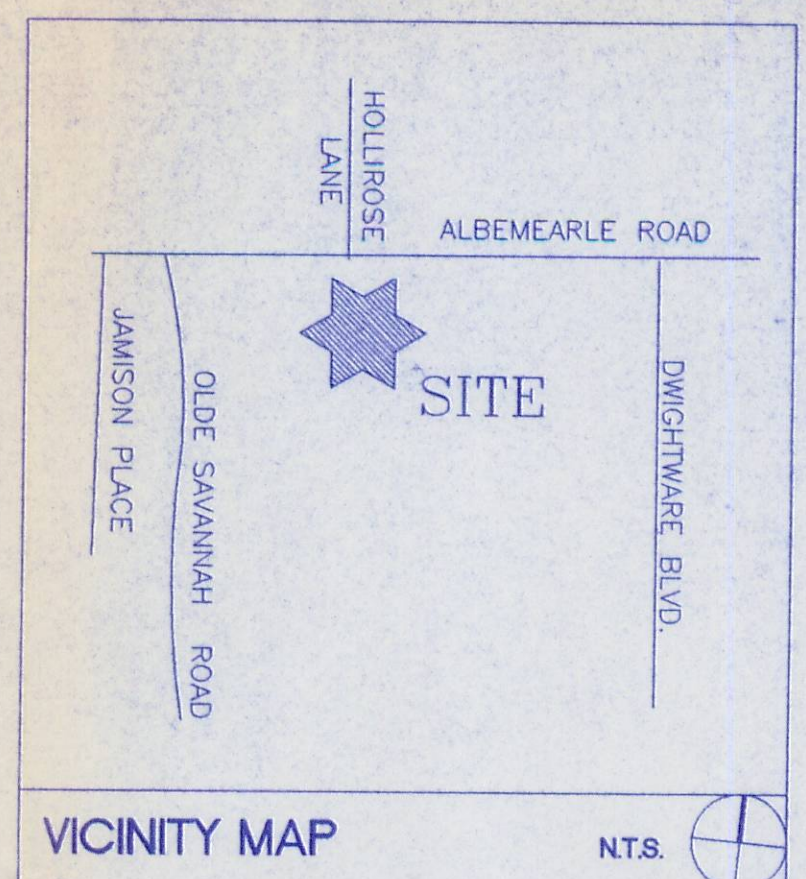
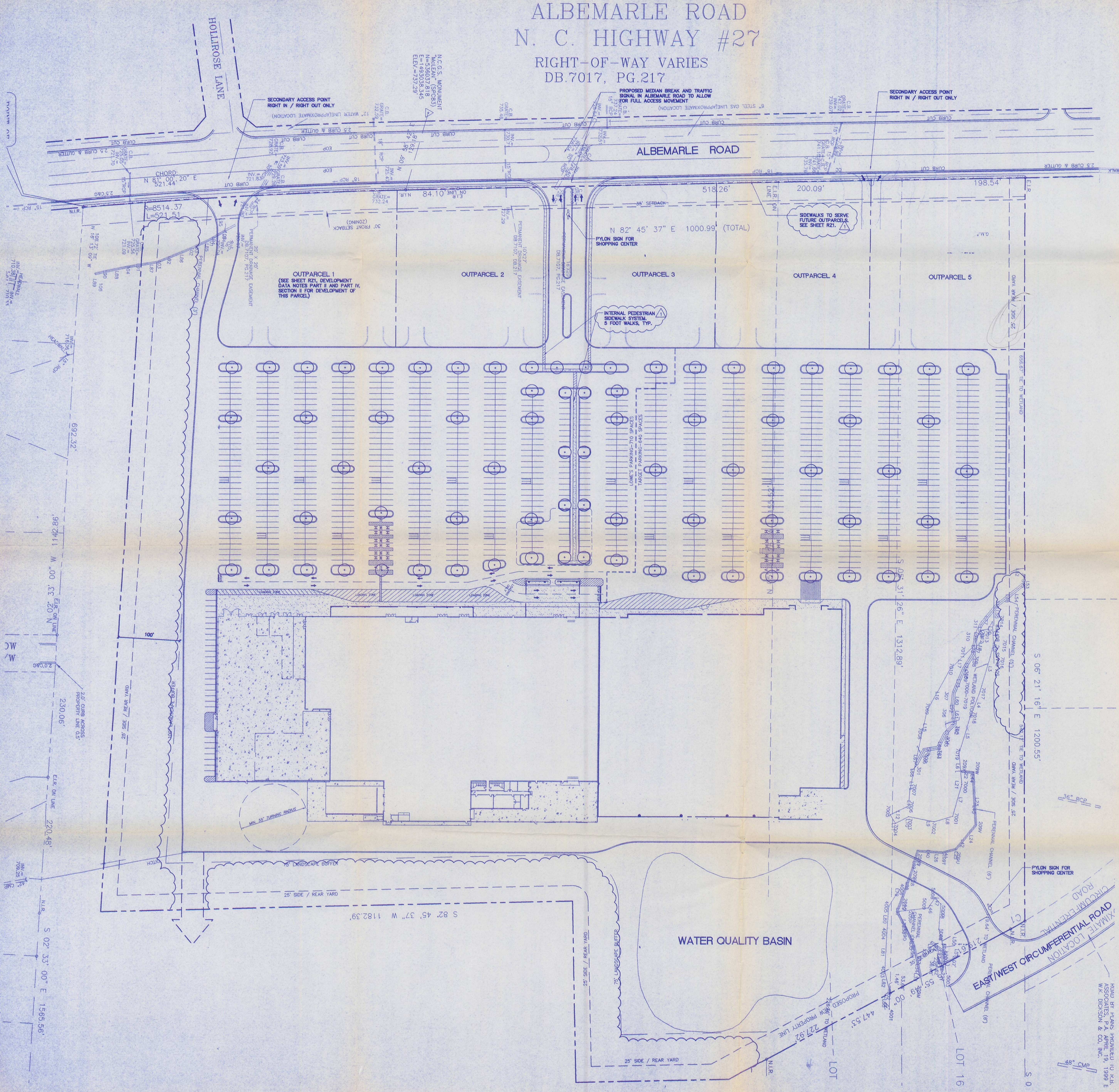


