

#1	N 08-57-57 W	195.95
#2	N 06-35-00 W	96.87
#3	N 04-41-00 W	96.82
#4	N 02-46-30 M	18.94
#5	S 63-43-07 E	18.30
#6	S 02-46-30 E	9.72
#7	S 04-41-00 E	96.29
#8	S 06-35-00 E	96.95
#9	S 08-23-37 E	31.99
#10	N 28-53-26 E	1.74
#11	N 07-41-00 W	70.02
#12	N 02-47-10 W	40.00
#13	N 12-52-00 E	30.00
#14	N 24-39-14 E	22.65

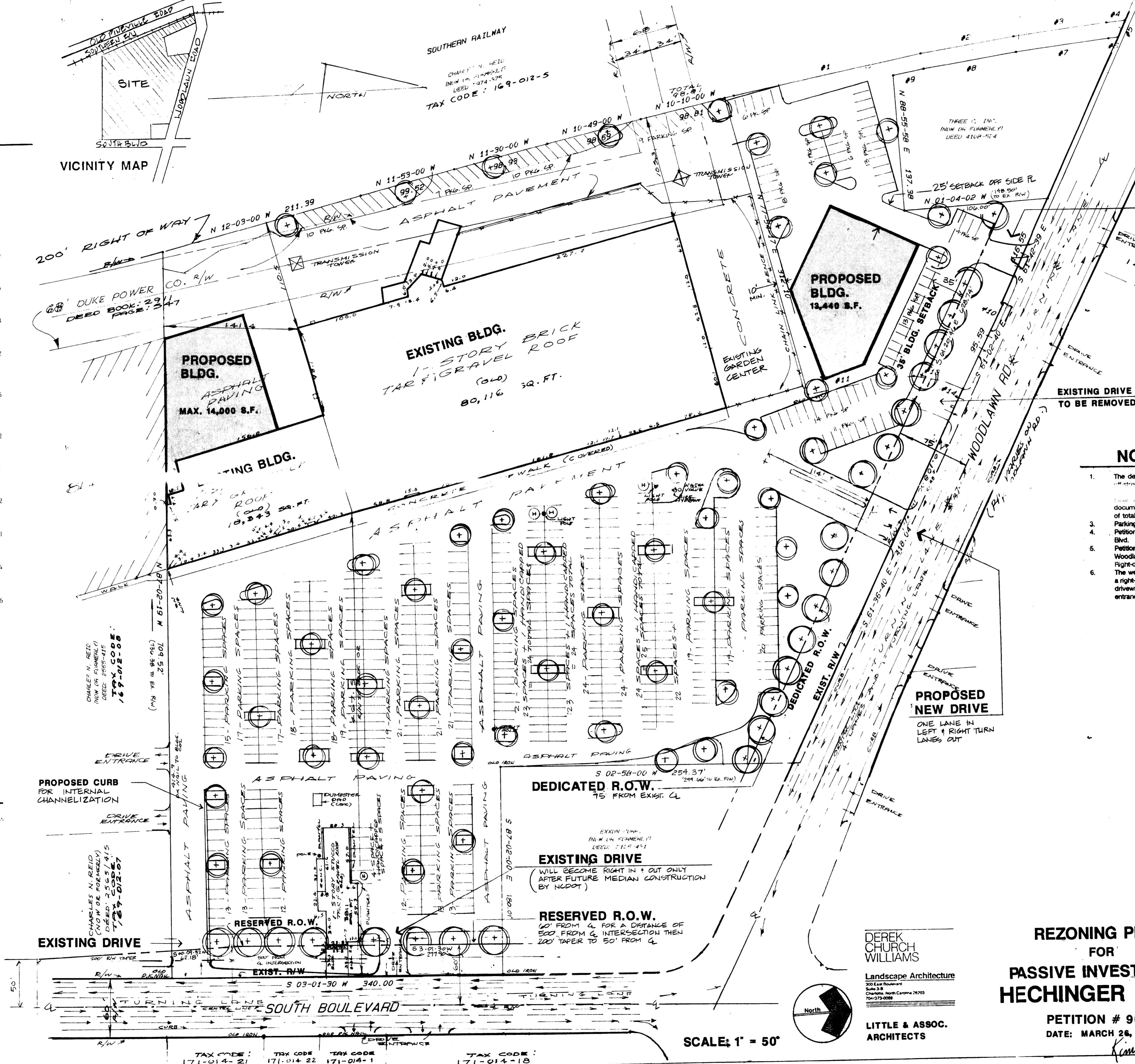
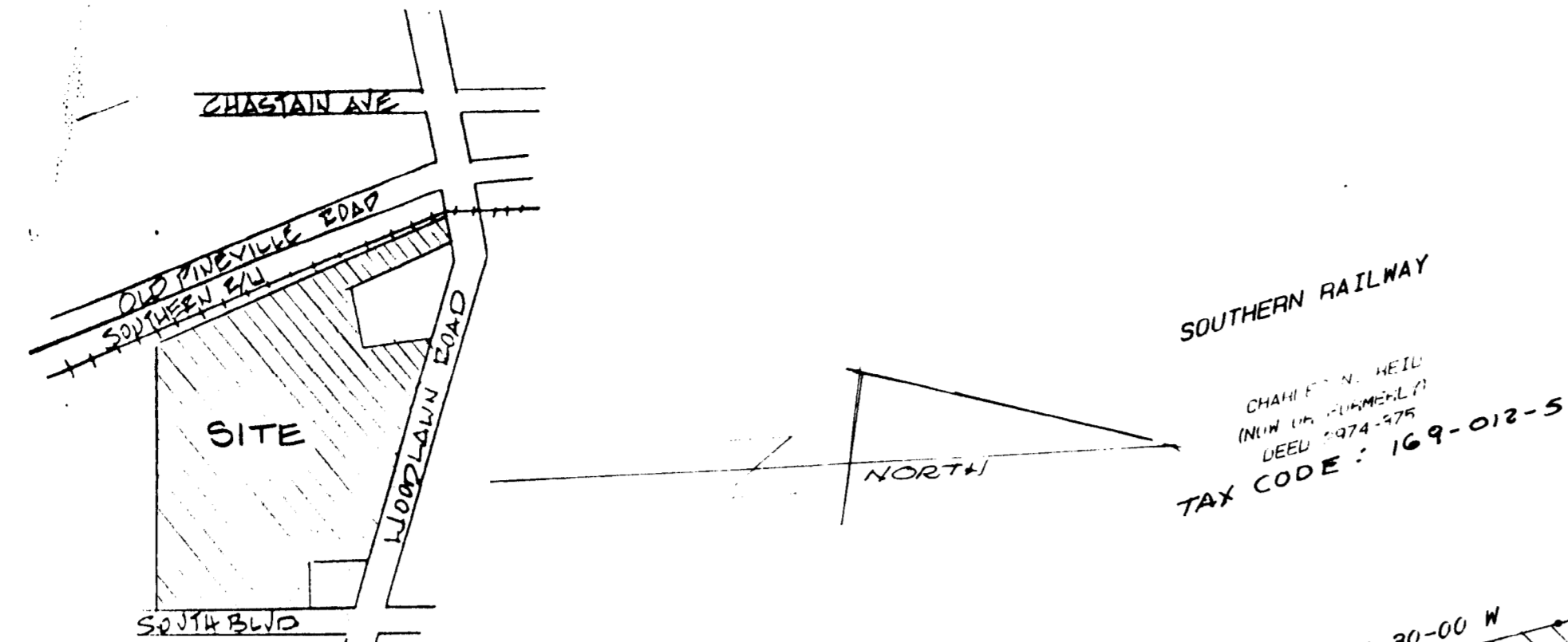
ADJACENT PROPERTY OWNERS

