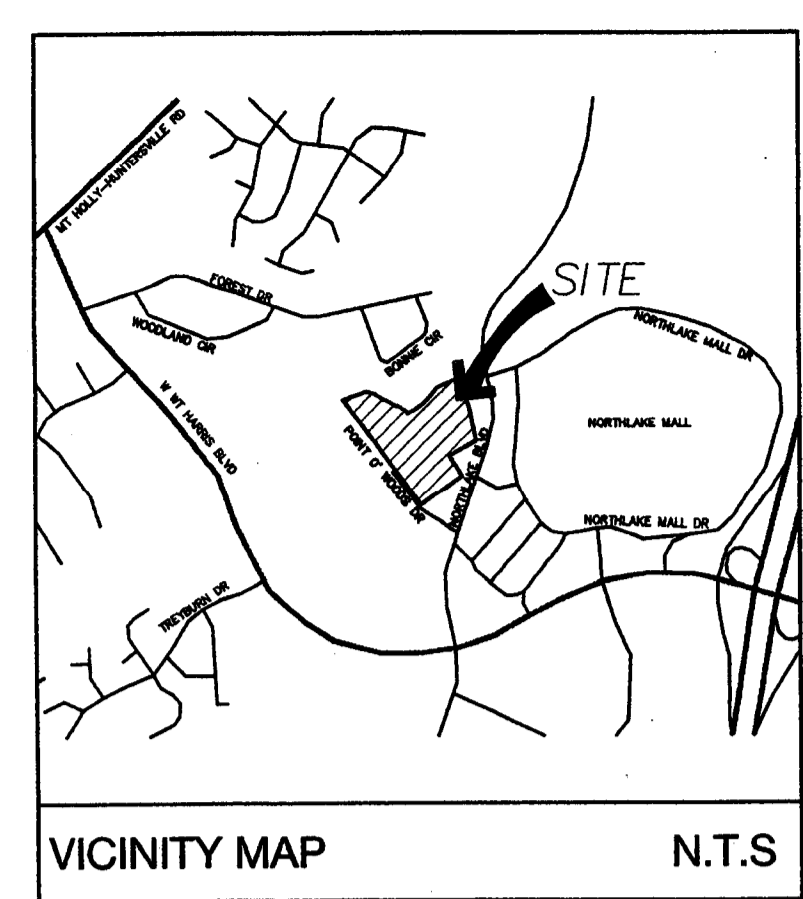


URBAN DESIGN PARTNERS

1318-46 central ave. # 704.334.3303
charlotte, nc 28205 # 704.334.3305
urbandesignpartners.com



ITEMS CORRESPONDING TO SCHEDULE B

- ALL T.A. COMMITMENT
CHICAGO TITLE INSURANCE COMPANY
SCHEDULE B - SECTION 2
- EASEMENTS SHOWN ON "FINAL RECORD MAP OF NORTHLAKE MALL, PHASE 1, MAP 1 - RIGHT OF WAY" RECORDED IN MAP BOOK 43, PAGE 53 - AFFECTS THE SUBJECT PROPERTY TO THE EXTENT SHOWN HEREON.
 - COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS CONTAINED IN INSTRUMENT FILED FOR RECORD IN BOOK 3820, PAGE 742 - THE TOTAL AREA IS AFFECTED BY THIS EXCEPTION SEE MAP FOR THE AREA OF THE SUBJECT PROPERTY AFFECTED WITH REGARDS TO PARCEL 2 (0.496 ACRES), THE REMAINING AREA IS AFFECTED WITH REGARDS TO PARCEL 1 (20.726 ACRES).
 - EASEMENT(S) TO CORNELIUS ELECTRIC MEMBERSHIP CORPORATION RECORDED IN BOOK 1224, PAGE 489; AS AFFECTED BY THAT PARTIAL RELEASE OF RIGHT OF WAY RECORDED IN BOOK 20054, PAGE 274 - SEE MAP FOR THE AREA OF THE SUBJECT PROPERTY AFFECTED BY THIS EXCEPTION.
 - EASEMENT(S) TO DUKE POWER COMPANY RECORDED IN BOOK 1371, PAGES 218 AND 256; BOOK 4252, PAGE 567; BOOK 6132, PAGE 113 - THESE EASEMENTS ARE BLANKET IN NATURE AND NON-PLOTABLE.
 - RIGHT OF WAY EASEMENT TO COLONIAL PIPELINE COMPANY RECORDED IN BOOK 2365, PAGE 413 (APPEARS TO BE SUSPENDED BY BOOK 4026, PAGE 211) AND BOOK 4026, PAGE 211 - AFFECTS THE SUBJECT PROPERTY TO THE EXTENT SHOWN HEREON.
 - TERMS AND CONDITIONS OF THE RIGHT OF WAY DEED RECORDED IN BOOK 2600, PAGE 271 - AFFECTS THE SUBJECT PROPERTY TO THE EXTENT SHOWN HEREON; AS EXTENDED IN BOOK 4194, PAGE 524 - AFFECTS THE SUBJECT PROPERTY TO THE EXTENT SHOWN HEREON; AS MODIFIED BY RESOLUTION OF CLOSING IN BOOK 18492, PAGE 579 - DOES NOT AFFECT THE SUBJECT PROPERTY; AS FURTHER MODIFIED BY RELEASE OF EASEMENT AND CONFIRMATION AGREEMENT RECORDED IN BOOK 18109, PAGE 459, AND RIGHTS OF OTHERS IN AND TO THE USE THEREOF - DOES NOT AFFECT THE SUBJECT PROPERTY.
 - CONSENT JUDGMENT CIVIL ACTION NUMBER 92-CVS-9079 RECORDED IN BOOK 7370, PAGE 127 AND RE-RECORDED IN BOOK 656, PURSUANT TO MEMORANDUM OF ACTION RECORDED IN BOOK 6920, PAGE 714 - AFFECTS THE SUBJECT PROPERTY TO THE EXTENT SHOWN HEREON.
 - CONSENT JUDGMENT CIVIL ACTION NUMBER 92-CVS-9080 RECORDED IN BOOK 7414, PAGE 499 PURSUANT TO MEMORANDUM OF ACTION RECORDED IN BOOK 6920, PAGE 710 - AFFECTS THE SUBJECT PROPERTY TO THE EXTENT SHOWN HEREON.
 - EASEMENT AGREEMENT RECORDED IN BOOK 8195, PAGE 609 AND AS ASSIGNED BY ASSIGNMENT RECORDED IN BOOK 8249, PAGE 739 - AFFECTS TO PROPERTY TO THE EXTENT SHOWN HEREON.
 - EASEMENT TO PAUL HOWARD GALE, IV RECORDED IN BOOK 17081, PAGE 347 - SEE PLAT FOR APPROXIMATE LOCATION, THE DESCRIPTION PROVIDED IN BOOK 17081, PAGE 347 APPEARS TO CONTAIN ERRORS AND AMBIGUITIES.
 - PERMANENT EASEMENT AGREEMENT TO THE CITY OF CHARLOTTE RECORDED IN BOOK 78109, PAGE 473 - AFFECTS THE SUBJECT PROPERTY TO THE EXTENT SHOWN HEREON.
 - RIGHT OF WAY AGREEMENT TO DUKE ENERGY RECORDED IN BOOK 18390, PAGE 78 - AFFECTS TO PROPERTY TO THE EXTENT SHOWN HEREON.
 - TERMS AND CONDITIONS OF ROAD MAINTENANCE AGREEMENTS FOR POINT O WOODS DRIVE RECORDED IN BOOK 5533, PAGE 221 AND BOOK 10191, PAGE 263 - NON-PLOTABLE EASEMENT.

