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Project: MOUNTAIN ISLAND MARKETPLACE
 N.C. HWY 16 and MT. HOLLY-HUNTERSVILLE RD.
 Sheet Title: REVISED SITE PLAN "FOR PUBLIC HEARING"
 PETITION NO. 93-33 (C)

APPROVED BY COMMISSION
 DATE January 15, 1994

LAND OWNERS

CENTERMARK MT HOLLY-HUNTERSVILLE LTD. PARTNERSHIP
 C/O MC GUIRE PROPERTIES
 212 S TRYON STREET - SUITE 800
 CHARLOTTE, NC 28201

HECKLENBURG RETAIL DEV'G.
 C/O MC GUIRE GROUP SERV. I
 212 S TRYON STREET
 CHARLOTTE, NC 28201

PETITIONER

CENTERMARK MT HOLLY-HUNTERSVILLE LTD. PARTNERSHIP
 C/O MC GUIRE PROPERTIES
 212 S TRYON STREET - SUITE 800
 CHARLOTTE, NC 28201

DEVELOPMENT DATA

EXISTING ZONING: BI(CD)
 PROPOSED ZONING:
 CC: 34.62 ACRES (155,000 MAX. SQ. FT.)
 (25,000 MAX. SQ. FT.)
 BI (CD): 5.79 ACRES (34,000 MAX. SQ. FT.)
 R2 (MFCO): 15.19 ACRES (182 MAX. UNITS)
 TOTAL ACREAGE: 55.6 ACRES

PARKING REQUIREMENTS

COUNTY ZONING ORDINANCE: 4 SPACES / 1000 G.S.F.
 SHOPPING CENTER: 125,000 SF. X 4/1000 = 125 SPACES
 OR 229,000 X 4/1000 = 916 SPACES
 TOTAL PARKING REQUIRED: 125 TO 916 SPACES
 PARKING PROVIDED TO MEET OR EXCEED MINIMUM ZONING REQUIREMENTS.
 NOTE: PARKING FOR DEVELOPMENT TAKING PLACE ON EACH OUTPARCEL WILL BE PROVIDED WITHIN EACH OUTPARCEL.

SITE PLAN
 SCALE: 1"=100.0'



*Blairbrook
 Wendy
 Regan
 Carter*

V. P. in Charge
 VRETTOS
 Project Architect/Job Captain
 ENGEL

Drawn By
 ENGEL

Date Drawn
 11 SEPT 93

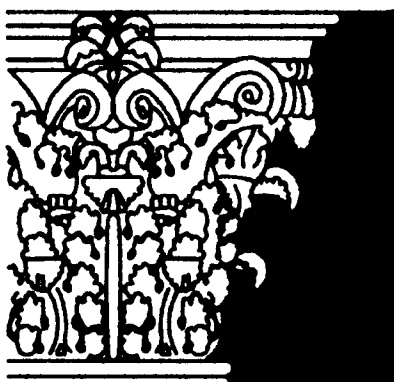
CADD Dwg Name
 292BRZ1.DWG 1"=100'

Revisions

No. 1	Date	22 NOV 93
No. 2	Date	23 DEC 93
No. 3	Date	
No. 4	Date	
No. 5	Date	
No. 6	Date	
No. 7	Date	
No. 8	Date	
No. 9	Date	
No. 10	Date	

