCALE OF THE SURROUNDING RESIDENTIAL BUILDINGS. RESIDENTIAL AND OFFICE BUILDINGS WILL BE REQUIRED TO INCORPORATE BALCONIES, BAY WINDOWS, PORCHES AND OTHER ARCHITECTURAL ENHANCEMENTS AS A WAY OF ADDRESSING THE PEDESTRIAN NATURE OF THE VILLAGE. FRONT DOORS SHOULD ORIENT TOWARD THE STREET, FACADES SHOULD BE VARIED WITH FREQUENT BUILDING ENTRIES AND WINDOWS.
8. CAR DEALERSHIPS SHALL BE DESIGNED TO RESPOND TO THE PEDESTRIAN CHARACTER OF THE DEVELOPMENT AND SHALL BE ORIENTED TOWARD PUBLIC ROAD 'H'. STORAGE FOR THE CAR DEALERSHIPS SHALL BE LOCATED AT THE REAR OF THE BUILDINGS AND ORIENTED TOWARD INTERSTATE 485.
9. BUILDINGS CONSTRUCTED WITHIN BUILDING ENVELOPES 4, 5, 7, 8, 12, 13 AND 14 SHALL HAVE WINDOWS THAT FACE PRIVATE ROADS 'A', 'B', 'C', AND 'F' AND PUBLIC ROAD 'D' AND SHALL AVOID LONG EXPANSIONS OF SOLID WALLS, GREATER THAN 20 FEET IN LENGTH, THROUGH THE INTRODUCTION OF ARTICULATED FACADES AND OTHER SPECIFICALLY DESIGNED ARCHITECTURAL ELEMENTS.
10. TRASH AND/ OR DUMPSTER/COMPACTOR AND RECYCLING AREAS SHALL COMPLY WITH SECTION 12.403 OF THE CHARLOTTE-MECKLENBURG ZONING ORDINANCE. TRASH OR "DUMPSTER" PADS WILL BE SCREENED FROM VIEW USING MATERIALS SIMILAR TO THOSE USED ON THE RESPECTIVE BUILDING. WHERE JOINT COLLECTION POINTS ARE DEVELOPED, PADS SHALL BE SCREENED WITH BRICK ENCLOSURES. ALL ENCLOSURES WILL HAVE GATES THAT TOTALLY CONCEAL THE INTERIOR OF THE ENCLOSURE. MULTI-FAMILY (CONDOMINIUMS / APARTMENTS) COMPLEXES MUST MEET ALL REQUIREMENTS AS STATED IN CHAPTERS 9 AND 12 OF THE CHARLOTTE CITY CODE REGARDING SOLID WASTE DUMPSTER, COMPACTOR AND RECYCLING AREAS.

7. THE SCALE AND ORIENTATION OF THE TOWNHOMES, MULTI-FAMILY (CONDOMINIUMS / APARTMENTS) AND OFFICE SHOULD COMPLEMENT THE SCALE OF THE SURROUNDING RESIDENTIAL BUILDINGS. RESIDENTIAL AND OFFICE BUILDINGS WILL BE REQUIRED TO INCORPORATE BALCONIES, BAY WINDOWS, PORCHES AND OTHER ARCHITECTURAL ENHANCEMENTS AS A WAY OF ADDRESSING THE PEDESTRIAN NATURE OF THE VILLAGE. FRONT DOORS SHOULD ORIENT TOWARD THE STREET, FACADES SHOULD BE VARIED WITH FREQUENT BUILDING ENTRIES AND WINDOWS.

STORM WATER MANAGEMENT

STORM WATER RUNOFF FROM THE SITE WILL BE MANAGED THROUGH PROVEN TECHNIQUES WHICH SATISFY THE STANDARDS IMPOSED BY MECKLENBURG COUNTY.

NO STORM WATER DETENTION SHALL BE ALLOWED WITHIN THE SETBACK ALONG RHYNE ROAD AND INTERSTATE 485.

THE PETITIONER SHALL ABIDE BY THE S.W.I.M. STREAM BUFFER REGULATIONS WHERE APPLICABLE.

THE PETITIONER SHALL CONTROL AND TREAT THE DIFFERENCE IN STORM WATER RUNOFF VOLUME LEAVING THE PROJECT SITE BETWEEN THE PRE- AND POST-DEVELOPMENT RUNOFF CONDITIONS FOR THE ONE-YEAR 24-HOUR STORM. RUNOFF DRAW DOWN TIME SHALL BE A MINIMUM OF 24 HOURS, BUT NOT MORE THAN 120 HOURS. PEAK STORM WATER RELEASE RATES SHOULD MATCH PRE-DEVELOPMENT RATES FOR THE TWO-YEAR AND TEN-YEAR SIX-HOUR STORM EVENTS.

