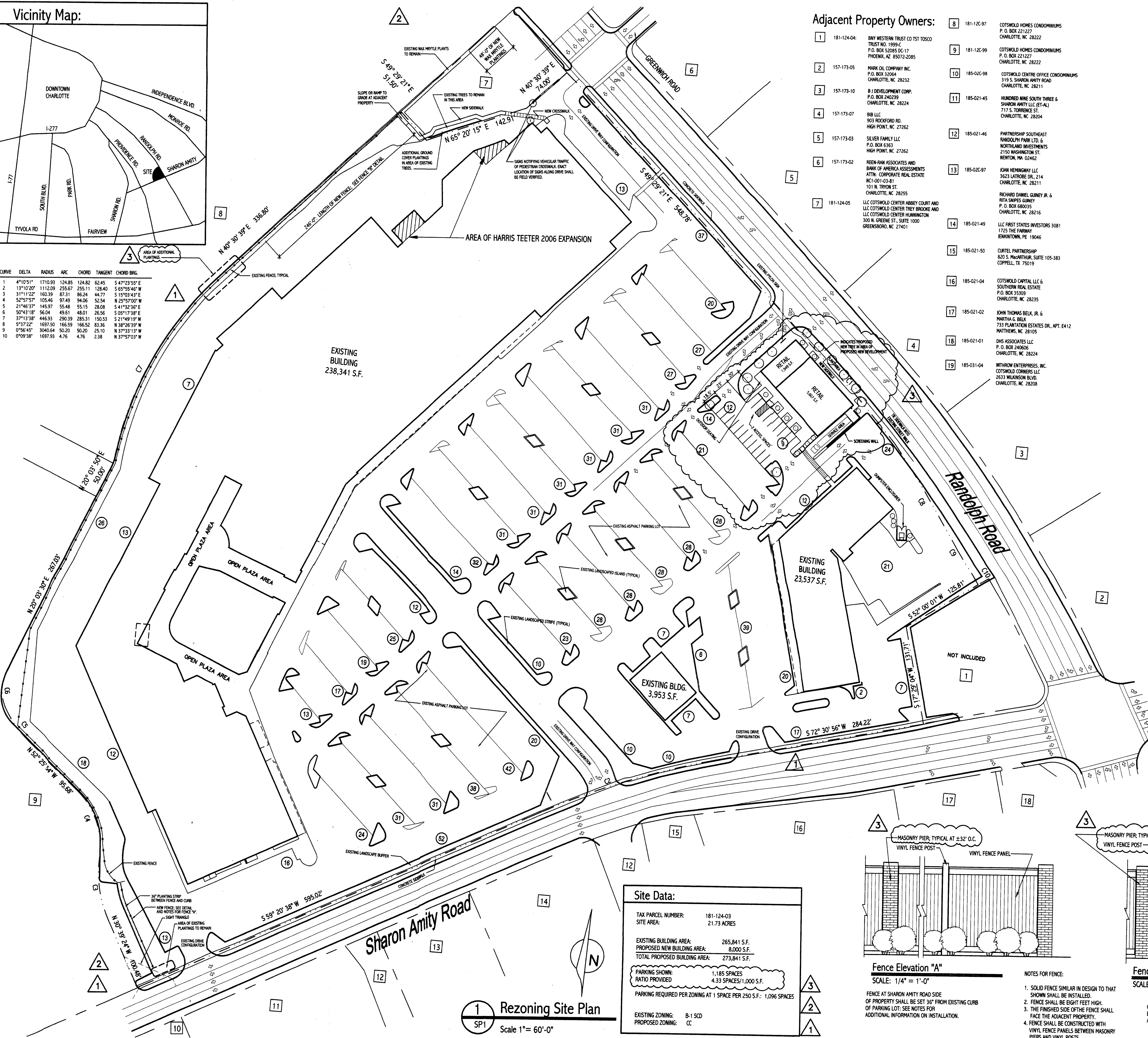


CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BRG.
1	4°10'51"	1710.93	124.85	124.82	62.45	S 47°23'55" E
2	13°10'20"	1112.09	255.67	255.11	128.40	S 65°55'46" W
3	31°11'22"	160.39	87.31	86.24	44.77	S 19°03'43" E
4	52°57'37"	105.46	57.49	54.06	52.54	N 25°57'00" W
5	21°46'37"	145.97	55.48	55.15	28.08	S 41°32'36" E
6	50°43'18"	56.04	49.61	48.01	26.56	S 05°17'38" E
7	37°12'38"	446.93	290.59	285.31	150.53	S 21°49'19" W
8	5°37'22"	1697.50	166.52	83.36	N 38°06'39" W	
9	0°09'38"	3040.64	50.20	25.10	N 37°33'13" W	
10		1697.53	4.76	4.76	2.38	N 37°53'03" W



