

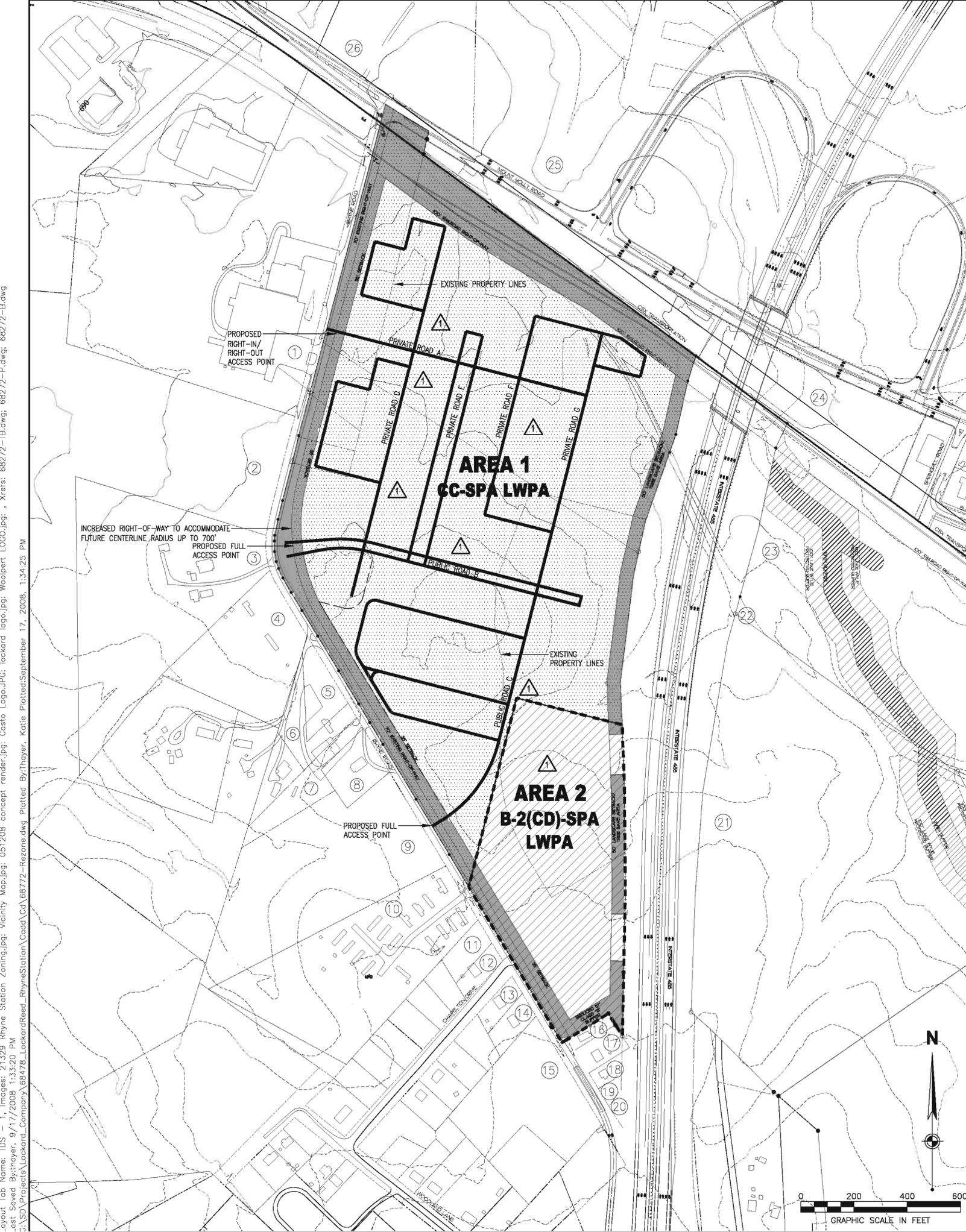
I, Nathan Odom, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Deed Book 151, Page 257); that the boundaries not surveyed are clearly indicated as drawn from information found in Book N/A, Page : that the ratio of precision as calculated is 1:10000; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my hand and seal this 2 ND day of May A.D. 2005.