THE USE OF STRUCTURAL STORM WATER TREATMENT SYSTEMS (WET PONDS, EXTENDED DETENTION WETLANDS, BIO-RETENTION, ETC.) SHALL BE INCORPORATED INTO THE SITE AND DESIGNED TO HAVE AN 85% AVERAGE ANNUAL REMOVAL FOR TOTAL SUSPENDED SOLIDS GENERATED FROM THE DEVELOPMENT ACCORDING TO THE SPECIFICATIONS IN THE N.C. DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES BEST MANAGEMENT PRACTICES MANUAL, APRIL 1999.

FIRE PROTECTION

FIRE HYDRANTS WILL BE PROVIDED WITHIN THE LANDSCAPE SETBACK AREAS AS REQUIRED BY THE FIRE MARSHALL. FOR BUILDINGS ACCESSED THROUGH SCREENED PARKING LOTS, HYDRANTS MUST BE INSTALLED ADJACENT TO THE PARKING LOT AND EASILY ACCESSIBLE BY FIRE FIGHTING EQUIPMENT. HYDRANT LOCATIONS MUST BE APPROVED BY THE FIRE MARSHALL. AN ACCESS AGREEMENT SHALL BE ON FILE FOR ANY BUILDING SO PROTECTED.

TRANSPORTATION COMMITMENTS

1. PETITIONER SHALL IMPROVE RHYNE ROAD TO INCLUDE LEFT-TURN LANES INTO THE PROPOSED DEVELOPMENT. THE ENGINEERING DESIGN AND CONSTRUCTION OF THE LEFT-TURN LANE IS THE RESPONSIBILITY OF THE OWNER AND SHALL BE PERFORMED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF NORTH CAROLINA WHO HAS ROADWAY-DESIGN EXPERIENCE.
2. THE PETITIONER, ITS SUCCESSORS AND ASSIGNS, AGREES TO UNDERTAKE OR CAUSED TO BE UNDERTAKEN THE FOLLOWING ROADWAY IMPROVEMENTS IN CONNECTION WITH DEVELOPMENT OF THE SITE IN ACCORDANCE WITH THIS PETITION:
 - A. RHYNE ROAD
CONSTRUCT LEFT-TURN LANE(S) ON RHYNE ROAD WITH A MINIMUM 150 FEET OF STORAGE, A 15:1 BAY TAPER AND 45:1 THROUGH LANE TAPER
 - B. OTHER
PROVIDE FOR A MINIMUM OF 150 FEET OF INTERNAL CHANNELIZATION (MEASURED FROM THE RIGHT-OF-WAY) AT THE ENTRANCES TO THE SITE FROM RHYNE ROAD. IF THE ENTRANCE IS CONSIDERED A PUBLIC ROAD AND/OR THE MAIN ENTRANCE INTO THE DEVELOPMENT, THIS REQUIREMENT MAY BE INCREASED TO 300 FEET OR GREATER DEPENDENT ON THE FINDINGS OF THE TRAFFIC IMPACT STUDY/RELATED DESIGN AND OPERATIONAL CONSIDERATIONS.

TRANSPORTATION COMMITMENTS (CON'T)

3. PETITIONER TO COORDINATE ACCESS POINT FOR PUBLIC ROAD 'D' ONTO RHYNE ROAD WITH THE FUTURE ALIGNMENT OF THE COLLECTOR ROAD WEST OF RHYNE ROAD THAT WAS DEVELOPED BY THE CHARLOTTE-MECKLENBURG PLANNING COMMISSION.
4. PROPOSED PUBLIC AND PRIVATE ROADS AND EXISTING PUBLIC ROAD "K" AS IDENTIFIED ON THE TECHNICAL DATA SHEETS SHALL BE DESIGNED AND CONSTRUCTED TO CONFORM TO THE CHARLOTTE-MECKLENBURG LAND DEVELOPMENT STANDARDS (CHLDS) AND TO BE SUBJECT TO REVIEW BY THE CHARLOTTE DEPARTMENT OF TRANSPORTATION PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
5. PETITIONER SHALL CONTACT CSX TRANSPORTATION TO OBTAIN RIGHT-OF-ENTRY ACCESS FOR PUBLIC ROAD 'Q' CONNECTION TO ROCKWOOD DRIVE.
6. PETITIONER SHALL PRESERVE AND DEDICATE RIGHT-OF-WAY ALONG RHYNE ROAD TO ACCOMMODATE A FUTURE 700 FOOT CENTERLINE RADIUS, PENDING THE RECOMMENDATION AND APPROVAL OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.
7. PETITIONER RESERVES THE RIGHT TO DECLARE PUBLIC ROAD 'I' AS A PRIVATE ROAD IN THE EVENT THAT PARCEL #053-01-131, DIRECTLY TO THE WEST OF RHYNE ROAD, REDEVELOPS AND DOES NOT PROVIDE A PUBLIC ROAD CONNECTION AT THIS INTERSECTION.

