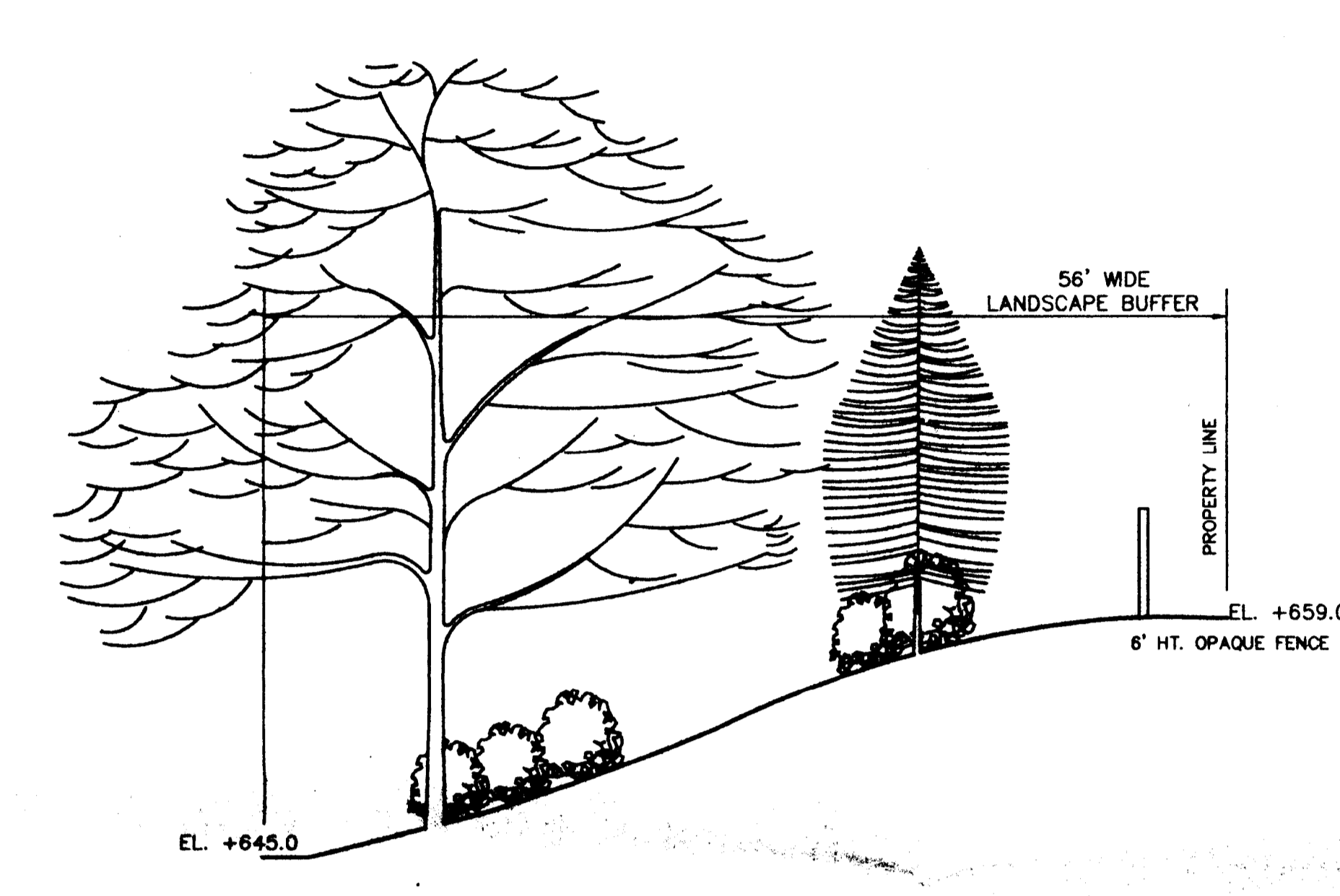


BUFFER PLAN VIEW 1 - RESTORED BERM
 SCALE: 1"=30'

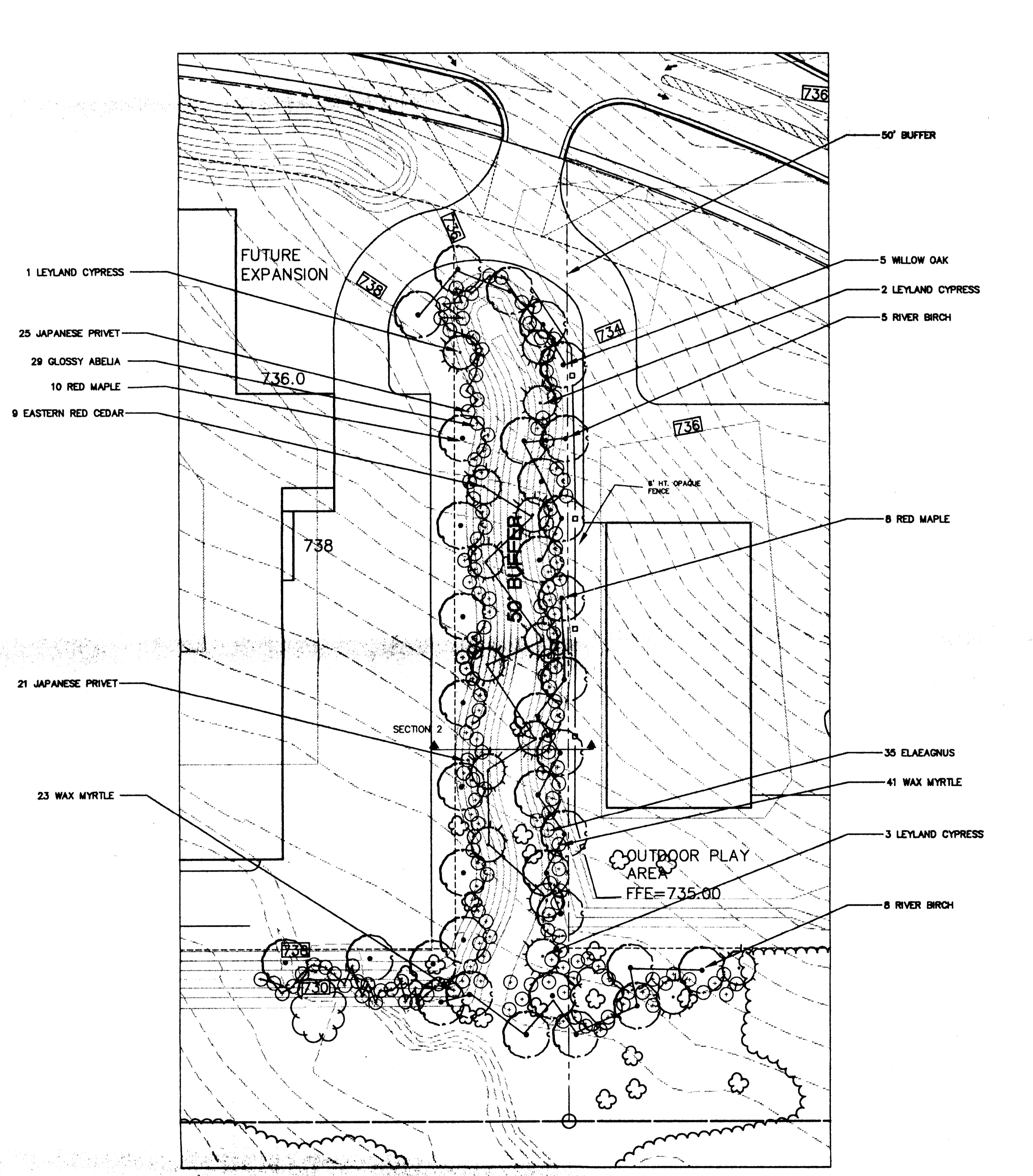
PLANT LIST

BUFFER REF	BUFFER QTY	BUFFER SPECIES	SCIENTIFIC NAME	COMMON NAME	HEIGHT	SPREAD	CA.	REMARKS
TREES								
21	18	3	45	RED MAPLE	2-25'			MATCHED SPECIES (M)
0	0	0	0	WAX MYRTLE	2-25'			MATCHED SPECIES (M)
23	9	4	26	EASTERN RED CEDAR	2-25'			FULL SYMMETRICAL
8	9	0	17	WAX MYRTLE	2-25'			FULL SYMMETRICAL
10	9	0	17	SOUTHERN RED OAK	2-25'			MATCHED SPECIES (M)
10	9	0	17	WAX MYRTLE	2-25'			MATCHED SPECIES (M)
4	0	2	3	LITTLE LEAF LINDEN	2-25'			MATCHED SPECIES (M)
8	8	4	18	LELAND CYPRESS	2-25'			FULL SYMMETRICAL
SPRINGS AND GROUNDCOVERS								
15	25	14	18	LELAND CYPRESS	30-36"			CONT.
10	35	21	05	FLORIDA FLORIDA	30-36"			CONT.
17	0	0	17	FLORIDA FLORIDA	30-36"			CONT.
11	46	20	17	JAPANESE PRIVET	30-36"			CONT.
23	54	25	12	WAX MYRTLE	30-36"			CONT.

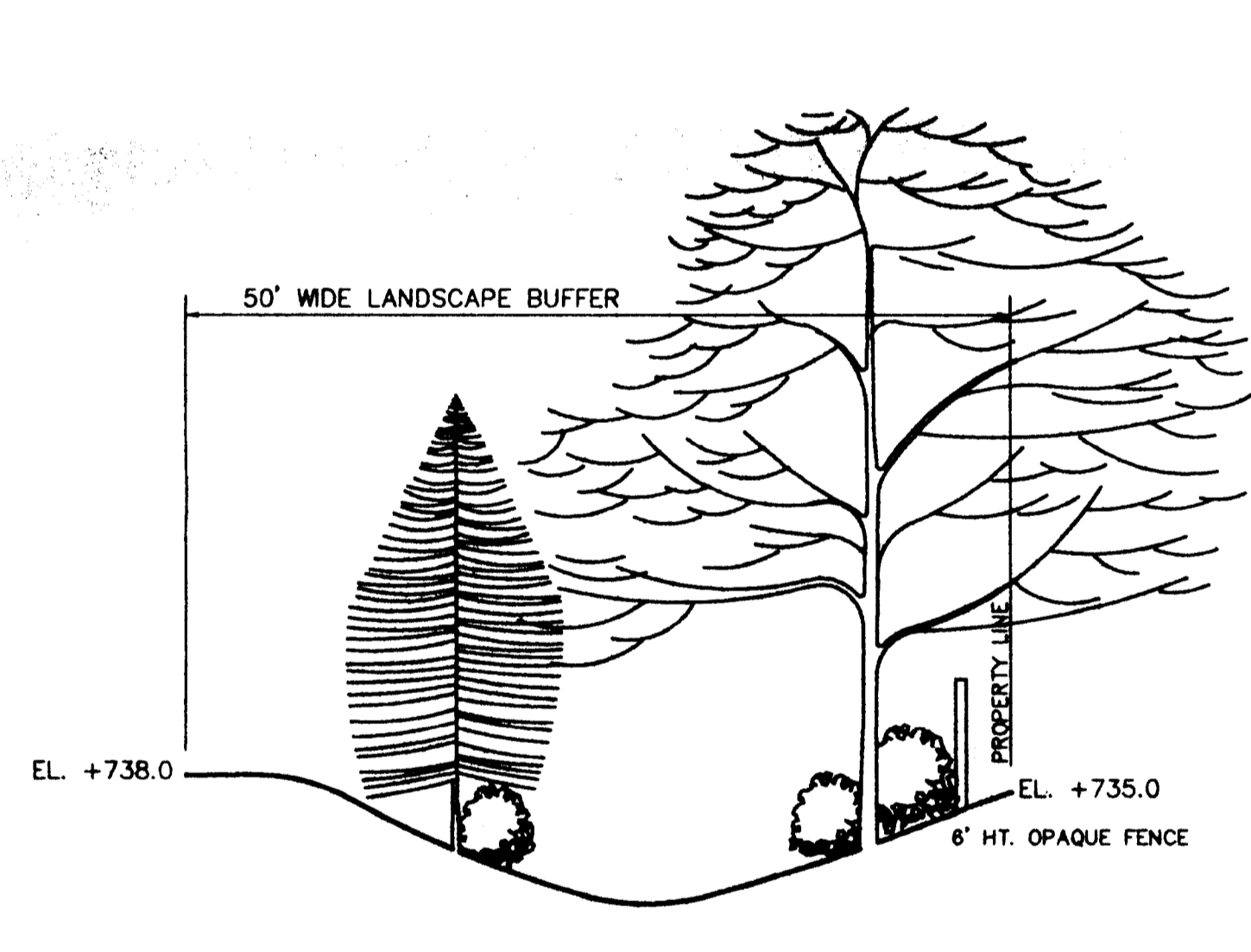


BUFFER SECTION 1 - TYPICAL
 SCALE: 1/8"=1'

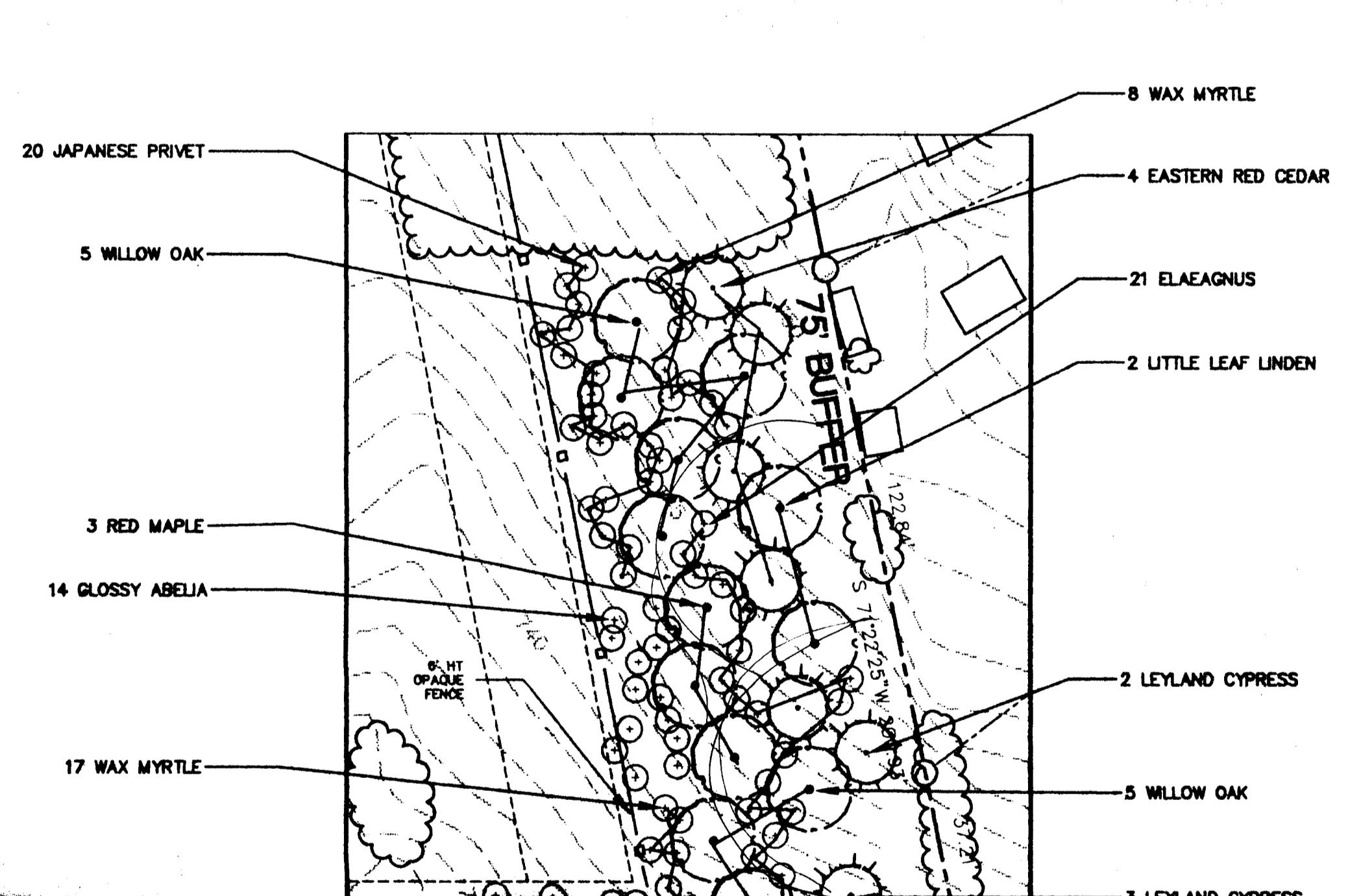
APPROVED TO AMENDMENT
 APPROVAL
 11/15/97
 11/15/97
 11/15/97



BUFFER PLAN VIEW 2
 PERMANENT DITCH #1
 SCALE: 1"=30'



BUFFER SECTION 2 - TYPICAL
 SCALE: 1"=10'



BUFFER PLAN VIEW 3
 SCALE: 1"=30'

CHARLOTTE-MECKLENBURG
 PLANNING COMMISSION
 INTER-OFFICE COMMUNICATION

DATE: June 26, 1997
 TO: Robert Brandon
 Zoning Administrator
 FROM: Robert Brandon
 Subdivision Administrator
 SUBJECT: Administrative Approval for Petition No. 96-60, Albemarle Crossing Associates, Tax Parcel No. 109-301-04-05-06,07,08

Attached is a specific buffer plan for a portion of the above mentioned rezoning petition. The buffer plan shows how specific portions of the buffer will be replaced and reconstructed during development of the site. All other requirements of the buffer areas on the approved rezoning plan remain unchanged. Please see this plan when evaluating request for building permits and certificates of occupancy.



