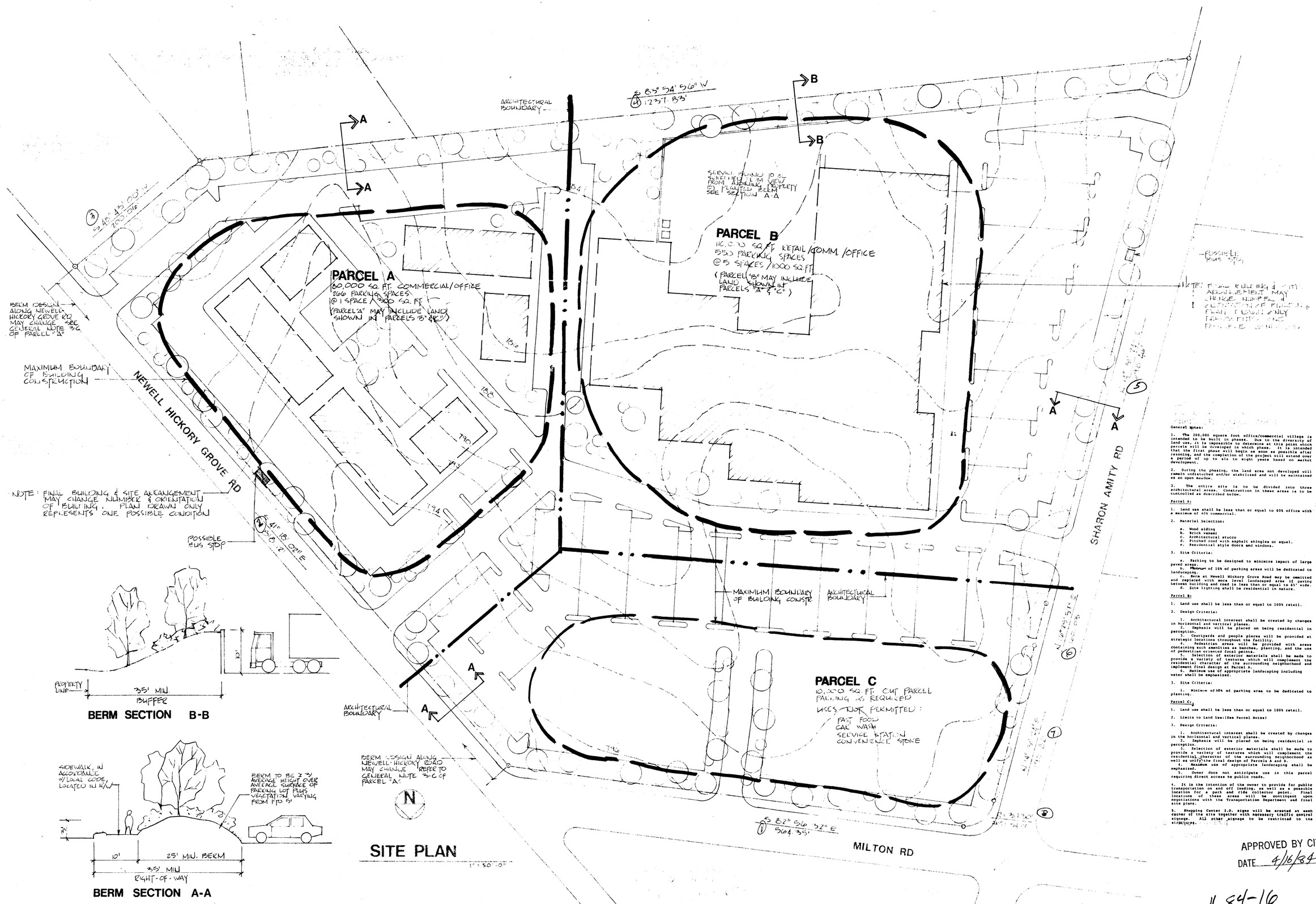

SITE PLAN

1" = 50'-0"

General Notes:

1. The 200,000 square foot office/commercial village is intended to be built in phases. Due to the diversity of land use, it is impossible to determine at this point which parcels will be developed in which phase. It is intended that the first phase will begin as soon as possible after rezoning, and the completion of the project will extend over a period of up to six to eight years based on market development.

2. During the phasing, the land area not developed will remain undisturbed and/or stabilized and will be maintained as an open meadow.

3. The entire site is to be divided into three architectural areas. Construction in these areas is to be controlled as described below.

Parcel A:

1. Land use shall be less than or equal to 60% office with a maximum of 40% commercial.

2. Material Selection:

a. Wood siding
b. Brick veneer
c. Architectural stucco
d. Pitched roof with asphalt shingles or equal.
e. Residential style doors and windows.

3. Site Criteria:

a. Parking to be designed to minimize impact of large paved areas.
b. Minimum of 10% of parking areas will be dedicated to landscaping.
c. Berm at Newell Hickory Grove Road may be omitted and replaced with more level landscaped area if paving between building and road is less than or equal to 65' wide.
d. Site lighting shall be residential in nature.

Parcel B:

1. Land use shall be less than or equal to 100% retail.

2. Design Criteria:

1. Architectural interest shall be created by changes in horizontal and vertical planes.
2. Emphasis will be placed on being residential in perception.
3. Courtyards and people places will be provided at strategic locations throughout the facility.
4. Pedestrian areas will be provided with areas containing such amenities as benches, planting, and the use of pedestrian oriented focal points.
5. Selection of exterior materials shall be made to provide a variety of textures which will complement the residential character of the surrounding neighborhood and implement final design at Parcel A.
6. Maximum use of appropriate landscaping including water shall be emphasized.

3. Site Criteria:

1. Minimum of 10% of parking area to be dedicated to planting.

Parcel C:

1. Land use shall be less than or equal to 100% retail.

2. Limits to Land Use:(See Parcel Notes)

3. Design Criteria:

1. Architectural interest shall be created by changes in the horizontal and vertical planes.
2. Emphasis will be placed on being residential in perception.
3. Selection of exterior materials shall be made to provide a variety of textures which will complement the residential character of the surrounding neighborhood as well as unify the final design of Parcels A and B.
4. Maximum use of appropriate landscaping shall be emphasized.
5. Owner does not anticipate use in this parcel requiring direct access to public roads.

4. It is the intention of the owner to provide for public transportation on and off loading, as well as a possible location for a park and ride collector point. Final locations of these areas will be contingent upon negotiations with the Transportation Department and final site plans.

5. Shopping Center I.D. signs will be created at each corner of the site together with necessary traffic control signage. All other signage to be restricted to the structures.

APPROVED BY CITY COUNCIL
DATE 4/16/84

84-16

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NEWELL HICKORY GROVE
NEIGHBORHOOD SHOPPING VILLAGE
DUVALL INVESTMENT GROUP INC.
CHARLOTTE, N.C.

PROJECT
DATE
REVISED 3-15-84
DRAWING