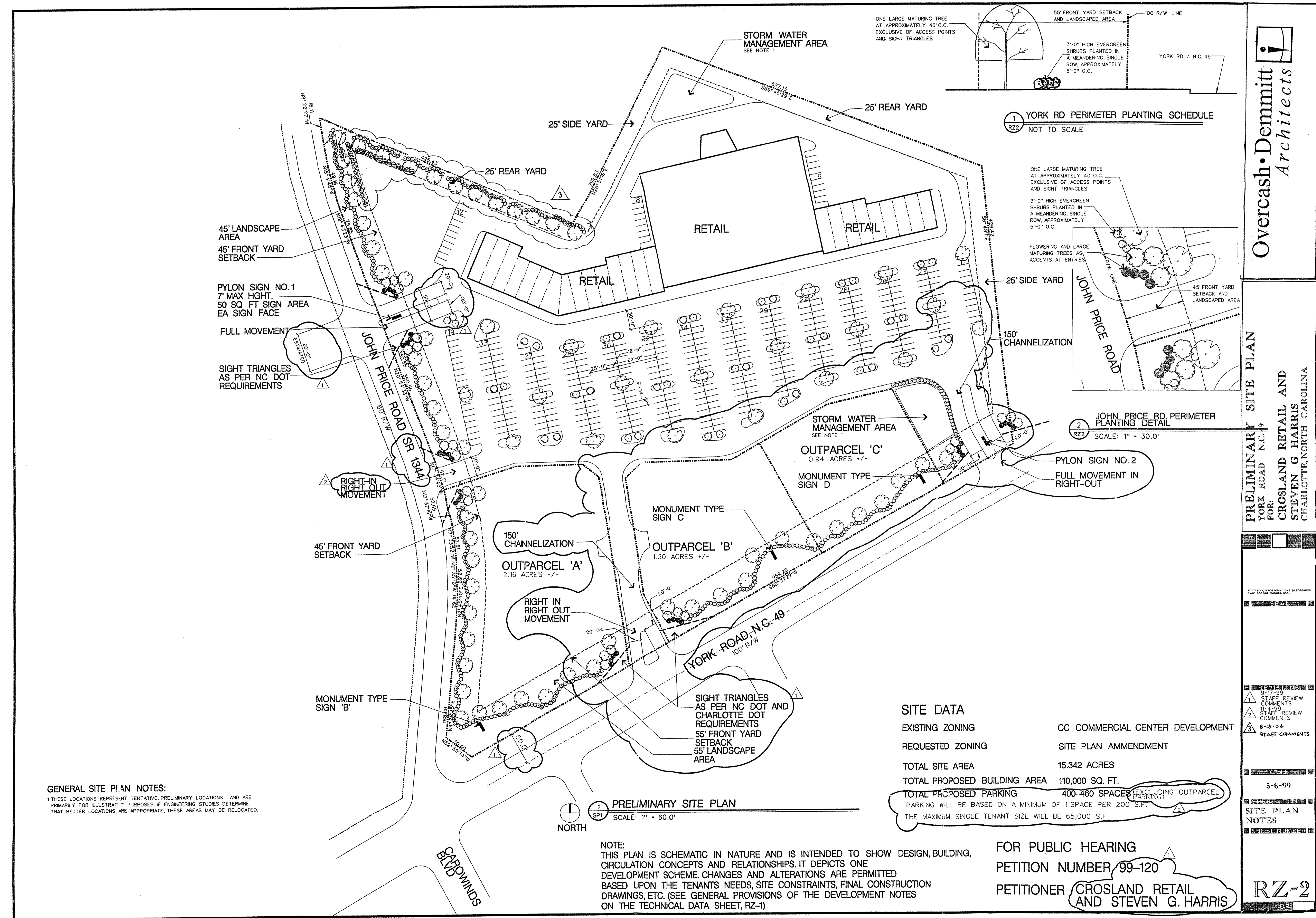


Overcash-Demmitt Architects
 PRELIMINARY SITE PLAN
 YORK ROAD, N.C. 49
 CROSLAND RETAIL AND STEVEN G. HARRIS
 CHARLOTTE, NORTH CAROLINA
 APPROVED BY CITY COUNCIL
 DATE: 11-15-99
 RZ-1



