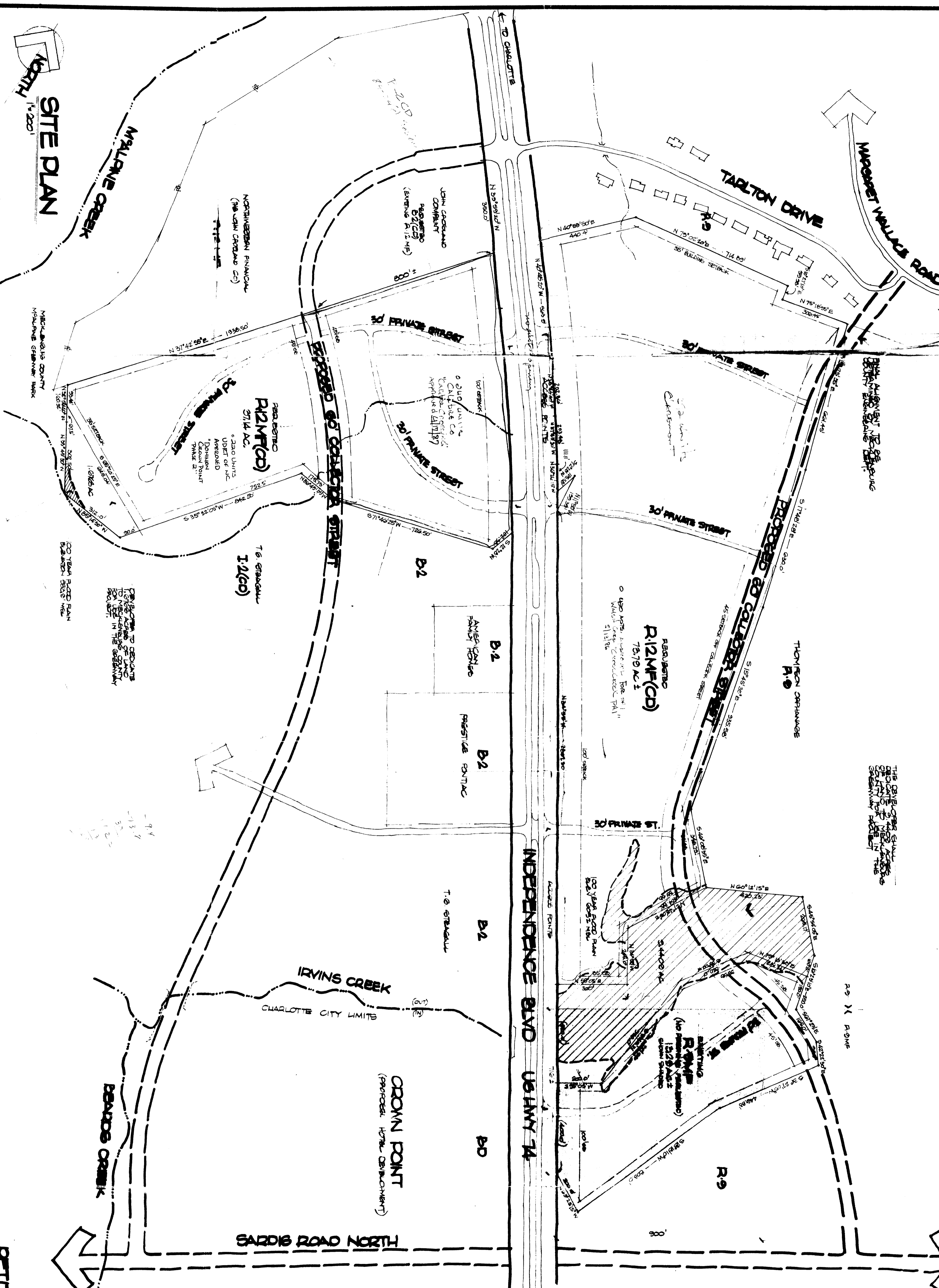


DEVELOPMENT REQUIREMENTS

- (1) The requirements for this project shall meet and/or exceed those required by Section 3101 of the Mecklenburg County Zoning Ordinance.
- (2) The maximum density shall not exceed 1376 dwelling units or a density ration of 12.5 units per acre for the R-12MF(CD) property.
- (3) No parking or buildings shall be permitted within 100' of the existing Independence Blvd. right-of-way.
- (4) The maximum building height shall not exceed three stories.
- (5) All buildings shall be separated by a minimum of 30 feet.
- (6) As the project progresses, the Developer will be required to dedicate areas as indicated on the site plan to Mecklenburg County for use in the Greenway projects.
- (7) The Developer reserves the right to construct the project in phases.
- (8) The configuration of the buildings, parking areas and private street patterns may be altered to satisfy actual field conditions, however any changes shall comply with the above requirements and shall closely reflect the design and layout shown on the plan.
- (9) As each phase of the project develops, the Developer will be required to dedicate 60' of right-of-way and construct the proposed collector streets as part of the project. In addition, the Developer shall be required to dedicate the final street for future purchase by Mecklenburg County. The final alignment shall be subject to review by Mecklenburg County Engineering Dept. The design standards shall be that of a 45' high street system with a maximum width of 3 lanes of travel and curb and gutter on both sides.