ALBEMARLE ROAD
N. C. HIGHWAY #27
RIGHT-OF-WAY VARIES
DB 7017, PG. 217



ColeJenest & Stone
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GENERAL NOTES

1. LOT LINES FOR OUTPARCELS ARE ILLUSTRATIVE AND SUBJECT TO REVISION IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF CHARLOTTE.
2. REFERENCE BOUNDARY SURVEY PREPARED BY R. B. PHARR & ASSOCIATES, P.A., 435 HARRISON LANE, CHARLOTTE, NC 28204, DATED 07/19/99, LAST REVISED SEPTEMBER 30, 1999.

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ALBEMARLE LAND COMPANY, LLC
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(704) 376-6523

ALBEMARLE RD. PROPERTY ZONING PLAN
CHARLOTTE, NORTH CAROLINA
PETITION 99-114

SCHEMATIC SITE PLAN

1704
09/13/99 FOR OWNER REVIEW
◆ Issued

09/22/99 PER REVISED BOUNDARY
09/17/99 FOR PUBLIC HEARING
09/14/99 FOR CMPC REVIEW
◆ Revised

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

RZ2 2

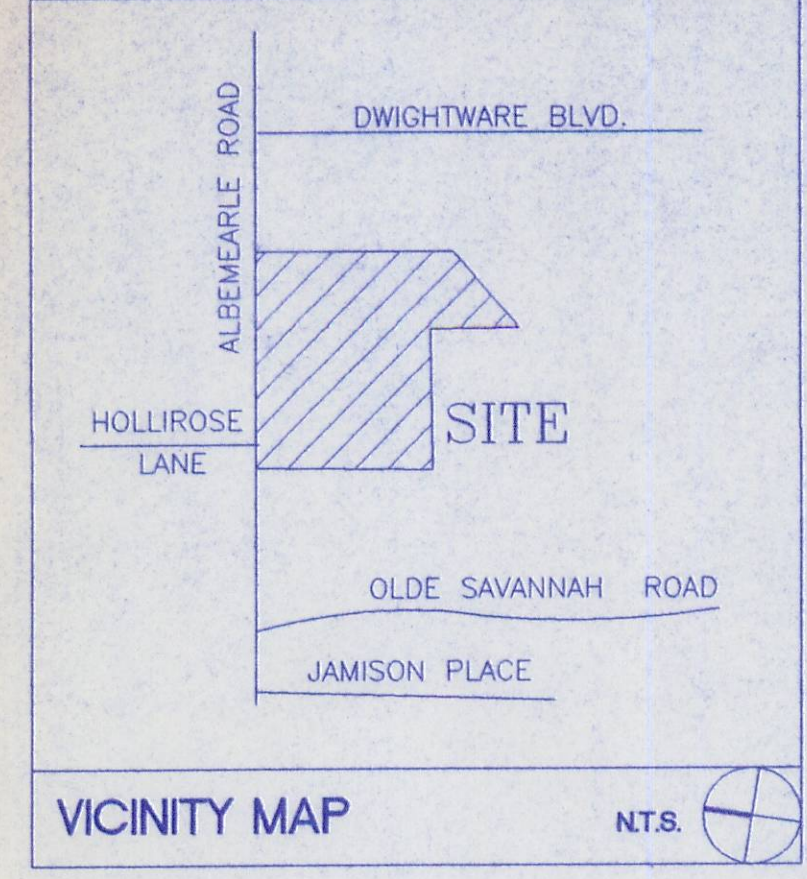
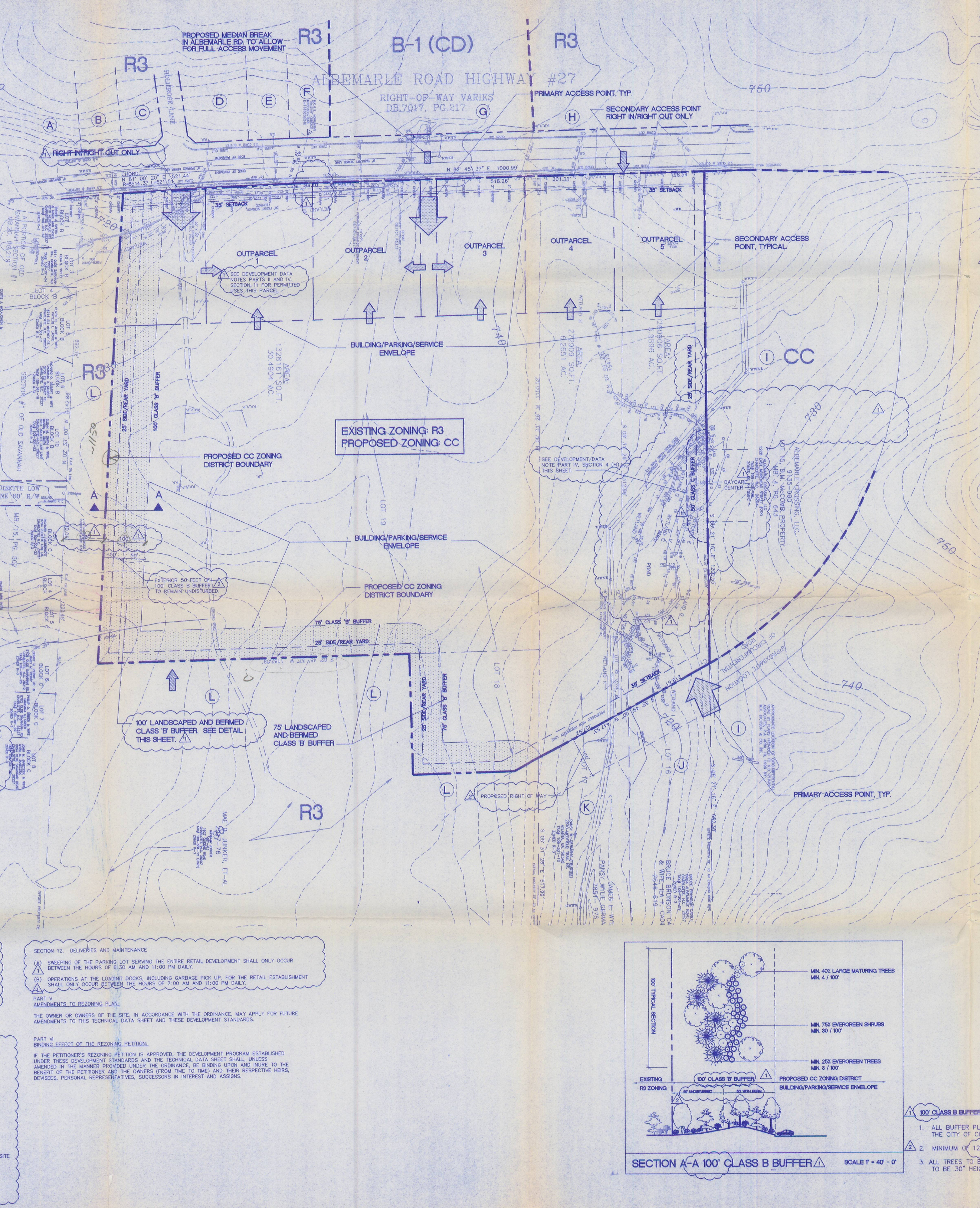
◆ Sheet of

