

PROJECT NOTES & PARTICULARS

EXISTING ZONING = CC (COMMERCIAL CENTER DISTRICT)
 PROPOSED USES = 122,500 SQ.FT. TARGET RETAIL STORE
 17,500 SQ.FT. ADDITIONAL USE
 200,000 SQ.FT. TOTAL ALLOWABLE BUILDING

TOTAL REQUIRED PARKING (4 SP PER 1000 S.F.) = 800 SPACES
 TOTAL PARKING PROVIDED = 842 SPACES (5.03 SP PER 1000 S.F.)
 INCLUDES HANDICAP SPACES=24, VAN ACCESSIBLE SPACES=24
 REQUIRED LOADING = 6-10'X50' SPACES, (5 FOR TARGET)
 SETBACK (BUFFER REQUIREMENTS)
 -MINIMUM SETBACK = 35' (ON CHANCELLOR PARK DRIVE)
 = 50' (ON UNIVERSITY CITY BLVD)
 -MINIMUM REAR YARD = 25'
 -MINIMUM SIDE YARD = 25'
 -MINIMUM BUFFER ADJOINING INSTITUTIONAL DISTRICT = 50'
 -MINIMUM BUFFER ADJOINING R-3 DISTRICT = 100'
 -MINIMUM BUFFER ADJOINING O-15 (CD) DISTRICT = NONE REQUIRED
 -MINIMUM BUFFER ADJOINING B-1 DISTRICT = NONE REQUIRED
 APPROXIMATE COMPLETION DATE: AUGUST 1997
 SOURCE: CITY OF CHARLOTTE ZONING ORDINANCE (JANUARY 1992)
 PROJECT NAME: TARGET STORE, N.E. CHARLOTTE
 OWNER NAME & ADDRESS:

TARGET STORES
 33 SOUTH SIXTH STREET CC-40C
 MINNEAPOLIS, MINNESOTA 55402
 PH 612-304-6453
 FX 612-304-0009
 CONTACT: JIM TUCKER

APPLICANT NAME & ADDRESS: SAME AS ABOVE

TOTAL NUMBER OF LOTS: 6

ALL DIMENSIONS ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED

ALL PROPOSED UTILITIES ARE TO BE INSTALLED UNDERGROUND INCLUDING ELECTRIC, TELEPHONE, AND CABLE

HANDICAP AND VAN ACCESSIBLE PARKING SPACES SHALL BE SIZED AS PER ADA STANDARDS

TARGET

AREA OF P11 TARGET STORE: 122,500 S.F.
 AREA OF PARCEL: 11.74 AC
 NUMBER OF STORES: 1
 BUILDING HEIGHT: 23'-0"

STANDARD PARKING SPACES: 4' X 18'
 PARKING SPACES REQ'D: 122,500/1000 X 5 = 613 SPACES
 PARKING SPACES PROVIDED: 613 SPACES

HANDICAP PARKING SPACES: 4' X 18'
 HANDICAP ACCESSIBLES: 4' X 18'
 HANDICAP SPACES REQ'D: 2% OF TOTAL SPACES = 12 SPACES
 HANDICAP SPACES PROVIDED: 12 SPACES

VAN ACCESSIBLE PARKING SPACES: 4' X 18'
 VAN ACCESSIBLE SPACES PROVIDED: 12 SPACES
 LOADING SPACES PROVIDED: 5 SPACES

FUTURE RETAIL

STANDARD PARKING SPACES: 4' X 18'
 PARKING SPACES PROVIDED: 266 SPACES

HANDICAP PARKING SPACES: 4' X 18'
 HANDICAP ACCESSIBLES: 4' X 18'
 HANDICAP SPACES REQ'D: 2% OF TOTAL SPACES = 5 SPACES
 HANDICAP SPACES PROVIDED: 12 SPACES