Little & Associates Architects

5815 Watsford Drive
Charlotte, NC 28217
704-525-6206
704-525-7889 fax

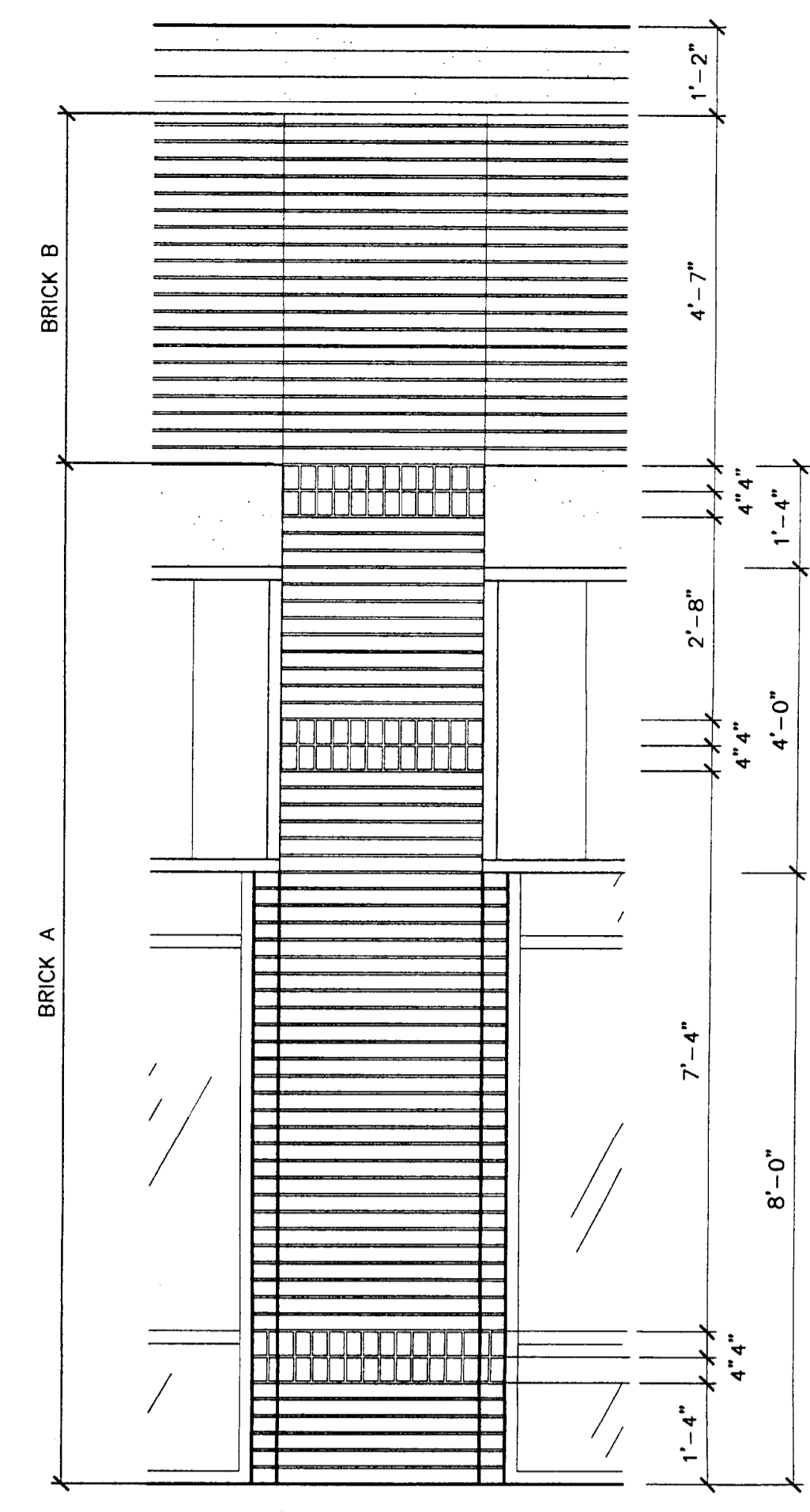
This drawing and the design shown are the property of Little and Associates Architects. The reproduction, copying or alteration of this drawing without the written consent of Little and Associates Architects will be subject to legal action.

© 1998
Little and Associates Architects, Inc.

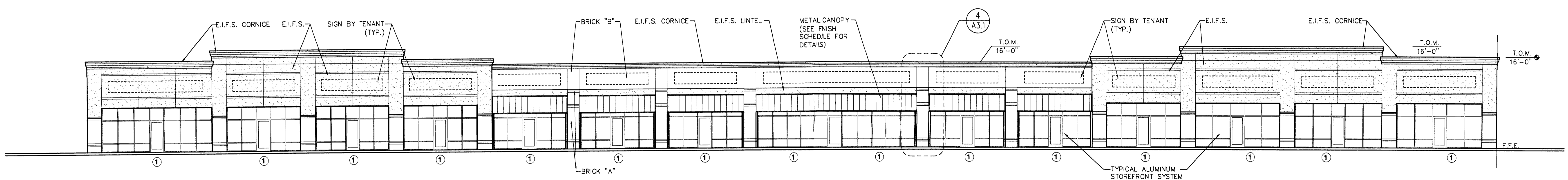
COLLETT & ASSOCIATES
12243 EAST MORRIS STREET
CHARLOTTE, NORTH CAROLINA
(704) 525-7889

TITLE	1"=1'-0"	30	TITLE	1"=1'-0"	25	TITLE	1"=1'-0"	20	TITLE	1"=1'-0"	15	TITLE	1"=1'-0"	10
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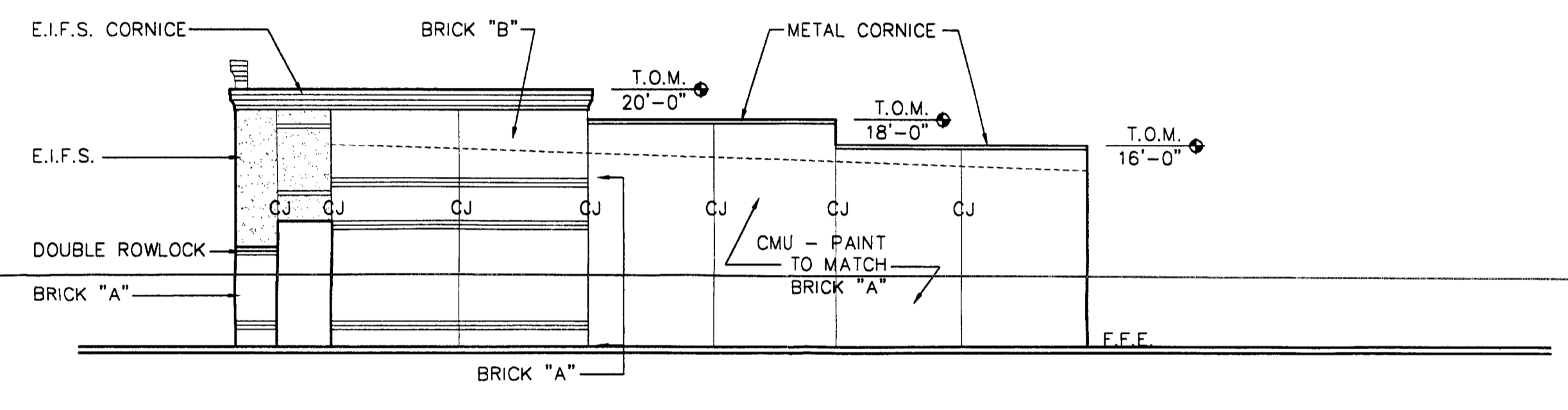
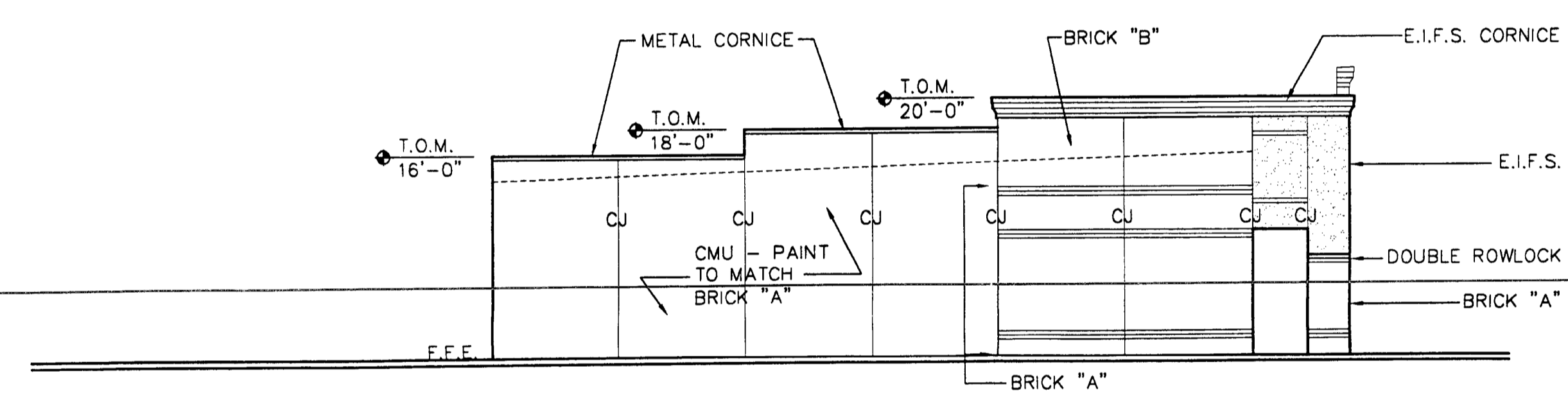
BRICK A: RICHTEXT STYLE 350, MODULAR
 BRICK B: RICHTEXT STYLE 739, MODULAR
 E.I.F.S.: COLOR TO MATCH SENERGY G-5692 FINE FINISH
 METAL ROOFING PANELS AND COPINGS: HEMLOCK GREEN AS MANUFACTURED BY BERRIDGE



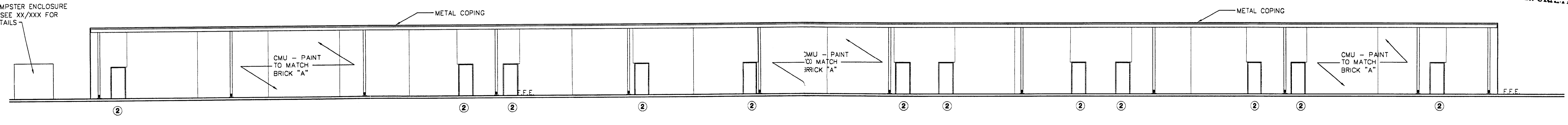
TITLE	1"=1'-0"	29	TITLE	1"=1'-0"	24	TITLE	1"=1'-0"	19	TITLE	1"=1'-0"	14	MATERIAL LIST	N T S	9	ENLARGED ELEVATION	1/2"=1'-0"	4
-------	----------	----	-------	----------	----	-------	----------	----	-------	----------	----	---------------	-------	---	--------------------	------------	---



Front Elevation 3/32"=1'-0" 3



Side Elevation 3/32"=1'-0" 17 TITLE 3/32"=1'-0" 2



Rear Elevation 3/32"=1'-0" 1

AUBURN CROSSING PROJECT LOCATION EXTERIOR ELEVATIONS

Project: Sheet Title

Division President
VRETTOS
 Job Captain
D.G. HALL
 Drawn By
WALKER
 Date Drawn
9-14-98
 Drawing File Name
 104-00/ARCH/31
 Revisions
 DATE: *September 22, 1998*
 BY: *MARTIN R. CRAMTON, JR.*

Project Number
03-5944-00
 Sheet Of
A3.1

CHARLOTTE-MECKLENBURG PLANNING COMMISSION
 INTER-OFFICE COMMUNICATION

DATE: September 22, 1998
 TO: Robert Brandon, Zoning Administrator
 FROM: Martin R. Cramton, Jr., Planning Director

SUBJECT: Administrative Approval for Petition No. 96-60 Albemarle Crossing, Tax parcels 109-301-04,05,06,07,08.

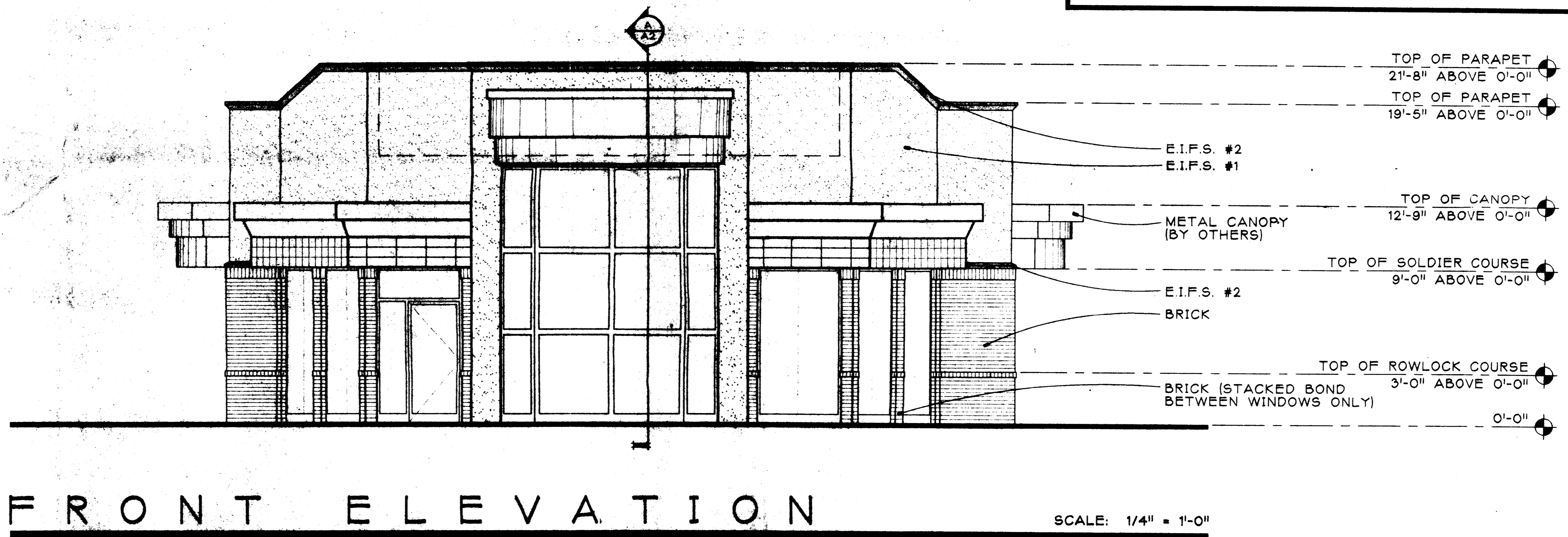
Attached are specific elevations for the Hollywood Video, Chick-fil-A and main retail building to be located on parcel 1 of the above site. We have reviewed the attached plans per the requirements of the conditional plan and have found them to be architecturally compatible as required by the plan. Please use these plans when evaluating requests for building permits and certificates of occupancy.

STOREFRONT NOTES

1. APPROVAL OF EQUAL VENDORS SHALL BE OBTAINED BY SUBMITTING SHOP DRAWINGS (6 COPIES) TO THE OWNER. NO ORDERING OR INSTALLATION SHALL BE DONE UNTIL WRITTEN APPROVAL FROM THE OWNER HAS BEEN OBTAINED.
2. CONTRACTOR SHALL VERIFY THAT STOREFRONT FRAMES IN THE PLAYGROUND AREA INCLUDE REQUIRED STRUCTURE AS PROVIDED IN THE SHOP DRAWINGS.

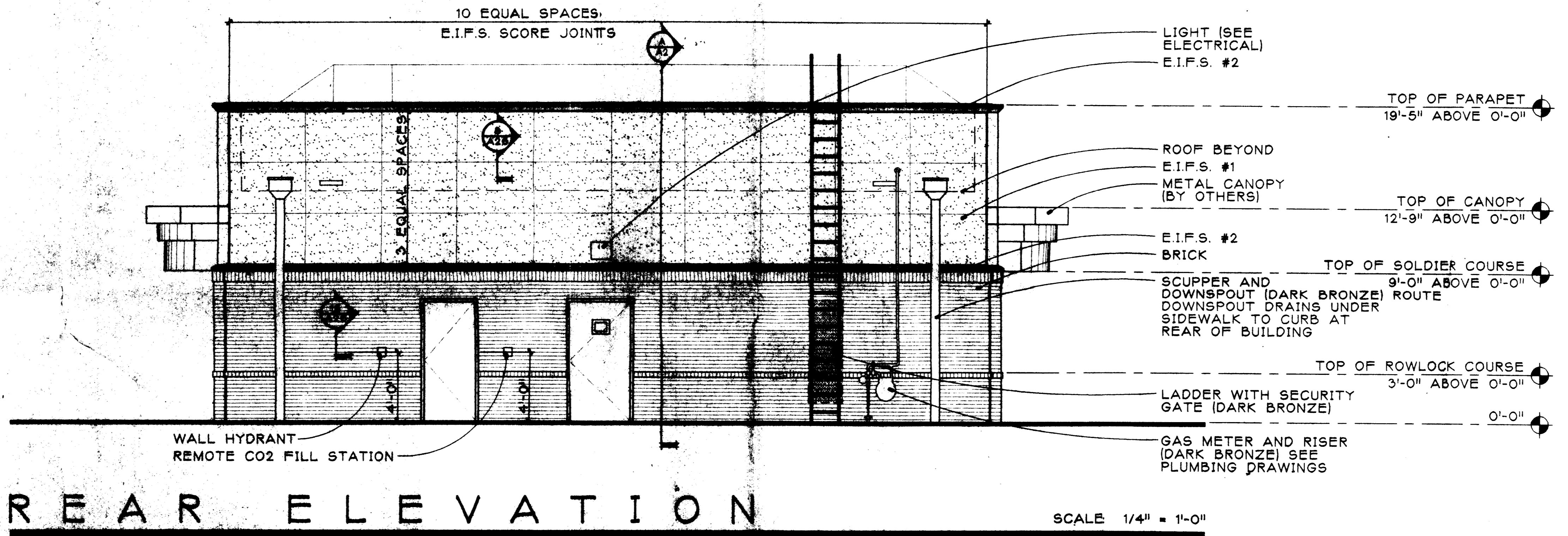
EXTERIOR FINISH SCHEDULE

- BRICK: RICHTEX MODULAR SIZE STYLE #350 GROUT COLOR: BUFF
- E.I.F.S. #1: DRYVIT SYSTEMS, INC. COLOR TO MATCH SENERGY #G-5692 FINE FINISH
- E.I.F.S. #2: DRYVIT SYSTEMS, INC. #131 GULL GRAY QUARTZPUTZ DPR FINISH
- STOREFRONT: KAWNEER TRIFAB 451 OR APPROVED EQUAL DARK BRONZE FINISH (MATTE) SEE INTERIOR ELEVATIONS FOR GLASS TYPE.
- DRIVE-THRU WINDOW: HORTON AUTOMATICS SERIES 8100 FLUSH WINDOW WITH SIDE LIGHTS DARK BRONZE FINISH (MATTE)



FRONT ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

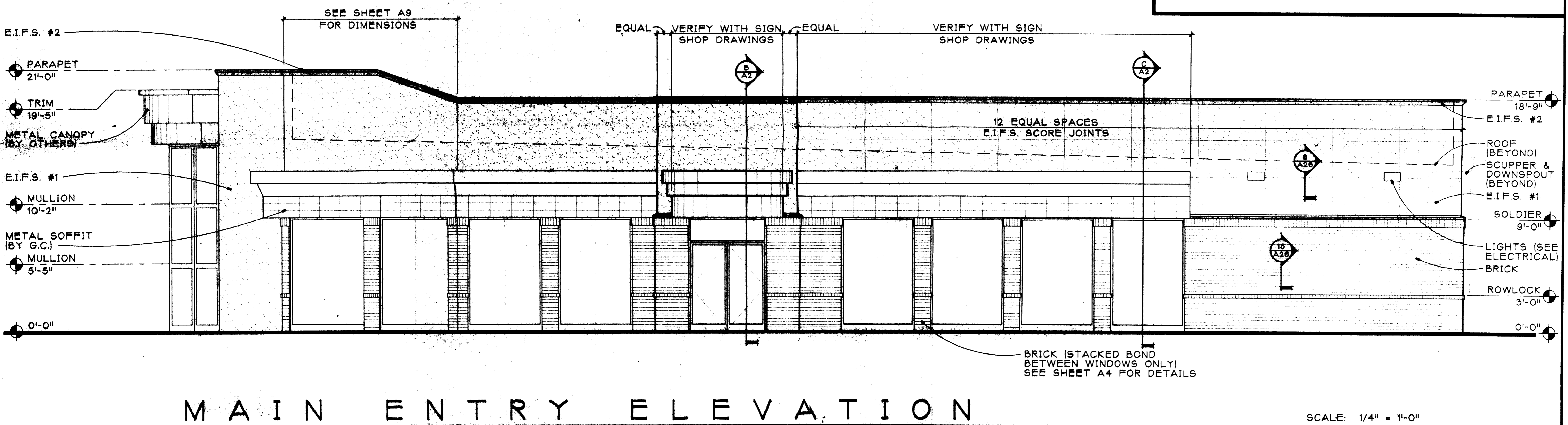
SCALE: 1/4" = 1'-0"

STOREFRONT NOTES

1. APPROVAL OF EQUAL VENDORS SHALL BE OBTAINED BY SUBMITTING SHOP DRAWINGS (6 COPIES) TO THE OWNER. NO ORDERING OR INSTALLATION SHALL BE DONE UNTIL WRITTEN APPROVAL FROM THE OWNER HAS BEEN OBTAINED.
2. CONTRACTOR SHALL VERIFY THAT STOREFRONT FRAMES IN THE PLAYGROUND AREA INCLUDE REQUIRED STRUCTURE AS PROVIDED IN THE SHOP DRAWINGS.

