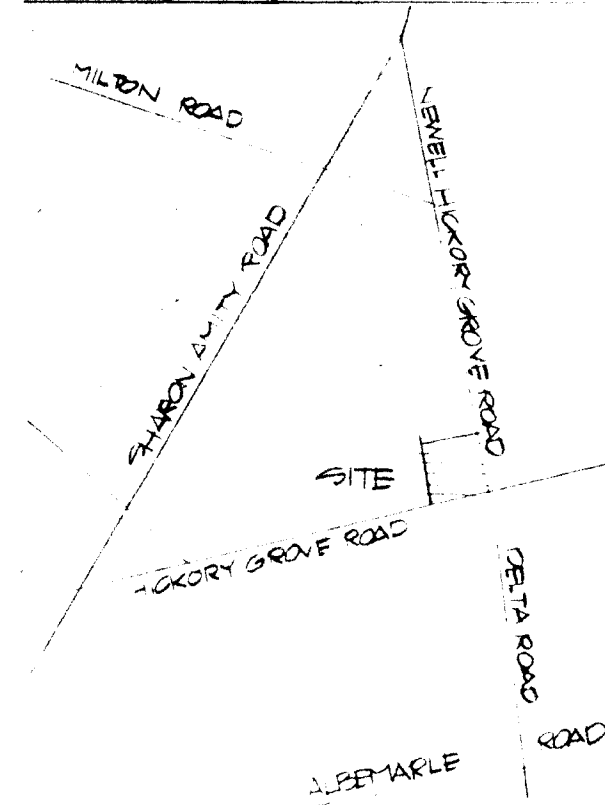


Vicinity Map



Symbols

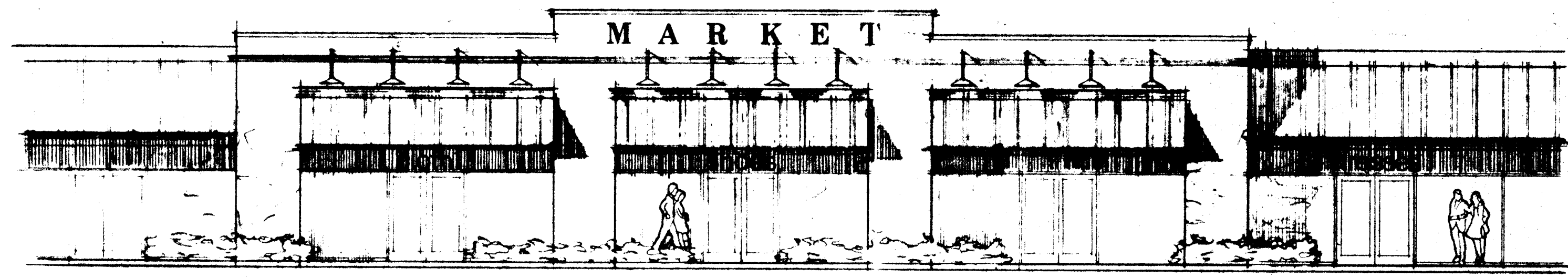
- EDGE OF PAVEMENT-NO CURB
- EDGE OF PAVEMENT WITH CURB & GUTTER
- PROPERTY LINE
- SETBACK OR CENTERLINE
- LOW PLANTING
- TREES (8'-10' HEIGHT)
- SMALL TREES (8'-10' HEIGHT)
- MATURE EXISTING TREES
- ISLAND PAINTED ON PAVEMENT
- ISLAND WITH CURB AND GUTTER

Building Data and Performance Standards:

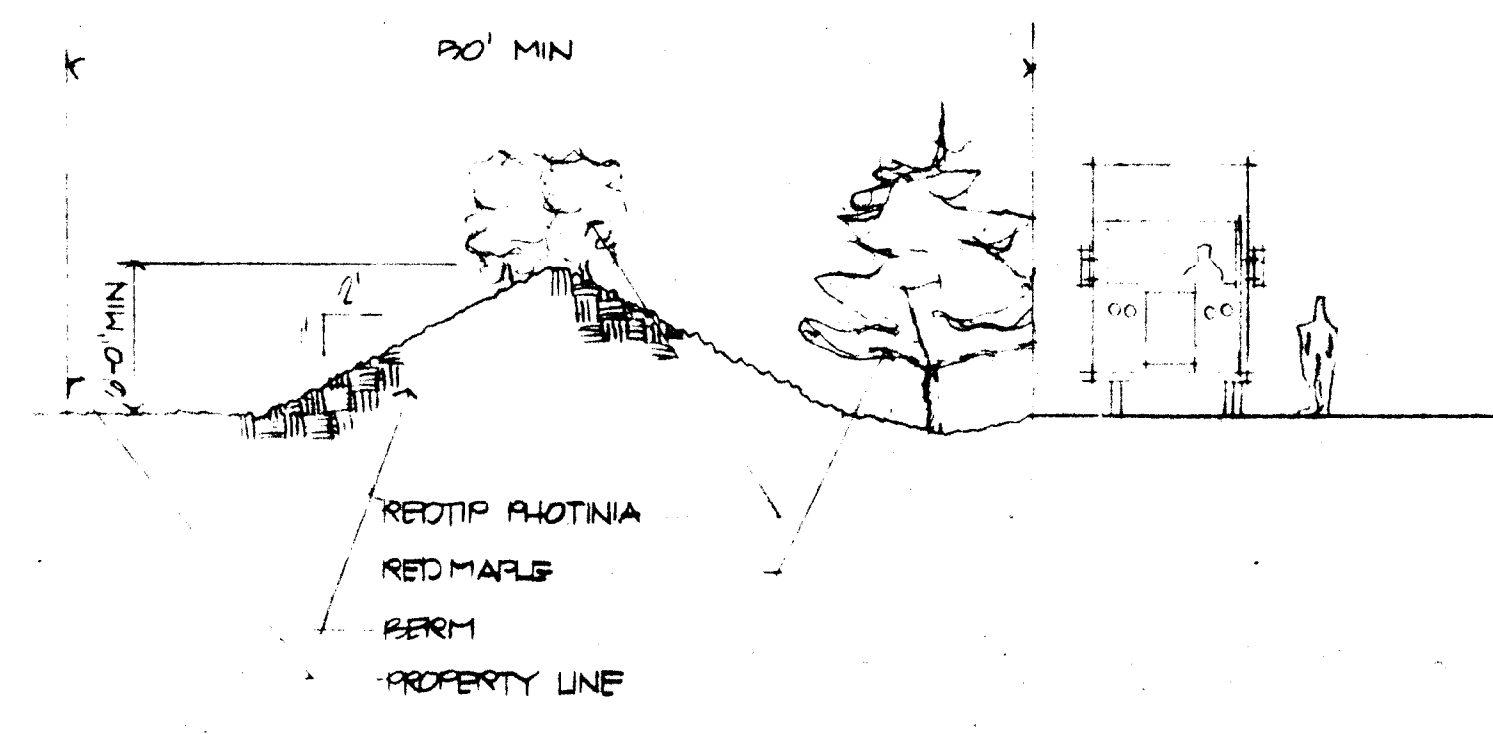
1. THIS APPLICATION REQUESTS MODIFICATION OF EXISTING B-1 ZONING PLAN.
2. TOTAL SITE IS ABOUT 21 ACRES.
3. MAXIMUM BUILDING AREA, INCLUDING OUTPARCELS SHALL NOT EXCEED 115,010 S.F. + 6400 S.F. (OUTPARCELS 2 AND 3)
4. THESE DRAWINGS ARE SCHEMATIC. ACTUAL BUILDING LOCATION AND CONFIGURATION MAY VARY. PARTIAL ELEVATION SHOWN BELOW IS ILLUSTRATIVE ONLY. DRIVEWAY LOCATIONS MAY VARY FROM THOSE SHOWN.
5. ALL SIGNS TO CONFORM WITH CITY SIGN ORDINANCE.
6. TREES SHALL BE PLANTED OR RETAINED AS SHOWN CONCEPTUALLY. ACTUAL LOCATION MAY VARY. PLANTINGS SHALL CONFORM TO OR EXCEED REQUIREMENTS OF CITY TREE ORDINANCE. SIMILAR SPECIES MAY BE SUBSTITUTED FOR THOSE TYPES NAMED.
7. PARKING SHALL CONFORM TO OR EXCEED REQUIREMENTS OF CITY ORDINANCE.
8. THE PETITIONER AND PROPERTY OWNER AGREE TO DEED A 5' ADDITIONAL RIGHT-OF-WAY ALONG HICKORY GROVE ROAD AND HARRIS BLVD. FOR HICKORY GROVE RD. THIS ADDITIONAL RIGHT-OF-WAY SHALL BE 5' AND SHALL BE 7' 6" FOR HARRIS BLVD. AT PARCEL 2. THE DEDICATION SHALL OCCUR PRIOR TO THE ISSUANCE OF ANY ADDITIONAL BUILDING PERMITS.
