

The development depicted on the Conceptual Master Plan is schematic in nature and intended to describe the general arrangement of uses on the Site. Accordingly, the configurations, placements, and sizes of the building footprints and lots, as well as the locations of streets shown on the Conceptual Master Plan are schematic in nature and, subject to the provisions set forth below under Architectural Controls, may be altered or modified during design development and construction phases. Parking layouts may also be modified to accommodate final building locations to the extent permitted by the Ordinance.

- Buildings constructed along Moore's Chapel Road, Kendall Road, Street "A" and Street "B" will contain non-opaque window: which face these streets. Large expanses of solid walls exceeding 20 linear feet for these buildings will be avoided through the
- (ii) Dumpsterareas 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.
- (iii) Any restaurant located within Parcel A will include an outdoor dining area, seating area and courtyard.
- (i) Internal areas of the Site shall be landscaped in accordance with the requirements of the Code of the City of Charlotte.
- (ii) All roof mounted mechanical equipment will be screened from view from adjoining public rights-of-way and abutting properties as
- (iii) All other screening and landscaping shall conform to the standards of the Ordinance.
- Within Parcel A, the streetscape treatment along Moore's Chapel Road, Kendall Drive, Street "A" and Street "B" will conform to the Ordinance and include large maturing trees, supplemental shrubbery, sidewalks which are at least 6 feet in width and planting strips
- (ii) Within Parcel A, the streetscape treatment along Street "C" and Street "D" shall include 5 foot wide sidewalks and 6 foot wide
- (iii) Within Parcel B, Kendall Drive shall include 5 foot wide sidewalks and 6 foot wide planting strips on both sides of the street.

- (iii) All parking lot lighting in Parcel A shall be capped, downwardly directed and fully shielded.
- (iv) Any lighting attached to a building in Parcel A shall be capped and downwardly directed.

- (ii) On-street parking shall be permitted in accordance with normal City standards
- (iii) While areas devoted to outdoor dining, courtyards and plazas within Parcel A are not included in the square footage maximum noted above, any off street parking required by the Ordinance will be provided for these areas.

ADJACENT PROPERTY OWNERS:

PARCEL ID#: 05549102 JEANNE F ALWRAN 1927 DILLING FARM RD

CHARLOTTE, NC 28214 PARCEL ID#: 05549103 PEDRO HERNANDEZ AND ZENAIDA HERNANDEZ 9927 MOORES CHAPEL RD

ANNA H BECK 209 LAMPLIGHTER LN MOUNT HOLLY, NC 28120

PARCEL ID#: 05549105 MECKLENBURG WILD LIFE CLUB INC PO BOX 668404 CHARLOTTE, NC 28266

PARCEL ID#: 05550101 6. LLC PAWTUCKETT GOLF CLUB 301 S MCDOWELL ST STE 315

PARCEL ID#: 05518108 BARBARA L DAVIS 1334 WALDON RD CHARLOTTE, NC 28208

FOSTER T TRUST DRAKEFORD AND (JOHN GRIFFING TRUSTEE) 516 SOUTH NEW HOPE RI

FOSTER DRAKEFORD PO BOX 16404 CHARLOTTE. NC 28297

10. JOHN LEWS SMALL 9201 KENDALL DR CHARLOTTE, NC 28214

11. ORION ESTATES 425 W BLVD CHARLOTTE, NC 28203

12. ROBERT D MCCULLOUGH 8054 FAYETTE ST PHILADELPHIA, PA 19150 Parcel ID#: 05512121

13. KATIE M BELL 11614 SUNSHINE POND RD TAMPA, FL 33635 Parcel ID#: 05512120

14. CHARLIE LYNAH 1248 EDGEWOOD RD CHARLOTTE, NC 28214 Parcel ID#: 05512119

9301 KENDALL DR CHARLOTTE, NC 28214-9499 Parcel ID#: 05512118 16. ROBERT EUGENE BOYD AND MARGARET W BOYD

9235 KENDALL DR CHARLOTTE, NC 28214 Parcel ID#: 05512117 17. KENON SMITH AND MAMIE L SMITH

9225 KENDALL DR CHARLOTTE, NC 28214 Parcel ID#: 05512116

18. JOHN LEWIS SMALL 9201 KENDALL DR CHARLOTTE, NC 28214

Parcel ID#: 05512115 19. CLEAVE KIRKPATRICK CARR 8355 ROCKY RIVER RD

Parcel ID#: 05511104 20. FRED HEIRS MORRISON AND % SHIRLEY BOULWARE

2504 RACHEL ST # 3 CHARLOTTE, NC 28206-2452 Parcel ID#: 05511103

NELLIE ROSE ASHFORD HILL AND BY WILL 1001 GORE ST CHARLOTTE, NC 28208 Parcel ID#: 05511129

22. GAYNOR DEVELOPMENT CO AND % LEONARD STRAUSE PO BOX 11261 CHARLOTTE, NC 28220

(f) Parcel A Provisions

No more than one independent, freestanding, single tenant building shall be permitted on the Site. The remaining freestanding, single tenant buildings shall be interconnected

Within those portions of Parcel B indicated for townhomes or condominiums on the Technical Data Sheet, the Petitioner may instead elect to develop detached homes on single family lots. Further, within those portions of Parcel B indicated as apartments on the

(ii) Single family detached homes shall meet the minimum lot area, lot width and yard requirements for the R-6 district with the exception that single family detached homes may utilize a setback of 10 feet as outlined on the Innovative Development Provisions on the Technical Data Sheet.

(iii) Attached and multi family development within Parcel B shall conform to the relevant standards of the R-22MF district.

1. Storm Water Managemen

(a) Storm water runoff will be managed in accordance with the relevant ordinance requirements through proven techniques which satisfy the standards imposed by the City of Charlotte Ordinances and the Charlotte Mecklenburg Storm Water Design Manual. Surface level storm water detention, if provided, may be located in the common open space but shall not be located in the required setbacks or buffers

(b) The detention shall tie-in to the existing abutting storm water system(s). The Petitioner shall have the receiving drainage system analyzed to ensure that it will not be taken out of standard due to the development. If it is found that development will cause the storm drainage system to be taken out of standard, the Petitioner shall provide alternate methods to prevent this from occurring. Should the existing, receiving drainage system be deemed to be out of standard prior to development of its Site, the Petitioner shall provide adequate detention to ensure that the system will not be additionally overburdened

(c) 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 1-year 24 hour storm or the volume generated from the first 1-inch of runoff per the NCDENR BMP manual, whichever is more stringent. 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 2-year and 10-year 6-hour storm events.

(d) 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 specifications in the NC Department of Environmental and Natural Resources Best Management Practice

(e) The following agencies must be contacted prior to plan approval regarding wetland and water quality permits: Section 401 Permit NCDEHNR-Raleigh Office

Section 404 Permit US Army Corps of Engineer Water Quality Protection Measures/Watershed Protection Measures

SWIM buffers shall be provided as required by the Ordinance

The site shall conform to the provisions of the Lower Lake Wylie Watershed Protection Ordinance.

