

CHARLOTTE - MECKLENBURG
PLANNING COMMISSION

INTER - OFFICE COMMUNICATION

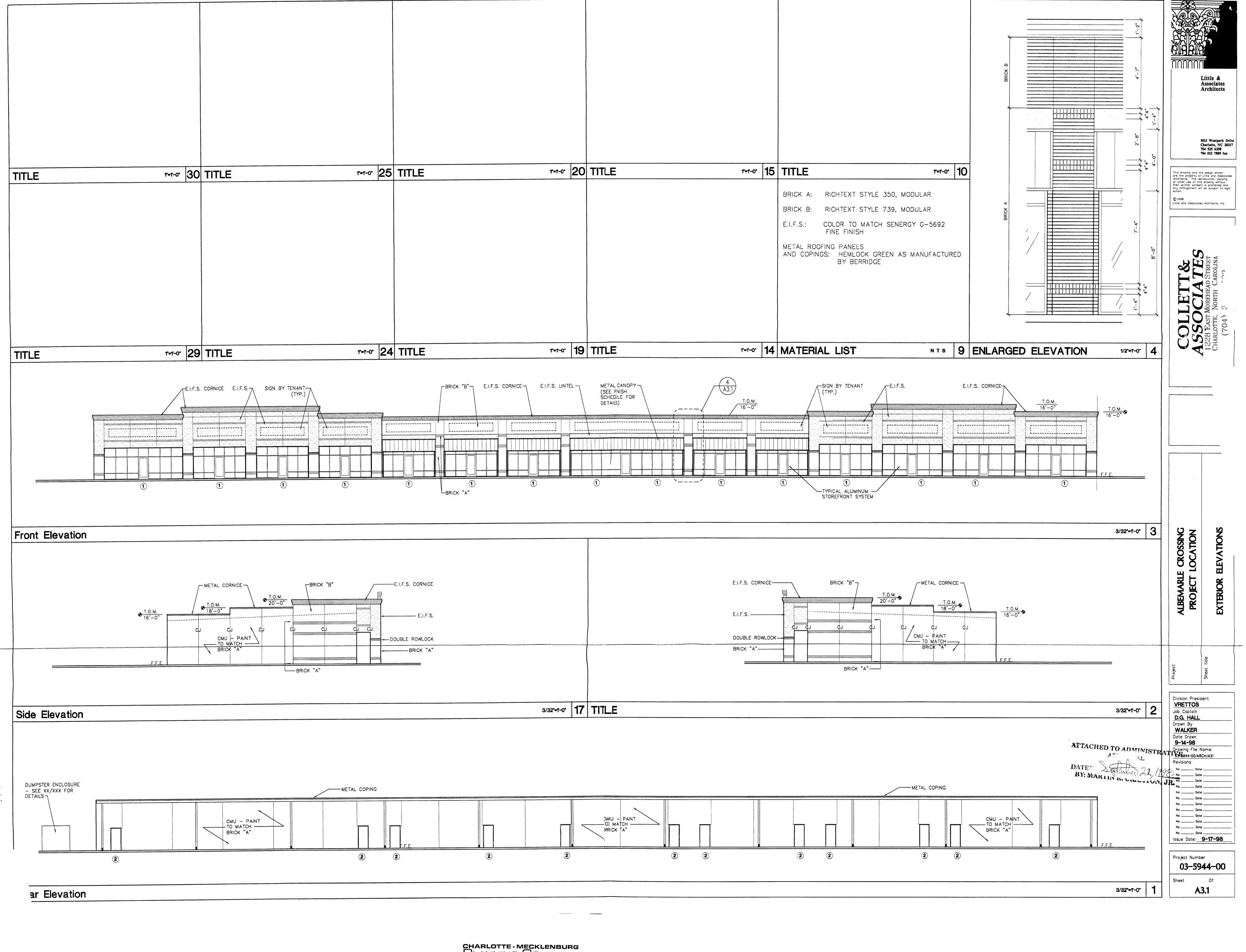
DATE: June 26, 1997

TO: Robert Brandon
Zoning Administrator

FROM: 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 buffers will be replanted and reconstructed during development of the site. All other requirements of the buffer areas on the approved rezoning plan remain unchanged. Please use this plan when evaluating request for building permits and certificates of occupancy.



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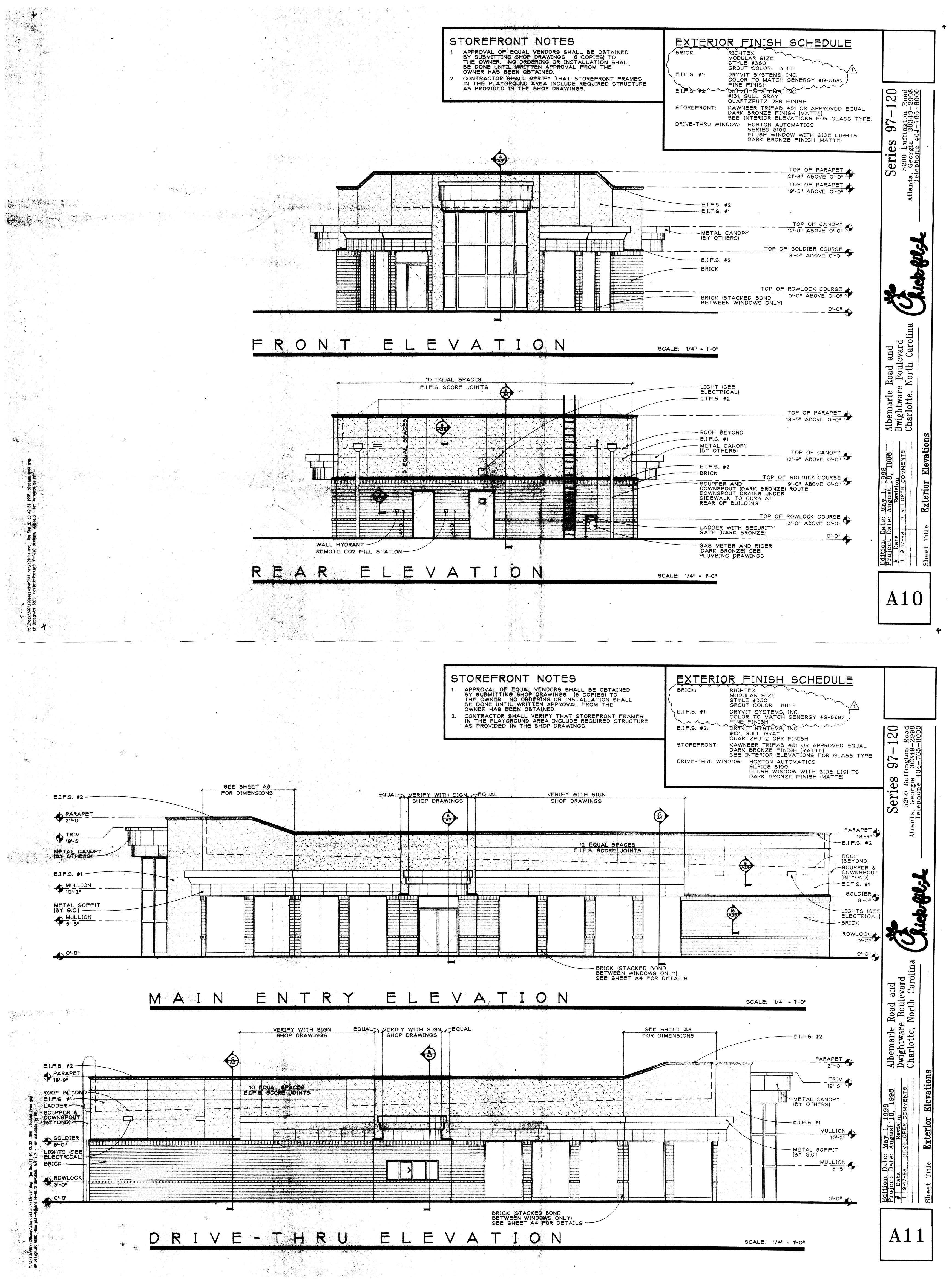
TO: Robert Brandon
Zoning Administrator

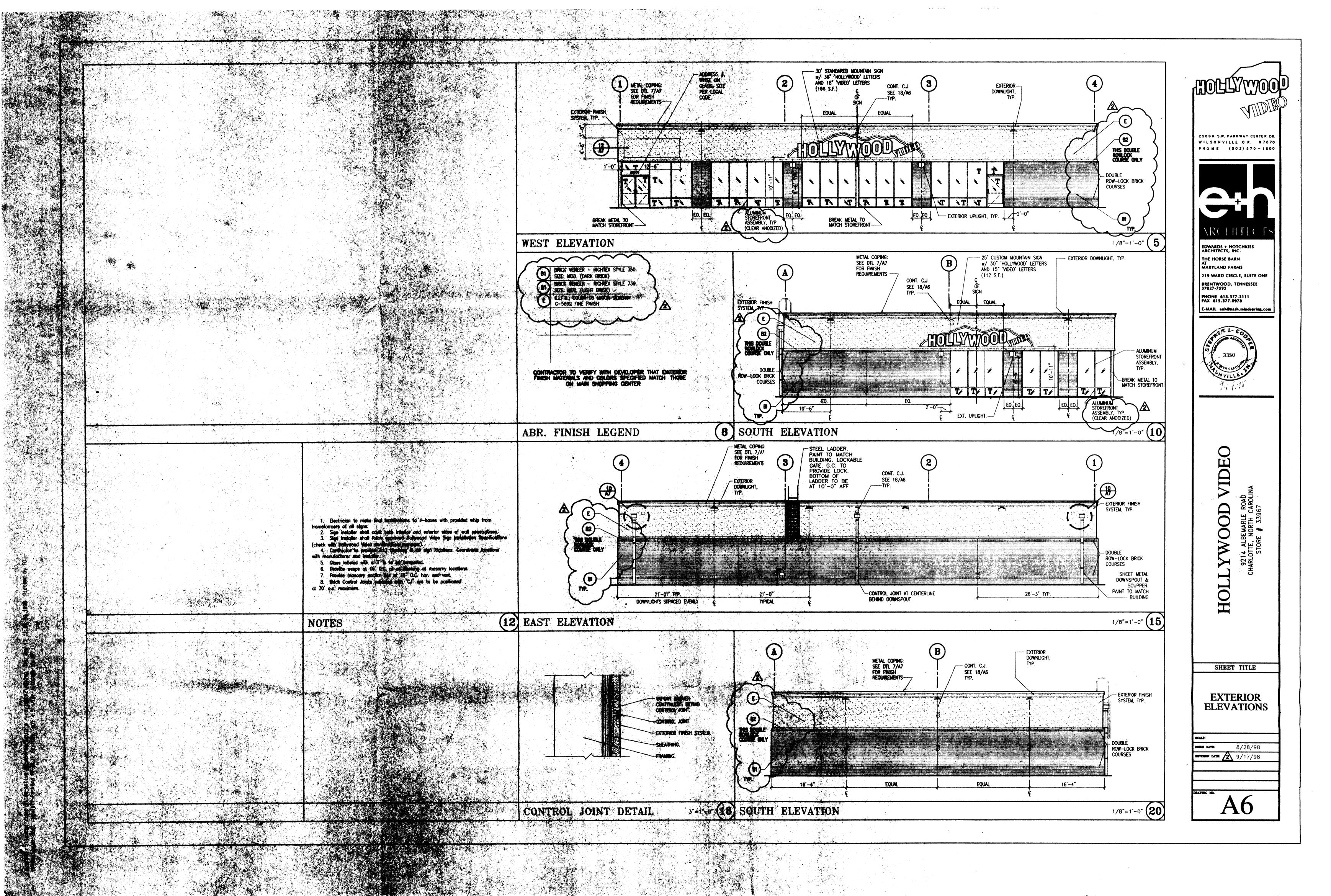
DATE: September 22, 1998 **FROM:** Martin R. Cramton, Jr.