**Adjacent Property Owners:**

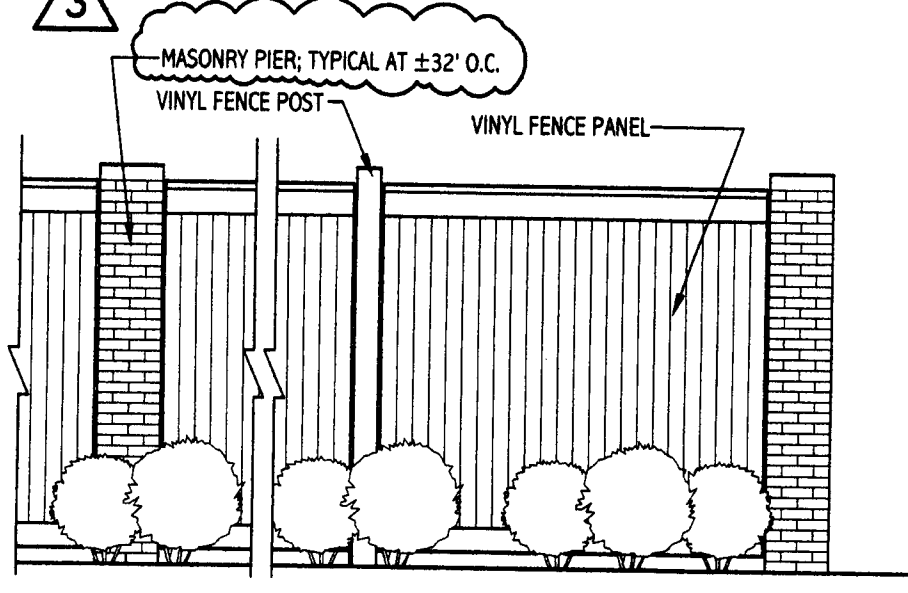
- 1 181-124-04: BAY WESTERN TRUST CO TRST TOSCO TRUST NO. 1995-C, P.O. BOX 52085 DC-17 PHOENIX, AZ 85072-2085
- 2 157-173-05: MARK OIL COMPANY INC. P.O. BOX 32064 CHARLOTTE, NC 28232
- 3 157-173-10: B J DEVELOPMENT CORP. P.O. BOX 240239 CHARLOTTE, NC 28224
- 4 157-173-07: BIB LLC 903 ROCKFORD RD. HIGH POINT, NC 27262
- 5 157-173-03: SILVER FAMILY LLC P.O. BOX 6383 HIGH POINT, NC 27262
- 6 157-173-02: REEN-RAN ASSOCIATES AND BANK OF AMERICA ASSESSMENTS ATTN: CORPORATE REAL ESTATE NC1-001-03-81 101 N. TRYON ST. CHARLOTTE, NC 28255
- 7 181-124-05: LLC COTSWOLD CENTER ABBEY COURT AND LLC COTSWOLD CENTER TREY BROOK AND LLC COTSWOLD CENTER HUNNINGTON 300 N. GREENE ST., SUITE 1000 GREENSBORO, NC 27401
- 8 181-124-97: COTSWOLD HOMES CONDOMINIUMS P. O. BOX 221227 CHARLOTTE, NC 28222
- 9 181-124-99: COTSWOLD HOMES CONDOMINIUMS P. O. BOX 221227 CHARLOTTE, NC 28222
- 10 185-024-98: COTSWOLD CENTER OFFICE CONDOMINIUMS 319 S. SHARON AMITY ROAD CHARLOTTE, NC 28211
- 11 185-021-45: HUNDRED NINE SOUTH THREE & SHARON AMITY LLC (ET-AL) 717 S. TOLBENE ST. CHARLOTTE, NC 28204
- 12 185-021-46: PARTNERSHIP SOUTHEAST RANDOLPH PARK LTD. & NORTHLAND INVESTMENTS 2150 WASHINGTON ST. NEWTON, MA 02460
- 13 185-024-97: JOAN HEMINGWAY LLC 3523 LATROBE DR., 214 CHARLOTTE, NC 28211
- 14 185-021-49: RICHARD DANIEL GUNBY JR. & RITA SWINNEY GUNBY P. O. BOX 68035 CHARLOTTE, NC 28216
- 15 185-021-50: LLC FIRST STATES INVESTORS 3081 1725 THE FARWAY RENO/TOWN, PE 19046
- 16 185-021-04: COTSWOLD CAPITAL LLC & SOUTHERN REAL ESTATE P. O. BOX 33309 CHARLOTTE, NC 28235
- 17 185-021-02: JOHN THOMAS BELK, JR. & MARTHA G. BELK 733 PLANTATION ESTATES DR., APT. #412 MATTHEWS, NC 28105
- 18 185-021-01: DHS ASSOCIATES LLC P. O. BOX 240606 CHARLOTTE, NC 28224
- 19 185-031-04: WITHROW ENTERPRISES, INC. COTSWOLD CORNERS LLC 2633 WILKINSON BLVD. CHARLOTTE, NC 28208

