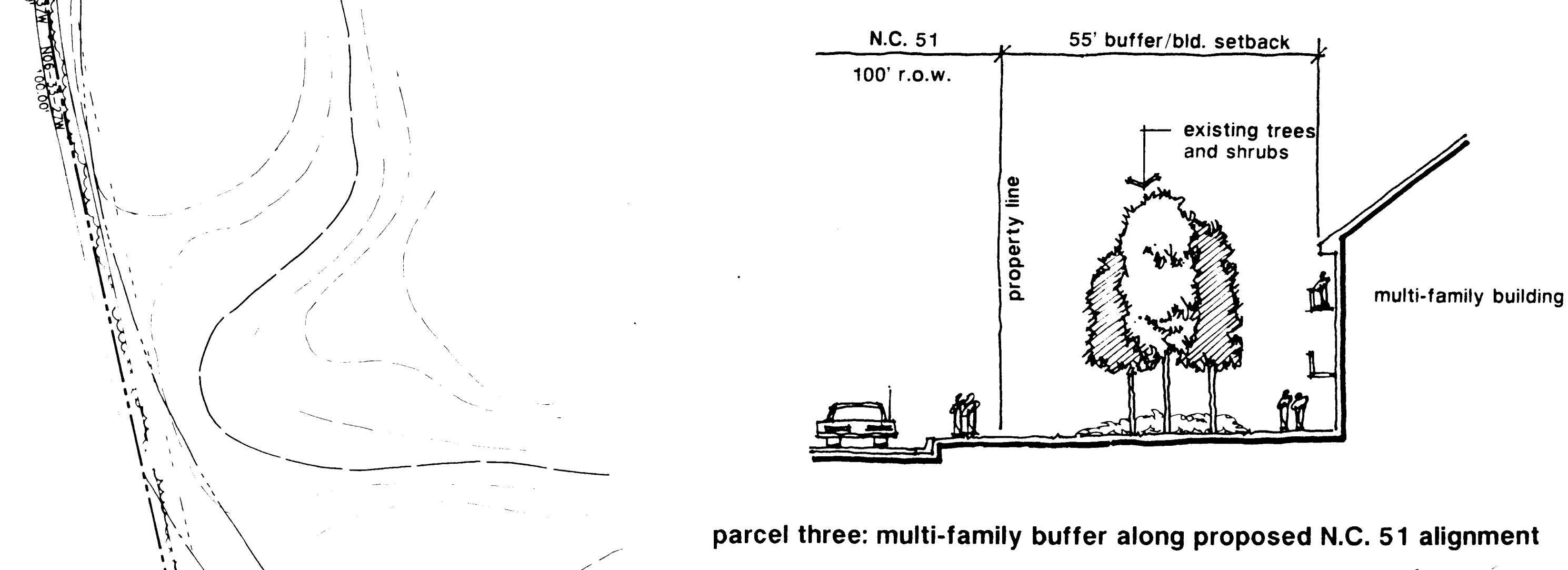
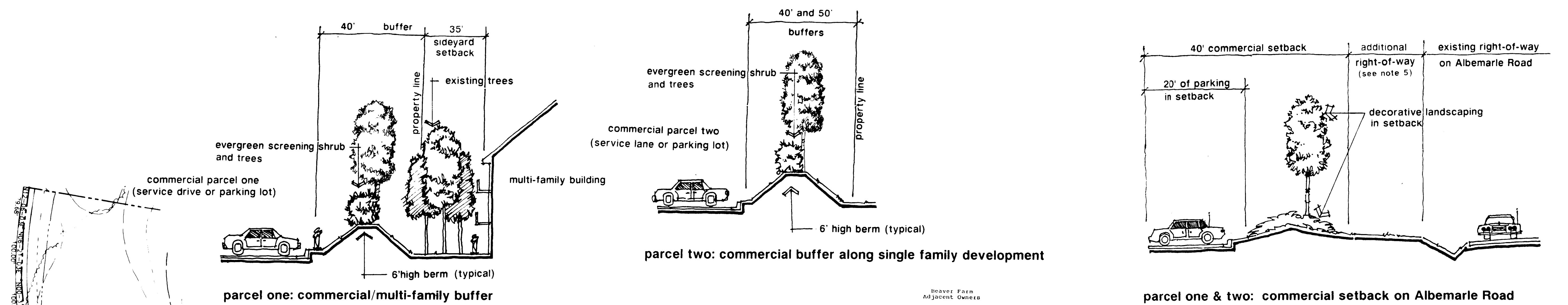