Signature \_\_\_\_\_  
 Land Surveyor  
 Registered Number L-2718



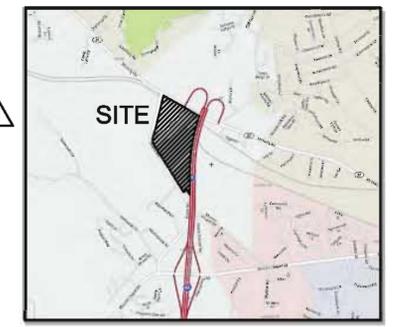
NO.	DATE	REVISION
1	8.18.08	PER CITY OF CHARLOTTE COMMENTS

**FOR PUBLIC HEARING  
 PETITION NO: 2008-125**



**LEGEND**

- PROPOSED ROAD
- - - PROPOSED DEVELOPMENT AREAS
- PROPERTY LINES
- [Dotted Pattern] PROPOSED ZONING - CC-SPA LWPA
- [Diagonal Lines] PROPOSED ZONING - B-2(CD)-SPA LWPA
- [Grey Box] SETBACK



**ADJACENT OWNERS**

- 1 #053-26-101 LIVINGSTONE COATING CORP. P.O. BOX 666267 CHARLOTTE, NC 28266 EXISTING ZONING: I-1 EXISTING USE: WAREHOUSE
- 2 #053-25-115 JOHN K. SPRINGSTEED 500 PARK ROAD CHARLOTTE, NC 28209 EXISTING ZONING: R-3 EXISTING USE: VACANT
- 3 #053-25-114 VERNON LASSITER JR. AND GLENDA H. LASSITER 438 RHYNE ROAD CHARLOTTE, NC 28214 EXISTING ZONING: R-3 EXISTING USE: SINGLE FAMILY
- 4 #053-25-113 JOHN V. LASSITER AND EDNA C. LASSITER 438 RHYNE ROAD CHARLOTTE, NC 28214 EXISTING ZONING: R-3 EXISTING USE: SINGLE FAMILY
- 5 #053-01-139 JOHN V. LASSITER AND EDNA C. LASSITER P.O. BOX 726 PAW CREEK, NC 28130-0726 EXISTING ZONING: R-3 EXISTING USE: VACANT
- 6 #053-01-138 EDNA C. LASSITER P.O. BOX 726 PAW CREEK, NC 28130-0726 EXISTING ZONING: R-3 EXISTING USE: VACANT
- 7 #053-01-134 JOHN V. LASSITER AND EDNA C. LASSITER P.O. BOX 726 PAW CREEK, NC 28130-0726 EXISTING ZONING: R-3 EXISTING USE: VACANT
- 8 #053-01-135 MARGARET E. LASSITER P.O. BOX 301 PAW CREEK, NC 28130 EXISTING ZONING: R-3 EXISTING USE: SINGLE FAMILY
- 9 #053-01-131 MARGARET E. LASSITER P.O. BOX 301 PAW CREEK, NC 28130 EXISTING ZONING: R-3 EXISTING USE: VACANT
- 10 #053-01-130 J. EMERSON EDWARDS AND PEGGY T. EDWARDS 65-4 WOODLAND CIRCLE PAW CREEK, NC 28216-1455 EXISTING ZONING: R-3 EXISTING USE: VACANT
- 11 #053-01-129 MCMURRY BILL HOMES, INC. 4620 MARINER LN. DENVER, NC 28037 EXISTING ZONING: R-4 EXISTING USE: SINGLE FAMILY
- 12 #053-01-128 RODNEY JAY BURKS AND CABRENNIA HOWARD-BURKS 726 SOUTH RHYNE ROAD CHARLOTTE, NC 28214 EXISTING ZONING: R-4 EXISTING USE: SINGLE FAMILY
- 13 #053-01-519 JETHRO GREEN AND JANET R. GREEN 806 RHYNE ROAD CHARLOTTE, NC 28214 EXISTING ZONING: R-4 EXISTING USE: SINGLE FAMILY
- 14 #053-01-518 SECRETARY OF HOUSING & URBAN DEVELOPMENT AND MICHAELSON CONNOR & BOLL 5312 BOLSA AVE #200 HUNTINGTON BEACH, CA 92649 EXISTING ZONING: R-4 EXISTING USE: SINGLE FAMILY
- 15 #053-01-517 PRESBYTERY OF CATAWBA, INC. RFD 1 HUNTERSVILLE, NC 28078 EXISTING ZONING: R-4 EXISTING USE: GOVT-INST
- 16 #055-08-106 MARTHA MOZELLA SHARPE 4531 HIDDEN VALLEY ROAD CHARLOTTE, NC 28213 EXISTING ZONING: R-3 EXISTING USE: VACANT
- 17 #055-08-107 ELIZABETH ANN HARRIS 901 RHYNE ROAD CHARLOTTE, NC 28214-9246 EXISTING ZONING: R-3 EXISTING USE: VACANT
- 18 #055-08-111 ELIZABETH ANN HARRIS 901 RHYNE ROAD CHARLOTTE, NC 28214-9246 EXISTING ZONING: R-3 EXISTING USE: SINGLE FAMILY
- 19 #055-08-108 JOHN H. SMALL 905 RHYNE ROAD CHARLOTTE, NC 28214 EXISTING ZONING: R-3 EXISTING USE: SINGLE FAMILY
- 20 #055-08-110 DEPARTMENT OF TRANSPORTATION 716 W. MAIN STREET ALBEMARLE, NC 28001 EXISTING ZONING: R-3 EXISTING USE: MANUFACTURED
- 21 #055-08-120 LOCOMOTIVE LAND COMP., LLC. 1139 CENTRAL PARK CIRCLE DAVIDSON, NC 28036 EXISTING ZONING: MX-2 EXISTING USE: VACANT
- 22 #055-48-106 MT. HOLLY DEVELOPERS LLC. 5605 77 CENTER DRIVE #270 CHARLOTTE, NC 28217-2743 EXISTING ZONING: MX-2 EXISTING USE: VACANT
- 23 #055-48-101 MT. HOLLY DEVELOPERS LLC. 5605 77 CENTER DRIVE #270 CHARLOTTE, NC 28217-2743 EXISTING ZONING: MX-2 EXISTING USE: VACANT
- 24 #055-07-101 DEPARTMENT OF TRANSPORTATION 716 W. MAIN STREET ALBEMARLE, NC 28001 EXISTING ZONING: I-1 EXISTING USE: MANUFACTURED
- 25 #031-05-575 D.R. HORTON INC. 1100 SOUTH TRYON ST. #100 CHARLOTTE, NC 28203 EXISTING ZONING: NS EXISTING USE: VACANT
- 26 #031-05-299 D.R. HORTON INC. 1100 SOUTH TRYON ST. #100 CHARLOTTE, NC 28203 EXISTING ZONING: NS EXISTING USE: VACANT