- (10) Nothing in these requirements shall prohibit the Developer from converting this project to condominiums.
- (11) The Property Owner agrees that within 30 days after submission to the Property Owner the Property Owner will execute a document prepared by the County Attorney which will dedicate to the State of North Carolina all of the Property Owner's right of access to US 74 subject to the following conditions:
 - a. The Property Owner will be allowed temporary access to US 74 at those points shown on the approved Site Plan.
 - b. The Property Owner will abandon these temporary access points once US 74 is converted to an expressway and the collector street system shown on the approved Site Plan is put into operation.
 - c. The Property Owner and his/her successors and assigns agree not to seek compensation for the cost of any other type of facility or facilities necessary to implement the expressway design.



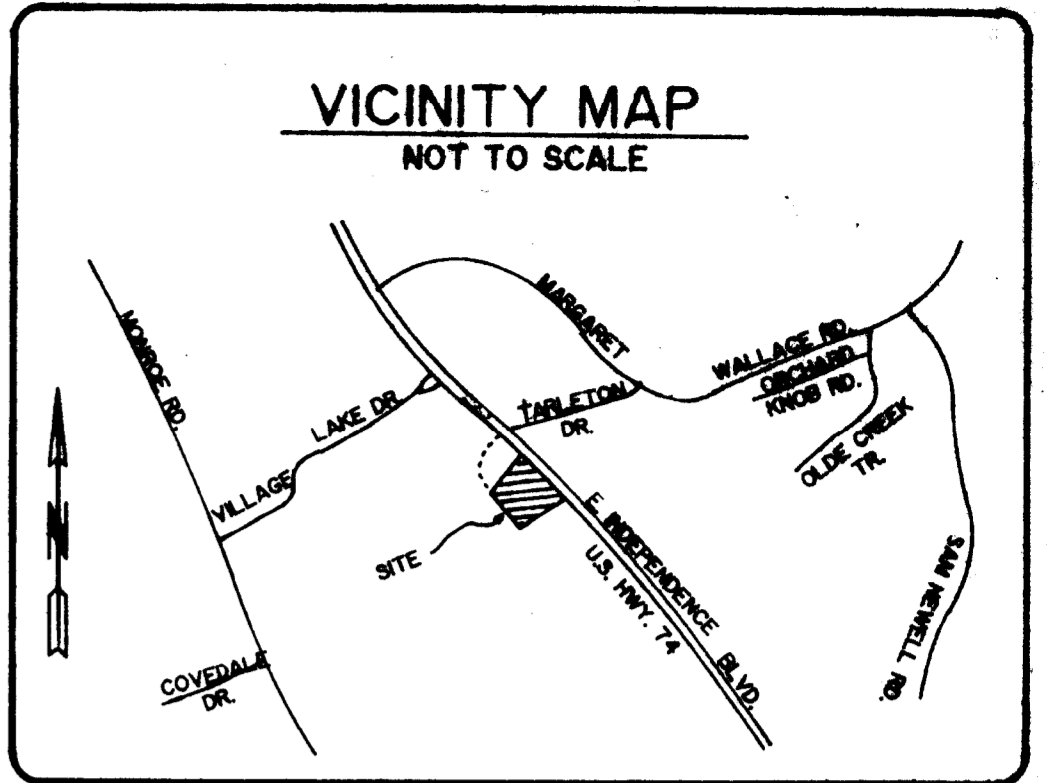
In the event the State of North Carolina refuses or fails to accept the offer of dedication, the Property Owner agrees to execute a similar document in favor of the City of Charlotte or other governmental entity identified by Mecklenburg County.