DEVELOPMENT DATA

PART I - ZONING
1. THE REAL ESTATE DESCRIBED ON THE TECHNICAL DATA SHEET...
2. THE FOLLOWING USES SHALL NOT BE PERMITTED:
a. RESIDENTIAL, INCLUDING SINGLE-FAMILY HOMES, DUPLEXES, TOWNHOUSES, APARTMENTS, HOTELS, MOTELS, AND RESORTS.
b. THEATERS, MOTION PICTURE THEATERS, NIGHT CLUBS, AND OTHER ENTERTAINMENT VENUES.
c. ADULT CARE CENTERS, BARS, AND LOUNGES EXCEPT AS AN ANCILLARY USE IN CONNECTION WITH A SIT-DOWN RESTAURANT.
d. NIGHTCLUBS.

PART II - ACCESS
1. THE NUMBER OF PERMANENT ACCESS POINTS TO/FROM ALBEMARLE ROAD, AND EAST WEST CIRCUMFERENTIAL ROAD SHALL BE LIMITED TO THOSE SHOWN ON THE TECHNICAL DATA SHEET.
2. THESE ACCESS POINTS SHALL BE LOCATED IN THE GENERAL AREAS SHOWN ON THE TECHNICAL DATA SHEET. FINAL LOCATION OF EACH ACCESS POINT IS SUBJECT TO ANY MODIFICATION REQUIRED TO ACCOMMODATE PLANS, SITE CONDITIONS, PLANS AND DESIGN, AND AIR TRAFFIC SUBJECT TO APPROVAL BY MOST AND COST.