Overcash-Demmitt Architects
 PRELIMINARY SITE PLAN
 YORK ROAD, N.C. 49
 CROSLAND RETAIL AND STEVEN G. HARRIS
 CHARLOTTE, NORTH CAROLINA
 APPROVED BY CITY COUNCIL
 DATE: 11-15-99
 RZ-2

ATTACHED TO ADMINISTRATIVE APPROVAL
 DATE: August 20, 2004
 BY: DEBRA D. CAMPBELL

GENERAL NOTES

- BOUNDARY AND TOPOGRAPHIC SURVEY WAS PERFORMED BY R B PHARR & ASSOCIATES, P.A. 231 POST OFFICE DRIVE, UNIT B-6 INDIAN TRAIL, NC 28079 TELEPHONE: (704) 821-5639.
- THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR ANY DAMAGE RESULTING FROM THE CONTRACTOR'S ACTIVITIES. CALL UTILITY LOCATING SERVICE AT LEAST 48 HOURS PRIOR TO DIGGING.

R.F. NEELY
DB 8847-443
LOT 6
MB 37-461

NOTE: THE 45' AND 55' LANDSCAPE SETBACK LINES FOR JOHN PRICE ROAD AND N.C. HWY 49 HAVE BEEN REVISED SO THAT THE SETBACK LINES MEASURE 45' AND 55' FROM THE NEW RIGHT OF WAY LINES. THE SITE LAYOUT HAS BEEN REVISED TO ACCOMMODATE THE 45' AND 55' SETBACK LINES.

NOTES

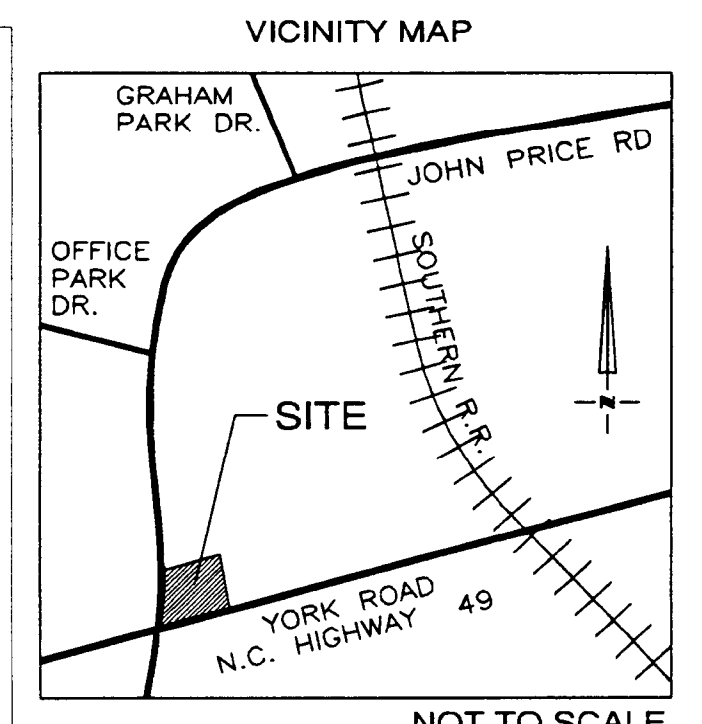
- ALL DIMENSIONS TAKEN FROM FACE OF BUILDING OR FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL NEW SITE UTILITIES TO COMPLY WITH THE CITY OF CHARLOTTE AND MECKLENBURG COUNTY ENGINEERING GUIDELINES.
- ALL SITE IMPROVEMENTS TO COMPLY WITH THE CITY OF CHARLOTTE AND MECKLENBURG COUNTY DESIGN GUIDELINES.
- REFER TO SHEET LA-3 FOR COORDINATION OF LIMITS OF DISTURBANCE AND CLEARING LIMITS.
- TRASH COLLECTION TO BE HANDLED INTERNALLY BY CONTRACTED SERVICE.
- ALL SIDEWALKS SHALL NOT EXCEED A SLOPE OF 1/20.

