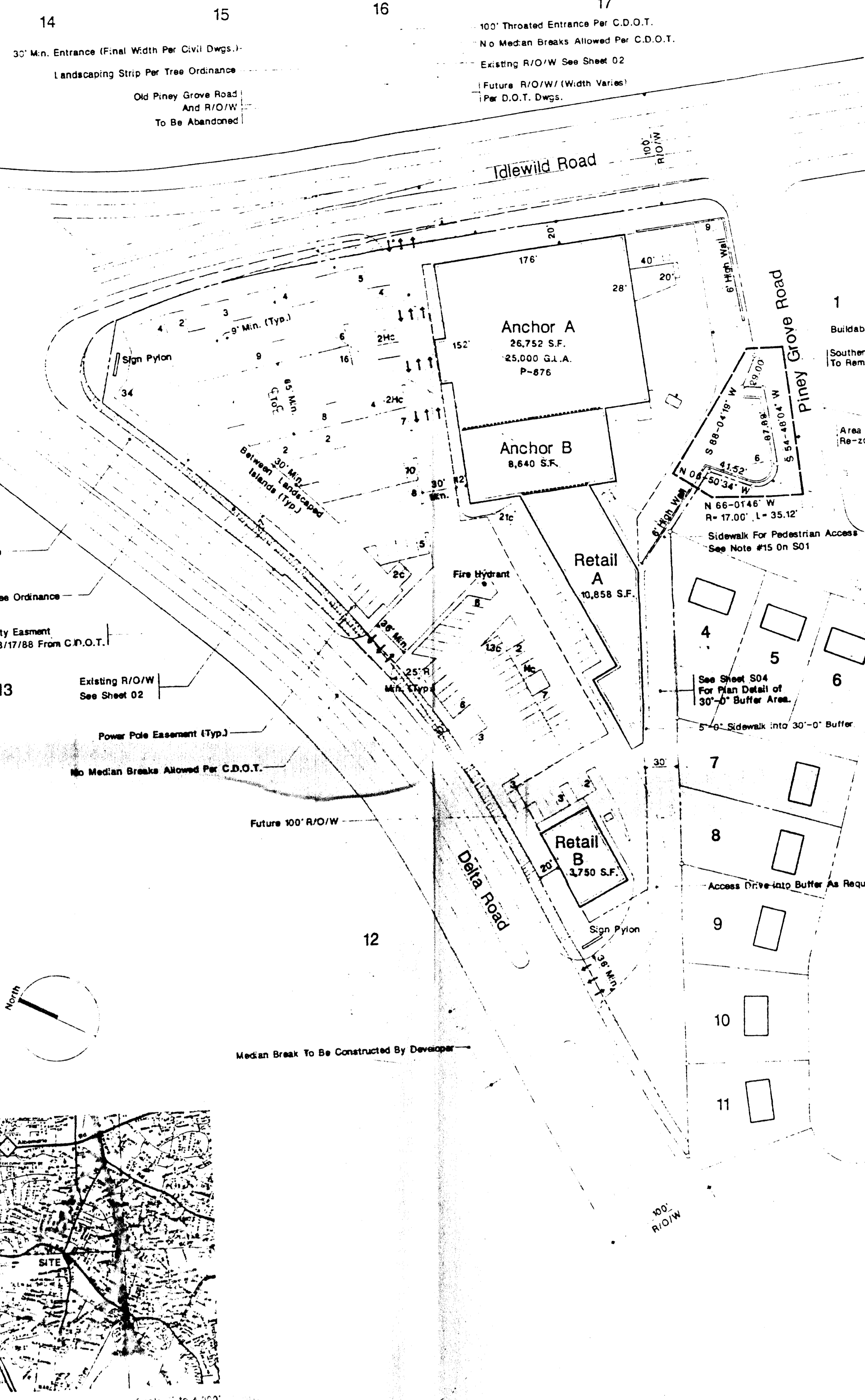
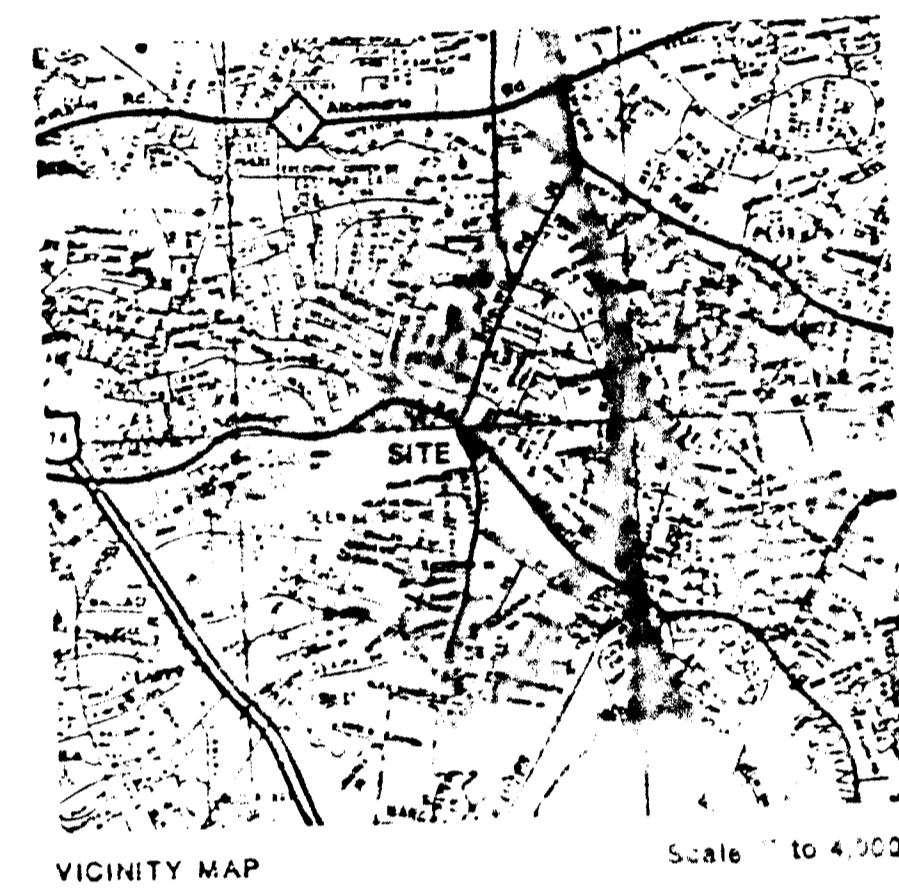