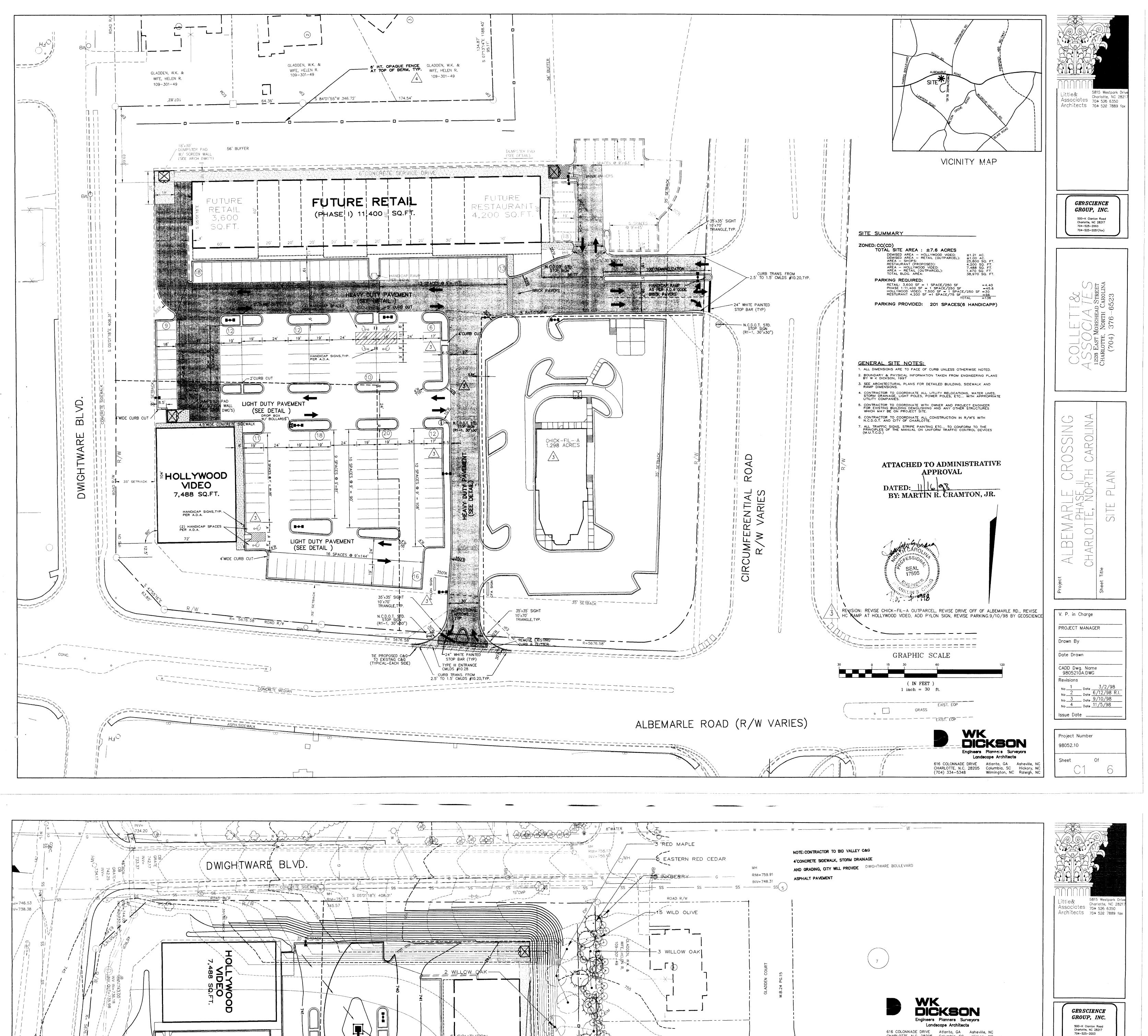
Planning Director

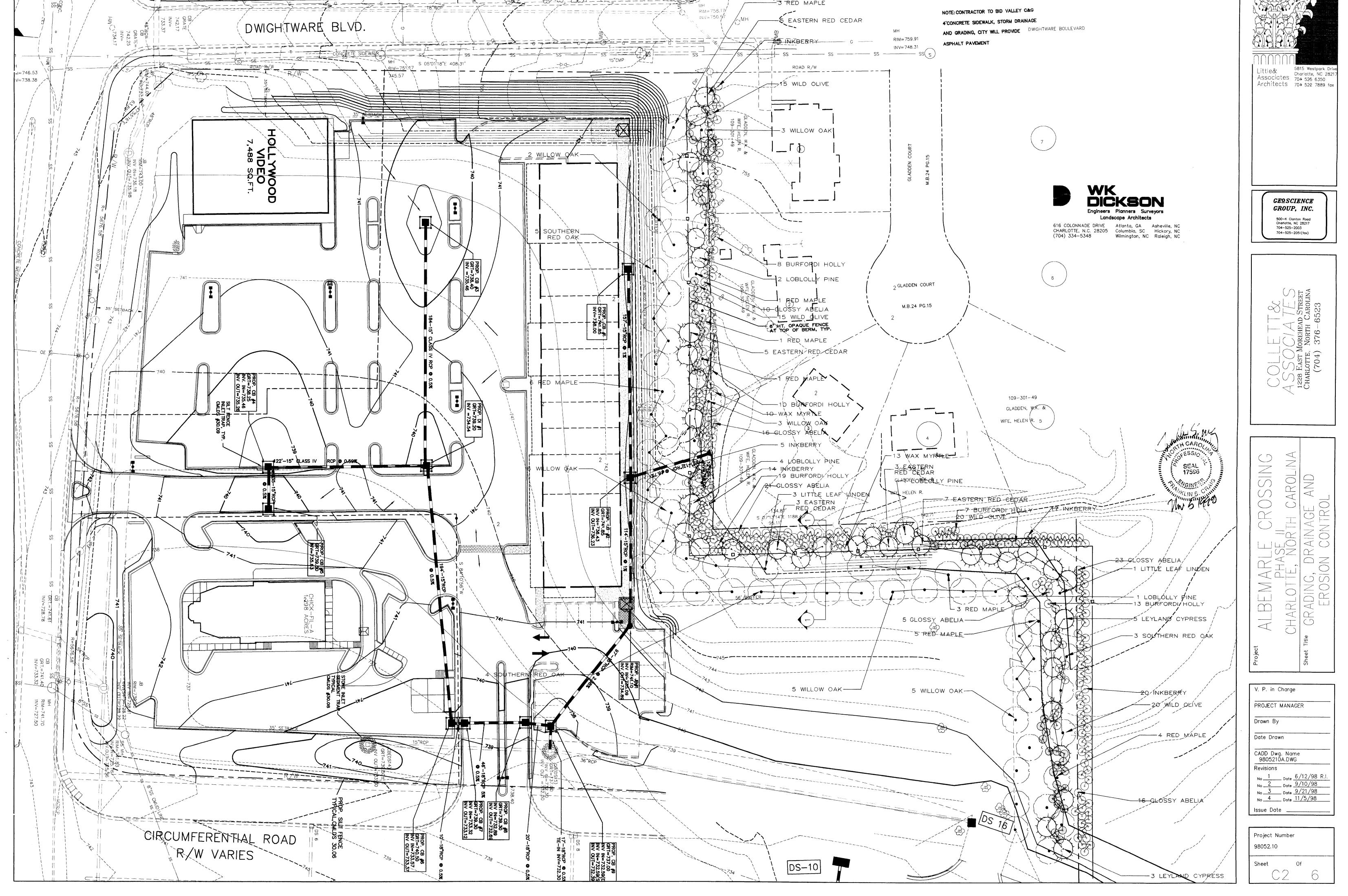
SUBJECT: Administrative Approval for Petition No. 96-60 Albemarle Crossing. Tax parcels 109-301-04,05,06,07,08.

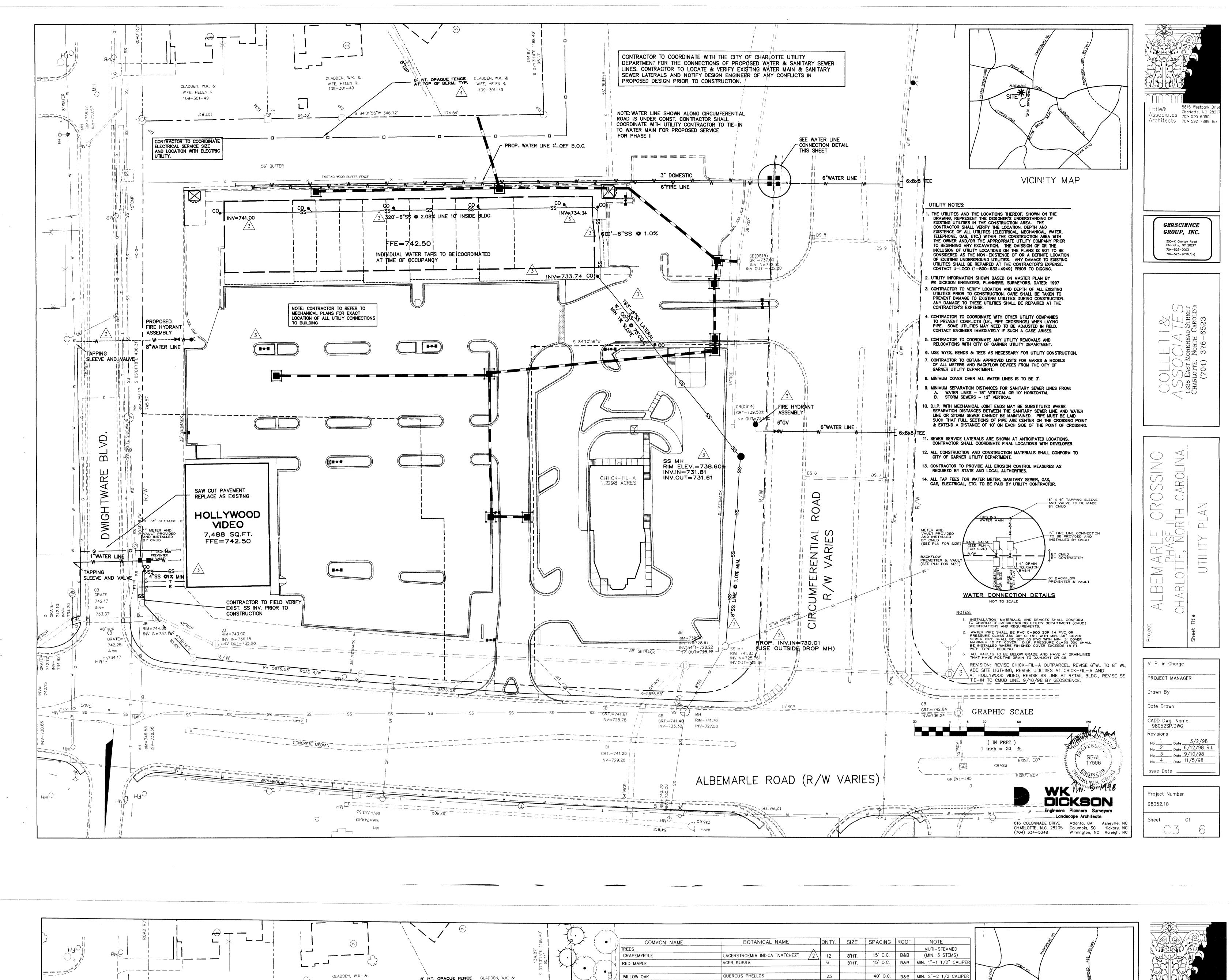
Attached are specific elevations for the Hollywood Video, Chick-fil-A and main retail building to be located on parcel 1 of the above site. We have reviewed the attached plans per the requirements of the conditional plan and have found them to be architecturally compatible as required by the plan. Please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

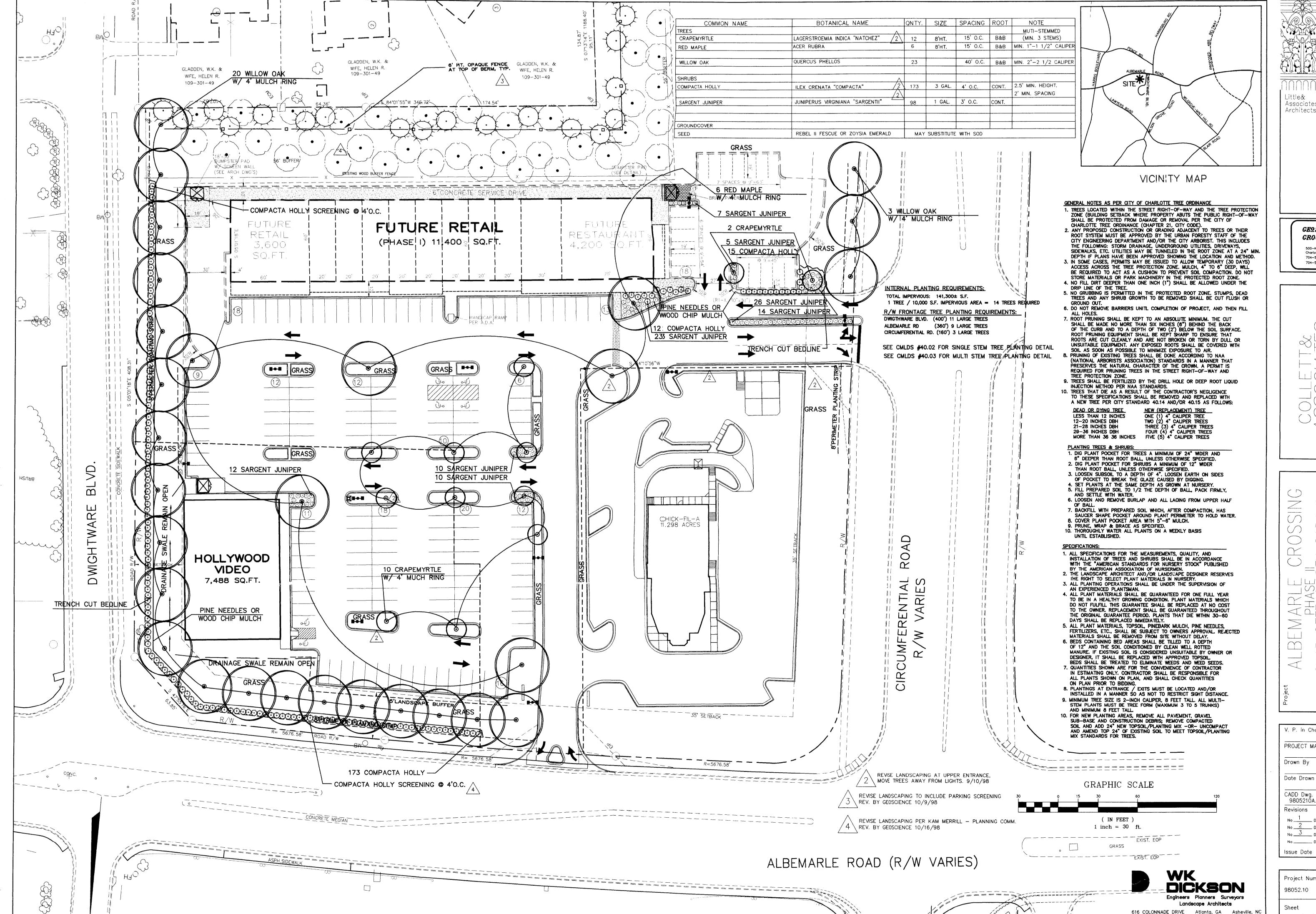












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Little& 5815 Westpark Drive Charlotte, NC 28217 704 526 6350 Architects 704 522 7889 fax

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 $\begin{array}{c|c} C & C & E & T & R \\ A & S & C & A & F \\ 1228 & EAST & MOREHEAD & STREET \\ CHARLOTTE, & NORTH & CAROLINA \\ (704) & 376-6523 \end{array}$

CHARLOTTE, NORTH CAROLINA
Sheet Title

LANDSCAPE PLAN

V. P. in Charge

PROJECT MANAGER

Drawn By

Date Drawn

CADD Dwg. Name
9805210A.DWG

Revisions

No 1 Date 6/12/98 R.I.