SURVEY NOTES

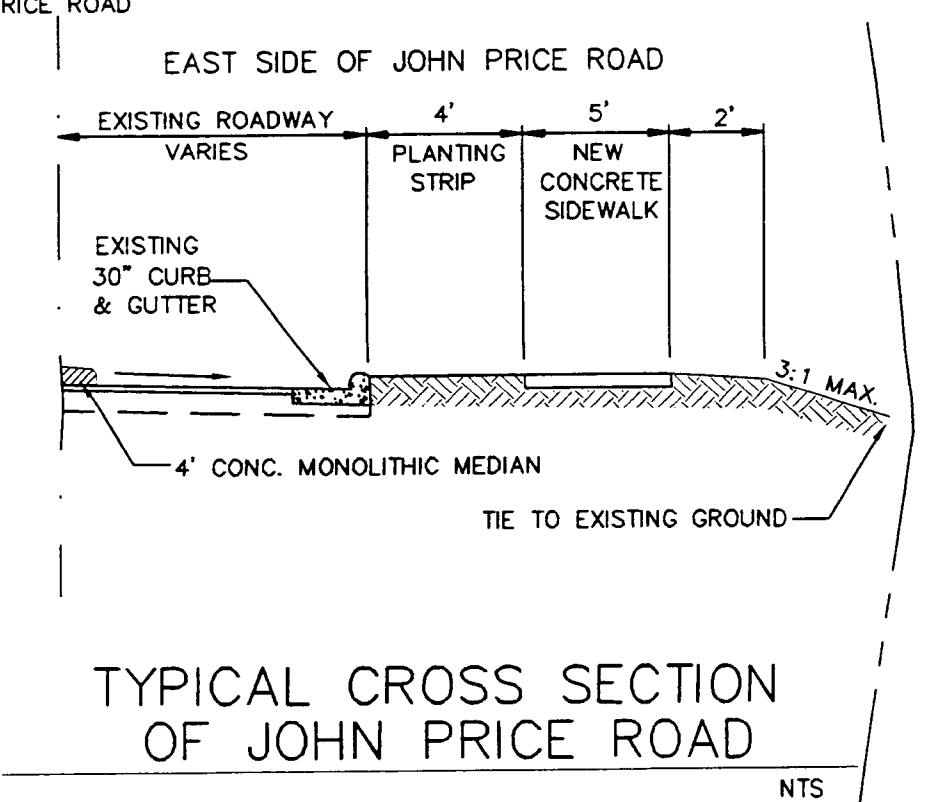
BOUNDARY AND TOPOGRAPHIC TAKEN FROM SURVEY COMPLETED BY R B PHARR & ASSOCIATES, P.A. DATED NOVEMBER 25, 2003. (704)821-5639

NCDOT NOTES :

- WHEN WORKING WITHIN THE STATE'S RIGHT OF WAY, THE CONTRACTOR WILL CONTACT THE NCDOT DISTRICT ENGINEER'S OFFICE BEFORE EACH OF THE FOLLOWING PHASES: (A) DRAINAGE, (B) GRADING, (C) SEWER AND WATER (D) PAVING, AND (E) SEEDING. FAILURE TO NOTIFY THIS OFFICE BEFORE EACH PHASE OF CONSTRUCTION MAY JUSTIFY A VERIFICATION CERTIFIED AND SIGNED BY A PROFESSIONAL ENGINEER.
- ANY AREA WITHIN THE STATE'S RIGHT OF WAY AND OR EASEMENTS DISTURBED DURING THE CONSTRUCTION AND/OR MAINTENANCE SHALL BE REPAIRED TO THE SATISFACTION OF THE DISTRICT ENGINEER OR HIS REPRESENTATIVE.