Issue Date: 24 OCT 93

Project Number
 2925-01
 Sheet Of
 RZ-1



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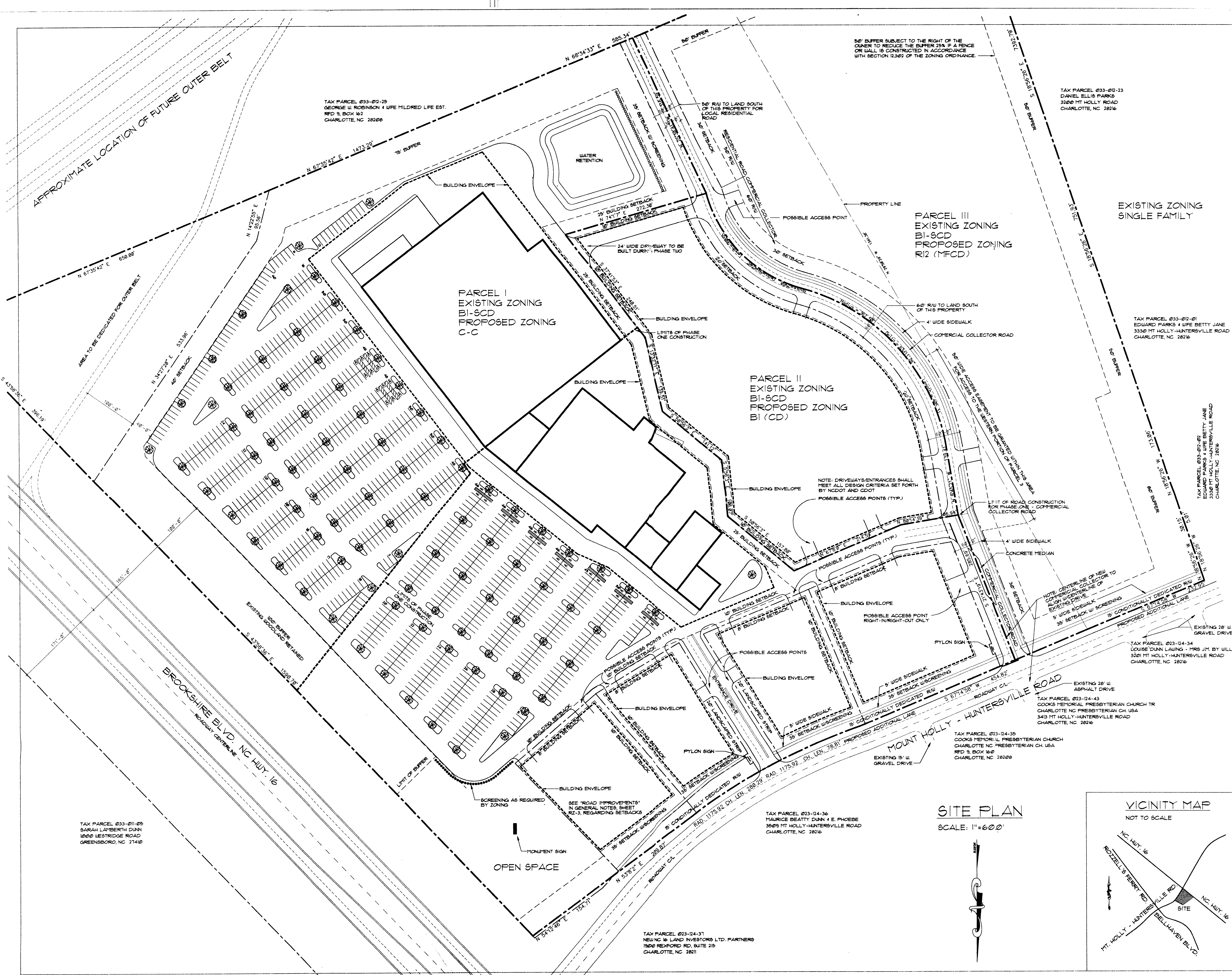
3825 Waverly Drive
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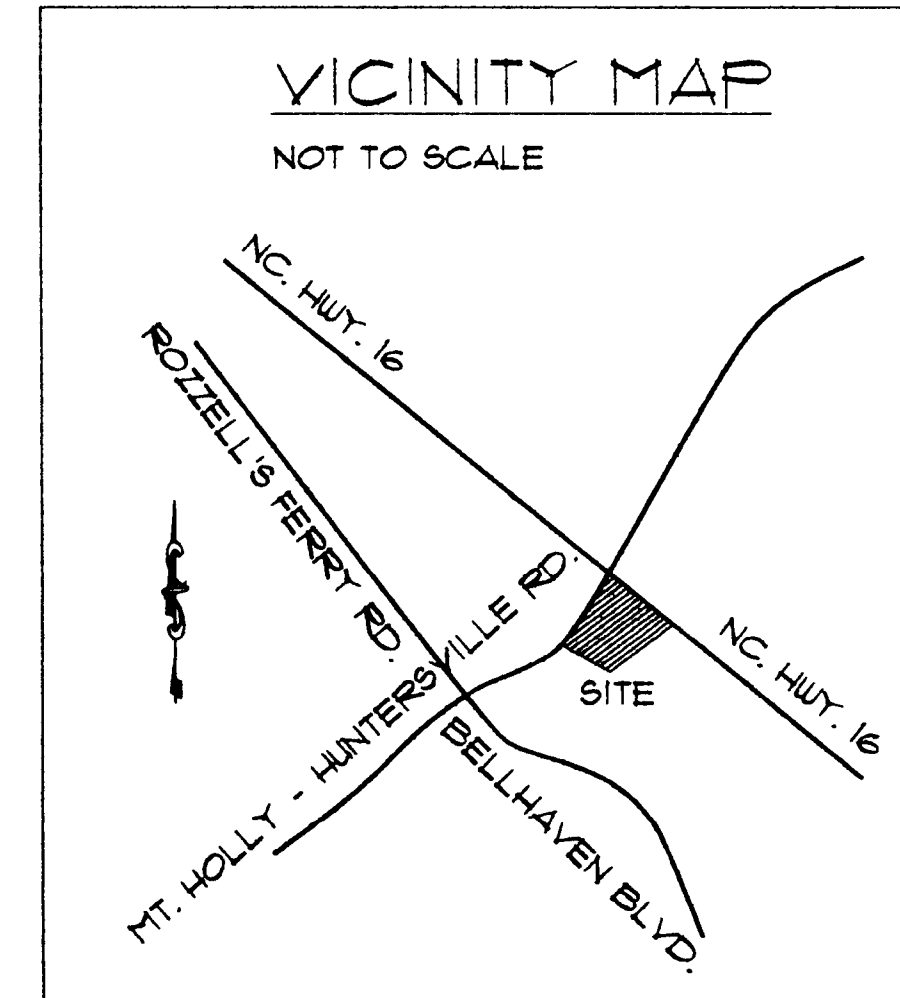
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N.C. HWY 16 and MT. HOLLY-HUNTERSVILLE RD.
Sheet Title: REVISED SITE PLAN "FOR PUBLIC HEARING"
PETITION NO. 93-33 (C)