VAN ACCESSIBLE PARKING SPACES: 4' X 18'
 VAN ACCESSIBLE SPACES PROVIDED: 12 SPACES

PAVEMENT MARKINGS

LANE STRIPING - 4" WIDE WHITE STRIPE
 HANDICAP SYMBOL - PER A.D.A. REQUIREMENTS
 CROSSWALKS - 4" WIDE WHITE STRIPE - 2' O.C.
 DIAGONAL STRIPING - 4" WIDE WHITE STRIPE - 2' O.C.
 STOP BARS - 2' WIDE WHITE STRIPE
 1/2 WIDTH OF DRIVE AISLE

DIRECTIONAL - SOLID WHITE PER NCDOT REQUIREMENTS
 PARKING STRIPING, ETC. - 4" WIDE WHITE STRIPE
 FIRE LANE STRIPING - 4" WIDE YELLOW STRIPE ON ASPHALT
 EDGE ALONG DRIVE AISLES ADJACENT TO STORE

HANDICAP SPACE STRIPING - 4" WIDE BLUE STRIPE
 ALL PAVEMENT MARKINGS SHALL BE TO NCDOT STANDARDS.
 FIRE LANE SIGNS & PAVEMENT MARKING SHALL BE PER CITY OF CHARLOTTE FIRE PREVENTION HANDOUT #21 (SEE DETAILS ON SHEET D1).

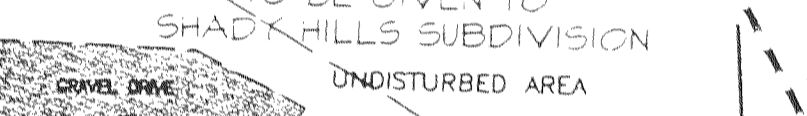
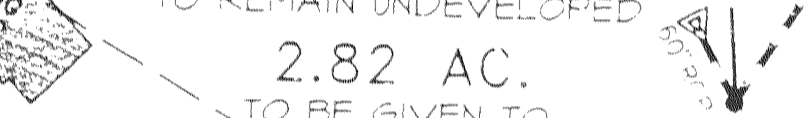
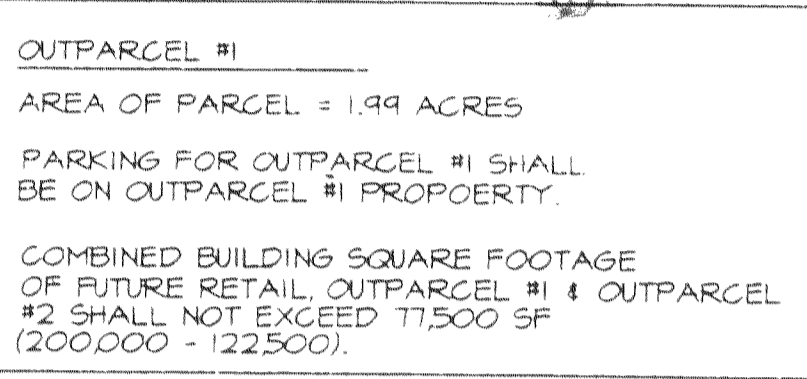
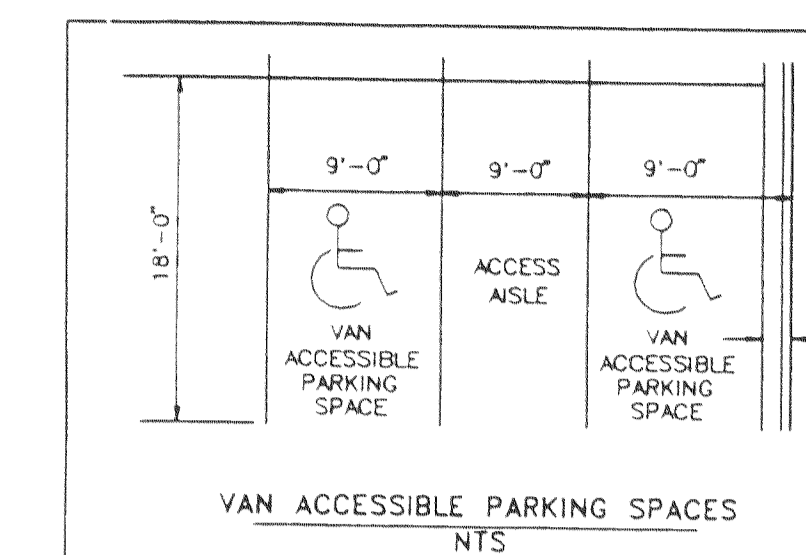
SIGNAGE

