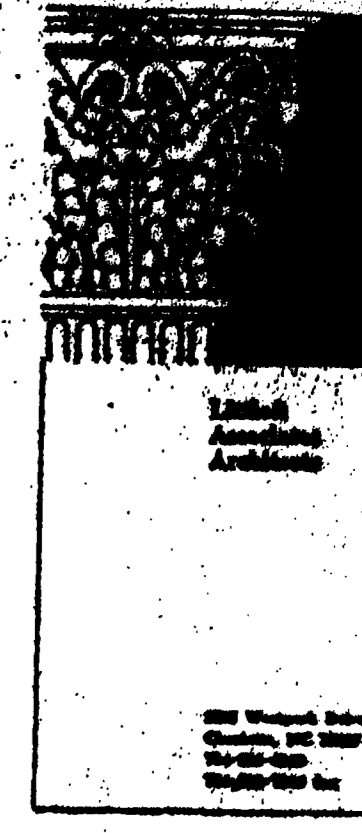


PERSPECTIVE

2000-19

APPROVED BY CITY COUNCIL  
DATE 3/20/2001



DATE: 3/20/2001  
PROJECT: OLDE TOWNE VILLAGE CENTER  
DRAWN BY: J. ROBINSON

**Crosland Retail**  
JULY, WASHINGTON, DISTRICT OF COLUMBIA, DC 20001  
PH: 202-331-1000

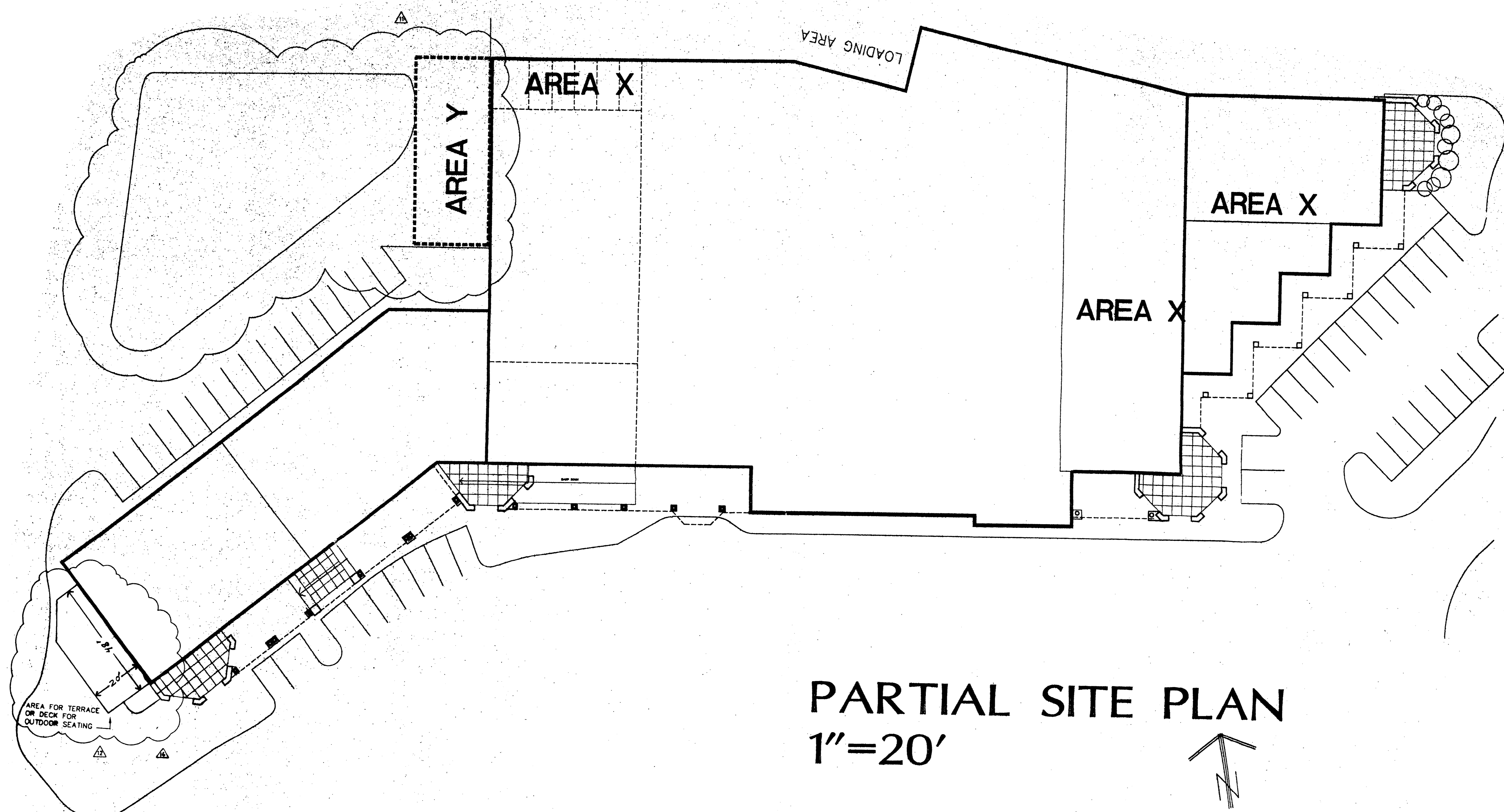
Project: OLDE TOWNE VILLAGE CENTER  
Sheet: 19

**OLDE TOWNE VILLAGE CENTER**  
SCHEMATIC ELEVATIONS

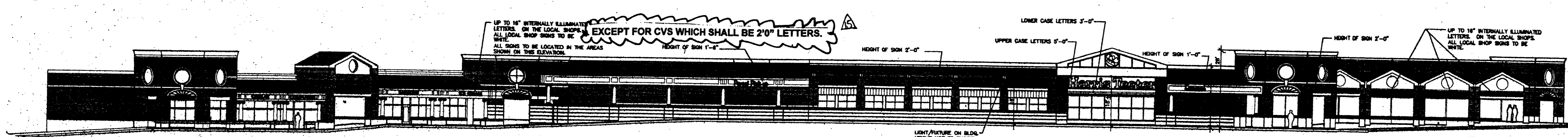
U. S. in Charge	
Project Architect/In Charge	
Client	
City of Charlotte	
Scale	
Date	
Drawn by	
Checked by	
Approved by	
Scale	
Date	

SP-1 10

PETITION NO. 00-19 FOR PUBLIC HEARING



PARTIAL SITE PLAN  
1"=20'



PRELIMINARY ELEVATION  
1"=20'

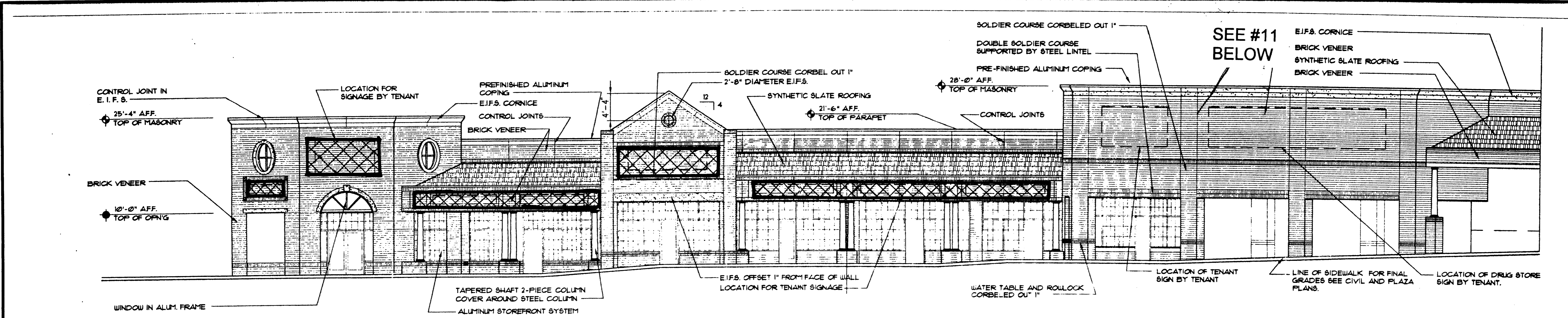
**CHILDREY ROBINSON ASSOCIATES ARCHITECTURE**  
1225 KENILWORTH AVENUE  
CHARLOTTE, N.C. 28204