**COTSWOLD MALL REZONING DEVELOPMENT NOTES:**

1. **GENERAL PROVISIONS**
  - 1.1 The rezoning petition relates to that certain 21.798 acre parcel lying within Mecklenburg County, located at 112 S. Sharon Amity Road, hereinafter referred to as the "Site".
  - 1.2 Development of the Site will be controlled by the standards depicted on this Rezoning Plan and by the standards of the Charlotte Zoning Ordinance ("Ordinance"). The development depicted on the Rezoning Plan is intended to reflect the arrangements of proposed buildings, features and uses on the Site, but the exact configurations, numbers, placements and sizes of individual elements may be altered or modified within the limits prescribed by the Ordinance during the design development and construction phases.
  - 1.3 The site plan identifies adjoining properties including Mecklenburg County tax parcel 181-124-05, which is labeled (7), hereinafter referred to as "Parcel (7)".
  - 1.4 Parcel (7) is not subject to this rezoning petition. Improvements shown on Parcel (7) are illustrative of commitments made in a private agreement and such conditions shall not be binding on the Site.
2. **STATEMENTS WITH RESPECT TO THE GRAPHICS WHICH APPEAR ON THE SITE PLAN OR ON EXHIBITS ACCOMPANYING THE REZONING PLAN**
  - 2.1 Any Exhibits accompanying the Rezoning Plan are conceptual images of portions of the Site. They are not to be considered as development plans but rather as preliminary representations of the type and quality of development proposed for the Site.
  - 2.2 The Rezoning Plan identifies building footprints. These building footprints reflect their approximate size. However, the exact location and footprint of the buildings are subject to change.
  - 2.3 The fence elevations shown on this plan are conceptual images to be considered as preliminary representations of the type and quality of screening fences proposed for the Site.
3. **PERMITTED USES**
  - 3.1 The Site may be devoted to office, retail, restaurant, drive throughs and residential uses along with associated accessory uses and parking and service areas allowed under the Ordinance in a CC District.
  - 3.2 The service area servicing the proposed new building shall not be used for overnight storage of trailers.
4. **DESIGN AND PERFORMANCE STANDARDS**
  - 4.1 The proposed buildings and development will comply with all Ordinance requirements for signage, buffering, screening and landscaping.
  - 4.2 The Site shall comply with all requirements of the Charlotte Tree Ordinance.
  - 4.3 All new dumpsters, loading areas and service areas will be screened in accordance with Section 12.303 of the Ordinance.
  - 4.4 Off-street vehicular parking will be provided which meets or exceeds the requirements of the Ordinance.
  - 4.5 On premises directional and instructional signage will be permitted in accordance with Section 13.106 of the Ordinance.
  - 4.6 Efforts will be made to maintain the existing CATS bus stop during construction. If the location of the bus stop is to be relocated, the bus stop will be located in close proximity to the existing location.
  - 4.7 Petitioner shall continue to work with CDOT regarding the possibility of a left turn lane on Sharon Amity Road. If no right-of-way improvement project has been approved and funded prior to the issuance of Certificates of Occupancy for the proposed new buildings, CDOT will reevaluate the status of the Sharon Amity drive-way and right-in-right out "pork chops" may be required at the eastern and western most drive-ways along Sharon Amity.
5. **PARKING**