**DEVELOPMENT TOTALS:**

RESIDENTIAL:	80 TOWN HOME UNITS	MAX. HEIGHT:	28FT.
RETAIL & RESTAURANTS:	323,800 SF		32FT.
HOTEL:	37,000 SF (100 ROOMS)		64FT.
OFFICE:	23,850 SF		
CAR DEALERSHIPS:	70,000 SF		

**SITE DEVELOPMENT SUMMARY:**

TAX PARCEL NUMBERS:	055-08-103	055-08-105	055-48-104	055-48-107
TOTAL SITE SF (ACREAGE):	±3,086,534.8 SF (70.90 AC)			
EXISTING ZONING:	B-2(CD) = BUSINESS DISTRICT CONDITIONAL			
PROPOSED ZONING:	B-2(CD)-SPA LWPA			
EXISTING USES:	-VACANT			
PROPOSED USES:	-AUTOMOTIVE SALES			
EXISTING ZONING:	CC = COMMERCIAL CENTER DISTRICT			
PROPOSED ZONING:	CC-SPA LWPA			
EXISTING USES:	-VACANT			
PROPOSED USES:	-SINGLE FAMILY RESIDENCE			
	-OFFICES			
	-RESTAURANTS			
	-RETAIL			
	-HOTELS			
	-TOWN HOMES			

DEVELOPMENT IS LOCATED WITHIN THE "CATAWBA RIVER/LAKE WYLIE WATERSHED DISTRICT" AND IS CLASSIFIED AS "PROTECTED AREA."

**AREA INFORMATION:**

AREA 1 - 58.23 AC	EXISTING ZONING: CC-SPA LWPA	PROPOSED ZONING: CC-SPA LWPA	PROPOSED USE: RETAIL/RESTAURANT/OFFICE/HOTEL/TOWN HOMES
			-RETAIL/RESTAURANT MAX. 323,800 SF
			-FLOOR AREA RATIO 1.3 (ALLOWED = 1.0)
			-HOTEL MAX. 37,000 SF (100 ROOMS)
			-OFFICE MAX. 23,850 SF
			-FLOOR AREA RATIO 0.2 (ALLOWED = 1.0)
			-PROP. TOWN HOME NO. 01 (ALLOWED = 1.0)
			-FLOOR AREA RATIO 0.8 (ALLOWED = 1.0)
OPEN SPACE:	17.88AC (INCLUDES EXTERIOR LANDSCAPE BUFFER)		
TREE SAVE AREA:	13.61AC (EXTERIOR LANDSCAPE BUFFER)		
IMPERVIOUS PERCENTAGE:	56.8%		
AREA 2 - 12.67 AC	EXISTING ZONING: BUSINESS DISTRICT B-2(CD) & COMMERCIAL CENTER DISTRICT (CC)	PROPOSED ZONING: B-2(CD)-SPA LWPA	PROPOSED USE: CAR DEALERSHIP
			-MAXIMUM SF 70,000 SF
			-FLOOR AREA RATIO 1.3 (ALLOWED = 1.0)