No 2 Date 9/10/98

No 3 Date 11/5/98

No Date

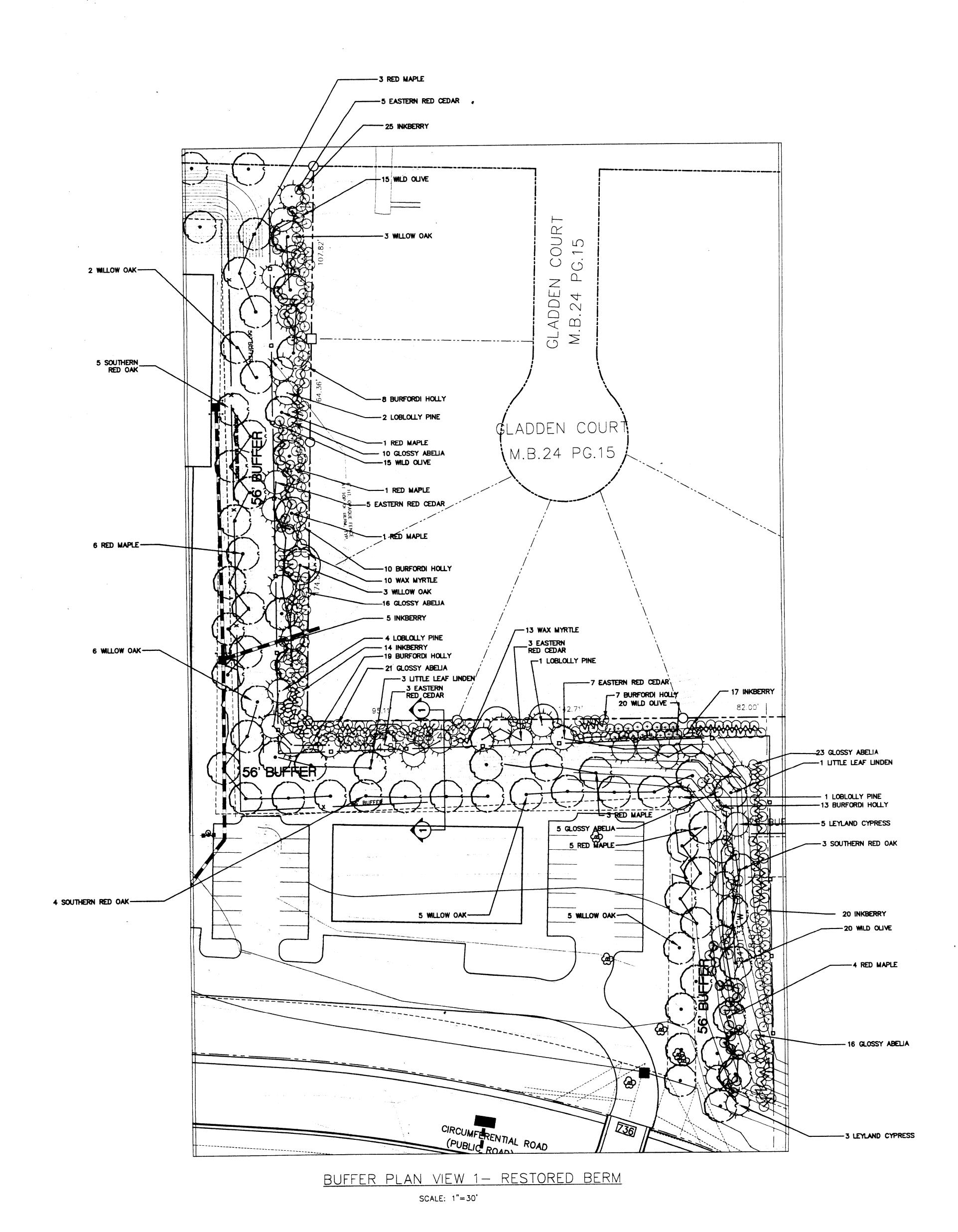
Issue Date

Project Number
98052.10
Sheet Of

CHARLOTTE, N.C. 28205 Columbia, SC Hickory, NO

Wilmington, NC Raleigh, NC

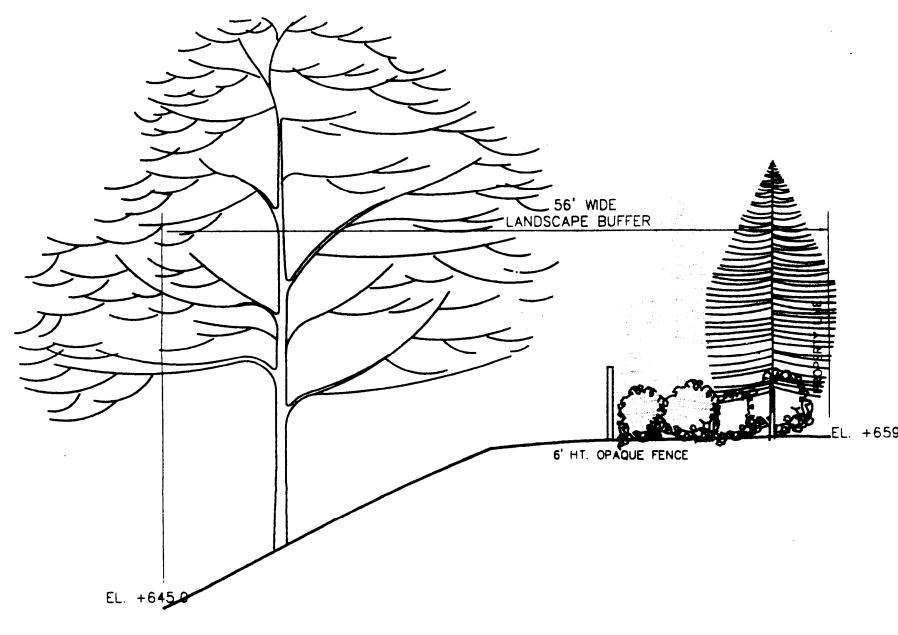
(704) 334-5348



PLANT LIST HEIGHT/ SPREAD CAL REMARKS BUFFER BUFFER TOTAL SCIENTIFIC NAME COMMON NAME 24 18 3 45 ACER RUBRUM RED MAPLE 2-25' MATCHED SPECIMEN B&B MATCHED SPECIMEN B&B 2-2.5* MULTI-STEM C 13 C 13 BETULA NIGRA RIVER BIRCH 23 9 4 36 JUNIPERUS VIRGINIANA EASTERN RED CEDAR 2-25" FULL, SYMETRICAL 2-2.5° FULL, SYMETRICAL 8 0 0 8 PNUS TAEDA 12 0 0 12 QUERCUS FALCATA SOUTHERN RED OAK 2-25 MATCHED SPECIMEN B&B 24 5 10 39 QUERCUS PHELLOS WILLOW OAK 2-25" MATCHED SPECIMEN B&B 4 0 2 6 GREENSPIRE 2-2.5° MATCHED SPECIMEN B&B B 6 5 19 LEYLAND CYPRESS 2-25 FULL, SYMETRICAL SHRUBS AND GROUNDCOVERS 70 35 2° 26 OSMANTHUS AMERICANUS 57 C C 57 BUFORDE' DWARE BURFORD HOLLY 30-36" 81 46 20 147 LEX GLABRA 23 64 25 112 MYRICA CERIFERA 30-36*

GENERAL NOTES: 1. Consult Plant List on this sheet for plant specifications. 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 5. See Sheet L-3 for Planting Details and Specifications.

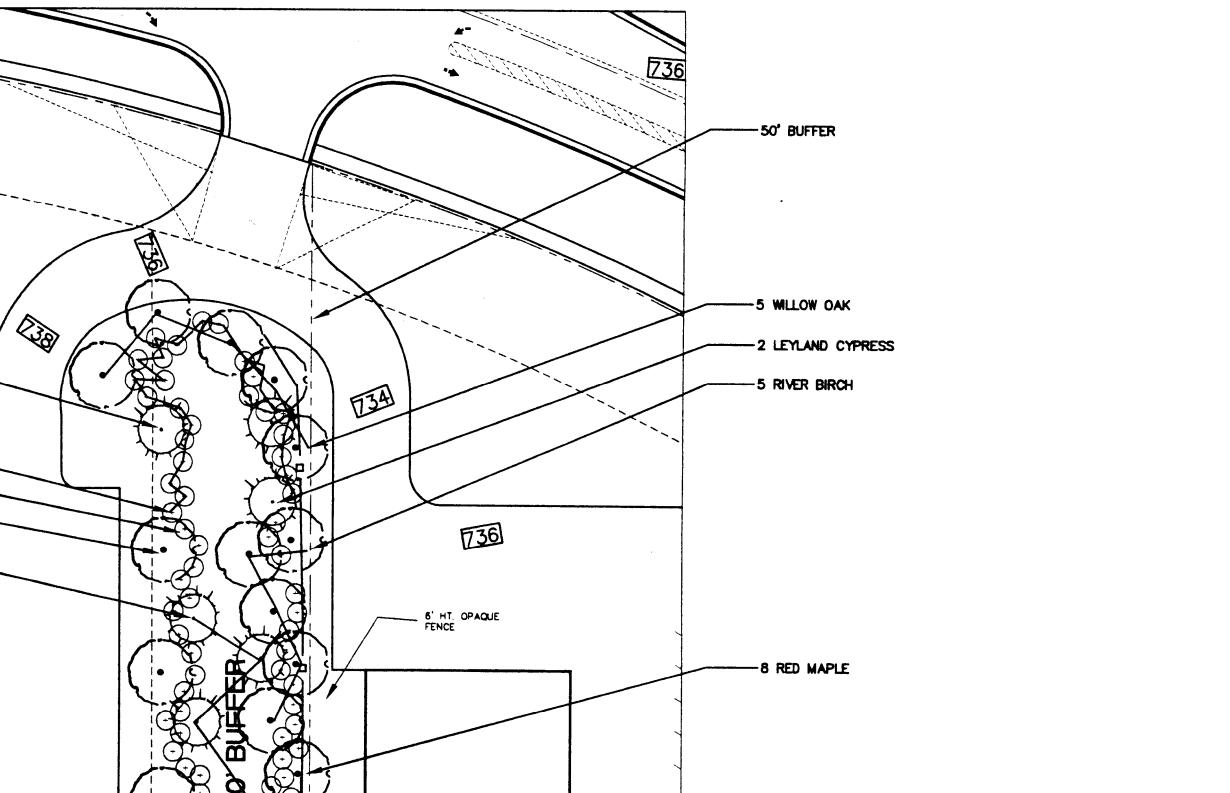
* THIS PLAN IS FOR PLANTING PURPOSES ONLY. DO NOT REFER TO FOR GRADING.



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

GENERAL NOTES: 1. Consult Plant List on sheet L-1 for plant specifications. 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 5. See Sheet L-3 for Planting Details and Specifications.



OUTDOOR PLAY AREA

--- 35 WILD OLIVE

3 LEYLAND CYPRESS

BUFFER PLAN VIEW 2 PERMANENT DITCH #1

SCALE: 1"=30"

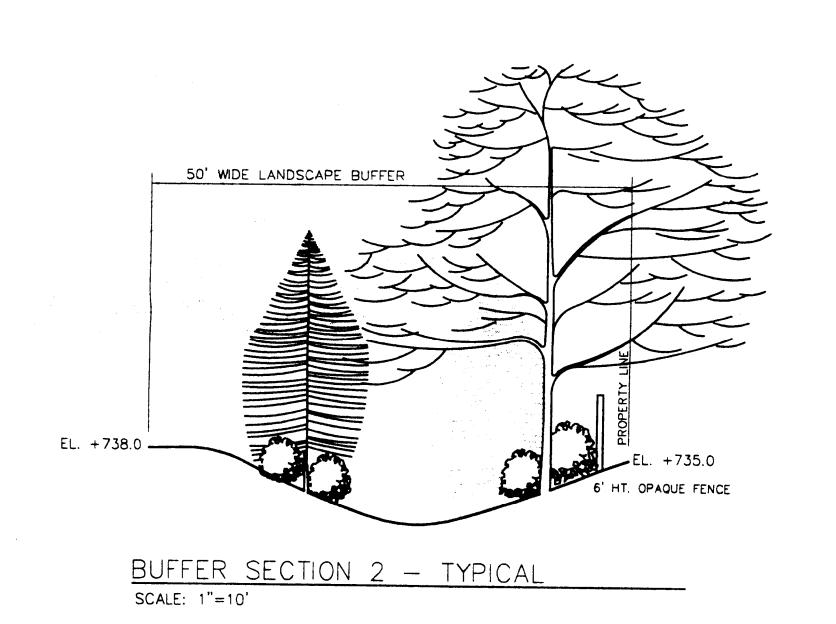
EXPANSION

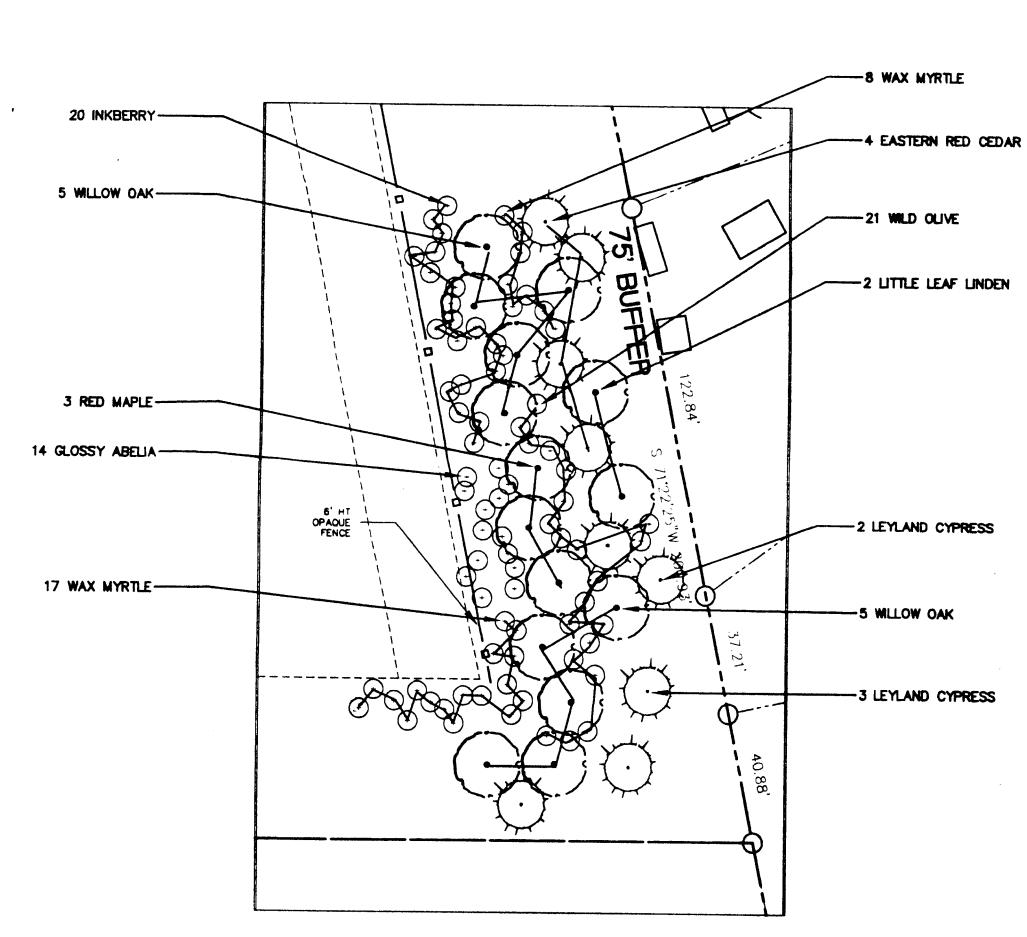
29 GLOSSY ABELIA ----

21 INKBERRY ----

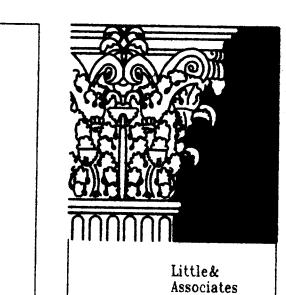
23 WAX MYRTLE ---

9 EASTERN RED CEDAR-





BUFFER PLAN VIEW 3 SCALE: 1"=30'



Division President in Charge

FRANK GOPPOLD
Project Architect
JIM GAMBLE
Drawn By
V. WESTENDORFF

9/22/97 AutoCAD® Dwg. Name

Revisions

Issue Date ____

Sheet __1

18-3369-03

BUFFER2.dwg

No rev 1 Date 12/12/97 No rev 2 Date 11/02/98

Little& Associates

5815 Westpark Drive Charlotte, NC 28217 704-525-6350 704-561-8710 fax

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Division President in Charge FRANK GOPPOLD JIM GAMBLE V. WESTENDORFF 9/22/97 AutoCAD[®] Dwg. Name BUFFER2.dwg No rev 2 Date 11/02/98

18-3369-03

LANDSCAPE SPECIFICATIONS

11 DESCRIPTION OF WORK

A. Work shall consist principally of supplying and planting plant materials as indicated and specified. Provide the preparing and placing of all soil required in planters, plant bads and pilot testing for unlevorable growing conditions; supplying all necessary sof additives, much, bracing materials; furnating all other organization, supervision, labor, equipment and materials necessary to complete the work. Provide mentenance in accordance with the plans and specifications. The contractor shall have exemined the site and satisfied himself as to the conditions under which he is to operate or that will in any manner affect the work under th

12 SOURCE INSPECTIONS A. Plant Materials

1. Contractor is to inform Landscape Architect of source of plant materials. 2. Plant muterals may be inspected by the Landscape Architect at the growing site and acced or otherwise approved for delivery. Such respection does not preclude right o rejection at the project are prior to, during or after installation.

1. The topsoil may be inspected by the Landscape Architect either at the source or as delivered to the project alte to determine the acceptability.

13 SLEMTTALS A. Maintenance instruction

> 1. Prior to completion of the project two (2) copies of written instructions for year round mentenance and care of installed plants shall be furnished to the

14 DELIVERY, STORAGE AND HANDLING

1. The Contractor shall notify the Landscape Architect of the delivery schedule in advence so the plant material may be inspected upon arrival at the job ats Unacceptable plant material shall be removed from the job site immediately 2. Plants shall be protected during delivery to prevent damage to the root balls. or descostion of leaves. Trees shall be protected during transport by tying in

the branches and covering all exposed branches The use of equipment such as "tree spaces" shall be permitted provided that the plant balls are sized accordingly and tops are protected from damage 4. Fertilizer and lime shall be delivered to the site in the original, unopened containers beering the manufacturer's guaranteed chemical analysis, name, trad-

name or tradement, and in conformance to state and federal law. Herbicide and posticide meteriats shall be delivered to the site in the original unopered containers. Containers that do not have a legible label that identifies the Environmental Protection Agency registration number and the menufacturer's registered uses will be rejected and shall be promptly remove

A Delivery

1. Plants not installed on the day of arrival at the site shall be stored and

. Outside storage shall be shaded and protected from the wind. Bare root plants shall be healed-in. Plants stored on the project shall be protected from drying out at all times by governg the balls or roots with most sawdust, wood chips, strected bank peel moss, or other smiler mulching meteral.

d. Plants, including those in containers, shall be least in a moist condition

Line and fertizer shell be kept in dry storage away from contaminants. Under no organistances shall container material be stored directly on paved

until planted by watering with a fine mist spray.