UTILITY NOTES

- THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS OR SURFACE GROUND MARKINGS TO DETERMINE THE LOCATION OF ANY SUBTERRANEAN USES.
- BEFORE DIGGING IN THIS AREA, CALL "N.C. ONE CALL" 1-800-632-4949 FOR FIELD LOCATIONS (REQUEST FOR GROUND MARKINGS) OF UNDERGROUND UTILITY LINES.

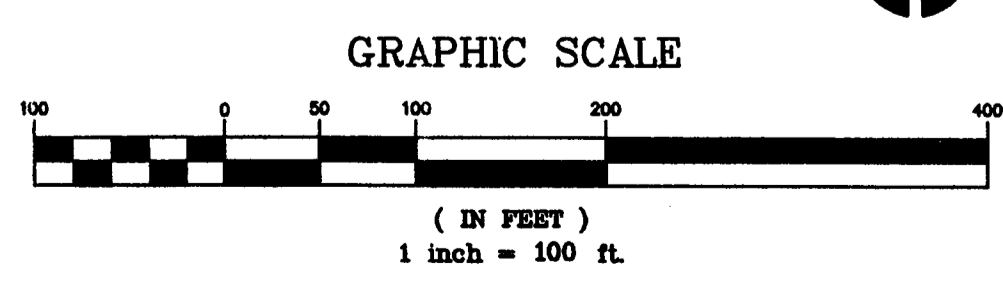
MISCELLANEOUS NOTES

- AREAS COMPUTED USING COORDINATE GEOMETRY.
- IRON REBARS AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.
- DEED REFERENCE: AS SHOWN.
- ALL ADJOINER PROPERTY OWNER INFORMATION IS TAKEN FROM CURRENT DEEDS AND TAX RECORDS AND ARE CONSIDERED "NOW OR FORMERLY".
- RAW ERROR OF CLOSURE: ±10,000±.
- OTHER UNDERGROUND UTILITIES MAY EXIST BUT THEIR LOCATIONS ARE NOT KNOWN.
- THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND.
- ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES.
- A PORTION OF THE PROPERTY SHOWN HEREON IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 370150109E, DATED FEBRUARY 4, 2004. FLOOD RESTRICTION LINES ARE TAKEN FROM MECKLENBURG CO. GIS AND ARE CONSIDERED APPROXIMATE.
- REFERENCE IS HEREBY MADE TO CHICAGO TITLE INSURANCE COMPANY ALL T.A. COMMITMENT NUMBER CH06-0018905, EFFECTIVE DATE APRIL 28, 2006.

| LINE | BEARING | LENGTH |
|------|-------------|--------|
| L1 | S70°08'14"E | 32.25 |
| L2 | S29°08'37"E | 16.77 |
| L3 | S19°16'58"E | 52.18 |
| L4 | S11°39'28"E | 19.11 |
| L5 | S81°42'50"E | 8.23 |
| L6 | N27°12'15"E | 78.81 |
| L7 | N70°57'18"E | 232.88 |
| L8 | S81°11'45"E | 62.84 |
| L9 | S60°11'45"E | 83.50 |
| L10 | S49°06'45"E | 64.58 |
| L11 | S68°27'45"E | 59.11 |
| L12 | S45°08'45"E | 56.94 |
| L13 | S89°18'52"E | 56.43 |