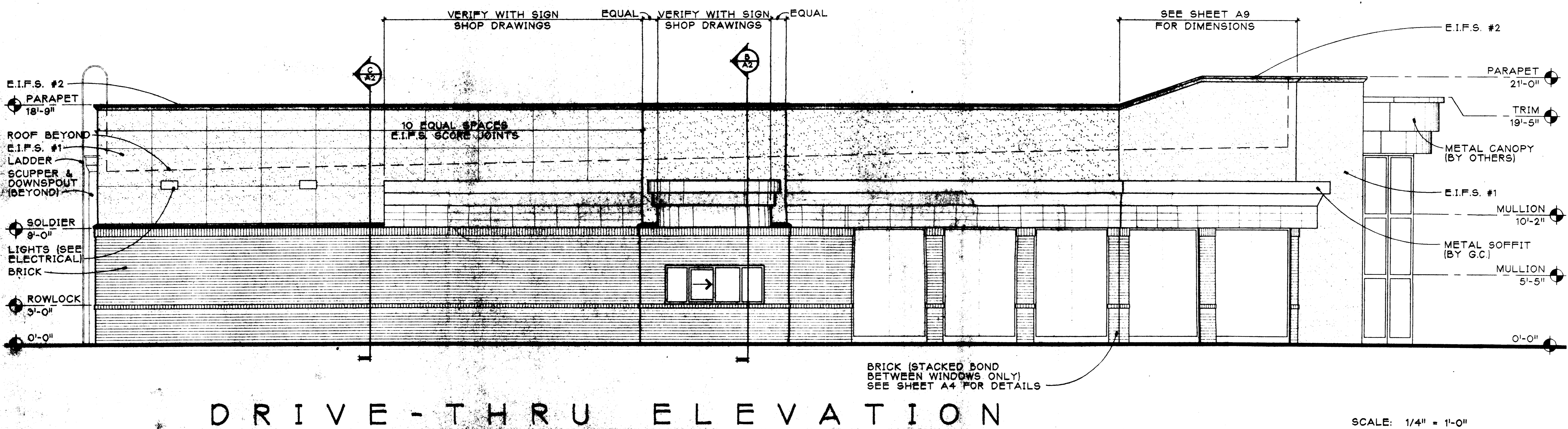
EXTERIOR FINISH SCHEDULE

- BRICK: RICHTEX MODULAR SIZE STYLE #350 GROUT COLOR: BUFF
- E.I.F.S. #1: DRYVIT SYSTEMS, INC. COLOR TO MATCH SENERGY #G-5692 FINE FINISH
- E.I.F.S. #2: DRYVIT SYSTEMS, INC. #131 GULL GRAY QUARTZPUTZ DPR FINISH
- STOREFRONT: KAWNEER TRIFAB 451 OR APPROVED EQUAL DARK BRONZE FINISH (MATTE) SEE INTERIOR ELEVATIONS FOR GLASS TYPE.
- DRIVE-THRU WINDOW: HORTON AUTOMATICS SERIES 8100 FLUSH WINDOW WITH SIDE LIGHTS DARK BRONZE FINISH (MATTE)



MAIN ENTRY ELEVATION

SCALE: 1/4" = 1'-0"



DRIVE-THRU ELEVATION

SCALE: 1/4" = 1'-0"

Series 97-120

5200 Buffington Road
Atlanta, Georgia 30349-2998
Telephone 404-765-8000

Albemarle Road and
Dwightware Boulevard
Charlotte, North Carolina

Edition Date: May 1, 1998
Project Date: August 16, 1998

Date: 9-17-98
Revision: DEVELOPER COMMENTS

Sheet Title: Exterior Elevations

A10

Series 97-120

5200 Buffington Road
Atlanta, Georgia 30349-2998
Telephone 404-765-8000

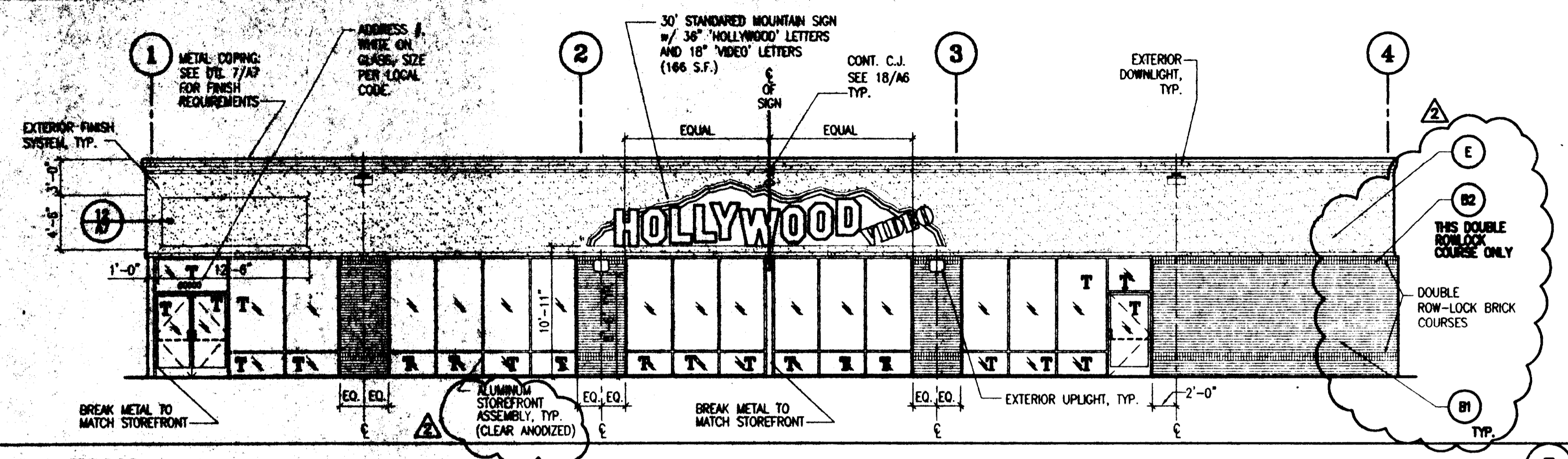
Albemarle Road and
Dwightware Boulevard
Charlotte, North Carolina

Edition Date: May 1, 1998
Project Date: August 16, 1998

Date: 9-17-98
Revision: DEVELOPER COMMENTS

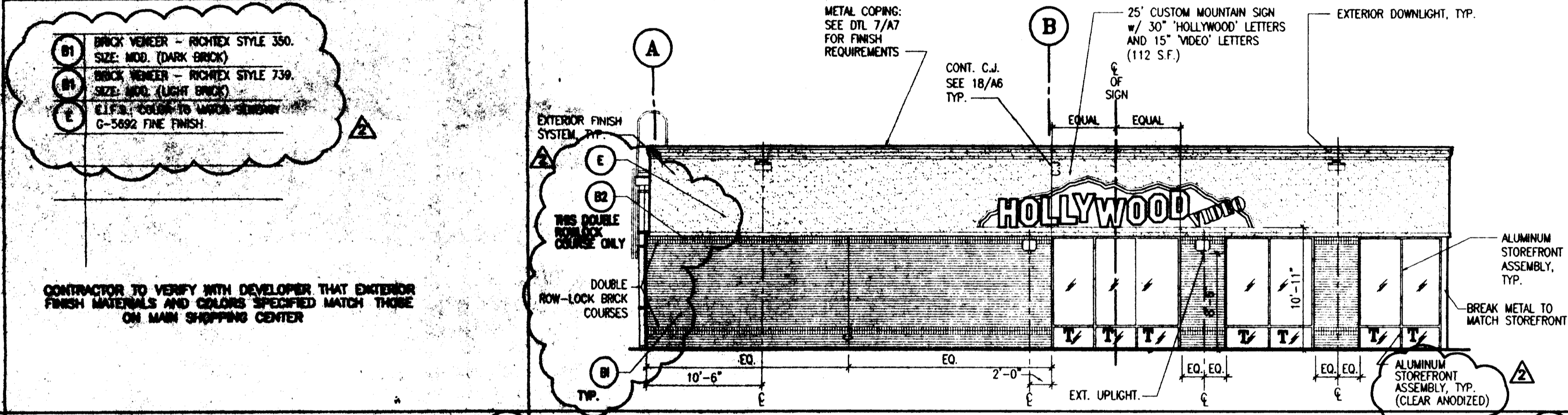
Sheet Title: Exterior Elevations

A11



WEST ELEVATION

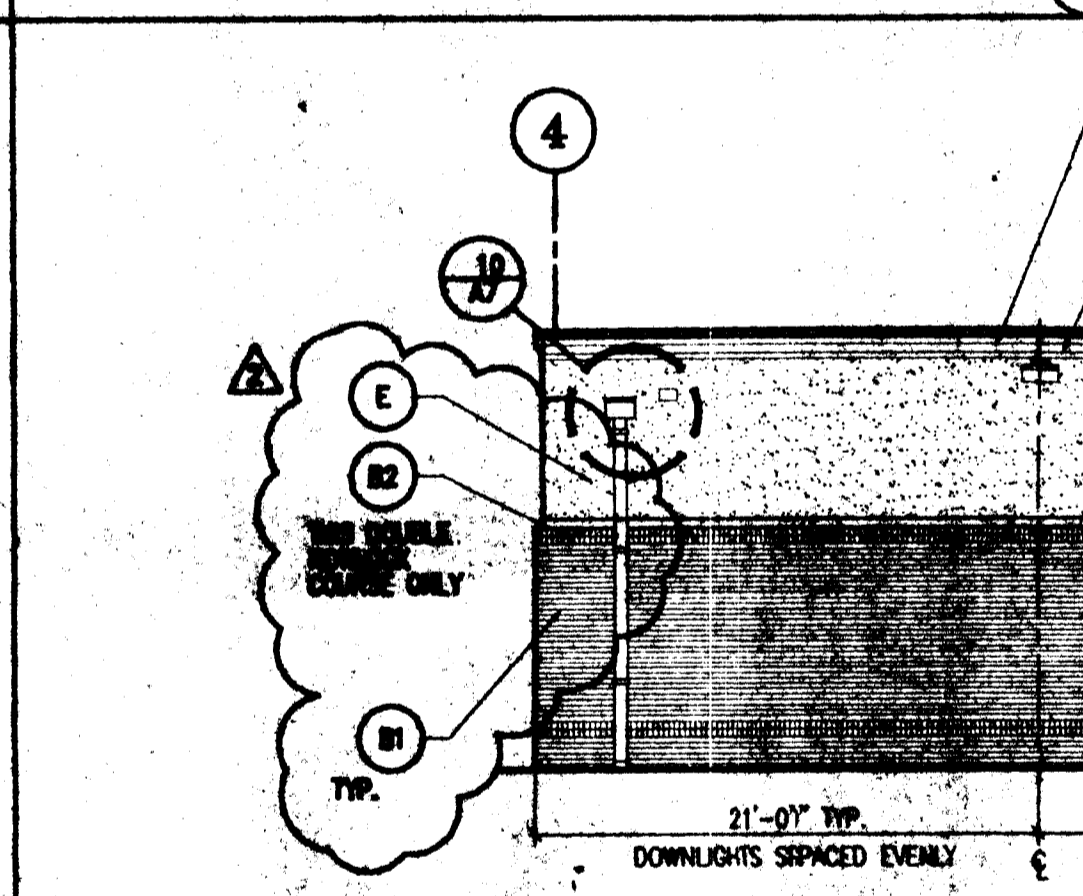
1/8"=1'-0" 5



SOUTH ELEVATION

1/8"=1'-0" 10

ABR. FINISH LEGEND



SOUTH ELEVATION

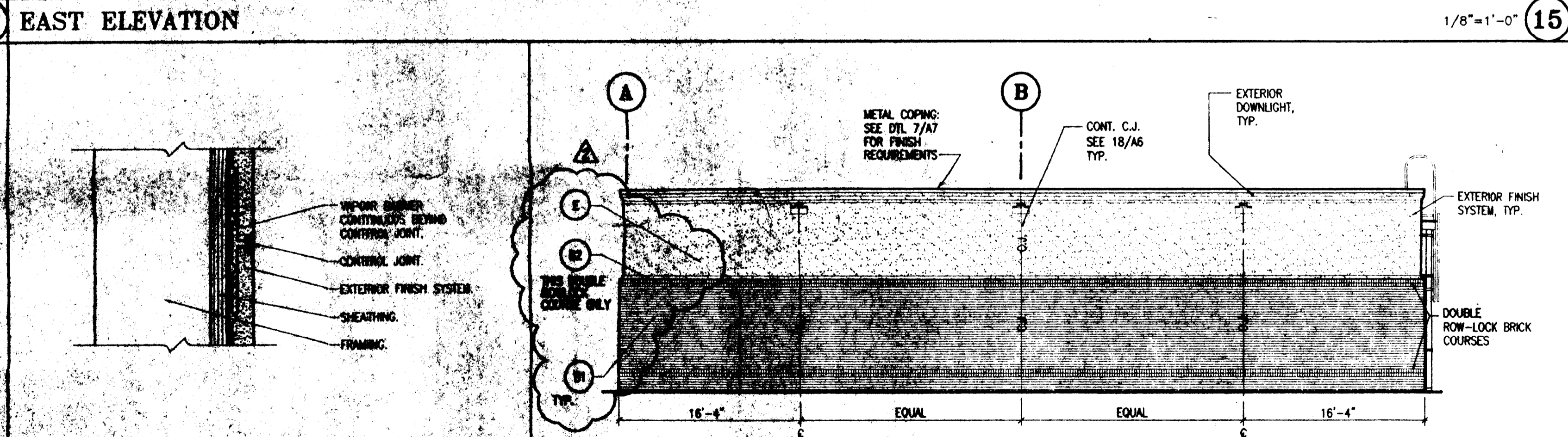
1/8"=1'-0" 10

1. Electrician to make final hookups to J-boxes with provided whip from transformers of all signs.
2. Sign installer shall coat both interior and exterior sides of all penetrations.
3. Sign installer shall follow approved Hollywood Video Sign Installation Specifications (check with Hollywood Video store manager).
4. Contractor to provide 2x4 blocking to all sign locations. Coordinate locations with manufacturer and installer.
5. Glass labeled with 1/8" to be supplied.
6. Provide weeps at 16" OC, minimum, at masonry locations.
7. Provide masonry anchor ties at 24" O.C. hor. and vert.
8. Back Control Joints indicated with 'CJ' are to be positioned at 30' o.c. maximum.