- All building and parking locations are approximate and may be changed as long as density, setbacks, number of parking spaces, and setback requirements are satisfied per Site Plan 501. To no event will the building exceed the same street as building area.
- The total square footage for the B-1-CD zoning classification shall not exceed 50,000 S.F.
- Landscaping: For landscaping notes see Sheet 504.
- Site lighting shall meet all applicable state and local ordinance minimums. All exterior panel areas shall have a minimum of 1 ft. outside illumination. Site lighting at rear of retail center shall be security type attached directly to building. There shall be no tower poles in the rear of the center.
- All parking shall meet state and local ordinances.
- Location and design of all curb cuts shall be subject to prior approval. Entrance drive locations shall be subject to approval of all applicable governmental agencies.
- All signage shall be in accordance with local ordinances. Specific location of signs may vary from that which is indicated.
- All trash dumpsters shall be screened.
- Development shall meet the requirements of the Charlotte stormwater detention ordinance.
- Small buildings A and B, trash dumpsters, and utility meters will be enclosed or screened within brick walls. Enclosures will be either recessed in the rear wall (as practical) or enclosed within the rear wall of Retail A and Retail B (as practical). No dangerous (excluding outdoor and outdoor lighting), piping, conduits, etc. of any sort will be exposed at any location on the project.
- All area calculations are preliminary. Exact areas are subject to surveying and final civil and structural construction documents.
- Signs of any (R/W) to be dedicated as shown on Site Plan 501.
- All walls at the rear of Retail A and B, and Anchor A and B shall be colored brick with materials and colors complimentary to those used in the front elevations of the center. Elevations shown on sheet 501 are architectural suggestions only.
- Fire Protection:
  - Anchor A and Retail A and B shall be constructed of materials suitable to classify the building as Type IV, un-protected and un-sprinkled.
  - Anchor B shall be constructed of materials suitable to classify the building Type IV, un-protected and un-sprinkled.
  - Four (4) hour firewalls shall be constructed between Anchor A and Anchor B, and between Anchor B and Retail A, as indicated on site plan 501.
  - A fire hydrant shall be installed as indicated on site plan 501.
- All construction shall be per the North Carolina building code.

- The developer agrees to provide a pedestrian access to the existing center from the Piney Grove re-located through the 100' R.O.W. strip as shown on the following conditions:
  - Property owners on tax parcels 4, 5 and 6 must irrevocably request such a pedestrian access.
  - These property owners, if necessary, should provide a lawful easement to allow for access to the existing center through the wall.



Anchor A	26,752 S.F. x .80	=21,402 S.F.(sales)=107	20 Employees	10	Subtotal	117
Anchor B	8,640 S.F. x .80	=6,912 S.F.(sales)=35	6 Employees	3	Subtotal	38
Retail A	10,858 S.F. x .80	=8,686 S.F.(sales)=43	11 Employees	6	Subtotal	49
Retail B	3,750 S.F. x .80	=3,000 S.F.(sales)=15	4 Employees	2	Subtotal	17
Total Parking Required						221
Total Parking Provided						223
Gross Building Area						50,000 S.F.
Site Area (Existing R/O/W)						5.57 Acres
Site Area (Future R/O/W)						5.02 Acres
Area Of Dedicated R/O/W						.55 Acres
Current Zoning						R-12
Zoning Change						B-1/CD
Firewall						



- Wayne F. Harris and wife Ethel J. Harris  
8124 Idlewild Road  
Charlotte, North Carolina  
28212  
Tax Parcel: 16503401
- W. H. Hill  
Rt. 5 Box 324-A  
Albemarle, North Carolina  
28001  
Tax Parcel: 16510301
- W. H. Hill (Southern Bell)  
Rt. 5 Box 324-A  
Albemarle, North Carolina  
28001  
Tax Parcel: 16510603
- Johnie G. Shields and wife Cynthia Y. Shields  
4109 Piney Grove Road  
Charlotte, North Carolina  
28212  
Tax Parcel: 16506161
- Mark Walton Bramley and wife Holly Maback  
4109 Piney Grove Road  
Charlotte, North Carolina  
28212  
Tax Parcel: 16506360
- Jayderian Patel and wife Mita J. Patel  
4109 Piney Grove Road  
Charlotte, North Carolina  
28212  
Tax Parcel: 16506359
- Barellal B. Shah and wife Hasamati B. Shah  
7809 Haverstraw Court  
Charlotte, North Carolina  
28212  
Tax Parcel: 16506358
- Olvin Timothy Grice and wife Suzanne P. Grice  
7805 Haverstraw Court  
Charlotte, North Carolina  
28212  
Tax Parcel: 16506357
- Thomas Whiting Archer and wife Deborah Melson Archer  
7801 Haverstraw Court  
Charlotte, North Carolina  
28212  
Tax Parcel: 16506356
- Craig A. Johnson and wife Crystal J. Johnson  
7801 Haverstraw Court  
Charlotte, North Carolina  
28212  
Tax Parcel: 16506355
- Darry Allen Kinson  
7805 Haverstraw Court  
Charlotte, North Carolina  
28212  
Tax Parcel: 16506354
- Leon B. Jordan Estate c/o Marzelle J. Rowell  
7801 Haverstraw Court  
Charlotte, North Carolina  
28212  
Tax Parcel: 16503301
- Boyd James Rowell and wife Marzelle J. Rowell  
7814 Idlewild Road  
Charlotte, North Carolina  
28212  
Tax Parcel: 16503303
- Richard A. Watkins and Dwight D. Watkins  
4114 Idlewild Road  
Charlotte, North Carolina  
28212  
Tax Parcel: 13505101
- Carl Galtner Ballard and wife Dorothy A. Ballard  
8111 Idlewild Road  
Charlotte, North Carolina  
28212  
Tax Parcel: 13505103
- Carl Galtner Ballard and wife Dorothy A. Ballard  
8111 Idlewild Road  
Charlotte, North Carolina  
28212  
Tax Parcel: 13505104
- Oscar M. Lowery and wife Esther Lowery  
8113 Idlewild Road  
Charlotte, North Carolina  
28212  
Tax Parcel: 13505102