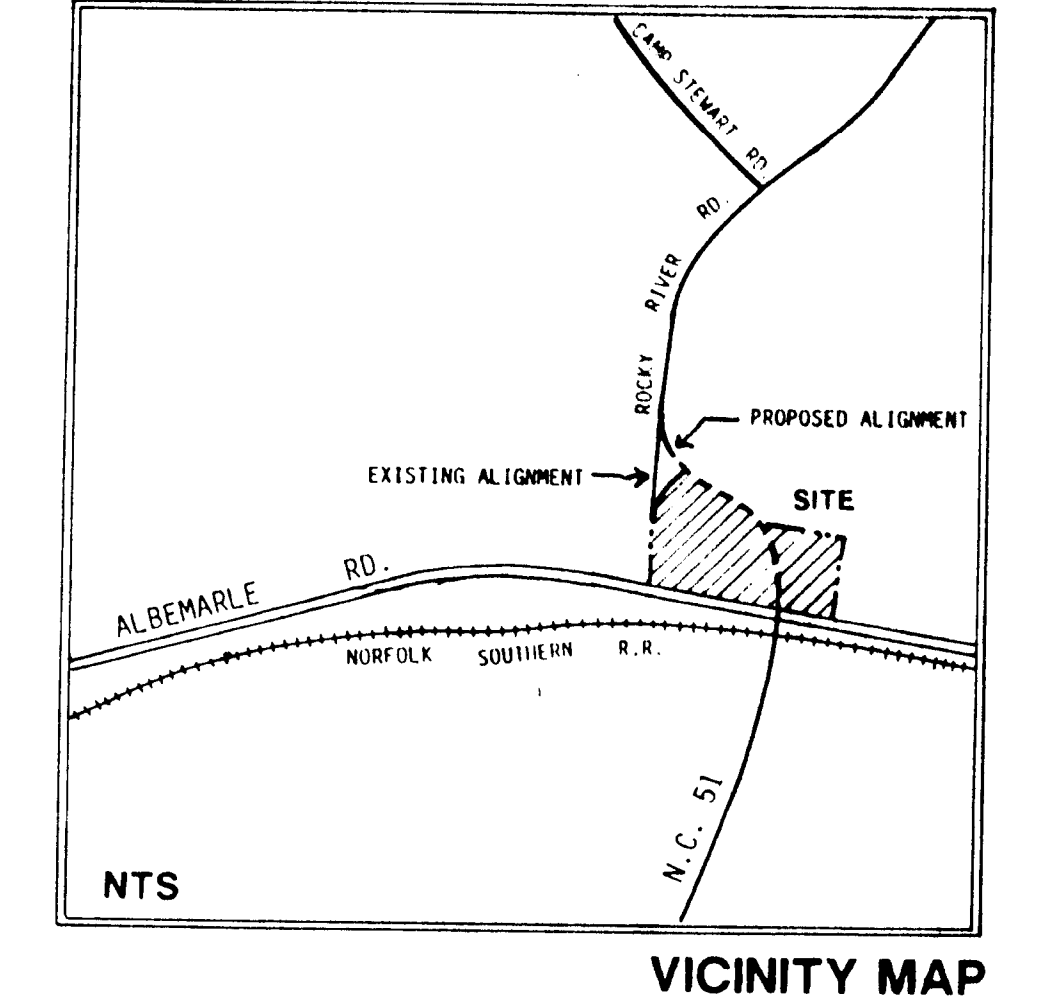
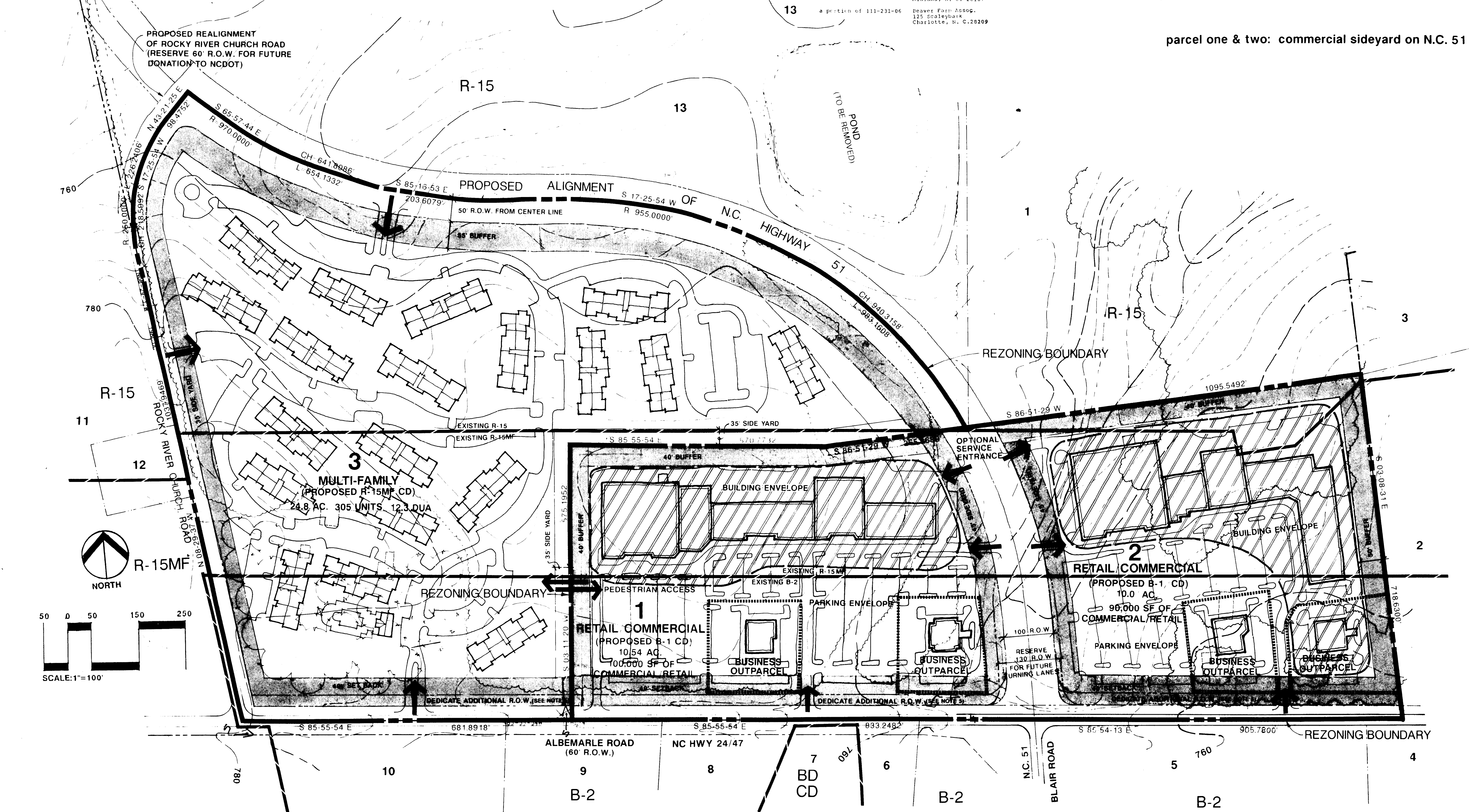