NOTES

EAST ELEVATION

1/8"=1'-0" 15



CONTROL JOINT DETAIL

SOUTH ELEVATION

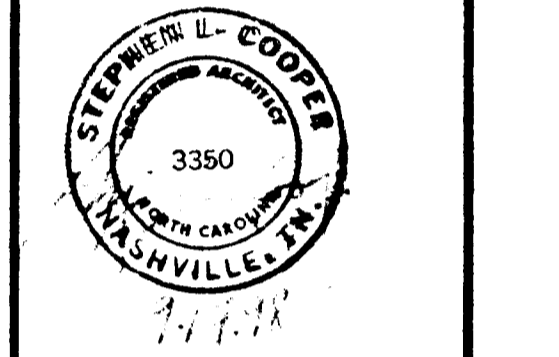
1/8"=1'-0" 20

HOLLYWOOD VIDEO

25800 S.W. PARKWAY CENTER DR.
WILSONVILLE, OR 97070
PHONE (503) 570-1800

eh
ARCHITECTS

EDWARDS + HOTCHKISS
ARCHITECTS, INC.
THE HORSE BARN
AT MARYLAND FARMS
219 WARD CIRCLE, SUITE ONE
BRENTWOOD, TENNESSEE
37027-2593
PHONE 615.377.3111
FAX 615.377.0979
E-MAIL eh@mah.midspring.com



HOLLYWOOD VIDEO

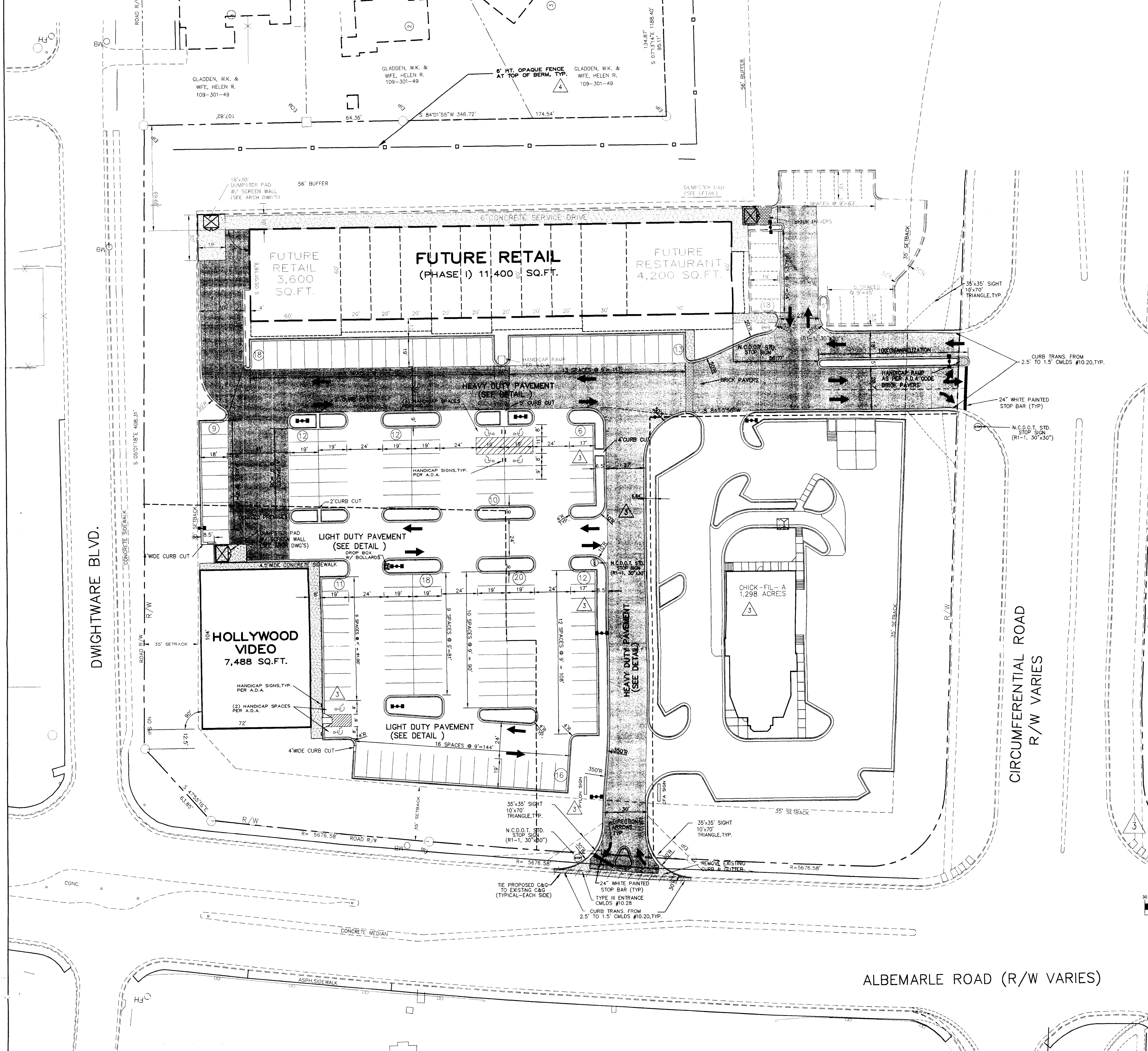
9214 ALBEMARLE ROAD
CHARLOTTE, NORTH CAROLINA
STORE # 33967

SHEET TITLE

EXTERIOR ELEVATIONS

SCALE:
DATE: 8/28/98
REVISION DATE: 9/17/98

A6



SITE SUMMARY

ZONED: CC(CD)

TOTAL SITE AREA: ±7.6 ACRES

DENSED AREA - HOLLYWOOD VIDEO: #121 AC

DENSED AREA - RETAIL (OUTPARCELS): #122 AC

RESTAURANT (PROPOSED): 4,200 SQ. FT.

AREA - HOLLYWOOD VIDEO: 7,488 SQ. FT.

TOTAL BLDG. AREA: 38,970 SQ. FT.

PARKING REQUIRED:

RETAIL: 1,600 SF = 1 SPACE/250 SF = 6.40

HOLLYWOOD VIDEO: 7,488 SF = 1 SPACE/120 SF = 62.40

RESTAURANT: 4,200 SF = 1 SPACE/120 SF = 35.00

TOTAL: 74.80

PARKING PROVIDED: 201 SPACES(6 HANDICAP)

GENERAL SITE NOTES:

- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- SHOWING & PHYSICAL INFORMATION TAKEN FROM ENGINEERING PLANS 2014 & DISCIPLIN 1997.
- SEE ARCHITECTURAL PLANS FOR DETAILED BUILDING, SIDEWALK AND DRIVEWAY DIMENSIONS.
- SEWER MAINS AND STORM PIPES, POWER POLES, ETC. WITH APPROPRIATE CLEARANCES.
- CONTRACTOR TO COORDINATE WITH OWNER AND PROJECT ENGINEER FOR EXISTING BUILDING DEMOLITION AND ANY OTHER STRUCTURES WHICH MAY BE ON PROJECT SITE.
- CONTRACTOR TO COORDINATE ALL CONSTRUCTION IN PLANS WITH N.C.D.O.T. AND CITY OF CHARLOTTE.
- ALL TRAFFIC CONTROL DEVICES TO BE INSTALLED IN ACCORDANCE WITH THE PRINCIPLES OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).

ATTACHED TO ADMINISTRATIVE APPROVAL

DATED: 11/10/98

BY: MARTIN R. CRAMTON, JR.

GRAPHIC SCALE

1 inch = 30 ft.

WK DICKSON
Engineers Planners Surveyors
Landscape Architects
616 COLONNADE DRIVE Atlanta, GA Asheville, NC
CHARLOTTE, N.C. 28205 Columbia, SC Hickory, NC
(704) 334-5348 Winston-Salem, NC Raleigh, NC

COLLETT & ASSOCIATES
1228 EAST MORRHEAD STREET
CHARLOTTE, NORTH CAROLINA
(704) 376-6523

ALBEMARLE CROSSING PHASE II
CHARLOTTE, NORTH CAROLINA
SITE PLAN

PROJ. NO. 9805210A

PROJECT MANAGER
Drawn By
Date Drawn
CADD Dwg. Name: 9805210A.DWG

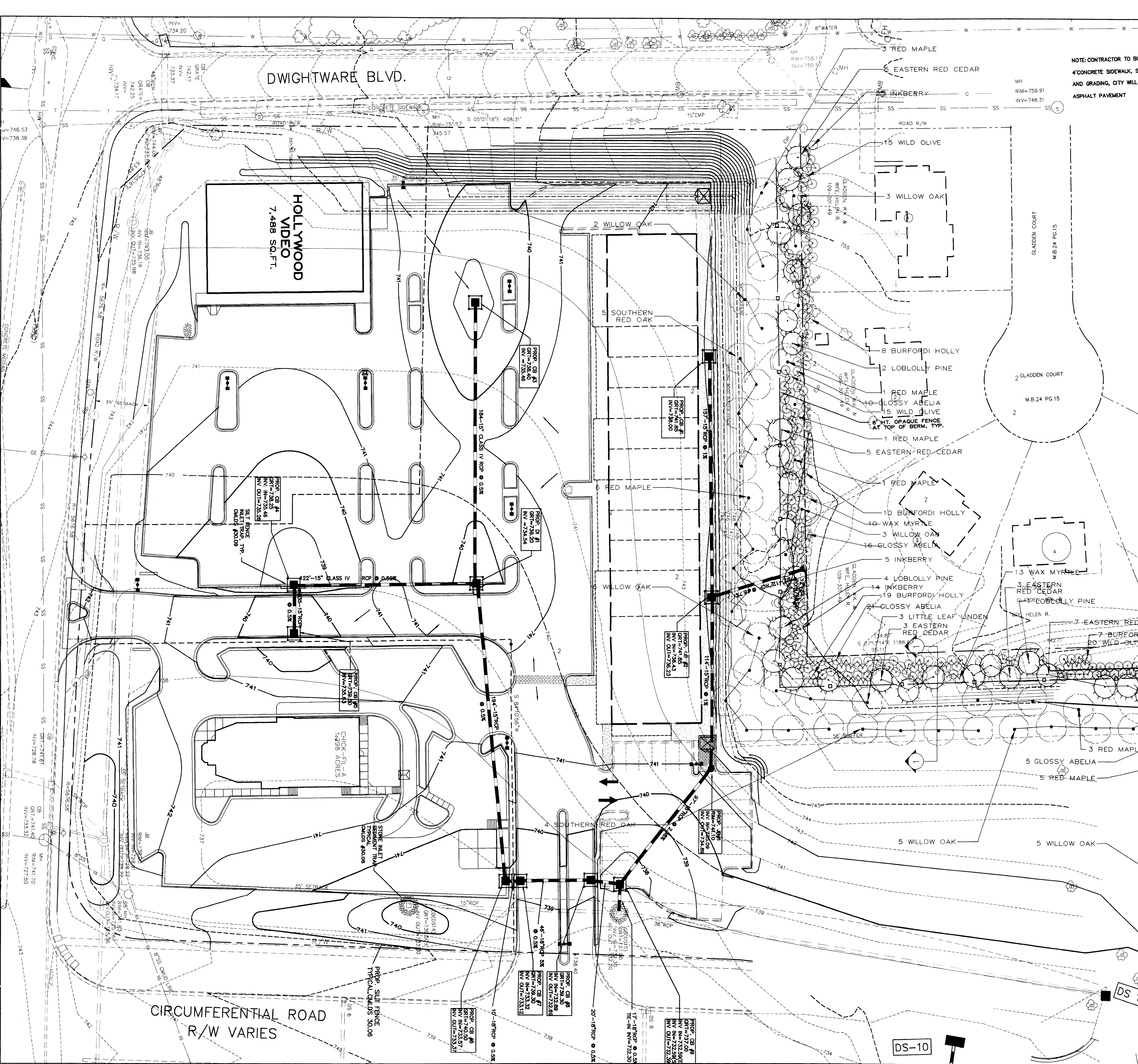
Revisions

No. 1	Date 3/2/98
No. 2	Date 6/12/98 RL
No. 3	Date 9/10/98
No. 4	Date 11/5/98

Issue Date

Project Number
9805210

Sheet Of
C1 6



NOTE: CONTRACTOR TO BID VALLEY C&G
CONCRETE SIDEWALK, STORM DRAINAGE
AND GRADING, CITY WILL PROVIDE DWIGHTWARE BOULEVARD
ASPHALT PAVEMENT

WK DICKSON
Engineers Planners Surveyors
Landscape Architects
616 COLONNADE DRIVE Atlanta, GA Asheville, NC
CHARLOTTE, N.C. 28205 Columbia, SC Hickory, NC
(704) 334-5348 Winston-Salem, NC Raleigh, NC

PROJ. NO. 9805210A

PROJECT MANAGER
Drawn By
Date Drawn
CADD Dwg. Name: 9805210A.DWG

Revisions

No. 1	Date 5/12/98 RL
No. 2	Date 5/10/98
No. 3	Date 3/21/98
No. 4	Date 11/5/98

Issue Date

Project Number
9805210

Sheet Of
C2 6

COLLETT & ASSOCIATES
1228 EAST MORRHEAD STREET
CHARLOTTE, NORTH CAROLINA
(704) 376-6523

ALBEMARLE CROSSING PHASE II
CHARLOTTE, NORTH CAROLINA
GRADING, DRAINAGE AND EROSION CONTROL

PROJ. NO. 9805210A

PROJECT MANAGER
Drawn By
Date Drawn
CADD Dwg. Name: 9805210A.DWG

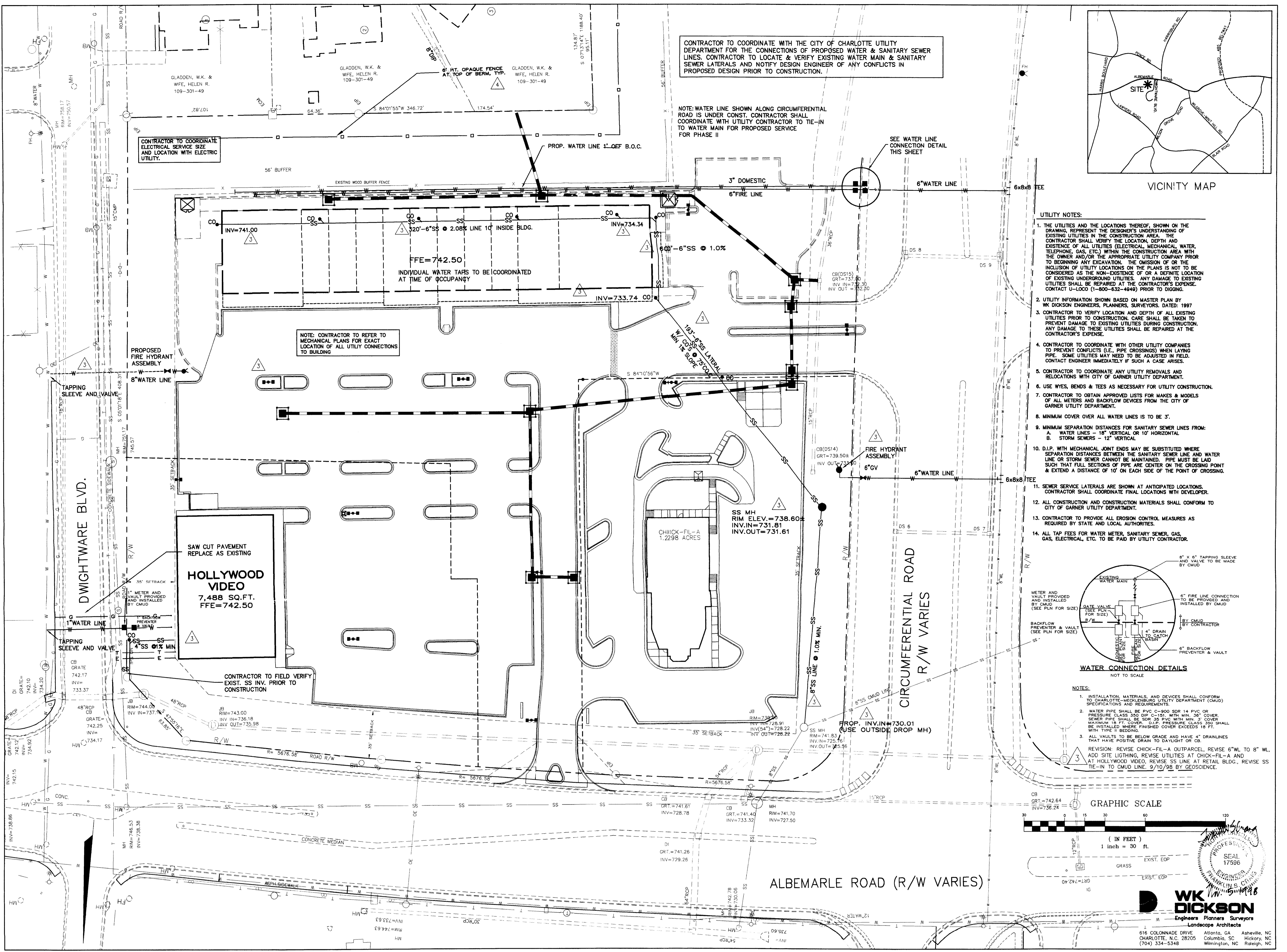
Revisions

No. 1	Date 5/12/98 RL
No. 2	Date 5/10/98
No. 3	Date 3/21/98
No. 4	Date 11/5/98

Issue Date

Project Number
9805210

Sheet Of
C2 6



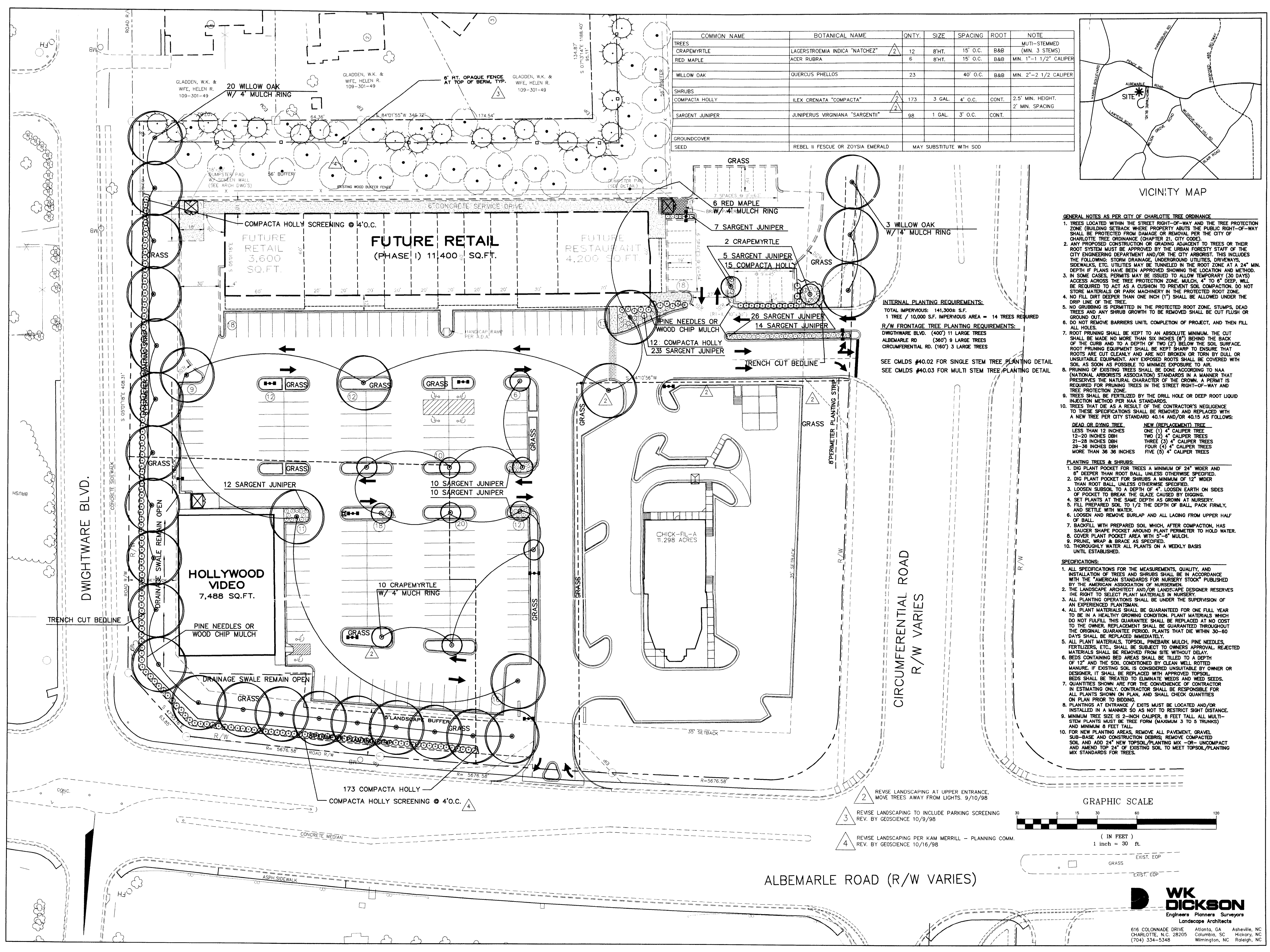
GRESCIENCE GROUP, INC.
5815 Westpark Drive, Charlotte, NC 28217
704.526.8300
704.526.8300