APPROVED BY
CITY COUNCIL
JUL 21 2008



**FOR PUBLIC HEARING
REZONING PETITION #08-060**

Gandy Communities

17816 Statesville Road, Suite 211
Charlotte, NC 28031
704-897-1110

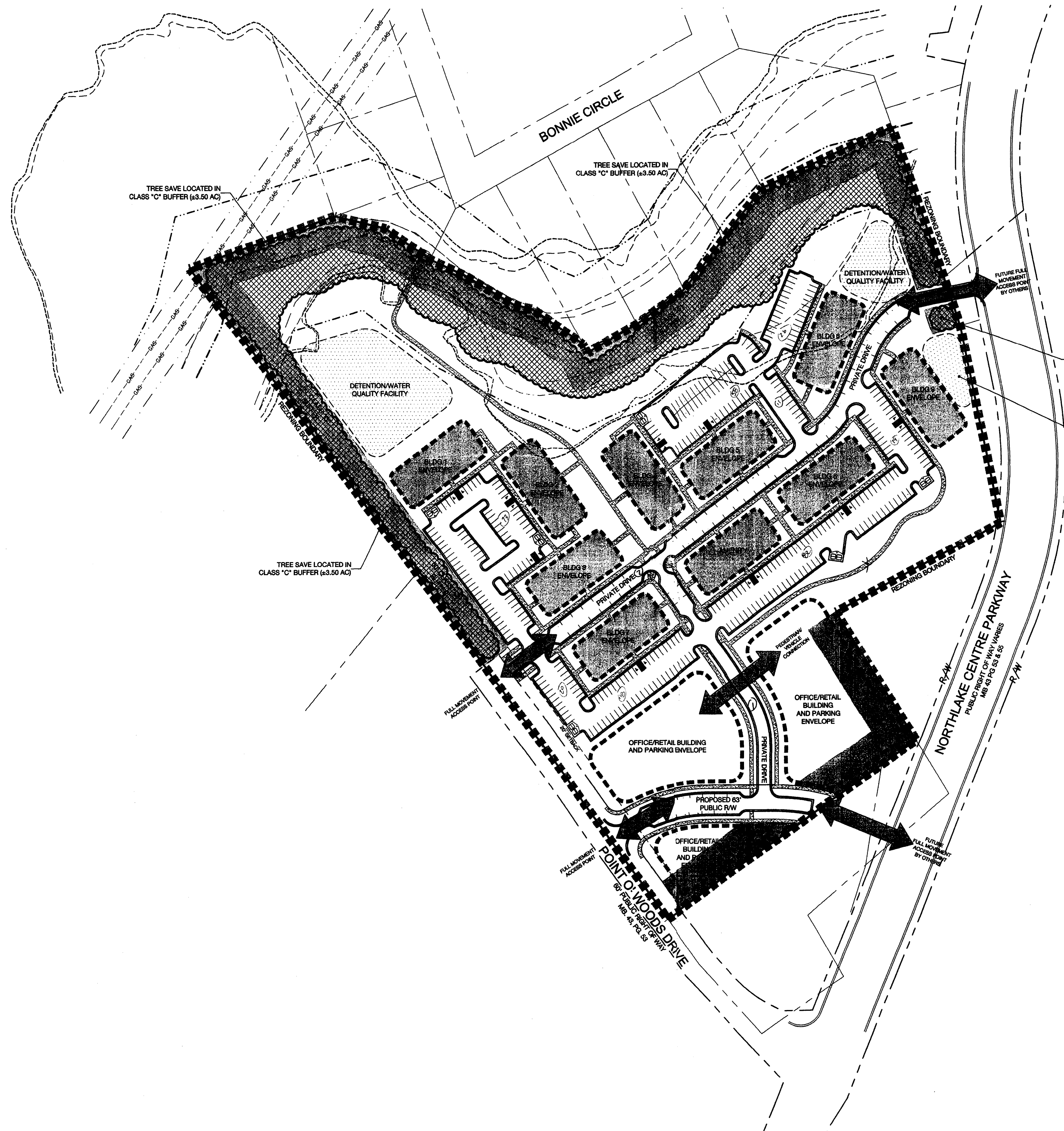
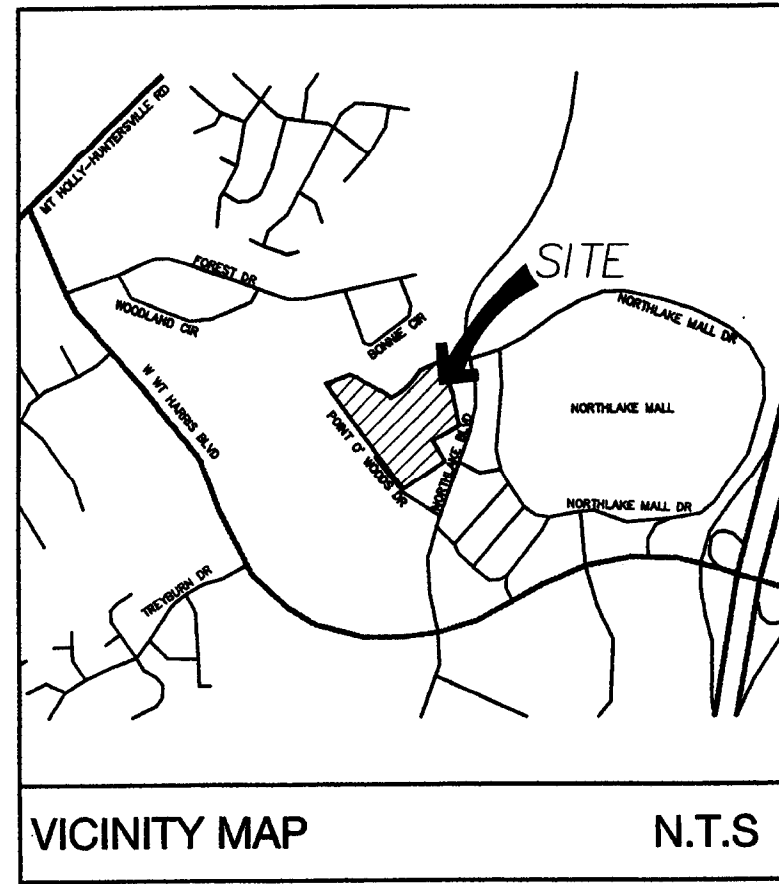
Gale Property

**Existing Conditions Plan/Survey
Rezoning Petition #08-060**
Northlake Centre Parkway and Point O Woods Drive, Charlotte, NC

Project No: 08-027
Date: April 21, 2008
Designed by: mek
Drawn by: mek
Scale: 1"=100'

| NO. | DATE | BY: | REVISIONS: |
|-----|----------|-----|--------------|
| 1 | 05/23/08 | MEK | Per Comments |
| 2 | 06/26/08 | ESV | Per Comments |
| 3 | 07/10/08 | ESV | Per Comments |

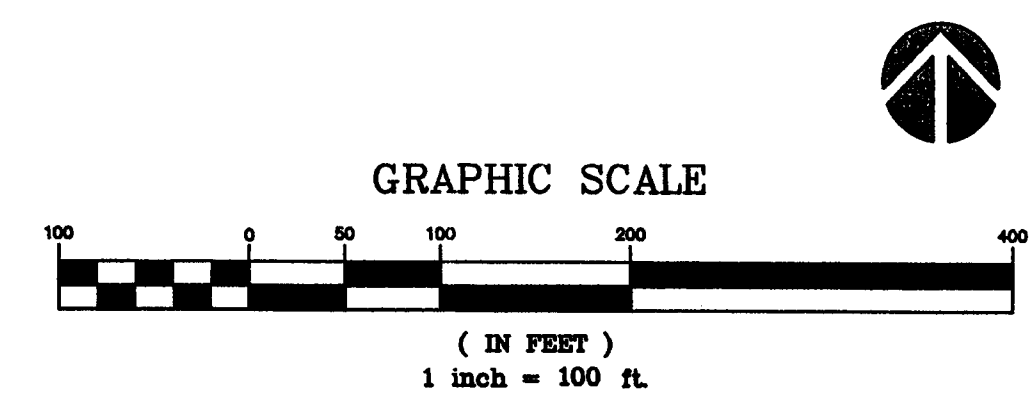
RZ-1.0



DEVELOPMENT SUMMARY

| | |
|-----------------------|--|
| REZONING SITE AREA: | 21.22 AC |
| RESIDENTIAL | 16.60 AC (78.22%) |
| OFFICE/RETAIL | 4.62 AC (21.78%) |
| TAX PARCEL ID #: | 025-291-11, 025-291-12, 025-291-13, 025-291-14, 025-291-15, 025-291-16, 025-291-17 |
| EXISTING ZONING: | R-3 |
| PROPOSED ZONING: | CC |
| FLOOR AREA RATIO: | 1.0 Maximum |
| PROPOSED USE: | Multi-Family and Office/Retail |
| RESIDENTIAL: | |
| TOTAL UNITS: | 320 Units Maximum |
| PARKING: | 1.5 SP/Unit Minimum |
| DENSITY: | 17.00 DUA Maximum |
| OFFICE/RETAIL SPACE: | |
| TOTAL SQUARE FOOTAGE: | 50,000 SF Maximum |
| OFFICE SPACE: | 85 SF Allowed Per Residential Unit |
| RETAIL SPACE: | 55 SF Allowed Per Residential Unit |
| TREE SAVE AREA: | 3.50 AC (16.49%) Minimum |
| OPEN SPACE: | 9.84 AC (46.37%) Minimum |