  - 5.1 Off-street vehicular parking for the Site shall meet or exceed the minimum standards established by the Ordinance.
6. **SCREENING**
  - 6.1 Petitioner shall install an eight (8) foot tall screening fence at the southwest corner of the Site. It is the Petitioner's intention that this fence shall provide a visual screen between the main portion of the Site and the adjoining property. The fence shall be eight feet in height and similar in design to the detail depicted in Fence Elevation A.
  - 6.2 The southeast fence location depicted on the Rezoning Plan is based on the location of the existing curb and not the property boundary. The parking area west of the proposed fence is the property of the Petitioner and the location of the screening fence may be altered or modified within the limits prescribed by the Ordinance in order to accommodate conditions on the Site.
  - 6.3 The property owner shall install an eight (8) foot tall fence similar in character to that shown in Fence Elevation B beginning at the western boundary of parcel (7) and extending approximately two hundred and forty six (246) feet west along the boundary between the Site and the adjoining property labeled (8). This fence boundary between the Site and the adjoining property shall be similar to the fence shown in the site plan. Where possible, the property owner will preserve existing vegetation and place the fence between the vegetation and the Site. The existing chain link fence shall be removed in areas where the new fence is installed.
  - 6.4 The Petitioner shall install additional plantings in the areas depicted on the Rezoning Plan.
7. **ALTERATIONS TO PLAN**
  - 7.1 Future amendments to the Rezoning Plan and these Development Notes may be applied for by the then owner or owners of the tract or tracts within the Site involved in accordance with the provisions of Chapter 6 of the Ordinance.
8. **BINDING EFFECT**
  - 8.1 Upon approval, with the exception of improvements shown on Parcel (7), all conditions applicable to development of the Site imposed under the Rezoning Plan and these Development Standards 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.
  - 8.2 Throughout these Development Notes, the "Developer", "Owner" or "Owners", shall, with respect to each parcel within the Site, be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the owners or owners of the Site who may be involved in its development from time to time.
9. **IMPROVEMENTS SHOWN ON PARCEL (7)**
  - 9.1 Parcel (7) is a separate property and not subject to this rezoning petition. The following statements are illustrative of conditions of a private agreement by the owners of Parcel (7). The following are not zoning conditions and changes in the following conditions shall not cause the Site to be in violation of the Ordinance.
  - 9.2 The property owner shall install wax myrtles or similar evergreen vegetation within the eastern most forty eight (48) feet of the planning strip between Parcel (7) and the adjoining property labeled (8). Such vegetation shall be evergreen and at least two and one-half (2 1/2) feet tall when planted with an average height of five (5) to six (6) feet to be expected as normal growth with four (4) years.
  - 9.3 The property owner shall provide a pedestrian connection from adjoining property extending to the sidewalk of the existing Harris-Teeter. Painted crosswalks will be provided for service drive crossings and a four foot side-walk shall be provided as shown on the site plan. Signage shall be provided to identify these pedestrian crosswalks. Existing trees along the sidewalk shall be preserved and additional ground cover shall be provided.