Storage of materials shall be in areas designated or as approved by the

 Care shall be taken to avoid damaging plants being moved from the nursery or storage area to the planting site. Plants shall be protected from drying out. Balad and buriagoed plants shall be handed carefully to avoid grading or breaking the earth ball. Plants shall not be handled by the trunk or stame Bare-root plants shall be "buddled" when removed from the healing-in bed to protect the roots from driving out. Plents shall be protected from feezing or drying out by a covering of burley, terpeuin, or mulching meterel during transportation from the heeing-in bed to the planting site. Demaged plants will be rejected and shall be promptly removed from the site.

2 PART 2 - PRODUCTS 21 MATERIALS

> A. Plents T Plent quantities indosted on the plans are for the benefit of the Contractor Contractor shall supply all plants to fulfil intent of plans and specifications regardless of quantities shown on plant list. 2. Plants shall conform to the varieties indicated on the plan and shall be in accordance with The American Standard for Nursery Stock, January 196 Edition and Standardized Plant Names, 1942 Edition of the American Jont Committee on Hortcultural Nomenciature theremafter referred to as ASNS 186

and SPN 1942). Names of vanetee not included therein conform generally with names accepted in the nursery trade. Planting stock shall be nursery grown, heavy, well-branched and well-formed, sound, vigorous, heelthy, and free from decess, sun-scald, windown, strason, and harmful neects or neect eggs and shall have healthy, normal and unbroken root avalums.

Deciduous trees and shrubs shall be symmetrically developed of uniform habit of growth, with straight stems and free from objectionable deligurements. Evergreen trees and strucks shall have well developed symmetrical tops will typical agreed of tranches for each particular species or venety. Groundcovers and wies shall be vigorous, have the number and length of runners and dump age specified, and be the proper age for the grade of similar to those in the locality of the project. Plants building into teef or heiving soft growth shall be sprayed with an anti-descoant at the nursery

5. The mirerum acceptable ages of all plants, measured before pruring and with branches in normal position, shall conform to the measurements indicated on the plans. Plants larger in size than specified may be used with the approve of the Landscape Architect with no change in the contract price. If larger plants are used, the ball of earth or spread of roots shall be increased in accordance with ASNS 1969. Plents furnished shall be a fair average of the minimum and maximum sizes specified. Large plants cut back to sizes specified

The Contractor shall facilitate inspection and identification by labeling trees and bundles or conteners of the same shirts, ground cover, or vine with a durable weterproof label and weether-resistant ink. Labels shall state the correct plant name and also as specified in the list of required plants. Labels shell be securely attached to plants, bundles, and containers of plants and shall be leadle for 60 days after delivery to the clanting size. Plant meteral shall be nursary grown unless otherwise indicated and shall conform to the requirements and recommendations of ASNS 1989 and SPN 1940

Plants shall be dug and prepared for shipment in a manner that will not cause demage to roots, branches, shape, and future development after planting. 8. Belled and Burepped (888) and container grown plants shall have ball sizes and ratios conforming to ASNS 1969. Plants shall be balled with firm, natural bate of soil. Loose, broken or manufactured bate will be rejected. B&B clants shall be firmly wrapped with biodecradeble and twine or wire basively Plastic or other non-biodegradable burlap or twine will not be permitted on the job site.

9. Bere-root GPD plants shall be dug with the root system substantially intext but with the earth carefully removed. The roots shall be covered with a thick coating of mud by 'pudding' after the plents are dug. 10. Container grown plants shall have sufficient root growth to hold the earth

intact when removed from containers but shell not be root bound? 11. Plants designated "collected" shall be obtained from relive stands or established plantings. To be acceptable, collected plants shall have been growing in feverable locations in a subgrade that ensures cood fibrous root development and a vigorous growing condition. Minimum root agreed for collected plant materials obtained bare-root shall be one third greater than minimum root appeal of bare-root nursery-grown stock; minimum ball ages to collected plant meterals obtained balled and burlepped shall be the next larger

bell site then for nursery-grown stock in accordance with ASNS 1969. Substitutions shall be made only when a plant for its alternates as apacified in providing for use of the nearest equivalent obtainable size or venety of plant. having the same essential characteristics with an equitable adjustment of the contract price. If all other requirements are met, any plant may be furnished a. Container-grown nates of balled and burtapped or bare-root.

Nursery-grown instead of collected 13. When existing plants are to be relocated, but sizes shall conform to

requirements for collected plants in ASNS 1989 and plants shall be dug. handed, and replanted in accordance with applicable sections of these

Balad and burlapped instead of bare-root.

B. Topsol for Planting Topical shall be the existing surface soil amended by the addition of cost most and send at the rate of one part past moss and one part send to two parts

C. pH Adjusters

2. If additional topsoil is required, it shall be furnished by the Contractor and shall be a natural, frable soil representative of productive soils in the wornty It shall be obtained from well-dramed areas and shall be free of admixture of subsoil and foreign metter or objects larger than it in any dimension, toxic substances, and any material or aubstances that may be harmful to plant growth. The pH range shall be 6.0 to 7.0. Topsoil that does not meet this pH range shall be amended by the addition of phi adjusters.

Lime shall be agricultural imeations containing not tess than 80% of total perbonetes and shall be ground to such lineness that at least 50% will pass a 100-mesh seve and at least 96% will pass a 20-mesh sievs. 2. Auminum auffate shell be commercial grade.

D. Sol Conditioners

t Peet moss shall be starte Rew Michgen peet; obtained from fresh water sites of sedge pest, reed pest and aphagrum deposits in which the organic matter condists of incompletely decomposed plant residues containing a negligible amount of woody matter and shredded to resemble the texture of cultivated

2. Send shell be clean torpedo send (art run), free of toxic materials. 3. Perite shall be horticultural grade and free of any toxic materials.

 Vermiculte shall be horticultural grade and free of any toxic meterials. E. Plenter Soil Mixture

moss, and 1 part sand, paritie or vermoulte.

 Fertilizer shall be commercial grade, slow release, and uniform in composition. and shall conform to applicable state and federal regulations. Granular fartitizer shall conform to O-F-241. Type I Level B. and shall been the menufacturer's guaranteed statement of analysis. Granular fertilizer shall contain a minimum percentage by weight of: 6 nitrogen lof which 50% shall be organic), 6 available phosphoric acid, and 12 potash. With the approval of the Landscape Architect, packet, tablet, pelet, or other

The planter soil mixture shall be composed of one part topsoil, I part peat

forms of slow release fertilizers may be used. 1. Pre-emergent herbicide shell be surflen XL or Roneter G granuter forms.

H. Dramege Pipe for Plant Pits and Beds Dramage pipe for plant pits and bade shall be comugated ADS tubing or PVC pping size and perforation as apsorted on the drawings.

Mulch shall be prestraw, shredded herdwood, or bark chips as specified on plans. Much shall be free from deleterious materials and shall be stored so as to prevent indusion of foreign materials.

mornion of 4' is well and have a should factor of 50 VOIL. Twee for tyrig

. Stakes for guying shall be rough sewn wood, free from knots, rot, cross grain, or Jiher defects that would imper the strength. Standard stakes shall be a minimum of 2" by 2" or 2" in diameter by 15" long not pointed at one end. Guying wire shall be 10 gauge arrested galvanized steet. Hose chaling guards shall be new or used 2-ply reinforced rubber or plastic hase and shall be all the same color on the project?

Flags to be fastened to guys shall be surveyor's plastic tape, white in octor

and have a 3' minimum lengthwee opening fitted with screw eyes.

and 6" in length. 5. Guyno cable for trees over 6" calper shall be a minimum of five-strand, 3/16" demeter steel cable. 6. Tumbutites for trees over 6" calper shall be galvenized or cadmum-plated

3. PART 3 - DECUTION

31 INSTALLATION A Plenting Season

> Plenting shall be done with the approval of the Landscape Architect only when the ground is not trazen, snow covered, or in an otherwise unautable condition for planting. Groundcover plants (bere root and 2-1/4" pots) shall

Plant material locations and bed outlines shall be staked on the project site by the Contractor and approved by the Landscape Architect before any plant pit or beds are due. The Landscape Architect may adjust plant material locations to meet field conditions, or to salisfy design intent.

1. Prior to excessing for plant pits and bads, the area shall conform to the lines and grades shown on the plane and the location of any underground utilities shell be verified by the Contractor. Demage to utility thes shell be repaired at the Contractor's expanse. Before excavations are made, cover the surrounding furf, if existing, in a manner that will satisfactoriv protect all furfed areas that are to be trucked over, and upon which and is to be temporarily stacked panding its removal or reuse. Barricade existing trees, shrubbery, and beds that are to be preserved in a manner that will effectively protect them during planting operations. Rocks and other underground obstructions shall be removed to a depth

necessary to permit proper planting according to plans and specifications. If underground utilities, construction, or solid rock ledges are encountered, notify Landscape Architect for alternate locations? 3. Plant pits may be dup by any method provided that the pits have vertical adea and convex bottoms. When pits are dug with an auger or tree specie and the sides of the pile become glazed, the glazed surface shall be scarried. The minimum allowable dimensions of plant pits shall be for bell or root apreads

up to 2, pit dameters shall be twice the root spread, for ball or root apreads from 2 to 4', pt demeters shall be 2' greater; for ball or root apreads over 4', pit demeters shall be 1. Itmes the ball or root spread. Do not dig pit deeper then reat bet. . Where planting bads occur in existing but areas, the furl shall be removed to a depth that will groupe the removal of the entire root system. Where existing asi is to be used in place, plant back shall be filled to a depth . of 6". Peat mass and send shall be spread uniformly over the bad to a depit

of T each and thoroughly noosporated into the existing sol to a depth of B' using a rotother or similar type of equipment to obtain a uniform and well pulvenzed still mix. During tillage operations all sticks, stones, roots, and other objectionable materials shall be removed. Plant bads shall be brought to a smooth and even surface conforming to established grades. Existing sof to be replaced in plant beds shall be exceivated to a depth of 6" and replaced with planter soil mixture. Plant bads shall be brought to a

emooth and even surface conforming to established grades. 7. Excess topsol shall be used to form wetering beans around plants, as specified herein or removed from the project site. D. Subsol Dramage for Plant Pits and Bads

1. Test dramage of plant bade and pits by fling with water. Conditions

permitting the retention of water in planting bads for more than 24 hours shall be brought to the attention of the Landscape Architect and shall be trained in accordance with his instructions. E. Pre-emergent Herbicide

1. All areas se inglored shell be treated with the specified material by everty applying across the soil surface prior to mulch application per manufacturer's

Belled and butapped and container-grown plants shall be handled and moved only by the ball or container. Plants shall be set plumb and hald in position until aufficient soil has been firmly placed around roots or ball. Plants around then one gallon shall be set in relation to autrounding grade so that they are 1-2' above the depth at which they were grown in the nursery, collecting field, or contemer. When fertilizer in pediest or tablet form is used, it shall te placed prior to back-fling and in accordance with manufacturer's recommendations. Groundcover plants (beneroot and 2-V4" pots) shall be plented after the mulch is in place. Care shall be taken to avoid

*Clos gruinals and with with grienmaince Belled and burlepped stock shall be backflad with topsoil to approximately tell the depth of the ball and them temped and watered. Excess bursp an tying materials from the top that of the all shall be carefully out away. The

remainder of bedictil of topsoil shall be tamped and watered. Earth saucers or water basins than shall be formed around legisted clarks. Bere-root stock shall be planted so that the roots are arranged in a natural position. Remove demaged roots with a clean cut. Planter soil mixture shall be carefully waited in among the roots. Remainder of backtill of planter soll musture shell be temped and watered. Earth soupers or water beams shell the

be formed around motated plants. Container grown stock shall be removed carefully after containers have been out on two sides. Do not lift or handle container plants by the tops, stems or trunks at any time. After removing plant from container, acenly sides of root bell to prevent real-bound condition after plenting.

After establishment of finished grade around plants, at pit and bad areas shall

be top dressed with fertilizer at the rate of 2 bs. per 100 square feet of area for granular application. If any fartilizer achieves to plants, it shall be If tablets are ulitted, conform application to manufacturer's natruction 3. Fertilization shall be performed by personnel familiar with procedures, and

under the supervision of a qualified foremen. H. Edging Plant Bade or Intividual Plants

Bade or individual plants not echeculed to receive edging material shall be uniformly edged, using a sharp tool to provide a clear cut 6' deep "V" division The between the planted area and the adjacent lewn. Bed shape shall be as indicated on the plans and as approved by the Landscape Architect. Individual

plant pits shall be browler in shape, unless otherwise indicated. 1. Multiling shall take place within 48 hours after planting(see exception

pertaining to groundcover). 2. Placing Organic Material: Specified mulch shall be spread to a unlogitrickress of 3'. 3. Much shall be hept out of the crowns of shrubs and off buildings, sidewalks, light standards, and other structures. At much material anal be leveled adjacent to any structure.

4. Water all planting areas thoroughly after mulch application.

1. The trurks of all angle stammed, smooth barried deciduous trees shall be

wrapped within 4 hours after plenting. The trunks of deciduous trees, 1." greater in calper shall be wrapped with the specified material beginning at 1 bese and extending to the first branches. The wrapping shall be ascurely ted at the top ad bottom and at 15' maximum intervals with twine. Plants shall be guived as detailed. Guying of trees shell be on an "as needed" basis to ensure proper plant

establishment. Trees that become deptected or are suspected as table to become displaced shall be guyed immediately. Stakes shall be driven into the firm ground outside of the plant pit and the top of the stake shall be flush with the ground. Flags shall be securely fastened on each guy we approximately two thirds of the distance up from ground level.

1. New plant material shall be pruned in the following manner: All auchers, dead and broken branches shall be removed. Typical growth habit of individual plants shall be retained with as much height and apread as is practicable. Cuts shall be made with sharp instruments, and shell be flush with trunk or adjacent branch to ensure elimination of stubs. "Headback" cuts at notic angles to line of growth shall not be parmitted. Trees shall not be poled or the leader removed. Tremming shall be removed from the site. At trees shall be pruned prior to planting.

2. Existing trees to be treated are as indicated on the plans. Tree pruring and cavity work shall be performed by a losensed arbonst. Dead wood " or more in clemeter, branches interfering with or hindering the healthy growth of the the parent trunk. Cutting back or removel of branches shall be done as necessary to give the trees proper shape and balance. In removing large limbs, the miliel cut shall be made on the underside at a safe detance from the trunk or lateral, to prevent ripping of bank. The Contractor shall exercis care to ensure that branches or imminings do not endanger traffic or cause damage to property when they are removed. Large branches or links that cannot be removed in one piece, without endangering traffic or demaging property, shall be removed in sections and lowered by ropes. Any demage resulting from the Contractor's negligence during pruning shell be repeated by him without any additional companisation, workings shall not be permitted to climb trees with climbing spurs. Stubs or improper cuts resulting from termer pruning or finbs that have been broken shall be cut oil flush in order to promote proper healing. Girding roots shall be removed. Decayed wast shall be removed to expose healthy beaus. Cavities shall be shaped to provide drainage.

L. Existing Trees to Remain

This work. Unnecessary outling, breaking or alimning of roots during construction operations breaking or brusing of larger or sterring or brusin the bank of trees is prohibited. Smothering of trees by stockpling lumber soil, or other building materials within the drigine of trees, and excess parking or excess foot or vehicular traffic within the dripfine, is also prohibited. The Contractor shall erect and maintain fences, barricades or guards around trees within the construction area as necessary, for the protection of the area within the digine of the trees.

a. Compaction of root area by moving trunks heavy motor equipment storage of heavy equipment, supplies, gravel and earth fit. Learning equipment, window frames, Limber, pipes and other aupples

power poles, sign post. 1. Stranging trees by tying ropes, guy wree, power lines to trunks or large prenches of kees Posoning trees by pouring paint thinner, paint, solvents, oil gesoins. dirty water and other expandable materials on or around trees and roots Burning of follege and branches by trash burning under trees or too need

Culting of roots by utility ditching, foundation digging, piscement of curbs and banches and other macetaneous excavating. Damaging of branches and follege by temporary overhead power as telephone times, swinging of power crains booms, cherry pickers, diving large trucks under trees.