APPROVED BY COUNTY COMMISSION
DATE 11/29/84

CROWN POINT
(PROPOSED SHOPPING CENTER)

PETITION NO. 84-2(G)
AWARDED NOV. 29, 1984

DATE 11/29/84	PROJECT REVISED ZONING REQUEST BUILDING PROPERTY CHARLOTTE, NORTH CAROLINA
CLIENT LITTLE & ASSOCIATES ARCHITECTS ENGINEERS PLANNERS NORTH CAROLINA	SHEET TITLE LAND USE PLAN
SCALE 1"=200'	NO. 1206



DEVELOPMENT SUMMARY:

ZONING: R 2 E (CD)
 GROSS AREA: 12.5 ACRES
 (AREA NOT INCLUDE R/W ALONG INDEPENDENCE BLVD.)

UNIT DATA:

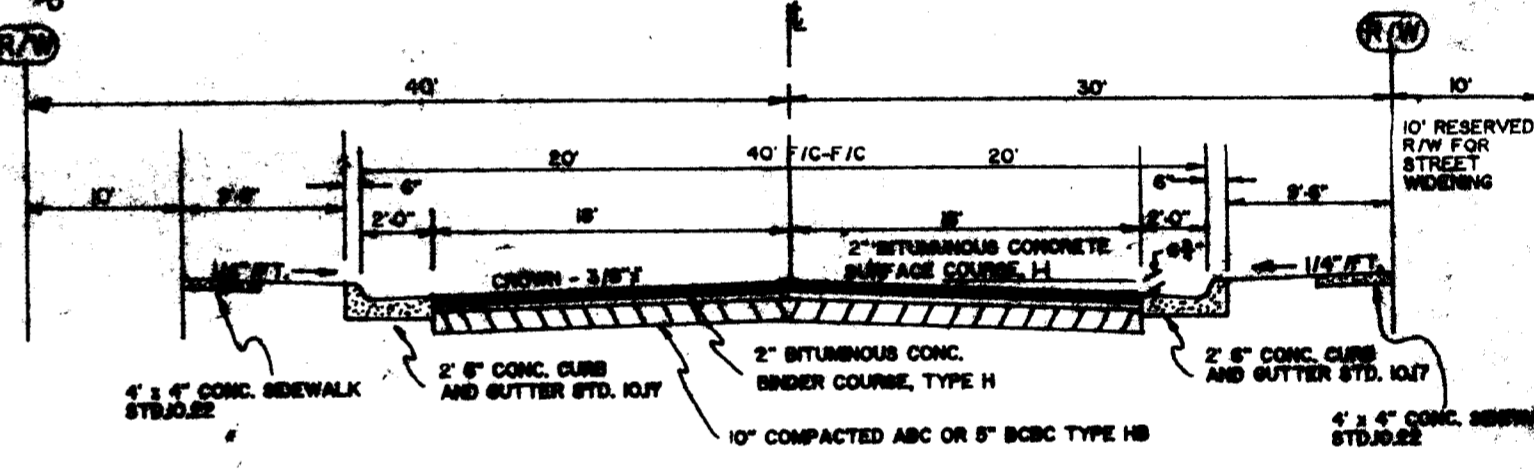
UNIT TYPE	SQ. FT.	No. BDRMS.	QTY.
A	870	2	48
D	1204	2	72
E	1887	2	54
F	1908	2	48
G	68	0	48
TOTAL:			270