Temporary or staged seeding shall be performed on graded areas immediately following the completion of land disturbing activitie to minimize the potential for off-site sedimentation. (d) Two rows of wire-reinforced silt fences shall be used in critical areas of the site such as at all intermittent and perennial streams

wetlands, at the base of slopes, and other locations where the potential for -off-site sedimentation is greatest

(e) Two-stage sediment basins with outlet weirs sized for a 50-year, 24-hour storm event shall be employed to lessen the risk of basin

Vehicular Access and Road Improvements

(a) Vehicular access shall be as generally depicted on the Technical Data Sheet.

The placements and configurations of these access points are subject to any modifications required to accommodate final site an architectural construction plans and designs and to any adjustments required for approval by the Charlotte Department of Transp

(c) The Petitioner agrees to dedicate and convey (by quitclaim deed and subject to a reservation for any necessary utility easements) prior to the issuance of any certificate of occupancy for those portions of the Site required to provide right of way measuring 35 feet from centerline along Moores Chapel Road. The Petitioner agrees to dedicate and convey (by quitclaim deed and subject to a reservation for any necessary utility easements) prior to the issuance of any certificate of occupancy for Parcel A those portions of the Site located within Parcel A that are required to provide right of way measuring a total of 60 feet along Kendall Drive. The Petitioner agrees to dedicate and convey (by quitclaim deed and subject to a reservation for any necessary utility easements) prior to the issuance of any certificate of occupancy for Parcel B those portions of the Site located within Parcel B that are required to provide right of way measuring a total of 60 feet along Kendall Drive.

Nothing in the above Note 7(c) shall be deemed as a commitment by the Petitioner to provide for dedication of right-of-way of any property located outside the boundaries of this Rezoning Petition except as necessary in order to complete the required right-of-way

(d) Prior to the issuance of any certificates of occupancy for any buildings on the Site, the Petitioner shall provide for the following road

Moores Chapel Road (SR 1601) & Street "A"

Construct Street "A" to serve as a right-in/right-out turns only access point with 150' of internal storage. This access point shall also be approved by NCDOT and CDOT and concur with the latest edition of the NCDOT Policy on Street and Driveway Access

 Construct a concrete median along Moores Chapel Road opposite the proposed RI/RO access to prevent left turns into and out of the site. The length of the median will be determined by CDOT/NCDOT during the building/driveway or subdivision review process.

(ii) Moores Chapel Road (SR 1601) & Kendall Drive (SR 1620)

 Install a traffic signal upon meeting the NCDOT and CDOT applicable traffic signal control warrants. The Petitioner will be responsible for the installation of, and all costs associated with, a traffic signal and pedestrian countdown signals at the intersection if such signal is warranted by NCDOT and CDOT. Such costs shall include, but are not limited to, the traffic signal, steel poles/mast arms, pedestrian signals, loop detectors, signal control or relocation and pavement markings.

Construct a westbound left turn lane on Moores Chapel Road with 150' of storage, a 15:1 bay taper and 45:1 through lane

Construct an eastbound right turn lane on Moores Chapel Road with 150' of storage and a 20:1 bay taper.

Construct a northbound left turn lane on Kendall Drive with 150 of storage and a 15:1 bay taper.

As an optional alternative to the installation of the above improvements, the Petitioner may instead elect to construct the intersection of Moores Chapel Road and Kendall Drive as a single lane roundabout subject to the review and approval of CDOT and NCDOT. In this event, a minimum building and parking setback of 10 feet shall be provided from the edge of the right-of-way associated with the roundabout. If buildings and/or parking are constructed prior to the installation of the roundabout, this ten foot

(iii) Freedom Drive, Little Rock Road and Moores Chapel Road

Modifications to the existing traffic signal control timing due to these laneage improvements
 Construction of a northbound left turn lane on Little Rock Road with 150 feet of storage, a 15:1 bay taper with 45:1 through lane taper(s) and a remark of that leg of the intersection prior to the issuance of certificate of occupancy.

(e) The Petitioner will be responsible for the costs associated with the design and construction of the above described improvements, and all other associated intersection and roadway modifications necessary as a result of these improvements as determined by CDOT and NCDOT. The design of these improvements must meet applicable requirements as determined by and be subject to the review/approval

(f) The intersection of Street "A" and Street "B" within Parcel A shall include pedestrian crosswalks designated with stamped and

(g) Development of Parcel A shall require the construction of those public and private streets located within Parcel A only as indicated on the Technical Data Sheet. Development of Parcel B shall require the extension of Street "B" as a public street over the right-of-way associated with I-485 to connect to the I-485 Service Road.

Pedestrian and vehicular connections throughout the Site will be provided in the manner generally depicted as shown on the Technical Data Sheet. Where internal sidewalks are located between buildings and parking bays, either a sidewalk at least seven feet in

(b) A pedestrian/bicycle trail of at least 10 feet in width shall be provided along the stream generally as indicated on the Technical Data
Sheet. The trail will connect to the sidewalk along Public Street B. The trail may be composed of gravel or other porous material and may be located within the buffer along the stream.

Bicycle parking spaces (bike racks) shall be provided in accordance with the Ordinance.

10. Bus Shelter Pad/Park and Ride Spaces

Prior to the issuance of any certificates of occupancy for the Site, the Petitioner shall provide an easement to accommodate a future

Within six months of the activation of CATS transit service to the Site, a minimum of 25 non-exclusive parking spaces within Parcel A will be made available to CATS patrons and a concrete pad to accommodate a bus shelter shall be constructed along Moores Chapel Road. The concrete pad shall meet CATS Development Standard 60.04(A).

Adequate fire protection in the form of fire hydrants will be provided to the Charlotte Fire Marshal's specifications.

All signs placed on the Site will be erected in accordance with the requirements of the Ordinance.

Any detached signage located on Kendall Drive shall be monument type signage only.

(a) The Petitioner shall submit a Solid Waste Management Plan prior to initiating demolition and/or construction activities to include, at a minimum, the procedures that will be used to recycle all clean wood, metal, and concrete generated during demolition and construction activities. The Plan should specify that monthly reporting of all tonnage disposed and recycled will be made to the Mecklenburg County Solid Waste Program. The report shall include the identification and location of facilities receiving disposed or recycled materials. The Plan and the monthly reporting shall be submitted to:

Scott Brown Mecklenburg County Solid Waste Program 700 North Tryon Street

Any multi-family complex located on the Site shall meet the requirements of Chapter 9 and 12 of the Charlotte City Code regarding

Within Parcel A, the common open space will include a 10 foot pedestrian trail as indicated on the Site Plan. Within Parcel B, the common

for by the then Owner or Owners of the Parcel or Parcels within the Site involved in accordance with the provisions of Chapter 6 of the

16. Binding Effect of the Resoning Documents and Definitions

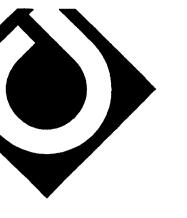
time who may be involved in any future development thereof.