STOP SIGN SYMBOL
 HANDICAP SIGN SYMBOL
 NO PARKING, FIRE LANE, TOW AWAY ZONE SIGN SYMBOL
 KEEP RIGHT (R4-7, 24'X30')

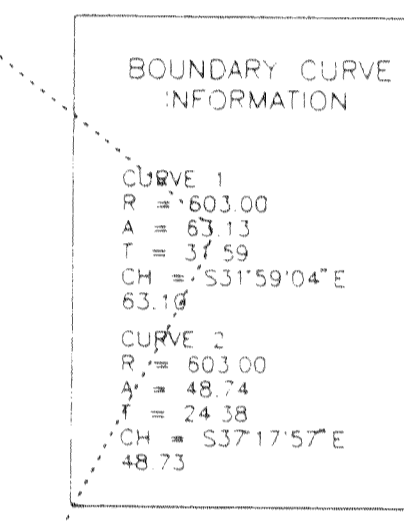
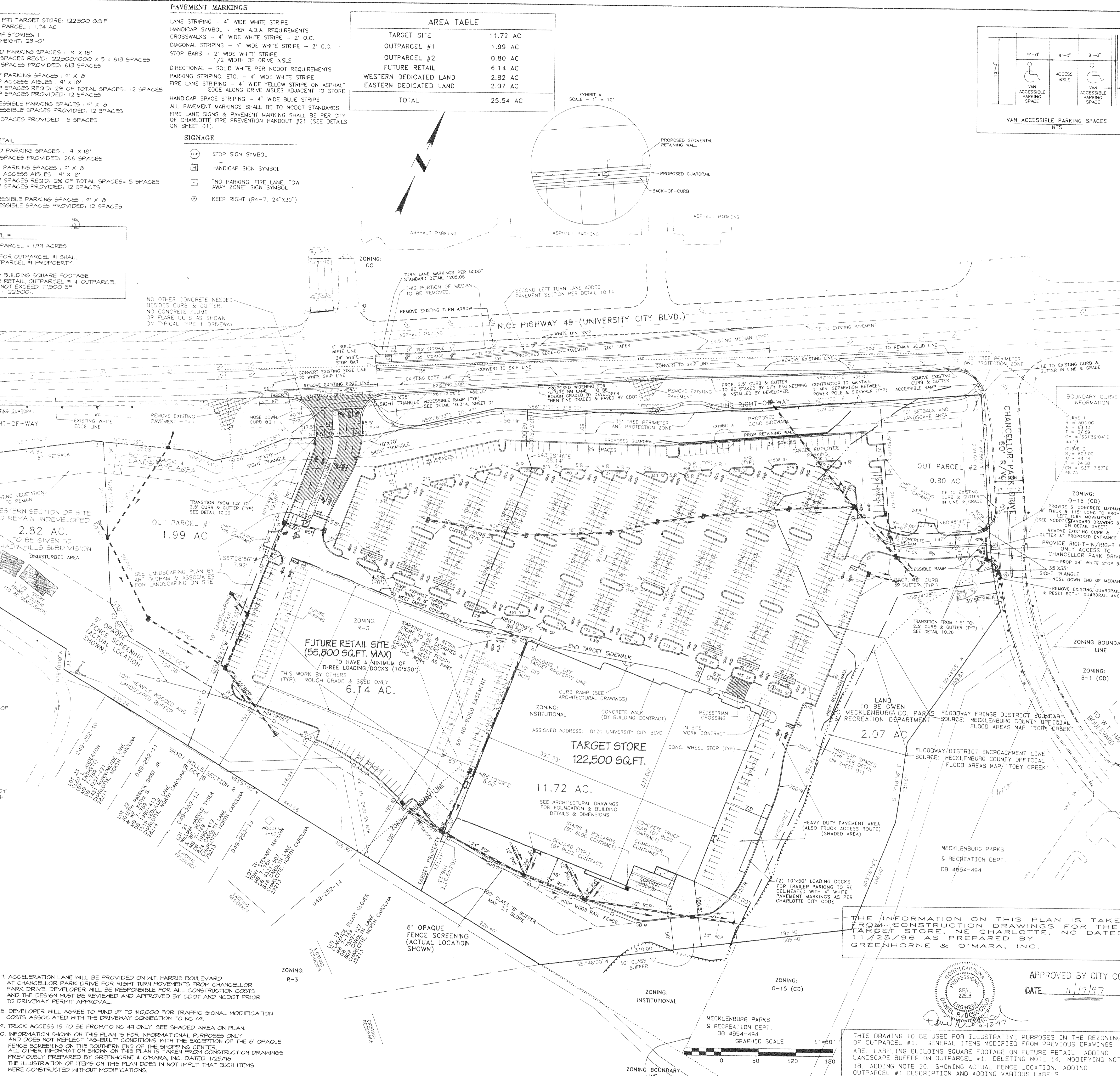
AREA TABLE