PART III - BUFFER AREAS
SECTION 1 - YARD RESTRICTIONS
IN EVERY INSTANCE THE SIDE YARD, SETBACK, AND REAR YARD REQUIREMENTS IMPOSED UNDER THE ORDINANCE SHALL BE SATISFIED WITH THE FOLLOWING RESTRICTIONS:
SECTION 2 - OFF-STREET PARKING
(A) OFF-STREET PARKING SHALL MEET THE MINIMUM STANDARDS ESTABLISHED UNDER THE ORDINANCE.
(B) NO OFF-STREET PARKING MAY BE PROVIDED THROUGH THE ELEVATION OF ANY BUILDING CONSTRUCTED WITHIN ANY OF THE OUTPARCELS UNLESS THE ELEVATION OF THE BUILDING IS SUFFICIENT TO SO AS TO ENHANCE THE PRACTICAL DEVELOPMENT OF EACH OUTPARCEL AND OFF-STREET PARKING WILL BE PROVIDED ON OTHER SIDE OF THE ELEVATION WHICH FACES ALBEMARLE ROAD.
SECTION 3 - STORM WATER MANAGEMENT
(A) STORM WATER SHALL BE MANAGED STRICTLY IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF CHARLOTTE.
(B) THE PETITIONER AGREES TO PROVIDE DEVELOPMENT RUNOFF RATES DO NOT EXCEED THOSE RATES WHICH WOULD BE OBTAINED FROM THE USE OF THE EXISTING ALBEMARLE ROAD. HOWEVER, THE PETITIONER RESERVES THE RIGHT TO PROVIDE A DETAILED ENGINEERING STUDY TO THE CITY OF CHARLOTTE TO DEMONSTRATE THAT THE PROPOSED DEVELOPMENT WILL PROVIDE THAT THE DRAINAGE SYSTEM IS SUFFICIENT TO PROVIDE TO THE INCREASE IN FLOW DUE TO THE CHANGE IN DRAINAGE AREA AND WILL REMAIN IN COMPLIANCE WITH CURRENT STANDARDS.
(C) THE FOLLOWING AGENCIES MUST BE CONTACTED PRIOR TO CONSTRUCTION REGARDING WETLAND AND WATER QUALITY PERMITS:
401/424 PERMIT: NIDORAH - REGIONAL OFFICE 919-733-1786
401/424 PERMIT: US ARMY CORPS OF ENGINEERS 252-271-4854
(D) NO OTHER WATER USES SHALL BE PERMITTED WITHIN THE SETBACKS. THIS PROVISION SHALL APPLY TO THE PERMANENT POOL AND/OR TEMPORARY STORAGE OF RUNOFF, AND SHALL BE CONSIDERED TO BE PART OF THE SETBACK IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF CHARLOTTE.
SECTION 4 - BUFFER AREAS
(A) THE BUFFER AREA ESTABLISHED ON THIS TECHNICAL DATA SHEET SHALL CONFORM TO THE STANDARDS OF SECTION 12.04 OF THE ORDINANCE, SUBJECT HOWEVER, TO THE PROVISIONS OF SECTION 12.04 THEREOF.
(B) THE PETITIONER AGREES TO PROVIDE WITHIN THE BUFFER AREA TO INSTALL PEDESTRIAN SIDEWALKS OR PATHWAYS, BURNING FENCES, AND UTILITY LINES AND FACILITIES.
(C) THE BUFFER AREA IS TO REMAIN AS OPEN SPACE, EXCEPT TO THE EXTENT NECESSARY TO ACCOMMODATE SIDEWALKS OR PATHWAYS, DRAINAGE PIPES OR CHANNELS, AND UTILITY LINES, FACILITIES.
(D) IN ALL BUFFER AREAS WHERE EXISTING TREES AND NATURAL VEGETATION HAVE BEEN CLEARED TO ACCOMMODATE PEDESTRIAN SIDEWALKS OR THE INSTALLATION OF UTILITY LINES, THE CLEARED UNIMPROVED AREAS SHALL BE LANDSCAPED AS REQUIRED BY SECTION 12.02 OF THE ORDINANCE.
(E) UTILITY INSTALLATIONS MAY ONLY CROSS BUFFER AREAS AT INTERIOR ANGLES MEASURED AT THE PROPERTY APPROVED PLANT LIST.
(F) NO BUILDINGS, PARKING SPACES, MANUEVERING AREAS OR STORM WATER DETENTION TRENCHES SHALL BE LOCATED WITHIN BUFFER AREAS.
(G) THE DEVELOPER SHALL MAKE A DILIGENT EFFORT TO PRESERVE AREAS OF REQUIRED BUFFERS WHERE SIGNIFICANT VEGETATION EXISTS. THESE AREAS SHALL REMAIN UNDISTURBED EXCEPT TO THE EXTENT NECESSARY TO ACCOMMODATE THE ABOVE ITEMS OF THIS SECTION. HOWEVER, THE PETITIONER RESERVES THE RIGHT TO DEVIATE FROM THIS STANDARD IN ORDER TO ACCOMMODATE THE INSTALLATION OF UTILITY LINES OR OTHER NECESSARY ITEMS.
(H) IN THE EVENT ANY UTILITIES IN THE CC ZONING DISTRICT TO THE EAST OF THE SITE ARE LOCATED WITHIN A BUFFER AREA, THE PETITIONER SHALL BE RESPONSIBLE FOR THE PROTECTION OF SUCH UTILITIES.
SECTION 5 - SIDEWALKS