RECREATION AREA REQUIRED:
 1/4" IN. BENCHING: 0
 1/2" IN. BENCHING: 2700 SQ. FT.
 TOTAL: 2700 SQ. FT. (1.00 SQ. FT. PER UNIT)

UNRESTRICTED OPEN SPACES: 1.687 ACRES
 UNDESIRABLE OPEN SPACES: .87 ACRES
 MINIMUM DISTANCE BETWEEN BLDGS.: 40 FT. ±

LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED FINISH FLOOR ELEV.
- SPOT ELEVATION
- WALK, STEPS
- BUILDING NUMBER
- UNIT TYPE
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING WATER MAIN
- PROPOSED WATER MAIN
- CHALLENGE SWALE
- EMERGENCY DEMONSTRATION
- PROPERTY LINE
- EXISTING GAS LINE
- PROPOSED SEWER DRAIN
- CURB DASH / CURB TRILEY
- HEADWALL
- TRANS. CONDUIT AND JOINTS

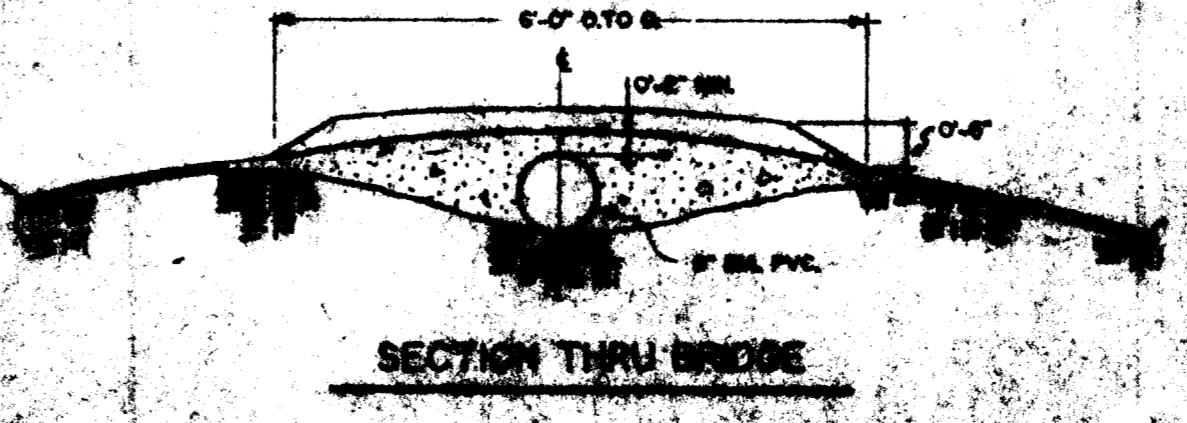
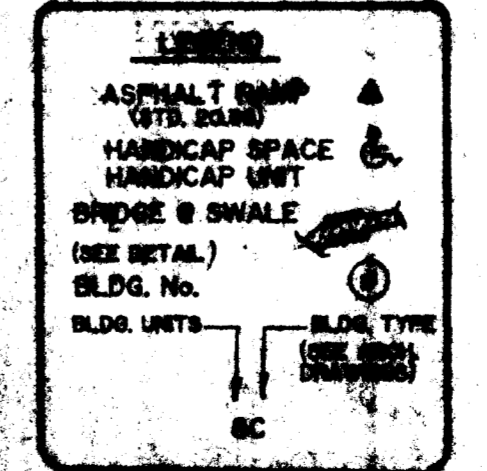


