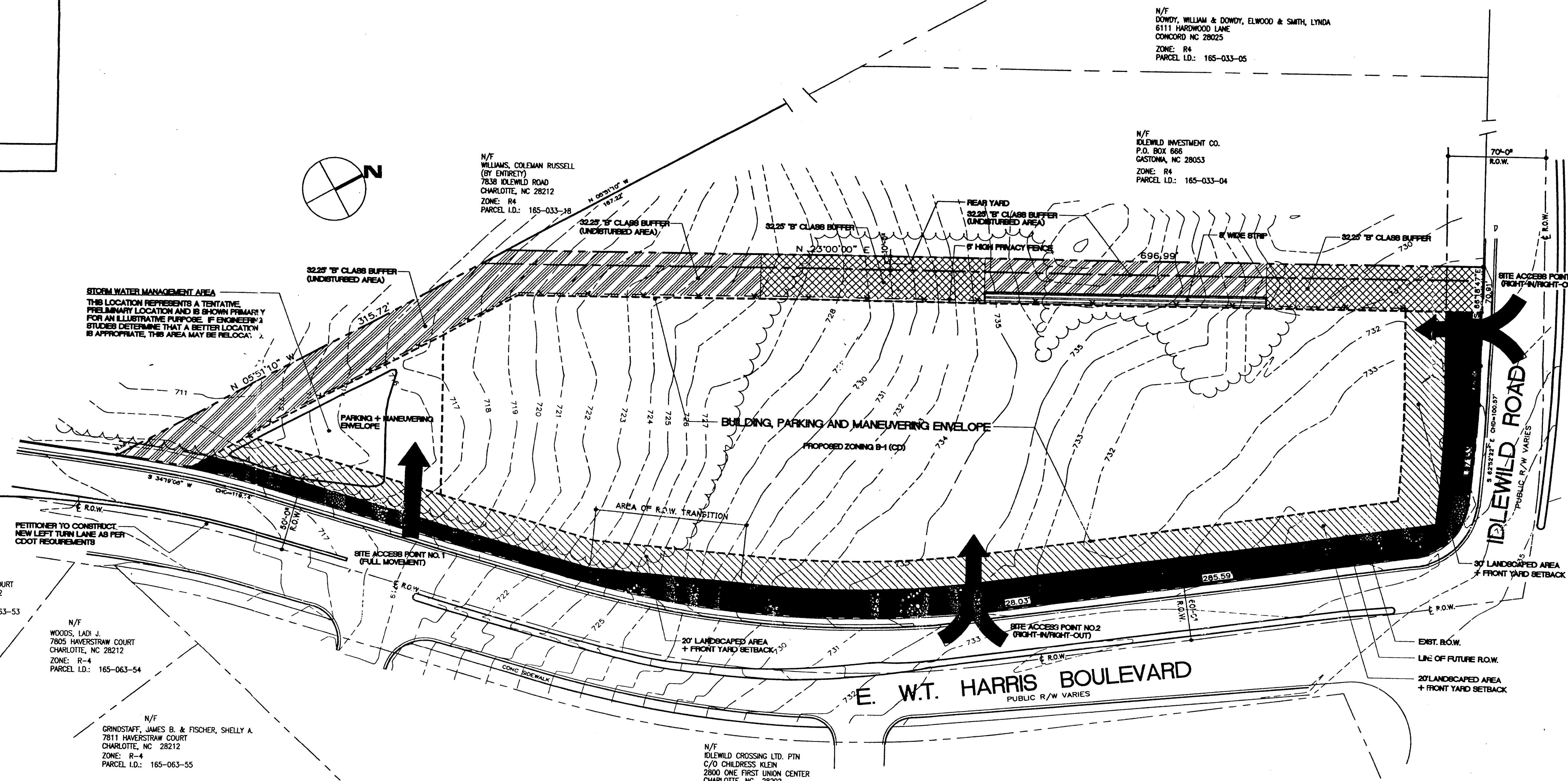


VICINITY MAP

Little & Associates Architects
 6841 Wagon Wheel
 Charlotte, NC 28227
 704-535-5300
 704-535-7888 fax