(A) SIDEWALKS ALONG PUBLIC STREETS WITHIN THE SITE WILL BE INSTALLED ACCORDING TO THE CITY OF CHARLOTTE STANDARD SPECIFICATIONS.
(B) FURTHER, THE PETITIONER AGREES TO INSTALL A FOOT WALKING STRIP WITHIN THE BUFFER AREAS OF THE SITE. THE FOOT WALKING STRIP SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF CHARLOTTE STANDARD SPECIFICATIONS. HOWEVER, THE PETITIONER RESERVES THE RIGHT TO DEVIATE FROM THIS STANDARD IN ORDER TO ACCOMMODATE THE INSTALLATION OF UTILITY LINES OR OTHER NECESSARY ITEMS.
(C) LARGE MATURING TREES SHALL BE INSTALLED WITHIN THE 8' FOOT PLANTING STRIP ALONG ALBEMARLE ROAD IF NOT IMPERD BY OVERHEAD POWER LINES OR OTHER OBSTACLES.
(D) THE PETITIONER AGREES TO INSTALL AN INTERNAL PEDESTRIAN SIDEWALK SYSTEM AS GENERALLY SHOWN ON RZ2 - SCHEMATIC SITE PLAN WHICH ACCOMPANIES THIS TECHNICAL DATA SHEET.
SECTION 6 - LANDSCAPING AND SCENIC DESIGN
(A) LANDSCAPING AND SCENIC DESIGN SHALL, AT A MINIMUM, SATISFY THE REQUIREMENTS OF SECTION 12.03 OF THE ORDINANCE.
(B) LANDSCAPING WILL BE INSTALLED IN PHASES IN ACCORDANCE WITH THE ORDINANCE AS EACH PHASE OF THE SITE IS DEVELOPED.
(C) ALL PARKING LOTS WITHIN THE SITE WILL BE LANDSCAPED IN ACCORDANCE WITH THE ORDINANCE.
(D) ALL CHIMNEYS SHALL BE SCREENED WITH SOLID ENCLOSURES AND GATES.
SECTION 7 - SIGNS
(A) ALL SIGNS PLACED ON THE SITE WILL BE DIRECTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE ORDINANCE.
(B) EXTERIOR LIGHTING ON OUTPARCELS SHALL BE LIMITED TO GROUND MOUNTED SIGNS 7 FEET HEIGHT WITH 50 SQUARE FEET SIGN AREA FOR EACH OUTPARCEL.
SECTION 8 - LIGHTING
(A) ALL EXTERIOR LIGHTING FIXTURES INSTALLED WILL BE UNIFORM IN DESIGN AND NOT EXCEED 35 FEET IN HEIGHT.
(B) ALL STREET LIGHTING WITHIN THE SITE EXCEPT STREETLIGHTS, WHICH MAY BE DIRECTED ALONG ALBEMARLE ROAD AND EAST WEST CIRCUMFERENTIAL ROAD WILL BE DESIGNED SUCH THAT DIRECT ILLUMINATION DOES NOT EXCEED 100 FOOT CANDLESTICKS PER SQUARE FOOT. CONSIDERATION WILL BE GIVEN TO THE IMPACT OF LIGHTING BOTH WITHIN AND WITHOUT THE PERIMETER OF THE SITE. ITEM FOR CONSIDERATION WILL INCLUDE: LIGHTING FIXTURES, LIGHTING FIXTURES, LIGHTING FIXTURES, AND SHIELDING SOURCES OF LIGHT, THE INTENT BEING TO ELIMINATE GLARE THROUGH PUBLIC STREETS AND ADJACENT RESIDENTIAL PROPERTIES.
SECTION 9 - FIRE HYDRANTS
FIRE HYDRANTS SHALL BE LOCATED WITHIN 750' OF THE MOST REMOTE POINT OF BUILDINGS AS THE CITY OF CHARLOTTE.
SECTION 10 - ADJUNCTIVE DESIGN
(A) A MINIMUM OF 80 PERCENT OF ALL SPACED VERTICAL SURFACES OF THE FRONT AND SIDE ELEVATIONS (EXCLUDING THE REAR/SOUTH ELEVATION) SHALL BE SCREENED BY A SCREENING DEVICE. THE SCREENING DEVICE SHALL BE SCREENING DEVICE. THE SCREENING DEVICE SHALL BE SCREENING DEVICE. THE SCREENING DEVICE SHALL BE SCREENING DEVICE.
(B) A MINIMUM OF 80 PERCENT OF ALL SPACED VERTICAL SURFACES OF THE FRONT, SIDE, AND REAR ELEVATIONS OF EACH BUILDING CONSTRUCTED ON ANY OUTPARCEL, SHALL BE SCREENED BY A SCREENING DEVICE. THE SCREENING DEVICE SHALL BE SCREENING DEVICE. THE SCREENING DEVICE SHALL BE SCREENING DEVICE.
SECTION 11 - OUTPARCEL DEVELOPMENT GUIDELINES
(A) THE FOLLOWING RESTRICTIONS AGAINST USES SHALL APPLY WITH RESPECT TO THE OUTPARCELS:
(1) ONLY ONE GAS STATION MAY BE DEVELOPED ON THE SITE.
(2) ONLY ONE CONVENIENCE STORE MAY BE DEVELOPED ON THE SITE, AND
(3) ONLY TWO FAST FOOD RESTAURANTS (WITH DRIVE THROUGH WINDOWS) MAY BE DEVELOPED ON THE SITE.
(B) NONE OF THE FOLLOWING USES WILL BE ALLOWED ON OUTPARCEL 1:
CONVENIENCE STORES, OR
FAST FOOD RESTAURANTS (WITH DRIVE THROUGH WINDOWS).