COLLETT & ASSOCIATES
1228 EAST MORRHEAD STREET, CHARLOTTE, NORTH CAROLINA (704) 376-6623

ALBEMARLE CROSSING PHASE II CHARLOTTE, NORTH CAROLINA
UTILITY PLAN

Project: Sheet Title
Sheet: **C3** of **6**

V. P. In Charge
PROJECT MANAGER
Drawn By
Date Drawn
CADW Name: 98052P.DWG
Revisions:
No. 1 Date: 3/2/98
No. 2 Date: 6/12/98 R.I.
No. 3 Date: 9/10/98
No. 4 Date: 11/5/98
Issue Date
Project Number: 98052.10
Sheet of 6



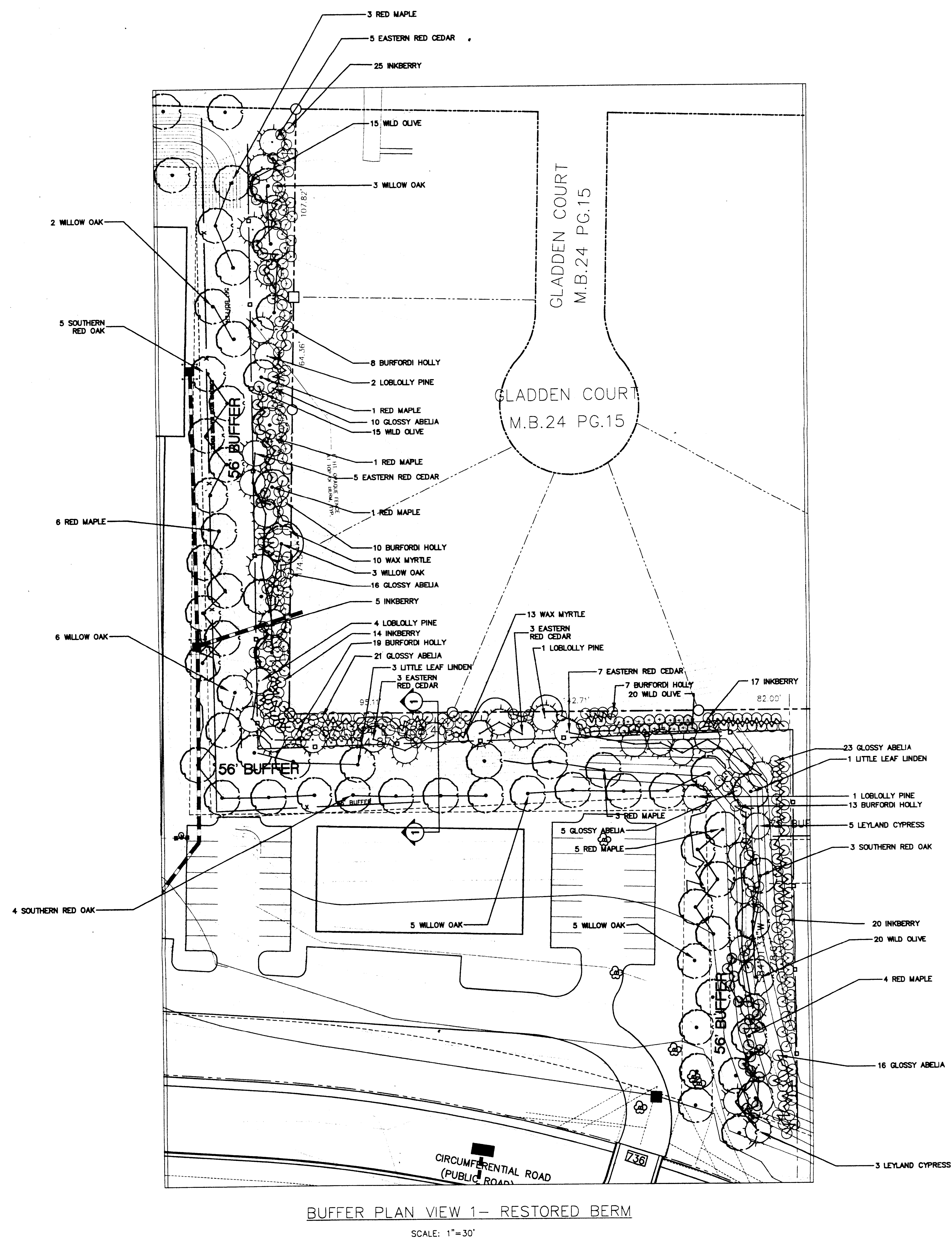
GRESCIENCE GROUP, INC.
5815 Westpark Drive, Charlotte, NC 28217
704.526.8300
704.526.8300

COLLETT & ASSOCIATES
1228 EAST MORRHEAD STREET, CHARLOTTE, NORTH CAROLINA (704) 376-6623

ALBEMARLE CROSSING PHASE II CHARLOTTE, NORTH CAROLINA
LANDSCAPE PLAN

Project: Sheet Title
Sheet: **L1** of **6**

V. P. In Charge
PROJECT MANAGER
Drawn By
Date Drawn
CADW Name: 98052L1.DWG
Revisions:
No. 1 Date: 6/12/98 R.I.
No. 2 Date: 9/10/98
No. 3 Date: 11/5/98
Issue Date
Project Number: 98052.10
Sheet of 6

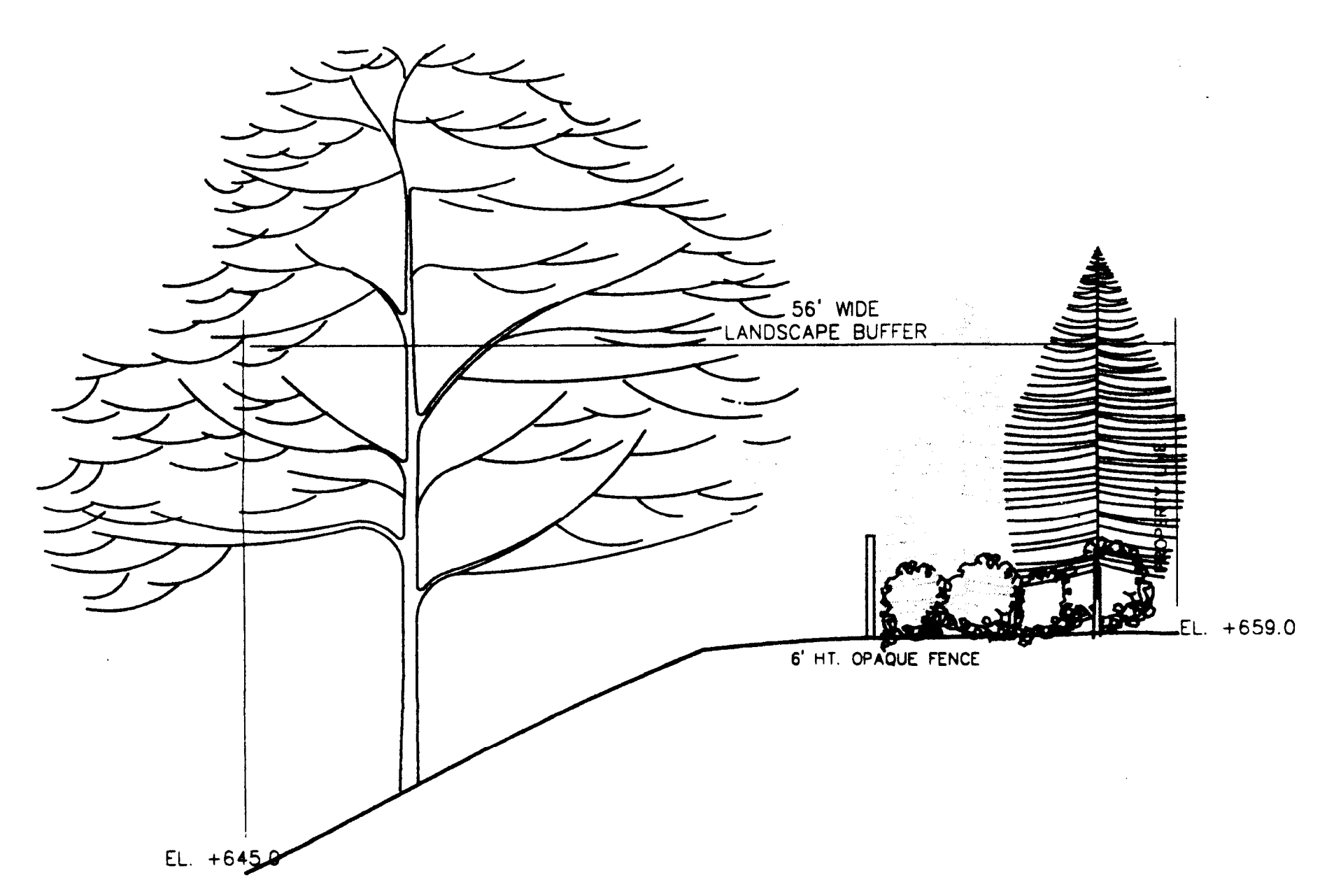


BUFFER PLAN VIEW 1 - RESTORED BERM
 SCALE: 1"=30'

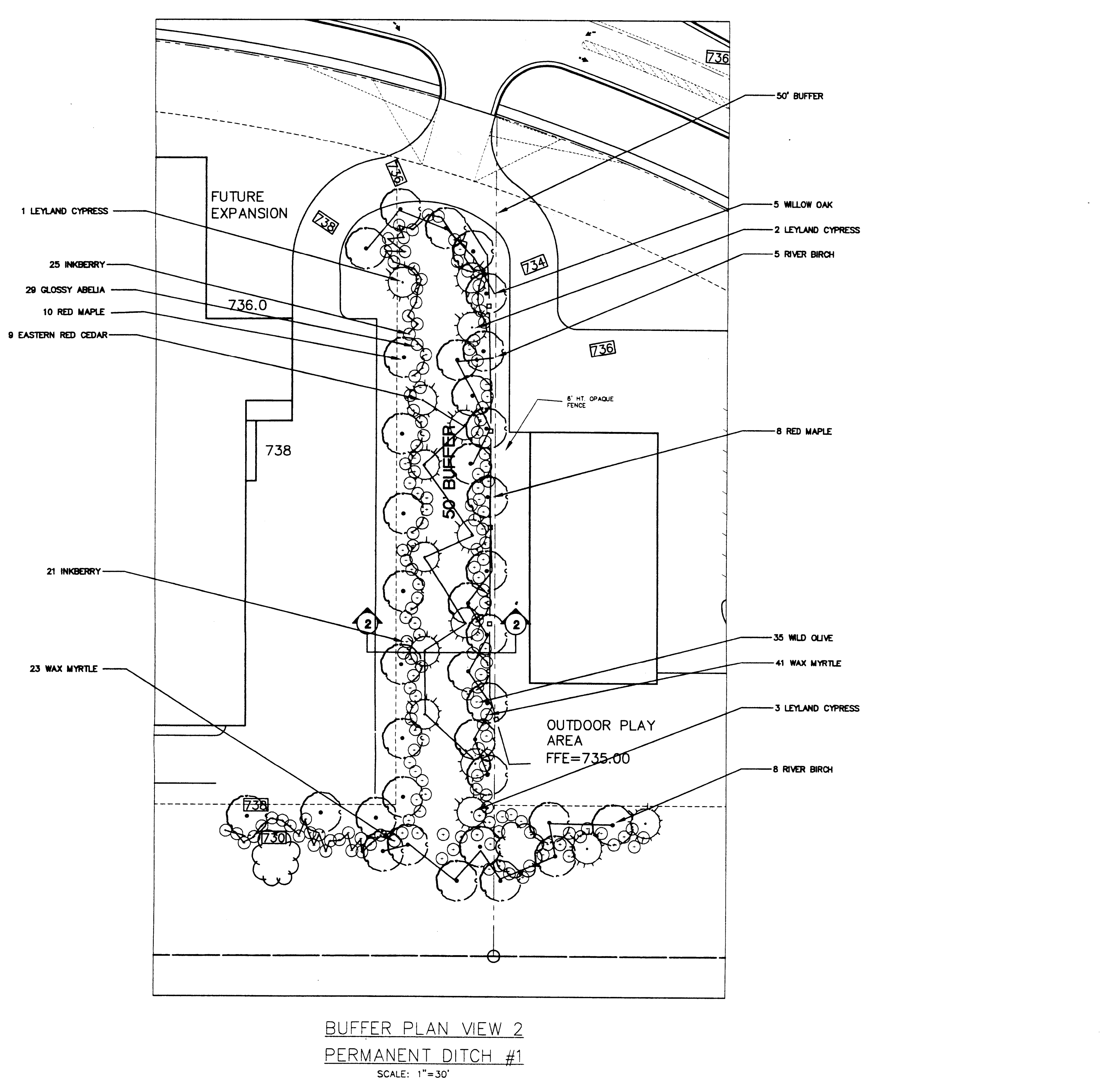
PLANT LIST

BUFFER	BUFFER	BUFFER	TOTAL	SCIENTIFIC NAME	COMMON NAME	HEIGHT	CAL.	REMARKS
#	#	#	QTY			FEET		
TREES								
24	18	3	45	ACHILLES RUBRA	RED MAPLE			2-22' WATCHED SPECIMEN-B&B
0	0	0	0	BETULA NIGRA	RIVER BIRCH			WATCHED SPECIMEN-B&B MULTISTEM
23	8	4	26	LARIX VIRGINIANA	EASTERN RED CEDAR			2-22' FULL SYMMETRICAL
8	0	0	8	PAULS PADIA	LOBLOLLY PINE			2-22' FULL SYMMETRICAL
12	0	0	12	QUERCUS FALCATA	SOUTHERN RED OAK			WATCHED SPECIMEN-B&B
24	5	10	39	QUERCUS PHellos	WILLOW OAK			2-22' WATCHED SPECIMEN-B&B
4	0	2	8	TILIA CORDATA	LITTLE LEAF LINDEN			2-22' WATCHED SPECIMEN-B&B
9	8	3	19	LEUCODENDRON	LEYLAND CYPRESS			2-22' FULL SYMMETRICAL
SHRUBS AND GROUNDCOVERS								
11	28	4	76	ARUNDO DONAX	EDWARD GOUCHER	30-36"		CONV.
11	33	2	26	DIANTHUS	WILD OLIVE	30-36"		CONV.
17	1	2	17	DIANTHUS	DIANTHUS BURFORD HOLLY	30-36"		CONV.
17	1	2	17	DIANTHUS	DIANTHUS BURFORD HOLLY	30-36"		CONV.
17	48	20	147	LEX GLABRA	INKBERRY	30-36"		CONV.
23	64	25	112	MYRTUS QUINCYANA	WAX MYRTLE	30-36"		CONV.

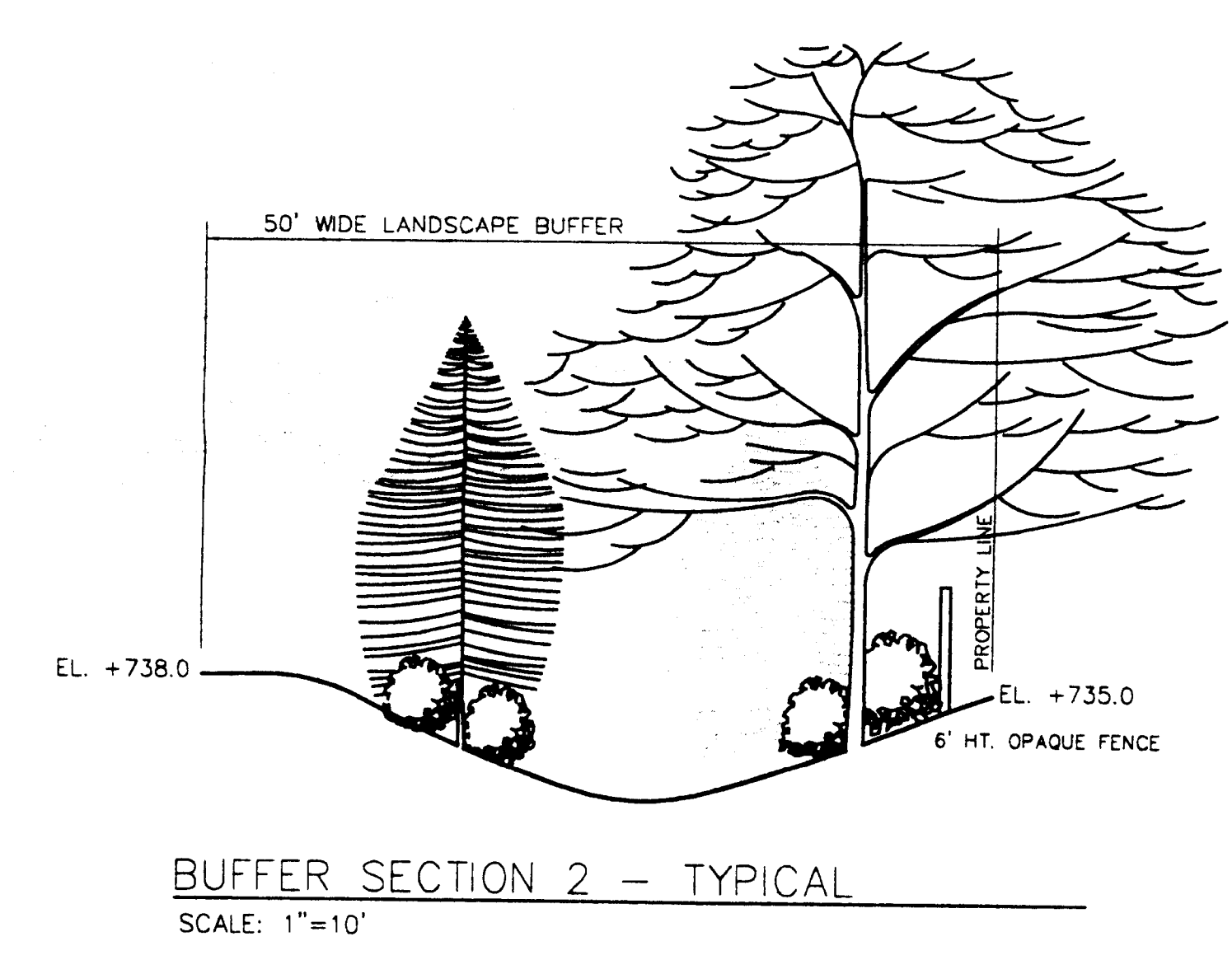
- GENERAL NOTES:**
1. Consult Plant List on this sheet for plant specifications.
 2. Contractor shall verify all utility locations prior to installation. Notify Architect if field conditions warrant adjustment of plant locations.
 3. Contractor is responsible for all plants shown on plans. Quantities shown on Plant List are for convenience only.
 4. All planting areas to receive a minimum of three (3) inches of pine needle mulch.
 5. See Sheet L-3 for Planting Details and Specifications.
- * THIS PLAN IS FOR PLANTING PURPOSES ONLY. DO NOT REFER TO FOR GRADING.