8. PETITIONER, ITS SUCCESSORS AND ASSIGNS, AGREES TO COOPERATE WITH THE CHARLOTTE DEPARTMENT OF TRANSPORTATION AND THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION IN CONNECTION WITH THE TIMING OF CONSTRUCTION OF ROADWAY IMPROVEMENTS TO BE UNDERTAKEN BY THE PETITIONER, WHICH SHALL BE BASED UPON THE TRAFFIC IMPACT ASSOCIATED WITH THE PROPOSED DEVELOPMENT AS REFLECTED IN THE PETITIONER'S TRAFFIC IMPACT STUDY.

SIDEWALKS AND INTERNAL STREETS

1. PETITIONER SHALL INSTALL AN 8 FOOT WIDE SIDEWALK WITH A MINIMUM 8 FOOT WIDE PLANTING STRIP PARALLEL TO THE SITE'S FRONTAGE ON RHYNE ROAD AND PUBLIC AND PRIVATE ROADS LOCATED WITHIN THE COMMERCIAL CENTER (CC) AND BUSINESS DISTRICT (B-2(CD)). THE SIDEWALK MAY MEANDER IN ORDER TO PERMIT THE PETITIONER TO EXERCISE GOOD FAITH EFFORTS TO SAVE EXISTING 8 INCH OR LARGER CALIPER TREES WITHIN THE APPLICABLE BUILDING SETBACK AREA.
2. AS CONCEPTUALLY DEPICTED ON THE SCHEMATIC SITE PLAN, THE PETITIONER SHALL INSTALL INTERNAL SIDEWALKS ON THE SITE THAT WILL PROVIDE PEDESTRIAN CONNECTIONS BETWEEN THE VARIOUS BUILDINGS LOCATED THEREON AND TO THE SIDEWALKS INSTALLED ALONG RHYNE ROAD.
3. PETITIONER SHALL CONTACT CSX TRANSPORTATION AND OBTAIN RIGHT-OF-ENTRY ACCESS TO THE CSX PROPERTY LOCATED ALONG THE NORTHERN PROPERTY LINE. ONCE ACCESS HAS BEEN GRANTED, PETITIONER SHALL INSTALL A MINIMUM 8 FOOT WIDE SIDEWALK ADJACENT TO THE RAIL LINE THAT SHALL CREATE A PEDESTRIAN CONNECTION TO THE EASTERN AND WESTERN PORTIONS OF THE SITE. THE MATERIAL USED FOR THE SIDEWALK SHALL BE CONCRETE WITH THE EXCEPTION OF SIDEWALK LOCATED IN THE "CATAWBA RIVER/LAKE WYLLIE WATERSHED DISTRICT" OF WHICH SHALL BE CONSTRUCTED OF A NON-IMPERVIOUS MATERIAL AS SPECIFIED BY SECTION 10.608 OF THE ORDINANCE.
4. EXCEPT WHERE NECESSARY TO ACCOMMODATE SIGNIFICANT DESIGN AND ARCHITECTURAL ELEMENTS LOCATED ON THE SITE, INTERNAL PRIVATE ROADS SHALL BE DESIGNED TO HAVE STREET TREES AND SIDEWALKS A MINIMUM OF 8 FEET IN WIDTH PROVIDED THAT ANY DEVIATION FROM THE MINIMUM 8 FEET SIDEWALK WIDTH SHALL RELATE TO PEDESTRIAN WALK AREAS OF AN APPROPRIATE WIDTH INCLUDED AS PART OF THE ABOVE DESCRIBED SIGNIFICANT DESIGN FEATURES.