REVISIONS	BY



TYPICAL CROSS SECTION OF JOHN PRICE ROAD

PAINT PER PAVEMENT MARKINGS NOTE SHOWN ON LA-1

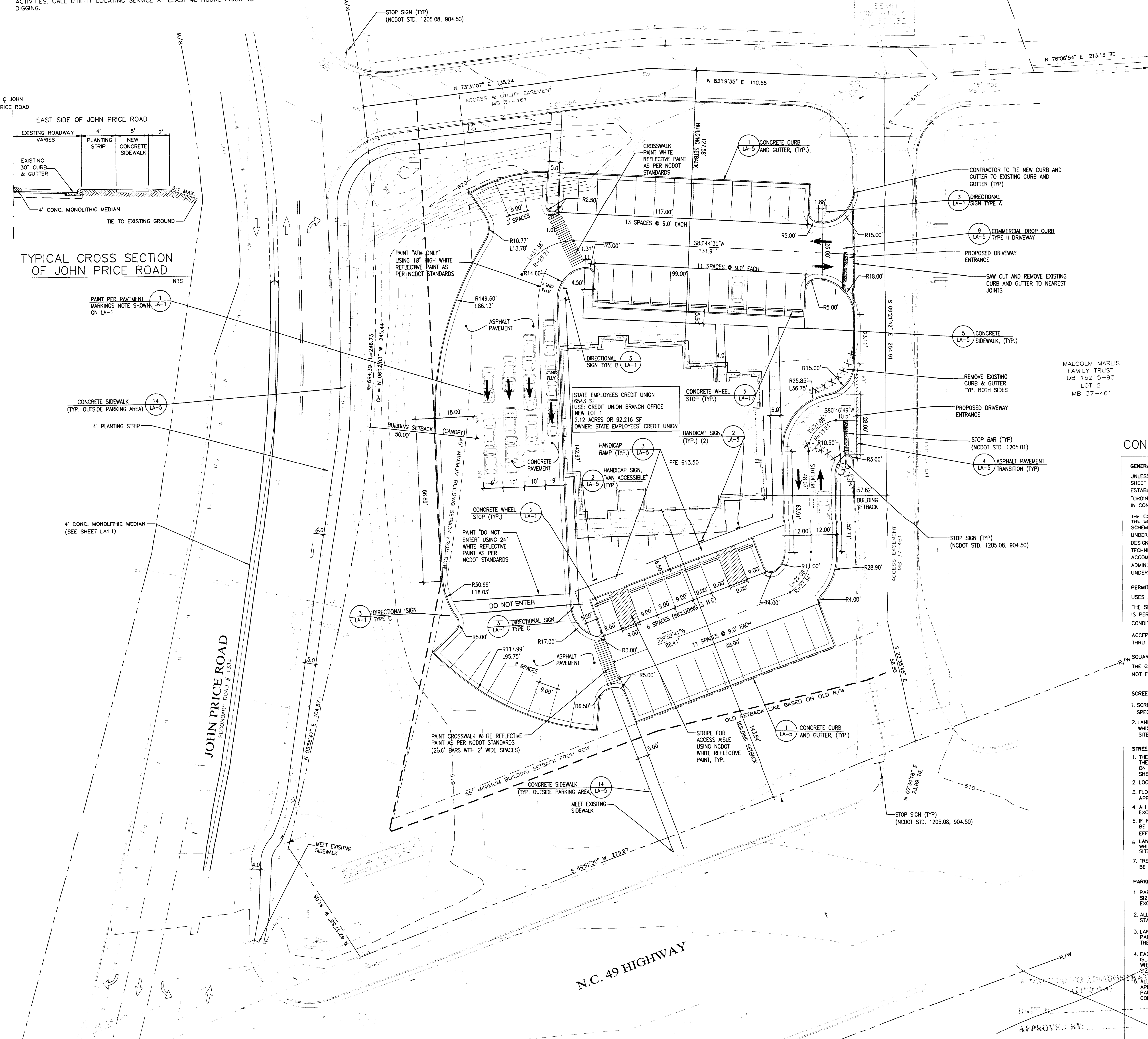
CONCRETE SIDEWALK (TYP. OUTSIDE PARKING AREA) LA-5