**OLDE TOWNE SHOPPING CTR.**  
CHARLOTTE, NORTH CAROLINA  
**CROSLAND RETAIL**  
CHARLOTTE, NORTH CAROLINA

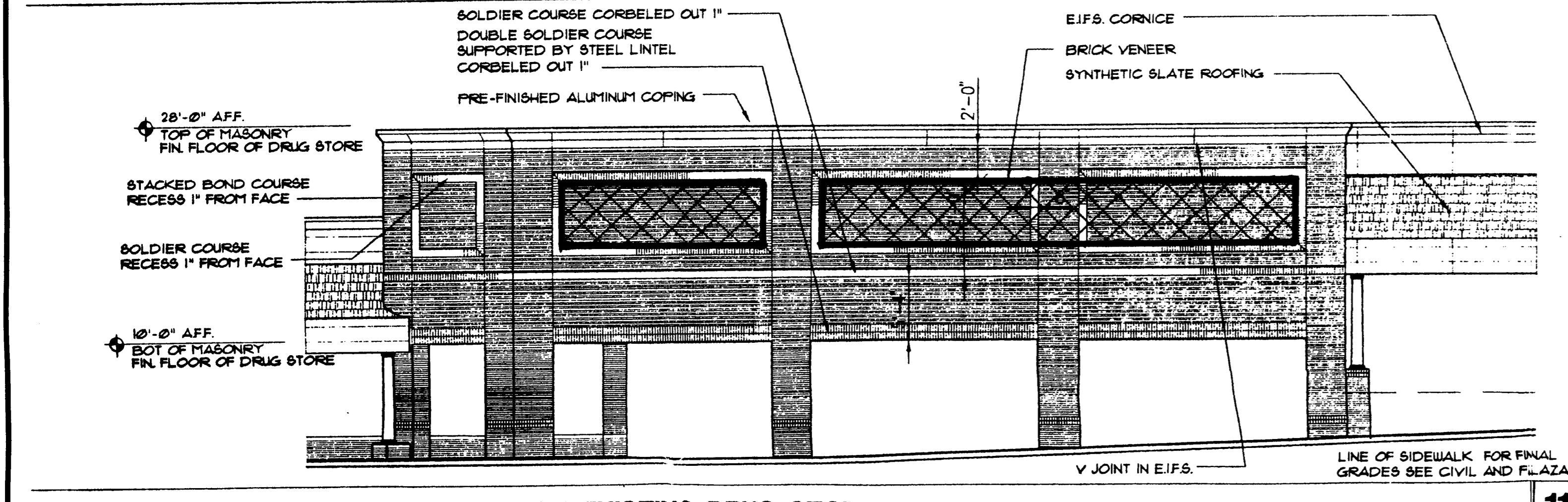
NO.	DATE	DESCRIPTION
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2	3-25-96	REVISED
3	4-18-96	REVISED
4	6-10-96	REVISED
5	6-13-96	REVISED
6	6-20-96	REVISED
7	9-26-96	REVISED
8	7-18-96	REVISED
9	10-01-96	REVISED
10	9-30-98	REVISED
11	12-23-98	REVISED

DATE: 2-9-96  
SHEET: 19 OF 10  
SP-2

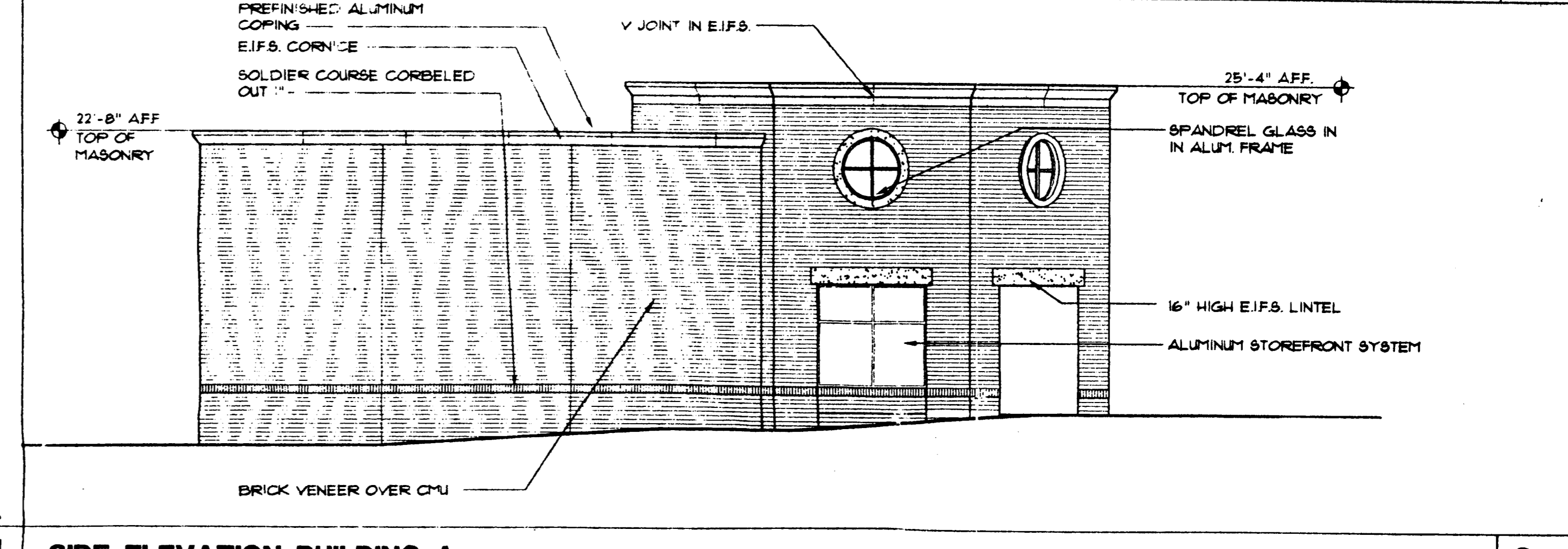
REV. 16: 3-20-00  
REV. 15: 1-10-00  
REV. 14: 11-30-99  
REV. 13: 1-28-99  
REV. 12: 12-23-98