DEVELOPMENT PHASING PROVISIONS

IN ORDER TO ASSURE THAT THE INFRASTRUCTURE THAT SERVES THE AREA IS ADEQUATE TO SERVE THE PROPOSED DEVELOPMENT, THE DEVELOPMENT OF THE SITE WILL BE TIED TO THE PROVISION OF SPECIFIC INFRASTRUCTURE IMPROVEMENTS. THE PROVISION OF THESE IMPROVEMENTS IS NOT TIED TO SPECIFIC CALENDAR DATES BUT RATHER SERVES AS A LIMITING FACTOR TO THE AMOUNT OF DEVELOPMENT THAT CAN OCCUR ON THE SITE. AS SPECIFIED BELOW, CERTAIN LEVELS OF DEVELOPMENT WILL BE PERMITTED IN CONJUNCTION WITH THE PROVISION OF CERTAIN ROAD IMPROVEMENTS THAT HAVE BEEN DESIGNED TO IMPROVE EXISTING CONDITIONS AND TO ACCOMMODATE THE ANTICIPATED TRAFFIC IMPACT THAT CAN BE EXPECTED FROM THE NEW DEVELOPMENT. THE DESIGN AND LOCATION OF THE IMPROVEMENTS WILL SUBSTANTIALLY CONFORM TO THE PROVISIONS OF THIS ILLUSTRATIVE SITE PLAN, IN CONJUNCTION WITH THE APPROVAL OF THE APPROPRIATE TRANSPORTATION AUTHORITY. IN THAT CONTEXT, IF THE PETITIONER IS REQUIRED OR CHOOSES TO MAKE ADDITIONAL IMPROVEMENTS ON PUBLIC STREETS THAT ARE NOT LISTED BELOW, THE PETITIONER MAY MODIFY THE NATURE OR EXTENT OF THE SPECIFIC IMPROVEMENTS LISTED BELOW IF THESE CHANGES ARE APPROVED BY NCDOT OR CDOT, WHICH EVER HAS JURISDICTION FOR THE PUBLIC ROADS INVOLVED WITH THE CHANGES. IN ADDITION, THE PETITIONER RESERVES THE RIGHT TO ACCELERATE ANY OF THE IMPROVEMENTS LISTED BELOW IN ANY OF THE PHASES TO FACILITATE THE EFFICIENT PROVISION OF THE LISTED IMPROVEMENTS. FINALLY, WITH REGARD TO THE INSTALLATION OF TRAFFIC SIGNALIZATION THAT IS INCLUDED IN THE PHASING PROVISIONS, IF THE TRAFFIC REQUIREMENTS FOR A PARTICULAR SIGNAL HAVE NOT BEEN MET AND/OR THE APPROPRIATE TRANSPORTATION AUTHORITY HAS NOT PERMITTED A SIGNAL TO BE INSTALLED, THE LACK OF AN INSTALLED SIGNAL SHALL NOT BE CONSTRUED AS A FAILURE ON THE PART OF THE PETITIONER TO COMPLETE THAT PARTICULAR PORTION OF THE PHASING PROVISIONS AND DEVELOPMENT RIGHTS TIED TO THE PROVISION OF THAT SIGNAL WILL BE AVAILABLE TO THE PETITIONER AS IF THE SIGNAL WAS IN PLACE. THE PETITIONER IS COMMITTED TO PROVIDING THE PARTICULAR SIGNAL WHEN TRAFFIC REQUIREMENTS DICTATE OR AT THE DIRECTION OF THE APPROPRIATE TRANSPORTATION AUTHORITY SHOULD THAT AUTHORITY REQUEST THE SIGNAL EVEN IF TRAFFIC REQUIREMENTS HAVE NOT BEEN MET. THE SQUARE FOOTAGE/NUMBER OF DWELLING UNITS SPECIFIED FOR EACH USE INCLUDED IN PHASE ONE CAN BE EXCHANGED FROM ONE USE TO ANOTHER PROVIDED THAT THE NET NEW EXTERNAL TRIPS PRODUCED BY THE SITE DOES NOT EXCEED 1,300 TRIPS DURING THE PM PEAK HOUR.

PHASE ONE (A)

IN CONJUNCTION WITH THE PROVISION OF THE IMPROVEMENTS LISTED BELOW, THE PETITIONER MAY DEVELOP UP TO 159,600 SQUARE FEET OF RETAIL SPACE, 16,530 SQUARE FEET OF RESTAURANT SPACE, A HOTEL, A CAR DEALERSHIP, AND 81 TOWNHOMES IN THE WEST SECTOR OF THE DEVELOPMENT. THE PETITIONER MAY APPLY FOR BUILDING PERMITS UPON THE LETTING OF CONTRACTS FOR THE IMPROVEMENTS LISTED AND MAY NOT RECEIVE CERTIFICATES OF OCCUPANCY UNTIL THE SPECIFIC IMPROVEMENTS HAVE BEEN COMPLETED.

DEVELOPMENT PHASING PROVISIONS (CON'T)

- IN CONNECTION WITH ANY SUCH PHASE ONE (A) DEVELOPMENT, THE FOLLOWING IMPROVEMENTS MUST BE INSTALLED OR CONTRACTED FOR PRIOR TO ANY DEVELOPMENT AND THE IMPROVEMENTS WILL BE INSTALLED IN VARIOUS PORTIONS OF THE SITE AS THOSE PORTIONS OF THE SITE DEVELOP PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY FOR DEVELOPMENT ON THAT PORTION OF THE SITE, RESERVING THE PETITIONER'S RIGHT TO INSTALL ANY OR ALL IMPROVEMENTS IF TO DO SO WOULD RESULT IN GREATER EFFICIENCY, SUBJECT TO THE AVAILABILITY OF RIGHT-OF-WAY. FOR ANY RIGHT-OF-WAY THAT MAY NOT BE AVAILABLE, THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION IS ASSUMED TO ASSIST IN RIGHT-OF-WAY ACQUISITION. ALSO IN CONNECTION WITH ANY PHASE ONE (A) DEVELOPMENT:
- PETITIONER COMMITS TO DESIGN THE 2010 INTERSECTION CONFIGURATION AS DEFINED IN THE PETITIONER'S TRAFFIC IMPACT STUDY AT MOUNT HOLLY ROAD AND RHYNE ROAD, CONSISTING OF THE FOLLOWING:
- O RHYNE ROAD (SOUTHERN LEG): DUAL SOUTHBOUND THROUGH LANES, DUAL NORTHBOUND LEFT-TURN LANES, A NORTHBOUND THROUGH LANE, DUAL NORTHBOUND RIGHT-TURN LANES, AND A MEDIAN EXTENDING FROM MOUNT HOLLY ROAD TO DRIVEWAY #3.
 - O MOUNT HOLLY ROAD: DUAL WESTBOUND LEFT-TURN LANES.
 - O RELOCATION OF RAILROAD GATES AND TRAFFIC SIGNAL MODIFICATIONS.