4' CONC. MONOLITHIC MEDIAN (SEE SHEET LA-1)

JOHN PRICE ROAD
CORNER POINT ROAD # 13.54

NOTE TO THE CONTRACTOR: SEE SHEET LA-1 FOR THE 4' CONC. MONOLITHIC MEDIAN

CABLE



SITE DATA:

OWNER: STATE EMPLOYEES' CREDIT UNION
190 BOX 27665
RALEIGH, NC 27661
919-839-5000

PLAN PREPARED BY: MCKIM & CREED, P.A.
200 MACKENAN COURT
CARY, NC 27511
919-233-8091
FAX 919-233-8031

SITE ADDRESS: 10820 S. TRYON STREET
CHARLOTTE, NC

TOTAL ACRES: 2.12 AC

JURISDICTION: CC-COMMERCIAL CENTER

PARCEL REFERENCE: DEED BOOK 16503, PAGE 187

PARCEL TAX NUMBER: 201-181-45

ZONING: CC-COMMERCIAL CENTER

WATERSHED: STEELE

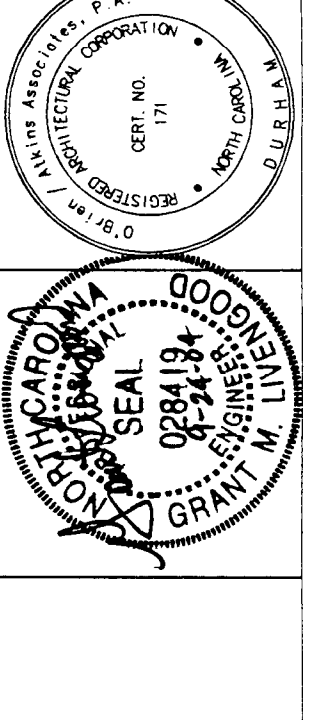
TOTAL BLDG. SQ. FT. HEIGHT OF BLDG.: 6543 SQ. FT. 35' 1-STORY BLDG.

PARKING (REQUIRED): 53 SPACES TOTAL
3 HANDICAP (1 VAN + 2 ACCESSIBLE)
23 EMPLOYEE SPACES AND 30 MEMBER SPACES

CONDITIONAL NOTES (PETITION 99-120)