**FRONT ELEVATION BUILDING A**

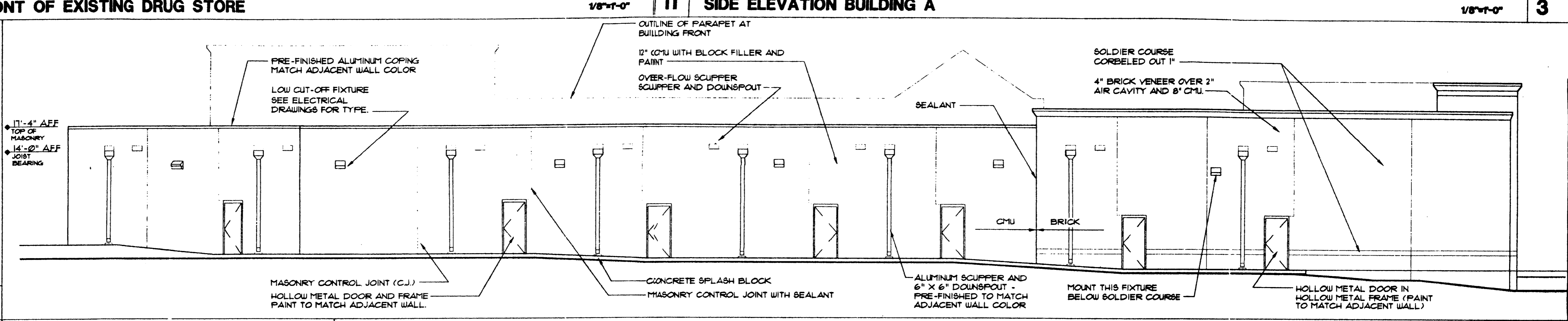


**11 SIDE ELEVATION BUILDING A**

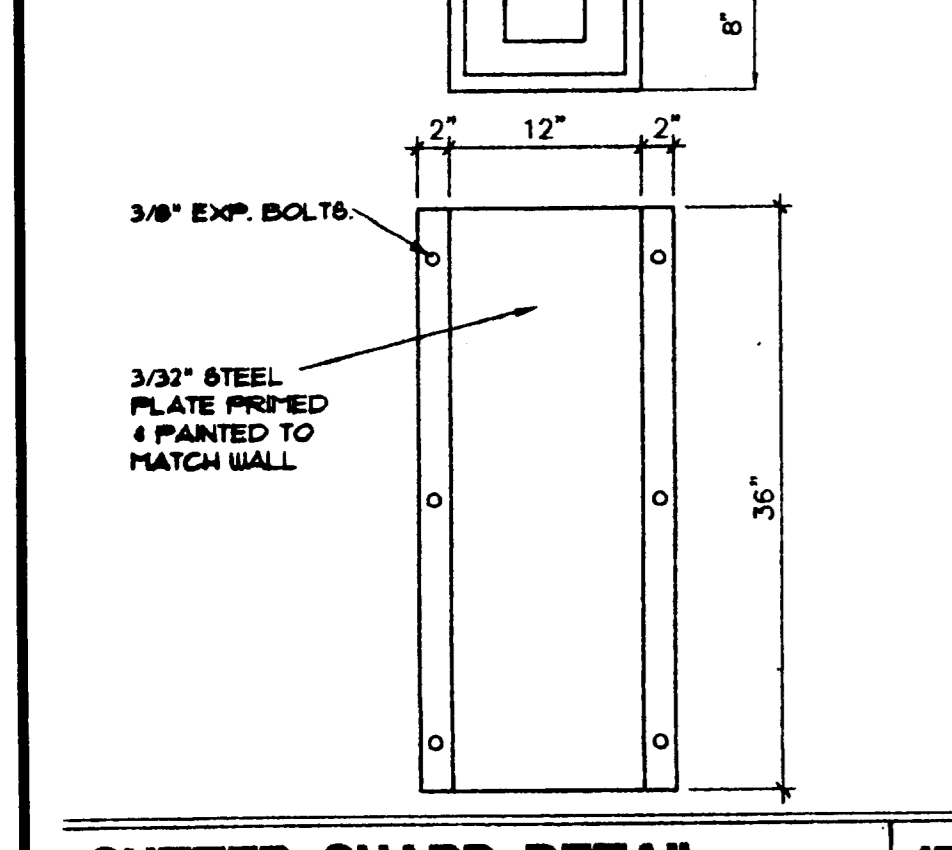


**ELEVATION OF CANOPY IN FRONT OF EXISTING DRUG STORE**

**FINISH SCHEDULE:**  
 BRICK, "PHOENIX" #14 AS SUPPLIED BY CHEROKEE SANFORD (TELE: 1-800-271-9532)  
 EIFS, "NATURAL WHITE" #03 AS MANUFACTURED BY DRYVIT  
 SYNTHETIC SLATE ROOFING: ULTRA SLATE "BANGOR BLACK" AS MANUFACTURED BY GAF MATERIALS CORP. (TELE: 1-800-223-1948)  
 STOREFRONTS: KALNEER "BONE WHITE" FLUOROPON FINISH  
 MORTAR: NATURAL COLOR (NOTE: BID ALTERNATE FOR COLORED MORTAR)  
 COPING AND FLASHING: MATCH ADJACENT WALL COLOR  
 COLUMNS: PAINT TO MATCH EIFS  
 EXPOSED CMU WALLS: PAINT (COLOR SELECTED BY OWNER)

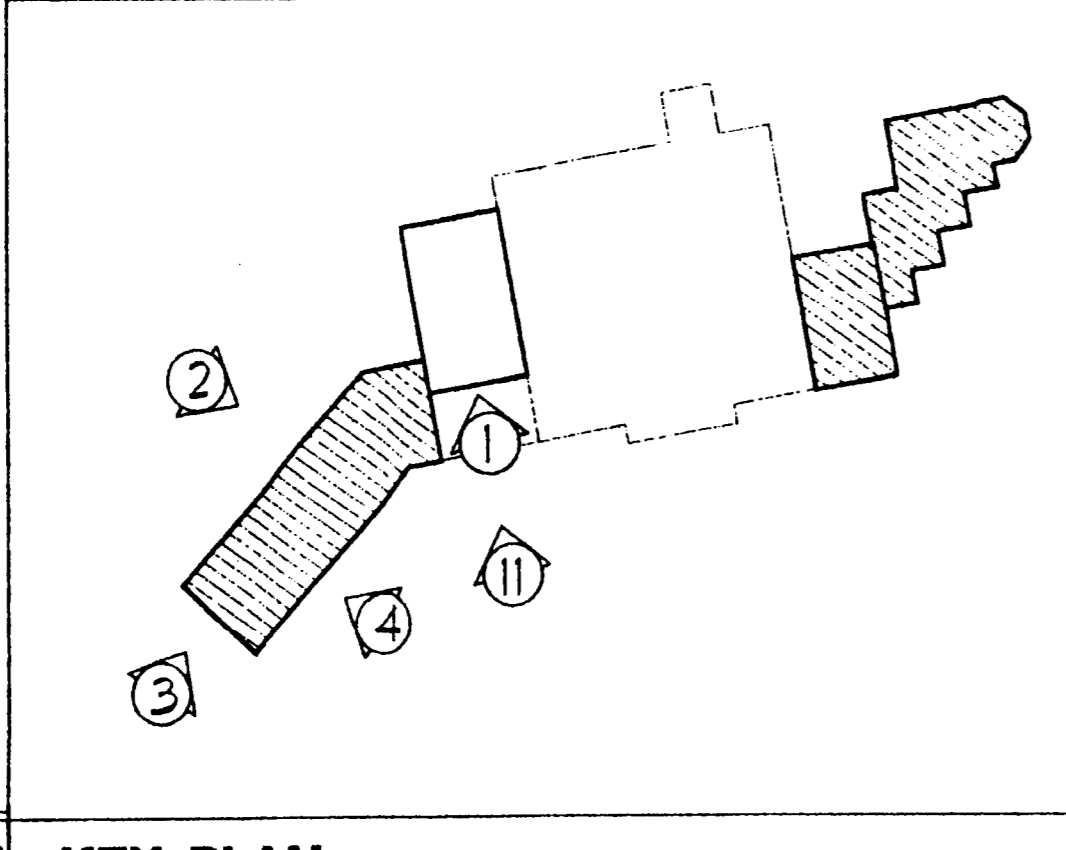


**GENERAL NOTES**



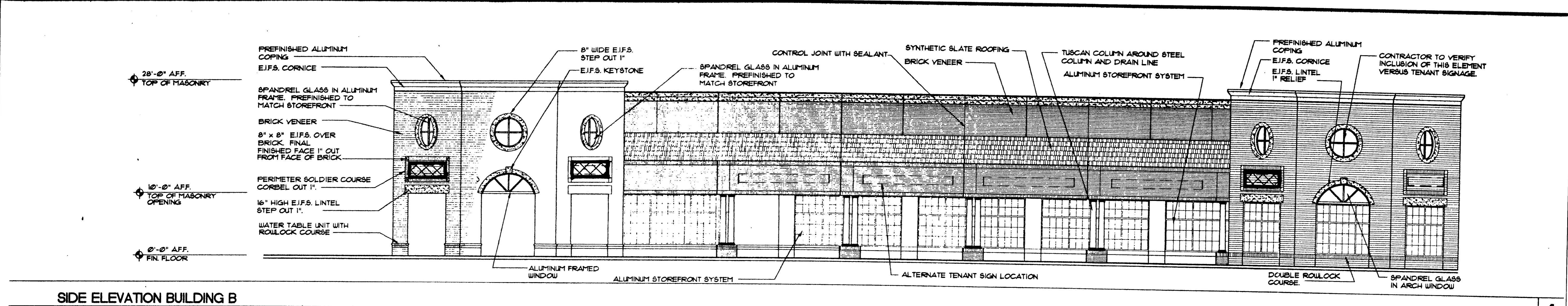
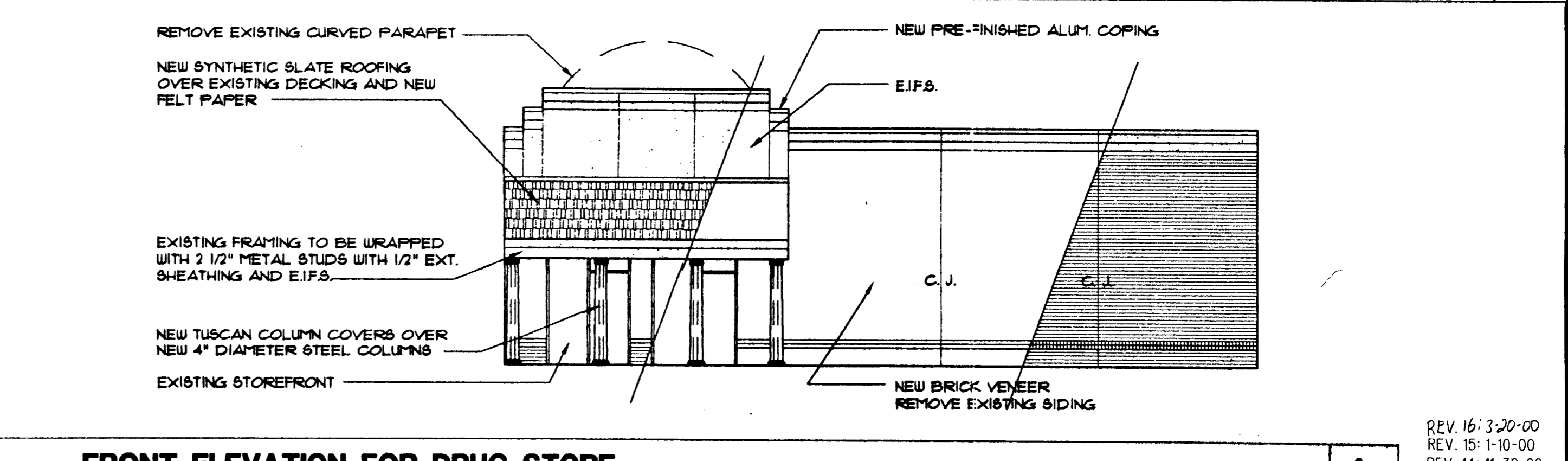
**GUTTER GUARD DETAIL 17**