Cutting off branches to allow for construction by improper pruning methods such as peeing bank down the trunk. Fature to water tree, even though this may have been called for in contract, and outling or changing normal drainage pattern past tree roots

so that tree suffers acute drought.

M. Restoration and Clean Up

Excess and waste materal shall be removed dely. When planting in an area has been completed, the area shall be cleared of all debra, applipies, and containers. Where existing grass areas have been demaged or scened during planting operations, the Contractor shall restore disturbed areas to their original condition at his expense. At least one pieved pedestrian access route and one paived vehicular access route to each building shall be legit claim at all times. Other paving shall be cleaned when work in adjacent areas is completed. City soils shall be removed daily from at asphalt surfaces

N. Maintenance During Installation Mentenence operations shall begin immediately after each plant is planted and shall continue as required until the test plant is installed. Plants shall be lept in a healthy, growing condition by watering, pruning, spraying weeding, and other necessary operations of maintenance. Plant saucers and bads shall be kept free of weeds, grass, and other undesired vegetation. Plants shall be repected at least once per week by the Contractor during the installation

Beginning of the guarantee period shall begin on the date that an nepector by the Landscape Architect shows that all plants are in place and have been netaled in accordance with the specifications and plans. Replacement of plants that were not supplied by the Contractor but were respected under this contract and that de for any reason other than improper handing during transplanting and/or leck of proper care will not be required. Loss through Contractor negligence, however, shall require replacement in kind and size pi specification and shall be at the Contractor's expense.

During the guarantee period, the Owner shall water all plants as directed by the Contractor to maintain an adequate supply of moisture within the root one. An adequate supply of moieture is estimated to be the equivelent of of absorbed weter per week that is delivered at wealthy intervals in the form of natural rain or is augmented as required by periodic waterings. Water an not be applied with a force sufficient to displace mulch and shall not be applied so quickly that is cannot be absorbed by the much and plants. The Contractor will make periodic inspections and instruct the Owner as necessar to ensure adequate watering.

States, guys, and eroded plant seucers shall be replaced end/or repared as required during the guarantee period, by the Contractor. Other work, such as weeding or spraying with approved insecticides and fungicides to control peets, shall be done under expensive contract with the 4. Deed plants shall be removed immediately at the Contractor's expense. The

Contractor will not be responsible for theft or damage to plants by various of

vendalism following completion and approval of the natalistics portion of the

C. Termination of the Guerantee Period

. All plantings shall be guaranteed for a period of one year from the date of

1. At the end of the guarantee period the Landscape Architect will make an inspection to determine the condition of plants. Plants not in healthy growing condition, as determined by the Landscape Architect will be noted and promptly removed from the site and as soon as seasonal conditions permit shall

shall be repaired without cost to the Owner.

SECTION 02930

1 PART 1 - GENERAL

11 DESCRIPTION OF WORK A. Provide all supervision, labor, materials, equipment, and services required to establish.

 All areas within the construction site, not noted as the building foot print, paving, concrete peds, landscaped or planted areas, shell be deemed as areas to be seeded.

C. Prepare and distribute topsoil. D. Aerate, lime, fertilize, seed and mulch, all proposed lewn areas, at bare areas and at areas disturbed by construction operations.

Protect existing features to remain, including all existing trees, vegetation, site features and improvements, structures and utilities. H. Seeding required for sedimentation and erosion control, during construction, shall be

Plents so indicated on the plan shall be pruned by the Landecape Architect. trees, and diseased branches shall be ramoved with a clean out made flush with B. Temporary Lawre

Existing trees to remain on the site shall not be injured during the course of

Common construction damage to trees:

Nating or botting objects to trees, using trees as temporary support post,

so that wind blown heat demages trees leaves.

period and needed maintenance performed promptly. 32 FNAL ACCEPTANCE

A. First acceptance of all work and materials under this specification shall be at the and of a guarantee period to be determined as follows:

planting contract. The Contractor will not be held responsible for writer damage to plant materials or damage caused by severe storms fice, hat, wind

A prelimitary inspection by the Contractor and the Landacape Architect shall be held one week before the end of the guarantee period to determine plant acceptability and the number of replacements. Alternate or autostituted vaneties of plants shall be used only if approved by the Landacepe Architec A final respection of all plants will be held after the replacement planting has been completed. No additional guarantee period will be required for replacement plants. The guarantee period will end on the date of this inspection and said inspection will be considered final acceptance provided the Contractor has replaced all deed, means, and defective plant material and all guying and seucers are in good condition; otherwise, final acceptance will be strayed until such replacements and repara have been satefactorly

E. Reptecement

be replaced with plants of the same spaces and sizes as originally appoiled. Such replacements shall be made in the same marrier as apacified for the original plantings, and at no cost to the Owner. The guerantee on plants will be imited to one replacement. Damage to lawns during plant replacements

END OF SECTION

FINSHED LAWN CONSTRUCTION

healthy, vigorous, cleases free and weed free linghed lewn as shown on the drawnos and separated

E. All maintenance shall be provided by the Owne

provided by the Contractor as detailed and specified on the Eroson Control Plan

A. It is understood that the earth area of the entire site shall be seeded and/or sociated in lawn, unless otherwise indicated. 13 PLANTING SEASON A. Finish Lawn: . The sowing of finish seeded lawns shall be completed between August 15 and

> . May be sown between August 15 and March 15, but will not be subject to any guarantees other than that pertaining to seed quality.

May be accomplished any time the sod or the sod bed is not in a frozen or muday condition

The preparation of seed and/or sod bad shall not start until immediately preceding the time for sowing of seed or laying of soid. In feu of spreading topsoi immediately preceding the time for seeding or sodding, topsoil may be spread at the option of the Contractor provided that it be thoroughly toosens to its full depth and brought to a frieble condition before the bad is further

2. PART 2 - PRODUCTS 2.1 MATERIALS

> Any additional topsoil required to adjust existing grade will be furnished and placed by this Contractor, as per unit price agreed to by Owner. The topsol used shall be sity day loam, free of stiff blue, grey, or yellow impervious clavs, hardban, rubble or gravely drift materials. Topical shall be cleaned (all undestrable meterals such as plants, weeds, roots, staks, stones and other debns. All such undeersbie material shall be disposed of by this Contraction.

1. Lewn seed mixtures shall be composed of fresh and clean "new crop" seed mixed in proportions approximate to the typical mixture set forth below. seed furnished shall beer a guaranteed analysis covering germination (min. 852), purity (min. 902), weed, and mert matter content certified to by a recognized testing agency. The analysis shall also certify to the guaranteed proportions of each seed type in the mixture. Seed which has become wet, moldy or otherwise damaged will not be accepted.

Seed mixture for finish lewn shall approximate the following: 152 Red Fescus (Vanetes: Berfale, Jamestown, Dawson and Penn-Lawn) 20% Tall Fescus (Vaneties: Clernina, Falcon, Olympic and Galway) d.10% Annual Ryagrass (Vaneties: Common or Oregreen) Seed for temporary lewns shell be - Annual ryegrass, either common venety or Oregreen vanety, applied at 20 tos per 1,000 square feet.

Sod shell be local nursery grown KY-31 Feecus (other acceptable vanetes. nolude. Clamine, Faloon, Kenwel, Kenhy and Rebell. 2. Sod shall be delivered and laid in most condition in strips of approximately ax (6) feet by eighteen (18) inches, except where modifications are necessar for adjusting to area boundaries. Soil shall be installed within 48 hours after

norganic base, confaring in available form by weight 10% nitrogen, 10% of

phosphoro acid, and 10% potash unless specified otherwise. Much shall be clean threshed wheat or out straw from the latest available harvest crop and shall be free of no-rous weed seeds.

1. The commercial fertilizer shall be a complete fertilizer of mixed organic and

Liquid aspheltic tack shell be as approved by the Landscape Architec

Lime shall be ground imestone (Colomita) containing not less than 85% total corporates and shall be ground to such finances that 50% will pass through a

100 mesh seve and 90% will pass through a 20 mesh seve.

Conwed hydromulch or equal as approved by the Landscape Architect

3 PART 3 - EMECUTION

3.1 LAWN OPERATIONS:

A. Topect Where present sodded areas are to be re-seeded and grade changes do no exceed 4". The entire area shall be cultivated to a depth of not less than 4" below the finehed grade, and the topsol regraded as necessary to the finehed proper grades. This cultivation shall thoroughly loosen the topsoil, and thoroughly break up all sod. The surface shall then be raised clean, fartilized, and brought to an even surface as specified for areas receiving new topsoil under "Preparation of Seed Bed". . The Contractor shall load, heul, and spread any additional topsoil required to fill rough graded areas to finish grade. This work will be paid for an extraunder a properly executed written change order, in advance of performance of the work based on unit proces, as agreed to by Owner. Prior to plecing

topsoil, the autograde shall be cleaned of all debns, leveled, and any hardened surfaces shall be scarled to a depth of at least 2". B. Fineh Grading and Preparation of Seed/Sod Bed:

Unless otherwise approved by the Landscape Architect, all other site work required by the Contract shall be complete and in place before grassing. operations are begun. Work may be completed in parts if so requested by the Contractor and approved by the Landscape Arcritect. 2. The soil in areas despined as lewn shall be loosened to a depth of 4", grade to conform to the invehed grade after settling and free from hollows or other mediation, and from stones, sticks and other debns over f in demeter, and

shall be approved by the Landscape Architect before seeding. No topsoil shall

The commercial fertilizer as appointed shall be applied at the rate of 20 bs. per 1,000 square feet, and thoroughly incorporated in the to T of the surface sol. The area shall then be lightly rated until the surface of the finished grade is smooth, loose, and pulvented. Apply 50% in north/south direction and remaining 50% in east/west direction. . After topeof has been brought to finish grade, the surface shall be checked and raised free of any litter, not previously removed, and brought to an even

surface at finished grade free from local depressions and with grades to

be spread in a frozen or muddy condition.

dramage areas as indicated or directed.

1,000 square feet on all grassed areas.

it from being sositioned by wind and rain.

Lime shall be broadcasted and worked into the soil at the rate of 75 bs. per 1,000 square feet. Apply 50% in north/south direction and remaining 50% in

1. Seeding operations may be accomplished by machanical againment and/or 2. At seeding shall be of the seed mixture as specified. The seed mixture shall be applied with an accurately calibrated mechanical seeder at the rate of 5 tos. per 1,000 square feet eventy in two directions, at the rate of 2.5 ba. per 1,000 square feet in one direction, and the second application at the same rate. spread 90 to direction of original sowing. The area shall then be lightly:

3. Straw mulch shall be agreed uniformly at the rate of 1 bales (80 ball per

4. The straw shall be agrayed with liquid asphall to bond it together to prevent

exphalt materials during mulching operations, or in hydrosesting operations, adequate precaution shall be taken to prevent damage to paving, agris, or any

other structures. Such structures shall be adequately covered, or application

methods changed, so as to avoid damage. Where any damage occurs as a

result of the Contractor's failure to take adequate precautions, the Contractor

will be required to reper such damage, including any cleaning that may be

necessary, before final acceptance of the work will be made.

In the application of fertilizer in seeding operations or in the application of

6. A thorough watering with a fine apray shall then follow. Care shall be taken

that the seed is not washed out. This watering and all subsequent waterings on seeded lewns shall be accomplished by the Owner. No seeding shall be permitted after rain without first toosaring the surface of The ground, or when the velocity of the wind exceeds 5 miles per hour. Extreme care shall be exercised during the seading and raking procedure sol hat no change in grade is made, and that the seed is not raised from one spot to another causing an uneven growth of grass on the proposed lawn. Stopes and erosion control shell be the Contractor's responsibility. Stopes shell conform at all times to the required grades. The Contractor shell

provide against wearbouts by burispoing, temporary wood strips, aspirall furl

mulah, jute or fiberglase matting, or other methods as approved by the

Landscape Architect.
The Owner shall promptly provide all proteotion from traffic or other damage. as the lawn area is seeded and/or sodded until the grass has gained sufficient yowth for normal mentanence. The Owner may wish to contract separately

10. A uniform stand of grass shall be achieved from seeding operations with a minimum of 90 coverage. No bare areas shall be greater than five square feel

Sod shall be laid at approximately 90 to slope line and firmly compacted by roller on finalhed topsoil subgrade and shall be placed with bightly abuting jorks and with no stretching, or overlapping of adjoring pieces. All lateral joints shall be staggared to promote more uniform growth and strength. 2. On stoping surfaces of 31 or greater, sod shell be secured by pegging with at least 3 status (V8" x " x 6" -/-) per piece of eod. Status shell be driven to a depth flush with top of sod's soil After sod has been placed and rolled as required, sodded areas shall be promptly watered by spirities system to develop a uniform coverage of deep peretration to a depth of 2' below root level, or to the point of exceesive

paytation of soci, walks or payings in this process. After the robel watering survival and care of the aod will be the responsibility of the Owner. In order to establish aptimum surf growth, the Owner should water the sod every day for a week after netalision, once every other day in the second week and once every week thereafter. O extremely not and dry days, water should be applied to the lawn more frequently and in larger amounts, in proportion to the intensity of the heal

nutrioff. Care shall be taken to avoid erosion, pudding, deboation of

END OF SECTION

Contractor shall remove from the site all aquipment, debns and weste material resulting from work in this Specification.

Allpon completion of initial seeding/sodding work in this Specification, the

SECTION 02931 STABILIZATION SEEDING

1 PART 1 - GENERAL 11 DESCRIPTION

B. Related Work Specified Elsewhere 2. Paving and surfacing

12 QUALITY ASSURANCE 1 At seed shall be approved by the North Carolina Department of Agriculture

21 Fertilizer - Commercial 10-10-10 delivered to ste in bags tebelled with manufacturer's 22 Lime - Commercial agricultural type delivered to see in manufacturer's bags 2.3 Seed - As required to metch existing levin areas.

24 Much - Undamaged, air dry threshed straw, free of undescable weed seed

2.5 Teck Cost - Emulating asphalt thinned with water 2.6 Superphosphate - 20% analysis.

2. PART 2 - PRODUCTS

32 INSTALLATION

3. PART 3 - EXECUTION 3.1 PREPARATION A. Fine grade area to be seeded to contours shown on drawings

B. Apply 1000+ fertilizer and 4000+ ime per agre or 6000+ ime per agre in day sols. Work into soil to a depth of 3 to 4". C. Rake area to remove any notice or depressions. Remove all soil lumps, rocks, sticks O Apply super phosphate at the rate of 500 bs. per acre.