**NOTES:**

- INTERSTATE 485 AND RHYNE ROAD REALIGNMENT DATA PROVIDED BY: NC DEPARTMENT OF TRANSPORTATION DIVISION 10 SURVEY OFFICE 12033 EAST INDEPENDENCE BOULEVARD CHARLOTTE, NC 28201 (704) 849-8064
- PLANIMETRIC INFORMATION OUTSIDE OF THE PROJECT BOUNDARY, SWIM BUFFER BOUNDARY, THE CATAWBA RIVER/LAKE WYLIE WATERSHED BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY: MECKLENBURG COUNTY ENGINEERING & BUILDING STANDARDS DEPARTMENT DELD (DEMOGRAPHIC, EMPLOYMENT AND LAND DEVELOPMENT INFORMATION SYSTEM)
- \*AREA FOR PROJECT IS LOCATED WITHIN THE FOLLOWING OVERLAY DISTRICTS:
  - "CATAWBA RIVER/LAKE WYLIE WATERSHED DISTRICT CHARLOTTE-MECKLENBURG ZONING ORDINANCE" CHAPTER 10, PART 6
  - "WESTSIDE STRATEGIC PLAN" JUNE, 2000
  - "MT. HOLLY ROAD SPECIAL PROJECT PLAN" MAY 9, 1994
  - "NORTHWEST DISTRICT PLAN" NOVEMBER, 1990

**FOR PUBLIC HEARING  
PETITION NO: 2008-125**

<b>PROJECT No:</b> 68272	<b>DATE:</b> 7/3/08	<b>DES. DR.:</b> WOOLPERT	<b>CKD.:</b> WOOLPERT	<b>REVISION</b>	<b>COMMENTS</b>
				1	8.18.08 PER CITY OF CHARLOTTE
				2	9.17.08 PER PRE-HEARING STAFF ANALYSIS

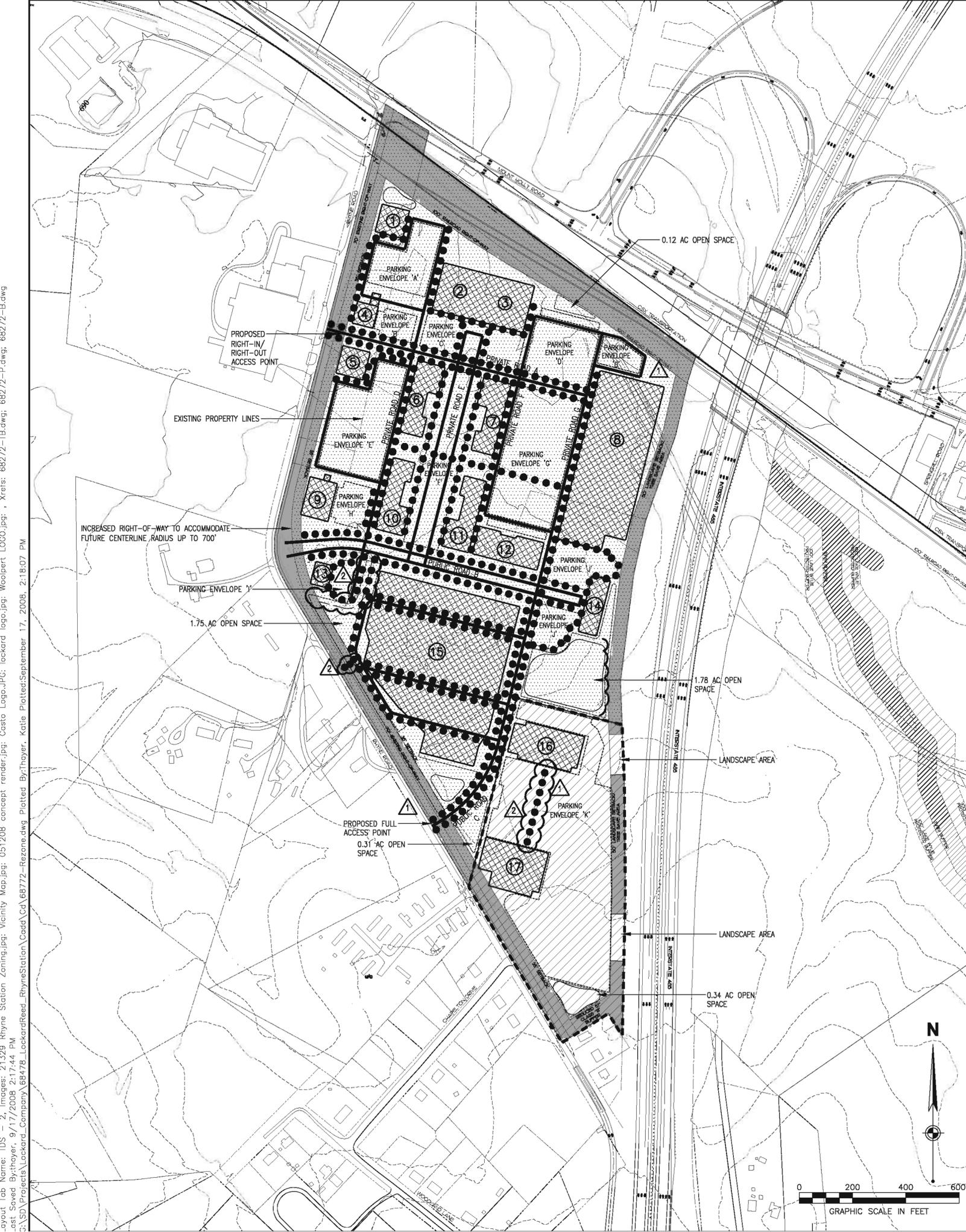
**WOOLPERT, INC.**  
8731 Red Oak Blvd, Suite 101  
Charlotte, North Carolina  
28217-3958  
704-525-6284  
704-525-8529  
FAX: 704-525-8529