PETITIONER COMMITS TO WORK IN GOOD FAITH WITH THE CLINE PROPERTY (CHARLOTTE REZONING PETITION 2003-088) TO JOINTLY FUND THE IMPROVEMENTS AT MOUNT HOLLY ROAD AND RHYNE ROAD.

BUILDING PERMITS WILL BE ISSUED WHEN THE CONSTRUCTION CONTRACT IS LET FOR THE ABOVE REFERENCED INTERSECTION IMPROVEMENTS FOR THE SOUTHERN LEG OF RHYNE ROAD AT THE MOUNT HOLLY ROAD AND RHYNE ROAD INTERSECTION. GRADING, ON-SITE INFRASTRUCTURE, AND OTHER SITE RELATED CONSTRUCTION EXCEPT BUILDINGS MAY PROCEED PRIOR TO ISSUANCE OF THE INTERSECTION CONSTRUCTION CONTRACT WITH APPLICABLE PERMITS.

MOUNT HOLLY ROAD AND RHYNE ROAD

- INSTALL A NORTHBOUND RIGHT-TURN LANE ON RHYNE ROAD WITH 350 FEET OF STORAGE.

DRIVEWAY #1 AND RHYNE ROAD (RIGHT-IN/RIGHT-OUT)

- INSTALL A NORTHBOUND RIGHT-TURN LANE ON RHYNE ROAD WITH 150 FEET OF STORAGE.

DRIVEWAY #2 AND RHYNE ROAD (RIGHT-IN/RIGHT-OUT)

- INSTALL A NORTHBOUND RIGHT-TURN LANE ON RHYNE ROAD WITH 150 FEET OF STORAGE.

DRIVEWAY #3 AND RHYNE ROAD *

- INSTALL A TRAFFIC SIGNAL WHEN TRAFFIC SIGNAL WARRANT REQUIREMENTS ARE MET.
 - INSTALL DUAL SOUTHBOUND LEFT-TURN LANES ON RHYNE ROAD WITH 300 FEET OF STORAGE.
 - INSTALL AN EXCLUSIVE WESTBOUND RIGHT-TURN LANE ON DRIVEWAY #3.
- * IMPROVEMENTS AT THIS INTERSECTION WILL BE CONSTRUCTED FOLLOWING AN APPROVED CENTERLINE IMPROVEMENT ON RHYNE ROAD (CURRENTLY EXPECTED TO BE A 700-FOOT RADIUS).

DRIVEWAY #4 AND RHYNE ROAD

- INSTALL A SOUTHBOUND LEFT-TURN LANE ON RHYNE ROAD WITH 150 FEET OF STORAGE.

DRIVEWAY #5 AND RHYNE ROAD

- INSTALL A SOUTHBOUND LEFT-TURN LANE ON RHYNE ROAD WITH 150 FEET OF STORAGE.
- INSTALL A NORTHBOUND LEFT-TURN LANE ON RHYNE ROAD WITH 150 FEET OF STORAGE.

(THE IMPROVEMENTS RELATED TO SPECIFIC DRIVEWAYS AS LISTED ABOVE WILL BE DESIGNED AND INSTALLED AS PART OF THE PERMITTING PROCESS FOR THE SPECIFIC DRIVEWAY, UNLESS SOME OF THE IMPROVEMENTS HAVE ALREADY BEEN MADE AS PART OF OTHER INFRASTRUCTURE IMPROVEMENTS CALLED FOR IN THESE PROVISIONS.)

PHASE ONE (B)

IN CONJUNCTION WITH THE PROVISION OF THE IMPROVEMENTS LISTED BELOW, THE PETITIONER MAY DEVELOP 181 TOWNHOMES AND 192 MULTI-FAMILY UNITS (CONDOMINIUMS/ APARTMENTS) IN THE EAST SECTOR OF THE DEVELOPMENT. THE PETITIONER MAY APPLY FOR BUILDING PERMITS UPON THE LETTING OF CONTRACTS FOR THE IMPROVEMENTS LISTED AND MAY NOT RECEIVE CERTIFICATES OF OCCUPANCY UNTIL THE SPECIFIC IMPROVEMENTS HAVE BEEN COMPLETED

IN CONNECTION WITH ANY SUCH PHASE ONE (B) DEVELOPMENT, THE FOLLOWING IMPROVEMENTS MUST BE INSTALLED OR CONTRACTED FOR PRIOR TO ANY DEVELOPMENT AND THE IMPROVEMENTS WILL BE INSTALLED IN VARIOUS PORTIONS OF THE SITE AS THOSE PORTIONS OF THE SITE DEVELOP PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY FOR DEVELOPMENT ON THAT PORTION OF THE SITE, RESERVING THE PETITIONER'S RIGHT TO INSTALL ANY OR ALL IMPROVEMENTS IF TO DO SO WOULD RESULT IN GREATER EFFICIENCY, SUBJECT TO THE AVAILABILITY OF RIGHT-OF-WAY. FOR ANY RIGHT-OF-WAY THAT MAY NOT BE AVAILABLE, THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION IS ASSUMED TO ASSIST IN RIGHT-OF-WAY ACQUISITION.