If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under these Development Standards and the Technical Data Sheet will, unless amended in the manner provided under the Ordinance, be binding upon and mure to the benefit of the Petitioner and the current and subsequent owners of the Site and their respective successors in interest and assigns

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

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Charlotte North Carolina 28211

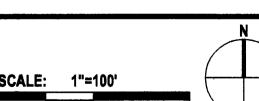
MOORES CHAPEL

North Carolina 28284

08/22/05 - REZONING COMMENTS 09/19/05 - REZONING COMMENTS - PUBLIC HEARING 03/15/06 - REZONING COMMENTS 07/07/06 - REZONING COMMENTS 10/11/06 - REVISIONS PER OWNER

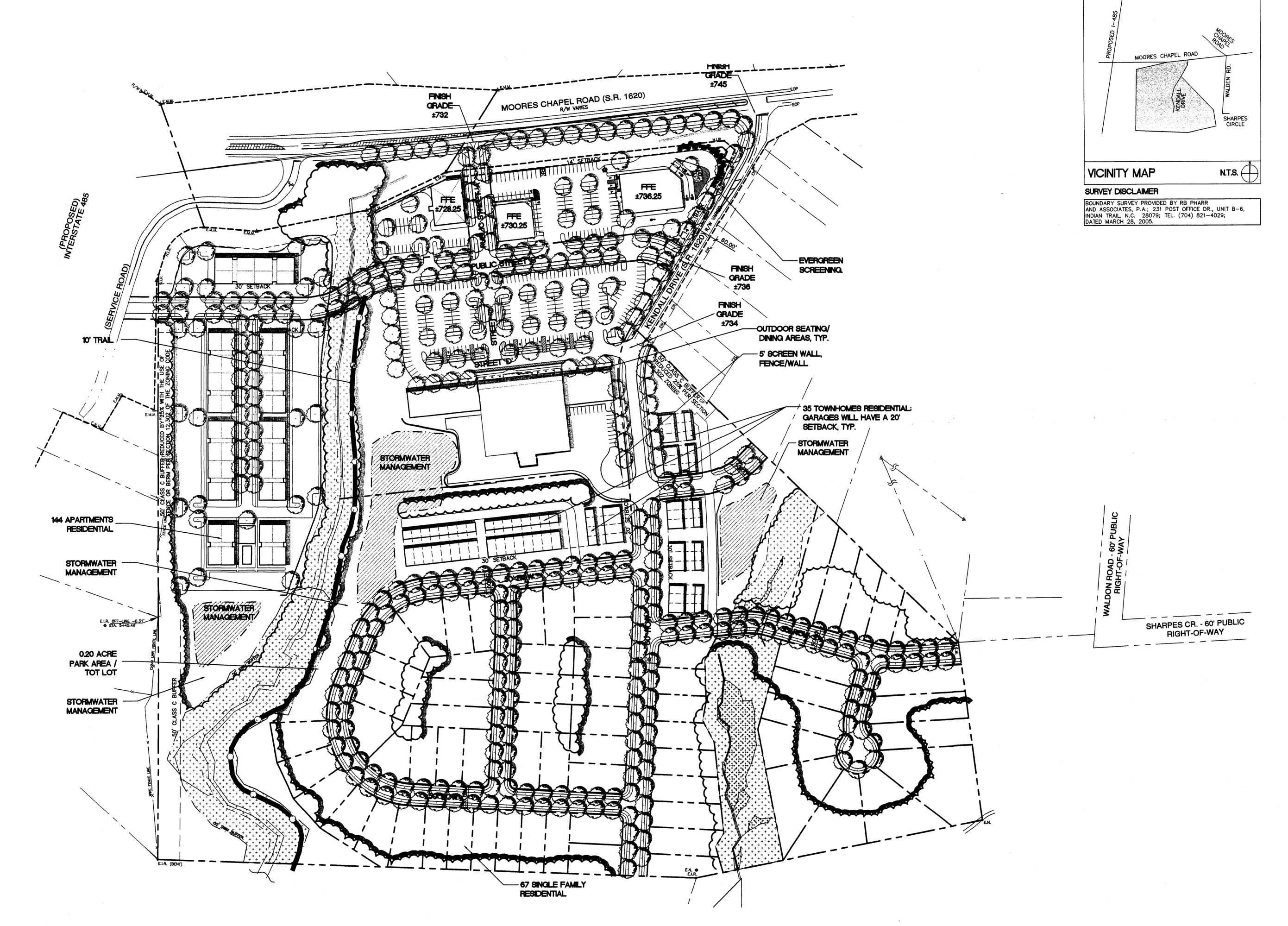
> APPROVED BY CITY COUNCIL

> > FEB 1 9 2007

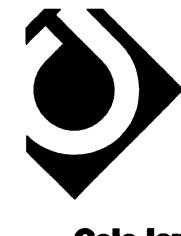


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MOORES CHAPEL ROAD / I-485 REZONING

FOR PUBLIC HEARING Petition No. 2005-121

SCHEMATIC SITE PLAN

Project No. 3186

Issued

05/10/05

Revised

08/22/05 REZONING COMMENTS

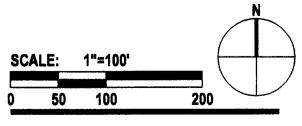
09/19/05 REZONING COMMENTS - PUBLIC HEARING