**WOOLPERT**

**RHYNE STATION  
MIXED-USE DEVELOPMENT REZONING  
CHARLOTTE, NORTH CAROLINA**

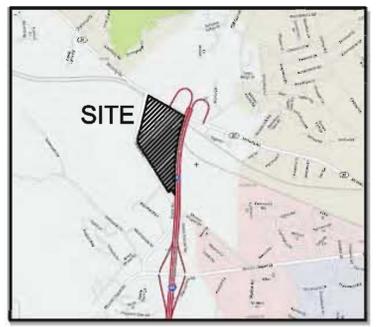
**TECHNICAL DATA SHEET**

SHEET NO. **TDS-1**



**LEGEND**

- PROPOSED ROAD
- - - PROPOSED DEVELOPMENT AREAS
- - - PROPERTY LINES
- PROPOSED PEDESTRIAN CIRCULATION
- [Dotted Pattern] PROPOSED ZONING - CC-SPA-LWPA
- [Diagonal Line Pattern] PROPOSED ZONING - B-2(CD)-SPA-LWPA
- [Solid Grey] SETBACK
- [Cross-hatch Pattern] BUILDING ENVELOPE
- [Dashed Line] PARKING ENVELOPE



**SITE AREA SUMMARY:**

① ENVELOPE AREA #1: INTENDED USE:	10,000 SF RETAIL OR RESTAURANT
② ENVELOPE AREA #2: INTENDED USE:	30,000 SF RETAIL OR RESTAURANT
③ ENVELOPE AREA #3: INTENDED USE:	30,000 SF RETAIL OR RESTAURANT
④ ENVELOPE AREA #4: INTENDED USE:	5,800 SF RETAIL OR RESTAURANT
⑤ ENVELOPE AREA #5: INTENDED USE:	10,000 SF RETAIL OR RESTAURANT
⑥ ENVELOPE AREA #6: INTENDED USE:	21,500 SF RETAIL OR RESTAURANT
⑦ ENVELOPE AREA #7: INTENDED USE:	21,500 SF RETAIL OR RESTAURANT
⑧ ENVELOPE AREA #8: INTENDED USE:	133,000 SF RETAIL OR RESTAURANT
⑨ ENVELOPE AREA #9: INTENDED USE:	14,000 SF RETAIL OR RESTAURANT
⑩ ENVELOPE AREA #10: INTENDED USE:	21,500 SF RETAIL OR RESTAURANT
⑪ ENVELOPE AREA #11: INTENDED USE:	21,500 SF RETAIL OR RESTAURANT
⑫ ENVELOPE AREA #12: INTENDED USE:	23,850 SF OFFICE/FITNESS
⑬ ENVELOPE AREA #13: INTENDED USE:	5,000 SF RETAIL OR RESTAURANT
⑭ ENVELOPE AREA #14: INTENDED USE:	37,000 SF HOTEL
⑮ ENVELOPE AREA #15: INTENDED USE:	6.36 AC RESIDENTIAL
⑯ ENVELOPE AREA #16: INTENDED USE:	33,645 SF CAR DEALERSHIP
⑰ ENVELOPE AREA #17: INTENDED USE:	36,355 SF CAR DEALERSHIP

**NOTE:**  
THE SQUARE FOOTAGE BREAK DOWN FOR THE BUILDING ENVELOPES IS INTENDED TO BE FLEXIBLE TO COMBINATIONS OR DIVISIONS PROVIDED THAT THE OVERALL DEVELOPMENT AREA IS MAINTAINED. DUE TO THE POSSIBILITY OF DIVISION, THE MAXIMUM NUMBER OF BUILDINGS IS TWENTY-FIVE.