TARGET SITE	11.72 AC
OUTPARCEL #1	1.99 AC
OUTPARCEL #2	0.80 AC
FUTURE RETAIL	6.14 AC
WESTERN DEDICATED LAND	2.82 AC
EASTERN DEDICATED LAND	2.07 AC
TOTAL	25.54 AC

EXHIBIT A
 SCALE - 1" = 10'

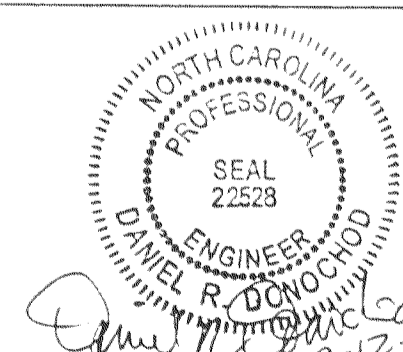


- GENERAL CONDITIONAL NOTES:
- BOUNDARY SURVEY PROVIDED BY STEPHEN B. MULLINS AND ASSOCIATES, P.A. DATED OCTOBER 1995.
 - TOPOGRAPHIC SURVEY BY GREENHORNE & O'MARA, INC.
 - ALL PARKING SPACES ARE LOCATED WITHIN 60' OF A TREE.
 - ALL LANDSCAPE ISLANDS ARE A MINIMUM OF 8' WIDE (BACK TO BACK) AND ARE AT LEAST 200 SQUARE FEET IN AREA.
 - LANDSCAPE BUFFERS TO CONFORM TO SECTIONS 12.302 AND 12.303 OF THE CITY OF CHARLOTTE ZONING ORDINANCE.
 - INTERIOR TREES REQUIRED = 65. THERE ARE 72 TREES PROVIDED.
 - OUTPARCELS WILL BE ACCESSED FROM THE INTERIOR. NO EXTERNAL ACCESS WILL BE PROVIDED.
 - SITE LIGHTING WILL CONFORM TO SECTION 12.402 OF THE CITY OF CHARLOTTE ZONING ORDINANCE. HEIGHT OF SITE LIGHTING WILL BE LIMITED TO 30'.
 - NO SIGNAGE IS PERMITTED ON CAROLYN LANE OR WITHIN DESIGNATED SIGHT TRIANGLES. SIGNAGE ALONG CHANCELLOR PARK DRIVE SHALL BE LIMITED TO GROUND MOUNTED SIGNS, 15' HIGH AND 100 SQUARE FEET.
 - BEFORE A GRADING OR BUILDING/DRIVEWAY PERMIT IS APPROVED, EXISTING SHADY HILLS GIRGLE (60' RW) WILL BE VAGATED AND ABANDONED ACCORDING TO NORTH CAROLINA GENERAL STATUTES.
 - UNIVERSITY CITY BOULEVARD RIGHT-OF-WAY IS A MINIMUM OF 50' FROM THE CENTERLINE OF THE EAST BOUND LANES. NO ADDITIONAL RIGHT-OF-WAY DEDICATION IS REQUIRED.
 - ALL DUMPSTERS AND LOADING AREAS SHALL BE SCREENED IN ACCORDANCE WITH SECTION 12.303 OF THE CITY OF CHARLOTTE ZONING ORDINANCE.
 - PARKING REQUIREMENTS FOR OUTPARCELS WILL BE HANDLED WITHIN THE OUTPARCELS.
 - DELETED
 - SLEEPING OF THE PARKING LOT SERVING THE ENTIRE RETAIL DEVELOPMENT SHALL ONLY OCCUR BETWEEN THE HOURS OF 6:30 A.M. AND 11:00 P.M.
 - OPERATIONS AT THE LOADING DOCKS FOR THE RETAIL ESTABLISHMENT WILL ONLY OCCUR BETWEEN 7:00 AM AND 6:00 PM.
 - PARKING LOT LIGHTING SHALL BE DESIGNED SUCH THAT THE LIGHT WILL NOT SPILL INTO NEIGHBORING RESIDENTIAL PROPERTIES.