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N/F
 DOWDY, WILLIAM & DOWDY, ELWOOD & SMITH, LYNDIA
 6111 HARDWOOD LANE
 CONCORD NC 28025
 ZONE: R4
 PARCEL I.D.: 165-033-05

N/F
 IDEWILD INVESTMENT CO.
 P.O. BOX 688
 GASTONIA, NC 28053
 ZONE: R4
 PARCEL I.D.: 165-033-04

N/F
 WILLIAMS, COLEMAN RUSSELL
 (BY ENTIRETY)
 7838 IDEWILD ROAD
 CHARLOTTE, NC 28212
 ZONE: R4
 PARCEL I.D.: 165-033-18

N/F
 HURSEY, HANNE LEE (BY ENTIRETY)
 7839 IDEWILD ROAD
 CHARLOTTE, NC 28212
 ZONE: R4
 PARCEL I.D.: 133-211-17

N/F
 NEW HOPE BAPTIST CHURCH
 9500 EAST W.T. HARRIS BOULEVARD
 CHARLOTTE, NC 28212
 ZONE: R4
 PARCEL I.D.: 133-211-18

N/F
 CIRCLE K PROPERTIES, INC.
 C/O PROPERTY TAX DEPARTMENT
 PHOENIX, AZ 85072
 ZONE: B15-CD
 PARCEL I.D.: 133-211-19

N/F
 WATKINS, DWIGHT DAVID &
 WATKINS, FAIRLY DWIGHT
 9922 E. W.T. HARRIS BOULEVARD
 CHARLOTTE, NC 28212
 ZONE: R4
 PARCEL I.D.: 135-051-01

N/F
 BALLARD, CARL GATHER
 (BY ENTIRETY)
 8111 IDEWILD ROAD
 CHARLOTTE, NC 28212
 ZONE: R4
 PARCEL I.D.: 135-051-03

N/F
 BALLARD, CARL GATHER
 (BY ENTIRETY)
 8111 IDEWILD ROAD
 CHARLOTTE, NC 28212
 ZONE: R4
 PARCEL I.D.: 135-051-04

N/F
 HARRIS, AMON L. & WIFE, KATHY L.
 7801 HAVERSTRAW COURT
 CHARLOTTE, NC 28212
 ZONE: R-4
 PARCEL I.D.: 165-063-52

N/F
 BOROUGHS, PAUL M.
 7801 HAVERSTRAW COURT
 CHARLOTTE, NC 28212
 ZONE: R-4
 PARCEL I.D.: 165-063-53

N/F
 WOODS, LAD J.
 7805 HAVERSTRAW COURT
 CHARLOTTE, NC 28212
 ZONE: R-4
 PARCEL I.D.: 165-063-54

N/F
 GRINSTAFF, JAMES B. & FISHER, SHELLY A.
 7811 HAVERSTRAW COURT
 CHARLOTTE, NC 28212
 ZONE: R-4
 PARCEL I.D.: 165-063-55

N/F
 IDEWILD CROSSING LTD. P/N
 C/O CHILDRESS KLEIN
 2800 ONE FIRST UNION CENTER
 CHARLOTTE, NC 28202
 ZONE: B1-CDR4
 PARCEL I.D.: 165-036-01

DEVELOPMENT STANDARDS

GENERAL PROVISION
 UNLESS MORE STRINGENT STANDARDS ARE ESTABLISHED BY THE TECHNICAL DATA SHEET OR THESE DEVELOPMENT STANDARDS, ALL DEVELOPMENT STANDARDS ESTABLISHED UNDER THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE") FOR THE B-1 ZONING DISTRICT CLASSIFICATION SHALL BE FOLLOWED IN CONNECTION WITH DEVELOPMENT TAKING PLACE ON THE SITE.