No.	DATE	REVISION
1	8.18.08	PER CITY OF CHARLOTTE COMMENTS
2	9.17.08	PER PRE-HEARING STAFF ANALYSIS

PROJECT No: 68272  
DATE: 7/3/08  
DES: WOOLPERT  
DR: WOOLPERT  
CKD:

WOOLPERT, INC.  
8731 Red Oak Blvd, Suite 101  
Charlotte, North Carolina  
28217-3958  
704-525-6284  
704-525-8529  
FAX: 704-525-8529



**RHYNE STATION**  
MIXED-USE DEVELOPMENT REZONING  
CHARLOTTE, NORTH CAROLINA  
**SCHEMATIC SITE PLAN**

**FOR PUBLIC HEARING**  
**PETITION NO: 2008-125**

SHEET NO.  
**TDS-2**

\_layout tab Name: IDS - 2, Images: 21329 Rhyme Station Zoning.jpg; Vicinity Map.jpg; 05/17/2008 2:17:44 PM  
 \_est Saved By: thayer, 9/17/2008 2:17:44 PM  
 C:\SD\Projects\Lockard\_Company\68478\_LockardReed\_RhymeStation\Cadd\Cad\68772-Reszone.dwg Plotted By: Thayer, Katie Plotted: September 17, 2008, 2:18:07 PM  
 lockard.jpg; Woolpert.jpg; lockard.jpg; Cesto Logo.jpg; concept render.jpg; 05/17/2008 2:17:44 PM  
 Xrefs: 68272-1.dwg; 68272-2.dwg; 68272-3.dwg

LEGAL DESCRIPTION

TRACT 1 - PROPOSED CC-SPA-LWPA BEING A PARCEL OF LAND LOCATED IN NORTH CAROLINA, MECKLENBURG COUNTY, PAW CREEK TOWNSHIP, SITUATED BETWEEN RHYNE ROAD (SR 1609), MT. HOLLY ROAD (NC HWY 27) AND I-485, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER OF RHYNE ROAD (SR 1609) AND MT. HOLLY ROAD (NC HWY 27); SAID POINT LIES NORTH 46 DEGREES 17 MINUTES 16 SECONDS WEST 169.76 FEET FROM NORTH CAROLINA GEODETIC SURVEY MONUMENT "RHYNE"; NCGS MONUMENT "RHYNE" HAS COORDINATES (IN FEET) OF NORTHING: 566540.363 AND EASTING: 1412513.989 BASED ON THE NORTH AMERICAN DATUM (NAD) 1983/86 ADJUSTMENT.

- (1) SOUTH 17 DEGREES 45 MINUTES 48 SECONDS WEST 99.01 FEET TO A POINT;
(2) SOUTH 12 DEGREES 43 MINUTES 22 SECONDS WEST 204.18 FEET TO A POINT;
(3) SOUTH 19 DEGREES 24 MINUTES 59 SECONDS WEST 340.84 FEET TO A RIGHT OF WAY MONUMENT;
(4) SOUTH 12 DEGREES 44 MINUTES 52 SECONDS WEST 204.01 FEET TO A RIGHT OF WAY MONUMENT;
(5) SOUTH 07 DEGREES 01 MINUTES 30 SECONDS WEST 407.83 FEET TO A RIGHT OF WAY MONUMENT;
(6) SOUTH 02 DEGREES 12 MINUTES 23 SECONDS EAST 159.64 FEET TO A POINT;
(7) NORTH 13 DEGREES 03 MINUTES 15 SECONDS WEST 95.51 FEET TO A POINT;
(8) NORTH 31 DEGREES 15 MINUTES 15 SECONDS WEST 152.55 FEET TO A POINT;
(9) NORTH 31 DEGREES 36 MINUTES 05 SECONDS WEST 111.36 FEET TO A POINT;
(10) NORTH 29 DEGREES 03 SECONDS WEST 62.91 FEET TO A POINT;
(11) NORTH 24 DEGREES 11 MINUTES 21 SECONDS WEST 240.80 FEET TO A POINT;
(12) NORTH 17 DEGREES 17 MINUTES 19 SECONDS WEST 28.99 FEET TO A POINT;
(13) NORTH 09 DEGREES 36 MINUTES 56 SECONDS WEST 37.76 FEET TO A POINT;
(14) NORTH 01 DEGREES 00 MINUTES 03 SECONDS WEST 39.65 FEET TO A POINT;
(15) NORTH 03 DEGREES 52 MINUTES 35 SECONDS EAST 20.82 FEET TO A POINT;
(16) NORTH 10 DEGREES 42 MINUTES 14 SECONDS EAST 61.19 FEET TO A POINT;
(17) NORTH 13 DEGREES 51 MINUTES 49 SECONDS EAST 71.96 FEET TO A POINT;
(18) NORTH 14 DEGREES 30 MINUTES 26 SECONDS EAST 150.14 FEET TO A POINT;
(19) NORTH 13 DEGREES 23 MINUTES 15 SECONDS EAST 170.05 FEET TO A POINT;
(20) NORTH 14 DEGREES 48 MINUTES 43 SECONDS EAST 197.56 FEET TO A POINT;
(21) NORTH 14 DEGREES 48 MINUTES 19 SECONDS EAST 197.56 FEET TO A POINT; AND
(22) NORTH 14 DEGREES 46 MINUTES 05 SECONDS EAST 909.81 FEET TO THE POINT AND PLACE OF BEGINNING AND CONTAINING 58.23 ACRES MORE OR LESS.