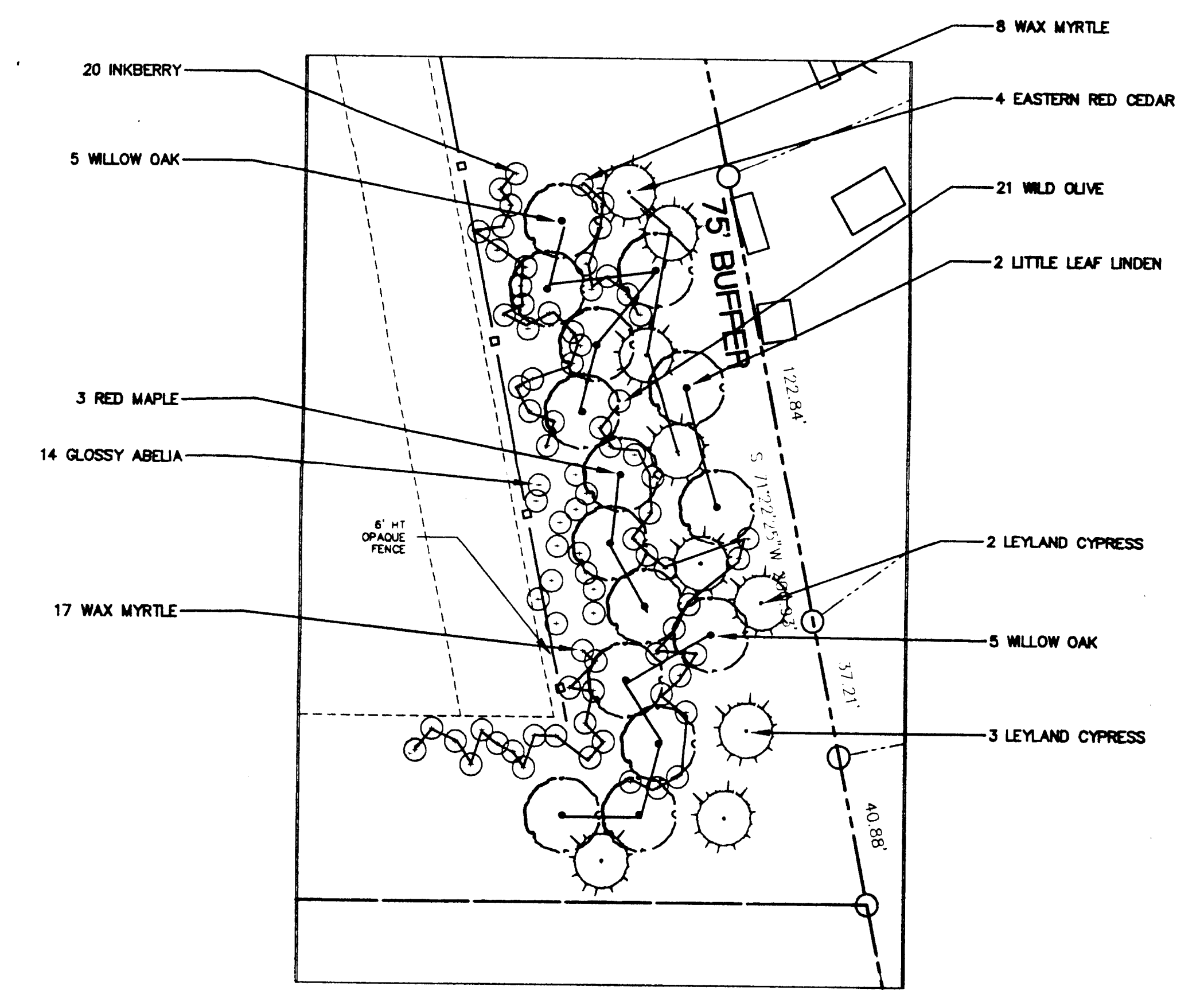
BUFFER SECTION 1 - TYPICAL
 SCALE: 1/8"=1'



BUFFER PLAN VIEW 2 - PERMANENT DITCH #1
 SCALE: 1"=30'



BUFFER SECTION 2 - TYPICAL
 SCALE: 1"=10'



BUFFER PLAN VIEW 3
 SCALE: 1"=30'

- GENERAL NOTES:**
1. Consult Plant List on sheet L-1 for plant specifications.
 2. Contractor shall verify all utility locations prior to installation. Notify Architect if field conditions warrant adjustment of plant locations.
 3. Contractor is responsible for all plants shown on plans. Quantities shown on Plant List are for convenience only.
 4. All planting areas to receive a minimum of three (3) inches of pine needle mulch.
 5. See Sheet L-3 for Planting Details and Specifications.

CONDITIONAL NOTES:

DEVELOPMENT STANDARDS
PART I
Commitment
Development of the real estate identified on the accompanying Technical Data Sheet...

It is the intention of the Petitioner to create within the Site a high quality, mixed use development...

PART II
Permitted Development Within the Site
Section 1. Parcel 1 - Shopping, Office, Daycare Components

Parcel 1 consists of approximately 22.3 acres and contains frontage on NC Hwy 27 (Abernare Road) to the north and Deweymore Blvd. to the east.

(a) Parcel 1 may be devoted to any use (including any accessory use) which is permitted by right or other prescribed conditions in the CC Zoning District under the Ordinance...

Section 2. Parcel 2 - Multi Family Development Component
The Multi Family Residential Component contains approximately 14.3 acres, more or less, and is generally located to the south and east of Parcel 1...

PART V
Section 1. Transportation Components
(a) The petitioner agrees to dedicate the required right-of-way for the future construction of the proposed eastern circumferential road...

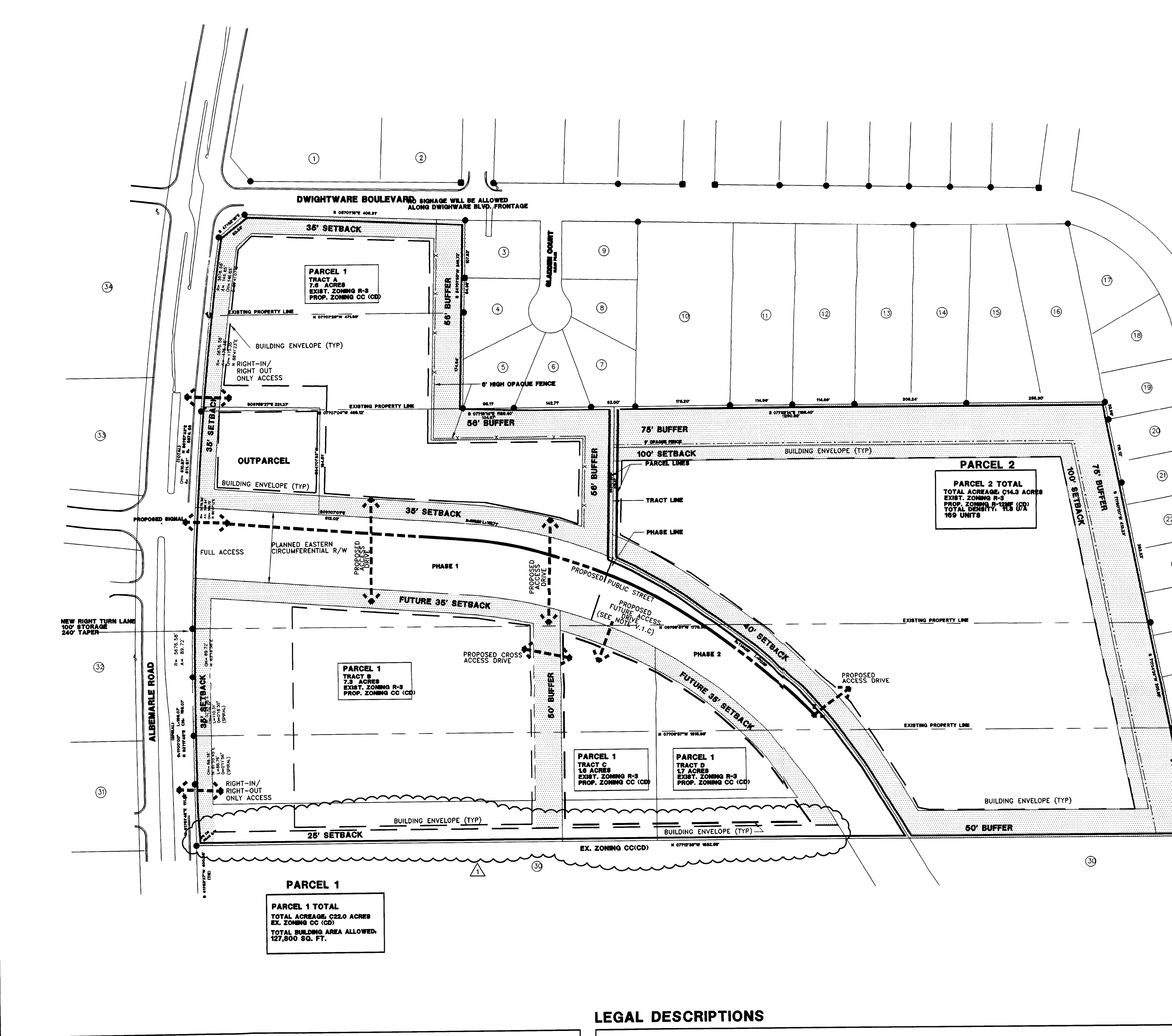
(b) The petitioner will construct the necessary roadway improvements to serve the planned development which will occur within the portion of the property reserved for the Eastern Circumferential Road. The phasing of the construction for these improvements will be determined along with the phasing of the proposed development taking place within the property which will be served by these improvements...

Section 4. General Design Provisions
(a) Parking. Each of the parking areas depicted on Sheet RZ2 may vary in size and location, but in all events, parking will meet the minimum standards established under the Ordinance...

Section 5. Buffer Areas
(a) Exterior buffer areas will be provided as established in the ordinance or as shown on Sheet RZ1, whichever is greater.
(b) All proposed buffer areas are to remain as undisturbed open space, except to the extent necessary to accommodate walls, fences, drainage structures, utility lines, and drives, as permitted within the Ordinance.

Section 6. Landscaping and Screening
(a) Landscaping and screening shall, at a minimum, satisfy the requirements of the Ordinance.
(b) Landscaping within the site will be planted and improved in accordance with the Ordinance. Each dumpster area will be enclosed on all four sides by a fence and a hinged gate which are constructed of brick, wood, masonry, or any combination thereof unless one or more sides of the dumpster area join the rear of a building...

Section 7. Stormwater Management
Stormwater on each Parcel will be managed in accordance with the requirements of the City of Charlotte Engineering Department. In no case will required above ground detention basins occur within any required buffer of setback.



LEGAL DESCRIPTIONS

LEGAL DESCRIPTION, PARCEL 1
BEGINNING at an existing iron pin on the southern margin of Deweymore Road located at the northwest corner of said property, running thence from the point of beginning and with the southern right of way line of Abernare Road north 81 degrees 20 minutes 48 seconds east 111.22 feet to an existing iron pin on the southern right of way line of Abernare Road...

LEGAL DESCRIPTION, PARCEL 2
BEGINNING at an existing iron pin at the southeastern corner of said parcel thence running thence along a line south 71 degrees 34 minutes 20 seconds west 200.36 feet to a set iron pin, thence south along a line 71 degrees 22 minutes 28 seconds west 200.36 feet to an existing iron pin...

Table of ADJACENT PROPERTY OWNERS with columns for parcel number, owner name, address, and city/state/zip.

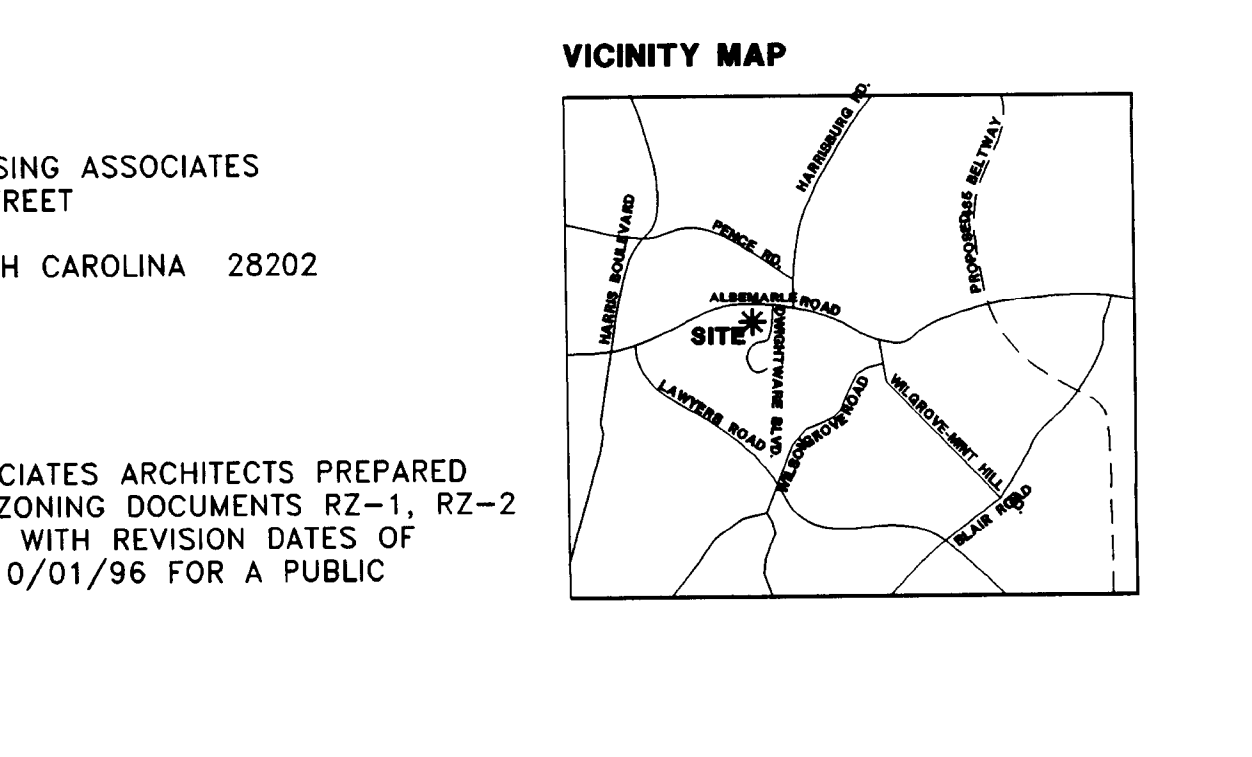
Table of SITE DATA including SITE AREA (36.3 AC +/-), TOTAL ACREAGE (C22.0 ACRES), OFFICE OR RETAIL (57,800 SQ.FT. TOTAL), PARKING REQUIRED (231 SPACES), etc.

LEGAL DESCRIPTIONS

LEGAL DESCRIPTION, PARCEL 1
BEGINNING at an existing iron pin on the southern margin of Deweymore Road located at the northwest corner of said property, running thence from the point of beginning and with the southern right of way line of Abernare Road north 81 degrees 20 minutes 48 seconds east 111.22 feet to an existing iron pin on the southern right of way line of Abernare Road...

LEGAL DESCRIPTION, PARCEL 2
BEGINNING at an existing iron pin at the southeastern corner of said parcel thence running thence along a line south 71 degrees 34 minutes 20 seconds west 200.36 feet to a set iron pin, thence south along a line 71 degrees 22 minutes 28 seconds west 200.36 feet to an existing iron pin...

Table of PROPOSED ZONING/DEVELOPMENT, PARCEL 1 and PARCEL 2 with columns for zoning type, total acreage, total building area, parking required, etc.



Land Planning
Landscape Architecture
Civil Engineering
Urban Design

Albemarle Land Company, LLC
1228 East Morehead Street
Suite 200
Charlotte, North Carolina

ALBEMARLE ROAD SITE REZONING PLAN

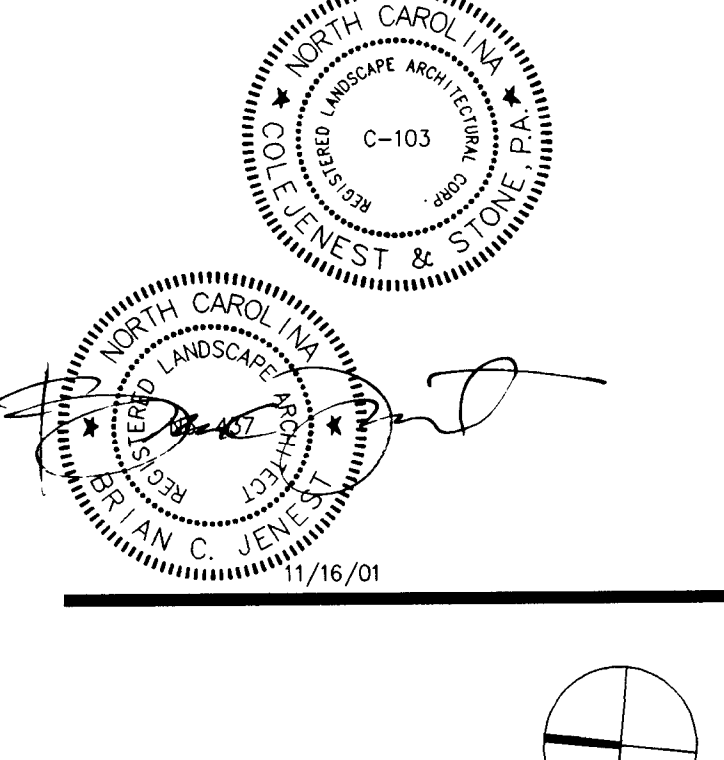
Charlotte
North Carolina

Technical Plan (Administrative Approval)

Project No. 1807
Issued 11/16/01

Issued For Construction
Managing Principal: BCJ
Team Manager: JSM
Project LACE: FJA

Revised 11/20/01 - ADMINISTRATIVE APPROVAL SUBMITTAL
REMOVED 75' BUFFER ALONG WEST PROPERTY LINE.