THE CONFIGURATIONS, PLACEMENTS AND SIZES OF THE BUILDINGS OUTLINED ON THIS TECHNICAL DATA SHEET, THE SCHEMATIC SITE PLAN, SHEET RZ-2 ARE SCHEMATIC IN NATURE AND, SUBJECT ONLY TO THE PROVISIONS SET FORTH BELOW UNDER ARCHITECTURAL CONTROLS, MAY BE ALTERED OR MODIFIED DURING DESIGN DEVELOPMENT AND CONSTRUCTION DOCUMENT PHASES WITHIN THE MAXIMUM BUILDING ENVELOPE LINES ESTABLISHED ON THIS TECHNICAL DATA SHEET. PARKING LAYOUTS MAY ALSO BE MODIFIED TO ACCOMMODATE FINAL BUILDING LOCATIONS.

PERMITTED USES
 THE SITE MAY BE DEVOTED TO ANY USE (INCLUDING ANY ACCESSORY USE) WHICH IS PERMITTED UNDER THE ORDINANCE BY RIGHT OR UNDER PRESCRIBED CONDITIONS IN A B-1 ZONING DISTRICT, EXCEPT THOSE USES SET FORTH ON THE SCHEDULE OF UNAPPROVED USES, SHEET RZ-3, WHICH ACCOMPANIES THIS TECHNICAL DATA SHEET.

SQUARE FOOTAGE RESTRICTION
 THE GROSS FLOOR AREA OF ALL BUILDINGS CONSTRUCTED WITHIN THE SITE MAY NOT EXCEED, IN THE AGGREGATE, 27,500 SQUARE FEET.

BUFFERS
 1. BUFFERS ESTABLISHED ON THIS TECHNICAL DATA SHEET SHALL CONFORM TO THE STANDARDS OF SECTION 12.302 OF THE ORDINANCE, SUBJECT, HOWEVER, TO THE PROVISIONS OF SECTION 12.304 THEREOF.
 2. THE BUFFER AREAS SHALL REMAIN AS OPEN SPACE IN THOSE PORTIONS OF THE BUFFER AREAS DEPICTED ON THE TECHNICAL DATA SHEET AS "UNDISTURBED AREAS". PETITIONERS RESERVE THE RIGHT TO: (A) SELECTIVELY CUT, CLEAR AND CLEAN UNDERBRUSH AND DEAD OR DYING TREES AND VEGETATION; AND (B) WITHIN THE EIGHT FOOT (8') WIDE STRIP DEPICTED ON THE TECHNICAL DATA SHEET TO GRADE AND TO INSTALL A RETAINING WALL (OPTIONAL), UTILITIES, FENCES AND BERMS.

3. PETITIONERS RESERVE THE RIGHT WITHIN ALL OTHER PORTIONS OF THE BUFFER AREAS TO GRADE AND TO INSTALL PEDESTRIAN SIDEWALKS OR PATHWAYS, WALLS, FENCES, AND UTILITIES. NO PARKING SPACES OR MANEUVERING AREAS OR STORM WATER DETENTION FACILITIES MAY BE LOCATED WITHIN THE BUFFER AREAS.

4. WHERE EXISTING TREES AND NATURAL VEGETATION HAVE BEEN CLEARED TO ACCOMMODATE PEDESTRIAN SIDEWALKS OR PATHWAYS, WALLS, BERMS, FENCES, GRADING AND THE INSTALLATION OF UTILITIES, THE CLEARED, UNIMPROVED AREAS WILL BE LANDSCAPED WITH TREES AND SHRUBS.

5. OFF-STREET PARKING SPACES MAY NOT BE INSTALLED WITHIN BUFFERS.

6. THE REQUIRED BUFFER WIDTH HAS BEEN REDUCED BY 25% AS PER SECTION 12.302(B).

SCREENING AND LANDSCAPED AREAS
 1. SCREENING SHALL CONFORM WITH THE STANDARDS AND TREATMENTS SPECIFIED IN SECTION 12.303 OF THE ORDINANCE.