TRACT 2 - PROPOSED B-2(CD)-SPA-LWPA BEING A PARCEL OF LAND LOCATED IN NORTH CAROLINA, MECKLENBURG COUNTY, PAW CREEK TOWNSHIP, SITUATED BETWEEN RHYNE ROAD (SR 1609) AND I-485, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER OF RHYNE ROAD (SR 1609) APPROXIMATELY 3,170 FEET ALONG THE CENTERLINE OF RHYNE ROAD SOUTH OF THE INTERSECTION OF RHYNE ROAD AND MT. HOLLY ROAD (NC HWY. 27); SAID POINT LIES SOUTH 03 DEGREES 55 MINUTES 57 SECONDS EAST 2,808.86 FEET FROM NORTH CAROLINA GEODETIC SURVEY MONUMENT "RHYNE"; NCGS MONUMENT "RHYNE" HAS COORDINATES (IN FEET) OF NORTHING: 566540.363 AND EASTING: 1412513.989 BASED ON THE NORTH AMERICAN DATUM (NAD) 1983/86 ADJUSTMENT.

THESE DEVELOPMENT STANDARDS FORM A PART OF THE TECHNICAL DATA SHEET FOR THE "RHYNE STATION MIXED-USE DEVELOPMENT" SUBMITTED BY MT. HOLLY DEVELOPERS LLC (THIS "TECHNICAL DATA SHEET"). DEVELOPMENT OF THE PROPERTY IDENTIFIED ON THIS TECHNICAL DATA SHEET (THE "PROPERTY" OR THE "SITE") AND THE INDIVIDUAL COMPONENTS TO BE LOCATED THEREON WILL BE GOVERNED BY THE CONDITIONS OF THIS TECHNICAL DATA SHEET AND THOSE PLANS AND DRAWINGS EXPRESSLY INCORPORATED HEREIN BY REFERENCE AND THE APPLICABLE PROVISIONS OF THE MECKLENBURG COUNTY ZONING ORDINANCE (THE "ORDINANCE"), UNLESS MORE STRINGENT STANDARDS ARE ESTABLISHED BY THIS TECHNICAL DATA SHEET. THE DEVELOPMENT STANDARDS ESTABLISHED UNDER THE ORDINANCE FOR THE COMMERCIAL CENTER (CC) DISTRICT, BUSINESS (B-2(CD)) DISTRICT CLASSIFICATIONS SHALL BE FOLLOWED IN CONNECTION WITH DEVELOPMENT TAKING PLACE ON THE SITE.

GENERAL PROVISIONS

THE DEVELOPMENT DEPICTED ON THE ILLUSTRATIVE SITE PLAN ATTACHED AS SHEET TDS-4 IS SCHEMATIC IN NATURE AND IS INTENDED ONLY TO DESCRIBE THE POSSIBLE ARRANGEMENT OF USES ON THE SITE AND ILLUSTRATE DESIGN PRINCIPALS. ACCORDINGLY, THE CONFIGURATION, PLACEMENT AND SIZE OF THE BUILDING FOOTPRINTS OUTLINED ON THE ILLUSTRATIVE SITE PLAN ARE SCHEMATIC AND, SUBJECT ONLY TO THE PROVISIONS SET FORTH BELOW UNDER ARCHITECTURAL CONTROLS AND RESTRICTIVE COVENANTS, MAY BE ALTERED OR MODIFIED DURING DESIGN, DEVELOPMENT AND CONSTRUCTION PHASES WITHIN THE MAXIMUM BUILDING/PARKING ENVELOPE LINES ESTABLISHED ON THE SCHEMATIC SITE PLAN SHEET (TDS-2). PARKING LAYOUTS MAY ALSO BE MODIFIED TO ACCOMMODATE FINAL BUILDING LOCATIONS AND OFF-STREET PARKING SPACES MAY BE LOCATED INSIDE AND OUTSIDE BUILDING ENVELOPES TO THE EXTENT PERMITTED BY THE ORDINANCE. ALL SUCH CHANGES ARE SUBJECT TO APPROVAL PER SECTION 6.206(2) OF THE ORDINANCE.

PERMITTED USES

THE SITE MAY BE DEVELOPED FOR ANY USES (INCLUDING ACCESSORY USES) WHICH ARE PERMITTED BY RIGHT OR UNDER PREScribed CONDITIONS UNDER THE ORDINANCE FOR THE COMMERCIAL CENTER (CC) DISTRICT - WITH THE EXCLUSION OF FAST FOOD RESTAURANTS, RESTAURANTS WITH DRIVE-THROUGH SERVICES, GAS STATIONS AND CONVENIENCE STORES, 2) BUSINESS (B-2(CD)) DISTRICT - LIMITED TO CAR DEALERSHIPS AND GENERAL RETAIL AND AUTOMOBILE SERVICE FACILITIES SHALL NOT BE PERMITTED WITHIN THE COMMERCIAL CENTER (CC) DISTRICT.