BEAVER FARMS REZONING NOTES:

1. This site plan is intended to show the general character and scale of the proposed development. Revisions to the building size and location, parking layout, and circulation pattern may be made during final design, so long as the general intent of this plan is not altered.
2. The project shall comply with Charlotte/Mecklenburg ordinances for building standards, signage, parking and storm detention. Ten (10) percent of the commercial parking lot areas shall be devoted to landscape treatments, including but not limited to ornamental trees, shrubs and decorative berm. Parking areas shall be broken up with landscaping to avoid massive paved areas, which do not reflect a pedestrian scale.
3. Buffers and screening around the perimeter of the site shall be provided as shown on the cross-sections for the various areas. In general, existing vegetation shall be preserved. The buffer areas will be used as open space and may accommodate pedestrian pathways, walls, berms, fences, signs, graphics, utilities or drainage easements. The Developer shall coordinate with the utility companies to insure minimal impact to designated buffer areas. Berm plantings for commercial buffers shall consist of a single row of evergreen shrubs planted at an initial height of 3-feet, with a distance between shrubs of not more than 5-feet. Small maturing trees shall also be planted to augment the shrub screen to further buffer the residential districts from commercial uses (section 1601.1).
4. The number of vehicular access points will be limited to those shown on this Rezoning Plan. The configurations of driveways and access points within the Site are subject to minor modifications required to accommodate final site and architectural construction plans and are subject to approval by the North Carolina Department of Transportation ("NCDOT"). Left-turn lanes will be provided at driveway access points to meet NCDOT standards.
5. Additional right-of-way will be donated and dedicated by the Developer to provide 110' r/w for Albemarle Road (55' from centerline) at the time of development, or right-of-way acquisition by the NCDOT, if earlier.
6. Developer shall donate and dedicate 100' of right-of-way for the extension of NC 51 alignment to a new connection with Rocky River Church Road, as shown on the rezoning plan. If NCDOT, City or County have not constructed or funded for construction the extension of the alignment of NC 51 through the Subject Property prior to the request for Certificates of Occupancy for more than 25% of the B-1 uses, the Developer shall have completed construction of the extension of the alignment of NC 51 beginning at Albemarle Road and ending at the furthest driveway serving the B-1 uses. Developer shall reserve 130-feet of right-of-way for future right-turn lanes on the extension of NC 51 at Albemarle Road.
7. Primary access to the multi-family parcel shall be limited to Rocky River Church Road and Albemarle Road until two (2) lanes of NC 51 are constructed to Rocky River Church Road.