169-017-01	Exxon Corp. P. O. Box 53 Houston, Texas 77001	Deed 2126/431 Zoned: 1-2
169-012-05	Charles N. Reid 3512 Wilkinson Boulevard Charlotte, N. C. 28208	Deed 2974/375 Zoned: 1-2
169-017-05	Three C, Inc. 300 Woodlawn Road Charlotte, N. C. 28210	Deed 4108/574 Zoned: 1-2
169-012-07	Charles N. Reid 3512 Wilkinson Boulevard Charlotte, N. C. 28208	Deed 2565/415 Zoned: 1-2
169-012-08	Charles N. Reid 3512 Wilkinson Boulevard Charlotte, N. C. 28208	Deed 2565/415 Zoned: 1-2
149-073-03	Woodlawn Crossing Asso. P.O. Box 98309 Atlanta, Georgia 30359	Deed 5814/553 Zoned: 1-2
149-073-04	SSI Zrash P. O. Box 1600 Rowlett, Texas 75088	Deed 3512/152 Zoned: 1-2
149-073-16	Assoc. Bancorp, Inc. Zulif & Western Ind. Inc. P. O. Box 5105 Norwalk, Conn. 06856	Deed 3559/315 Zoned: 1-2
149-073-21	Leonard Coppola 2634 Selwyn Avenue Charlotte, N. C. 28209	Deed 5671/252 Zoned: 1-2
171-014-01	Hundley Gover P. O. Box 220597 Charlotte, N. C. 28222	Deed 3051/102 Zoned: 1-1
171-014-18	William B. Scott Tyvola Road # 1-77 Charlotte, N. C. 28210	Deed 0001/001 Zoned: 1-1
171-014-21	Grace Taubman P. O. Box 2710 Roanoke, Virginia 24001	Deed 3051/294 Zoned: B-2
171-014-22	Hundley Gover P. O. Box 220597 Charlotte, N. C. 28222	Deed 3081/286 Zoned: B-2

SITE/ DEVELOPMENT DATA

Existing Zoning:	1-2
Proposed Zoning:	B1-SCD
Use:	Shopping Center
Existing s.f.:	98,459
Proposed max. s.f.:	125,900
Proposed no. pkg. sps.:	603 (see parking data)
Area of site (incl. r.w.):	11.994 acres
Area in reserved R.O.W.:	0.867 acres
Total site:	12.86 acres

VICINITY MAP



PROPOSED DRIVE

RIGHT TURN IN + OUT ONLY

PROPOSED DRIVE

RIGHT TURN IN + OUT ONLY

NOTES

- The development shall conform to the City of Charlotte ordinance standards with regard to street parking, screening, signage and tree ordinance requirements.
- Documents are drawn, in no event, however, shall the project exceed the maximum amount of total building square footage as listed on the plan.
- Parking and circulation areas may vary somewhat from that depicted on the site plan.
- Petitioner agrees to reserve additional right-of-way as shown on the plan adjacent to South Blvd. No buildings or parking will be constructed within the right-of-way area.
- Petitioner agrees to dedicate additional right-of-way as shown on the plan adjacent to Woodlawn Road. No buildings or parking will be constructed within the right-of-way area. Right-of-way will be dedicated prior to issuance of building permit.
- The westernmost driveway shown on Woodlawn Road shall be designed and constructed as a right-in/right-out movement only. Furthermore, petitioner proposes to remove the existing driveway on Woodlawn Road as shown on the plan and replace said driveway with a new entrance as shown.

PARKING DATA

Blgd. Type	Req'd. Pkg. Sps.
Restaurant w/ 114 seats + 5 max. employees/shift	11
Existing Bldg. Total Area = 98,459 s.f. 80% of total = 78,770 s.f. sales area @ 1 sp/200 s.f. No. of employees = 1.80 @ 1 sp./2 employees	394 40
Proposed Bldg. Total area = 27,440 80% of total = 21,952 s.f. sales area @ 1 sp/200 s.f. No. of employees = 1.28 @ 1 sp./2 employees	110 11
Total req'd pkg. sps.	599
Total no. of pkg. sps. provided	603

12.88 ac

REZONING PLAN FOR PASSIVE INVESTMENTS HECHINGER PLAZA

DEREK CHURCH WILLIAMS
Landscape Architecture
2214 South Blvd.
Suite 38
Charlotte, North Carolina 28203
704-373-0088

LITTLE & ASSOC. ARCHITECTS

PETITION # 90-31
DATE: MARCH 26, 1990

APPROVED BY CITY COUNCIL
DATE: April 18, 1990

SCALE: 1" = 50'

TAX CODE: 171-014-21 TAX CODE: 171-014-22 TAX CODE: 171-014-1 TAX CODE: 171-014-18