V. P. in Charge	
VRETTO	
Project Architect/Job Captain	
ENGEL	
Drawn By	
ENGEL	
Date Drawn	
11 SEPT 93	
CADD Dwg. Name	
2925RZ2.DWG 1"=60'	
Revisions	
No. 1	Date 22 NOV 93
No. 2	Date 03 DEC 93
No. 3	Date
No. 4	Date
No. 5	Date
No. 6	Date
No. 7	Date
No. 8	Date
No. 9	Date
No. 10	Date
Issue Date 04 OCT 93	

Project Number
2925-01
Sheet Of
RZ-2



SITE PLAN
SCALE: 1"=600'



TAX PARCEL 033-011-05
SARAH LAMBERTH DUNN
1000 WESTRIDGE ROAD
GREENSBORO, NC 27410

TAX PARCEL 033-012-25
GEORGE W. ROBINSON & WIFE MILDRED LIFE EST.
RFD 3, BOX 162
CHARLOTTE, NC 28208

TAX PARCEL 033-012-23
DANIEL ELLIS PARKS
3200 MT HOLLY ROAD
CHARLOTTE, NC 28216

TAX PARCEL 033-012-01
EDWARD PARKS & WIFE BETTY JANE
3330 MT HOLLY-HUNTERSVILLE ROAD
CHARLOTTE, NC 28216

TAX PARCEL 033-012-02
EDWARD PARKS & WIFE BETTY JANE
3330 MT HOLLY-HUNTERSVILLE ROAD
CHARLOTTE, NC 28216

TAX PARCEL 023-124-34
LOUISE DUNN LAWING - MRS J.M. BY WILL
3201 MT HOLLY-HUNTERSVILLE ROAD
CHARLOTTE, NC 28216

TAX PARCEL 023-124-43
COOKS MEMORIAL PRESBYTERIAN CHURCH TR
CHARLOTTE NC PRESBYTERIAN CH USA
3413 MT HOLLY-HUNTERSVILLE ROAD
CHARLOTTE, NC 28216

TAX PARCEL 023-124-35
COOKS MEMORIAL PRESBYTERIAN CHURCH
CHARLOTTE NC PRESBYTERIAN CH USA
RFD 3, BOX 160
CHARLOTTE, NC 28208

TAX PARCEL 023-124-36
MAURICE BEATTY DUNN & E. PHOEBE
3509 MT HOLLY-HUNTERSVILLE ROAD
CHARLOTTE, NC 28216

TAX PARCEL 023-124-31
NEW NC 16 LAND INVESTORS LTD. PARTNERS
1900 REXFORD RD, SUITE 215
CHARLOTTE, NC 28211

GENERAL NOTES

Petitioner's Statement of Intent

The Petitioner intends to develop this site as 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 standards established under the Mecklenburg County Zoning Ordinance (the "Ordinance") will be complied with in connection with the development depicted on petitioner's rezoning plan.