**REAR ELEVATION BUILDING A**

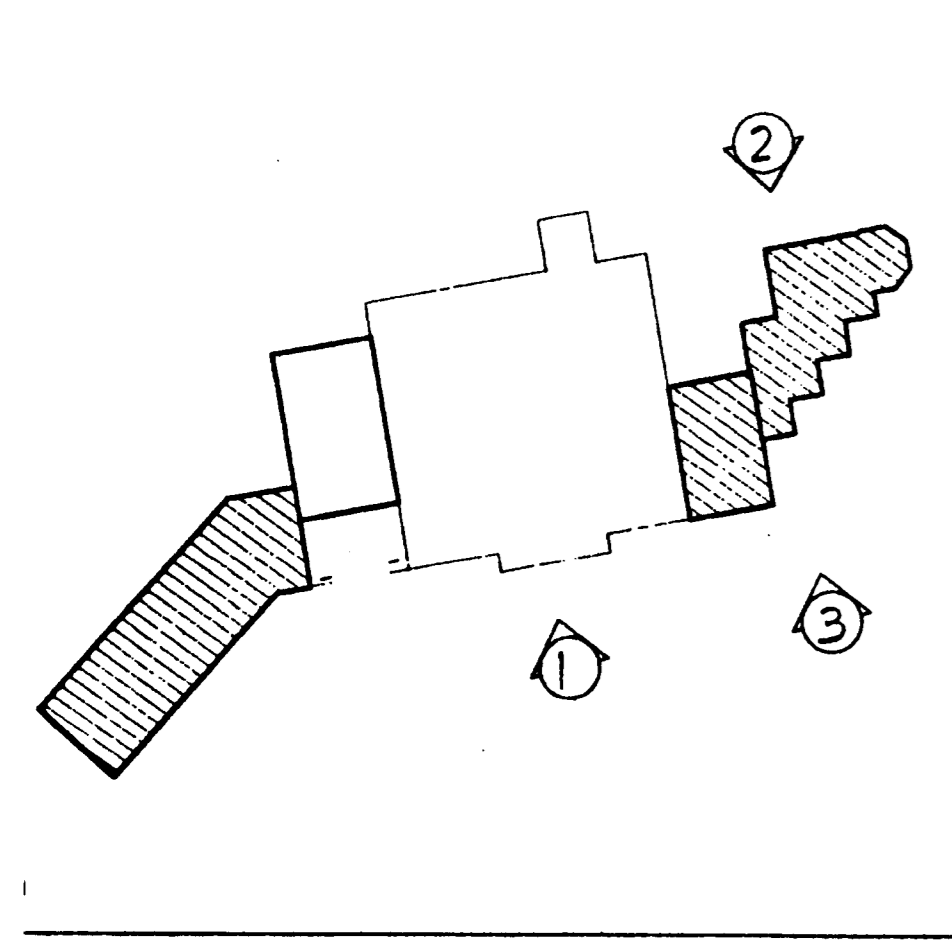


**Note:**  
 The purpose of this plan is to depict the sign locations administratively approved on March 18, 1999 and November 19, 1999 by the Charlotte/Mecklenburg Planning Commission. The approved sign locations are shown cross hatched as follows:

**FRONT ELEVATION FOR DRUG STORE**

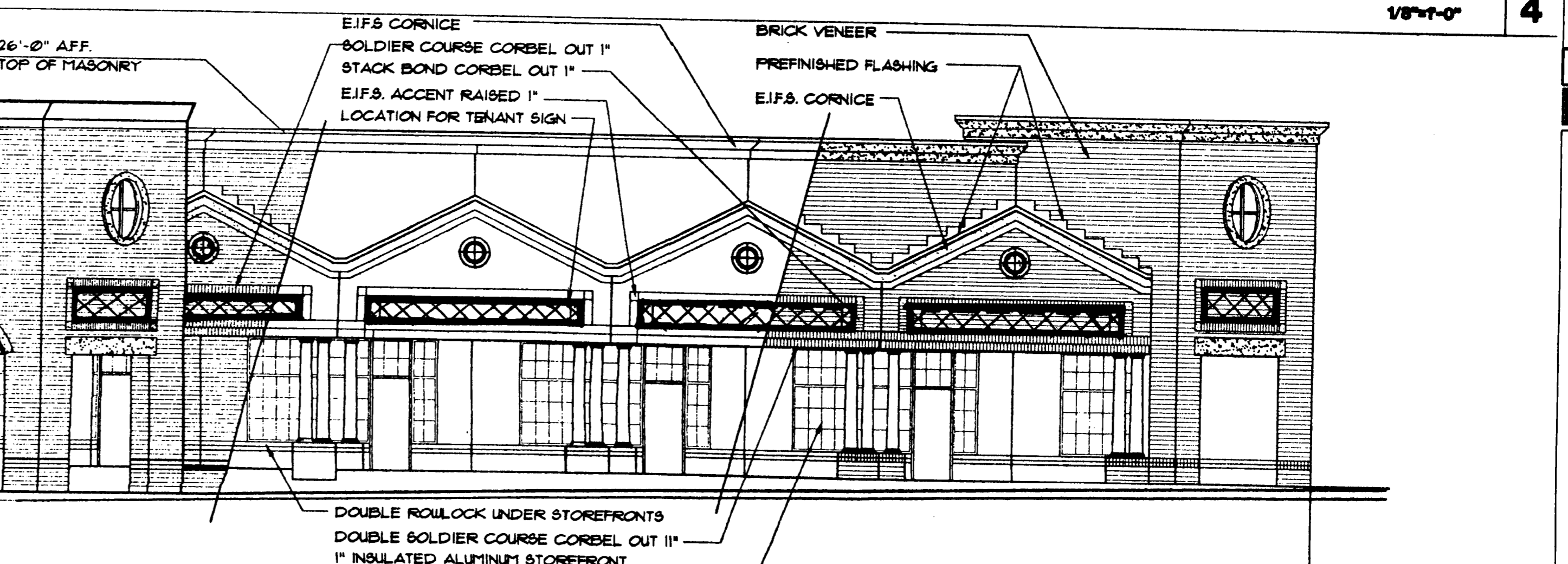


**SIDE ELEVATION BUILDING B**



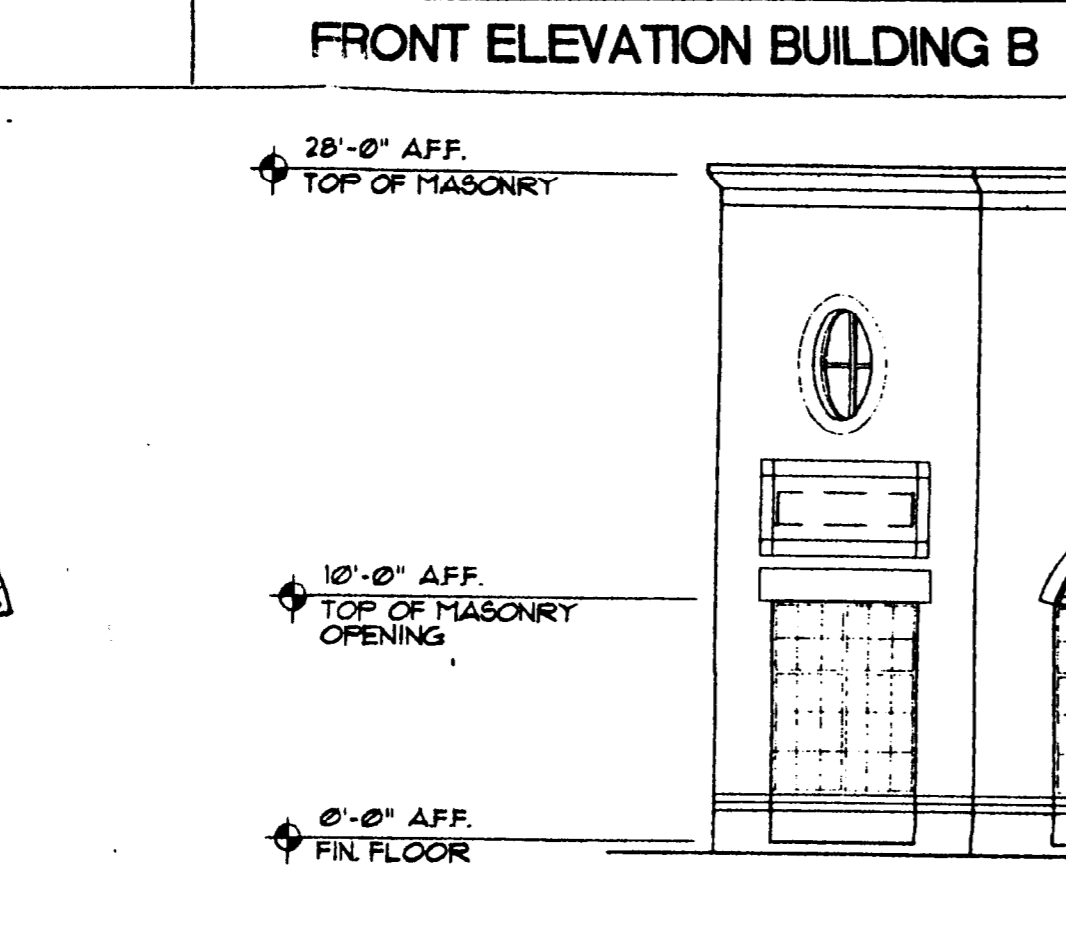
**KEY PLAN**

**FRONT ELEVATION BUILDING B**

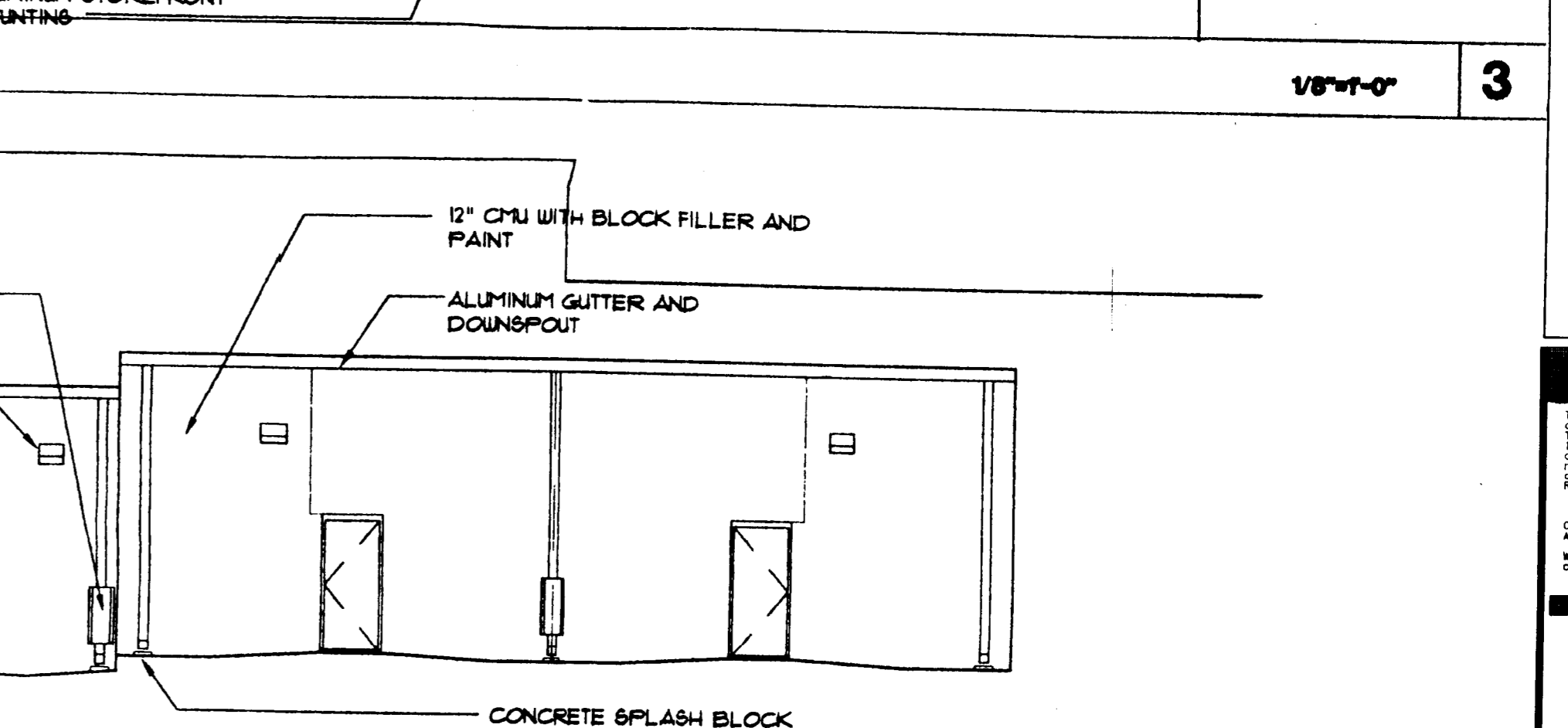


**REAR ELEVATION BUILDING B**

**Note:**  
 The purpose of this plan is to depict the sign locations administratively approved on March 18, 1999 and November 19, 1999 by the Charlotte/Mecklenburg Planning Commission. The approved sign locations are shown cross hatched as follows:



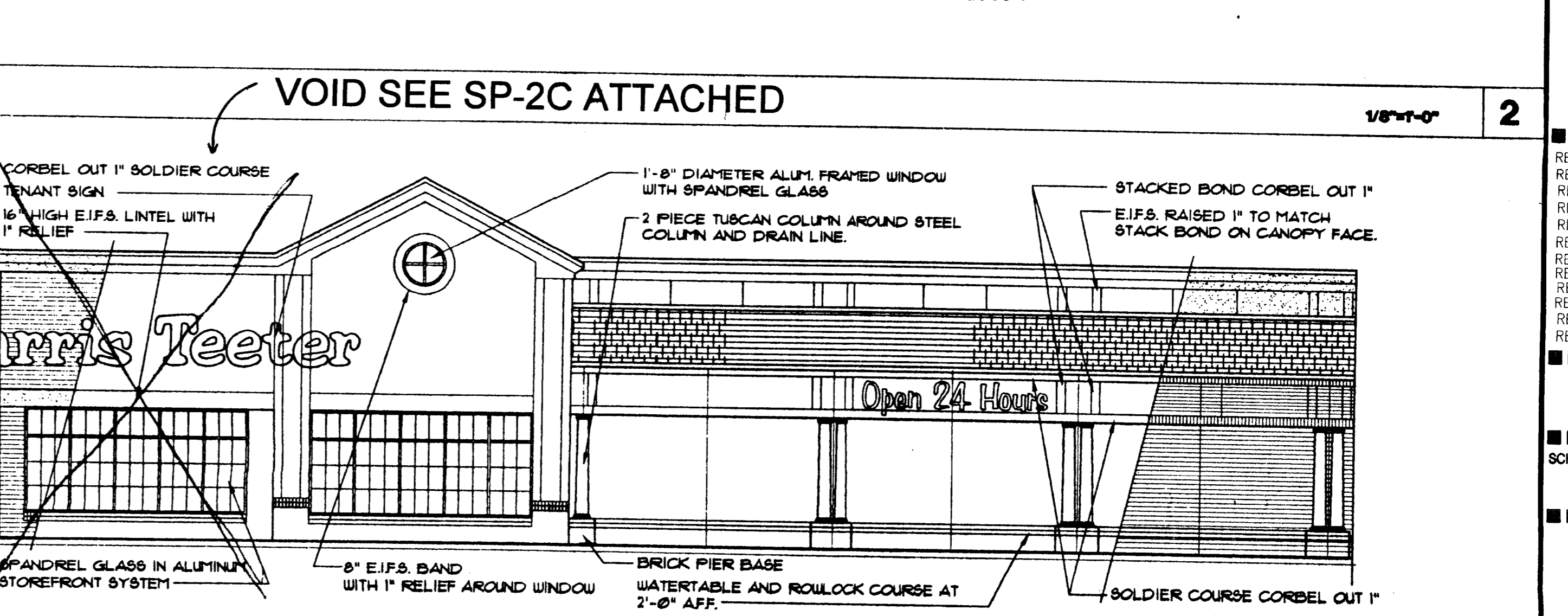
**VOID SEE SP-2C ATTACHED**



**FRONT ELEVATION OF HARRIS TEETER**

**REAR ELEVATION BUILDING B**

**VOID SEE SP-2C ATTACHED**



**FRONT ELEVATION OF HARRIS TEETER**

**REAR ELEVATION BUILDING B**

**VOID SEE SP-2C ATTACHED**

**FRONT ELEVATION OF HARRIS TEETER**

**CHILDREY ROBINSON ASSOCIATES ARCHITECTURE**  
 1000 REBELWORTH AVENUE  
 CHARLOTTE, N.C. 28203  
 TEL: 704.375.1100  
 FAX: 704.375.1101  
 WWW: CHILDREY-ROBINSON.COM

**OLDE TOWNE SHOPPING CTR.**  
 CHARLOTTE, NORTH CAROLINA  
**CROSLAND RETAIL**  
 CHARLOTTE, NORTH CAROLINA

REV. 1-2-22-96  
 REV. 2-3-25-96  
 REV. 3-4-19-96  
 REV. 4-6-10-96  
 REV. 5-6-13-96  
 REV. 6-6-20-96  
 REV. 7-5-28-96  
 REV. 7-7-09-96  
 REV. 8-7-18-96  
 REV. 9-10-01-96  
 REV. 10-8-30-98  
 REV. 11-12-20-98

**SP-2A**  
 OF 10

PETITION NO. 00-19

**CHILDREY ROBINSON ASSOCIATES ARCHITECTURE**  
 1000 REBELWORTH AVENUE  
 CHARLOTTE, N.C. 28203  
 TEL: 704.375.1100  
 FAX: 704.375.1101  
 WWW: CHILDREY-ROBINSON.COM

**OLDE TOWNE SHOPPING CTR.**  
 CHARLOTTE, NORTH CAROLINA  
**CROSLAND RETAIL**  
 CHARLOTTE, NORTH CAROLINA

REV. 1-2-22-96  
 REV. 2-3-25-96  
 REV. 3-4-19-96  
 REV. 4-6-10-96  
 REV. 5-6-13-96  
 REV. 6-6-20-96  
 REV. 7-5-28-96  
 REV. 7-7-09-96  
 REV. 8-7-18-96  
 REV. 9-10-01-96  
 REV. 10-8-30-98  
 REV. 11-12-20-98

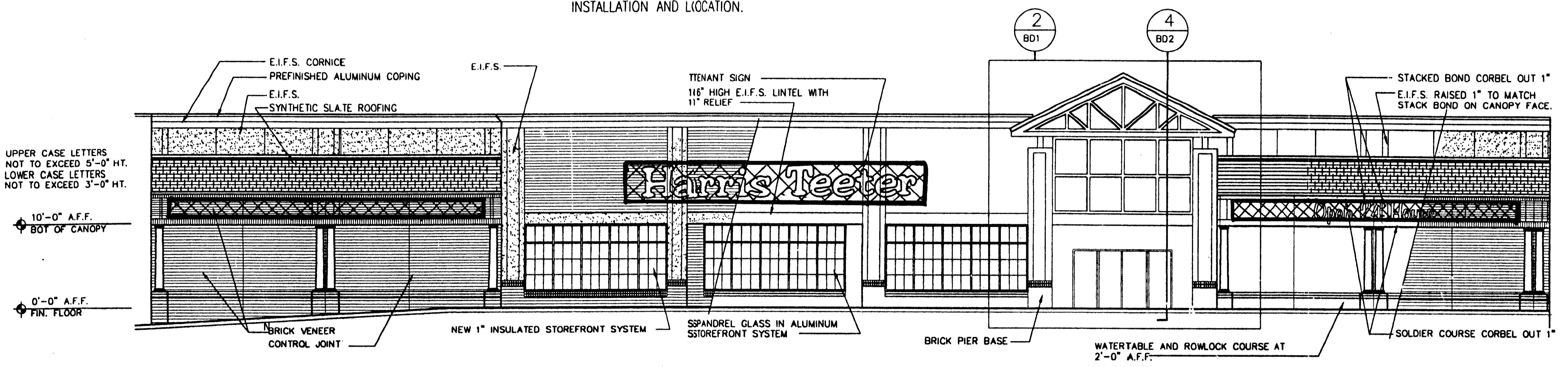
**SP-2B**  
 OF 10

PETITION NO. 00-19

Note:  
 The purpose of this plan is to depict the sign locations administratively approved on March 18, 1999 and November 19, 1999 by the Charlotte/Mecklenburg Planning Commission. The approved sign locations are shown cross hatched as follows:

**THIS DRAWING SHALL REPLACE ELEVATION DETAIL SP-2B**

COORDINATE WITH THE TENANT AND OWNER ON SIGNAGE INSTALLATION AND LOCATION.



**FRONT ELEVATION - HARRIS TEETER**

SCALE: 1/8" = 1'-0" 1

REV. 16:3-20-00  
 REV. 15:1-10-00  
 REV. 14:11-30-99  
 REV. 13:1-28-99  
 REV. 12:12-23-98

SP-2C  
 OF 10

NO.	DATE	DESCRIPTION
1	2-22-96	REV. 1: 2-22-96
2	3-25-96	REV. 2: 3-25-96
3	4-19-96	REV. 3: 4-19-96
4	6-10-96	REV. 4: 6-10-96
5	6-13-96	REV. 5: 6-13-96
6	6-20-96	REV. 6: 6-20-96
7	9-28-98	REV. 7: 9-28-98
8	7-18-96	REV. 8: 7-18-96
9	10-01-96	REV. 9: 10-01-96
10	9-30-98	REV. 10: 9-30-98
11	12-20-98	REV. 11: 12-20-98

2-9-96  
 SCHEDULED  
 SCHEMATIC ELEVATIONS  
 SCHEDULED

NO.	DATE	DESCRIPTION
1	2-22-96	REV. 1: 2-22-96
2	3-25-96	REV. 2: 3-25-96
3	4-19-96	REV. 3: 4-19-96
4	6-10-96	REV. 4: 6-10-96
5	6-13-96	REV. 5: 6-13-96
6	6-20-96	REV. 6: 6-20-96
7	9-28-98	REV. 7: 9-28-98
8	7-18-96	REV. 8: 7-18-96
9	10-01-96	REV. 9: 10-01-96
10	9-30-98	REV. 10: 9-30-98
11	12-20-98	REV. 11: 12-20-98

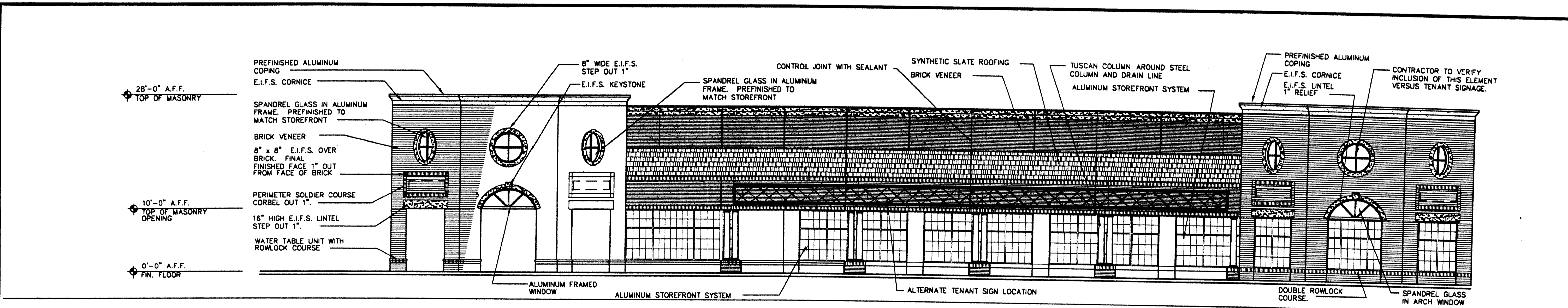
2-9-96  
 SCHEDULED  
 SCHEMATIC ELEVATIONS  
 SCHEDULED