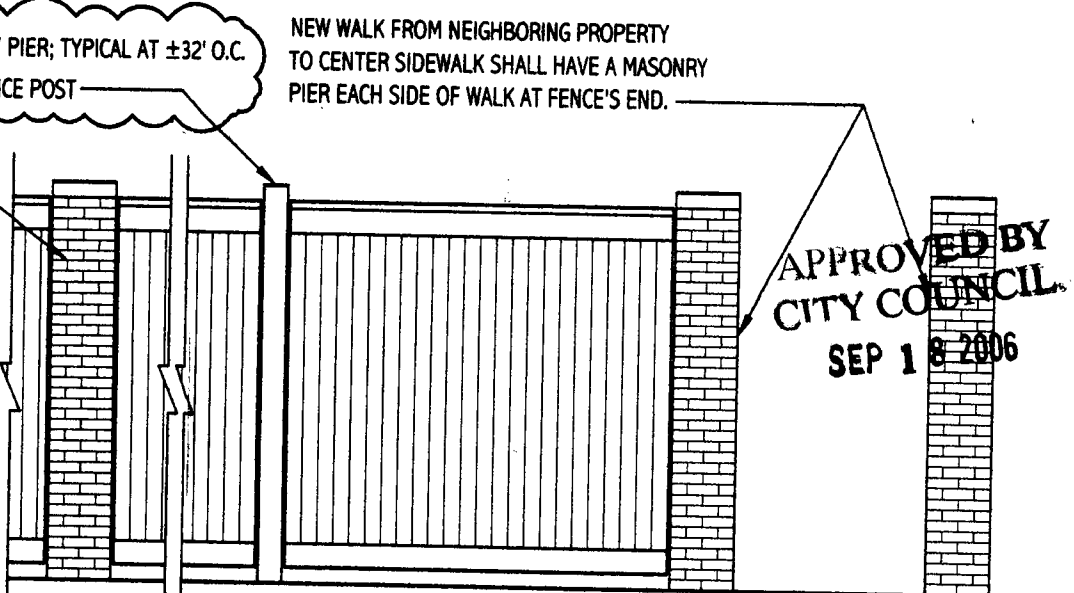
**Site Data:**

TAX PARCEL NUMBER:	181-124-03
SITE AREA:	21.73 ACRES
EXISTING BUILDING AREA:	265,841 S.F.
PROPOSED NEW BUILDING AREA:	8,000 S.F.
TOTAL PROPOSED BUILDING AREA:	273,841 S.F.
PARKING SHOWN:	1,185 SPACES
RATIO PROVIDED:	4.33 SPACES/1,000 S.F.
PARKING REQUIRED PER ZONING AT 1 SPACE PER 250 S.F.:	1,096 SPACES
EXISTING ZONING:	B-1 SCD
PROPOSED ZONING:	CC



**Fence Elevation "A"**  
SCALE: 1/4" = 1'-0"

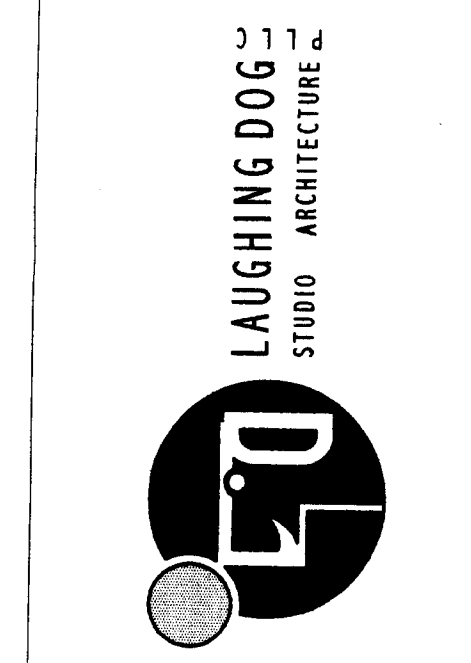
- NOTES FOR FENCE:**
1. SOLID FENCE SIMILAR IN DESIGN TO THAT SHOWN SHALL BE INSTALLED.
  2. FENCE SHALL BE EIGHT FEET HIGH.
  3. THE FINISHED SIDE OF THE FENCE SHALL FACE THE ADJACENT PROPERTY.
  4. FENCE SHALL BE CONSTRUCTED WITH VINYL FENCE PANELS BETWEEN MASONRY PIERS AND VINYL PIKTS.



**Fence Elevation "B"**  
SCALE: 1/4" = 1'-0"

FENCE AT RANDOLPH ROAD SIDE OF PROPERTY SHALL BE SET WITHIN EXISTING PLANTING STRIP; SEE NOTES FOR ADDITIONAL INFORMATION ON INSTALLATION.

**1 Rezoning Site Plan**  
Scale 1" = 60'-0"

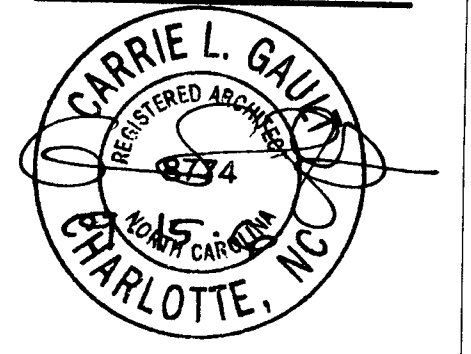


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CELESTINE BRAYN  
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**Cotswold Village Shops**  
S. Sharon Amity Rd. & Randolph Rd.  
Charlotte, North Carolina 28211



Issue Date:  
09.14.06: Revision 3  
08.31.06: Revision 2  
07.25.06: Revision 1  
07.11.06: Revision  
07.10.06: Revision  
04.10.06

Drawn By:  
DGH  
05-81  
Rezoning Site Plan

**SP1**

2006-87

SEP 15 2006

BY: