

MOUNTAIN ISLAND PROMENADE REZONING PETITION CHARLOTTE, NORTH CAROLINA

**OWNER/
DEVELOPER** Mountain Island Promenade, LLC
1341 East Morehead St. Suite 201
Charlotte, NC 28204
704.344.1868

DEVELOPER  **CAMBRIDGE PROPERTIES**
INCORPORATED
831 East Morehead Street Suite 245 704/333-2393
Charlotte, North Carolina 28204 Fax: 704/333-2384

**LANDSCAPE ARCHITECT
CIVIL ENGINEER** LandDesign, Inc.
223 North Graham St.
Charlotte, NC 28202
704.333.0325

SHEET INDEX:

		SUBMITTED
RZ-1	Technical Data Sheet	11/21/07
RZ-2a	Schematic Site Plan A	11/21/07
RZ-2b	Schematic Site Plan B	11/21/07
RZ-2c	Schematic Site Plan C	11/21/07
RZ-3	Typical Cross Section (Mount Holly- Huntersville Road)	11/21/07
RZ-4	Pedestrian Circulation Plan	11/21/07
RZ-5	Development Standards	11/21/07
RZ-6	Roadway Improvements	11/21/07

ARCHITECT One on One Design
2719 Lilly Mill Rd.
Charlotte, NC 28210
704.643.8697

TRANSPORTATION Kubilins Transportation Grp.
800 West Hill Street
Suite 202
Charlotte, NC 28208
980.321.0202

ZONING CONSULTANT Kennedy, Covington, Lodbell,
and Hickman, LLP
Hearst Tower, 47th Floor
214 N. Tryon St.
Charlotte, NC 28202
704.331.7400

DATE: 11/21/07
DRAWN BY: JAC
CHECKED BY: PHC
SCALE: N/A
PROJECT #: 100763
SHEET #:

REVISIONS
01/18/08 Review per Staff Comments
02/11/08 Review per Staff Comments

Mountain Island Promenade Rezoning Petition
Charlotte, North Carolina
Withrow Capital Investments, LLC
COVER SHEET

LandDesign
521 N. Graham Street, Charlotte, NC 28202
V.P. 704.333.0325
www.LandDesign.com

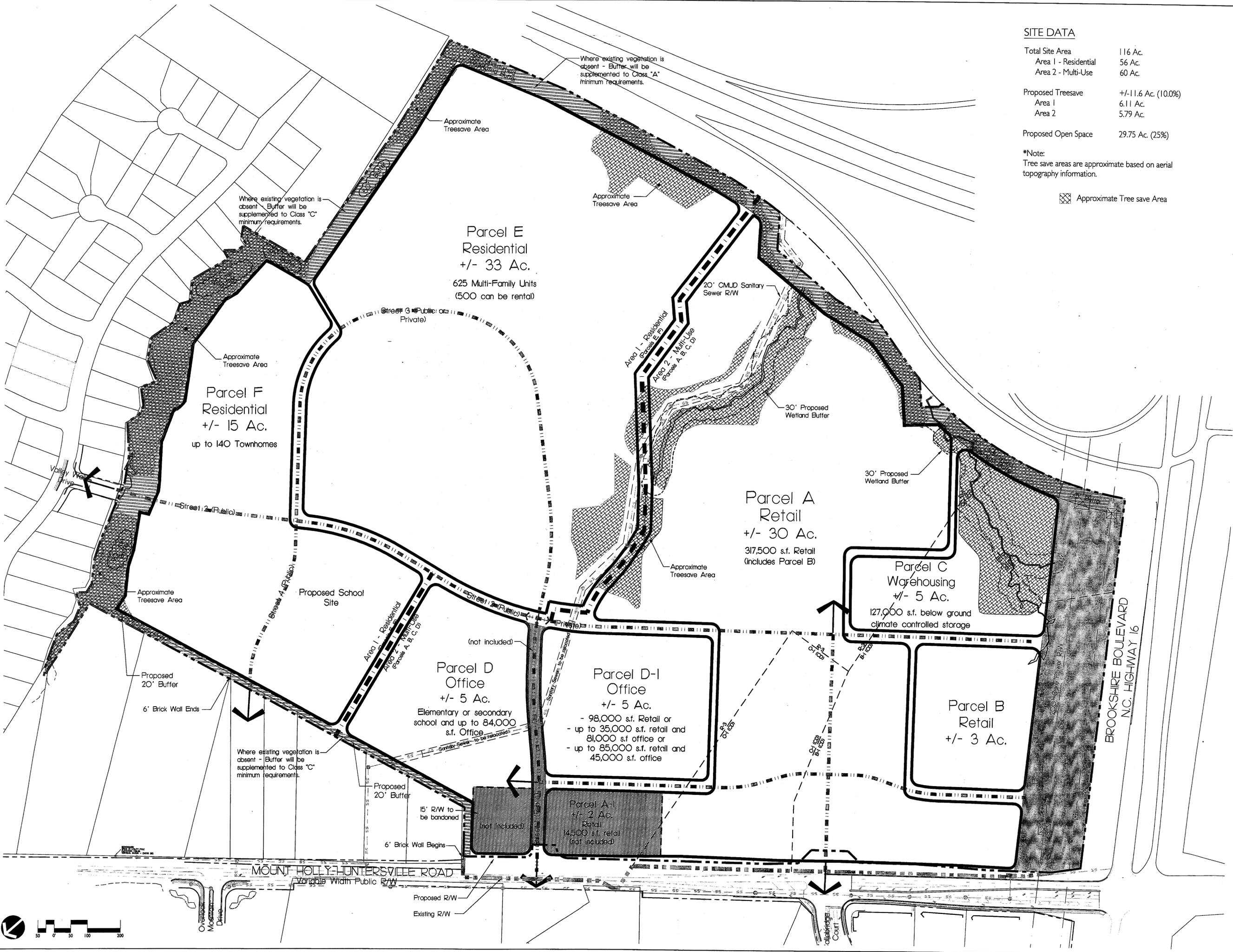
For Public Hearing
Petition No. 2008-031

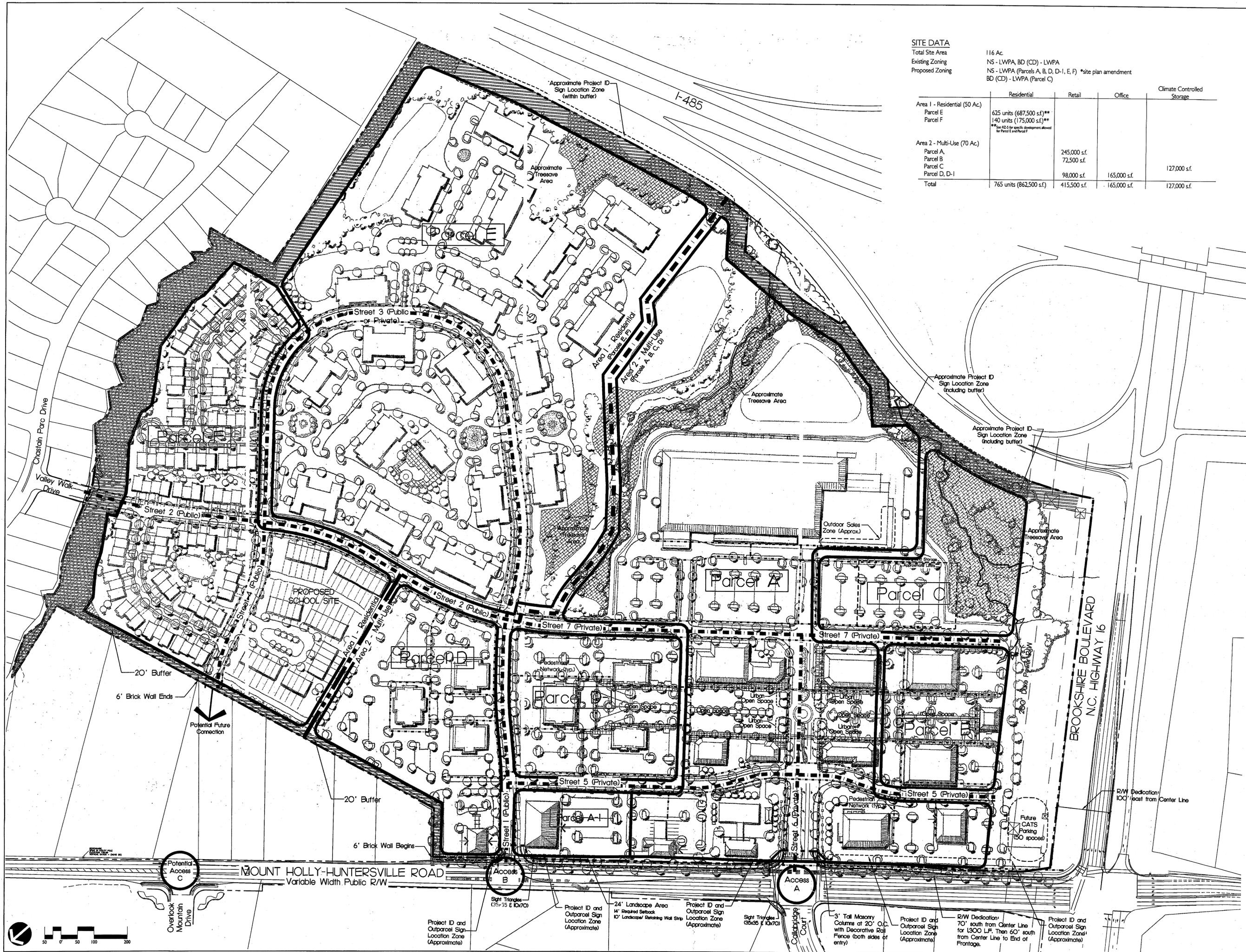
SITE DATA

Total Site Area	116 Ac.
Area 1 - Residential	56 Ac.
Area 2 - Multi-Use	60 Ac.
Proposed Treesave	+/- 11.6 Ac. (10.0%)
Area 1	6.11 Ac.
Area 2	5.79 Ac.
Proposed Open Space	29.75 Ac. (25%)

*Note:
 Tree save areas are approximate based on aerial topography information.

☒ Approximate Tree save Area

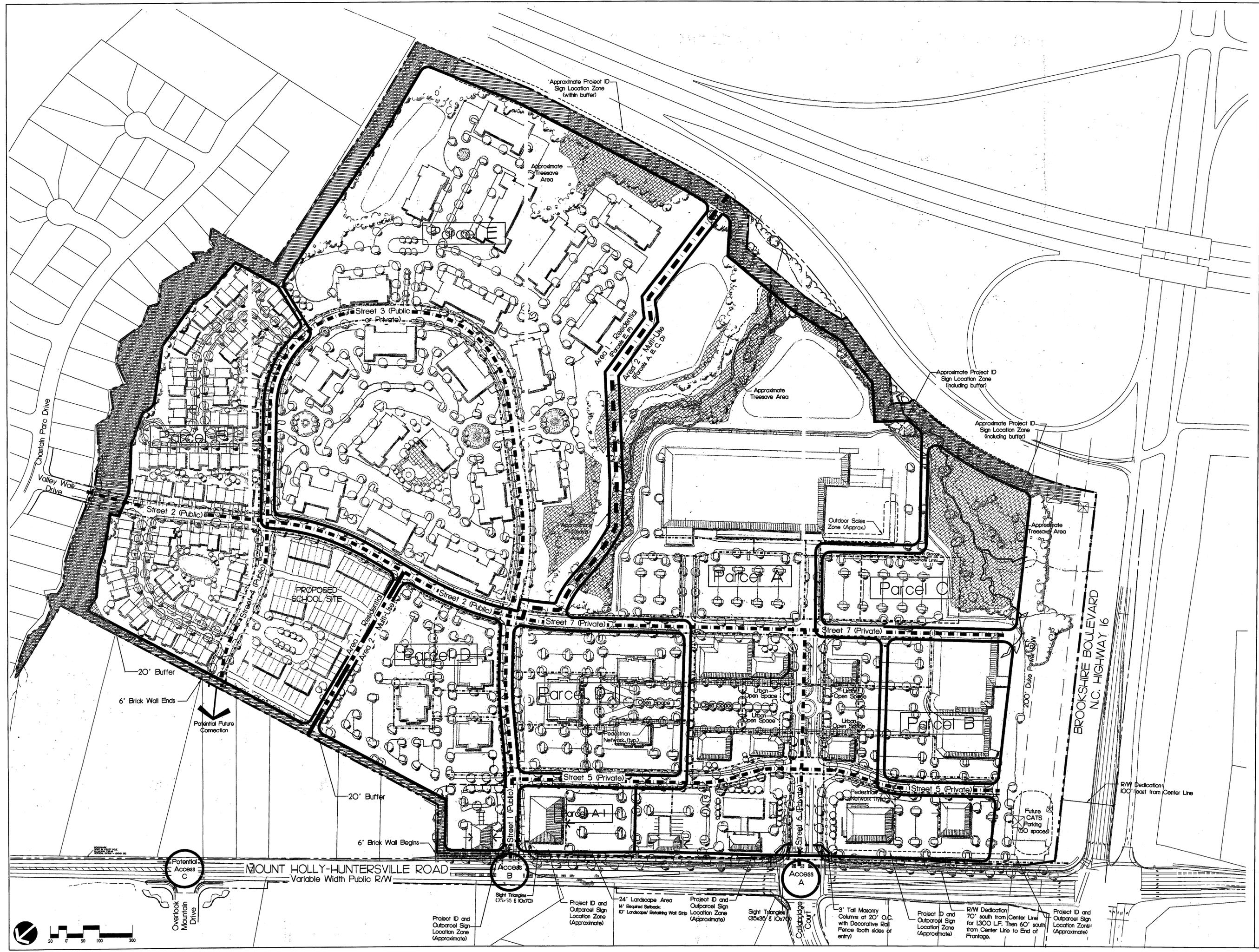




SITE DATA

Total Site Area 116 Ac.
 Existing Zoning NS - LWPA, BD (CD) - LWPA
 Proposed Zoning NS - LWPA (Parcels A, B, D, D-1, E, F) *site plan amendment
 BD (CD) - LWPA (Parcel C)

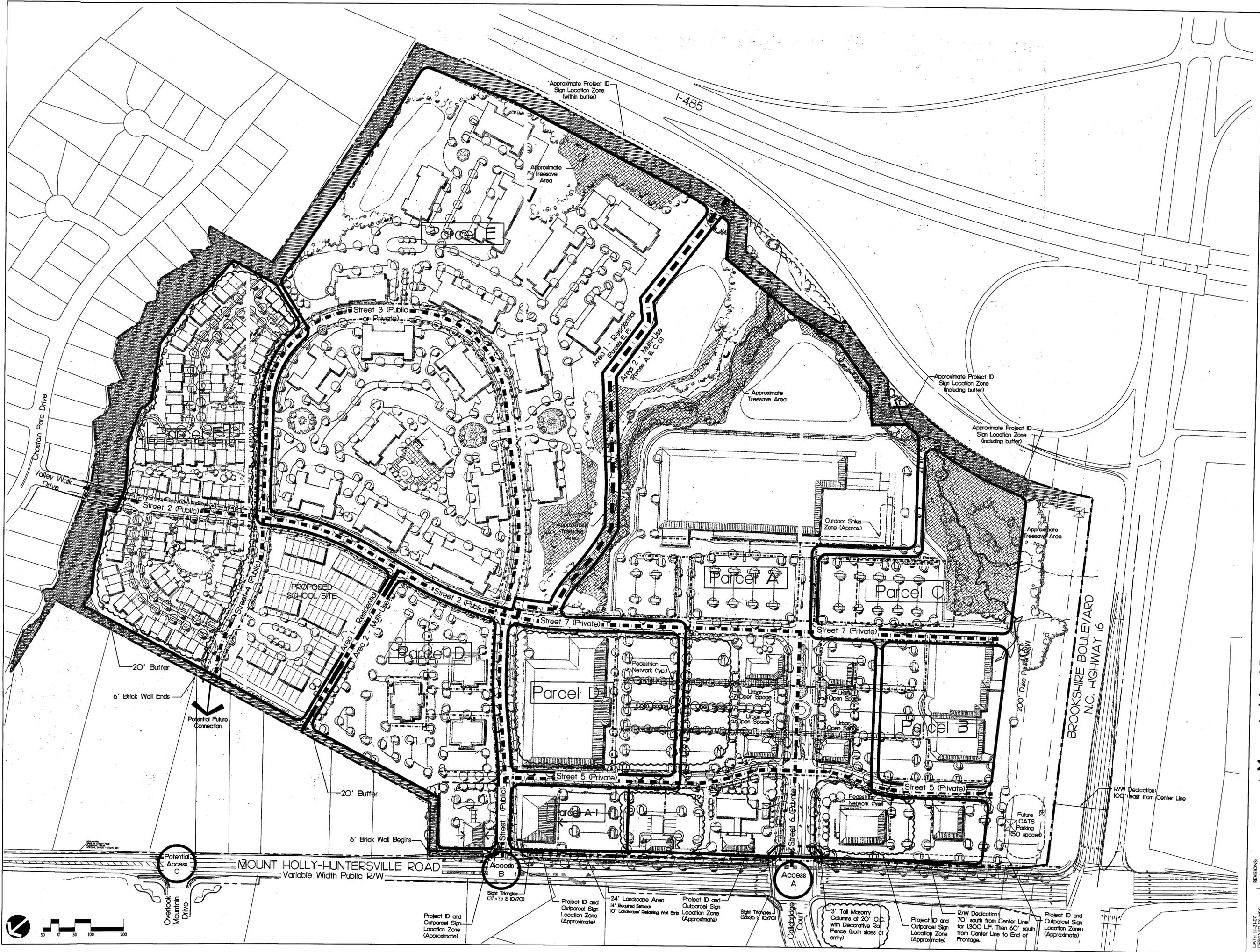
	Residential	Retail	Office	Climate Controlled Storage
Area 1 - Residential (50 Ac.)				
Parcel E	625 units (687,500 s.f)**			
Parcel F	140 units (175,000 s.f)**			
**See R2.5 for specific development allowed for Parcel E and Parcel F				
Area 2 - Multi-Use (70 Ac.)				
Parcel A		245,000 s.f.		
Parcel B		72,500 s.f.		
Parcel C		98,000 s.f.	165,000 s.f.	127,000 s.f.
Parcel D, D-1			165,000 s.f.	
Total	765 units (862,500 s.f.)	415,500 s.f.	165,000 s.f.	127,000 s.f.



Mountain Island Promenade Rezoning Petition
 Charlotte, North Carolina
 Withrow Capital, Investments, LLC
SCHEMATIC SITE PLAN B

REVISIONS:
 01/18/08 Revise per Staff Comments
 02/29/08 Revise per Staff Comments
 03/11/08 Revise per Staff Comments

DATE: 11-2-07
 DESIGNED BY: RJC
 CHECKED BY: RJC
 PROJECT #: 1007263
 SHEET #: **RZ-2b**



Mountain Island Promenade Rezoning Petition
 Charlotte, North Carolina
 Withrow Capital, Investments, LLC
SCHEMATIC SITE PLAN C

REVISIONS:
 01/18/08 Review per Staff Comments
 02/29/08 Review per Staff Comments
 03/11/08 Review per Staff Comments
 PROJECT #: 100743
 SHEET #:
RZ-2C

MOUNT HOLLY-HUNTERSVILLE ROAD
 Variable Width Public R/W

20' Buffer
 6' Brick Wall Ends

Potential Future Connection

20' Buffer

6' Brick Wall Begins

Access B

Project ID and Outparcel Sign Location Zone (Approximate)

Project ID and Outparcel Sign Location Zone (Approximate)

24' Landscape Area
 4' Retained Setback
 10' Landscape/Retaining Wall Strip

Project ID and Outparcel Sign Location Zone (Approximate)

Sight Triangles (35x35 & 10x70)

Access A

3' Tall Masonry Columns at 20' O.C. with Decorative Rail Fence (both sides of entry)

Project ID and Outparcel Sign Location Zone (Approximate)

R/W Dedication: 70' south from Center Line for 1300 LF, Then 60' south from Center Line to End of Frontage.

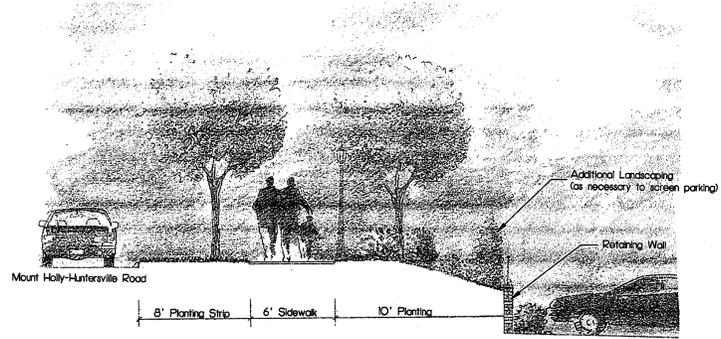
Project ID and Outparcel Sign Location Zone (Approximate)

R/W Dedication: 100' least from Center Line

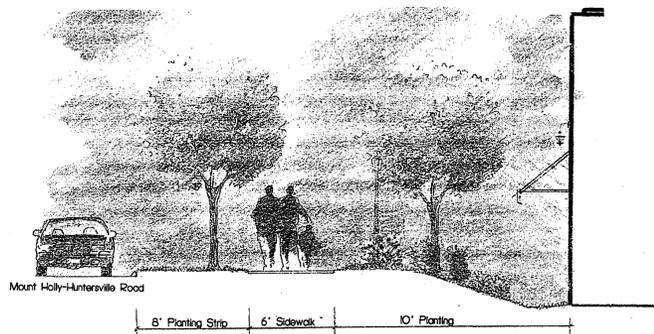
Future CATS Parking (50 spaces)

BROOKSHIRE BOULEVARD
 NC HIGHWAY 16

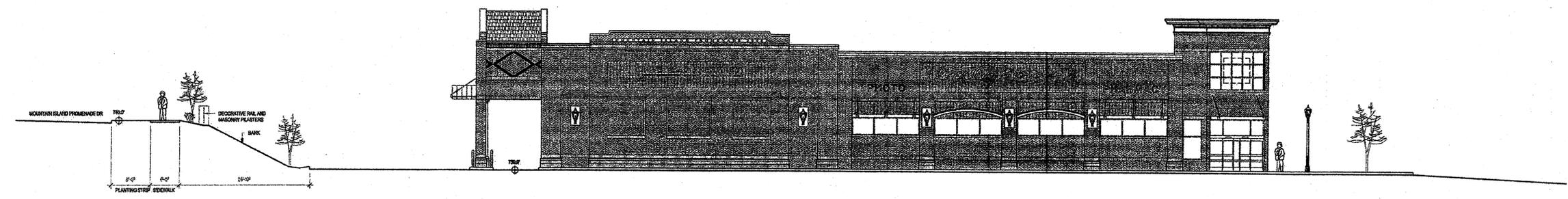




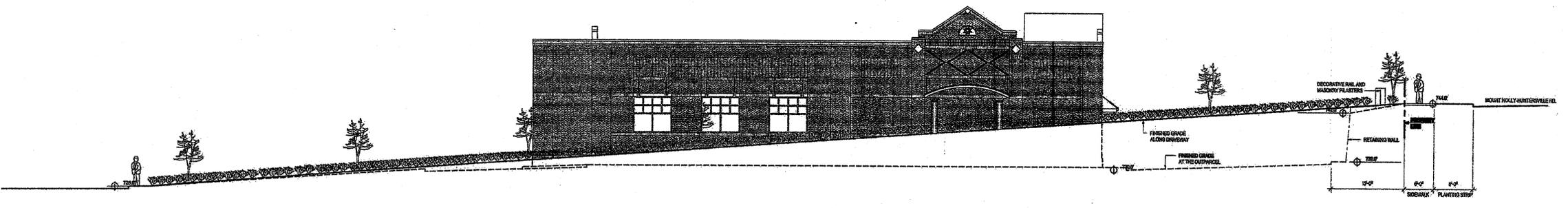
SECTION "A"
SCALE=NTS



SECTION "B"
SCALE=NTS



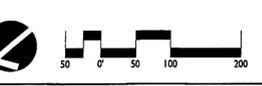
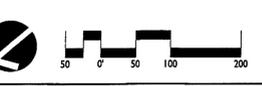
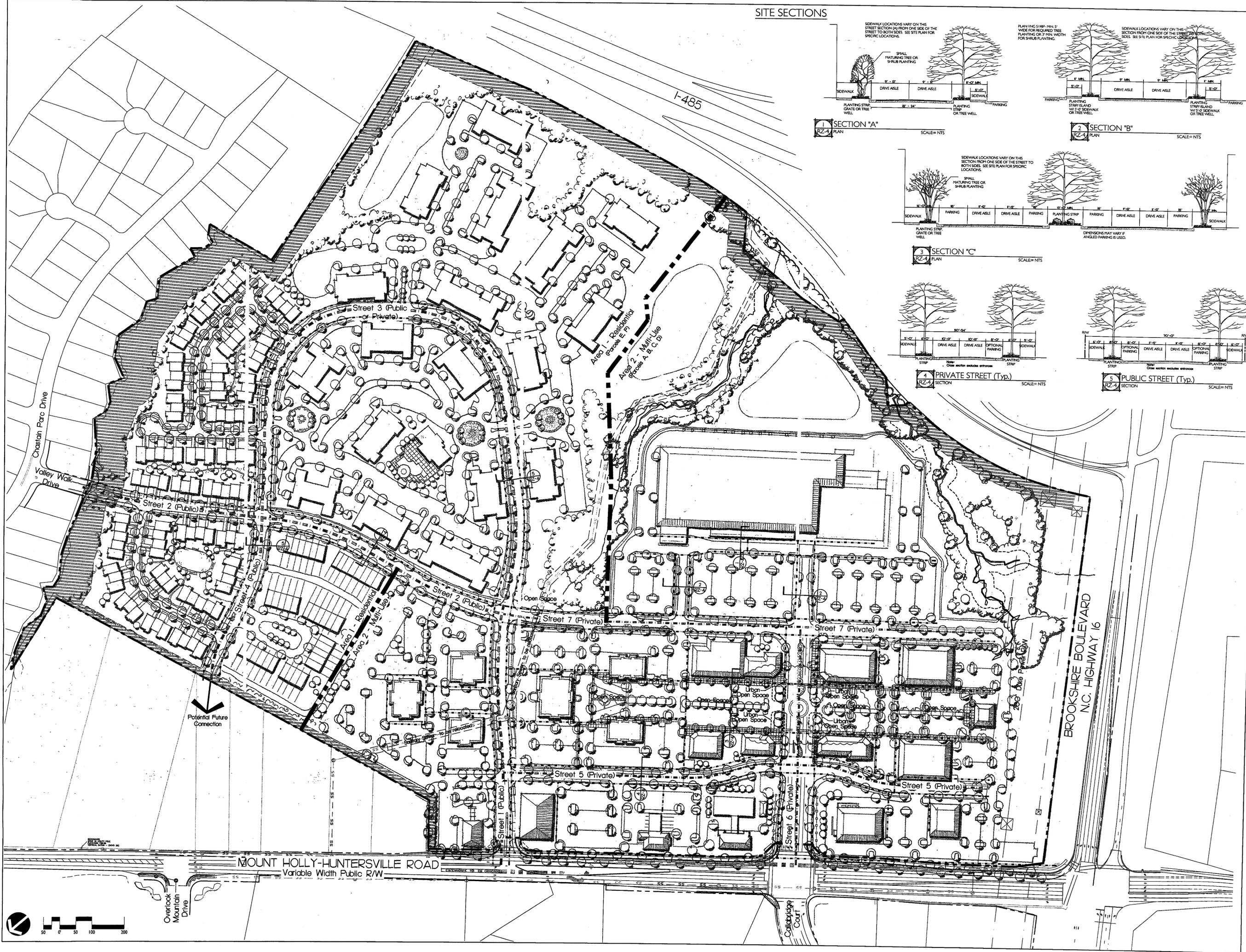
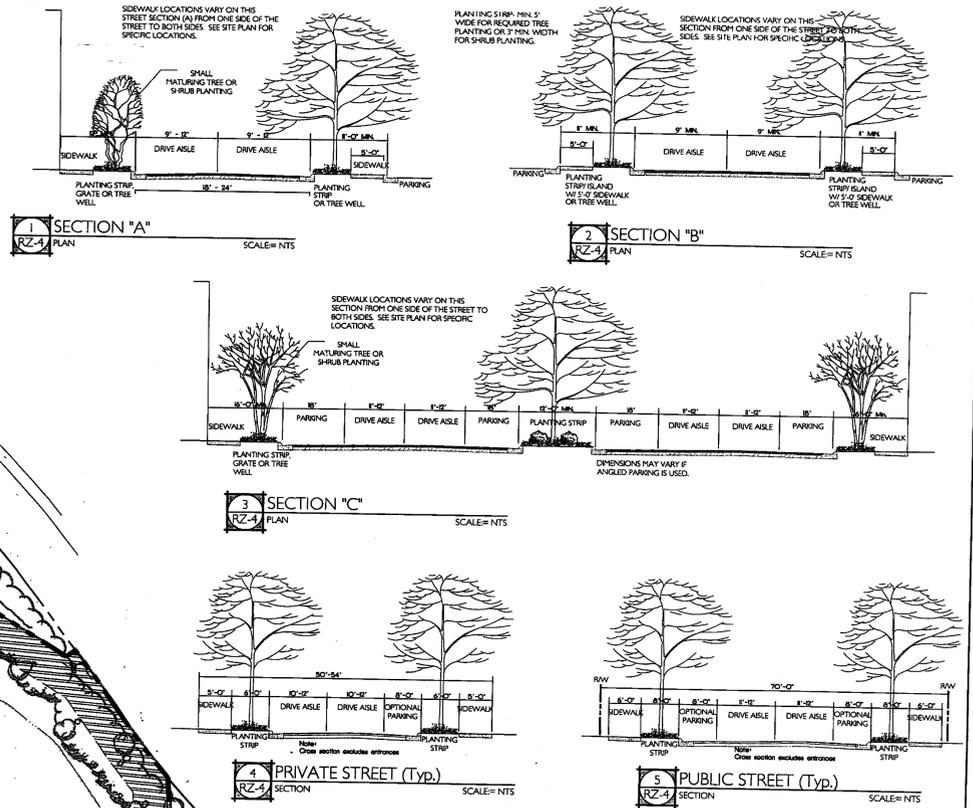
1 WALGREENS NORTH ELEVATION AT PARKING LOT GRADE

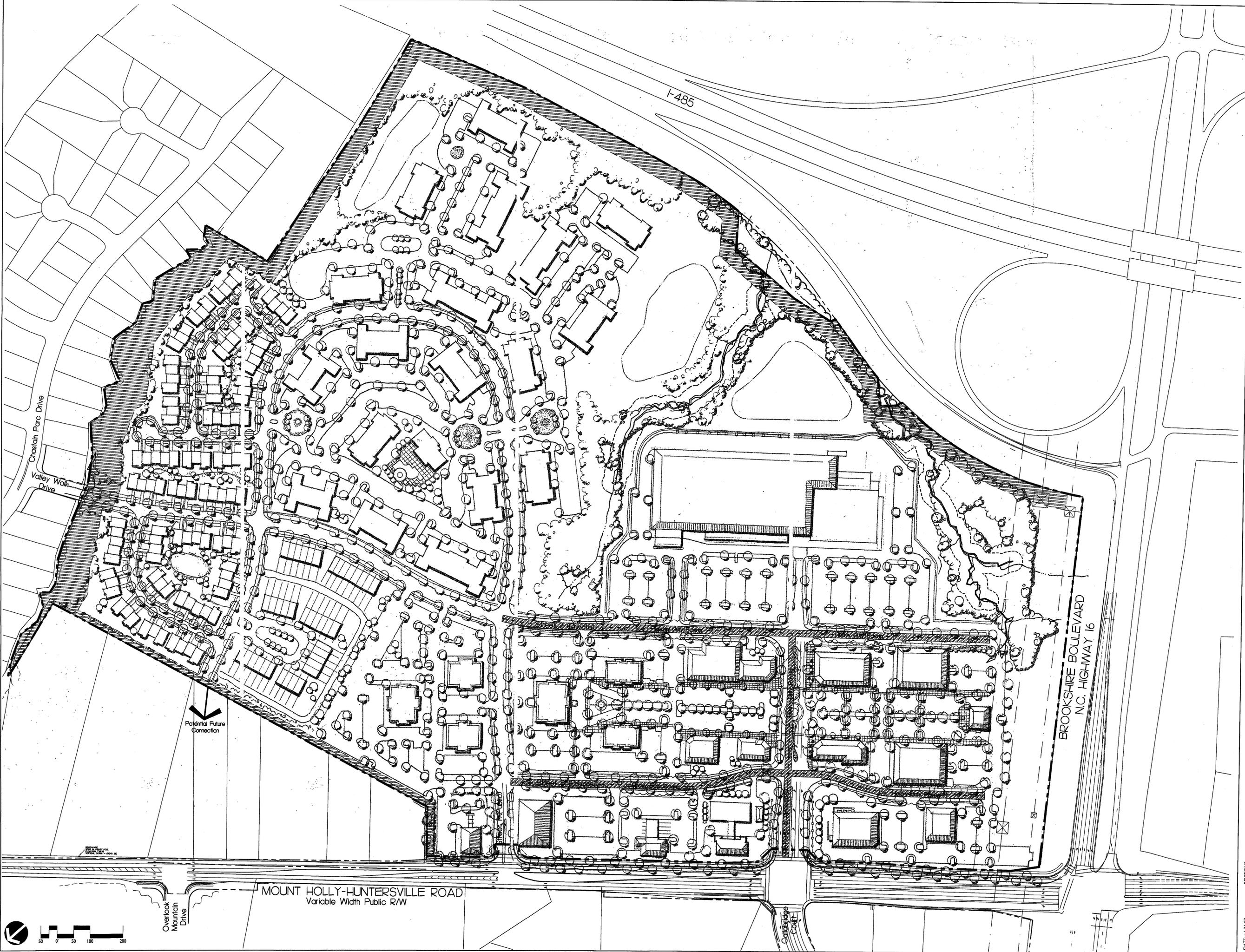


2 WALGREENS EAST ELEVATION FROM MAIN ENTRANCE DRIVEWAY GRADE

SECTION "C"
SCALE=NTS

SITE SECTIONS





DATE: 11-21-07
 DESIGNED BY: MRC
 02/29/08 Review per Staff Comments
 CHECKED BY: MRC
 03/11/08 Review per Staff Comments
 PROJECT #: 1107263

Mountain Island Promenade Rezoning Petition
 Charlotte, North Carolina
 Withrow Capital, Investments, LLC
 ROADWAY IMPROVEMENTS PLAN (for NC 16/ Mt. Holly Huntersville Rd)

SHEET #
RZ-6

LandDesign .
 221 N Graham Street, Charlotte, NC 28202
 V. 704.332.2146
 www.LandDesign.com