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NOTES

1. REFERENCE BOUNDARY SURVEY PREPARED BY R. B. PHARR & ASSOCIATES, P.A., 435 HARRISON LANE, CHARLOTTE, NC 28204, DATED 07/19/99, LAST REVISED SEPTEMBER 30, 1999.
2. TOPOGRAPHY OBTAINED FROM WILKENS COUNTY MAPS/PLANS SERVICES, DECEMBER 2, 1993 - 1998.
3. LOT LINES FOR OUTPARCELS ARE ILLUSTRATIVE AND SUBJECT TO REVISION IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF CHARLOTTE.

LEGEND

- PRIMARY ACCESS POINT
- SECONDARY ACCESS POINT
- R3 EXISTING ZONING
- B-1(CD) EXISTING ZONING
- CC ADJACENT PROPERTY OWNER

SITE SUMMARY

SITE AREA: 42.1887 ACRES
TAX PARCEL #S: 109-301-12 109-301-60 109-301-10 109-301-05 109-301-09

EXISTING ZONING: R-3
PROPOSED ZONING: CC

PROPOSED BUILDING AREA: 340,000 SQ. MAXIMUM
BUILDING HEIGHT: 40' MAXIMUM

ADJACENT PROPERTY OWNERS

A. 109-072-15	SIMPSON, TERRY L. JR. & DEAN ROLAND PILES CO. CHARLOTTE, NORTH CAROLINA 28110
B. 109-072-08	SANDERS, ANN ANNE 5911 ALBEMARLE RD. CHARLOTTE, NORTH CAROLINA 28227
C. 109-072-07	DEWINE, DAVID P. 2919 ALBEMARLE RD. CHARLOTTE, NORTH CAROLINA 28212
D. 109-082-06	MCCANE, ETHEL L. AND W. MARION G. 2704 THE PINNACLES RD. CHARLOTTE, NORTH CAROLINA 28227
E. 109-102-01	KORBAN CENTRAL BAPTIST CHURCH OF CHARLOTTE 1802 ALBEMARLE RD. CHARLOTTE, NORTH CAROLINA 28227
F. 109-102-03	SOUTHERN BELL TELEPHONE & TELEGRAPH CO. J.A. JACOBS 700 BOB 2211 ATLANTA, GEORGIA 30301
G. 109-102-03	JANNEY, B. NORMAN 2704 THE PINNACLES RD. DENVER, NORTH CAROLINA 28037
H. 109-102-04	NEWMOD, BENNY R. AND W. CAROL S. 8551 ALBEMARLE RD. CHARLOTTE, NORTH CAROLINA 28227
I. 109-301-08	ALBEMARLE HOLDINGS LLC 1228 EAST MOREHEAD STREET, SUITE 200 CHARLOTTE, NORTH CAROLINA 28204
J. 109-301-09	WELLS BRUCE BRIDGEMAN (BY INSTRUMENT) 5004 ALBEMARLE RD. CHARLOTTE, NORTH CAROLINA 28204
K. 109-301-10	WILE, JAMES L. & PATTY W. GERMANY (TRUSTEES) 1957 GREENHORN RD. CHARLOTTE, NORTH CAROLINA 28207
L. 109-301-02	JANNEY, MARIE E. (ET-AL) 1957 GREENHORN RD. CHARLOTTE, NORTH CAROLINA 28207

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CHARLOTTE, NORTH CAROLINA
PETITION 99-114