Map Code	Tax Parcel	Property Owner
1	111-231-01	Mr. & Mrs. Oscar F. F...
2	111-231-10	Mr. & Mrs. Edward R. Hauligre
3	111-231-11	Charlotte-Mecklenburg Board of Education
4	139-092-08	Williams Charles Hankins
5	137-151-06	William Charles Hankins
6	137-151-14	George Albans
7	137-151-07	Mr. & Mrs. Ralph Thomas White
8	137-151-08	R.T. White Company
9	137-151-09	Mr. & Mrs. Robbie Lee Thompson
10	137-152-01	Dorrel W. Zuber
11	111-221-04	Henry Oliver Rhodes, Sr.
12	111-221-05	Walter H. Herring, Jr.
13	a portion of 111-231-06	Beaver Farm 28966



BEAVER FARMS
MECKLENBURG COUNTY, NC

FOR: BEAVER FARM ASSOCIATES

**REZONING PETITION/
TECHNICAL DATA SHEET**

89-50
Recommended for Approval
B.P.C. 2/27/89

DATE	DECEMBER 27, 1988
PROJECT NO.	88761
REVISIONS	2 FEB 1991 REV. NOTE 2, SECTION 1, IDENTIFY PER ZONING REVIEW
DATE	14 MAR 1989 REV. NOTE PARCEL 1 BUFFER
SITE DEVELOPMENT	52.39 AC
CURRENT ZONING	R-2 16.80 AC
	R-15 17.00 AC
	R-15 18.60 AC
PROPOSED ZONING	B-1 CD 24.28 AC
	R-15 28.11 AC
PARCEL ONE	COMMERCIAL/RETAIL (10.54 AC)
	100,000 SF RETAIL SPACE
PARCEL TWO	COMMERCIAL/RETAIL (10.00 AC)
	90,000 SF RETAIL SPACE
TOTAL GROSS BULK AREA	190,000 SF
TOTAL ROAD RIGHT-OF-WAY	1.74 AC
TOTAL SITE AREA	52.39 AC
TOTAL ROAD RIGHT-OF-WAY	3.31 AC

Paul Brown

1501 East Boulevard Charlotte, NC 28203 704/333 0125
1216 Pine Street Alexandria, VA 22304 703/540 2784
225 Hildebrand Street Raleigh, NC 27604 919/834 8127

Land Design
Landscape Architecture Land Planning
Urban Design Civil Engineering