9. BASE INFORMATION TAKEN FROM A SURVEY PREPARED FOR THE OWNER BY JACK CHRISTIAN-CHARLOTTE, N.C. LOCATION OF NORTHERN ZONING LINE PROVIDED BY BOB YOUNG AT A MEETING AT HIS OFFICE ON 21 APRIL 1989.
10. ELEVATION WILL INCLUDE FEATURES TO PROVIDE PEDESTRIAN SCALING & INTEREST (E.G. AWNINGS, ROOF LEVEL CHANGES, COLOR, LANDSCAPING, ETC.)
11. BUILDINGS DEVELOPED IN THE OUTPARCELS SHALL BE DESIGNED TO BE COMPATIBLE WITH THE ARCHITECTURE OF THE SHOPPING CENTER.
12. THE SHOPPING CENTER SHALL COMPLY WITH THE CHARLOTTE TREE ORDINANCE.
13. THE SHOPPING CENTER SHALL COMPLY WITH CITY OF CHARLOTTE FIRE DEPARTMENT REGULATIONS REGARDING FIRE HYDRANT LOCATIONS.
14. PARCEL 1 IS NOT INCLUDED IN THIS SITE PLAN AMENDMENT. NO AMENDMENTS MADE AS PART OF THIS PLAN SHALL INCLUDE PARCEL 1.
15. A SIGN/DIRECTIONAL ARROWS SHALL BE INSTALLED AT THE TOLBY DRIVE-IN WINDOW TO DIRECT TRAFFIC IN THE PROPER DIRECTION.
16. IN THE EVENT THAT ANY OF THE EXISTING MATURE TREES ADJOINING THE HICKORY GROVE RD. RIGHT-OF-WAY DIES, THE PROPERTY OWNERS AGREE TO REPLACE THE TREE(S) WITH 2" LIKE (OR SIMILAR) TREE(S) MEASURING A MINIMUM OF 10' TALL AT THE TIME OF PLANTING.