APPROVED BY CITY COUNCIL  
DATE April 17, 1989  
89-21  
Idlewild Crossing Ltd.  
Partnership

**Idlewild Crossing**

Project	870902-1
Drawn	RTM
Checked	JJS
Date	22 August 1988
Scale	1" = 60'-0"

**Revisions**

No.	Description	Date
1	General	24 August 1988
2	General	20 October 1988

This site plan was approved for zoning as a shopping center by the Charlotte-Mecklenburg Planning Commission. Notes appearing on this site plan are the result of the developer meeting the request of the Planning Commission to obtain zoning for the property.

This drawing is the property of Julian Gross Architects. Plans and notes to be reproduced or copied in whole or in part, is not to be used on any other project and is to be returned upon request.

**Site Plan**

501

j. julian gross architects  
Architects and Planners, Inc.

210 Little Ave. #2  
Charlotte, NC  
28202  
704/371-7077

**Idlewild Festival**  
Trammell Crow Company

Project	870902-1
Drawn	FLH
Checked	JJS
Date	29 May 1988
Scale	1" = 60'-0"

**Revisions**

The drawing is the property of Julian Gross Architects. Plans and notes to be reproduced or copied in whole or in part, is not to be used on any other project and is to be returned upon request.

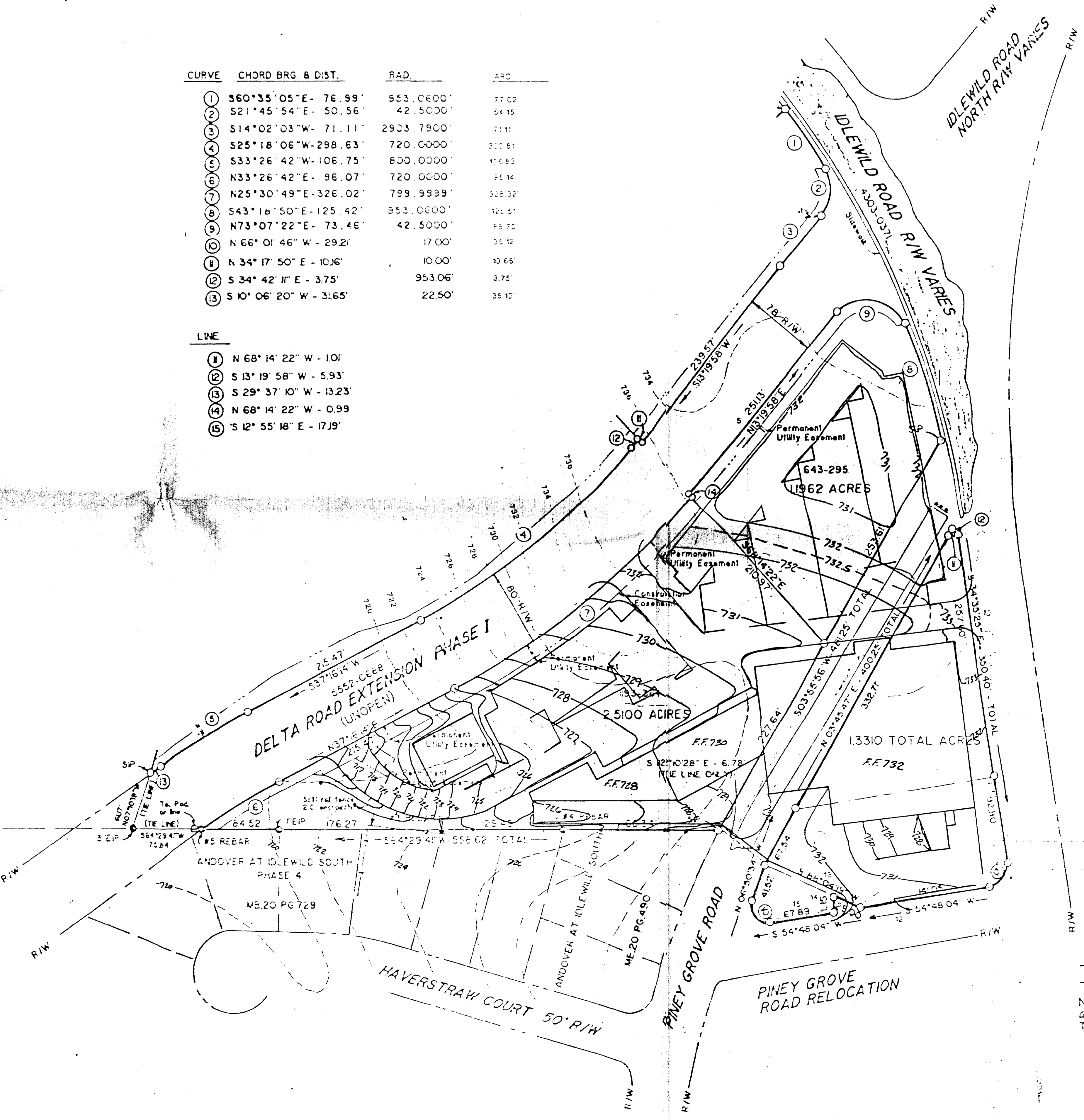
**Boundry Survey & Topography**

502

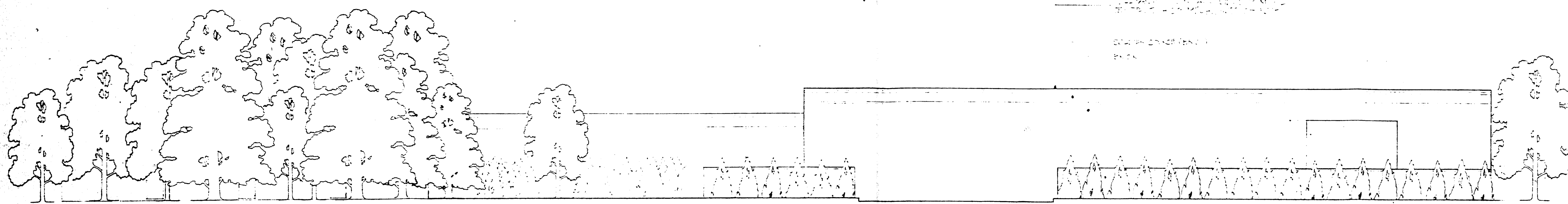
CURVE	CHORD BRG & DIST.	RAD.	ARC
1	S60°35'05"E - 76.99'	563.0000'	77.02'
2	S21°45'54"E - 50.56'	42.5000'	54.45'
3	S14°02'03"W - 71.11'	2903.7900'	73.11'
4	S25°18'06"W - 298.63'	720.0000'	311.81'
5	S33°26'42"W - 106.75'	800.0000'	115.63'
6	N33°26'42"E - 96.07'	720.0000'	95.14'
7	N25°30'49"E - 326.02'	799.9999'	318.32'
8	S43°18'50"E - 125.42'	353.0000'	132.51'
9	N73°07'22"E - 73.46'	42.5000'	74.72'
10	N 66°01'46"W - 29.21'	17.00'	24.14'
11	N 34°17'50"E - 10.94'	10.00'	10.66'
12	S 34°42'11"E - 3.75'	95.00'	0.75'
13	S 10°06'20"W - 3.65'	22.50'	0.51'

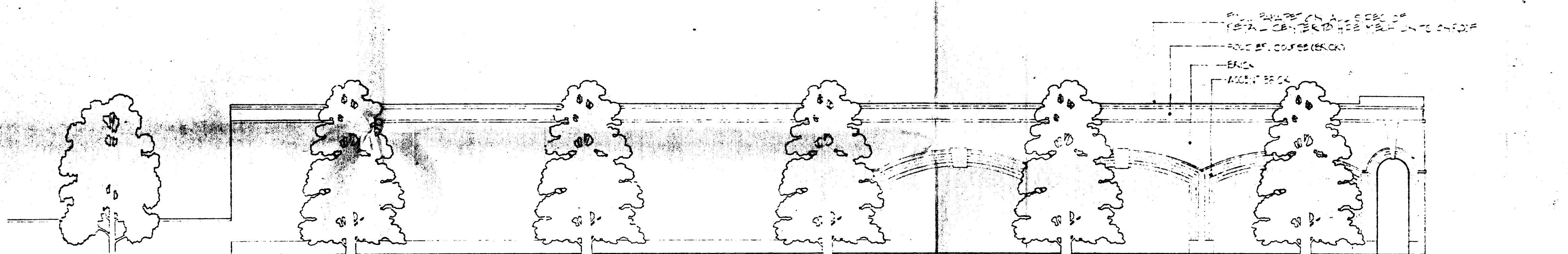
LINE	BEARING	DIST.
1	N 68°14'22"W - 101'	
2	S 13°19'58"W - 5.93'	
3	S 29°37'10"W - 13.23'	
4	N 68°14'22"W - 0.99'	
5	S 12°55'18"E - 17.19'	



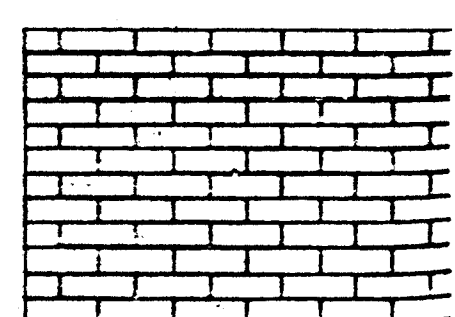
--- 720 --- EXISTING GRADES  
- 720 - PROP. GRADES  
NOTE:  
GRADES ALONG DELTA ROAD  
TAKEN FROM DELTA ROAD EXTENSION PLANS MAY 1988