A. Apply grass seed at the rate of 300+ per acre. Method of seeding to be approved

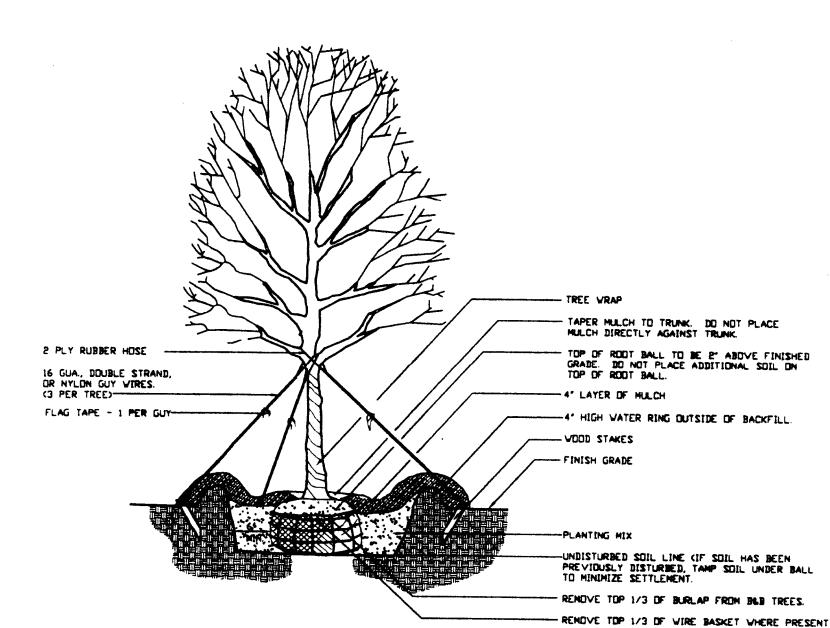
B. Cover all seeded area with mulch at the rate of 1 to 2 tons per acre. C. Apply tack cost at the rate of 300 galons per acre.

A. Care of grass is the responsibility of the Contractor until completion of work.

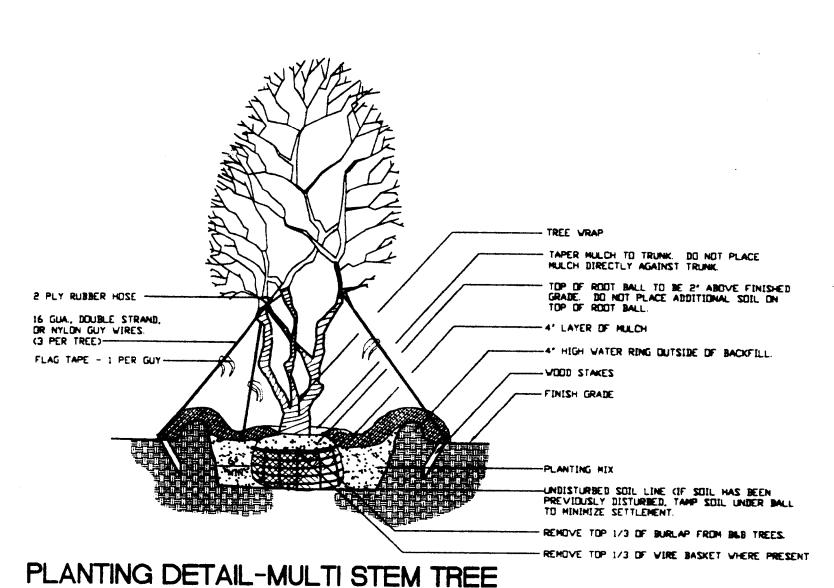
Cutting shall be at least monthly or as necessary to mentan grass at a 3' height

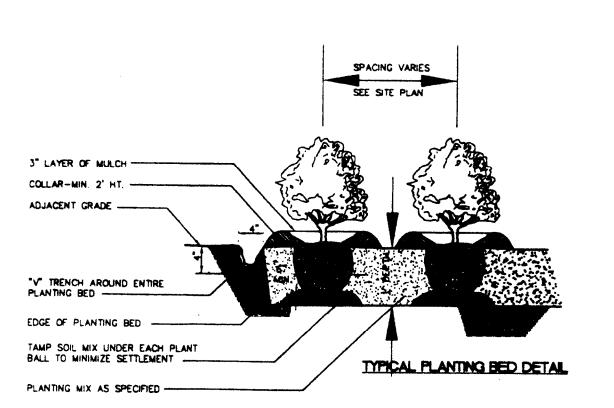
B. Bare area or area not sufficiently covered with new grass as determined by Owner's

representative shall be researched before completion of work END OF SECTION



PLANTING DETAIL-SINGLE STEM TREE





OMIT COLLAR AROUND EACH SHRUB WHEN

IRRIGATION SYSTEM IS PRESENT.

TAMP PLANTING MIX FIRMLY AS PIT

IMMEDIATELY AFTER INSTALLATION

SOAK EACH PLANT BALL AND PE

IS FILLED AROUND EACH PLANT BALL

INSTALL TOP OF PLANT BALL 2" ABOVE ADJACENT GRADE

SHRUB PLANTING DETAILS

V. P. in Charge FRANK GOPPOLD Project Architect/Job Captain JIM GAMBLE

Associates

Charlotte, NC 28217

704 - 525 - 6350

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Little and Associates Architects, Inc.

704-522-7829 fax

Drawn By V. WESTENDORFF Date Drawn 9/22/97 CADD Dwg. Name 3369L3.dwg No _____ Bate_ No _____ Date___ No _____ Do te___ No _____ Date_ No ____ Date___ No _____ Date____ No _____ Date____

Project Number

Issue Date

Design Guidelines

(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 areas depicted. (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 NCDOT or CDOT. (c) The operational design of access points from Parcel I and Parcel II 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 warrent modification in consultation with CDOT and the current or future property owners.

(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. In no case will required above ground detention basins occur within any required buffer or (b) The petitioner agrees to provide on-site stormwater detention/retention to accommodate both a 25 (twenty five) and a 50 (fifty) year storm event.

XISTING PROPERTY LINE BUILDING ENVELOPE (TYP) ். ∤்த் ≅ RIGHT−IN / RIGHT OUT ONLY ACCESS ____ 805758'27"E 221.2 OUTPARCEL BUILDING ENVELOPE (TYP) PLANNED EASTERN CIRCUMFERENTIAL R/W FULL ACCESS NEW RIGHT TURN LANE 100' STORAGE 240' TAPER RIGHT-IN/
RIGHT-OUT ONLY ACCESS ONLY ACCESS PARCEL 1 TOTAL TOTAL ACREAGE, C22.0 ACRES EX. ZONING CC (CD) TOTAL BUILDING AREA ALLOWED. 127,800 SQ. FT. 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. Parking may be constructed inside and outside of the building envelopes as depicted on Sheet RZ1. (b) Lighting: The uniform lighting system will be employed throughout both Parcels. All direct lighting within the property shall be designed such that direct illumination does not extend past the property lines. Consideration will be given to the impact of lighting both within and without the perimeter of the site. The maximum height of lighting fixtures within the development will not exceed 30'. (c) Signs: All signs placed on the property will be erected in accordance with the Ordinance. No signage will be allowed along Dwightware Boulevard frontage. (d) Fire Protection: Plans for each building will be submitted to the Fire Marshall's office for approval before the construction of that building commences. Fire hydrants will be located within the prescribed locations under the Charlotte

(e) Trash Handling: All dumpster areas will be screened in accordance with requirements of 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 joins the rear of a building. In this case, the rear wall will be substituted for the fence along each such side. Trash pick-up may not occur between the hours of 10:00 p.m. and 8:00 a.m. (f) Architectural Controls: All buildings constructed within Parcel I, including the designated outparcel, will be constructed of similar materials so as to provide consistent architectural treatment of the development. All residential buildings within Phase II will likewise be of consistent architectural treatment. (g) A 6' high opaque fence will be constructed inside of the southern and eastern

buffer lines of Parcel 2.

Section 5. Buffer Areas

PARCEL 1

(a) Exterior buffer areas will be provided as established in the ordinance or as shown on Sheet RZ1 whichever is greater. (b) All designated 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 (c) In all buffer areas within Parcel I where existing trees exceeding 8" in caliper do not exist, the petitioner reserves the right to perform grading activity within these areas within the established buffers and install landscaping berms and/or fencing in accordance with the provisions of Section 12.302 of the Ordinance.

Section 6. Landscaping and Screening (a) Landscaping and screening shall, at a minimum, satisfy the requirements of the (b) Landscaping within the site will be planted and improved in sequences which

DWIGHTWARE BOULEVARD SIGNAGE WILL BE ALLOWED ALONG DWIGHWARE BLVD./FRONTAGE

35' SETBACK

PARCEL 1

TRACT A
7.6 ACRES
EXIST. ZONING R-3
PROP. ZONING CC (CD)

H 07707'28"W 471.86"

are keyed to the development taking place within each tract. (c) Landscape treatment along Albemarle Road will be complementary to the existing landscaping at the existing neighboring commercial development.

Binding Effect of the Rezoning Application Section 1. If the petitioner's Rezoning Petition is approved, the development program established under these Development Standards and the Technical Data Sheet shall, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the petitioner and each of the Owners and their respective heirs, devisees, personal representatives, successors in interest and assigns.

PETITION #96-60 AS FOR PUBLIC HEARING

resubmitted 09/20/96

resubmitted 10/02/96

ADJACENT PROPERTY OWNERS.

109-414-03 COPSIS ENTERPRISES
9306 ALBEMARLE ROAD CHARLOTTE, N.C. 28212 109-414-04 **CURRIE, HENRY ROBERT &** WIFE, THRESEA W. 9101 CLANCY PLACE CHARLOTTE, N.C. 28212 109-301-49

GLADDEN, W.K. &

9925 HANNON CT.

WIFE, HELEN R.

CHARLOTTE, N.C. 28227

109-421-06 TADLOCK, JEFFERY W. 6413 DWIGHTWARE BLVD. CHARLOTTE, N.C. 28227 109-421-07

BENDER, CRAIG P. & WIFE, MICHELE A. 6407 DWIGHTWARE CHARLOTTE, N.C. 28227 109-421-08 YOUNG, FRANKLIN O. & WIFE, JULIA C. 13001 MARLSTONE LANE CHARLOTTE, N.C. 28215

109-301-03 FOX, JAMES D. & WIFE, 109-421-09 JUANITA G. HAGEN, PAULA J. 6701 DWIGHTWARE BLVD. 6325 DWIGHTWARE BLVD. CHARLOTTE, N.C. 28227 CHARLOTTE, N.C. 28227 109-301-43 GORDON, CHARLES E. 109-421-10 & WIFE, BARBARA H. HAYES, RONALD V. & WIFE, MARTHA S. 6319 DWIGHTWARE CHARLOTTE, N.C. 28227

6631 DWIGHTWARE CHARLOTTE, N.C. 28227 109-301-02 DOWNING, CHARLES R. 109-421-11 & WIFE, JUDI W. MILAM, SAMUAL S. 6627 DWIGHTWARE & CATHERINE R., LIFE ESTATE CHARLOTTE, N.C. 28227 6313 DWIGHTWARE CHARLOTTE, N.C. 28212 109-301-15 BOSHEASS, FLOYD R. & WIFE, MILDRED L.

109-421-12 HUELTER, GARY F. 6623 DWIGHTWARE 1916 MARLWOOD CIRCLE CHARLOTTE, N.C. 28227 CHARLOTTE, N.C. 28227 109-301-14 FINK, ROBBIE C. 6619 DWIGHTWARE 109-421-15 FUNDERBURK, VERNON CHARLOTTE, N.C. 2822 6618 HEMSWORTH TERRACE CHARLOTTE, N.C. 28205 109-301-51 STUKEL, JAMIE C. 6609 DWIGHTWARE 109-301-09 CADIEU, BRUCE BRUNSON CHARLOTTE, N.C. 28227 (30) (BY ENTIRETY) 8904 ALBEMARLE ROAD

REID, ROBERT M. & WIFE, HAZEL G. 5315 AMITY SPRINGS CHARLOTTE, N.C. 28212 109-421-01 PIERCE, NANETTE 6525 DWIGHTWARE CHARLOTTE, N.C. 28212 109-421-02 MACO HOMES, INC P.O.BOX 25746 CHARLOTTE, N.C. 28229 109-421-03 BOST, ROBBIE K. 6501 DWIGHTWARE BLVD. CHARLOTTE, N.C. 28227

109-301-01

19

109-421-04 SHROYER, PATRICIA O'HARA S. 10229 GLOMAN CT. CHARLOTTE, N.C. 28227 CHARLOTTE, N.C. 28237 109-421-05 BRUDNICKI, ELLANOR K.

36.3 AC +/-

22.0 AC +/-

14.3 AC +/-

•INCLUDES +/-3.8 AC OF RESERVED PROPERTY FOR FUTURE EASTERN CIRCUMFERENTIAL R-O-W

Ç22.0 ACRES

231 SPACES

261 SPACES

NOT TO EXCEED

248 SPACES

299 SPACES

NOT TO EXCEED

33 SPACES

37 SPACES

254 SPACES

257 SPACES

C14.3 ACRES

11.8 U/A

62,000 SQ.FT.

8,000 SQ.FT.

NOT TO EXCEED 57,800 SQ.FT. TOTAL

109-092-22 FIRST UNION NATIONAL BANK OF NORTH CAROLINA 1420 TWO FIRST UNION CENTER CHARLOTTE, N.C. 28288 109-092-09
CHARTER PROPERTIES PROJECT C P £20
P.O.BOX 37166

CHARLOTTE, N.C. 28227

8901 ALBEMARLE ROAD

CHARLOTTE, N.C. 28227

8823 ALBEMARLE ROAD

CHARLOTTE, N.C. 28212

HUNTLEY, MARION BUFORD JR.

WIFE, KATHLEEN PORTER

CORNERSTONE BAPTIST CHURCH

6419 DWIGHTWARE BLVD. CHARLOTTE, N.C. 28212

SITE DATA

SITE AREA

PARCEL!

PARCEL III

PARCEL III

PROPOSED ZONING/DEVELOPMENT:

TOTAL ACREAGE:

(INCLUDES PROPERTY FOR EASTERN CIRCUMFERENTIAL R/W)

OFFICE OR RETAIL:

PARKING REQUIRED:

PARKING PROVIDED:

PARKING REQUIRED.

PARKING PROVIDED.

PARKING REQUIRED.

PARKING PROVIDED:

TOTAL NUMBER OF UNITS:

PARKING REQUIRED:

PARKING PROVIDED:

REGIONAL DETENTION BASIN

TOTAL BUILDING AREA

TRACT A: 7.6 AC

TRACT B₁ 7.3 AC

TRACT C: 1.6 AC

TRACT D. 1.7 AC

TOTAL ACREAGE:

DAYCARE:

PARCEL III R-12MF (CD)

DENSITY:

RETAIL

PARCEL 1, CC (CD)

ColeJenest & Stone Land Planning Landscape Architecture Civil Engineering Urban Design 112 South Tryon Street Suite 300 Charlotte, North Carolina 28284 Tel 704, 376, 1555 Fax 704. 376. 7851 www.colejeneststone.com **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)

Issued 11/16/01 **Issued For Construction**

Revised 1 11/20/01 - ADMINISTRATIVE APPROVAL SUBMITTAL REMOVED 75' BUFFER ALONG WEST PROPERTY LINE. ATTACHED TO ADMINISTRATIVE APPROVAL

BY: MARTIN R. CRAMTON, JR.

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

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LEGAL DESCRIPTIONS LEGAL DESCRIPTION, PARCEL 1

PARCEL 1

N 07712'38"W 1852.58"

BEGINNING at an existing iron pin on the southern margin of Albermarle 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 Albermarie Road north 81 degrees !51 minutes 48 seconds east 111.22 feet to an existing iron pin on the southern right of way line of Albermarle Road; thence along an arc whose cord is north 81 degrees 55 minutes 45 seconds easit 88.76 feet and whose length is 88.76 feet; thence along an arc whose cord is 82 degrees 24 minutes 38 seconds east 110.31 feet and those length is 110.31 feet to an iron pin located on the southern right of way on Albermarie Road; thence along an arc whose cord is 83 degrees 18 seconds 58 minutes east 89.72 feet and whose length is 89.72 feet; thence along an arc whose cord is morth 85 degrees 47 minutes 12

seconds east 399.75 feet and whose length is 399.84 feet; thenace along an arc whose cord is 88 degrees 41 minutes 23 seconds east 175.35 feet and whose lenigth is 175.35 feet; thence along an arc whose cord is south 89 degrees 41 minutes 07 seconds easst 146.65 feet and whose length is 146.65 feet to an iron pin on the southern right of way of Albeemarle Road; thence along the line south 47 degrees 55 minutes 16 seconds east 63.85 feet to ann iron pin along the western right of way of Dwightware Boulevard; thence along a line south 05 degrees 01 minutes 18 seconds east 408.31 feet to an existing iron pin along the western right of way of Dwightware Boulevard; thence south 84 degrees 01 minutes 55 seconds west 346.72 feet to can 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 west 232.06 feet; thence along an arc whose length is 912.99 feet and whose radius is 1144.98 feet to a point; thence along the line morth 07 degrees 12 minutes 38 seconds west 18852.58 feet back to the point of BEGINNING, countaining 21.20 acres.