TYPICAL SECTION
KRCFIELD DRIVE
 CHAR. - MECK. STD. NO. 10.03
 NOTE: SEE SHEET 10 OF 10 FOR OTHER SECTIONS

- GENERAL NOTES:**
- 1) BOUNDARY SURVEY INFORMATION BY TROPHY D. STURM, M.C.S., AND FURNISHED TO ENGINEER BY OWNER.
 - 2) ALL IMPROVEMENTS SHALL CONFORM WITH THE CHARLOTTE-MECKLENBURG DEVELOPMENT STANDARDS MANUAL, THE MECKLENBURG COUNTY ZONING ORDINANCE, AND THE MECKLENBURG COUNTY SUBDIVISION ORDINANCE.
 - 3) PROPERTY ZONED R-12P(CD)
 - 4) TAX PARCEL 193-001-05.
 - 5) CONTOUR LINES FROM TOPOGRAPHIC SURVEY BY CALDWELL LAND SURVEYS AND FURNISHED TO ENGINEER BY OWNER.
 - 6) ENGINEER TOTALLY RESPONSIBLE FOR OBTAINING LOCATIONS OF EXISTING UTILITIES PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
 - 7) MECKLENBURG COUNTY ENGINEERING DEPARTMENT 60.00 REQUIRED 24 HOURS IN ADVANCE OF THE COMMENCEMENT OF CONSTRUCTION.
 - 8) PARKING
 - A. NO PARKING SHALL BE PERMITTED WITHIN 100 FEET STRAIGHT OFF INTERSECTION R/W.
 - B. NO PARKING SHALL BE PERMITTED WITHIN 25 FEET OF ANY REAR OR SIDE PROPERTY LINE.
 - C. NO PARKING SHALL BE PERMITTED WITHIN 5 FEET OF "PAVED DRIVE" RIGHT-OF-WAY.
 - D. ALL OFF STREET PARKING SHALL CONFORM WITH SECTION 600.0 OF THE MECKLENBURG COUNTY ZONING ORDINANCE.
 - E. PARKING AREAS ADJACENT TO IMPROVED, PAVED, SHALL BE DEPRESSURED OR DRAINAGE SYSTEMS SHALL BE INSTALLED TO PREVENT STANDING WATER ACCORDING TO 60.00.
 - 9) THE MAXIMUM BUILDING HEIGHT SHALL NOT EXCEED THREE (3) STORIES.
- The property owner agrees that should at any time after the project is completed, the project owner will maintain a record of all improvements made to the project and will provide a copy of this record to the City of Charlotte, North Carolina, upon request.*
- The property owner will be allowed to remove any trees at 1/4" at 1/4" from project lines in the approved 11/16 plan.*
- The owner shall be responsible for obtaining all necessary permits to install any utility lines and for the installation of any utility lines to be installed on the property.*
- In the event the State of North Carolina refuses or fails to accept the offer of dedication, the property owner agrees to provide a suitable drainage system for the site or the location of other permanent utility specified by the City of Charlotte.*

T. G. STEGALL LEASING CO. ✓
 347-236

APPROVED FOR CONSTRUCTION
CMPC
 10/26/87
revised club house area design.



SITE PLAN

CALIBRE CROSSING
 MORNING STAR TWP., MECK. CO., N. C.
 THE CALIBRE COMPANY OF NORTH CAROLINA

NO.	DATE	ENTRANCES	REVISION	BY
1	1-16-87	ENTRANCES	REVISION	MMG
2	2-6-87	REVISION PER COUNTY REVIEW		MMG
3	4-30-87	PER COUNTY REVIEW		TAN
4	4-30-87	PER COUNTY REVIEW		TAN
5	5-17-87	RELOCATE LEASING OFFICE, POOL & ROOK		MMG

PROJECT: 86-10-03
 SCALE: 1" = 50'
 DATE: 7/15/86
 DRAWN BY: NAK/AMM

LEGEND

- ASPHALT RAMP
- UTILITY BASE
- HANDICAP SPACE
- HANDICAP UNIT
- BRIDGE & SWALE (SEE DETAIL)
- BLDG. No.
- BLDG. UNITS
- BLDG. TYPE
- BLDG. NUMBER

10/10

FOR INFORMATION ONLY
 NORTHWESTERN FINANCIAL INVESTORS
 3740-489

NOW OR FORMERLY
 NORTHWESTERN FINANCIAL INVESTORS
 3740-489