- LEGEND**
- BUILDING ENVELOPE
 - REZONING BOUNDARY
 - 50' CLASS "C" BUFFER
 - 56.25' CLASS "B" BUFFER
 - 100' S.W.I.M. BUFFER
 - FEMA FLOODWAY ENCROACHMENT LINE
 - COMMUNITY ENCROACHMENT LINE
 - COMMUNITY FLOODLINE
 - FEMA FLOODLINE



FOR PUBLIC HEARING
REZONING PETITION #08-060



Gandy Communities
17818 Statesville Road, Suite 211
Charlotte, NC 28031
704-897-1110

Gale Property
Schematic Site Plan
Rezoning Petition #08-060
Northlake Centre Parkway and Point O' Woods Drive, Charlotte, NC

| | | | |
|-----|----------|-----|--------------|
| NO. | DATE | BY: | REVISIONS: |
| 1 | 05.23.08 | MEK | Per Comments |
| 2 | 06.26.08 | EJV | Per Comments |

Project No: 08-027
Date: April 21, 2008
Designed by: mek
Drawn By: mek
Scale: 1"=100'
Sheet No:

RZ-2.0

DEVELOPMENT STANDARDS

GENERAL PROVISIONS

THESE DEVELOPMENT STANDARDS FORM A PART OF THE SCHEMATIC SITE PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY GANDY COMMUNITIES TO ACCOMMODATE THE DEVELOPMENT OF A MIXED USE, PEDESTRIAN-FRIENDLY VILLAGE TYPE CENTER ON AN APPROXIMATELY 21.22 ± ACRE SITE LOCATED NEAR NORTHLAKE CENTER PARKWAY BETWEEN W.T. HARRIS BOULEVARD AND MT HOLLY HUNTERSVILLE ROAD. DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE SCHEMATIC SITE PLAN, THESE DEVELOPMENT STANDARDS AND THE APPLICABLE PROVISIONS OF THE ZONING ORDINANCE OF THE CITY OF CHARLOTTE (THE "ORDINANCE"), UNLESS THE SCHEMATIC SITE PLAN OR THESE DEVELOPMENT STANDARDS ESTABLISH MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE CC ZONING CLASSIFICATION SHALL GOVERN ALL DEVELOPMENT TAKING PLACE ON THE SITE.

1. PERMITTED USES

- (A) THE SITE MAY BE DEVOTED TO RETAIL, RESTAURANT, OFFICE AND RESIDENTIAL USES AS WELL AS ANY INCIDENTAL OR ACCESSORY USES ASSOCIATED THEREWITH WHICH ARE PERMITTED UNDER THE ORDINANCE BY RIGHT OR UNDER PRESCRIBED CONDITIONS IN THE CC ZONING DISTRICT.
(B) RESIDENTIAL MIXED USE AND/OR PLANNED MULTI-FAMILY BUILDINGS SHALL BE ALLOWED UNDER THE PRESCRIBED CONDITIONS OF THE ORDINANCE FOR THE CC ZONING DISTRICT.
(C) FREE-STANDING SINGLE TENANT BUILDING LIMITATIONS:
THE NUMBER OF FREESTANDING SINGLE TENANT INDEPENDENT RETAIL BUILDINGS ARE LIMITED TO NO MORE THAN ONE AND THE FOLLOWING USAGE LIMITATIONS APPLY:
1. A FREESTANDING BUILDING WITH DRIVE-THROUGH FACILITIES MAY BE A BANK; OR
2. A FREESTANDING BUILDING WITH DRIVE-THROUGH FACILITIES MAY BE A RESTAURANT; OR
3. A FREESTANDING BUILDING WITH DRIVE-THROUGH FACILITIES MAY BE ANY OTHER RETAIL OR OFFICE USE.
(D) BOTH ON-STREET AND OFF-STREET PARKING SHALL BE ALLOWED UNDER THE PRESCRIBED CONDITIONS OF THE ORDINANCE FOR THE CC ZONING DISTRICT WITH THE APPROVAL OF CDOT.

2. MAXIMUM BUILDING AREAS AND DEVELOPMENT LIMITATIONS

- (A) THE MAXIMUM BUILDING AREA OF THE SITE FOR THE OFFICE, RESTAURANT AND RETAIL IS DEPENDENT ON THE DEVELOPMENT TYPE.
1. THE SITE MAY BE DEVELOPED WITH UP TO 50,000 SQUARE FEET OF GROSS FLOOR AREA OF MULTI-USE DEVELOPMENT DEVOTED TO RETAIL OR OFFICE USES.
2. WHILE AREAS DEVOTED TO OUTDOOR DINING, COURTYARDS AND PLAZAS ARE NOT INCLUDED IN THE SQUARE FOOTAGE NOTED ABOVE, ANY OFF-STREET PARKING REQUIRED BY THE ORDINANCE WILL BE PROVIDED FOR THESE AREAS.
(B) RESIDENTIAL BUILDINGS ARE PERMITTED AS A SINGLE USE BUILDING.
(C) THE FLOOR AREA RATIO (FAR) FOR THE ENTIRE DEVELOPMENT WILL NOT EXCEED 1.0 BASED ON THE TOTAL PROJECT ACREAGE OF 21.22 ACRES.

3. SETBACKS, SIDE YARDS AND REAR YARDS

- (A) ALL RETAIL, OFFICE AND MIXED-USE BUILDINGS CONSTRUCTED ON THE SITE SHALL SATISFY OR EXCEED THE SETBACK, REAR YARD AND SIDE YARD REQUIREMENTS ESTABLISHED UNDER THE ORDINANCE FOR THE CC ZONING DISTRICT. BUILDINGS AND PARKING AREAS SHALL BE LOCATED WITHIN THE DEVELOPMENT AREA BOUNDARIES.
(B) THE FRONT SETBACK MAY BE REDUCED TO 14 FEET AS ALLOWED UNDER THE PRESCRIBED CONDITIONS OF THE ORDINANCE FOR THE CC ZONING DISTRICT.
(C) ALL RESIDENTIAL BUILDINGS CONSTRUCTED ON THE SITE SHALL SATISFY OR EXCEED THE SETBACK, REAR YARD AND SIDE YARD REQUIREMENTS ESTABLISHED UNDER THE ORDINANCE FOR THE R-22MF ZONING DISTRICT.