12

BUILDING ENVELOPE (TYP)

8 07715 14 E 1188.40

(10)

75' BUFFER

100' SETBACK

PARCEL LINES

6

PARCEL 1

56' BUFFER

35' SETBACK

FUTURE 35' SETBACK

PARCEL 1

(13)

EXISTING PROPERTY LINE

PARCEL 2

PARCEL 2 TOTAL

TOTAL ACREAGE: C14.3 ACRES
EXIST. ZONING R-3
PROP. ZONING R-12MF (CD)
TOTAL DENSITY: 11.8 U/A
169 UNITS

BUILDING ENVELOPE (TYP)

50' BUFFER

LEGAL DESCRIPTION, PARCEL II

along a line south 71 degrees 30 minutes 00 seconds west 413.23 feet to an existing iron pin; thence along a line south 71 degrees 24 minutes 38 seconds west 200.36 feet to a set iron pin, thence south along a line 71 degrees 22 minutes 25 seconds west 200.93 feet to an existing iron pin; thence along a line north 07 degrees 12 minutes 38 seconds west 914.66 feet to an iron pin set; thence along an arc whose length is 912.99 feet and whose radius is 1144.98 feet to an iron pin set; thence along a line south 82 degrees 47 minutes 22 seconds west 232.06 feet to an iron pin set; thence along a line south 07 degrees 13 minutes 14 seconds east 1188.40 feet to the point of BEGINNING, containing 15.10 acres.

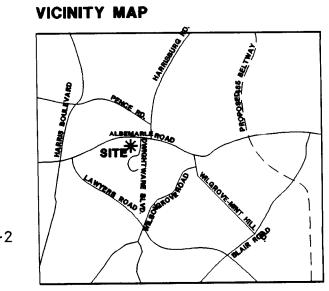
BEGINNING at an existing iron pipe at the southeastern corner of said parcel thence running

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.



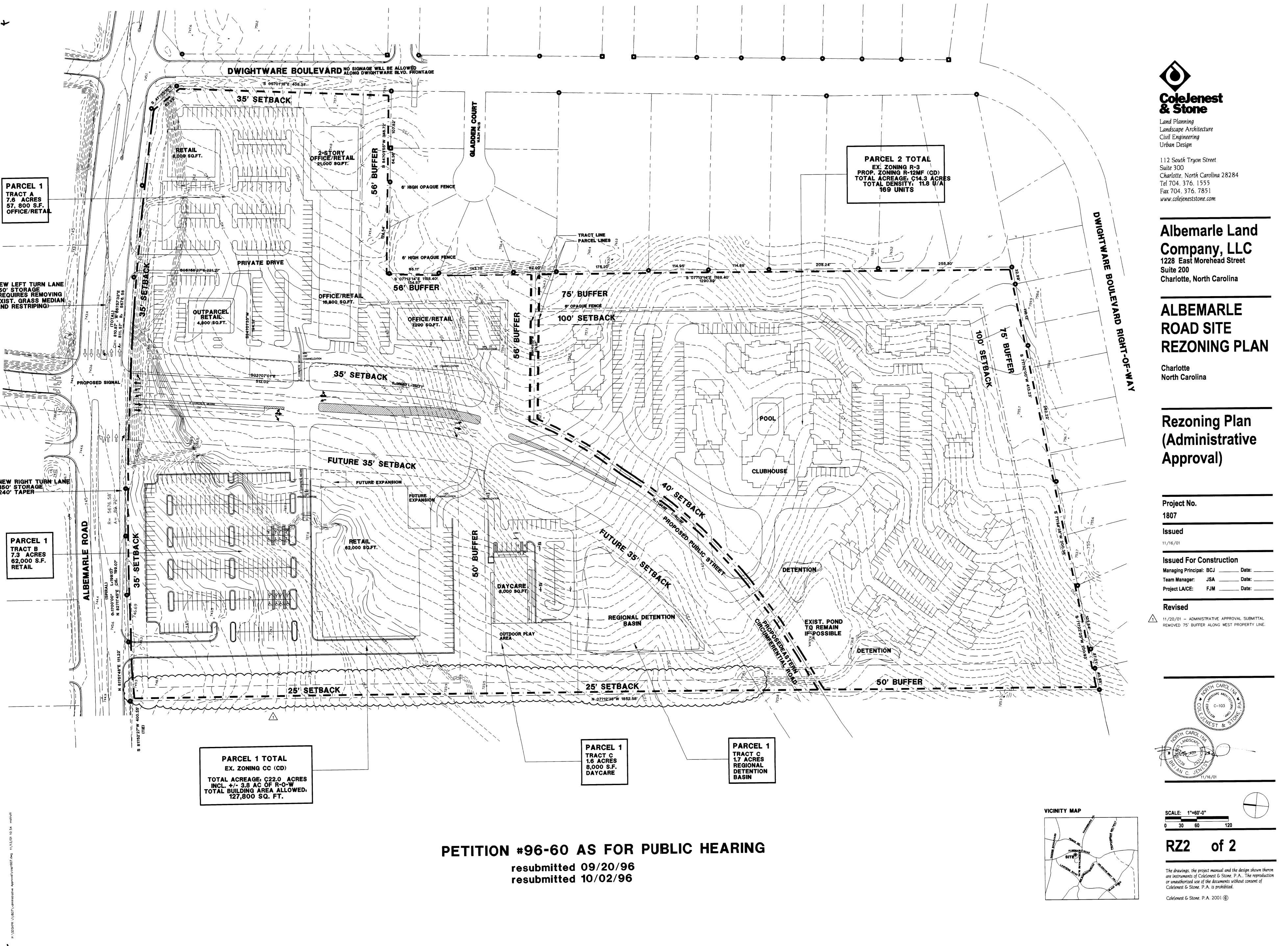
CHARLOTTE - MECKLENBURG
PLANNING COMMISSION

INTER - OFFICE COMMUNICATION

May 10, 2002 Martin R. Cramton, Jr. **TO:** Robert Brandon Planning Director 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. 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.



DEVELOPMENT STANDARDS PART I

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 36.3 acres, more or less (the "Site"), 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 sizes 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 areas established on this Rezoning Plan. Parking layouts may also be modified to accommodate final building

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

the maximum allowed by law.

and service areas.

PART IV

Section 1. Parcel I - Shopping, Office, Daycare Components Parcel I consists of approximately 22.3 acres and contains frontage on NC Hwy

27 (Albemarle Road) to the north and Dwightware Blvd. to the east.

(a) Parcel I 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 (b) The total gross floor area of all buildings constructed within Parcel I cannot exceed 127,800 square feet. (c) Tract C within Parcel 1 will be restricted to use as a daycare center or other uses permitted as low intensity institutional under conditions prescribed under the Ordinance. The maximum number of children in the daycare will not exceed

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 unified design of buildings and coordinated common open space

(a) No more than 169 residential units may be developed within Parcel 2 at a density of 11.8 units per acre. (b) The petitioner voluntarily agrees that each residential unit will be developed, marketed, and sold as a single ownership unit (ie- condomininums townhomes, or similar type of development Petitioner further voluntarily agrees that within thirty (30) days of approval of this rezoning petition it will record or cause to be recorded a restrictive covenant binding on Parcel II and current and future owners thereof, stating that Subdivision III-2-(b) of these Development Standards are binding in accordance with the provisions of Part VI hereof, and may be enforced at law or in equity by the owners of Parcel I and those owners of property that are entitled to file a protest petition against this rezoning petition under state law or local ordinance.

(c) Subject to the conditions of Part III, Section 2, subsections (a) and (b), the residential component may also be devoted to any use which is permitted by right and the following under prescribed conditions: Adult Care Centers, Adult Care Homes, Bus Stop Shelters, Nursing Homes, Rest Homes, Homes for the Aged and Elderly, Disabled Housing, Planned Multi-Family and Attached Subdivision Sales Offices, Temporary Buildings and Storage of Material; and related Accessory Uses and Structures in the R-12MF (Residential) Zoning District under the Ordinance.

Section 1. 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 bisect the contiguous property as described within this rezoning (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. (c) The construction of the necessary roadway improvements, including each 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 NCDOT, CDOT, and the petitioner. These improvements will include all associated turn lanes, deceleration lanes, and acceleration lanes recommended by the petitioner's traffic consultant and may differ from that which is shown on this rezoning plan. All improvements will be designed and constructed to CDOT or NCDOTstandards, 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 site drive (Eastern Circumferential) with 150 feet of storage and 240 feet of taper. (2) If a traffic signal is warranted at the intersection of Albemarle Road with the primary site drive (Eastern Circumferential), the traffic signal shall be privately funded, if such funding is requested by NCDOT.) Design and construct a second westbound left-turn lane (providing dual westbound left-turn lanes) on Albemarle Road at the primary site drive (Eastern Circumferential) with 150 feet of storage. (4) Design and construct northbound dual left—turn lanes, a through lane, and a right turn lane at the primary site drive (Eastern Circumferential) and Albemarle Road. The left turn lane should provide 250 feet of full storage per lane with a 4 foot concrete median between the west-most left-turn lane and this adjacent southbound lane. (5) Design and construct two southbound lanes from Albemarle Road for the primary site drive (Eastern Circumferential) to the first east/west site drive, approximately 640 feet south of Albemarle Road. Design and construct turn lanes with 150 feet of storage with 15:1 tapers on both the north bound (Phase 2 construction) and south bound (Phase 1 construction) Eastern Circumferential at second east-west site drive. (6) CDOT will be responsible for any off-site improvements for the drive serving he Wal-Mart Shopping Center opposite the primary site drive (Eastern Circumferential). 7) The dedication of the right-of-way for the Eastern Circumferential will be made by petitioner prior to the issuance of a building/driveway permit. Petitioner will complete its off-site roadway improvements as well as the improvements from the intersection of Albemarle Road and the primary site drive (Eastern Circumferential) to the beginning of Parcel 2 (phase line to be shown on the accompanying plan) prior to a permanent certificate of occupancy for any building in Parcel 1, Tract B, Tract C, or Tract A (with the exception of the out parcel). 3) Channelization for the first east/west site 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 the second east/west site drive shall be 150 feet on the primary drive serving Tract B, Parcel 1, and at least 75 feet for the secondary drive serving Tract C, Parcel 1. Channelization for the second east/west site drive serving Tract A of Parcel 1 shall be 150 feet for the drive, with access to a segregated parking area permitted within that 150 feet of channelization, provided that at least 75 feet of channelization is provided. All channelization to be provided from right-of-way line. (9) The first east/west site drive shall remain full movement until such time as right-in, right-out turns only are permitted based upon safety considerations and the criteria set out in Part V.1.c. of this sheet. The second east/west site 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 multifamily development as part of the development of that portion of the site (11) Petitioner will provide conceptual planning and design layouts of the proposed Eastern Circumferential within the site, in order to allow design tie-ins

Design Guidelines Section 1. Access Points

to accommodate improvements.

(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 areas depicted. (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 NCDOT or CDOT. (c) The operational design of access points from Parcel I and Parcel II 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 warrent modification in consultation with CDOT and the current or future property owners.

with improvements actually constructed by the petitioner, as well as conceptual

12) Appropriate pavement markings, signs, etc. will be provided by petitioner

planning and design for "interim" improvements to the Wal-Mart Shopping

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. In no case will required above ground detention basins occur within any required buffer or (b) The petitioner agrees to provide on-site stormwater detention/retention

to accommodate both a 25 (twenty five) and a 50 (fifty) year storm event.

DWIGHTWARE BOULEVARD NO SIGNAGE WILL BE ALLOWED 35' SETBACK PARCEL 1 TRACT A 7.6 ACRES EXIST. ZONING R-3 PROP. ZONING CC (CD) EX. ZONING R-3 BUILDING ENVELOPE (TYP) RIGHT-IN/ ONLY ACCESS - 6' HIGH OPAQUÉ FENCE (19) 8 07?13'14"E 1188.40' 1290.89' BUILDING ENVELOPE (TYP) 100' SETBACK OUTPARCEL PARCEL LINES PARCEL 2 BUILDING ENVELOPE (TYP) TOTAL ACREAGE: ±14.3 ACRES
EXIST. ZONING R-3
PROP. ZONING R-12MF (CD)
TOTAL DENSITY: TLB U/A
169 UNITS 35' SETBACK PLANNED EASTERN CIRCUMFERENTIAL R/W FULL ACCESS FUTURE 35' SETBACK PARCEL 1 PARCEL 1 1.7 ACRES EXIST. ZONING R-3 PROP. ZONING CC (CD) BUILDING ENVELOPE (TYP) BUILDING ENVELOPE (TYP) BUILDING ENVELOPE (TYP) 50' BUFFER 25' SETBACK EX. ZONING CC(CD) PARCEL 1 PARCEL 1 TOTAL TOTAL ACREAGE: ±22.0 ACRES EX. ZONING CC (CD) TOTAL BUILDING AREA ALLOWED: 127,800 SQ. FT.

Section 5. Buffer Areas

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. Parking may be constructed inside and outside of the building envelopes as depicted on Sheet RZ1. (b) Lighting: The uniform lighting system will be employed throughout both Parcels. All direct lighting within the property shall be designed such that direct illumination does not extend past the property lines. Consideration will be given to the impact of lighting both within and without the perimeter of the site. The maximum height of lighting fixtures within the development will not exceed 30'. (c) Signs: All signs placed on the property will be erected in accordance with the Ordinance. No signage will be allowed along Dwightware Boulevard frontage. (d) Fire Protection: Plans for each building will be submitted to the Fire Marshall's office for approval before the construction of that building commences. Fire hydrants will be located within the prescribed locations under the Charlotte Mecklenburg Building Code. (e) Trash Handling: All dumpster areas will be screened in accordance with

requirements of 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 joins the rear of a building. In this case, the rear wall will be substituted for the fence along each such side. Trash pick-up may not occur between the hours of 10:00 p.m. and 8:00 a.m. (f) Architectural Controls: All buildings constructed within Parcel I, including the designated outparcel, will be constructed of similar materials so as to provide consistent architectural treatment of the development. All residential buildings within Phase II will likewise be of consistent architectural treatment. (g) A 6' high opaque fence will be constructed inside of the southern and eastern

(a) Exterior buffer areas will be provided as established in the ordinance or as shown on Sheet RZ1 whichever is greater. (b) All designated 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 (c) In all buffer areas within Parcel I where existing trees exceeding 8" in caliper do not exist, the petitioner reserves the right to perform grading activity within these areas within the established buffers and install landscaping berms and/or fencing in accordance with the provisions of Section 12.302 of the Ordinance.

Section 6. Landscaping and Screening

(a) Landscaping and screening shall, at a minimum, satisfy the requirements of the (b) Landscaping within the site will be planted and improved in sequences which are keyed to the development taking place within each tract. c) Landscape treatment along Albemarle Road will be complementary to the existing landscaping at the existing neighboring commercial development.