SCALE: 1"=100'-0"
0 50 100 200

RZ1 of 2

The drawings, the project manual and the design shown thereon are instruments of ColeJenest & Stone, P.A. The reproduction or unauthorized use of the documents without consent of ColeJenest & Stone, P.A. is prohibited.

CHARLOTTE-MECKLENBURG PLANNING COMMISSION INTER-OFFICE COMMUNICATION

DATE: May 10, 2002
FROM: Martin R. Cramton, Jr., Planning Director
TO: Robert Brandon, Zoning Administrator
SUBJECT: Administrative Approval for Petition No. 96-60 by Albemarle Crossing.

Attached is a revised plan for the above petition. The plan has been revised to eliminate the buffer along the western property line since the adjoining property has been rezoned to the commercial center district.

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Land Planning
Landscape Architecture
Civil Engineering
Urban Design

112 South Tryon Street
Suite 300
Charlotte, North Carolina 28284
Tel 704.376.1555
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**Albemarle Land
Company, LLC**
1228 East Morehead Street
Suite 200
Charlotte, North Carolina

ALBEMARLE ROAD SITE REZONING PLAN

Charlotte
North Carolina

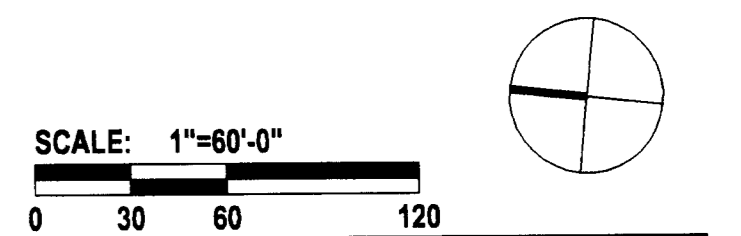
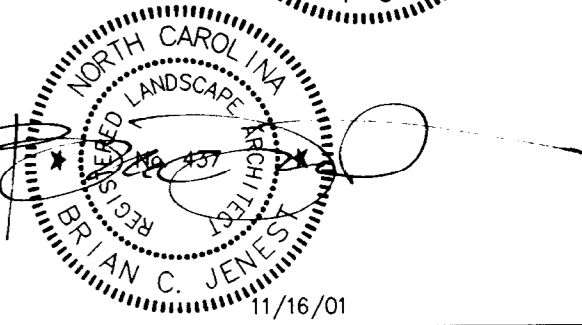
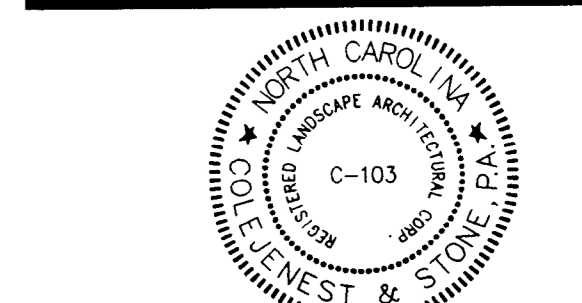
Rezoning Plan (Administrative Approval)

Project No.
1807

Issued
11/16/01

Issued For Construction
Managing Principal: BCJ Date: _____
Team Manager: JSA Date: _____
Project LA/CE: FJM Date: _____

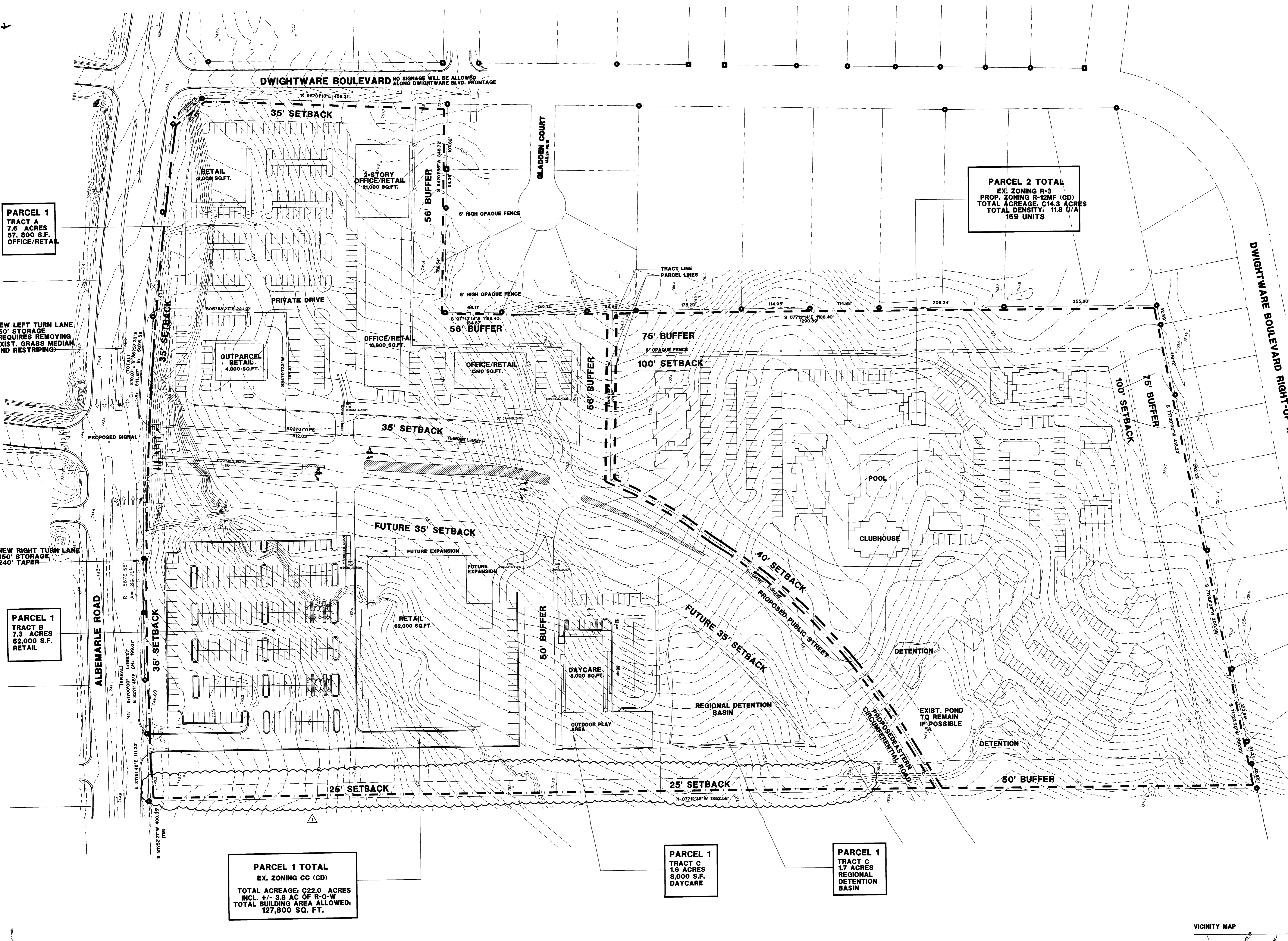
Revised
11/20/01 - ADMINISTRATIVE APPROVAL SUBMITTAL
REMOVED 75' BUFFER ALONG WEST PROPERTY LINE.



RZ2 of 2

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ColeJenest & Stone, P.A. 2001 ©



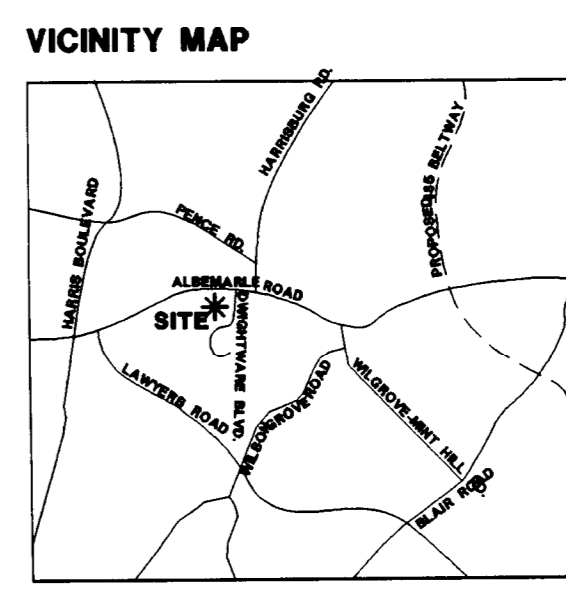
PARCEL 1 TOTAL
EX. ZONING CC (CD)
TOTAL ACREAGE: C22.0 ACRES
INCL. 4-1/2 AC OF R-O-W
TOTAL BUILDING AREA ALLOWED:
127,800 SQ. FT.

PARCEL 1
TRACT C
1.6 ACRES
8,000 S.F.
DAYCARE

PARCEL 1
TRACT C
1.7 ACRES
REGIONAL
DETENTION
BASIN

PARCEL 2 TOTAL
EX. ZONING R-3
PROP. ZONING R-12MF (GD)
TOTAL ACREAGE: C14.3 ACRES
TOTAL DENSITY: 11.8 U/A
169 UNITS

PETITION #96-60 AS FOR PUBLIC HEARING
resubmitted 09/20/96
resubmitted 10/02/96



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CONDITIONAL NOTES

DEVELOPMENT STANDARDS
PART I
Commitment
Development of the real estate identified on the accompanying Technical Data Sheet, prepared by Little & Associates Architects on June 14, 1996 and revised as noted, consisting of 38.3 acres, more or less (Site 2), and its individual components will be governed by the conditions of these Development Standards. The technical data sheet, and the applicable provisions of the City of Charlotte Official Zoning Ordinance (the "Ordinance"). The applicable tracts will also comply with all requirements of the City of Charlotte subdivision ordinance.

The building configurations, placements, and sites shown on Sheet RZ-2, which accompanies this rezoning plan for Parcel 1 and Parcel 2, are schematic in nature and may be altered and/or modified during design, development and construction document phases within the maximum building area established on this Rezoning Plan. Planning permits may also be modified to accommodate final building configurations.

PART II
Statement of Intent

It is the intention of the Petitioner to create within the Site a high quality, mixed use development, offering shopping, office, daycare, and housing opportunities.

PART III
Permitted Development Within the Site

Section 1. Parcel I - Shopping, Office, Daycare Components
Parcel 1 consists of approximately 22.3 acres and includes frontage on NC Hwy 27 (Albemarle Road) to the north and Doughtware Blvd. to the east.

- (a) Parcel 1 may be devoted to any use (including any accessory use) which is permitted by right or under prescribed conditions in the CC Zoning District under the Ordinance.
(b) The total gross floor area of all buildings constructed within Parcel 1 cannot exceed 127,000 square feet.
(c) Tract 1 within Parcel 1 will be restricted to use as a daycare center or other uses permitted by the relevant institutional use conditions prescribed in the Ordinance. The maximum number of children in the daycare will not exceed the maximum allowed by law.

Section 2. Parcel 2 - Multi-Family Development Residential Component
The Multi-Family Residential Component contains approximately 14.3 acres, more or less, and is generally located to the south and east of Parcel 1. This parcel will be planned and developed with a mixed design of buildings and completed common open space and service areas.

- (a) No more than 169 residential units may be developed within Parcel 2 at a density of 11.2 units per acre.
(b) The petitioner voluntarily agrees that each residential unit will be developed, marketed, and sold as a single detached or semi-detached detached or attached type of development.
(c) The petitioner voluntarily agrees that within thirty (30) days of approval of this rezoning petition a record or cause to be recorded a restrictive covenant binding on Parcel 2 and current and future owners thereof, stating the Subsections 1-2-3 of these Development Standards are binding in accordance with the provisions of Part IV hereof, and may be enforced in lieu of the covenants of Parcel 2 and those owners of property that are subject to the covenants of Part II, Section 2, subsection (a) and (b).
(d) The residential component may include, but is not limited to, multi-unit residential units under prescribed conditions: Adult Care Centers, Adult Care Homes, Bus Stop Shelters, Nursing Homes, Retail Homes, Houses for the Aged and Elderly, Dementia Housing, Planned Multi-Family, and Medium-Density Office, Temporary Buildings, and Storage of Agricultural and Recreatory Uses and Structures in the R-120 (Residential) Zoning District under the Ordinance.

PART IV
Transportation Commitments

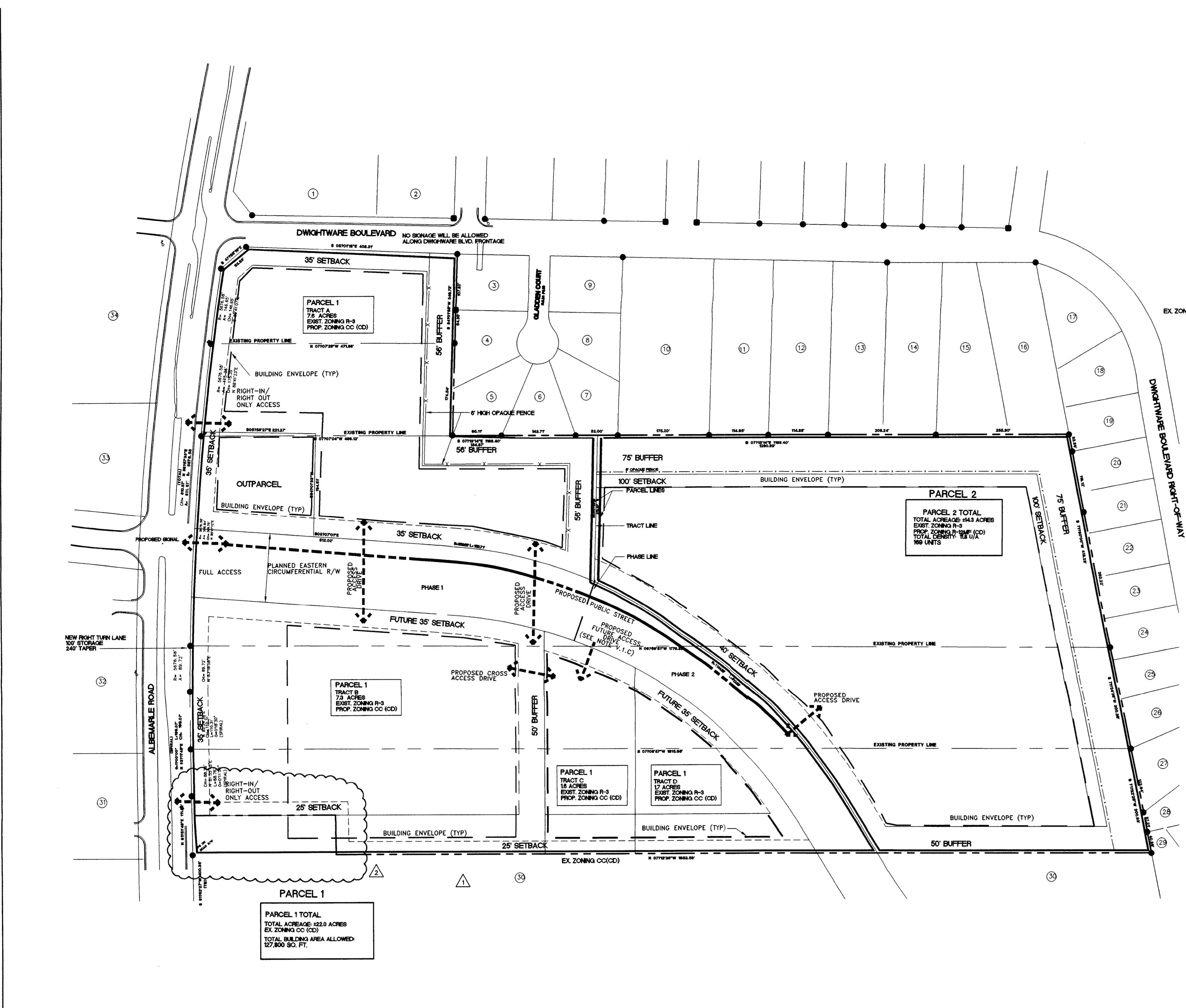
- (a) The petitioner agrees to dedicate the required right-of-way for the future construction of the proposed eastern circumferential road, which is currently planned to bond the outparcel property on distribution parcel.
(b) The petitioner will conduct the necessary roadway improvements to allow the proposed development which will occur within the portion of the property reserved for the eastern circumferential road. The timing of the construction for these improvements will be determined along with the phasing of the proposed development taking into account the needs of the property which will be served by these improvements.
(c) The construction of the necessary roadway improvements, including access drive into the site, will be made by the petitioner in accordance with the recommendations contained within the petitioner's traffic study and as agreed to by NC DOT, CDOT, and the petitioner. These improvements will include all associated turn lanes, deceleration lanes, and acceleration lanes recommended by the traffic consultant and may differ from that which is shown on this rezoning plan. All improvements will be designed and constructed to CDOT or NCDOT standards, whichever has jurisdiction.
(d) The petitioner further agrees to provide the following traffic improvements as agreed to by the petitioner and CDOT:
(1) Add an eastbound right-turn deceleration lane on Albemarle Road at the primary side drive (Eastern Circumferential) with 150 feet of storage and 240 feet of turn lane.
(2) If a left-turn signal is warranted at the intersection of the proposed secondary primary side drive (Eastern Circumferential), the traffic signal shall be privately funded, if funding is requested by NCDOT.
(3) Design and construct a second westbound left-turn lane (providing dual westbound left-turn lanes) on Albemarle Road at the primary side drive (Eastern Circumferential) with 150 feet of storage.
(4) Design and construct westbound dual left-turn lanes, a through lane, and a right turn lane at the primary side drive (Eastern Circumferential) and Albemarle Road. The left turn lane shall provide a minimum 50 feet of storage and a right turn lane with a concrete median between the west-bound left-turn lane and the adjacent southbound lane.
(5) Design and construct the right-turn lane from Albemarle Road for the primary side drive (Eastern Circumferential) to the first east/west side drive, approximately 640 feet south of Albemarle Road. Design and construct turn lanes with 150 feet of storage with 151 tapers on both the northbound (Phase 2 construction) and southbound (Phase 1 construction) Eastern Circumferential of second east-west side drive.
(6) CDOT will be responsible for any off-site improvements for the drive serving the Mid-Mart Shopping Center opposite the primary side drive (Eastern Circumferential).
(7) The dedication of the right-of-way for the Eastern Circumferential will be made by the petitioner prior to the opening of a building permit. Petitioner will complete any off-site roadway improvements as well as the improvements from the intersection of Albemarle Road and the primary side drive (Eastern Circumferential) to the beginning of Parcel 2 (phase line to be shown on the accompanying plan) to a permanent certificate of occupancy for any building in Parcel 1, Tract C, Tract E, or Tract A (with the exception of the lot split).
(8) Channelization for the first east/west side drive shall be 100 feet on both Tract A and Tract B of Parcel 1, and such channelization will be accomplished by means of a concrete median. Channelization for Tract C, Parcel 1, and at least second east/west side drive serving parcel 1 shall be 150 feet for the drive, with access to a supporting parking area permitted within that 150 feet of channelization, provided that all 75 feet of channelization is provided.
(9) The first east/west side drive shall remain full movement until such time as right-of-way, right-of-way turns only are permitted based upon safety considerations and criteria set out in Part II, C, of this sheet. The second east/west side drive shall remain full movement until and after the completion of construction of the Eastern Circumferential.
(10) A residential collector street will be constructed by petitioner to serve the residential development as part of the development of that portion of the site (Parcel 2).
(11) Pedestrian and bicycle conceptual planning and design layouts of the proposed Eastern Circumferential within the site, in order to show design to-be with improvements actually constructed by the petitioner, as well as conceptual planning and design for "interim" improvements to the Mid-Mart Shopping Center drive.
(12) Appropriate pavement markings, signs, etc. will be provided by petitioner to accommodate improvements.