Building configurations, sizes and placement shown on Petitioner's Rezoning Plan 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.

Setbacks, Sideyards and Rear Yards

All development taking place in each capital parcel will meet or exceed the setback, sideyard and rear yard requirements established under the Ordinance for the CC, B-1 and R-12 MF Districts, as the case may be.

Buffer Areas

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 12.3B2 of the Ordinance.

NC Highway 16 Margin

The petitioner reserves the right to clear the buffer area depicted along the western margin of New NC Highway 16 to accommodate sitework such as earthberms, grading and perpendicular utility lines.

The petitioner reserves the right to remove vines, underbrush, small trees, etc., within any part of this buffer area which the petitioner chooses to leave in its natural condition.

Screening

All dumpster enclosure and service areas will be screened from public streets and adjacent properties in accordance with the Section 12.3B3 of the Ordinance.

Maximum Building Heights

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

Residential Structures may not exceed three stories in number. However, the height of residential buildings may extend up to 45 feet, provided all requirements of Section 9.3B5(i), footnote 7 of the Ordinance are satisfied.

Access Points and Driveways

The number of vehicular access points and driveways to Mount Holly-Huntersville Road will be limited to those 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, and are further subject to the approval of the North Carolina Department of Transportation and The Mecklenburg County Engineering Department.

Project entrances from Mount Holly-Huntersville Road will be designed to include significant landscaping, signage monuments, graphics etc. The location, internal channelization and design of the driveway shown on the Site Plan shall be subject to further review and coordination with opposing access points.

Pedestrian Pathway System

A pedestrian pathway system has been included to adequately connect all components of the project. A sidewalk will be constructed 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 (except street lights which may be erected along Mt. Holly-Huntersville Road and new N.C. Highway 16) shall be designed such that direct illumination does not extend past any property line.

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.

Storm Water Detention Sedimentation and Erosion Control

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

Outer Belt Loop Road

As of the date of the filing of this Rezoning Petition, the North Carolina Department of Transportation has not finally established the alignment for the Outer Belt which will run to the rear of the site. The Petitioner agrees to dedicate to 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 as may fall within the alignment ultimately selected for the Outer Belt if and when requested to do so by the NCDOT. In the meantime, Petitioner agrees to reserve the parcel for right-of-way purposes.

Permitted Uses

1. Parcel I: CC

The total gross floor area of the shopping center to be placed on Parcel I may not exceed 195,000 square feet. The total gross floor area for all development taking place on the four outparcels may not exceed 25,000 square feet.

Parcel I 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.

2. Parcel II: B-1(CD)

The total gross floor area of all structures placed on Parcel II (including detached buildings) cannot exceed 34,000 square feet of office or retail development or 60 multi-family dwelling units.

Parcel II may be devoted to any use (including any accessory use) which is permitted by right or under prescribed conditions in a B-1 Zoning District under the Ordinance.

3. Parcel III: R-12MFC

No project developed within Parcel III may be constructed at a density of more than 12 units per acre and the total number of all multi-family dwelling units constructed within Parcel III cannot exceed 182 units.

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.

Road Improvements

In order to address the impact which the proposed development will have on the intersection of NC 16 and Mount Holly-Huntersville Road, the Petitioner commits to making the following roadway improvements at its sole cost and expense (subject to the approval of North Carolina Department of Transportation).

(1) Mount Holly-Huntersville Road

Petitioner will improve Mt. Holly-Huntersville Road to a three lane section from new N.C. Highway 16 to the westerly edge of the site and will also construct a taper beyond that point designed to accommodate the speed limit posted at the time of construction and the existing off-site right-of-way available to accommodate the taper. If at any time on or before May 31, 1994, Mt. Holly-Huntersville Road is established as a major thoroughfare under the Charlotte-Mecklenburg 2015 Transportation Plan, Petitioner agrees to dedicate the additional right-of-way necessary to provide a 50 foot section along the site's entire frontage south of the existing centerline for Mt. Holly-Huntersville Road and to measure the required 35 foot setback from this new right-of-way line.

(2) Proposed Public Collector

The design and construction of the Public Collector Road shall meet or exceed the requirements for a commercial collector within the area depicted on the Rezoning Plan and a local residential road within the area depicted on the Rezoning Plan as required by Mecklenburg County Engineering Department. Petitioner will construct the proposed Public Collector Road in phases as set forth under Phasing.