4. DESIGN AND PERFORMANCE STANDARDS

THE DEVELOPMENT DEPICTED ON THE SCHEMATIC SITE PLAN (SHEET RZ-2.0) IS SCHEMATIC IN NATURE AND IS INTENDED TO DESCRIBE THE GENERAL ARRANGEMENT OF USES ON THE SITE. ACCORDINGLY, THE CONFIGURATIONS, PLACEMENTS AND SIZES OF THE PARCELS AS WELL AS THE LOCATIONS OF STREETS SHOWN ON THE SCHEMATIC SITE PLAN ARE SUBJECT TO THE PROVISIONS SET FORTH BELOW UNDER ARCHITECTURAL CONTROLS AND MAY BE ALTERED OR MODIFIED DURING DESIGN DEVELOPMENT AND CONSTRUCTION PHASES WITHIN THE BUILDING ENVELOPE ESTABLISHED ON THE SCHEMATIC SITE PLAN. PARKING LAYOUTS MAY ALSO BE MODIFIED TO ACCOMMODATE FINAL BUILDING LOCATIONS, AND PARKING SPACES MAY BE LOCATED INSIDE OR OUTSIDE DEVELOPMENT AREA BOUNDARIES TO THE EXTENT PERMITTED BY THE ORDINANCE.

- (A) ARCHITECTURAL CONTROLS
(1) COMMERCIAL BUILDINGS CONSTRUCTED ALONG THE PROPOSED 63' PUBLIC RIGHT-OF-WAY/STREET (CONNECTOR) WILL CONTAIN CLEAR GLASS WINDOWS WHICH FACE THE STREET. LARGE EXPANSIONS OF SOLID WALLS EXCEEDING 20 FEET WILL BE AVOIDED THROUGH THE INTRODUCTION OF ARTICULATED FACADES AND OTHER SPECIALLY DESIGNED ARCHITECTURAL ELEMENTS OR AS REQUIRED BY SECTION 11.405(7)(a) OF THE ORDINANCE.
(2) RESIDENTIAL BUILDINGS SHALL BE A MAXIMUM OF FIVE (5) STORIES OR 80 FEET, WHICHEVER IS GREATER.
(3) ALL BUILDINGS SHALL FEATURE FOUR SIDED ARCHITECTURE.
(4) THE COMMERCIAL BUILDING HEIGHT WILL BE LIMITED TO 45 FEET OR 3 STORIES, PER SECTION 11.405(6) OF THE CHARLOTTE ZONING ORDINANCE, SHOULD THE HEIGHT EXCEED 40 FEET, ADDITIONAL SIDE YARDS WILL BE PROVIDED ADJACENT TO RESIDENTIAL DISTRICTS.
(5) ARCHITECTURE STYLES SHALL REFLECT THE EXISTING BUILT ENVIRONMENT IN THE NORTHLAKE AREA.
(6) BUILDINGS SHALL ORIENT TOWARD PUBLIC STREETS OR TOWARD DIXON CREEK BRANCH TO THE EXTENT ALLOWABLE WITHIN THE PROPOSED PLAN.
(7) BUILDINGS SHALL PROVIDE PEDESTRIAN ACCESS TO THE STREET AS REQUIRED BY THE ORDINANCE.
(8) RETAIL AND OFFICE BUILDINGS SHALL CONTAIN ARCHITECTURAL CHARACTER AND ARTICULATION TO ENHANCE THE STREETScape AND PEDESTRIAN INTEREST AND WILL CONFORM WITH SECTION 11.405(7)(a) OF THE ORDINANCE.
(9) DUMPSTER AREAS WILL BE ENCLOSED ON ALL FOUR SIDES BY AN OPAQUE WALL WITH ONE SIDE BEING A HINGED OPAQUE GATE. IF ONE OR MORE SIDES OF A DUMPSTER AREA ADJOIN A SIDE OR REAR WALL OF A BUILDING, THEN THE SIDE OR REAR WALL OF THAT BUILDING MAY BE SUBSTITUTED FOR A SIDE.
(10) ADDITIONAL DESIGN TREATMENTS WITHIN THE SITE INCLUDE BUT ARE NOT LIMITED TO, THE FOLLOWING AMENITIES:
(a) OUTDOOR DINING
(b) OUTDOOR SEATING AREAS
(c) COURTYARDS(S)
(B) LANDSCAPING AND SCREENING
(1) INTERNAL AREAS OF THE SITE SHALL BE LANDSCAPED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF CHARLOTTE ORDINANCE.
(2) ALL OTHER SCREENING AND LANDSCAPING SHALL CONFORM TO THE STANDARDS OF THE ORDINANCE.
(3) EXISTING VEGETATION SHALL BE RETAINED AND INTEGRATED TO THE EXTENT POSSIBLE ALLOWED WITH THE PROPOSED SITE PLAN.
(4) THERE SHALL BE A MINIMUM 10% TREE SAVE AREA FOR THE MULTI-FAMILY PORTION OF THE SITE CONSISTENT WITH THE RESIDENTIAL TREE ORDINANCE.
(5) LOW MAINTENANCE NATIVE VEGETATION SHALL BE USED WHERE POSSIBLE.
(6) ALL ROOF MOUNTED MECHANICAL EQUIPMENT WILL BE SCREENED FROM VIEW FROM ADJOINING PUBLIC RIGHTS-OF-WAY AND ADJUTING PROPERTIES AS VIEWED FROM GRADE.
(C) STREETScape TREATMENT
(1) ALL INTERNAL PRIVATE STREETS WILL BE DESIGNED TO CHARLOTTE PUBLIC STREET STANDARDS IN ACCORDANCE WITH THE URBAN STREET GUIDELINES AND WILL HAVE A MINIMUM 6-FOOT SIDEWALK AND 6-FOOT PLANTING STRIP ON BOTH SIDES OF THE STREET.
(2) THE CONCEPTUAL PUBLIC RIGHT-OF-WAY THAT CONNECTS NORTHLAKE CENTRE PARKWAY TO THE ADJACENT COMMERCIAL DEVELOPMENT SHALL HAVE 8 FOOT WIDE SIDEWALKS AND 6 FOOT WIDE PLANTING STRIPS ON BOTH SIDES AT A MINIMUM.

(D) LIGHTING

- (1) ALL FREESTANDING LIGHTING FIXTURES INSTALLED WILL BE UNIFORM IN DESIGN.
(2) THE MAXIMUM HEIGHT OF ANY FREESTANDING LIGHTING FIXTURE IN THE OFFICE/RETAIL PARCEL, INCLUDING ITS BASE, MAY NOT EXCEED 25 FEET.
(3) ALL PARKING LOT FIXTURES IN THE OFFICE/RETAIL PARCEL SHALL BE SHIELDED WITH FULL CUT-OFF FIXTURES.
(4) ANY LIGHTING ATTACHED TO A BUILDING IN THE OFFICE/RETAIL PARCEL SHALL BE CAPPED AND DOWNWARDLY DIRECTED.
(5) WALL-MOUNTED DECORATIVE LIGHT FIXTURES SUCH AS SCONCES ARE PERMITTED.
(6) NO WALL PAK LIGHTING WILL BE PERMITTED.