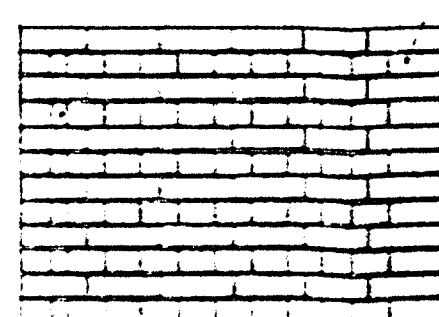
0301 Rear Elevation



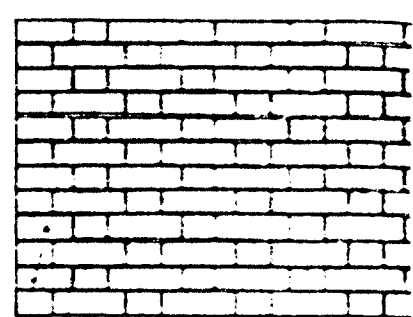
0302 Idlewild Road Elevation



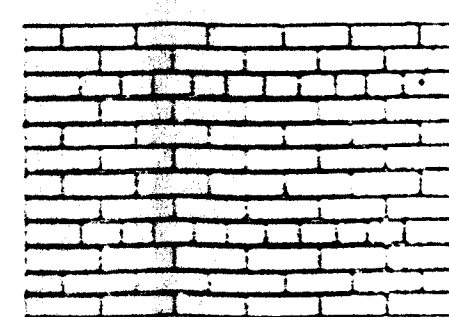
Running Bond



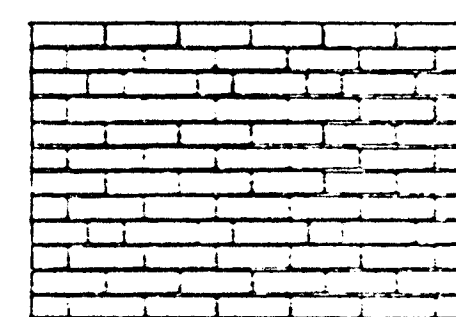
English Bond



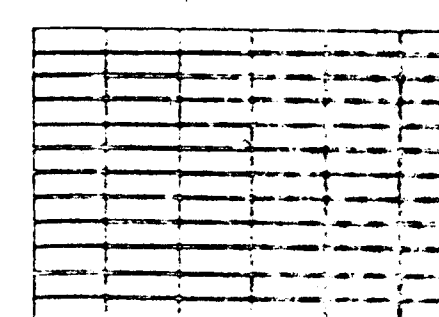
Flemish Bond



Common Bond w/ Header Course



Common Bond w/ Flemish Headers



Stack Bond

Brick Patterns

Idlewild Festival  
Trammell Crow Company

Project: 870902-1  
Drawn: FLJ/RTM  
Checked: JJB  
Date: 1 April 1988  
Scale:

NO	Description	Date
1	Overall	11 April 1988
2	General	1 June 1988

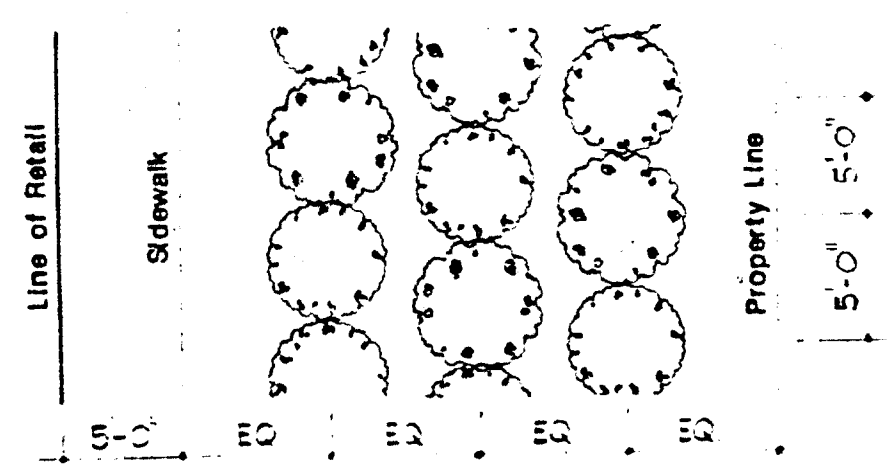
This drawing is the property of J. Julian Gross Architects, P.A. and no part hereof or copies thereof may be made or used in any other project without the written consent of the architect.

Elevations & Landscaping

503

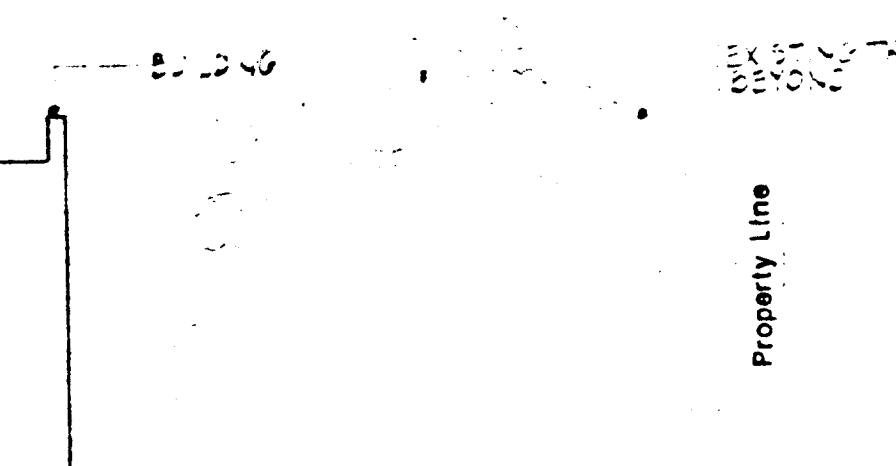
0401

1/8" to 1'-0"