SP-2D  
 OF 10

NO.	DATE	DESCRIPTION
1	2-22-96	REV. 1: 2-22-96
2	3-25-96	REV. 2: 3-25-96
3	4-19-96	REV. 3: 4-19-96
4	6-10-96	REV. 4: 6-10-96
5	6-13-96	REV. 5: 6-13-96
6	6-20-96	REV. 6: 6-20-96
7	9-28-98	REV. 7: 9-28-98
8	7-18-96	REV. 8: 7-18-96
9	10-01-96	REV. 9: 10-01-96
10	9-30-98	REV. 10: 9-30-98
11	12-20-98	REV. 11: 12-20-98

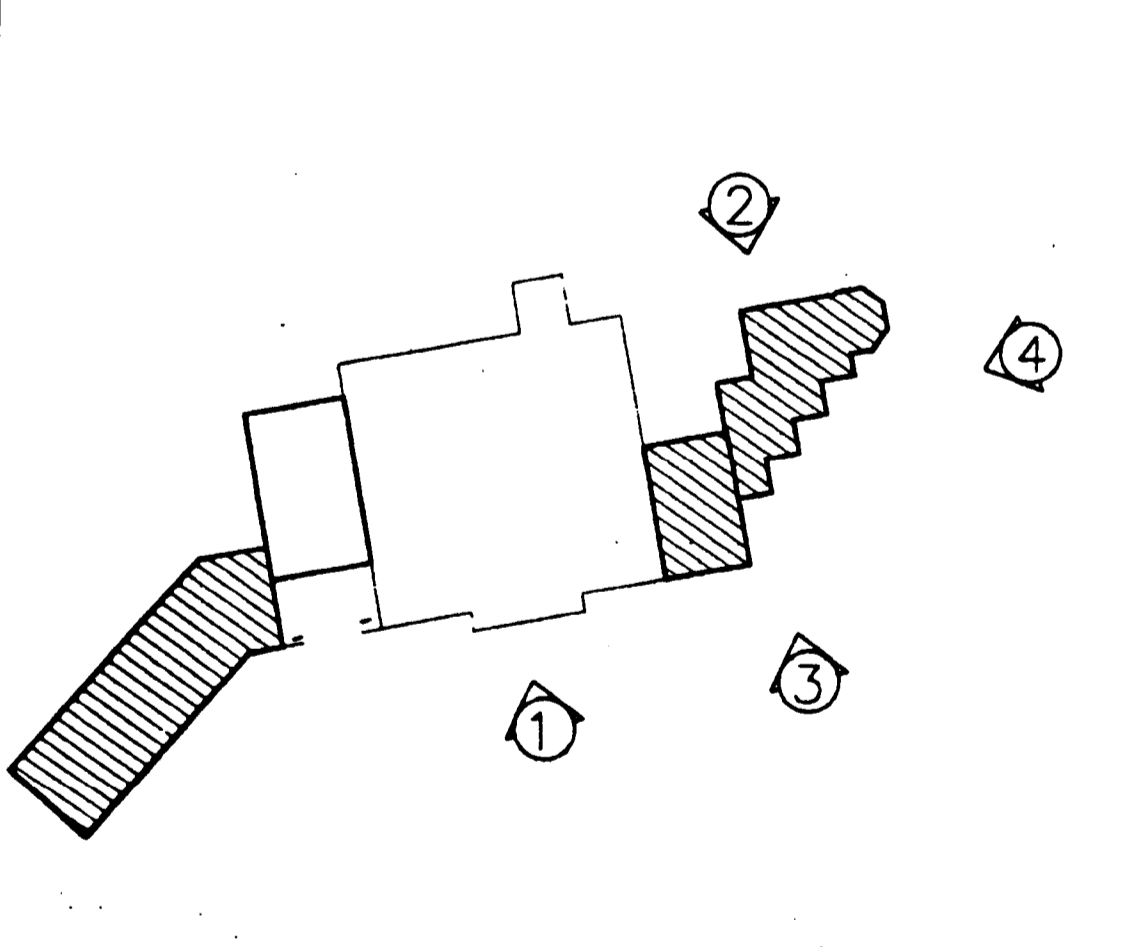
2-9-96  
 SCHEDULED  
 SCHEMATIC ELEVATIONS  
 SCHEDULED

SP-2D  
 OF 10

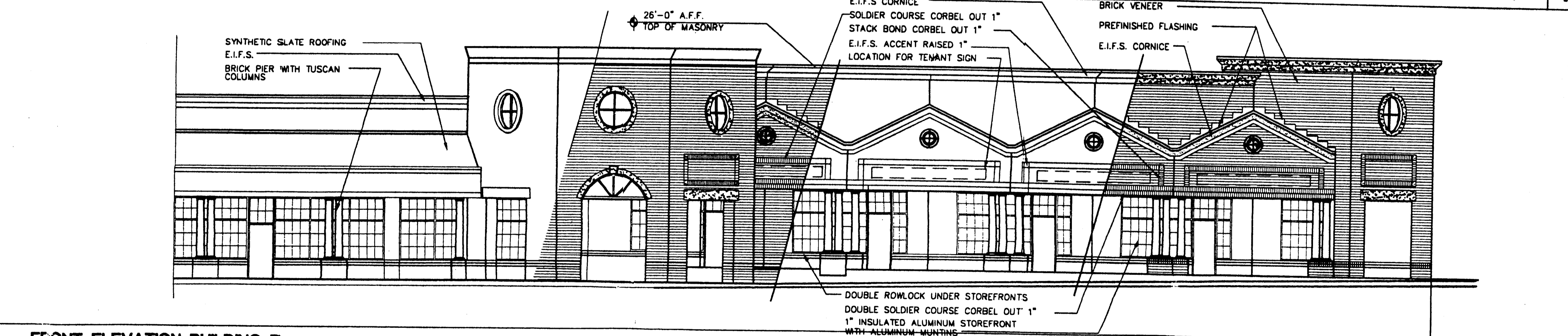


**SIDE ELEVATION BUILDING B**

VIEW 4

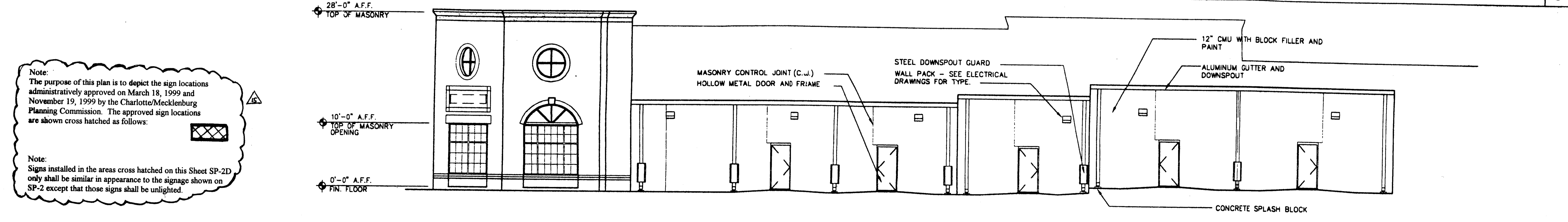


**KEY PLAN**



**FRONT ELEVATION BUILDING B**

VIEW 3

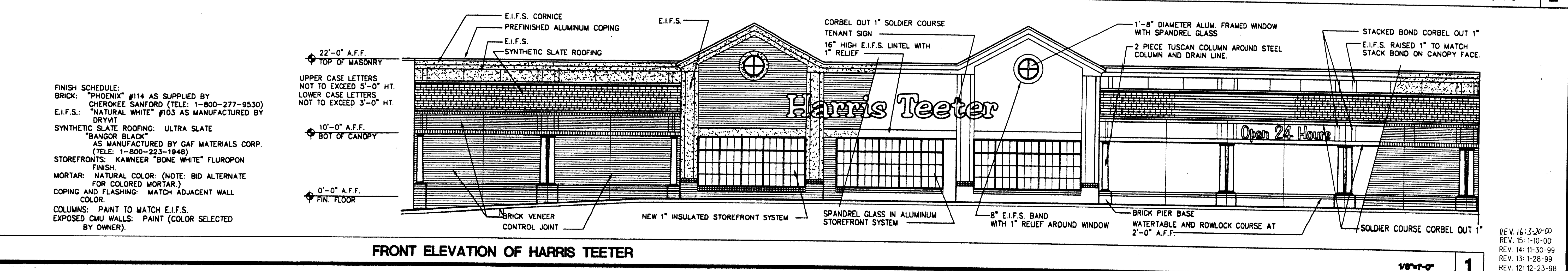


**REAR ELEVATION BUILDING B**

VIEW 2

Note:  
 The purpose of this plan is to depict the sign locations administratively approved on March 18, 1999 and November 19, 1999 by the Charlotte/Mecklenburg Planning Commission. The approved sign locations are shown cross hatched as follows:

Note:  
 Signs installed in the areas cross hatched on this Sheet SP-2D only shall be similar in appearance to the signage shown on SP-2 except that those signs shall be unlighted.