(E) PARKING

- (1) OFF-STREET PARKING, CIRCULATION, AND LOADING AREAS WILL SATISFY THE STANDARDS ESTABLISHED UNDER THE ORDINANCE.
(2) ON SITE OFF-STREET PARKING SHALL NOT BE LOCATED WITHIN AREAS BETWEEN BUILDINGS FRONTING PUBLIC STREETS AND THE ADJOINING PUBLIC STREETS.
(3) ON-STREET PARKING WILL BE PROVIDED AS REQUIRED BY THE CITY OF CHARLOTTE ORDINANCE.
(4) BICYCLE PARKING WILL BE PROVIDED AS REQUIRED BY THE CITY OF CHARLOTTE ORDINANCE.
(5) OFF-STREET PARKING SHALL BE LOCATED TO THE REAR OR SIDE OF BUILDINGS AND SCREENED FROM PUBLIC STREETS.
(6) LANDSCAPING SHALL BE USED TO BREAK PARKING LOTS INTO SMALLER AREAS.
(7) BICYCLE PARKING SPACES (BIKE RACKS) SHALL BE PROVIDED AT THE FRONT OF THE COMMERCIAL AND RESIDENTIAL BUILDINGS PER THE CITY OF CHARLOTTE ZONING ORDINANCE.

5. STORM WATER MANAGEMENT

- (A) THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION CONTROLS ORDINANCE.
(B) THE FOLLOWING AGENCIES MUST BE CONTACTED PRIOR TO CONSTRUCTION REGARDING WETLAND AND WATER QUALITY PERMITS:
SECTION 401 PERMIT: NCDEHNR (RALEIGH OFFICE) - (919) 733-1788
SECTION 404 PERMIT: US ARMY CORPS OF ENGINEERS - (828) 271-7880
(C) STORMWATER DETENTION WILL NOT BE LOCATED WITHIN THE REQUIRED CLASS B AND/OR CLASS C LANDSCAPE BUFFERS.

6. FLOOD PLAIN

- (A) FLOOD PLAIN DEVELOPMENT LIMITS SHALL BE DELINEATED AS PROVIDED BY THE MECKLENBURG COUNTY GIS.
(B) ALL DEVELOPMENT WITHIN THE FLOODPLAIN SHALL MEET MECKLENBURG COUNTY STANDARDS AND PERMITTING REQUIREMENTS.

7. CONNECTIVITY AND TRANSPORTATION

- (A) PEDESTRIAN AND VEHICULAR CONNECTIONS TO/FROM AND THROUGHOUT THE SITE SHALL BE PROVIDED IN THE MANNER GENERALLY DEPICTED AS SHOWN ON THE SCHEMATIC SITE PLAN.
(B) INTERNAL CONNECTIVITY SHALL BE DESIGNED TO ENHANCE PEDESTRIAN SAFETY AND COMFORT.
(C) STREETS, DRIVEWAYS AND SIDEWALKS WILL BE ORGANIZED TO PROVIDE MAXIMUM INTERNAL CONNECTIVITY AND SHALL CONNECT THE SITE TO SURROUNDING LAND USES WITH PEDESTRIAN AND VEHICULAR CIRCULATION.
(D) VEHICULAR AND PEDESTRIAN ACCESS POINTS INTO THE OFFICE/RETAIL PORTIONS OF THE SITE AS SHOWN ON THE SCHEMATIC SITE PLAN ARE PRELIMINARY AND ARE SUBJECT TO CHANGE BASED ON FINAL SITE PLANS.
(E) THE PETITIONER WILL PROVIDE A PEDESTRIAN CONNECTION FROM THE AREA OF BUILDING 9 TO THE COMMERCIAL PORTION OF THE SITE AT THE TIME THE COMMERCIAL PORTION IS DEVELOPED.
(F) A LEFT TURN LANE WILL BE INSTALLED AT THE NORTHERNMOST SIGNALIZED INTERSECTION OF NORTHLAKE CENTRE PARKWAY AND NORTHLAKE MALL DRIVE IF AND WHEN THE ACCESS POINT ACROSS PARCEL #02510305 (OWNER: FCD-REAMES ROAD LP) IS CONSTRUCTED.

(G) A LEFT TURN LANE WILL BE INSTALLED AT THE SOUTHERNMOST SIGNALIZED INTERSECTION OF NORTHLAKE CENTRE PARKWAY AND NORTHLAKE MALL DRIVE IF THE ACCESS POINT ACROSS PARCEL #02529110 AND # 02529124 IS NOT CONSTRUCTED PRIOR TO THE ISSUANCE OF THE FIRST MULTIFAMILY BUILDING CERTIFICATE OF OCCUPANCY; SUCH TURN LANE MUST BE CONSTRUCTED PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY FOR ANY OFFICE OR RETAIL DEVELOPMENT ON THE SITE.
(H) UPON THE EXTENSION OF THE PROPOSED 63 FOOT RIGHT-OF-WAY/STREET (CONNECTOR) LOCATED ON THE SOUTH SIDE OF THE SITE TO NORTHLAKE CENTRE PARKWAY, A PORTION OF THE RIGHT-OF-WAY FOR POINT O' WOODS DRIVE MAY BE ABANDONED AND REMOVED. THE PORTION OF POINT O' WOODS DRIVE WEST OF THE CONNECTOR MAY REMAIN TO PROVIDE ADDITIONAL ACCESS TO THE MULTIFAMILY PORTION OF THE SITE.
(I) THE DEVELOPER WILL PROVIDE ONE OF THE FOLLOWING TWO IMPROVEMENTS PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR ANY RETAIL OR OFFICE DEVELOPMENT:
(1) CONSTRUCT A THIRD EASTBOUND THROUGH LANE ON WT HARRIS BOULEVARD BETWEEN DIXON BRANCH CREEK AND NORTHLAKE CENTRE PARKWAY AND RELOCATE/RECONSTRUCT THE EXISTING EASTBOUND RIGHT-TURN LANE ONTO REAMES ROAD.
-OR-
(2) EXTEND THE STORAGE ON THE EXISTING DUAL LEFT-TURN LANES ON EASTBOUND WT HARRIS BOULEVARD AT STATESVILLE ROAD TO 400 FEET FOR EACH LANE (800 LANE-FEET) EXCLUSIVE OF RAY TAPER.