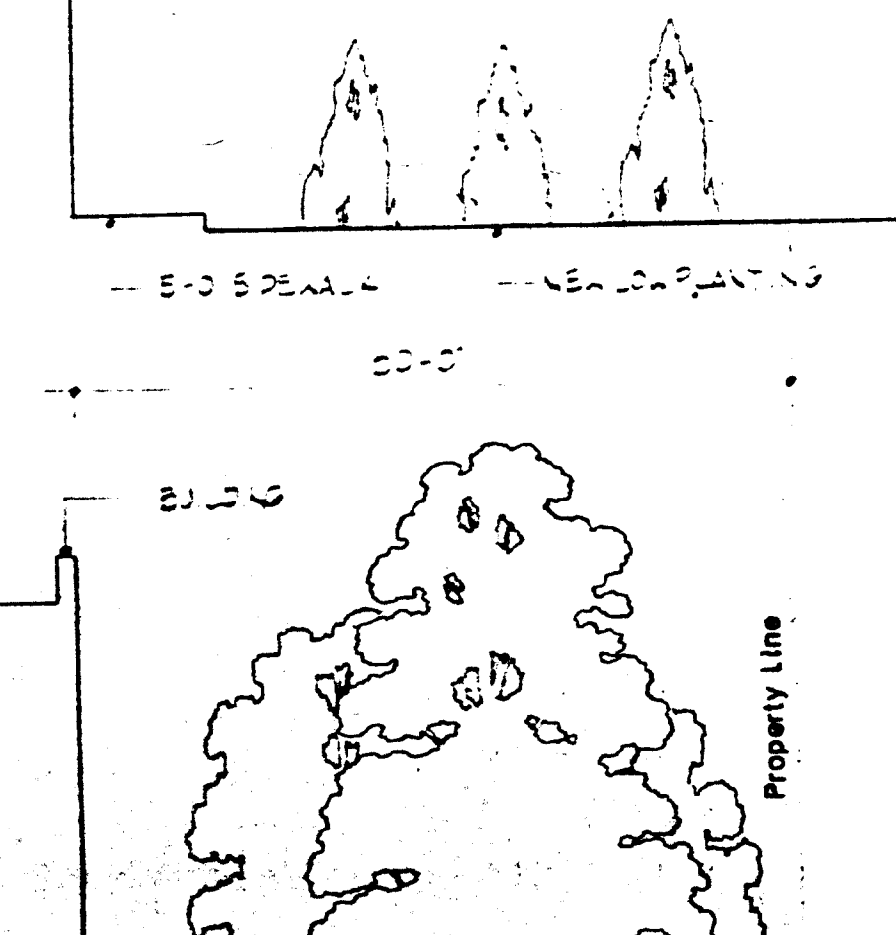
0402

1/8" to 1'-0"



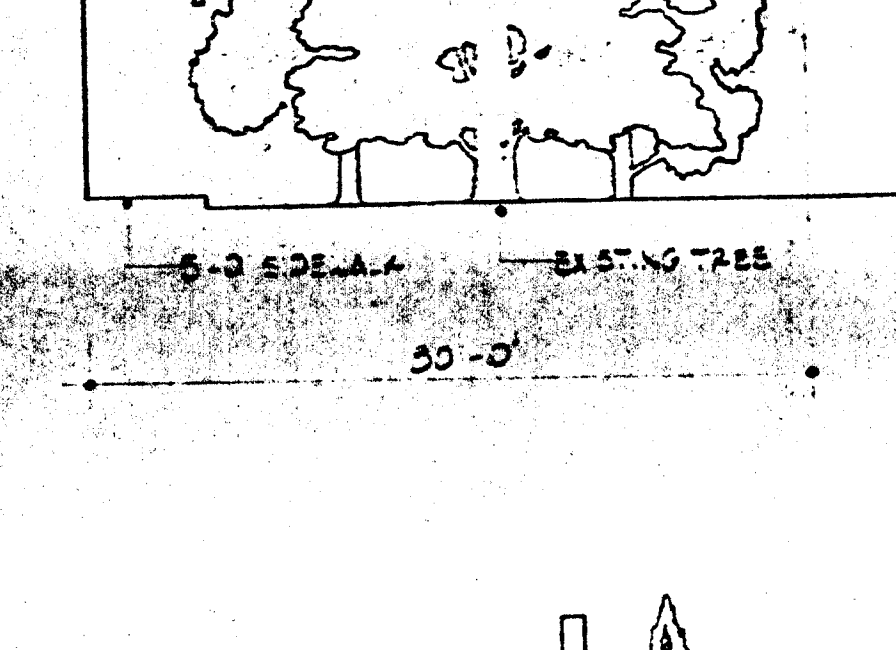
0403

1/8" to 1'-0"