- GENERAL PROVISION**
UNLESS MORE STRINGENT STANDARDS ARE ESTABLISHED BY THE TECHNICAL DATA SHEET OR THESE DEVELOPMENT STANDARDS, ALL DEVELOPMENT STANDARDS ESTABLISHED UNDER THE MECKLENBURG COUNTY ZONING ORDINANCE (THE "ORDINANCE") FOR THE CC ZONING DISTRICT CLASSIFICATION SHALL BE FOLLOWED IN CONNECTION WITH DEVELOPMENT TAKING PLACE (S) AT THE SITE.
- THE CONFIGURATIONS, PLACEMENTS AND SIZES OF THE BUILDINGS OUTLINED ON THE SCHEMATIC SITE PLAN ACCOMPANYING THIS PETITION 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 TECHNICAL DATA SHEET. PARKING LAYOUTS MAY ALSO BE MODIFIED TO ACCOMMODATE FINAL BUILDING LOCATIONS. OTHER CHANGES WHICH REQUIRE ADMINISTRATIVE AND/OR PUBLIC HEARING MODIFICATIONS SHALL BE DONE SO UNDER SECTION 6.206 OF THE CHARLOTTE ZONING ORDINANCE.
- 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 CC ZONING DISTRICT. THEATERS WILL BE EXCLUDED FROM ACCEPTABLE USES. NO MORE THAN ONE FAST FOOD RESTAURANT WITH A DRIVE THRU WINDOW SHALL BE PERMITTED.
- SQUARE FOOTAGE RESTRICTION**
THE GROSS FLOOR AREA OF ALL BUILDINGS CONSTRUCTED WITHIN THE SITE MAY NOT EXCEED, IN THE AGGREGATE, 110,000 SQUARE FEET.
- SCREENING**
1. SCREENING SHALL CONFORM WITH THE STANDARDS AND TREATMENTS SPECIFIED IN SECTION 12.303 OF THE ORDINANCE.
2. LANDSCAPING AREAS WILL BE PLANTED AND IMPROVED IN SEQUENCES WHICH ARE KEYS TO EACH PHASE OF DEVELOPMENT TAKING PLACE ON THE SITE.
- STREETSCAPE DESIGN AND MATERIALS**
1. THE PETITIONER AGREES TO IMPLEMENT THE LANDSCAPE MASTER PLAN FOR THE DESIGN OF THE N.C. 49 AND JOHN PRICE ROAD STREETSCAPES DEPICTED ON THE SCHEMATIC SITE PLAN WHICH ACCOMPANIES THIS TECHNICAL DATA SHEET.
2. LOCAL INDIGENOUS PLANT SPECIES WILL BE USED PREDOMINANTLY.
3. FLOWERING TREES WILL BE USED TO CREATE VISUAL INTEREST AT APPROPRIATE LOCATIONS AND PRODUCE SEASONAL COLOR.
4. ALL PROPOSED PLANTING WITHIN THOROUGHFARE SETBACKS WILL MEET OR EXCEED THE MINIMUM REQUIREMENTS OF THE ORDINANCE.
5. IF PROVIDED, BEAMS WILL BE GRASSUAL, FLOWING AND UNDULATING AND WILL BE DESIGNED AND COORDINATED WITH PROPOSED PLANTING TO ASSURE EFFECTIVE SCREENING AND A HARMONIOUS AND AESTHETIC APPEARANCE.
6. LANDSCAPING AREAS WILL BE PLANTED AND IMPROVED IN SEQUENCES WHICH ARE KEYS TO EACH PHASE OF DEVELOPMENT TAKING PLACE ON THE SITE.
7. TREES 8" IN DIAMETER AND LARGER WHICH ARE LOCATED IN SETBACKS WILL BE PRESERVED.
- PARKING**
1. PARKING AREAS DEPICTED ON THIS TECHNICAL DATA SHEET MAY VARY IN SIZE AND LOCATION, BUT IN ALL EVENTS, OFF STREET PARKING WILL MEET OR EXCEED THE MINIMUM STANDARDS ESTABLISHED UNDER THE ORDINANCE.
2. ALL PARKING AREA LANDSCAPING WILL MEET OR EXCEED THE MINIMUM STANDARDS OF THE ORDINANCE.
3. LANDSCAPING WILL BE PROVIDED AROUND THE PERIPHERY OF EACH PARKING LOT SO AS TO PROVIDE ADEQUATE SCREENING AS REQUIRED BY THE ORDINANCE.
4. EACH EXPANSIVE PARKING AREA WILL PROVIDE LANDSCAPE MEDIANS AND ISLANDS THAT MEET OR EXCEED THE REQUIREMENTS OF THE ORDINANCE. WHERE APPROPRIATE, WIDE LANDSCAPE ISLANDS AND MEDIANS WILL BE USED TO PROVIDE ADEQUATE GROWING AREAS FOR CANOPY TREES.
5. ALL PARKING LOT AREAS SHALL COMPLY WITH THE PROVISIONS OF THE APPROVED SITE PLAN AND APPLICABLE COUNTY ORDINANCES, AND DETAILED PARKING PLANS WILL BE SUBMITTED WITH APPLICATIONS FOR CORRESPONDING BUILDING PERMITS.