03/15/06 - REZONING COMMENTS

07/07/06 - REZONING COMMENTS

10/11/06 - REVISIONS PER OWNER

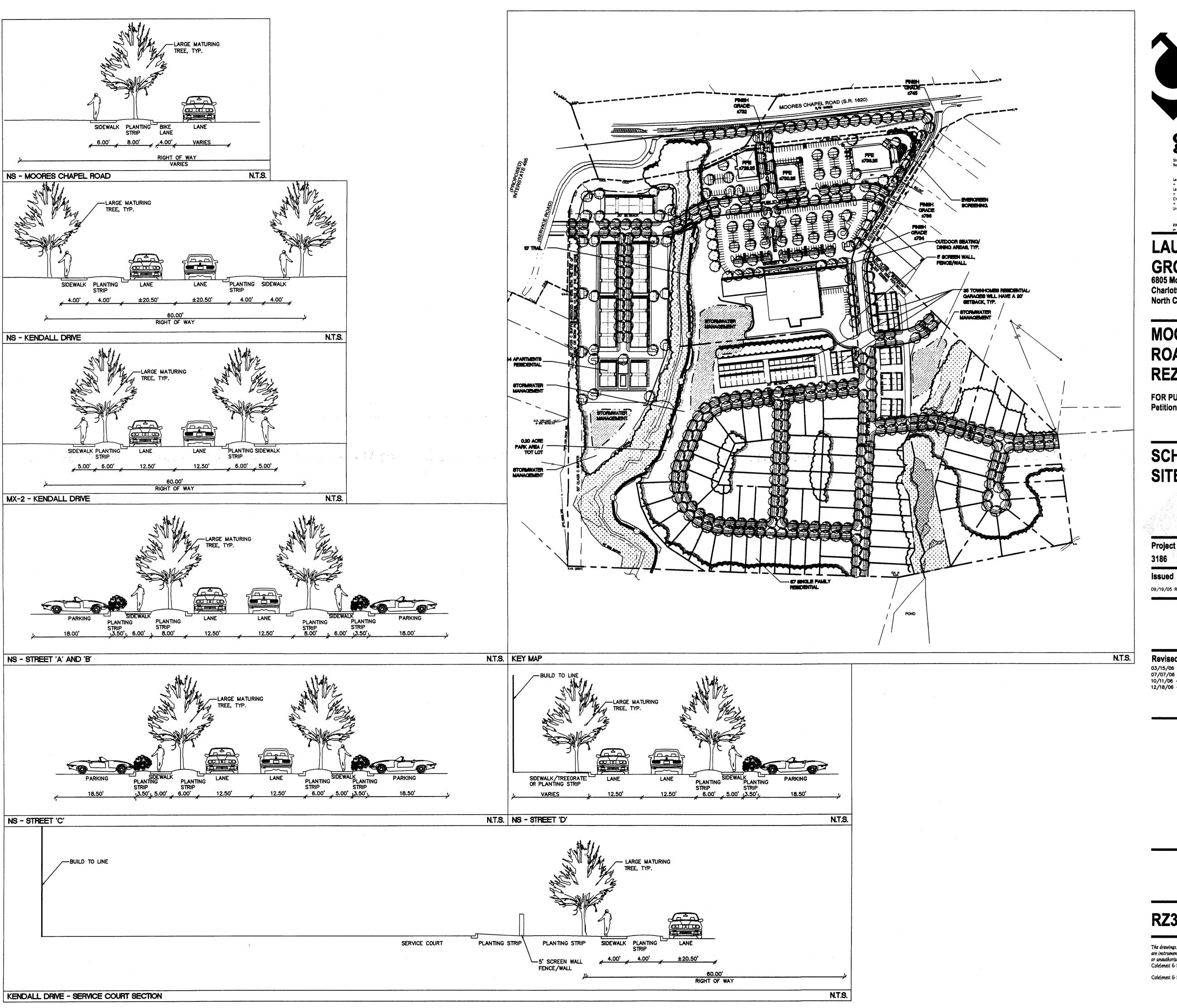
12/18/06 - REZONING COMMENTS



RZ2.0 of 4

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MOORES CHAPEL ROAD / I-485 REZONING

FOR PUBLIC HEARING Petition No. 2005-121

SCHEMATIC SITE PLAN

Project No.

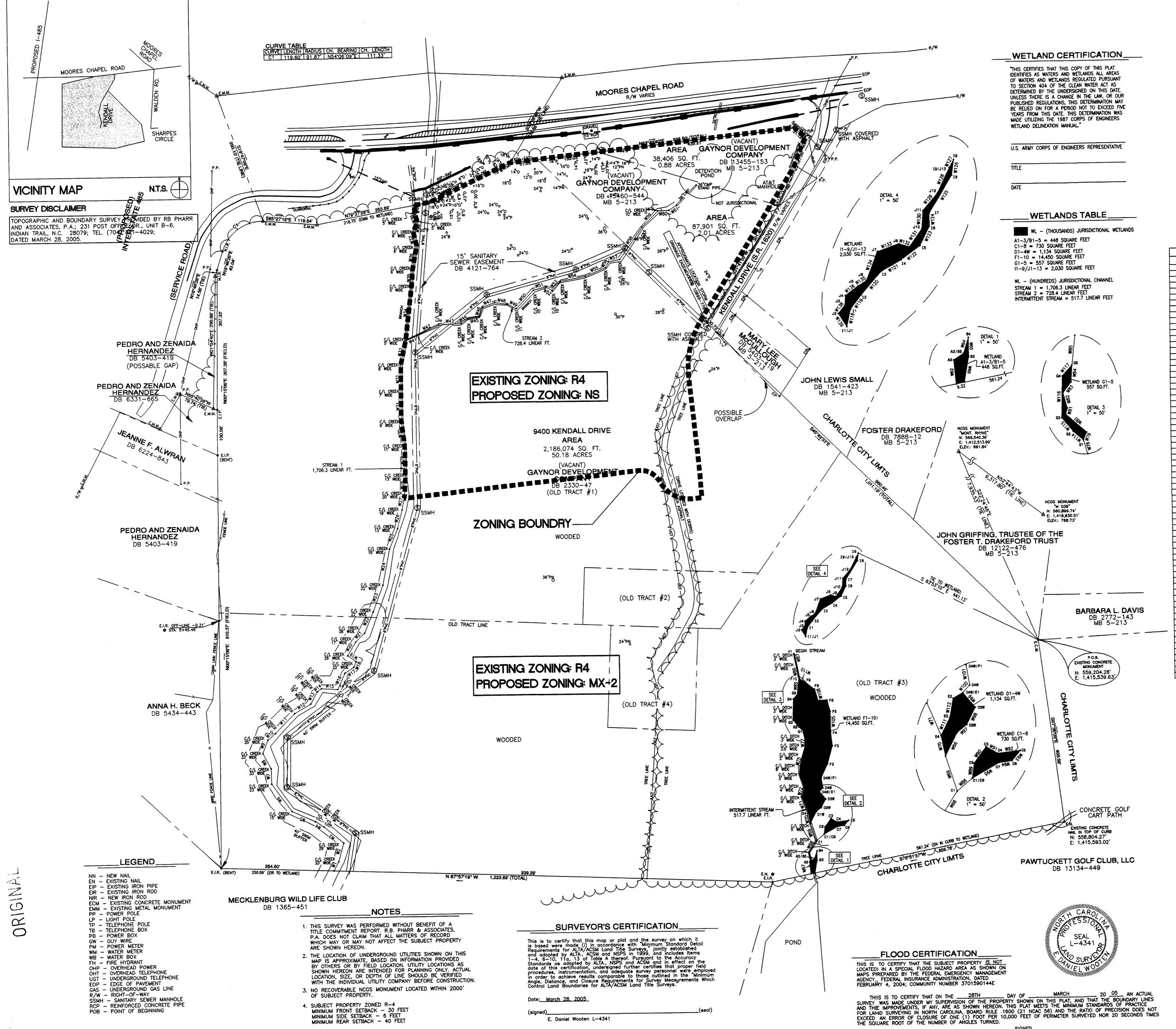
09/19/05 REZONING COMMENTS - PUBLIC HEARING

03/15/06 - REZONING COMMENTS 07/07/06 - REZONING COMMENTS 10/11/06 - REVISONS PER OWNER 12/18/06 - REZONING COMMENTS

RZ3.0 of 4

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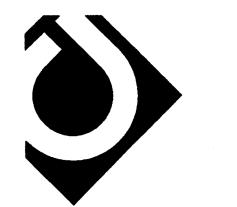
		WETLAND	LINE ! ABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
W1	N 27'03'24" E	22.92'	W71	N 23'18'09" W	38.83'
W2	N 15'28'00" E	42.19'	W72	N 16'56'15" E	22.01'
W3	N 49'51'57" W	56.53'	W73	N 20'59'13" W	30.66
W4	N 57'39'08" W	21.89'	W74	N 03'34'25" E	18.72'
W5	N 66'09'36" W	56.62'	W75	N 16'44'18" E	17.16'
W6	N 35'43'48" W	75.06'	W76	N 19'11'27" E	25.60'
W7	N 01'28'35" W	33.88'	W77	N 00°25'06" W	19.85' 15.98'
W8	N 28'23'11" W	38.55'	W78 W79	N 15'48'46" W N 23'00'09" E	9.43'
W9	N 21'36'06" E	31,36' 22,53'	W80	N 48'50'31" W	30.62
W10	N 5016'37" E N 44'34'01" E	60,54'	W81	N 16'00'57" E	6.71
W11 W12	N 60'12'41" E	41.66	W82	N 15'29'18" W	17.18'
W13	N 28'19'24" E	30.22'	W83	N 36'33'24" E	15.05'
W14	N 53'32'17" E	11,76'	W84	N 03'11'50" E	18.80'
W15	S 86'24'31" E	35,99'	W85	N 06'03'50" E	32.33'
W16	N 24'25'46" E	39,21'	W86	N 11'30'35" W	34.79
W17	N 56'56'04" E	23.74'	W87	N 11'56'17" W	22.14'
W18	N 23'55'25" E	13,39'	W88	N 50'13'35" E	21.85
W19	N 53'45'27" W	22.71	W89	N 07'37'51" E	16.79'
W20	N 30'47'44" E	34,33'	W90	N 35'48'49" E	22.12'
W21	N 46'33'21" E	28.06'	W91 W92	S 60°09'27" E N 83'21'44" E	14.77' 25.40'
W22	N 22'37'40" E	50.49'	W92 W93	S 39'37'35" W	14.40
W23	N 21'13'12" E	61.69'	W94	S 82'05'23" W	14.69
W24 W25	N 11'06'44" E	81,45' 48.53'	W95	S 59°56'55" W	34.06
W25 W26	N 22'37'35" E N 14'44'06" E	43.66'	W96	N 27'46'24" E	29.11
W27	N 09'52'52" E	32.60'	W97	N 52'18'30" E	13.73
W28	N 03'02'40" E	44.40'	W98	N 26'36'11" E	21.22
W29	N 00'46'51" W	65.68	W99	N 40'12'57" W	21.10
W30	N 07'05'53" W	55,26'	W100	N 42'12'34" E	11.47'
W31	N 00'09'59" W	60.96	W101	N 09'53'21" W	22.42'
W32	N 00"01'50" W	61.26'	W102	N 24'38'23" E	33.42'
W33	N 11'48'32" E	55.28'	W103	N 15'08'57" E N 07'11'18" W	41.73' 29.03'
W34	N 06'34'22" E	119.97	W104 W105	N 00'29'46" W	46.46
W35	N 03'54'59" E	34.21'	W105	N 15'55'38" W	25.42
W36 W37	N 09'56'47" E	55.73' 30.23'	W107	S 87'33'09" W	19.31
W37	N 13'38'10" W N 21'03'57" E	25.03'	W108	N 16'13'49" W	25.91'
W39	N 19'34'35" W	16.45	W109	N 52'22'26" W	28.75
W40	N 03'51'34" W	20.30'	W110	N 65'54'33" W	13.35'
W41	N 66'36'48" E	27,00'	W111	N 27'37'05" E	21.78
W42	N 66'36'48" E	53.60'	W112	N 10°42'06" E	21,70
W43	N 86'07'12" E	49.50'	W113	N 61'11'02" E	12.68' 14.78'
W44	N 56'34'40" E	18.53'	W114 W115	N 48 26 06 W	19.83
W45	N 80'42'31" E	25.18' 21.21'	W116	N 01°20'56" E	45,83
W46 W47	N 18'57'24" E N 68'13'17" E	28.71	W117	N 41"51'53" E	16,03
W48	\$ 81'45'54" E	29.03'	W118	N 13'24'53" E	19.77
W49	\$ 62'42'48" E	21.90'	W119	N 36'38'56" E	19.16'
W50	N 42'53'30" E	55.56'	W120	N 40'21'25" E	33.83
W51	N 76'46'58" E	28.95'	W121	N 60°08'53" E	24.75
W52	S 58'53'24" E	15.63'	W122	N 53'46'11" E	26.42
W53	N 42'36'33" E	27.06'	W123	N 26'06'54" E	23.66
W54	N 79'29'26" E	56.83'	W124 W125	N 00'30'30" W N 31'26'47" E	14,05' 49,23'
W55	N 66'53'07" E	48.75'	W125 W126	N 07'32'00" E	17.11
W56	N 26'08'02" E	14.17' 25.22'	W127	S 28'06'00" W	10.02
W57 W58	N 79'29'10" E N 35'27'13" E	86.87	W128	S 26'22'50" W	30,32
W59	N 45'22'50" E	49.68	W129	S 39'32'37" W	25,94
W60	N 88'15'26" E	24.45	W130	S 03'40'19" W	19,52
W61	N 57'32'49" E	20.57	W131	\$ 35'07'37" W	24.43
W62	N 05'54'21" W	26.52'	W132	N 72°10'07" W	12.07
W63	N 56'21'36" E	13.14'	W133	S 70"10'49" W	24.79
W64	N 17'16'44" E	17.87	W134	S 20°40'33" W	34.21
W65	S 01'03'02" E	20.65'	W135	S 57'49'17" W	10,62
W66	S 09'31'51" W	28.67'	W136	S 53'38'44" W	17.67
W67	N 13'11'08" W	47.18'	W137	S 01°12'17" W	10.24
W68	N 32'57'20" E	30.72'	W138 W139	S 39°22'28" W S 31°55'39" E	12.15 17.24
W69	N 18'53'56" W	40.88	1 M 172	א על ככונ ביו	1 17.44

LEGAL DESCRIPTION

That certain tract or parcel of land situated, lying and being partially in the City of Charlotte, Paw Creek Township, Mecklenburg County, State of North Carolina and being more

BEGINNING at N.C.G.S. Monument "RHYNE" having published Grid Coordinates N: 566,540.36 feet and E: 1,412,513.99 feet (Combined Factor: 0.99987282), thence S 22-24-46 E 7,935.53 feet (ground distance) to an existing concrete monument marking the common corners of the John Griffing Trustee of the Foster T. Drakeford Trust property as acquired by deed in Book 12,122, Page 476 and the Barbara L. Davis property as acquired by deed in Book 2,772, Page 143 in the Mecklenburg County Registry of Deeds, existing concrete monument also marking a corner of the Pawtuckett Golf Club, LLC property (now or formerly) are acquired by deed in Book 13,134. Page 449, edid concrete monument being formerly) as acquired by deed in Book 13,134, Page 449, said concrete monument being the TRUE POINT OF BEGINNING; thence from said monument and with the line of said Golf Club in two (2) courses and distances as follows: (1) South 07-36-09 East 403.56 feet to an existing nail set in a concrete cart path, (2) South 78-51-37 West 658.76 feet to an existing nail at the base of a bent iron pipe, the common corner of Pawtuckett Golf Club, LLC and Mecklenburg Wildlife Club, Inc. (now or formerly) property as acquired by deed in Book 1,365, Page 451; thence with the northern line of the Mecklenburg Wildlife Club, Inc. property North 87-57-19 West 1,223.89 feet to an existing bent iron rod, the common corner of Mecklenburg Wildlife Club, Inc. and Anna H. Beck property (now or formerly) as acquired by deed in Book 5,434, Page 443; thence with the easterly line of Anna H. Beck property and continuing with the Pedro and Zenaida Hernandez property (now or formerly) as acquired by deed in Book 5,403, Page 419, and the Jeanne F. Alwran or formerly) as acquired by deed in Book 5,403, Page 419, and the Jeanne F. Alwran property (now or formerly) as acquired by deed in Book 6,224, Page 843 North 00-15-06 East 910.37 feet to an existing bent iron pipe said pipe, the southeasterly corner of the Pedro and Zenaida Hernandez property (now or formerly) as acquired by deed in Book 6,331, Page 665; thence with the easterly line of the Pedro and Zenaida Hernandez property North 00-15-06 East, passing an existing bent iron pipe at 100.06 feet, for a total distance of 407.39 feet to a new iron rod set in the southern right-of-way of the Service Road which leads to Moores Chapel Road said right-of-way established from Service Road which leads to Moores Chapel Road said right-of-way established from N.C.D.O.T. Project Reference No. R-2248BB; thence following the southern right-of-way the Service Road three (3) courses and distances as follows: (1) North 16-48-26 East 43.04 feet to a new iron rod set, (2) with the arc of a circular curve to the right having a radius of 91.87 feet an arc length of 119.60 feet (chord: North 54-06-09 East 111.33 feet) to an existing metal monument, (3) South 85-27-16 East 119.64 feet to an existing metal monument on the southerly right-of-way of Moores Chapel Road; thence with the southern right-of-way of Moores Chapel Road three (3) courses and distances as follows: (1) North 79-27-28 East 253.89 feet to an existing metal monument, (2) North 64-40-19 East 197.09 feet to an existing metal monument, (3) North 83-49-40 East 635.50 feet to a new iron rod, said new iron rod marking a point on the western right-of-way of Kendall Drive (S.R. 1620) (variable right-of-way); thence with the western right-of-way of Kendall Drive three (3) courses and distances as follows: (1) South 49-05-23 East 31.12 feet to a new iron rod, (2) South 22-29-08 West 161.00 feet to a new iron rod, (3) South 31-41-59 West 301.40 feet to a new iron rod, said new iron rod marking the southerly terminus of Kendall Drive; thence with the southerly terminus of Kendall Drive South 45-49-33 East 30.37 feet to a new nail, said nail marking the eastern right-of -way line of Kendall Drive and the southwestern corner of Mary Lee McCullough property (now or formerly) as acquired by deed in Book 5,403, Page 419; thence with the southern line of Mary Lee McCullough property and continuing with the southern lines of John Lewis Small property (now or formerly) as acquired by deed in Boo 1,541, Page 423, Foster Drakeford property (now or formerly) as acquired by deed in Book 7,888, Page 12, and aforementioned John Griffing Trustee of the Foster T. Drakeford Trust property (now or formerly) as acquired by deed in Book 12,122, Page 476 South 45-49-33 East 980.46 feet to the point and place of BEGINNING, containing 2,312,381 square feet or 53.0850 acres of land as shown on a survey prepared by R. B. Pharr & Associates, P.A. dated March 28, 2005 (Map File IT-119)

TOTAL AREA: 2,312,381 SQ. FT. OR 53.0850 ACRES



Civil Engineering

Urban Design

200 South Tryon Street, Suite 1400 Charlotte, NC 28202

LAUTH PROPERTY **GROUP**

6805 Morrison Boulevard, Suite 390 Charlotte North Carolina 28211

MOORES CHAPEL ROAD / I-485 REZONING

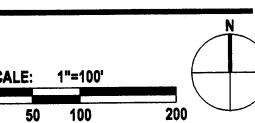
Charlotte North Carolina 28284

SURVEY MAP & METES AND BOUNDS **DESCRIPTION**

Project No.