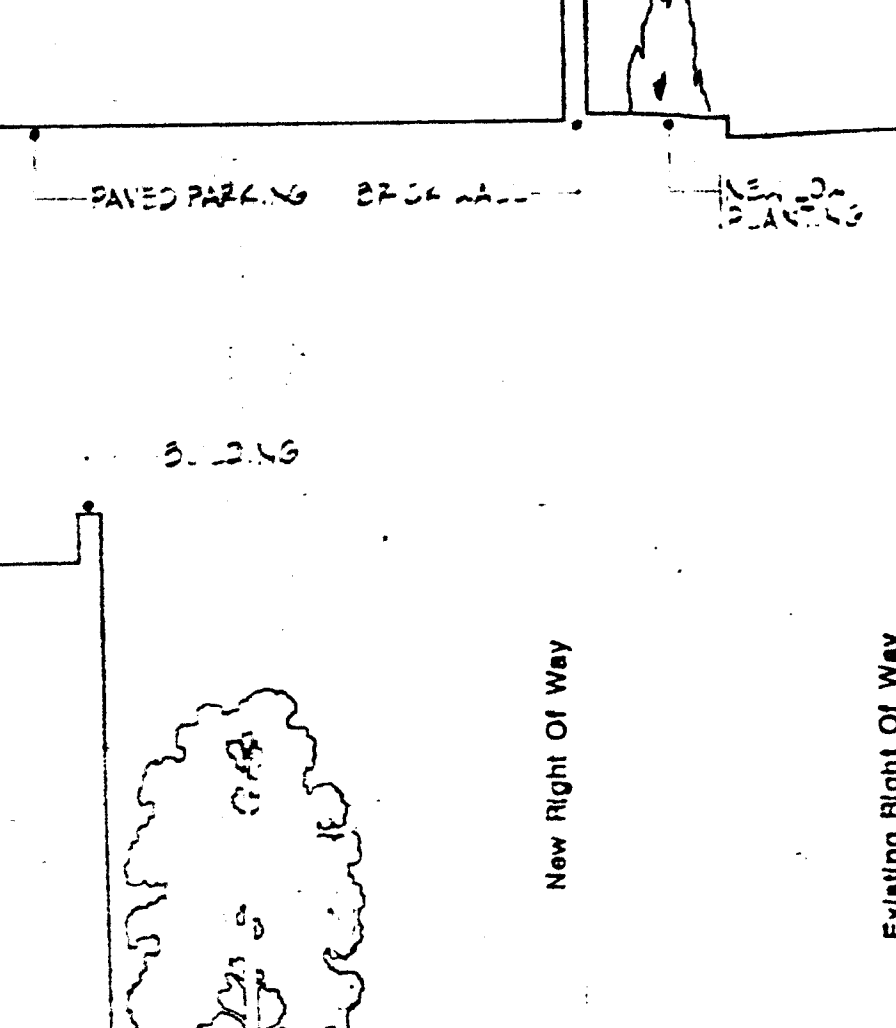
0404

1/8" to 1'-0"



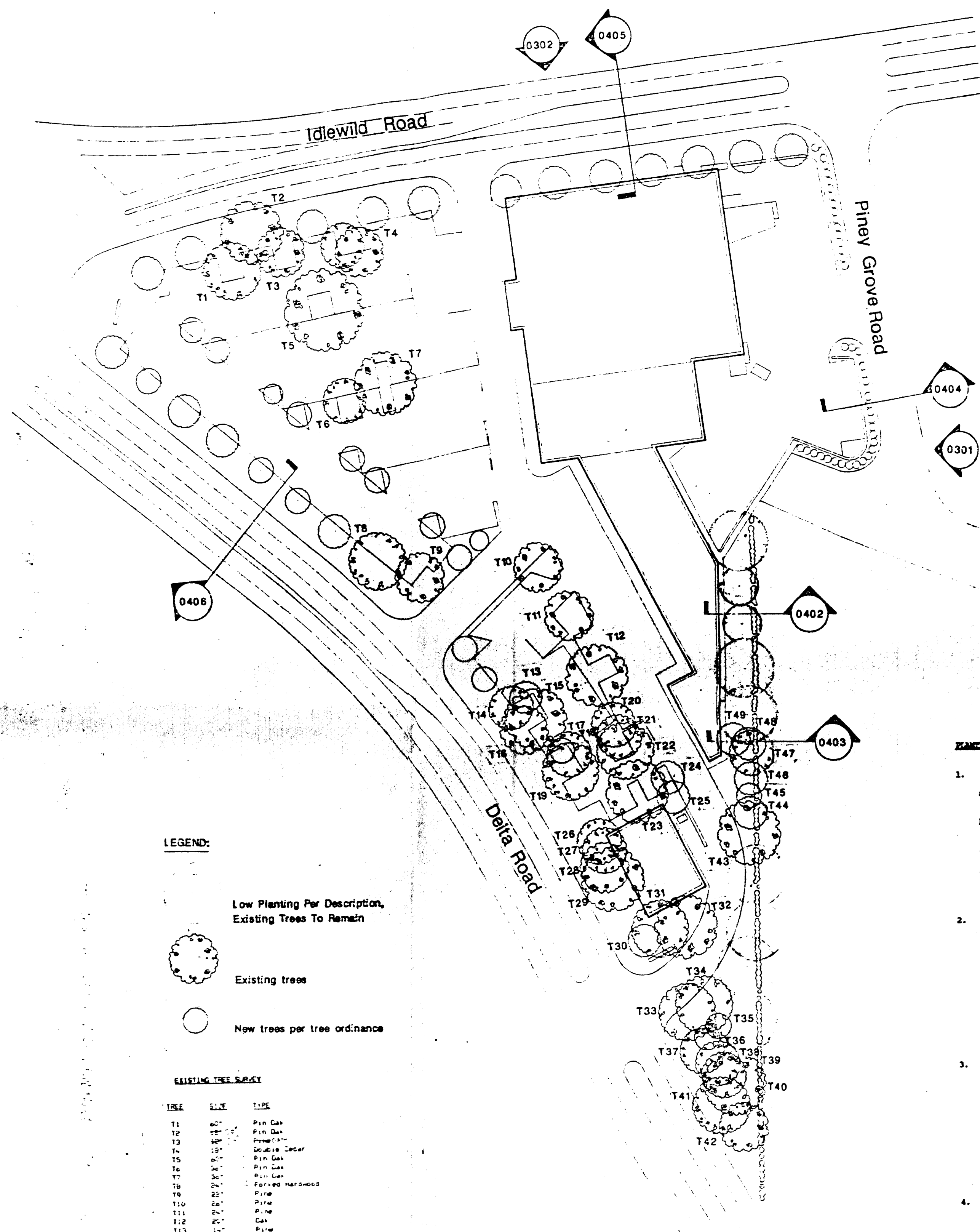
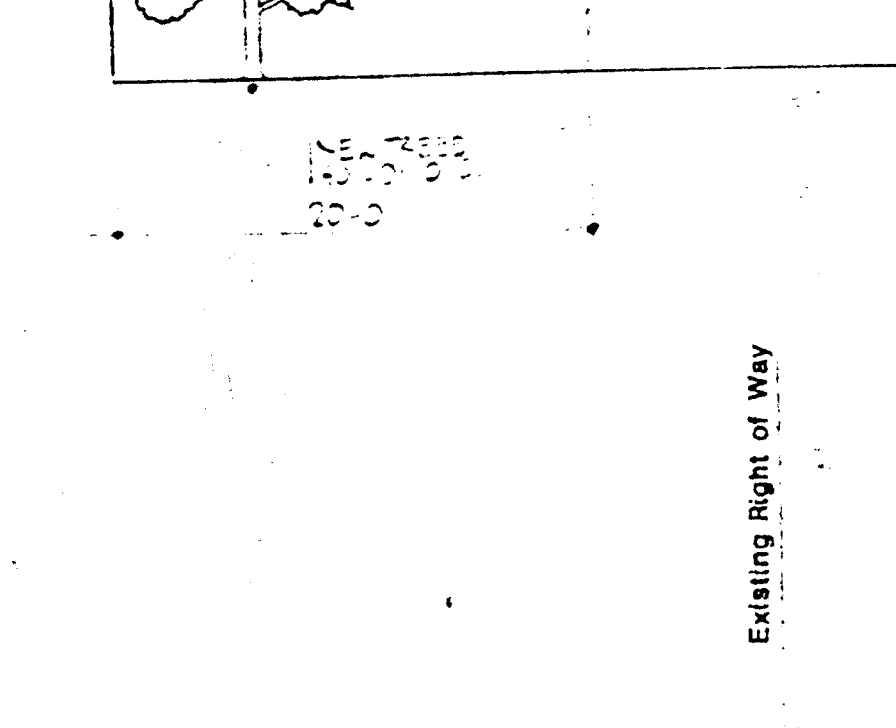
0405