2. THE OWNERS SHALL INSTALL OR CAUSE TO BE INSTALLED WITHIN THE LANDSCAPED AREAS ESTABLISHED ALONG IDEWILD ROAD AND EAST W.T. HARRIS BOULEVARD PLANTS, TREES AND OTHER MATERIALS IN ACCORDANCE WITH THE LANDSCAPING DEPICTED ON THE SCHEMATIC SITE PLAN, SHEET RZ-2, WHICH ACCOMPANIES THIS TECHNICAL DATA SHEET AND SHALL THEREAFTER MAINTAIN OR CAUSE TO BE MAINTAINED ALL SUCH MATERIALS (INCLUDING REPLACEMENT OF DEAD OR DYING PLANTS AND TREES).

3. THE OWNERS SHALL ALSO GRASS THE AREAS TO BE DEDICATED FOR RIGHT-OF-WAY ALONG EAST W.T. HARRIS BOULEVARD AND IDEWILD ROAD AND MAINTAIN OR CAUSE TO BE MAINTAINED THE SAME UNTIL SUCH TIME AS THESE AREAS ARE ACCEPTED FOR DEDICATION.

4. LANDSCAPED AREAS WILL BE PLANTED AND IMPROVED IN SEQUENCES WHICH ARE KEYS TO EACH PHASE OF DEVELOPMENT TAKING PLACE ON THE SITE.

5. PLANTINGS WITHIN LANDSCAPED AREAS WILL MEET OR EXCEED THE REQUIREMENTS OF THE ORDINANCE.

6. TREE PROTECTION AND PLANTING WITHIN THE SITE WILL SATISFY THE PROVISIONS OF THE CHARLOTTE TREE ORDINANCE.

PARKING
 PARKING AREAS DEPICTED ON THIS TECHNICAL DATA SHEET AND THE SCHEMATIC SITE PLAN MAY VARY IN SIZE AND LOCATION, BUT IN ALL EVENTS, OFF STREET PARKING WILL MEET THE MINIMUM STANDARDS ESTABLISHED UNDER THE ORDINANCE.

LIGHTING
 1. ALL FREESTANDING LIGHTING FIXTURES INSTALLED WITHIN THE SITE WILL BE UNIFORM IN DESIGN.
 2. THE MAXIMUM HEIGHT OF ANY FREESTANDING LIGHTING FIXTURE, INCLUDING ITS BASE, SHALL NOT EXCEED 25 FEET IN HEIGHT.
 3. ALL DIRECT LIGHTING WITHIN THE SITE (EXCEPT STREET LIGHTS WHICH MAY BE ERRECTED ALONG EAST W.T. HARRIS BOULEVARD AND IDEWILD ROAD) SHALL BE DESIGNED SUCH THAT DIRECT ILLUMINATION DOES NOT EXTEND PAST ANY PROPERTY LINE. CONSIDERATION WILL BE GIVEN TO THE IMPACT OF LIGHTING BOTH WITHIN AND WITHOUT THE PERIMETER OF THE SITE. ITEMS FOR CONSIDERATION WILL INCLUDE INTENSITY, CUTOFF ANGLES, COLORS, ENERGY EFFICIENCY AND SHIELDING OF SOURCES OF LIGHT, THE INTENT BEING TO ELIMINATE GLARE TOWARDS EAST, W.T. HARRIS BOULEVARD, IDEWILD ROAD AND ADJACENT PROPERTIES.

SIGNS
 1. ALL SIGNS PLACED ON THE SITE WILL BE ERRECTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE ORDINANCE UNLESS MORE RESTRICTIVE REQUIREMENTS ARE IMPOSED BELOW.
 2. ALL SIGNS MOUNTED ON BUILDINGS WILL HAVE INDIVIDUAL BACK-LIT CHANNELLED LETTERS OR SYMBOLS.
 3. NO MORE THAN TWO (2) FREESTANDING MONUMENTAL TYPE IDENTIFICATION SIGNS MAY BE ERRECTED ON THE SITE WITH ONE BEING ERRECTED ALONG IDEWILD ROAD AND ONE ALONG EAST W.T. HARRIS BOULEVARD IN THE GENERAL AREAS DEPICTED ON THE SCHEMATIC SITE PLAN. THE FREESTANDING SIGN ERRECTED ALONG IDEWILD ROAD MAY NOT EXCEED 10 FEET IN HEIGHT OR 75 SQUARE FEET OF COPY IN AREA AND THE SIGN ERRECTED ALONG EAST W.T. HARRIS BOULEVARD MAY NOT EXCEED 20 FEET IN HEIGHT OR 75 SQUARE FEET OF COPY IN AREA.