First Charter National Bank  
 Pet. 90-77  
 APPROVED BY CITY COUNCIL  
 DATE 19 Nov. 1990

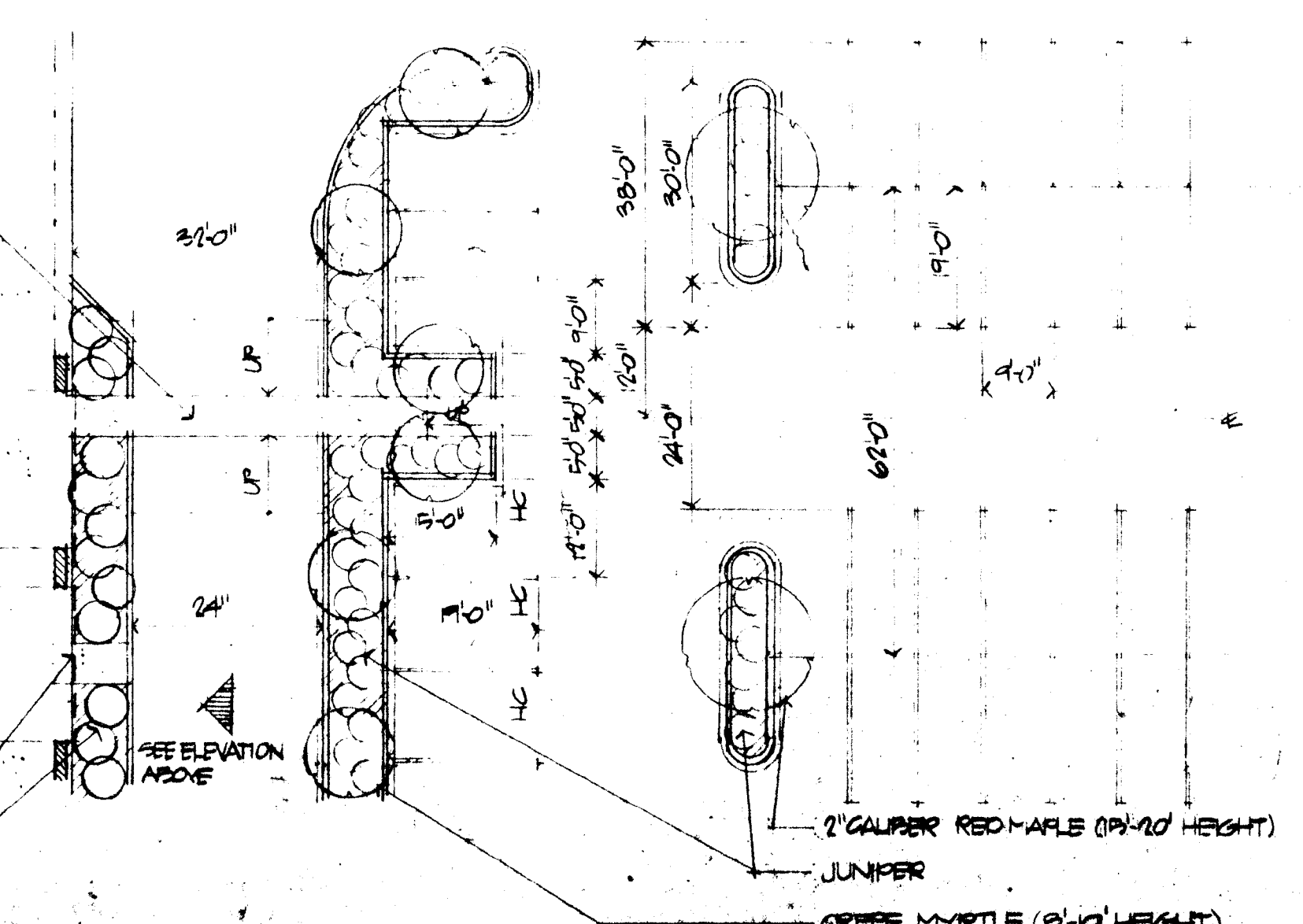
Shopping Center  
 Hickory Grove at  
 Newell-Hickory Grove Roads  
 Charlotte, NC  
 Charlotte Realty Limited Partners