- LIGHTING**
1. A UNIFORM LIGHTING SYSTEM WILL BE EMPLOYED THROUGHOUT THE SITE.
2. ALL DIRECT LIGHTING WITHIN THE SITE (EXCEPT STREET LIGHTS WHICH MAY BE ERRECTED ALONG N.C. 49 OR JOHN PRICE 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, COLOR, ENERGY EFFICIENCY AND SHIELDING OF SOURCES OF LIGHT, THE INTENT BEING TO ELIMINATE GLARE TOWARDS N.C. 49, JOHN PRICE ROAD AND ADJACENT PROPERTIES.
3. THE MAXIMUM HEIGHT OF ANY OUTSIDE LIGHTING FIXTURE, INCLUDING ITS BASE, SHALL NOT EXCEED 30 FEET IN HEIGHT.
4. IF WALL PAKS ARE USED THEY WILL HAVE SHIELDS SO AS TO PREVENT LIGHT FROM SPILLING ONTO ADJACENT PROPERTY. THEY WILL BE LIMITED TO THE REAR OF THE SHOPPING CENTER. NO WALL PAKS WILL BE PERMITTED ON THE OUTPARCELS.
- SIGNS**
1. ALL SIGNS PLACED ON THE SITE WILL MEET OR EXCEED THE REQUIREMENTS OF THE ORDINANCE.
2. SIGNS ON JOHN PRICE ROAD WILL BE 7' MAXIMUM HEIGHT AND 50 SF EACH FACE.
3. ONLY ONE DETACHED SIGN IS ALLOWED ON EACH OUTPARCEL.
- ACCESS POINTS (DRIVEWAYS)**
1. THE NUMBER OF VEHICULAR ACCESS POINTS TO THE SITE WILL BE LIMITED TO THE NUMBER DEPICTED ON THIS TECHNICAL DATA SHEET.
2. CURRENTLY, THE DESIGN FOR THE MIDPOINT OF N.C. 49 CONTEMPLATES A MEDIAN RUNNING FROM CAROLWINDS BOULEVARD/JOHN PRICE ROAD IN A NORTHEASTERLY DIRECTION ALONG THE CENTERLINE OF N.C. 49 BEYOND THE SITE'S NORTHEASTERN BOUNDARY. PETITIONER INTENDS TO REQUEST A MEDIAN CUT FOR ITS PRIMARY ACCESS TO THE SITE FROM N.C. 49 AND THEREFORE RESERVES THE RIGHT TO RELOCATE THE ACCESS DRIVEWAY SHOWN ON THIS TECHNICAL DATA SHEET TO POINTS APPROVED BY THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.
3. 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 NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.
4. PETITIONER SHALL EXTEND THE PLANNED CONCRETE MEDIAN IN JOHN PRICE ROAD NORTHWARD SUCH THAT IT WILL ESTABLISH DRIVEWAY NUMBER 2 AS A RIGHT IN/RIGHT OUT ONLY MOVEMENT. FURTHERMORE, THE PETITIONER SHALL CONSTRUCT A LEFT TURN LANE AT DRIVEWAY 1. THIS LEFT TURN LANE SHALL BE DESIGNED WITH A MINIMUM 150 FEET OF STORAGE, A 20:1 BAY TAPER AND 45:1 THROUGH-LANE TAPER.
- 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 500 FEET OF ANY BUILDING CONSTRUCTED ON THE SITE.
- ARCHITECTURAL CONTROLS**
1. PARKING 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 GATE. IF ONE OR MORE SIDES OF A DUMPSTER AREA ADJON A REAR WALL OF A BUILDING, THE REAR WALL WILL BE SUBSTITUTED FOR THE FENCE ALONG EACH SUCH SIDE.
2. ALL MECHANICAL EQUIPMENT INCLUDING ROOFTOP EQUIPMENT SHALL BE SCREENED FROM VIEW.
3. THE SHOPPING CENTER SHALL BE CONSTRUCTED PRIMARILY OF BRICK. OUTPARCEL BUILDINGS SHALL BE DESIGNED WITH COMPLEMENTARY BRICK OR OTHER MASONRY MATERIALS, FEATURES AND COLORS, BUT SHALL NOT RESTRICT OUTPARCEL TENANTS FROM THEIR NORMAL COLORS, LOGO IDENTIFY, ETC.
- STORM WATER MANAGEMENT**
1. STORM WATER RUNOFF FROM THE SITE WILL BE MANAGED THROUGH THE EXISTING DETENTION AREA, WHICH SATISFIES THE STANDARDS IMPOSED BY THE COUNTY ENGINEERING DEPARTMENT.
2. NO STORM WATER DETENTION TO BE PLACED IN SETBACK AREAS OR DUFFERERS.