ROAD RIGHT-OF-WAY
 1. PETITIONER AGREES TO DEDICATE ADDITIONAL RIGHT-OF-WAY FOR EAST W.T. HARRIS BOULEVARD AND IDEWILD ROAD, ALL AS DEPICTED ABOVE ON THIS TECHNICAL DATA SHEET. THIS ADDITIONAL RIGHT-OF-WAY MUST BE DEDICATED PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT FOR DEVELOPMENT TAKING PLACE ON THIS SITE.

ACCESS POINTS (DROVEWAYS)
 1. THE NUMBER OF VEHICULAR ACCESS POINTS TO THE SITE SHALL BE LIMITED TO THE NUMBER DEPICTED ON THIS TECHNICAL DATA SHEET.
 2. THE PLACEMENT AND CONFIGURATION OF EACH ACCESS POINT ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE AND ARCHITECTURAL CONSTRUCTION PLANS AND DESIGNS AND TO ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY THE CHARLOTTE DEPARTMENT OF TRANSPORTATION AND THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.

FIRE PROTECTION
 1. ADEQUATE FIRE PROTECTION IN THE FORM OF FIRE HYDRANTS WILL BE PROVIDED TO THE FIRE MARSHAL'S SPECIFICATIONS. PLANS FOR EACH BUILDING WILL BE SUBMITTED TO THE FIRE MARSHAL'S OFFICE FOR APPROVAL BEFORE THE CONSTRUCTION OF THAT BUILDING COMMENCES.
 2. FIRE HYDRANTS WILL BE LOCATED WITHIN 750 FEET OF ANY BUILDING CONSTRUCTED ON THE SITE.

ARCHITECTURAL CONTROLS
 1. DUMPSTER AREAS WILL BE SCREENED IN ACCORDANCE WITH THE REQUIREMENTS OF THE ORDINANCE. DUMPSTER AREAS WILL BE ENCLOSED ON ALL FOUR SIDES BY A WOODEN FENCE OR BRICK WALL WITH ONE SIDE BEING A HINGED WOODEN GATE. IF ONE OR MORE SIDES OF A DUMPSTER AREA ADJOIN A REAR WALL OF A BUILDING, THE REAR WALL MAY BE SUBSTITUTED FOR THE FENCE-ALONG-EACH-SUCH-A-SIDE.
 2. THE OWNERS SHALL PROVIDE OR CAUSE TO BE PROVIDED A MINIMUM OF ONE (1) OUTDOOR TRASH RECEPTACLE TO SERVE EACH FREESTANDING BUILDING CONSTRUCTED ON THE SITE.
 3. ALL MECHANICAL EQUIPMENT INCLUDING ROOF TOP EQUIPMENT SHALL BE SCREENED FROM VIEW FROM THE STREETS AND ADJACENT RESIDENTIAL PROPERTIES.