The property to the rear of the site will be provided access to the Public Collector Road once it has been extended to the southern boundary of the site for purposes of gaining ingress and egress to Mt. Holly-Huntersville Road.

(3) All construction documentation for vehicular driveways and road intersections will be reviewed and approved by the Mecklenburg County Engineers Department and the North Carolina Department of Transportation through the standard permitting process.

Phasing

Parcels I, II and III will be developed in phases which are keyed to specific landscaping and infrastructure improvements, all as more specifically set forth below:

1. Parcel I

73,000 square feet of the proposed shopping center and any and all of the four outparcels depicted on Parcel I may be developed within the Phase I area depicted on the Rezoning Plan contemporaneously with or after construction of the following improvements:

- a. Improving Mt. Holly-Huntersville Road to a three lane section as provided above under Road Improvements.
b. Completion of construction (or bonding construction of) the first 300 feet of the Public Collector Road separating Parcel I and Parcel III.
c. Completion of construction (or bonding construction of) a sidewalk along Mr. Holly-Huntersville Road from new North Carolina Highway 16 to the Public Collector Road and along one side of the improved portion of the Public Collector Road.
d. Landscaping will also be installed along Mt. Holly-Huntersville Road in segments as each individual outparcel is developed.
e. Construction of the main driveway into the shopping center and the installation of associated landscaping. The intent is for this main entrance drive to serve the entire retail center and to provide access to the four outparcels.
f. Extension of offsite sewer to the site from Long Creek (approximately 2,500 linear feet).
g. Construction of a stormwater detention facility within the area depicted on the Rezoning Plan.
h. Aesthetic improvements to the focal point/open space area at the corner of NC 16 and Mt. Holly-Huntersville Road and landscape strip along Highway 16 included in Phase I.

No Certificate of Occupancy for any building constructed during Phase One may be issued until after the requirements of subparagraphs "a." through "h." have been satisfied.

The balance of the development approved for Parcel I may take place after the Public Collector Road has been extended to the southern boundary of the site (or the bonding of such construction has been provided.)

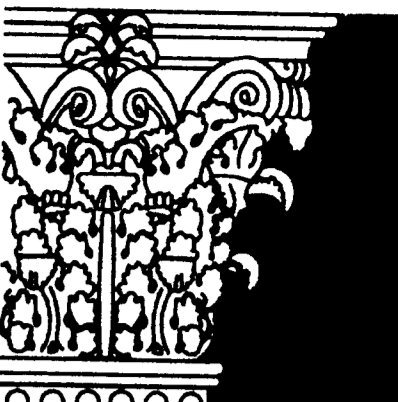
2. Parcel II may be developed at any time after the Public Collector Road has been extended from Mt. Holly-Huntersville Road to the southern boundary of the site. (or the bonding of such construction has been provided)

3. Parcel III may be developed at any time it has been provided public access to Mt. Holly-Huntersville Road by way of the Public Collector Road.

If the Public Collector Road is not in place when an owner of any part of Parcel III desires to construct improvements thereon, the owner of that part of the site over which the Public Collector Road will run will grant to such owner of a part of Parcel III an easement to dedicate and construct the Public Collector Road from Mt. Holly-Huntersville Road to the property owner's public access driveway.

Architectural Controls

- 1. The principal materials used for the front elevation of the shopping center and each side elevation closest to the future Outer Belt and Mt.Holly-Huntersville Road elevations will consist of brick, stone, or stucco.
2. The material selected for the rear and interior sides of the shopping center will be CMU painted to match the color of the material used in the construction of the front and end side elevations.
3. The front elevation of the shopping center will incorporate some or all of the following architectural elements: columns, canopies, awnings, brick ornamentations, windows, different parapet elevations, arches, etc., in order to break up the building mass and achieve a harmonious design.
4. Each dumpster area will be enclosed on all four sides by a fence and a hinged gate which are constructed of brick and wood unless on 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.
5. Roof top mechanical units will be screened from adjoining and abutting residential properties.



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N.C. HWY 16 and MT. HOLLY-HUNTERSVILLE RD.
Sheet Title: GENERAL PROVISIONS "FOR PUBLIC HEARING"
PETITION NO. 93-93 (C)

Table with columns: No., Date, Revisions. Includes entries for 22 NOV 93 and 03 DEC 93.

Issue Date: 04 OCT 93

Project Number: 2925-01
Sheet Of: RZ-3