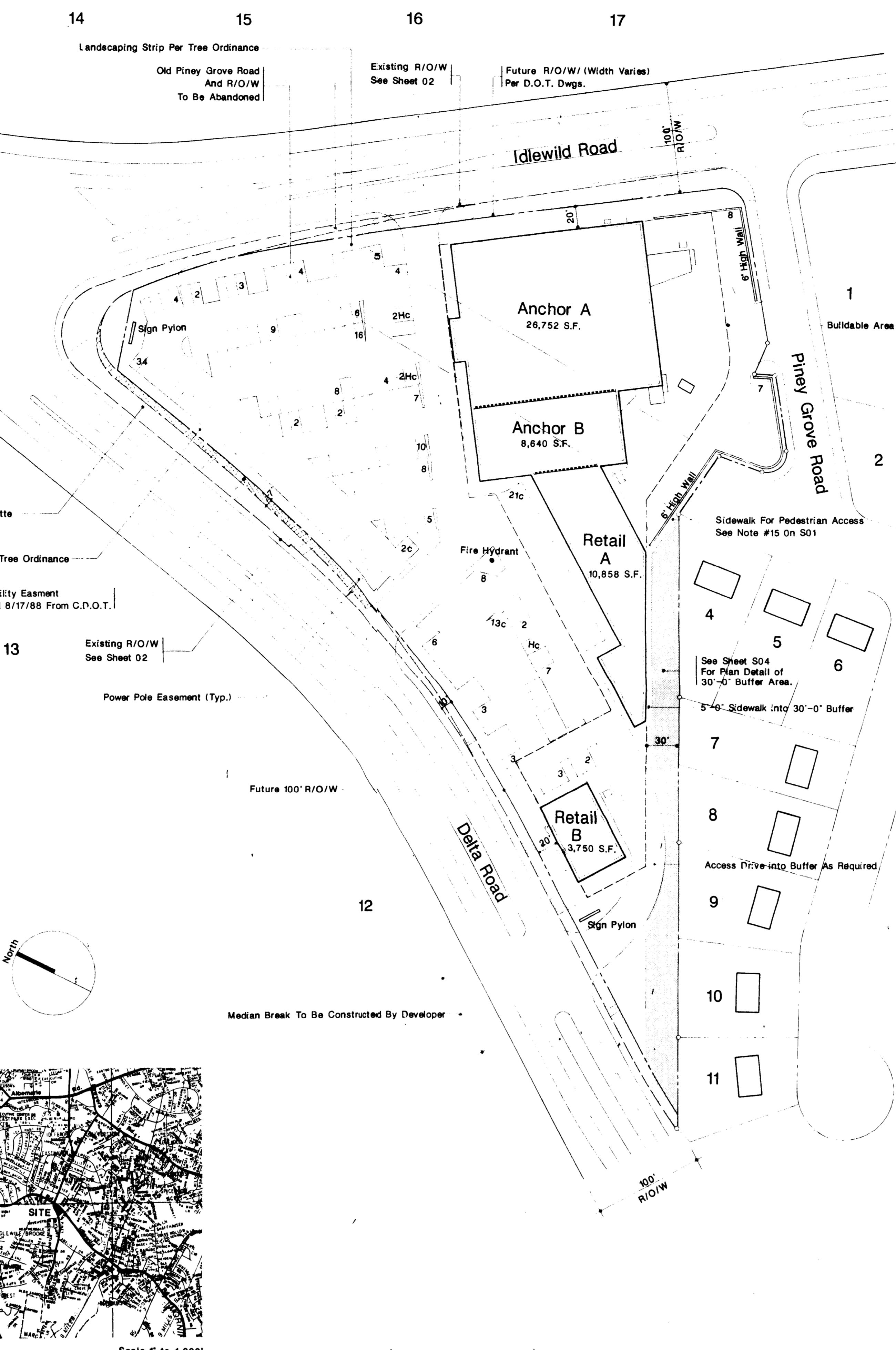


- All building and parking locations are approximate and may be changed as long as density, screening, number of parking spaces, and setback requirements are satisfied per site plan 501. In no event will the buildings exceed the area shown as buildable area.
- The total square footage for the B-1/CD zoning classification shall not exceed 50,000 sq. ft.
- Landscaping: For landscaping notes see Sheet 504.
- Site lighting shall meet all applicable state and local ordinance minimums. All exterior paved areas shall have a minimum of 3 ft. center of illumination. Site lighting at rear of Retail Center shall be security type directed directly to building. There shall be no power poles in the rear of the center.
- All parking shall meet state and local ordinance.
- Location and design of all curb cuts shall be subject to MCDOT approval. Entrance drive locations shall be subject to approval of all applicable governmental agencies.
- All signage shall be in accordance with local ordinance. Specific location of signage may vary from that which is indicated.
- All trash dumpsters shall be screened.
- Development shall meet the requirements of the Charlotte stormwater detention ordinance.
- Retail buildings A and B, trash dumpsters, and utility meters will be enclosed or screened within brick walls. Downspouts will be either recessed in the rear wall (as practical) or enclosed within the rear wall of Retail A, and Anchor A and B (as practical). No downspouts (including gutters and downspout leaders), signs, 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 architectural construction documents.
- Night of May (NOM) 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 complementary to those used in the front elevations of the center. Elevations shown on sheet 501 are architectural suggestive only.
- Fire Protection:
 - Anchor B, and Retail A and B shall be constructed of materials suitable to classify the building as Type IV, un-protected and un-sprinkled.
 - Anchor A shall be constructed of materials suitable to classify the building Type IV un-protected and sprinkled.
 - Four (4) hour firewalls shall be constructed between Anchor A, 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 shopping center from the Piney Grove neighborhood through the site (4) foot high wall based on the following conditions:
 - Property owners on tax parcels 4, 5 and 6 must unconditionally request such a pedestrian access.
 - These property owners, if necessary, should provide a sidewalk easement to allow for access to the shopping 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: 16503603