ARCHITECTURAL CONTROLS CONT'D
 4. NO MORE THAN THREE (3) FREESTANDING BUILDINGS MAY BE CONSTRUCTED ON THE SITE AND NO BUILDING MAY EXCEED 14,000 SQUARE FEET IN SIZE. FURTHER, NO MORE THAN TWO (2) INDEPENDENT, PHYSICALLY SEPARATED ESTABLISHMENTS MAY OCCUPY ANY SINGLE BUILDING.
 5. ALL BUILDINGS CONSTRUCTED ON THE SITE SHALL BE ARCHITECTURALLY COMPATIBLE IN APPEARANCE AND QUALITY WITH THE IDEWILD CROSSING SHOPPING CENTER, LOCATED ACROSS E. W.T. HARRIS BLVD., THROUGH THE USE OF SIMILAR BUILDING MATERIALS, AND/OR ACCENT FEATURES WITHIN THE CONSTRAINTS OF TENANT-PROFITABLE-GRITNESS AND COLORS WHICH ARE SUBSTANTIALLY SIMILAR THERETO.
 6. IF THE OWNERS ARE ABLE TO ATTRACT A MAJOR BRANDED SERVICE STATION ESTABLISHMENT TO THE SITE, THE CANOPY OF ITS FACILITY MAY INCORPORATE THE COMPANY'S STANDARD DESIGN, MATERIALS AND COLORS WHILE THE BUILDING FOR THIS FACILITY MUST SATISFY THE STANDARDS ESTABLISHED UNDER PARAGRAPH 5 ABOVE. THE ELEVATIONS OF THE BUILDING MAY NEVERTHELESS INCORPORATE ACCENT FEATURES WHICH INCLUDE THE COMPANY'S LOGO AND COLORS.
 7. IF THE OWNERS CHOOSE TO DEVELOP THE SITE IN PHASES, THEY MUST IN THE INTERIM GRASS OR OTHERWISE LANDSCAPE THE UNIMPROVED AREAS WITHIN THE BUILDING ENVELOPE ESTABLISHED ON THE TECHNICAL DATA SHEET AND MAINTAIN THE SAME IN A TIDY AND ORDERLY CONDITION PENDING FINAL BUILD-OUT.
 8. NO LOUD SPEAKER SYSTEM MAY BE INSTALLED WITHIN THE SITE WITH A NOISE DECIBEL LEVEL IN EXCESS OF 70 DECIBELS AT THE PERIMETER OF THE SITE.

STORM WATER MANAGEMENT
 1. STORM WATER RUNOFF FROM THE SITE WILL BE MANAGED AS REQUIRED BY THE CITY OF CHARLOTTE STORM WATER REGULATIONS.
 2. STORM WATER MANAGEMENT BASINS SHALL BE CONSTRUCTED TO PROVIDE A 3:1 SLOPE AROUND THE PERIMETER OF EACH BASIN PROVIDED THIS TYPE OF CONSTRUCTION IS ACCEPTABLE WITH THE CHARLOTTE-MECKLENBURG STORM WATER SERVICES DEPARTMENT.



LEGEND

- DENOTES LANDSCAPED AREA
- DENOTES FUTURE ROW
- DENOTES 32' CLASS BUFFER THAT CAN BE DISTURBED
- DENOTES UNDISTURBED AREAS (WITHIN BUFFER)
- DENOTES 8' WIDE STRIP (WITHIN BUFFER)
- FULL ACCESS PERMITTED
- RIGHT-IN/RIGHT-OUT ONLY

PROJECT DATA

SITE AREA: 448 AC
 EXISTING ZONING: R-4
 PROPOSED ZONING: B-1 (CD)
 TOTAL PROPOSED BUILDING AREA: 27,500 SQUARE FEET

FOR PUBLIC HEARING
 PETITION NO. 97-27

APPROVED BY CITY COUNCIL
 DATE 4/22/97 97-27

Crosland Retail
 THE CROSLAND GROUP, INC.

125 Scaleybark Road
 Charlotte, NC 28209
 (704)523-0272

REZONING PLAN FOR RETAIL DEVELOPMENT AT
 IDEWILD AND E. W.T. HARRIS
 CHARLOTTE, NORTH CAROLINA
 TECHNICAL DATA SHEET

Division President
 WRETCOS
 Job Captain
 HOLLIFIELD
 Drawn By
 JTM
 Date Drawn
 3-9-97
 Drawing File Name