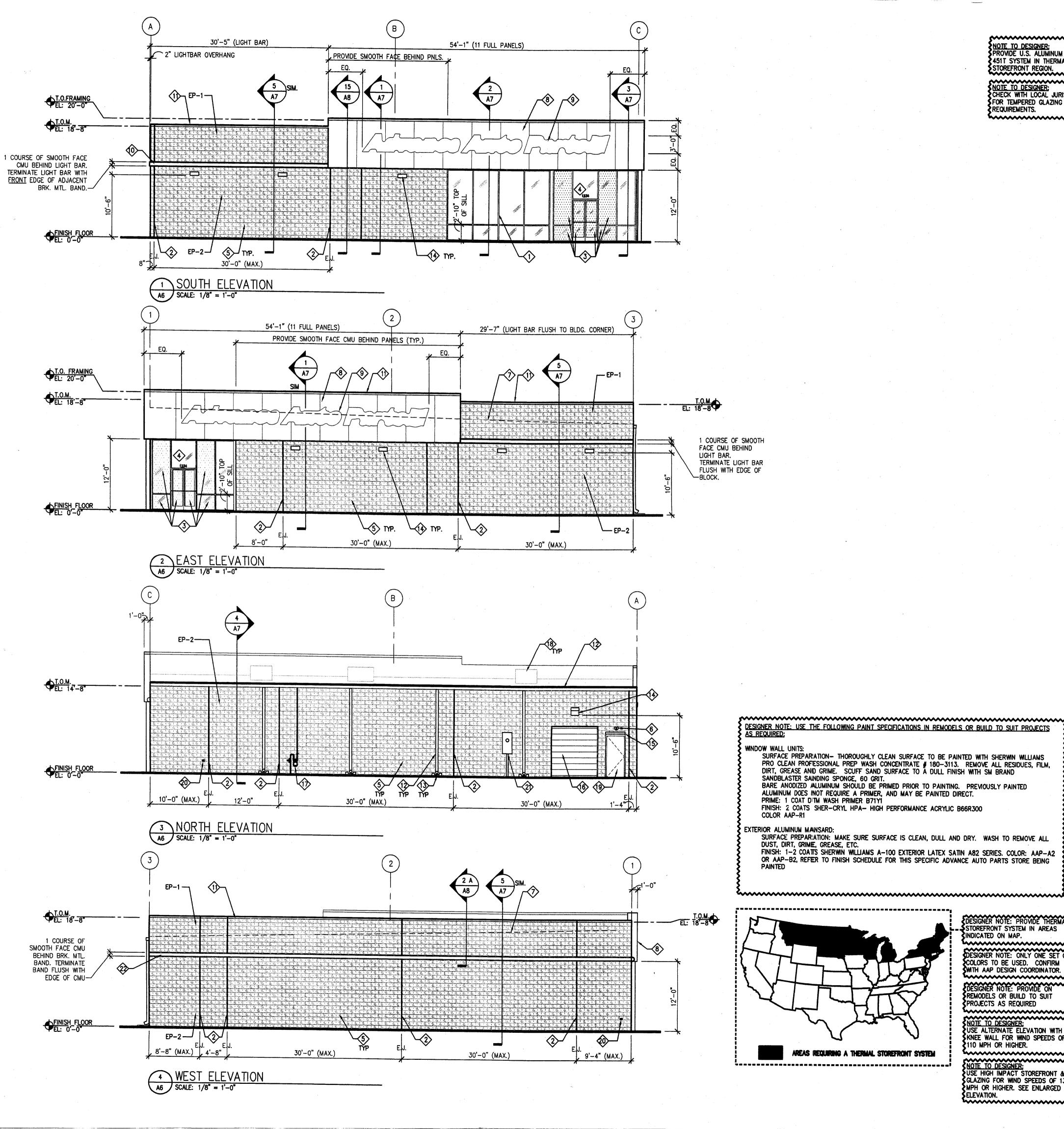
Revised

09/19/05 REZONING COMMENTS - PUBLIC HEARING 03/15/06 - REZONING COMMENTS 07/07/06 - REZONING COMMENTS 10/11/06 - REVISIONS PER OWNER 12/18/06 - REZONING COMMENTS



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ORIGINA

NOTE TO DESIGNER: PROVIDE U.S. ALUMINUM SERIES 451T SYSTEM IN THERMAL

FOR TEMPERED GLAZING

REQUIREMENTS.

STOREFRONT REGION. NOTE TO DESIGNER: CHECK WITH LOCAL JURISDICTION

EXTERIOR ELEVATION KEY NOTES:

- ALUMINUM STOREFRONT AND GLAZING. PROVIDE U.S. ALUMINUM SERIES 451 CENTER GLAZED FLUSH GLAZE STOREFRONT SYSTEM IN PANTONE #485 RED FINISH. REFER TO RESPONSIBILITY MATRIX FOR ADDITIONAL INFORMATION. NO SUBSTITUTIONS. PROVIDE 1" INSULATED CLEAR LOW "E" GLASS. SEALANT AROUND WINDOW FRAME TO BE PAINTABLE AND IS TO MATCH ADJ. WALL COLOR.
- MASONRY CONTROL JOINT.
 - 3 HATCH AREA REPRESENTS AREA OF TEMPERED GLAZING.
- G.C. TO PROVIDE & INSTALL 6" VINYL WHITE ON BLACK ADDRESS NUMBERS ON FRONT WINDOWS CENTERED OVER DOOR, BOTTOM EDGE OF **.....** NUMBER SHALL SET 4" ABOVE FRAME. NUMBERS BY FAST SIGN, FONT: STANDARD BOLD CONDENSED, FONTSIZE: 5.75", COMPRESSION: NONE, BLACK OUTLINE: .300", BLEED: .02, PRINTED ON GERBER EDGR II, VINYL: ORACLAS 651 WHITE, THICKNESS: 2.5 MIL.
 - SPLIT FACE CMU. TYPICAL THROUGHOUT TO BELOW GRADE. UNLESS NOTED OTHERWISE.
 - EMERGENCY LIGHT, REFER TO ELECTRICAL SHEETS FOR ADDITIONAL INFORMATION.
 - REFER TO DETAIL 1/A8 FOR ADDITIONAL PARAPET INFORMATION.
 - 96"x59" RED PANELS ARE TO BE ORDERED FROM STOUT MARKETING. REFER TO THE RESPONSIBILITY MATRIX ON SHEET TI FOR ORDERING INFORMATION. ARCHITECTURAL PANELS ARE TO BE FULL PANELS FROM STOUT; NO CUTTING IS REQ'D EXCEPT AT RETURNS TO BUILDING FACE. IT IS NOT CRITICAL THAT THE END OF THE ARCHITECTURAL PANEL LINES UP WITH THE PILASTER (BELOW). REFER TO DETAIL 12/A8 FOR ADDITIONAL INFORMATION.
 - REFER TO ELECTRICAL DRAWINGS FOR SIGNAGE REQUIREMENTS. SIGNAGE IS PERMITTED SEPARATELY AND INSTALLED BY OTHERS. SIGNAGE IS SHOWN FOR REFERENCE ONLY.
 - LIGHT BAR REFER TO DETAIL 2/A8 AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
 - METAL COPING, PAINT EP-1 TYP.
 - GUTTERS AND DOWNSPOUTS PAINT TO MATCH BUILDING.
 - INSTALL 12"X24" 2 3/8" PRECAST CONCRETE SPLASH BLOCKS UNDER EACH DOWNSPOUT.
 - WALL MOUNTED LIGHT FIXTURE REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION. QUANTITIES AND LOCATION VARY PER

 - RAIN DEFLECTOR ATTACHED TO MASONRY- REFER TO DOOR HARDWARE SCHEDULE.
 - ROLL UP STEEL DOOR REFER TO DOOR SCHEDULE FOR ADDITIONAL INFORMATION.
 - PRIME AND PAINT GAS METER AND PIPES TO MATCH BUILDING.
 - ROOF TOP UNIT BEYOND REFER TO MECHANICAL DRAWNGS FOR ADDITIONAL INFORMATION
 - HOLLOW METAL DOOR AND FRAME PAINT TO MATCH COLOR OF ADJACENT WALL SURFACE.
 - RECESSED WALL HYDRANT REFER TO PLUMBING SHEET FOR ADDITIONAL INFORMATION.
 - ELECTRICAL EQUIPMENT. REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
 - DECORATIVE 2x8 WRAPPED WITH BRAKE METAL SUPPLIED BY ARCHITECTURAL PANEL MFR.. REFER TO DETAIL 2A/A8 FOR ADDITIONAL INFORMATION.

GENERAL NOTES

- ALL EXTERIOR SIGNS ARE PROVIDED AND INSTALLED BY ADVANCE AUTO PARTS. ALL ELECTRICAL CONNECTIONS ARE BY ELECTRICAL CONTRACTOR. REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
- ALL CONCRETE MASONRY UNITS SHALL BE NORMAL WEIGHT CONCRETE, 7-1/8" X 7-1/8" X 15-1/8", WITH 1/8" MORTAR JOINTS, WITH TOTAL
- COURSE HEIGHT TO EQUAL 8", IN RUNNING BOND PATTERN. PROVIDE TOOLED CONCAVE MORTAR JOINTS UNLESS NOTED OTHERWISE

EXTERIOR PAINT FINISH GENERAL NOTES:

EXTERIOR BLOCK WALLS:

SURFACE PREPARATION - PRESSURE WASH ANY DIRT, MUD, EXCESS MORTAR, ETC. FROM THE BLOCK. MAKE SURE BLOCK IS THOROUGHLY DRY PRIOR TO APPLYING ANY COATINGS. FILLER: LOXON BLOCK SURFACER A24W200. SPRAY, AND BACK ROLLED WITH LONG NAP ROLLERS. BLOCK TO BE FILLED PIN-HOLE FREE

PRIOR TO PROCEEDING WITH FINISH COAT. FINISH: 1 COAT SHERWIN-WILLIAMS CONFLEX XL ELASTOMERIC HI-BUILD COATING A5-400 SERIES. APPLICATION TO BE AIRLESS SPRAY AND BACK ROLLED, OR IF JUST ROLLER APPLICATION IS TO BE USED, 2 COATS MUST BE APPLIED. COLOR: TO BE AAP-A1, OR AAP-B1, REFER TO COLOR SCHEDULE FOR THE PARTICULAR ADVANCE AUTO PARTS STORE BEING PAINTED

SURFACE PREPARATION - SAME AS ABOVE.