8. BUFFER AREAS

- (A) THE BUFFER AREAS ESTABLISHED ON THIS SCHEMATIC SITE PLAN SHALL CONTAIN LANDSCAPE MATERIALS TYPICALLY ASSOCIATED WITH A CLASS C BUFFER.
(B) UTILITY INSTALLATIONS MAY ONLY CROSS LANDSCAPE AREAS AT INTERIOR ANGLES MEASURED AT PROPERTY LINES WHICH ARE NOT LESS THAN 75 DEGREES.
(C) NO BUILDINGS, PARKING SPACES, OR MANEUVERING AREAS MAY BE LOCATED WITHIN THE BUFFER AREA.
(D) ALTERNATIVE BUFFER MAY BE USED FOR THE PORTION OF THE PROJECT LIMITS WITHIN THE SWIM BUFFER AS ALLOWED IN THE ORDINANCE.
(E) THE 56.25' WIDE CLASS B BUFFER LOCATED ALONG THE SOUTHERN PROPERTY LINE MAY BE WAIVED IF AND WHEN THE ADJACENT PROPERTIES ARE REZONED TO OFFICE, COMMERCIAL, OR OTHER COMPATIBLE DISTRICTS OR USES NOT REQUIRING A BUFFER.

9. FIRE PROTECTION

ADEQUATE FIRE PROTECTION IN THE FORM OF FIRE HYDRANTS WILL BE PROVIDED TO THE CHARLOTTE FIRE MARSHAL'S SPECIFICATIONS. PLANS FOR EACH BUILDING WILL BE SUBMITTED TO THE FIRE MARSHAL'S OFFICE FOR APPROVAL BEFORE THE CONSTRUCTION OF THAT BUILDING COMMENCES.

10. SIGNS

- (A) ALL SIGNS PLACED ON THE SITE WILL BE ERRECTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF CHARLOTTE ZONING ORDINANCE, UNLESS MORE RESTRICTIVE REQUIREMENTS ARE IMPOSED BELOW.
(B) A UNIFORM SIGNAGE AND GRAPHIC SYSTEM WILL BE EMPLOYED THROUGHOUT THE SITE.

11. AMENDMENTS TO REZONING PLAN

FUTURE AMENDMENTS TO THE SCHEMATIC SITE PLAN, THE ELEVATIONS AND THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE PARCEL OR PARCELS WITHIN THE SITE INVOLVED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 8.207 OF THE ORDINANCE.

12. BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS

- (A) IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO DEVELOPMENT OF THE SITE IMPOSED UNDER THESE DEVELOPMENT STANDARDS AND THE SCHEMATIC SITE PLAN 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 ASSIGN.
(B) THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERMS "PETITIONER" AND "OWNER" OR "OWNERS" SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS OF THE PETITIONER OR THE OWNER OR OWNERS OF THE SITE FROM TIME TO TIME WHO MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREOF.

13. AMENITY SITE

- (A) THE AMENITY SITE MAY BE RELOCATED BY THE DEVELOPER WITHIN THE CONTEXT OF THE SCHEMATIC SITE PLAN ON SHEET RZ-2.0. IF THE AMENITY SITE IS RELOCATED, IT WILL BE TO A CURRENTLY SHOWN BUILDING ENVELOPE; THE BUILDING DISPLACED BY THE AMENITY SITE WILL BE MOVED TO THE CURRENTLY SHOWN AMENITY SITE.
(B) THE AMENITY SITE WILL INCLUDE A POOL AND CLUBHOUSE OR CABANA AS WELL AS OTHER BASIC SITE AMENITIES SUCH AS BENCHES AND LANDSCAPING.

7. CONNECTIVITY AND TRANSPORTATION, CONT.

- (J) THE DESIGNS OF ALL ROAD IMPROVEMENTS ARE SUBJECT TO THE REVIEW AND APPROVAL BY CDOT AND/OR NCDOT AND MUST MEET ALL APPLICABLE DESIGN CRITERIA. TURN-LANE STORAGE AND INTERNAL CHANNELIZATION MUST BE AT LEAST 150 FEET UNLESS A LONGER DISTANCE IS REQUIRED ELSEWHERE WITHIN THESE CONDITIONAL NOTES.
(K) THE DESIGNS OF ALL ROAD IMPROVEMENTS WILL BE SUBJECT TO THE SIX-STEP PROCESS OF THE URBAN STREET DESIGN GUIDELINES.



URBAN DESIGN PARTNERS

1318-e6 central ave. # 704.334.5303 charlotte, nc 28205 # 704.334.4305 urbandesignpartners.com

Gandy Communities

17818 Statesville Road, Suite 211 Charlotte, NC 28031 704-897-1110

Gale Property

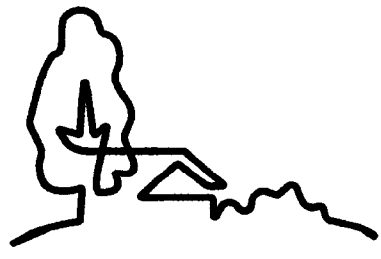
Rezoning Notes Rezoning Petition #08-060 Northlake Centre Parkway and Point O' Woods Drive, Charlotte, NC

Table with 3 columns: NO., DATE, BY: REVISIONS: 1 05/23/08 MEK Per Comments 2 06/26/08 EJV Per Comments 3 07/11/08 EJV Per Comments

Project No: 08-027 Date: April 21, 2008 Designed by: mek Drawn By: mek Scale: 1"=100' Sheet No:

FOR PUBLIC HEARING REZONING PETITION #08-060

RZ-3.0

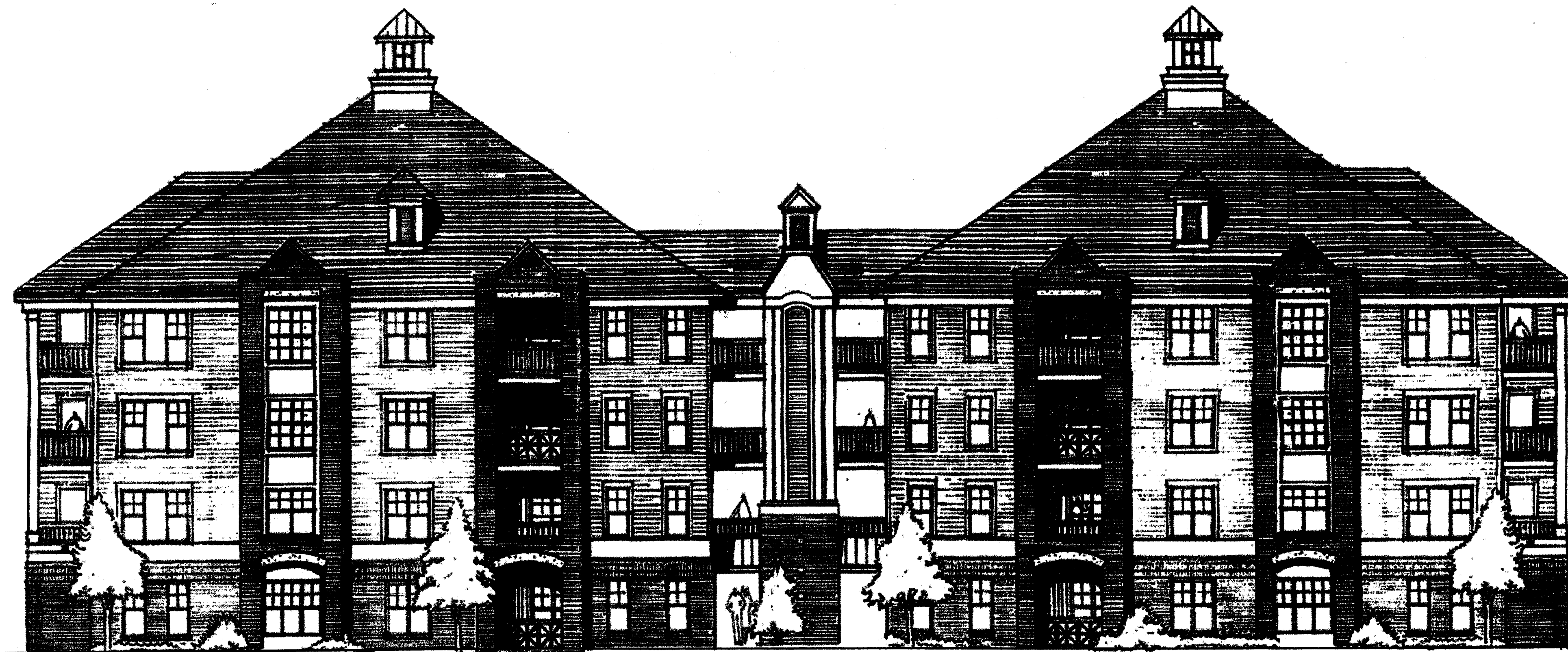


URBAN
DESIGN
PARTNERS

1316-e6 central ave. # 704.334.3303
charlotte, nc 28205 # 704.334.3305
urban@designpartners.com

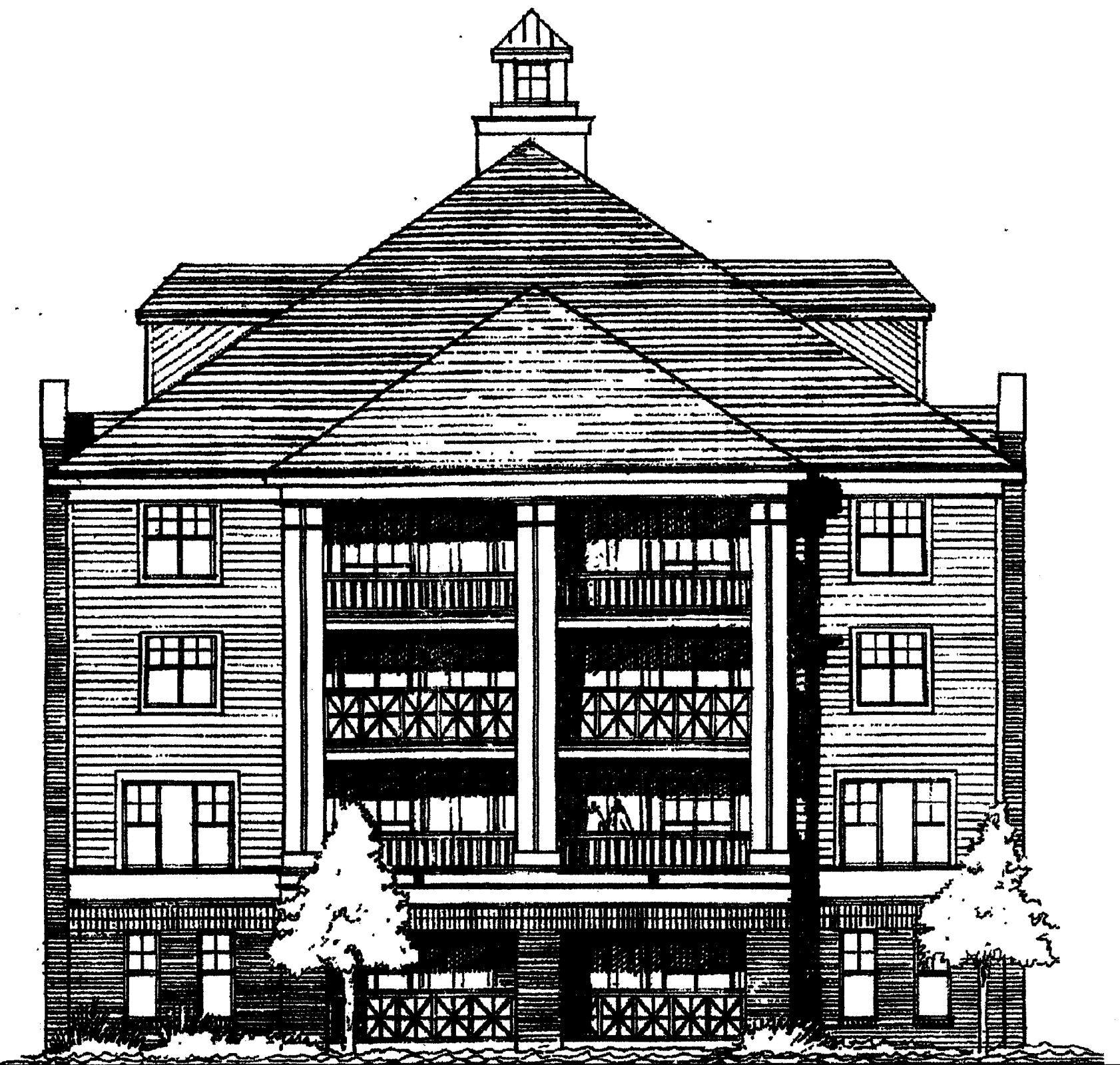
Gandy Communities

17618 Statesville Road, Suite 211
Charlotte, NC 28031
704-897-1110



FRONT ELEVATION

N.T.S.



SIDE ELEVATION

N.T.S.

Gale Property

Schematic Building Elevations
Rezoning Petition #08-060

Northlake Centre Parkway and Point O' Woods Drive, Charlotte, NC

| NO. | DATE | BY: | REVISIONS: |
|-----|----------|-----|--------------|
| 1 | 05.23.08 | MEK | Per Comments |
| 2 | 06.26.08 | EJV | Per Comments |
| 3 | 07.10.08 | EJV | Per Comments |

Project No: 08-027
Date: April 21, 2008
Designed by: mek
Drawn By: mek
Scale: 1"=100'
Sheet No:

RZ-4.0

FOR PUBLIC HEARING
REZONING PETITION #08-060