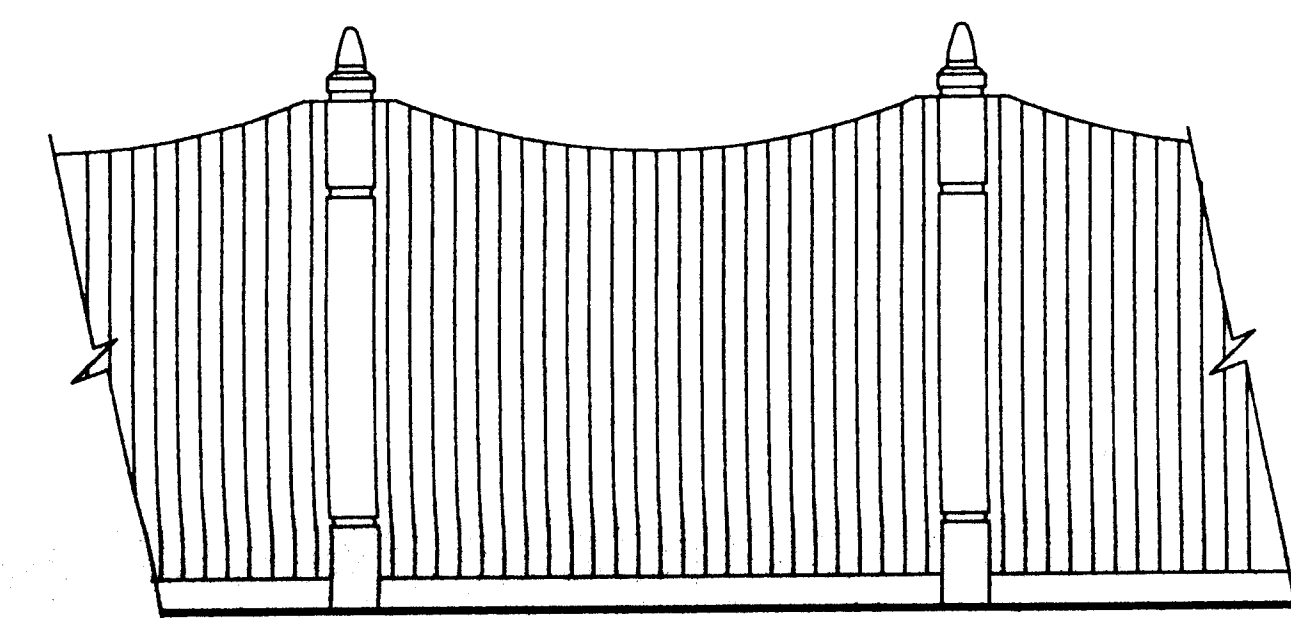
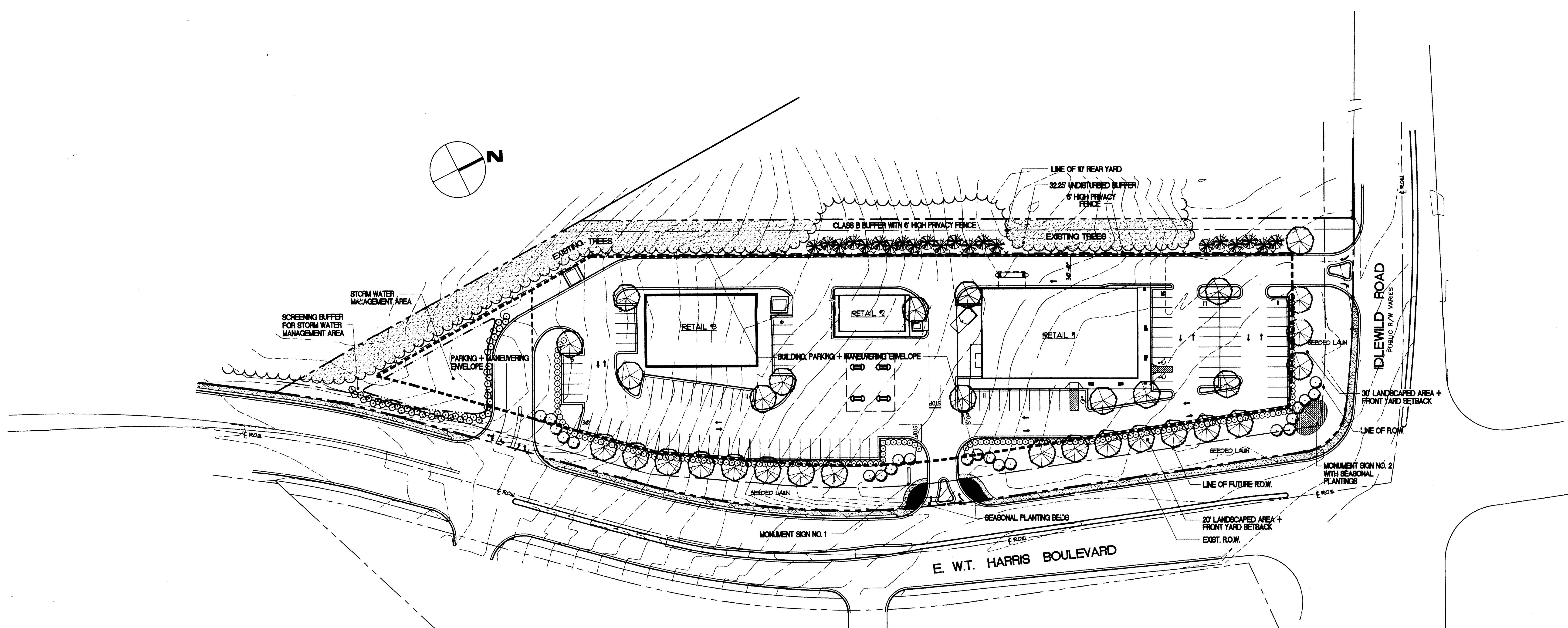
Revisions