MOORES CHAPEL ROAD AND OLD MOORES CHAPEL ROAD

- INSTALL AN EASTBOUND LEFT-TURN LANE ON MOORES CHAPEL ROAD WITH 150 FEET OF STORAGE.
- INSTALL A WESTBOUND LEFT-TURN LANE ON MOORES CHAPEL ROAD WITH 150 FEET OF STORAGE.
- INSTALL A SOUTHBOUND RIGHT-TURN LANE ON OLD MOORES CHAPEL ROAD WITH 150 FEET OF STORAGE.

PHASE TWO

ONCE THE CONDITIONS IMPOSED UNDER PHASE ONE HAVE BEEN SATISFIED, THE PETITIONER MAY DEVELOP THE REMAINING 58,082 SQUARE FEET OF RETAIL SPACE, 8-SCREEN MOVIE THEATER, A CAR DEALERSHIP, 6,775 SQUARE FEET OF RESTAURANT SPACE, AND 28,800 SQUARE FEET OF OFFICE SPACE.

IN CONNECTION WITH ANY SUCH PHASE TWO DEVELOPMENT, THE FOLLOWING IMPROVEMENTS MUST BE INSTALLED OR CONTRACTED FOR PRIOR TO ANY DEVELOPMENT AND THE IMPROVEMENTS WILL BE INSTALLED IN VARIOUS PORTIONS OF THE SITE AS THOSE PORTIONS OF THE SITE DEVELOP, RESERVING THE PETITIONER'S RIGHT TO INSTALL ANY OR ALL IMPROVEMENTS IF TO DO SO WOULD RESULT IN GREATER EFFICIENCY, SUBJECT TO THE AVAILABILITY OF RIGHT-OF-WAY. FOR ANY RIGHT-OF-WAY THAT MAY NOT BE AVAILABLE, THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION IS ASSUMED TO ASSIST IN RIGHT-OF-WAY ACQUISITION.

DEVELOPMENT PHASING PROVISIONS (CON'T)

- MOUNT HOLLY ROAD AND MOUNT HOLLY-HUNTERSVILLE ROAD
- MODIFY TRAFFIC SIGNAL PHASING TO HAVE PROTECTED PHASING ON THE WESTBOUND AND SOUTHBOUND LEFT-TURN MOVEMENTS.**
 - EXTEND THE WESTBOUND LEFT-TURN LANE ON MOUNT HOLLY ROAD BY 135 FEET.
 - EXTEND THE SOUTHBOUND LEFT-TURN LANE ON MOUNT HOLLY-HUNTERSVILLE ROAD BY 90 FEET.
- ** CONTINGENT UPON CDOT'S APPROVAL
- MOUNT HOLLY ROAD AND RHYNE ROAD**
- ADDITION OF A WESTBOUND LEFT-TURN LANE ON MOUNT HOLLY ROAD WITH 225 FEET OF STORAGE.

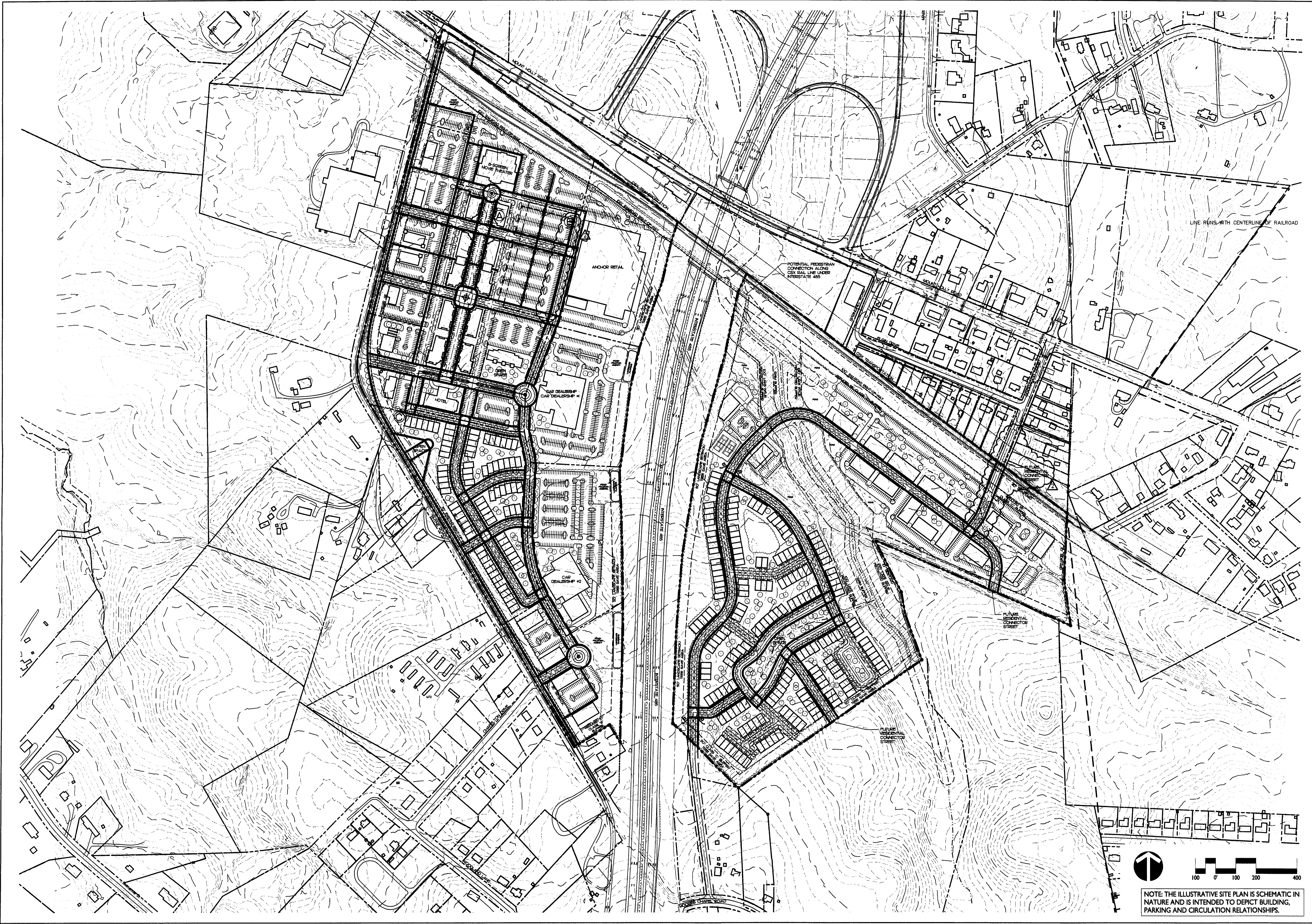
THE PETITIONER MAY SEEK THE ISSUANCE OF BUILDING PERMITS IF CONTRACTS HAVE BEEN LET FOR THE ROAD IMPROVEMENTS PER THE PHASING OF THE DEVELOPMENT, AS OUTLINED ABOVE. NOTWITHSTANDING THE SPECIFIC TRANSPORTATION COMMITMENTS OUTLINED ABOVE, THE PETITIONER WILL BE ALLOWED TO COMMENCE OTHER OVERALL SITE DEVELOPMENT DESIGN, PERMITTING, AND CONSTRUCTION SUCH AS GRADING, STORM DRAINAGE, UTILITY INSTALLATION, INTERNAL PRIVATE DRIVEWAY CONSTRUCTION, PUBLIC STREET IMPROVEMENTS, AND/OR OTHER SIMILAR ACTIVITIES AT ANY TIME THAT RELATE TO THE DEVELOPMENT OF THE ENTIRE SITE AND DO NOT RELATE TO THE SPECIFIC DEVELOPMENT OF ANY SPECIFIC INDIVIDUAL SITE WITHIN THE OVERALL DEVELOPMENT, ALL IN ACCORDANCE WITH THE CONDITIONS OF THE APPROVED ZONING AND OTHER APPLICABLE ORDINANCES.



AMENDMENTS TO REZONING PLAN

1. FUTURE AMENDMENTS TO THIS TECHNICAL DATA SHEET MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE SITE IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 6 OF THE ORDINANCE.

BINDING EFFECT

1. IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO DEVELOPMENT OF THE SITE IMPOSED UNDER THIS 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 SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE SUCCESSORS IN INTEREST OR ASSIGNS.



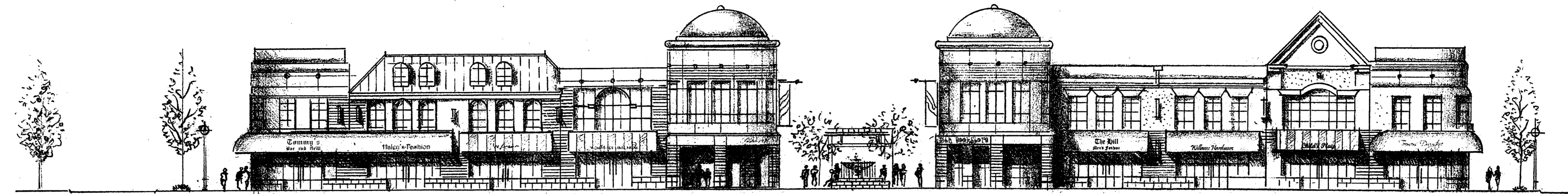



NOTE: THE ILLUSTRATIVE SITE PLAN IS SCHEMATIC IN NATURE AND IS INTENDED TO DEPICT BUILDING, PARKING AND CIRCULATION RELATIONSHIPS.

REVISIONS:
 DATE: 07/22/2005
 DESIGNED BY: BWO, CHK
 CHECKED BY: BWO, CHK
 O.C. BY: BWO
 SCALE: 1"=200'-0"
 PROJECT #: 1004.152

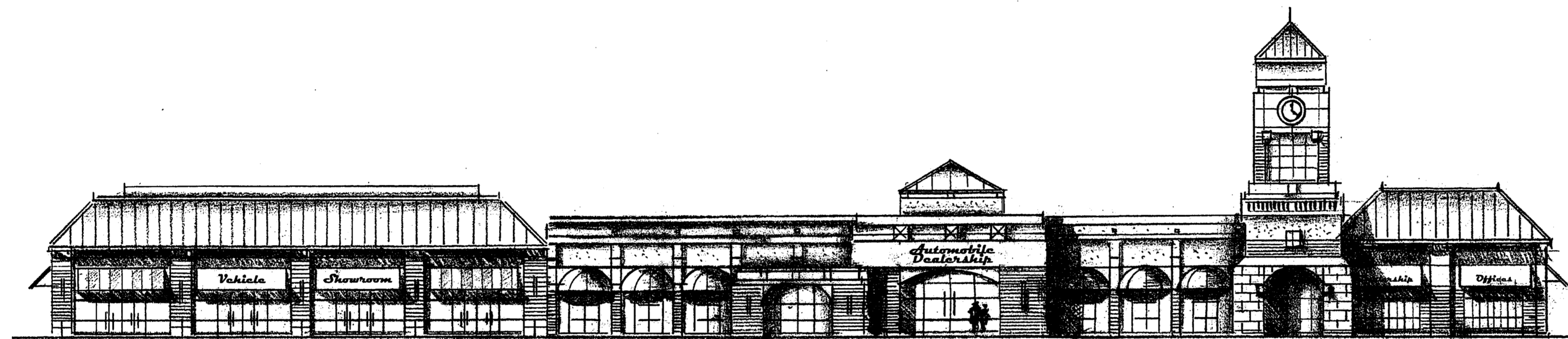
Rhyme Station
Mixed-Use Development - Schematic Design
 Charlotte, North Carolina
Illustrative Site Plan

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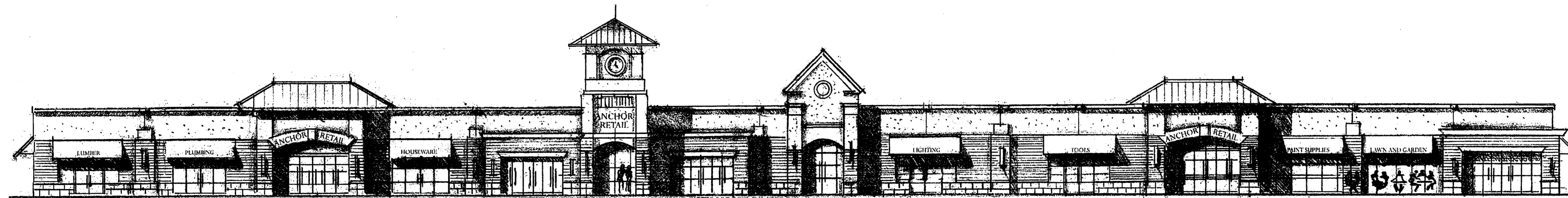
Elevation of retail located along Private Road 'F'

Scale 1/16" = 1'-0"



Automobile Dealership Elevation

Scale 1/16" = 1'-0"



Anchor Retail Elevation

Scale 1/16" = 1'-0"



Residential / Office Elevation

Scale 1/16" = 1'-0"

NOTE: THE ILLUSTRATIVE BUILDING ELEVATIONS ARE SCHEMATIC IN NATURE AND ARE INTENDED TO DEPICT THE OVERALL PEDESTRIAN ENVIRONMENT.



Main Street Retail and Theater



Anchor Retail and Pedestrian Entrance



Birdseye Perspective

DATE: 07/27/2005
 DESIGNED BY: BWD, CHK
 DRAWN BY: BWD, CHK
 CHECKED BY: BWD
 SCALE: 1/8" = 1'-0"
 PROJECT #: 1004152

REVISIONS:
 09/26/05 REVISIONS PER CITY COMMENTS
 09/29/05 REVISIONS DEVELOPMENT TOTALS
 11/15/05 REVISIONS PER CITY COMMENTS

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