 - A 6 FOOT HIGH OPAQUE FENCE HAS BEEN INSTALLED ALONG THE SOUTHERN CURB LINE BEHIND THE SHOPPING CENTER ADJACENT TO SHADY HILLS RESIDENTIAL LOTS. THE FENCE SHOWN ON THIS PLAN HAS BEEN FIELD LOCATED.
 - OVERNIGHT PARKING OR STORAGE OF DELIVERY VEHICLES ON THE RETAIL PARCEL WILL NOT BE PERMITTED.
 - DEVELOPER WILL DEMOLISH AND REMOVE THE TWO EXISTING HOUSES WITHIN 60 DAYS OF COMMENCEMENT OF SITEWORK.
 - NO VEHICULAR OR PEDESTRIAN ACCESS WILL BE PERMITTED BETWEEN THE PROJECT AND SHADY HILLS SUBDIVISION.
 - NO SIDEWALK WILL BE INSTALLED ALONG CAROLYN LANE. (SUBJECT TO APPROVAL BY PLANNING AND ENGINEERING DEPARTMENTS)
 - STREETSCAPE ALONG NC HIGHWAY 44 WILL MIRROR THE STREETSCAPE ACROSS HIGHWAY 44. SUBJECT TO APPROVAL OF CITY TREE COMMITTEE.
 - SIGNS TO THE OUTPARCELS WILL BE GROUND-MOUNTED.
 - ALL TREES PLANTED ALONG THE LANDSCAPED BUFFER TO BE AN EVERGREEN TREE, LEYLAND CYPRRESS OR OTHER SIMILAR FAST-GROWING TREE.
 - THE DEVELOPER WILL BE RESPONSIBLE FOR THE DESIGN, CONSTRUCTION AND COSTS ASSOCIATED WITH DUAL LEFT TURN LANE INSTALLATION IN NC. HIGHWAY 44. ACTUAL DESIGN OF THIS LANE IS BASED ON A TRAFFIC STUDY ANALYSIS AND APPROVAL FROM CDOT AND NCDOT.
 - ACCELERATION LANE WILL BE PROVIDED ON W.T. HARRIS BOULEVARD AT CHANCELLOR PARK DRIVE FOR RIGHT TURN MOVEMENTS FROM CHANCELLOR PARK DRIVE. DEVELOPER WILL BE RESPONSIBLE FOR ALL CONSTRUCTION COSTS AND THE DESIGN MUST BE REVIEWED AND APPROVED BY CDOT AND NCDOT PRIOR TO DRIVEWAY PERMIT APPROVAL.
 - DEVELOPER WILL AGREE TO FUND UP TO \$10,000 FOR TRAFFIC SIGNAL MODIFICATION COSTS ASSOCIATED WITH THE DRIVEWAY CONNECTION TO NC 44.
 - TRUCK ACCESS IS TO BE FROM TO NC 44 ONLY. SEE SHADED AREA ON PLAN.
 - INFORMATION SHOWN ON THIS PLAN IS FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT REFLECT "AS-BUILT" CONDITIONS, WITH THE EXCEPTION OF THE 6' OPAQUE FENCE SCREENING ON THE SOUTHERN END OF THE SHOPPING CENTER. ALL OTHER INFORMATION SHOWN ON THIS PLAN IS TAKEN FROM CONSTRUCTION DRAWINGS PREVIOUSLY PREPARED BY GREENHORNE & O'MARA, INC. DATED 11/25/96. THE ILLUSTRATION OF ITEMS ON THIS PLAN DOES NOT IMPLY THAT SUCH ITEMS WERE CONSTRUCTED WITHOUT MODIFICATIONS.