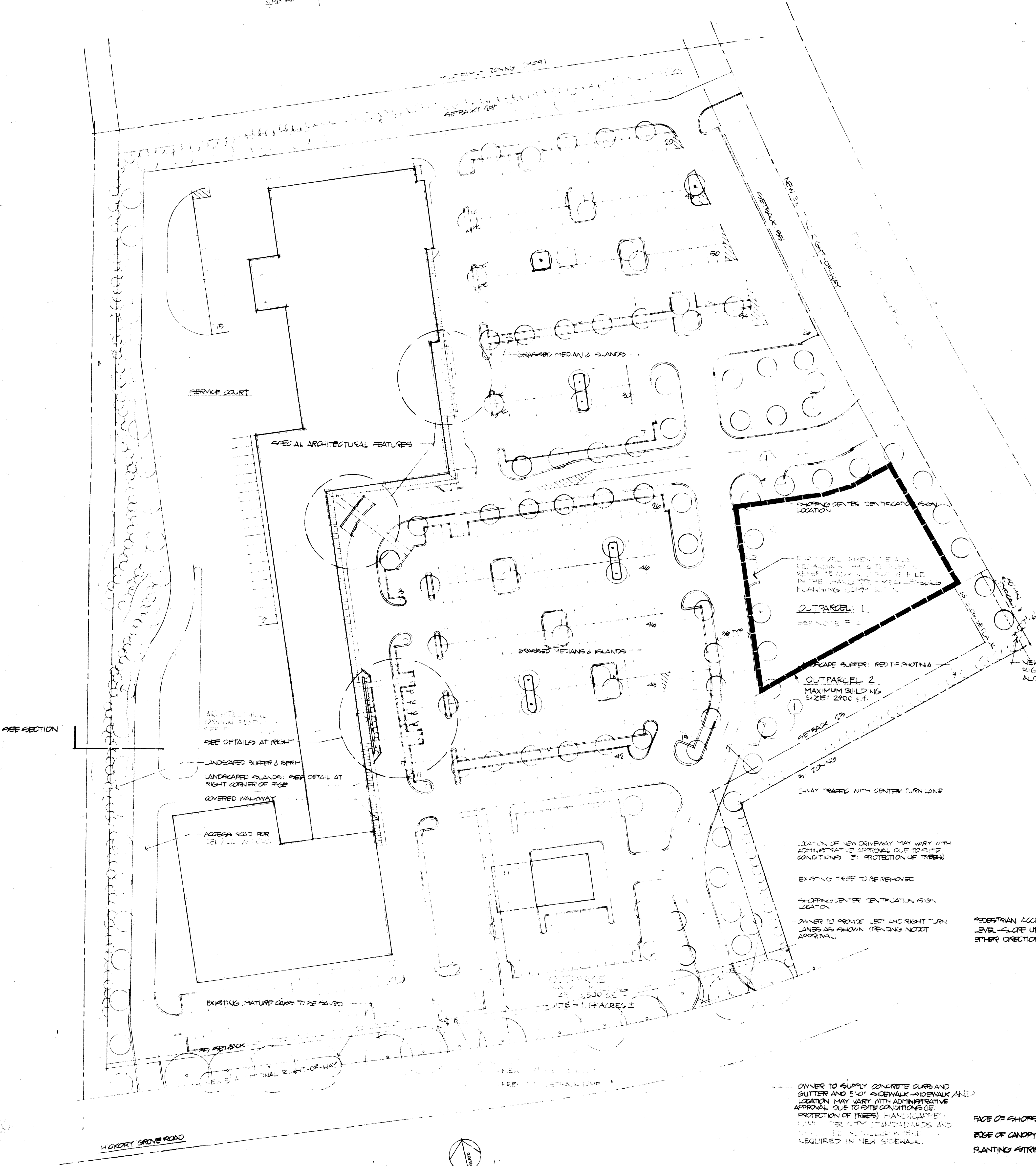
Typical Elevation at Shops



Typical Section at Berm



Typical Island Detail



LOCATION OF NEW DRIVEWAY MAY VARY WITH ADMINISTRATIVE APPROVAL DUE TO SITE CONDITIONS OR PROTECTION OF TREES

EXISTING TREE TO BE REMOVED

SHOPPING CENTER DEDICATION SIGN LOCATION

OWNER TO PROVIDE LEFT AND RIGHT TURN LANS AS SHOWN. TENDING NOT APPROVAL

PEDESTRIAN ACCESSWAY AT SIDEWALK LEVEL - SLOPE UP DRIVEWAY FROM EITHER DIRECTION

OWNER TO SUPPLY CONCRETE CURB AND GUTTER AND 5'-0" SIDEWALK SIDEWALK AND LOCATION MAY VARY WITH ADMINISTRATIVE APPROVAL DUE TO SITE CONDITIONS OR PROTECTION OF TREES. HANDICAPPED LANE PER CITY STANDARDS AND REQUIREMENTS SHALL BE REQUIRED IN NEW SIDEWALK

Modification of B-1 SCD Site Plan

Project Number: 0120  
 Drawn By: TC  
 Date: 11/19/90  
 revised

1 ADDITIONAL PLANT CUTS @ 150' MIN. DIA.

24 SEPTEMBER, 1990  
 PETITION 90-77  
 FOR PUBLIC HEARING

The drawings are the property of Dalton Morgan Smith & Partners, Inc. and shall remain confidential. No part of this drawing shall be reproduced or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Dalton Morgan Smith & Partners, Inc.