APPROVED BY CITY COUNCIL
DATE: 11-15-99

TECHNICAL DATA SHEET

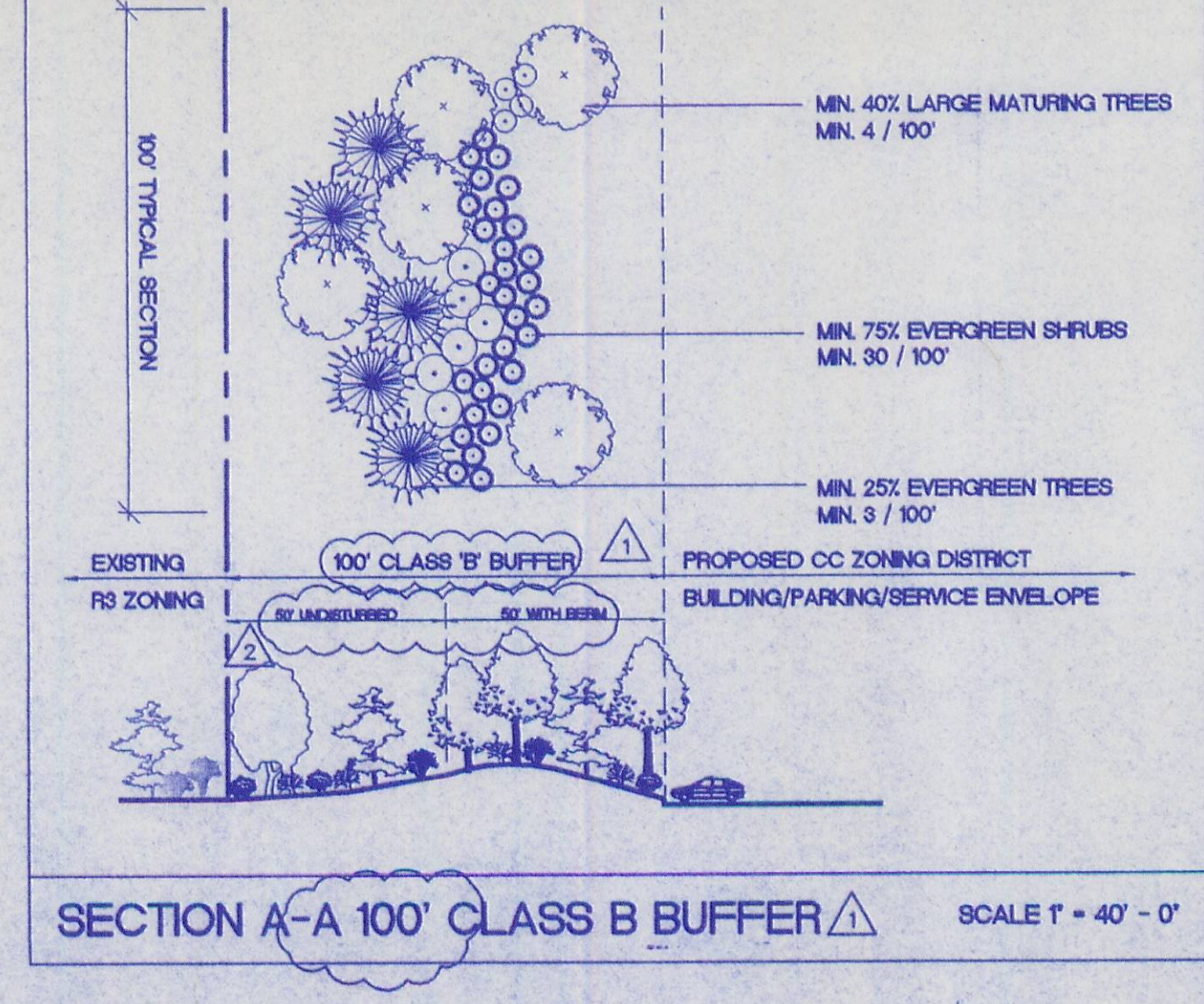
1704
06/17/99 - FOR CMPC REVIEW
◆ Issued

09/22/99 - PER REVISED BOUNDARY
09/17/99 - FOR PUBLIC HEARING
09/14/99 - FOR CMPC REVIEW
09/13/99 - FOR OWNER REVIEW
◆ Revised

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

RZ1 2

◆ Sheet of



100' CLASS B BUFFER NOTES

1. ALL BUFFER PLANTINGS TO BE FROM THE APPROVED PLANT LIST OF THE CITY OF CHARLOTTE ZONING ORDINANCE.
2. MINIMUM OF 12 TREES AND 40 SHRUBS PER 100 FEET.
3. ALL TREES TO BE 2" CALIPER MINIMUM AND 8' HEIGHT. ALL SHRUBS TO BE 30" HEIGHT MINIMUM.