Binding Effect of the Rezoning Application Section 1. If the petitioner's Rezoning Petition is approved, the development program established under these Development Standards and the Technical Data Sheet shall, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the petitioner and each of the Owners and their respective heirs, devisees, personal representatives, successors in interest

LEGAL DESCRIPTIONS

LEGAL DESCRIPTION, PARCEL I

BEGINNING at an existing iron pin on the southern margin of Albermarle Road located at the northwest corner of said property, running thence from the pobint of beginning and with the southern right of way line of Albermarle Road north 81 degrees 51 minutes 48 seconds east 111.22 feet to an existing iron pin on the southern right of way line of Albermarle Road; thence along an arc whose cord is north 81 degrees 55 minutes 45 seconds east 88.76 feet and whose length is 88.76 feet; thence along an arc whose cord is 82 degrees 24 minutes 38 seconds east 110.31 feet and those length is 110.31 feet to an iron pin located on the southern right of way on Albermarle Road; thence along an arc whose cord is 83 degrees 18 seconds 58 minutes east 89.72 feet and whose length is 89.72 feet; thence along an arc whose cord is north 85 degrees 47 minutes 12 seconds east 399.75 feet and whose length is 399.84 feet; thience along an arc whose cord is 88 degrees 41 minutes 23 seconds east 175.35 feet and whose llength is 175.35 feet; thence along an arc whose cord is south 89 degrees 41 minutes 07 seconds least 146.65 feet and whose length is 146.65 feet to an iron pin on the southern right of way of Allbermarle Road; thence along the line south 47 degrees 55 minutes 16 seconds east 63.85 feet to an iron pin along the western right of way of Dwightware Boulevard; thence along a line south 05 degrees 01 minutes 18 seconds east

408.31 feet to an existing iron pin along the western right of way of Dwightware Boulevard; thence

47 minutes 22 seconds west 232.06 feet; thence along an ark whose length is 912.99 feet and

whose radius is 1144.98 feet to a point; thence along the line north 07 degrees 12 minutes 38

seconds west 18852.58 feet back to the point of BEGINNING, (containing 21.20 acres.

south 84 degrees 01 minutes 55 seconds west 346.72 feet to an existing iron pin; thence along a

line south 7 degrees 13 minutes 14 seconds east 134.87 feett; thence along a line south 82 degrees

LEGAL DESCRIPTION, PARCEL II

BEGINNING at an existing iron pipe at the southeastern corner of said parcel thence running along a line south 71 degrees 30 minutes 00 seconds west 413.23 feet to an existing iron pin; thence along a line south 71 degrees 24 minutes 38 seconds west 200.36 feet to a set iron pin, thence south along a line 71 degrees 22 minutes 25 seconds west 200.93 feet to an existing iron pin; thence along a line north 07 degrees 12 minutes 38 seconds west 914.66 feet to an iron pin set; thence along an arc whose length is 912.99 feet and whose radius is 1144.98 feet to an iron pin set; thence along a line south 82 degrees 47 minutes 22 seconds west 232.06 feet to an iron pin set; thence along a line south 07 degrees 13 minutes 14 seconds east 1188.40 feet to the point of BEGINNING, containing 15.10 acres.

PARCEL II: R-12MF (CD)

PETITIONER:

ALBEMARLE CROSSING ASSOCIATES

CHARLOTTE, NORTH CAROLINA 28202

LITTLE AND ASSOCIATES ARCHITECTS PREPARED

DATED 06/14/96 WITH REVISION DATES OF

09/19/96 AND 10/01/96 FOR A PUBLIC

THE ORIGINAL REZONING DOCUMENTS RZ-1, RZ-2

320 S. TRYON STREET

LATTA ARCADE

(704) 376-0363

HEARING 10/96.

ADJACENT PROPERTY OWNERS:

(3)(6)(9) 109-301-49

109-414-03

COPSIS ENTERPRISES
9306 ALBEMARLE ROAD

CHARLOTTE, N.C. 28212

CURRIE. HENRY ROBERT

(2) WIFE, THRESEA W.

GLADDEN, W.K. &

JUANITA G.

109-301-43

WIFE, HELEN R

FOX, JAMES D. & WIFE,

6701 DWIGHTWARE BLVD.

CHARLOTTE, N.C. 28227

GORDON, CHARLES E.

6631 DWIGHTWARE

& WIFE, BARBARA H

CHARLOTTE, N.C. 28227

109-301-02 DOWNING, CHARLES R. & WIFE, JUDI W.

6627 DWIGHTWARE CHARLOTTE, N.C. 28227

BOSHEARS, FLOYD R. & WIFE, MILDRED L. 6623 DWIGHTWARE

CHARLOTTE, N.C. 28227

CHARLOTTE, N.C. 28227

CHARLOTTE, N.C. 2822

REID, ROBERT M. &

5315 AMITY SPRINGS

CHARLOTTE, N.C. 28212

CHARLOTTE, N.C. 28212

CHARLOTTE, N.C. 28229

109-301-15

FINK, ROBBIE C. 6619 DWIGHTWARE

109-301-51

109-301-01

109-421-01

109-421-02

P.O.BOX 25746

109-421-03

BOST, ROBBIE K.

SHROYER, PATRICIA

CHARLOTTE, N.C. 28227

BRUDNICKI, ELLANOR K.

6419 DWIGHTWARE BLVD.

CHARLOTTE, N.C. 28212

36.3 AC +/-

22.0 AC +/-

14.3 AC +/-

◆INCLUDES +/-3.8 AC OF RESERVED PROPERTY FOR FUTURE EASTERN CIRCUMFERENTIAL R-O-W

O'HARA S. 10229 GLOMAN CT.

SITE DATA

SITE AREA

PARCEL !

PARCEL #

PARCEL II:

PROPOSED ZONING/DEVELOPMENT:

TOTAL ACREAGE:

CIRCUMFERENTIAL R/W)

TOTAL BUILDING AREA:

TRACT A: 7.6 AC

TRACT B: 7.3 AC

TRACT C: 1.6 AC

TRACT D: 1.7 AC

TOTAL ACREAGE:

TOTAL NUMBER OF UNITS:

PARKING REQUIRED:

PARKING PROVIDED:

VICINITY MAP

DAYCARE:

(INCLUDES PROPERTY FOR EASTERN

OFFICE OR RETAIL:

PARKING REQUIRED:

PARKING PROVIDED:

PARKING REQUIRED:

PARKING PROVIDED:

PARKING REQUIRED:

PARKING PROVIDED:

REGIONAL DETENTION BASIN

PARCEL 1: CC (CD)

MACO HOMES, INC

PIERCE, NANETTE

6525 DWIGHTWARE

(16) WIFE, HAZEL G.

15 STUKEL, JAMIE C. 6609 DWIGHTWARE

9101 CLANCY PLACE

CHARLOTTE, N.C. 2821

109-421-06

109-421-07

109-421-08

109-421-09

109-421-10

109-421-11

109-421-12

109-421-15

109-301-09

109-102-05

109-092-22

P.O.BOX 37166

(BY ENTIRETY) 8904 ALBEMARLE ROAD

HAGEN, PAULA J.

BENDER, CRAIG P.

(23) & WIFE, MICHELE A.

6407 DWIGHTWARE

YOUNG, FRANKLIN O.

& WIFE, JULIA C. 13001 MARLSTONE LANE

CHARLOTTE, N.C. 28215

6325 DWIGHTWARE BLVD.

CHARLOTTE, N.C. 28227

HAYES, RONALD V.

(26) & WIFE, MARTHA S.

6319 DWIGHTWARE

6313 DWIGHTWARE

HUELTER, GARY F.

1916 MARLWOOD CIRCLE

FUNDERBURK, VERNON

CHARLOTTE, N.C. 28205

CADIEU, BRUCE BRUNSON

CHARLOTTE, N.C. 28227

8901 ALBEMARLE ROAD

CHARLOTTE, N.C. 28227

CHARLOTTE, N.C. 28212

HUNTLEY, MARION BUFORD JR.

WIFE, KATHLEEN PORTER

CORNERSTONE BAPTIST CHURCH 8823 ALBEMARLE ROAD

FIRST UNION NATIONAL BANK

109-092-09
The Charter Properties Project C P £20

OF NORTH CAROLINA

CHARLOTTE, N.C. 28288

CHARLOTTE, N.C. 28237

±22.0 ACRES

231 SPACES

261 SPACES

62,000 SQ.FT

248 SPACES

299 SPACES

8,000 SQ.FT.

33 SPACES

37 SPACES

±14.3 ACRES

254 SPACES

257 SPACES

11.8 U/A

NOT TO EXCEED

NOT TO EXCEED

6618 HEMSWORTH TERRACE

CHARLOTTE, N.C. 28227

CHARLOTTE, N.C. 28227

CHARLOTTE, N.C. 28212

MILAM, SAMUAL S.

(27) & CATHERINE R., LIFE ESTATE

CHARLOTTE, N.C. 28227

TADLOCK, JEFFERY W. 6413 DWIGHTWARE BLVD.

CHARLOTTE, N.C. 28227

ColeJenest & Stone Land Planning Landscape Architecture

Civil Engineering Urban Design 112 South Tryon Street

Suite 300 Charlotte, North Carolina 28284 Tel 704. 376. 1555 Fax 704, 376, 7851 www.colejeneststone.com

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

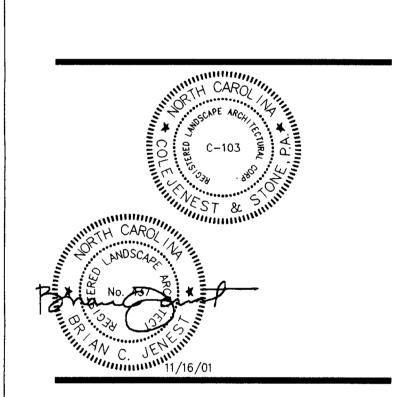
ALBEMARLE ROAD SITE REZONING PLAN

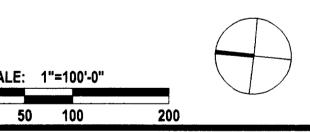
Charlotte North Carolina

Technical Plan (Administrative Approval)

Issued For Construct.

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





The drawings, the project manual and the design shown theron are instruments of ColeJenest & Stone, P.A.. The reproduction or unganored Geld heldoclinens without collection STRATIVE Colejenest & Stone, P.A. is prohibited of JAI Colejenest & Stone, P.A. 2001 C AUG 2 9 2003

DATED: BY: MARTIN'R. CRAMTON, JR.

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

TO: Robert Brandon Zoning Administrator Martin R. Cramton, Jr. Planning Director

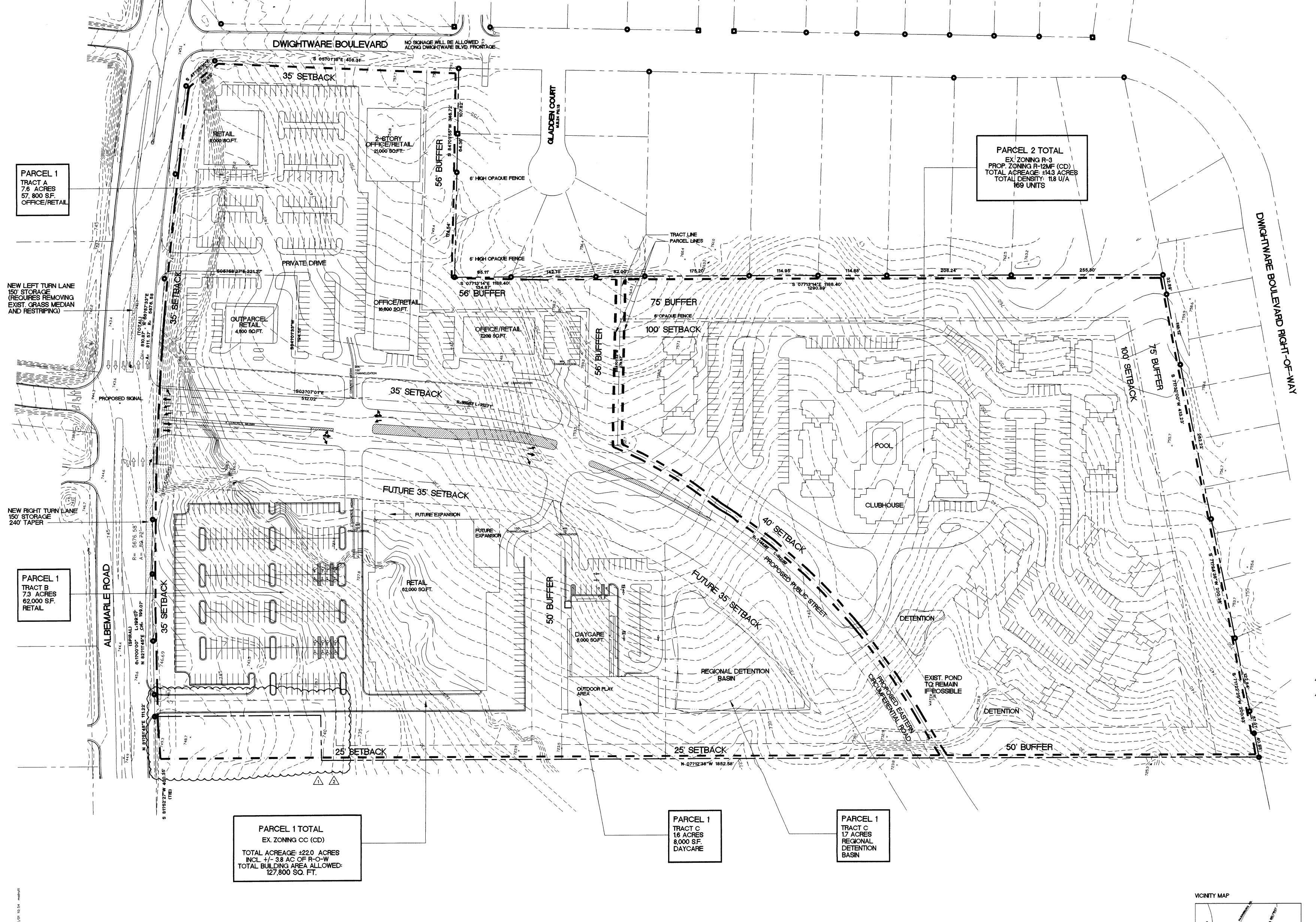
SUBJECT: Administrative Approval for Petition No. 96-60 by Albemarle Crossing.

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 99-114) 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.

CHARLOTTE-MECKLENBURG
PLANNING COMMISSION

INTER-OFFICE COMMUNICATION

September 2, 2003



resubmitted 09/20/96 resubmitted 10/02/96



Land Planning Landscape Architecture Civil Engineering Urban Design

112 South Tryon Street Suite 300 Charlotte, North Carolina 28284 Tel 704. 376. 1555 Fax 704. 376. 7851 www.colejeneststone.com

Albemarle Land Company, LLC 1228 East Morehead Street

Suite 200 Charlotte, North Carolina

ALBEMARLE ROAD SITE REZONING PLAN

Charlotte North Carolina

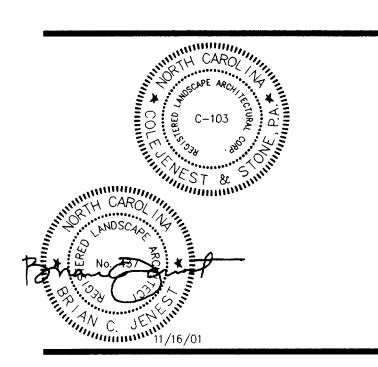
Rezoning Plan (Administrative Approval)

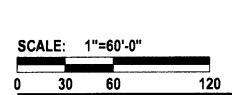
Project No.

Issued

Issued For Construction

08/28/03 - REVISED OUTPARCEL #5 PER CMPC





The drawings, the project manual and the design shown theren Reginging the project of Colejenest & Stone P. A. The reproduction or unauthorized use of the decuments with fut consent of Colejenest & Stone. PA is prohibited

PETITION #96-60 AS FOR PUBLIC HEARING