1/8" to 1'-0"



0406

1/8" to 1'-0"



- LEGEND:**
- Low Planting Per Description, Existing Trees To Remain
  - Existing trees
  - New trees per tree ordinance

NO.	SPEC.	DATE
1	101	1/1/88
2	102	1/1/88
3	103	1/1/88
4	104	1/1/88
5	105	1/1/88
6	106	1/1/88
7	107	1/1/88
8	108	1/1/88
9	109	1/1/88
10	110	1/1/88
11	111	1/1/88
12	112	1/1/88
13	113	1/1/88
14	114	1/1/88
15	115	1/1/88
16	116	1/1/88
17	117	1/1/88
18	118	1/1/88
19	119	1/1/88
20	120	1/1/88
21	121	1/1/88
22	122	1/1/88
23	123	1/1/88
24	124	1/1/88
25	125	1/1/88
26	126	1/1/88
27	127	1/1/88
28	128	1/1/88
29	129	1/1/88
30	130	1/1/88
31	131	1/1/88
32	132	1/1/88
33	133	1/1/88
34	134	1/1/88
35	135	1/1/88
36	136	1/1/88
37	137	1/1/88
38	138	1/1/88
39	139	1/1/88
40	140	1/1/88

- GENERAL NOTES:**
- Existing trees (1 1/2" caliper and larger):
    - It is the developer's intent to save the trees indicated on the "Existing Tree Survey" as shown on sheet 804.
    - The developer shall take all reasonable precautions (i.e. grading, protecting, tree balls and supports, etc.) to save the trees outlined in the "Existing Tree Survey".
    - The trees outlined on this survey are based on preliminary survey and engineering predictions. The final number of trees saved shall depend on the final civil engineering drawings.
  - Existing trees (1 1/2" caliper and less):
    - It is the developer's intent to save all smaller caliper trees on the site, particularly those in the wooded buffer area adjoining the residential neighborhood as shown on sheet 804.
    - The developer shall take all reasonable precautions (i.e. grading and protecting) to save these trees.
    - The saving of these trees is based on preliminary survey and engineering predictions. The final number of trees saved shall depend on the final civil engineering drawings.
  - Buffer:
    - The "buffer" area is the shaded area to the rear of retail site sheet 801.
    - It is the developer's intent to save as many of the existing trees within this area (as outlined in line 1 and 2 above) as possible.
    - If open areas occur within this area either fully or partially 5'0" tall, 5'0" on center (at planting time) or fully 5'0" tall, 5'0" on center (at planting time) shall be installed.
  - Mature Piney Grove Road has been shown at the base of the trees wall. The developer shall install a curb (fully or partially 5'0" tall, 5'0" on center (at planting time)).
  - The developer agrees to add landscaping along Piney Grove Road adjacent to the site (S) 806 wall in order to aesthetically improve the entrance into the Piney Grove neighborhood. This landscaping will include screen trees and shrubs as indicated on sheet 804 on center with a five (5) foot minimum height at planting and annually as necessary to fill in the area. The landscape being to have a landscaped gateway into the Piney Grove neighborhood and to screen the site wall.
  - The developer agrees to plant a row of five (5) trees (maximum height no less than five (5) feet on center along the white property line adjacent to sheets 804(S), 804(S), 804(S), 804(S), 804(S), 804(S) and 804(S).
  - All landscaping throughout the site shall be maintained.
  - A minimum of 10% of site shall be open landscape area.
  - All landscaping to include trees, shrubs, or plants and shall be spaced in accordance with the final landscape plan as shown on sheet 804. It is the intent of the architect to provide a landscape plan which shall be provided.
  - All landscaping along Delta Road and Piney Grove Road shall be maintained.

Idlewild Festival  
Trammell Crow Company

Project: 870902-1  
Drawn: RTM  
Checked: JJB  
Date: 12 July 1988  
Scale: 1' to 60'

NO	Description	Date
1	General	24 August 1988

Planting Plan

504