PART V
Design Guidelines

Section 1. Access Points
(a) The number of vehicular access points into each tract will be limited to those shown on the Technical Data Sheet and each will be located in the general area specified.
(b) The placement and configuration of each access point and driveway within the site are subject to any modifications required to accommodate the final site and architectural/engineering construction plans and designs and are further subject to approval by the NC DOT or CDOT.
(c) The operational design of access points from Parcel 1 and Parcel 2 to the proposed eastern circumferential road is subject to future modification upon either the full completion of the eastern circumferential road or when the traffic volumes approaching the Albemarle Road intersection from the eastern circumferential road warrant modification in consultation with CDOT and the current or future property owners.

Section 2. Yard Restrictions
(a) In every instance, the side yard, setback, and rear yard requirements imposed under the Ordinance will be satisfied with respect to development taking place within each component of the site. An additional 100' building structure setback will be imposed for Parcel 2 along the eastern and southern boundaries.

Section 3. Stormwater Management
(a) Stormwater on each Parcel will be managed strictly in accordance with the requirements of the City of Charlotte Engineering Department. No in-use will require a permit upon development or construction and any required buffer or setback.
(b) The petitioner agrees to provide in-use stormwater detention/retention to accommodate both a 25 (twenty five) and a 50 (fifty) year storm event.



LEGAL DESCRIPTIONS

LEGAL DESCRIPTION, PARCEL 1
BEGINNING at an existing iron pin on the southern margin of Albemarle Road located at the southwest corner of said property, running thence from said point of beginning and with the southern right-of-way line of Albemarle Road north 83 degrees 01 minutes 48 seconds east 111.22 feet to an existing iron pin on the southern right-of-way line of Albemarle Road; thence along an arc whose center is north 83 degrees 02 minutes 45 seconds east 62.76 feet and whose length is 82.76 feet; thence along an arc whose center is 83 degrees 24 minutes 38 seconds east 110.31 feet and whose length is 110.31 feet to an iron pin located on the southern right-of-way of Albemarle Road; thence along an arc whose center is 83 degrees 18 seconds 58 minutes east 29.71 feet and whose length is 29.71 feet; thence along an arc whose center is north 85 degrees 47 minutes 12 seconds east 39.75 feet and whose length is 39.84 feet; thence along an arc whose center is 88 degrees 41 minutes 23 seconds east 175.01 feet and whose length is 175.35 feet; thence along an arc whose center is south 89 degrees 41 minutes 07 seconds east 148.65 feet and whose length is 148.40 feet to an iron pin on the southern right-of-way of Albemarle Road; thence along the line south 47 degrees 55 minutes 18 seconds east 63.80 feet to an iron pin along the western right-of-way of Doughtware Boulevard; thence along an arc whose center is 01 minute 18 seconds east 403.31 feet to an existing iron pin along the western right-of-way of Doughtware Boulevard; thence south 84 degrees 01 minute 50 seconds east 346.02 feet to an existing iron pin; thence along a line south 7 degrees 13 minutes 14 seconds east 134.87 feet; thence along a line south 82 degrees 47 minutes 22 seconds east 232.06 feet; thence along an arc whose center is 91.29 degrees and whose radius is 1144.98 feet to a point, thence along the line north 07 degrees 12 minutes 38 seconds west 1885.58 feet back to the point of BEGINNING, containing 21.20 acres.

LEGAL DESCRIPTION, PARCEL 2
BEGINNING at an existing iron pin at the southeastern corner of said parcel, thence running along a line south 71 degrees 30 minutes 00 seconds west 412.20 feet to an existing iron pin; thence along a line south 71 degrees 30 minutes 00 seconds west 200.30 feet to a set iron pin; thence south along a line north 07 degrees 12 minutes 38 seconds east 200.53 feet to an existing iron pin; thence along a line north 07 degrees 12 minutes 38 seconds east 914.86 feet to an iron pin; thence along an arc whose length is 912.99 feet and whose radius is 1144.98 feet to an iron pin; thence along a line north 82 degrees 47 minutes 22 seconds west 232.06 feet to an iron pin; thence along a line north 07 degrees 13 minutes 14 seconds east 134.87 feet to the point of BEGINNING, containing 15.10 acres.

Table listing ADJACENT PROPERTY OWNERS with names, addresses, and phone numbers. Owners include Copris Enterprises, Wm. Henry Robert & Wm. Theresa W., Bladon, Wm. & Wm. Helen R., Fox, James D. & Wm. Janita A., Gordon, Charles E. & Wm. Barbara H., Downing, Charles E. & Wm. John W., Bobbane, Floyd R. & Wm. Edward L., Eric, Robbie C., Stikel, James G., Edm. Robert M. & Wm. Hazel L., Pierce, Nanette, Magg Homes, Inc., Rost, Robbie K., Romero, Patricia & Wm. Edward L., and Brundick, Ellanor K.

SITE DATA table showing site area (36.3 AC +/-), parcel areas, reserved property for future eastern circumferential R-W, and proposed zoning/development details. It lists parking requirements for various tracts and overall site totals.

Technical drawing elements including a VICINITY MAP showing the site location relative to surrounding streets like Albemarle Road and Doughtware Boulevard, a SCALE of 1"=100'-0", and the drawing title RZ1 of 2.

Colojenest & Stone Land Planning logo and contact information: 112 South Tryon Street, Suite 300, Charlotte, North Carolina 28284. Tel 704. 376. 1555, Fax 704. 376. 7851, www.colojeneststone.com

Albemarle Land Company, LLC logo and address: 1228 East Morehead Street, Suite 200, Charlotte, North Carolina.

ALBEMARLE ROAD SITE REZONING PLAN

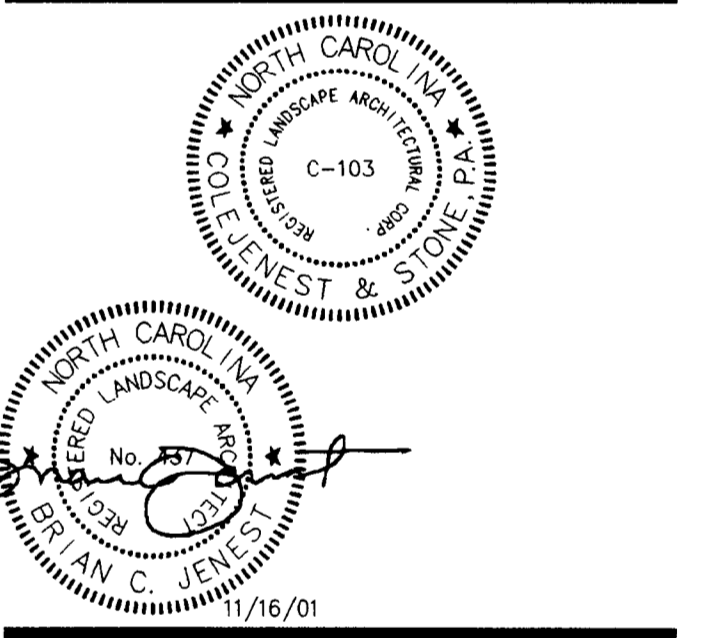
Charlotte North Carolina

Technical Plan (Administrative Approval)

Pr. 1807

Issued For Construct. Managing Principal: BCJ, Team Manager: JSA, Project LAGE: FJM

Revised 11/20/01 - ADMINISTRATIVE APPROVAL SUBMITTAL REMOVED 75' BUFFER ALONG WEST PROPERTY LINE, 08/28/03 - REVISED OUTPARCEL #5 PER CMP/C



PETITION #96-60 AS FOR PUBLIC HEARING
resubmitted 09/20/96
resubmitted 10/02/96

CHARLOTTE-MECKLENBURG PLANNING COMMISSION
INTER-OFFICE COMMUNICATION

DATE: September 2, 2003
TO: Robert Brandon, Zoning Administrator
FROM: Martin R. Cramton, Jr., Planning Director

SUBJECT: Administrative Approval for Petition No. 96-60 by Albemarle Crossing.

Attached is a revised plan for the above petition. The plan has been revised to shift a portion of the setback along the western property line and to allow a larger outparcel on the adjoining commercial center site (petition 99-149) to expand onto this site. Since this change is minor, I am administratively approving this revised plan. Please use this plan when evaluating requests for building permits and certificates of occupancy.

PETITIONER: ALBEMARLE CROSSING ASSOCIATES, 320 S. TRYON STREET, LATTA ARCADE, CHARLOTTE, NORTH CAROLINA 28202, (704) 376-0363.
NOTE: LITTLE AND ASSOCIATES ARCHITECTS PREPARED THE ORIGINAL REZONING DOCUMENTS RZ-1 & RZ-2 DATED 06/14/96 WITH REVISION DATES OF 09/19/96 AND 10/01/96 FOR A PUBLIC HEARING 10/96.



Land Planning
Landscape Architecture
Civil Engineering
Urban Design

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Charlotte, North Carolina 28284
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www.colejeneststone.com

Albemarle Land Company, LLC
1228 East Morehead Street
Suite 200
Charlotte, North Carolina

ALBEMARLE ROAD SITE REZONING PLAN

Charlotte
North Carolina

Rezoning Plan (Administrative Approval)

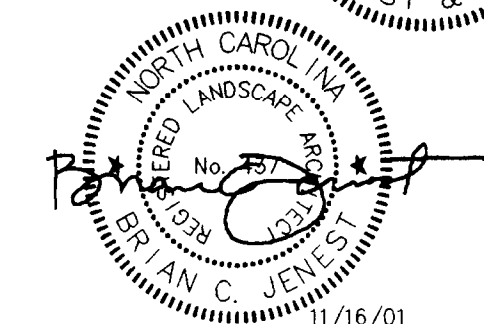
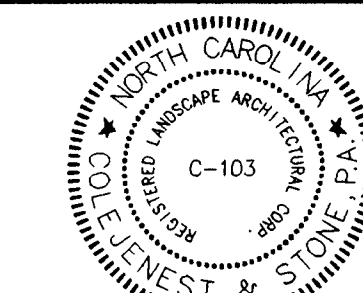
Project No.
1807

Issued
11/16/01

Issued For Construction
Managing Principal: BCJ Date: _____
Team Manager: JSA Date: _____
Project LAICE: FJM Date: _____

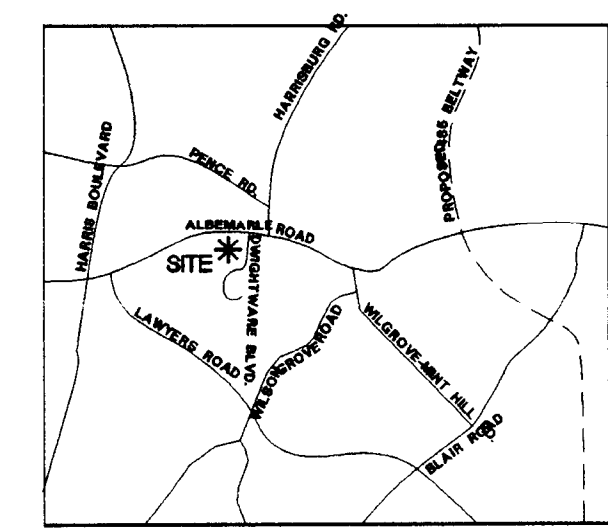
Revised

- 11/20/01 - ADMINISTRATIVE APPROVAL SUBMITTAL REMOVED 75' BUFFER ALONG WEST PROPERTY LINE.
- 08/28/03 - REVISED OUTPARCEL #5 PER CMPC



11/16/01

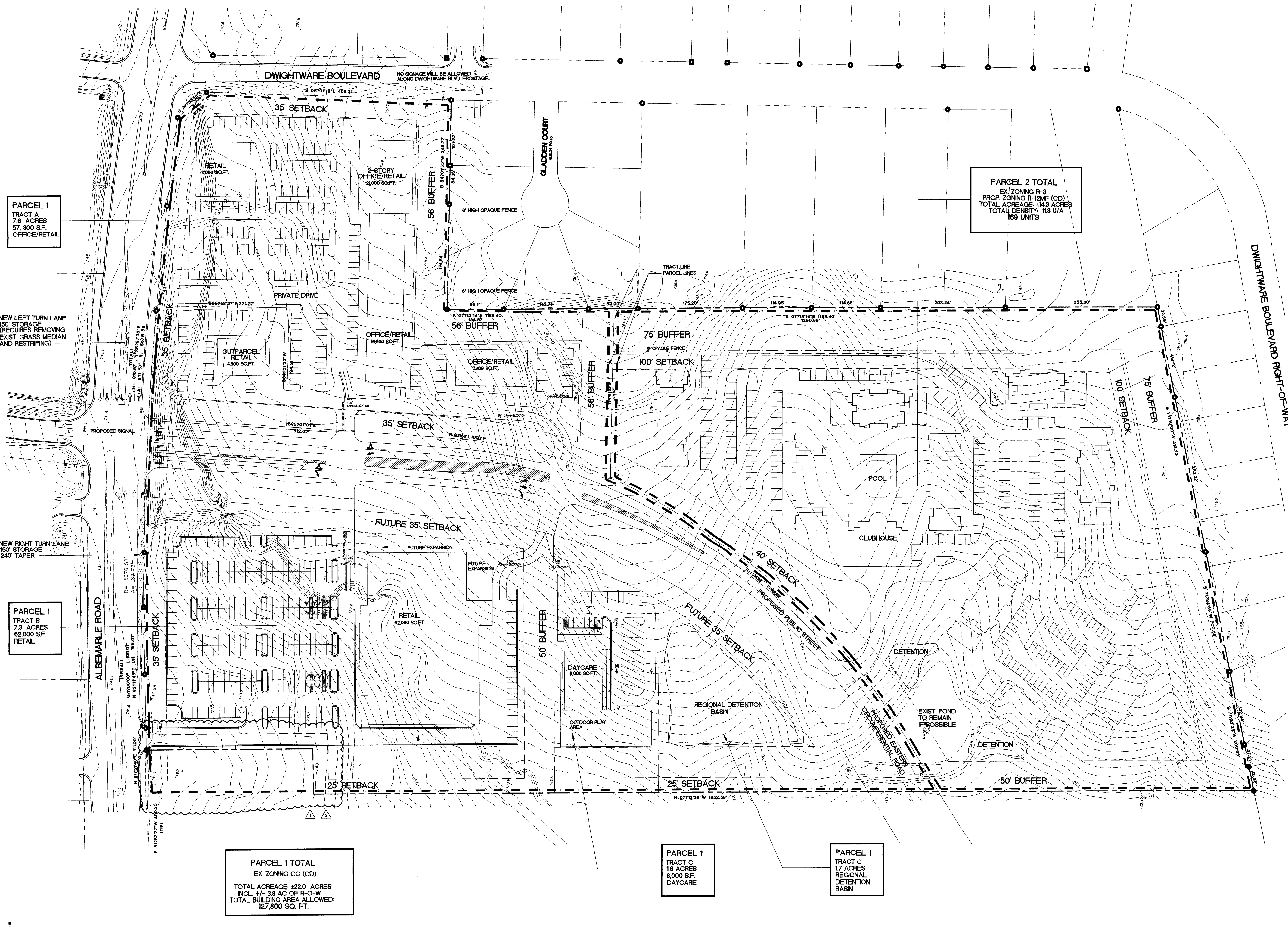
VICINITY MAP



SCALE: 1"=60'-0"
0 30 60 120

R22 of 2

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DATE: 11/16/01 BY: MARTIN R. CRAMTON, JR.



PARCEL 1
TRACT A
7.6 ACRES
57,800 S.F.
OFFICE/RETAIL

PARCEL 1
TRACT B
7.3 ACRES
62,000 S.F.
RETAIL

PARCEL 1 TOTAL
EX. ZONING CC (CD)
TOTAL ACREAGE: #22.0 ACRES
INCL. +/- 3.8 AC OF R-O-W
TOTAL BUILDING AREA ALLOWED:
127,800 SQ. FT.

PARCEL 1
TRACT C
18 ACRES
8,000 S.F.
DAYCARE

PARCEL 1
TRACT C
17 ACRES
REGIONAL
DETENTION
BASIN

PARCEL 2 TOTAL
EX. ZONING R-3
PROP. ZONING R-12MF (CD)
TOTAL ACREAGE: #14.3 ACRES
TOTAL DENSITY: 11.8 U/A
169 UNITS

PETITION #96-60 AS FOR PUBLIC HEARING
resubmitted 09/20/96
resubmitted 10/02/96

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