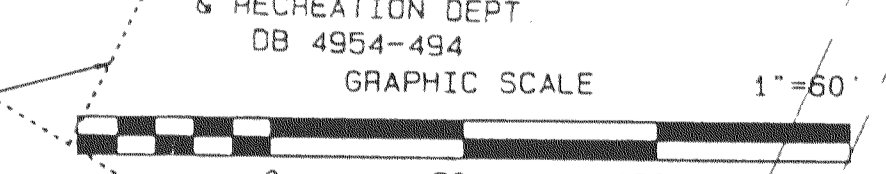


ZONING: 0-15 (CD)
 PROVIDE 3" CONCRETE MEDIAN THICK & 115' LONG TO PROVIDE LEFT TURN MOVEMENTS (SEE NCDOT STANDARD DRAWING 852.01 ON DETAIL SHEET)
 REMOVE EXISTING CURB & GUTTER AT PROPOSED ENTRANCE
 PROVIDE RIGHT-IN/RIGHT OUT ONLY ACCESS TO CHANCELLOR PARK DRIVE
 PROP. 24" WHITE STOP BAR
 35' X 15' SIGHT TRIANGLE
 NOSE DOWN END OF MEDIAN
 REMOVE EXISTING GUARDRAIL & RESET 60'-1' GUARDRAIL ANCHOR

THE INFORMATION ON THIS PLAN IS TAKEN FROM CONSTRUCTION DRAWINGS FOR THE TARGET STORE, N.E. CHARLOTTE, NC DATED 11/25/96 AS PREPARED BY GREENHORNE & O'MARA, INC.

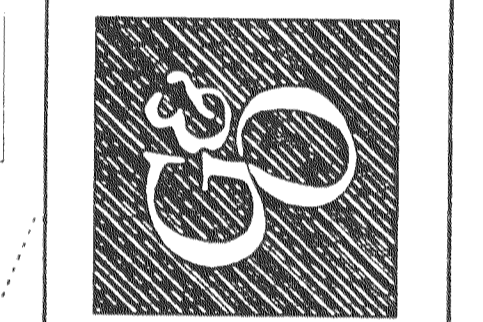


APPROVED BY CITY COUNCIL
 DATE: 11/12/97



THIS DRAWING TO BE USED FOR ILLUSTRATIVE PURPOSES IN THE ZONING OF OUTPARCEL #1. GENERAL ITEMS MODIFIED FROM PREVIOUS DRAWINGS ARE LABELING BUILDING SQUARE FOOTAGE ON FUTURE RETAIL, ADDING LANDSCAPE BUFFER ON OUTPARCEL #1, DELETING NOTE 14, MODIFYING NOTE 18, ADDING NOTE 30, SHOWING ACTUAL FENCE LOCATION, ADDING OUTPARCEL #1 DESCRIPTION AND ADDING VARIOUS LABELS.

GREENHORNE & O'MARA, INC.
 5580 CENTERVIEW DRIVE, SUITE 100
 RALEIGH, NC 27606-3389
 (919) 851-1919



TARGET SHOPPING CENTER
 OUTPARCEL #1
 CHARLOTTE, N.C.
 REZONING #1
 SITE PLAN

5251	1" = 60'
JOB No.	SCALE
DRG	DESIGN
DESIGN	BEN
DRAWN	1 OF 1
CBA	CHECKED
9/12/97	DATE
PLAN PRO	SHEET
FILE No.	