O'Brien Atkins
Architecture/Planning/Engineering/Interior Design
P. O. BOX 10037
Research Triangle Park
North Carolina 27709
Telephone: 919/941-9000
Raleigh 919/25-1032



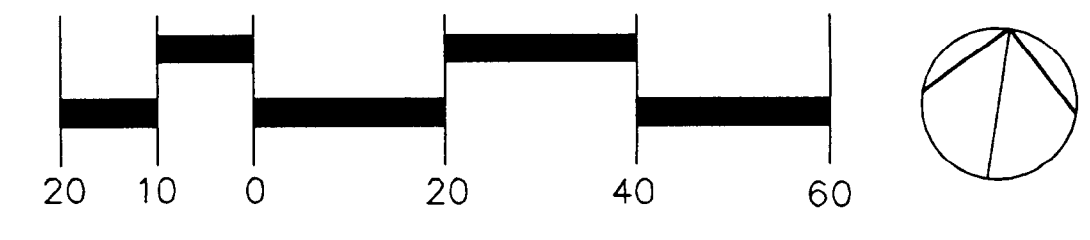
State Employees' Credit Union
Steele Creek Office - Corner of South Tryon Street and Price Road
Charlotte, North Carolina

ATTACHED TO ADMINISTRATIVE APPROVAL
DATED: 7-30-04
BY: DEBRA D. CAMPBELL

LEGEND

- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- AREA TO BE DEMOLISHED

EXISTING CONDITIONS AND SITE LAYOUT PLAN



CHARLOTTE - MECKLENBURG PLANNING COMMISSION INTER-OFFICE COMMUNICATION

DATE: September 30, 2004

TO: Robert Brandon, Zoning Administrator

FROM: Debra Campbell, Planning Director

SUBJECT: Administrative Approval for Petition No. 1999-120.

Attached is the site plan for the NCSECU at John Price and Hwy 49 which is zoned CC, commercial center district. The setbacks on the approved conditional site plan were based on incorrect right-of-way information on the survey. The setback line has subsequently moved further into the property putting the through site for the drive-thru within the 45-foot setback. Due to the fact that the location of the thru site has not changed and the proposed landscaping is beyond the ordinance requirements I am administratively approving these revised plans. Please use these plans and elevations when evaluating requests for building permits and certificates of occupancy. If you have any questions, please call Tammie Keplinger at 704-336-5967.

Note that all other conditional notes and ordinance requirements still apply.

DATE: March 3, 2004
SCALE: 1"=20'
DESIGNED BY: DJ
DRAWN BY: DLAB
CHECKED BY: WJS/DML
JOB: 2003060
SHEET: LA-1 OF 6 SHEETS