

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 8246, PAGE 738 - 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 283 - 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" 1-800-632-4349 FOR FIELD LOCATIONS (REQUEST FOR GROUND MARKINGS) OF UNDERGROUND UTILITY LINES.

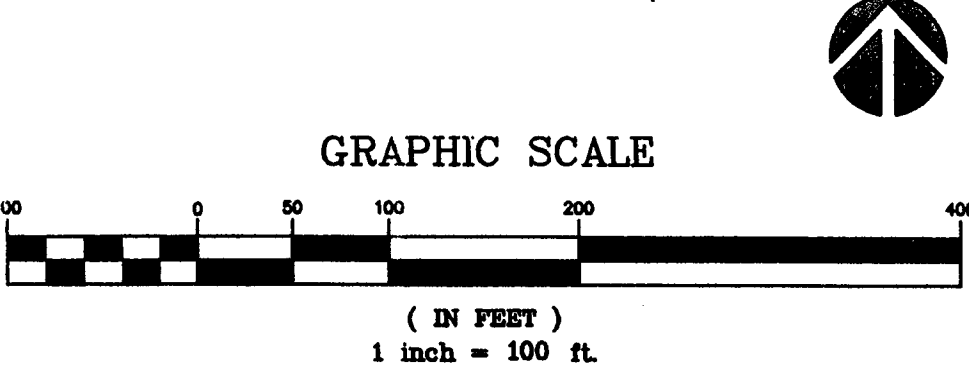
MISCELLANEOUS NOTES

- 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. 3701500106, 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 CH06-018606, 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°32'28"E	19.11
L5	S81°42'50"E	8.23
L6	N27°12'15"E	78.81
L7	N70°57'15"E	232.88
L8	S81°13'45"E	62.84
L9	S60°11'45"E	83.58
L10	S49°06'45"E	64.58
L11	S68°27'45"E	59.11
L12	S45°08'45"E	55.94
L13	S89°18'55"E	59.43



APPROVED BY  
CITY COUNCIL.  
JUL 21 2008



FOR PUBLIC HEARING  
REZONING PETITION #08-060

URBAN  
DESIGN  
PARTNERS

1318-66 central ave. # 704.334.3303  
charlotte, nc 28205 # 704.334.3305  
urbandesignpartners.com

Gandy Communities

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

Gale Property

Existing Conditions Plan/Survey  
Rezoning Petition #08-060

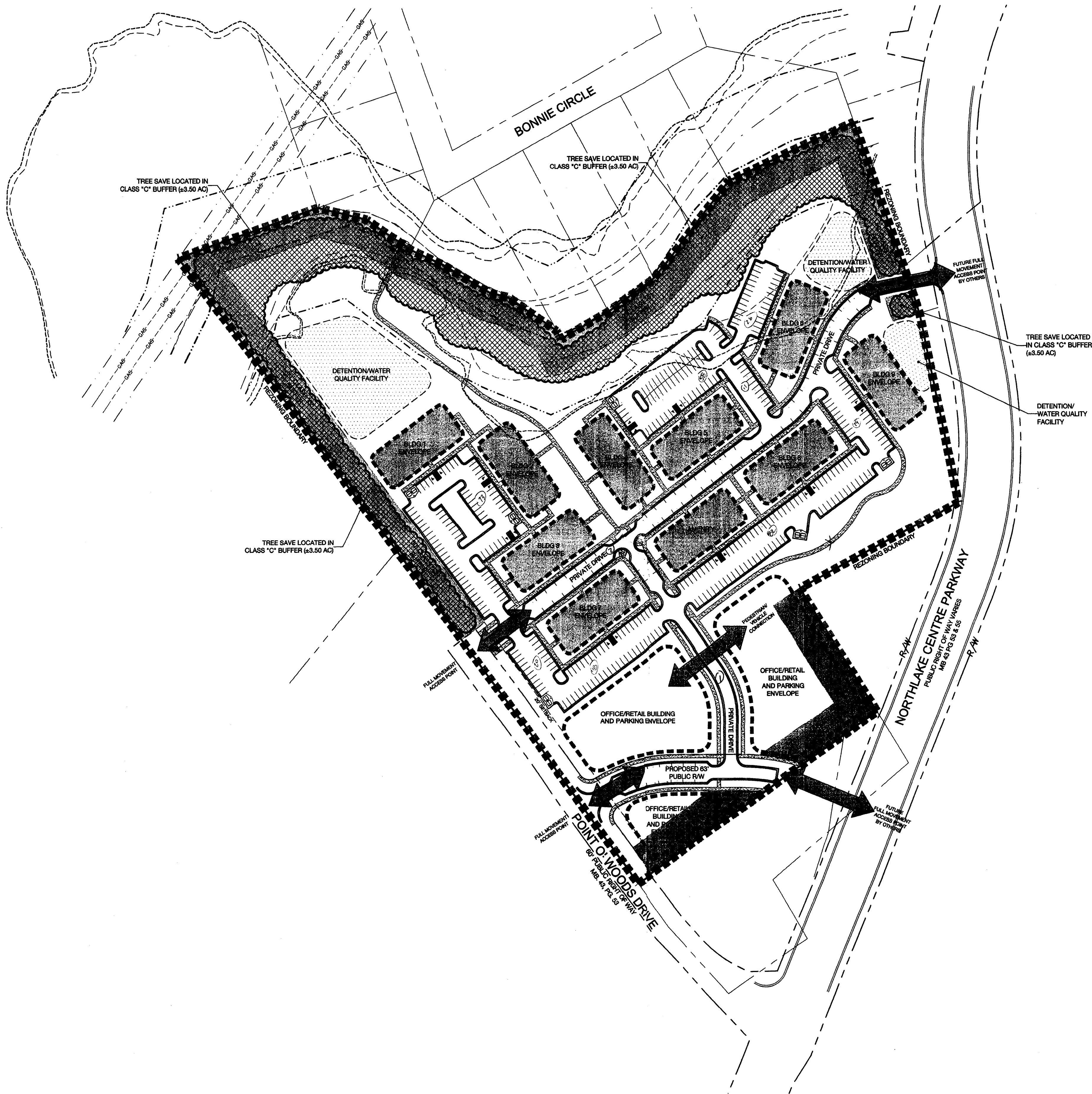
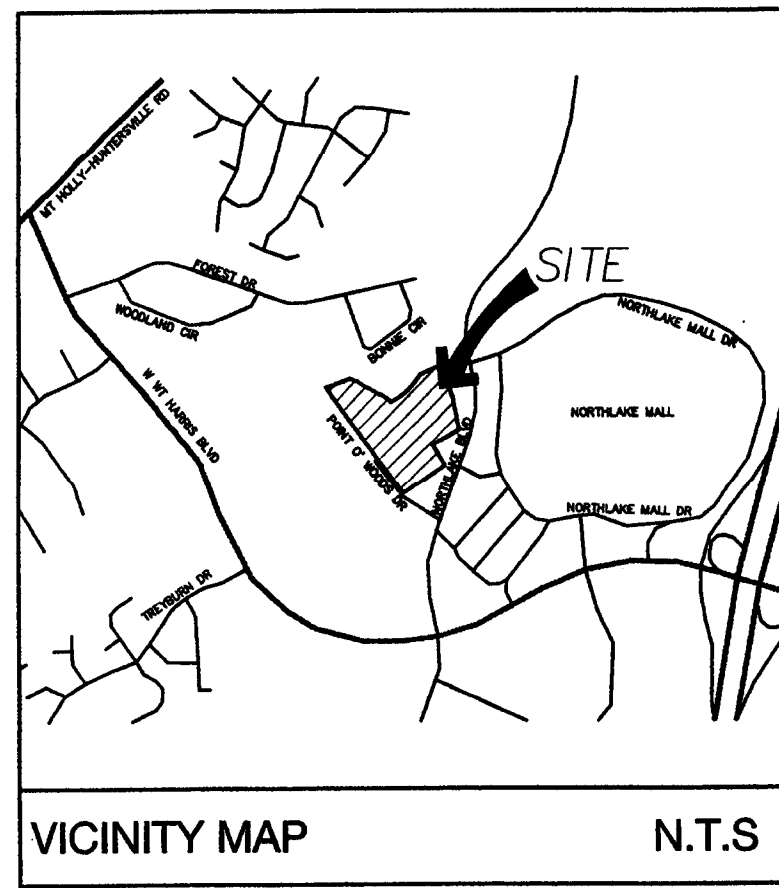
Northlake Centre Parkway and Point O' Woods Drive, Charlotte, NC

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: 06-027  
Date: April 21, 2008  
Designed by: mek  
Drawn by: mek  
Scale: 1"=100'  
Sheet No:

RZ-1.0



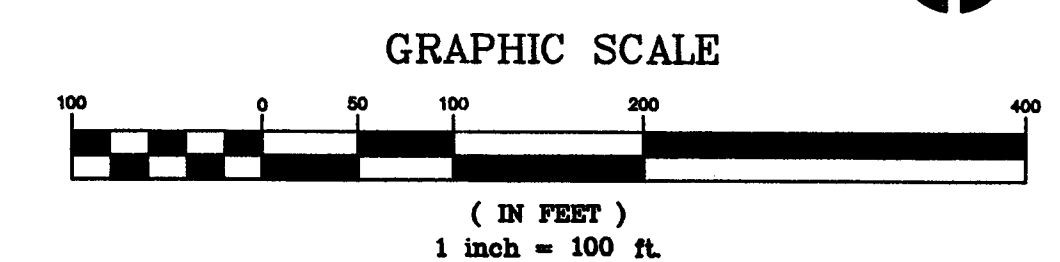


#### DEVELOPMENT SUMMARY

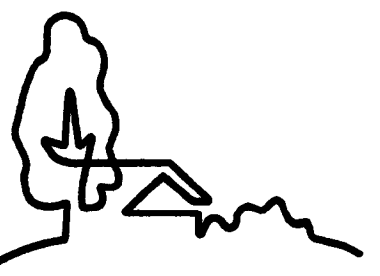
REZONING SITE AREA:	21.22 AC
RESIDENTIAL:	16.60 AC (78.22%)
OFFICE/RETAIL:	4.62 AC (21.78%)
TAX PARCEL ID #:	025-291-11, 025-291-12, 025-291-13, 025-291-14, 025-291-15, 025-291-16, 025-291-17
EXISTING ZONING:	R-3
PROPOSED ZONING:	CC
FLOOR AREA RATIO:	1.0 Maximum
PROPOSED USE:	Multi-Family and Office/Retail
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



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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

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Sheet No:

RZ-2.0





# Gandy Communities

# Rezoning Notes

## Rezoning Petition #08-060

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

# Gale Property

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

# BZ-3.0

## GENERAL PROVISIONS

## 1. PERMITTED USES

- ## 2. MAXIMUM BUILDING AREAS AND DEVELOPMENT LIMITATIONS

- ### 3. SETBACKS, SIDE YARDS AND REAR YARDS

- #### 4. DESIGN AND PERFORMANCE STANDARDS

### (A) ARCHITECTURAL CONTROLS

- (B) LANDSCAPING AND SCREENING**

- ### (C) STREETSCAPE TREATMENT

- (D) LIGHTING

- ## 5. STORM WATER MANAGEMENT

- ## 6. FLOOD PLAIN

- ## 7. CONNECTIVITY AND TRANSPORTATION

- (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.

- ## 8. BUFFER AREAS

- ## 9. FIRE PROTECTION

## 10. SIGNS

- (B) A UNIFORM SIGNAGE AND GRAPHIC SYSTEM WILL BE EMPLOYED THROUGHOUT THE SITE**

## 11. AMENDMENTS TO REZONING PLAN

## 12. BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS

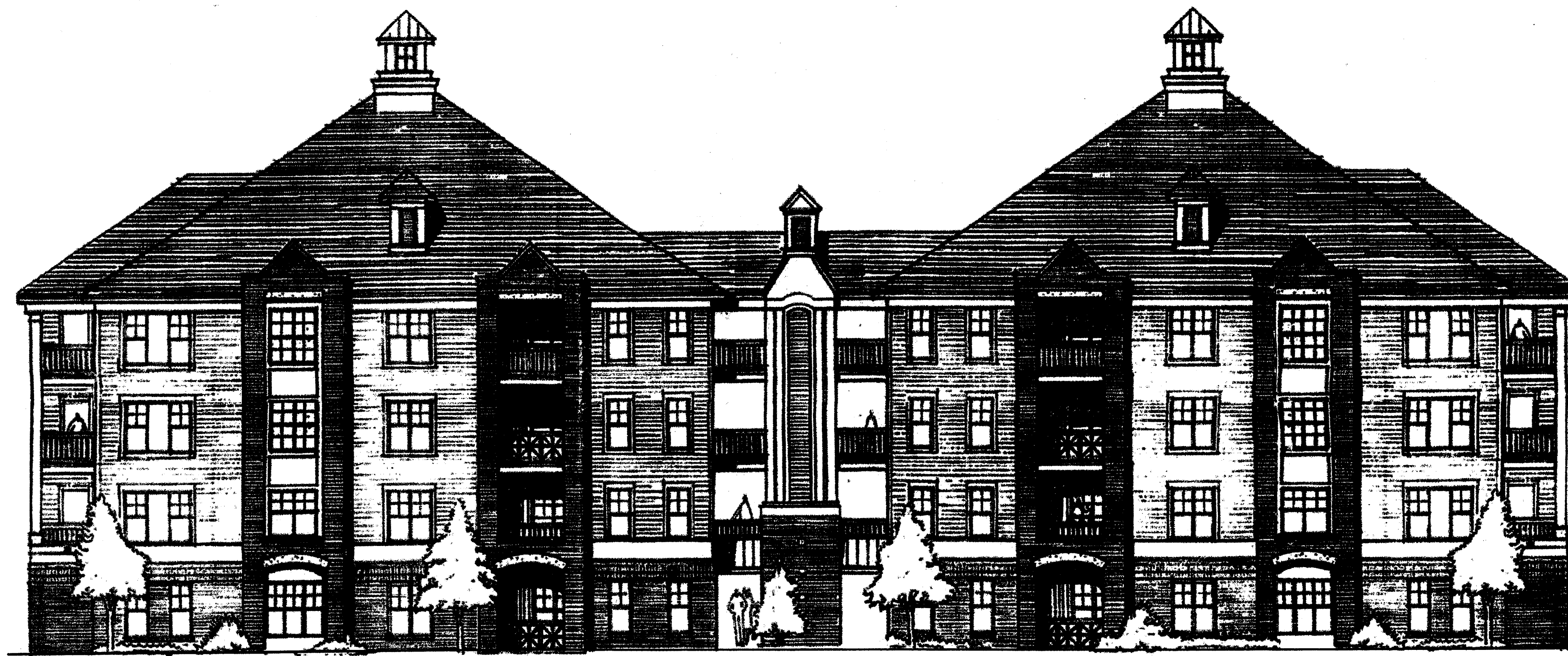
- ### 13. AMENITY SITE

- (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.

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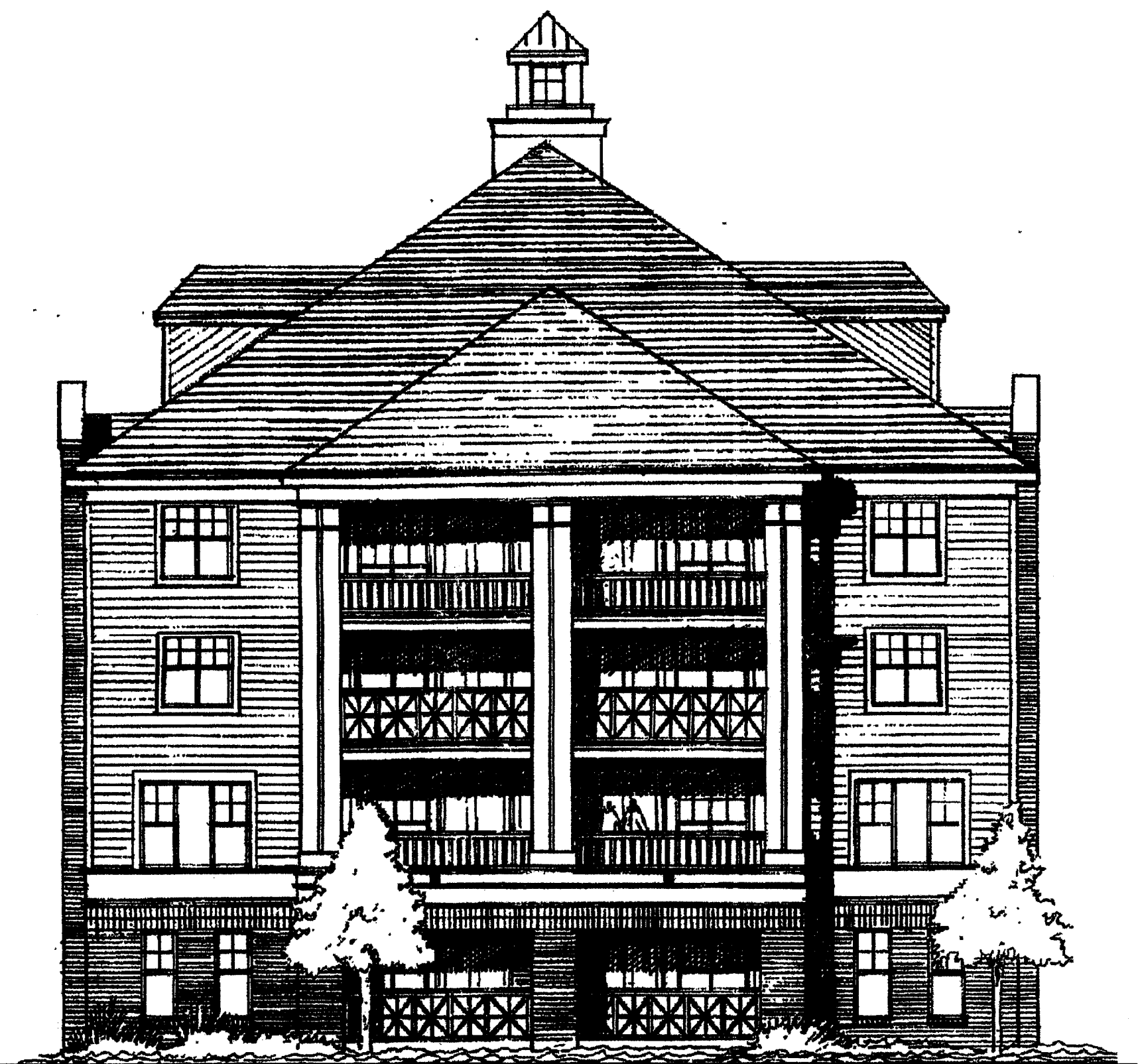
- ## 7. CONNECTIVITY AND TRANSPORTATION, CONT.

- (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.



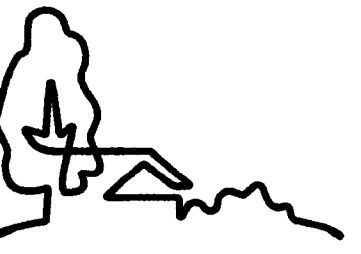
FRONT ELEVATION

N.T.S.



SIDE ELEVATION

N.T.S.



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