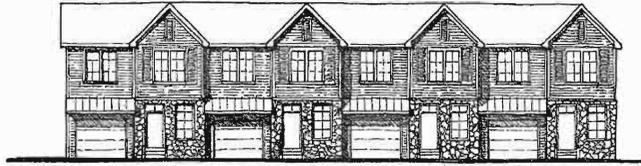
PARKING/DRIVE-THROUGH FACILITIES

- 1. OFF STREET PARKING WILL MEET THE MINIMUM STANDARDS ESTABLISHED UNDER THE ORDINANCE.
2. ALL PERMITTED DRIVE-THROUGH FACILITIES LOCATED ON THE SITE SHALL BE SUBJECT TO STACKING REQUIREMENTS OF THE ORDINANCE.
3. BIKE RACKS WILL BE PROVIDED PER SECTION 12.202A OF THE ORDINANCE.

Table with columns: PROJECT NO., DATE, DES., DR., CKD., No., DATE, PER CITY OF CHARLOTTE, PER PRE-HEARING, COMMENTS. Includes project details for Woolpert, Inc. and Rhyne Station development.

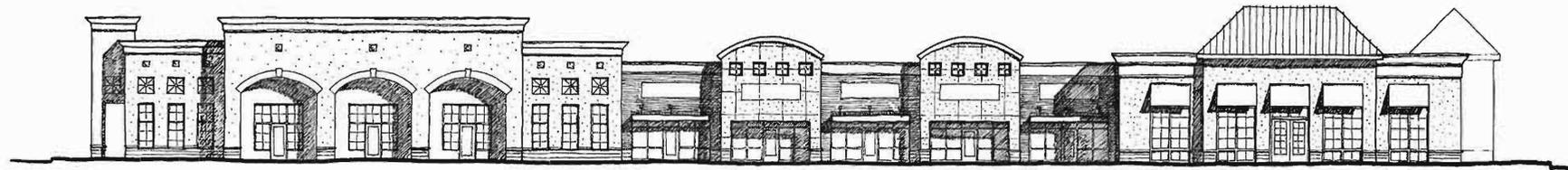
FOR PUBLIC HEARING PETITION NO: 2008-125 TDS-3 SHEET NO.





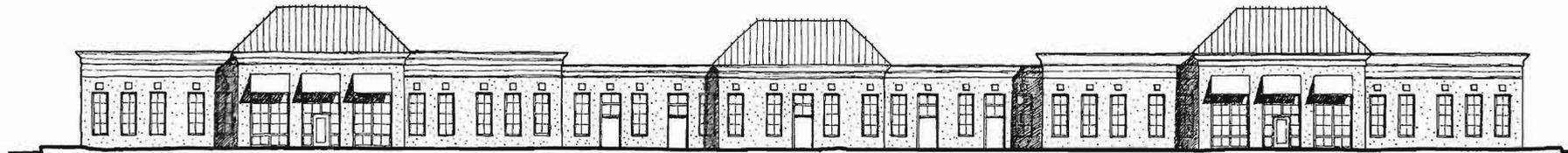
### Townhome Elevations

SCALE 1/16" = 1'-0"



### Retail Elevations

SCALE 1/16" = 1'-0"



### Office Elevations

SCALE 1/16" = 1'-0"



LuskHarkin + McCoppin Ltd.

architects and planners  
effective creative  
charlotte • columbus

1616 cleveland avenue  
suite 206  
charlotte, north carolina 28203

phone 704.372.1006  
fax 704.372.7004  
www.luskharkin.com

**FOR PUBLIC HEARING  
PETITION NO: 2008-125**

USE OF THESE DRAWINGS IS LIMITED TO THE CLIENT FOR THE SUBJECT PROJECT. COMMON LAW COPYRIGHT RESERVED BY ARCHITECT. DOCUMENTS NOT TO BE SUBMITTED FOR PERMITS WITHOUT PROFESSIONAL'S SEAL.  
© 2008 LuskHarkin + McCoppin Ltd.

No.	DATE	REVISION
1	8.18.08	PER CITY OF CHARLOTTE COMMENTS

PROJECT No: 68272  
DATE 7/3/08  
DES. LuskHarkin + McCoppin, Ltd.  
DR. DR.  
CKD. CKD.  
WOOLPERT, INC.  
8731 Red Oak Blvd, Suite 101  
Charlotte, North Carolina  
28217-3958  
704.525.6284  
FAX: 704.525.8529



**RHYNE STATION**  
MIXED-USE DEVELOPMENT REZONING  
CHARLOTTE, NORTH CAROLINA

**ARCHITECTURAL ELEVATIONS**

SHEET NO.

**TDS-5**