No.	Date	

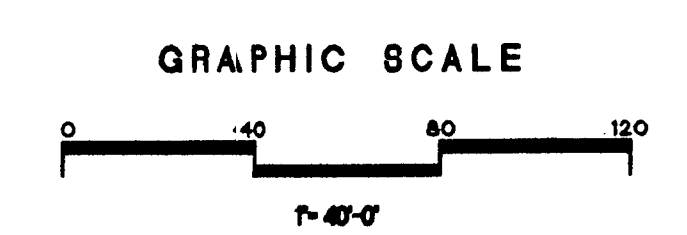
Issue Date: 3-7-97

Project Number
 03-4579-00

Sheet Of
 RZ-1



SCHEMATIC FENCE DETAIL



NOTE:
 THIS PLAN IS SCHEMATIC IN NATURE AND IS INTENDED TO SHOW DESIGN, BUILDING, CIRCULATION CONCEPTS AND RELATIONSHIPS. IT DEPICTS ONE DEVELOPMENT SCENARIO. CHANGES AND ALTERATIONS ARE PERMITTED BASED UPON TENANT NEEDS, SITE CONSTRAINTS, FINAL CONSTRUCTION DRAWINGS, ETC. (SEE GENERAL PROVISIONS OF THE DEVELOPMENT NOTES ON THE TECHNICAL DATA SHEET)

PROJECT DATA

SITE AREA: 4.48 AC
 EXISTING ZONING: R-4
 PROPOSED ZONING: B-1 (CD)
 TOTAL PROPOSED BUILDING AREA: 27,500 SQUARE FEET

FOR PUBLIC HEARING
 PETITION NO. 97-27

Crosland Retail
 THE CROSLAND GROUP, INC.

126 Scaleybark Road
 Charlotte, NC 28309
 (704) 528-0272

REZONING PLAN FOR RETAIL DEVELOPMENT AT
IDLEWILD AND E. W.T. HARRIS
 CHARLOTTE, NORTH CAROLINA
 SCHEMATIC SITE PLAN

Division President	VRETTOS
Job Captain	HOLLIFIELD
Drawn By	JTM
Date Drawn	3-3-97
Drawing File Name	
Revisions	
No. _____	Date _____
No. _____	Date _____
No. _____	Date _____
No. _____	Date _____
No. _____	Date _____
No. _____	Date _____
No. _____	Date _____
No. _____	Date _____
Issue Date:	3-7-97

Project Number
03-4579-00
 Sheet of
RZ-2