- Johnie G. Shields and wife Cynthia V. Shields
4109 Piney Grove Road
Charlotte, North Carolina
28212
Tax Parcel: 16506361
- Mark Walton Brantley and wife Holley Maback
4105 Piney Grove Road
Charlotte, North Carolina
28212
Tax Parcel: 16506360
- Jayendran Patel and wife Nita J. Patel
4105 Piney Grove Road
Charlotte, North Carolina
28212
Tax Parcel: 16506359
- Bernial B. Shah and wife Hamzati B. Shah
7909 Haverstraw Court
Charlotte, North Carolina
28212
Tax Parcel: 16506358
- Calvin Timothy Grice and wife Suzanne P. Grice
7905 Haverstraw Court
Charlotte, North Carolina
28212
Tax Parcel: 16506357
- Thomas Wilking Archer and wife Deborah Nelson Archer
7901 Haverstraw Court
Charlotte, North Carolina
28212
Tax Parcel: 16506356
- James W. Hester and wife Crystal J. Johnson
7111 Haverstraw Court
Charlotte, North Carolina
28212
Tax Parcel: 16506355
- Darry Allen Hinson
7905 Haverstraw Court
Charlotte, North Carolina
28212
Tax Parcel: 16506354
- Leon B. Jordan Estate c/o Marzelle J. Rowell
7934 Idlewild Road
Charlotte, North Carolina
28212
Tax Parcel: 16503301
- Rayce James Rowell and wife Marzell J. Rowell
7934 Idlewild Road
Charlotte, North Carolina
28212
Tax Parcel: 16503303
- Richard A. Watkins and Dwight D. Watkins
4314 Idlewild Road
Charlotte, North Carolina
28212
Tax Parcel: 13505101
- Carl Gaither Ballard and wife Dorothy A. Ballard
8111 Idlewild Road
Charlotte, North Carolina
28212
Tax Parcel: 13505103
- Carl Gaither 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

Idlewild Festival

Project: 870902-1
Drawn: RTM
Checked: JGJ
Date: 22 August 1988
Scale: 1" to 80'-0"

No.	Description	Date
1	General	24 August 1988

APPROVED BY CITY COUNCIL
DATE 9/10/88

88-53
Crown Charlotte Retail #3

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Site Plan

SO1 (ORIG. COPY) SAME!

Idlewild Festival
Trammell Crow Company

Project: 870902-1
Drawn: FLJ
Checked: JGJ
Date: 29 May 1988
Scale: 1"=80'-0"

No.	Description	Date
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Boundry Survey & Topography

SO2

CURVE	CHORD BRG. & DIST.	RAD.	ARC
1	S60°35'05"E - 76.99'	953.0600'	77.02'
2	S21°45'54"E - 50.56'	42.5000'	54.15'
3	S14°02'03"W - 71.11'	2903.7900'	71.11'
4	S25°18'06"W - 298.63'	720.0000'	300.81'
5	S33°26'42"W - 106.75'	800.0000'	106.83'
6	N33°26'42"E - 96.07'	720.0000'	96.14'
7	N25°30'49"E - 326.02'	799.9999'	328.32'
8	S43°16'50"E - 125.42'	953.0600'	125.51'
9	N73°07'22"E - 73.46'	42.5000'	88.70'
10	N 66° 01' 46" W - 29.21'	17.00'	35.12'
11	N 34° 17' 50" E - 10.16'	10.00'	10.68'
12	S 34° 42' 11" E - 3.75'	953.06'	3.75'
13	S 10° 06' 20" W - 31.65'	22.50'	35.10'

LINE	BRG. & DIST.
1	N 68° 14' 22" W - 1.01'
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'