FILLER: IF THERE ARE ANY BARE AREAS OF CONCRETE, SPOT FILL THEM WITH LOXON BLOCK SURFACER A24W200.
FINISH: 1 COAT SHERWIN-WILLIAMS A-100 EXTERIOR 100% ACRYLIC SEMI-GLOSS FINISH A82 SERIES. COLOR AAP-A1 OR AAP-B1, REFER TO FINISH SCHEDULE FOR PARTICULAR ADVANCE AUTO PARTS STORE BEING PAINTED.

PRE-FINISHED METAL

SURFACE MUST BE CLEAN, DRY AND IN SOUND CONDITION. REMOVE ALL OIL, GREASE, DIRT, LOOSE RUST, VISIBLE CONTAMINANTS, PEELING PAINT AND OTHER CONTAMINANTS TO ENSURE ADEQUATE ADHESION. DO NOT USE ANY HYDROCARBON CLEANERS, USE A WATER BASED CLEANER/DEGREASER SUCH AS CLEAR MAGIC OR SIMPLE GREEN AND RINSE THOROUGHLY AND ALLOW TO DRY.

PRODUCT SPECIFICATION:

PRIMER: 1 COAT DTM BONDING PRIMER B66A50 FINISH: 2 COATS SHERCRYL HPA HIGH PERFORMANCE ACRYLIC B66-300 GLOSS OR B66-350 FOR A SEMI-GLOSS FINISH.

METAL BACK DOOR:

PRIME: 1 COAT PRO-CRYL UNIVERSAL WATER BASED PRIMER B66-310 SERIES. FINISH-EXTERIOR: 2 COATS METALATEX SEMI-GLOSS COLOR: AAP-A1 OR AAP-B1 FINISH-INTERIOR: 2 COATS METALATEX SEMI-GLOSS. COLOR: AAP-INT 1

EXTERIOR STUCCO ALT:

NEW: SURFACE PREPARATION: REMOVE ANY DIRT, MUD, DEBRIS, CONTAMINANTS FROM THE SURFACE TO BE PAINTED. MAKE SURE SURFACE IS THOROUGHLY DRY PRIOR TO APPLYING ANY COATINGS. PRIMER: LOXON EXTERIOR MASONRY PRIMER A24W300.

FINISH: 2 COATS CONFLEX, XL ELASTOMERIC HI-BUILD COATING A5-400 SERIES.

REFER TO FINISH SCHEDULE FOR PARTICULAR ADVANCE AUTO PARTS STORE BEING PAINTED. PREVIOUSLY PAINTED:

SURFACE PREPARATION: TO COMPLETED SAME AS ABOVE FOR NEW.

PRIMER: SPOT PRIME ANY BARE AREAS OF STUCCO WITH LOXON EXTERIOR MASONRY PRIMER A24W300. FINISH: 1-2 COATS A-100 EXTERIOR LATEX SATIN A82 SERIES. COLOR MAY BE AAP-A1, AAP-2, AAP-B1, OR AAP-B2 REFER TO FINISH SCHEDULE FOR THE PARTICULAR ADVANCE AUTO PARTS STORE BEING PAINTED.

	DESIGNER STOREFRO INDICATED DESIGNER COLORS TO WITH AAP DESIGNER REMODELS PROJECTS
AREAS REQUIRING A THERMAL STOREFRONT SYSTEM	\$110 MPH

ONT SYSTEM IN AREAS D ON MAP. ^~~~ NOTE: ONLY ONE SET OF TO BE USED. CONFIRM

P DESIGN COORDINATOR. R NOTE: PROVIDE ON S OR BUILD TO SUIT 'S AS REQUIRED

D DESIGNER: TERNATE ELEVATION WITH ALL FOR WIND SPEEDS OF or higher.

······ **₹NOTE TO DESIGNER:** USE HIGH IMPACT STOREFRONT & GLAZING FOR WIND SPEEDS OF 130 MPH OR HIGHER. SEE ENLARGED SELEVATION. **~~~~~~**

MATERIAL SCHEDULE				
,	MATERIAL:	LOCATION:		
EXTER	IOR PAINT			
EP-1	SHERWIN WILLIAMS #AAP-A1	EXT. BLOCK WALLS (ABOVE LIGHT & MTL. BAR)		
EP-2	SHERWIN WILLIAMS # AAP-A2	EXTERIOR BLOCK WALLS, METAL DOOR (BELOW LIGHT & MTL. BAR WHERE BAR OCCURS)		
EP-1 ALT.	SHERWN WILLIAMS #AAP-B1	EXT. BLOCK WALLS (ABOVE LIGHT & MTL. BAR)		
EP-3	SHERWIN WILLIAMS SAFETY RED AAP-R1	ALUMINUM STOREFRONT		
EP-4	SHERWIN WILLIAMS COLOR: STEELY GRAY	EXTERIOR ALUMINUM ROOF		
EXTERIOR FACADE				
EC-1 ALT.	EIFS	EXTERIOR WALLS		
EC-2 ALT.	QUIK BRIK CONCRETE MASONRY UNITS 8"X4"X16"	EXTERIOR CMU WALL		
ROOFING				
RT-1 ALT.	MCA SUPERIOR CLAY ROOF TILE, ONE PEICE "S" MISSION BLEND (UNGLAZED), TAUPE SMOKE MEDIUM CC134M, CONTACT APRIL CHISUM OR YASHIHIRO SUZUKI: PHONE 800-736-6221	ROOF		
RM-1 ALT.	PETERSON PAC-CLAD STANDING- SEAM METAL ROOFING, SLATE GRAY	ROOF		

We Inc 0 **EXTERIOR**

4 USGOL

ELEVATIONS GROSS BLDG SIZE: 6,792 S.F. 6/30/06

JOB & DRAWN BY: CHECK BY XXXXX XXX VERSION Q2-06

ALL REPORTS, PLANS, SPECIFICATIONS, FIELD DATA, NOTES AND OTHER DOCUMENTS, INCLUDING ALL DOCUMENTS ON ELECTRONIC MEDIA, PREPARED BY THE DESIGN PROFESSIONAL AS INSTRUMENTS OF SERVICE SHALL REMAIN THE PROPERTY OF THE DESIGN PROFESSIONAL DISSEMINATION MAY NOT BE MADE WITHOUT PRIOR CONSENT OF THE DESIGN PROFESSIONAL A COMMON LAW RIGHTS OF COPYRIGHT AND OTHERWISE, ARE HEREBY SPECIFICALLY RESERVED.