**FRONT ELEVATION OF HARRIS TEETER**

VIEW 1

FINISH SCHEDULE:  
 BRICK: "PHOENIX" #114 AS SUPPLIED BY CHEROKEE SANFORD (TELE: 1-800-277-8530)  
 E.I.F.S.: "NATURAL WHITE" #103 AS MANUFACTURED BY DRYWIT  
 SYNTHETIC SLATE ROOFING: ULTRA SLATE "BANGOR BLACK" AS MANUFACTURED BY GAF MATERIALS CORP. (TELE: 1-800-223-1848)  
 STOREFRONTS: KAMNEX "STONE WHITE" FLUOROPON FINISH  
 MORTAR: NATURAL COLOR (NOTE: BID ALTERNATE FOR COLORED MORTAR)  
 COPING AND FLASHING: MATCH ADJACENT WALL COLOR  
 COLUMNS: PAINT TO MATCH E.I.F.S.  
 EXPOSED CMU WALLS: PAINT (COLOR SELECTED BY OWNER)

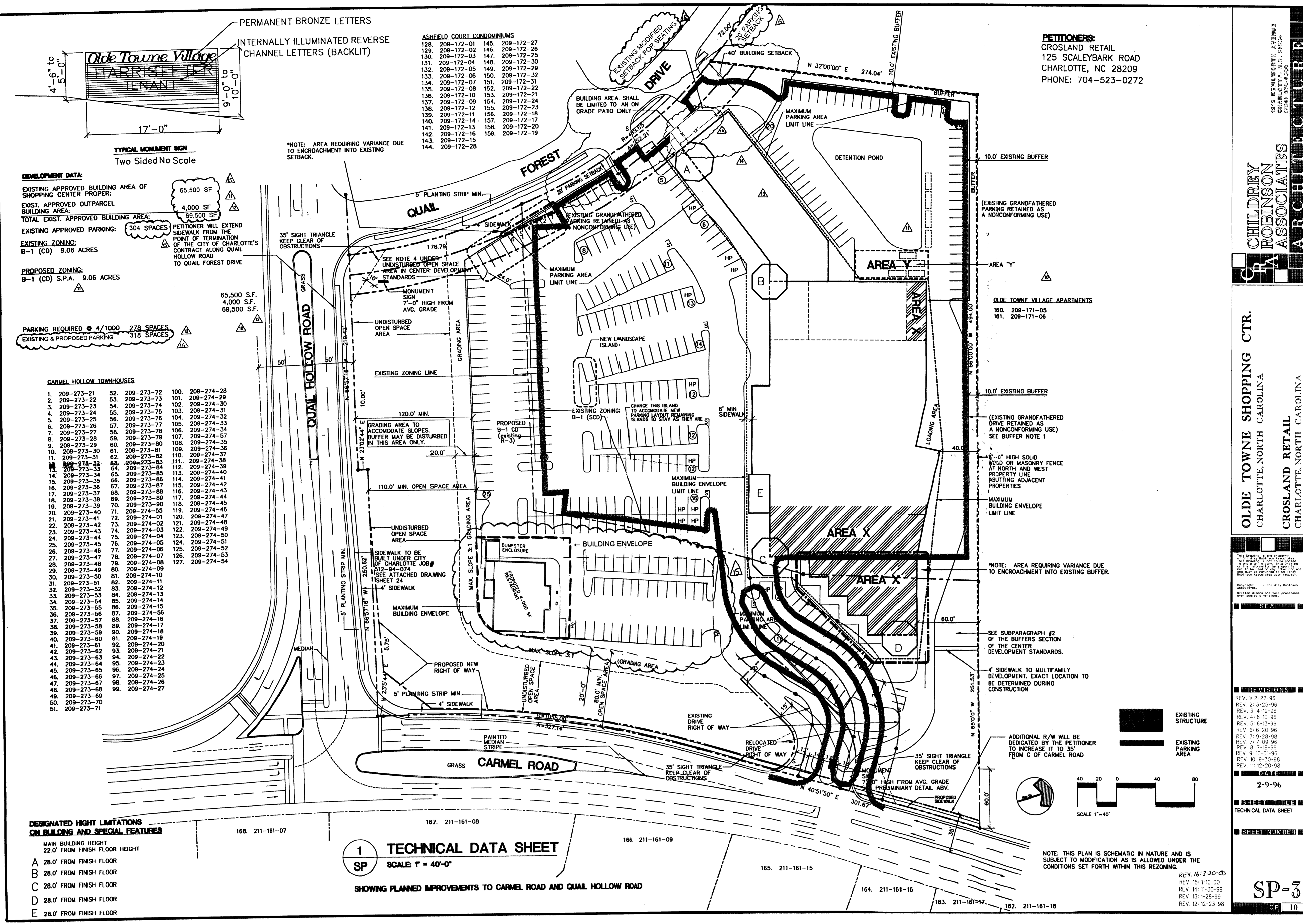
REV. 16:3-20-00  
 REV. 15:1-10-00  
 REV. 14:11-30-99  
 REV. 13:1-28-99  
 REV. 12:12-23-98

SP-2D  
 OF 10

NO.	DATE	DESCRIPTION
1	2-22-96	REV. 1: 2-22-96
2	3-25-96	REV. 2: 3-25-96
3	4-19-96	REV. 3: 4-19-96
4	6-10-96	REV. 4: 6-10-96
5	6-13-96	REV. 5: 6-13-96
6	6-20-96	REV. 6: 6-20-96
7	9-28-98	REV. 7: 9-28-98
8	7-18-96	REV. 8: 7-18-96
9	10-01-96	REV. 9: 10-01-96
10	9-30-98	REV. 10: 9-30-98
11	12-20-98	REV. 11: 12-20-98

2-9-96  
 SCHEDULED  
 SCHEMATIC ELEVATIONS  
 SCHEDULED

SP-2D  
 OF 10



**PETITIONERS:**  
 CROSLAND RETAIL  
 125 SCALEYBARK ROAD  
 CHARLOTTE, NC 28209  
 PHONE: 704-523-0272

**CHILDREY ROBINSON ASSOCIATES ARCHITECTURE**  
 1212 KENILWORTH AVENUE  
 CHARLOTTE, N.C. 28204

**OLDE TOWNE SHOPPING CTR.**  
 CHARLOTTE, NORTH CAROLINA

**CROSLAND RETAIL**  
 CHARLOTTE, NORTH CAROLINA

**REVISIONS:**

REV. 1	2-22-96
REV. 2	3-25-96
REV. 3	4-19-96
REV. 4	6-10-96
REV. 5	6-13-96
REV. 6	6-20-96
REV. 7	7-16-96
REV. 8	7-25-96
REV. 9	8-01-96
REV. 10	9-30-96
REV. 11	10-23-96

**DATE:** 2-9-96

**SCALE:** 1" = 40'

**SP-3**

**CENTER DEVELOPMENT STANDARDS**

**GENERAL PROVISIONS**

All development standards established under the City of Charlotte Zoning Ordinance (the "Ordinance") for the B-1 Zoning District Classification shall be followed in connection with development taking place on the Site. Subject only to the provisions set forth below under ARCHITECTURAL CONTROLS, the configuration, placement and size of the shopping center and the building on the out parcel as shown on this Technical Data Sheet are schematic in nature and may be altered or modified during design, development and construction phases within the maximum building envelope lines established on the Technical Data Sheet. Parking layouts may also be modified to accommodate final building locations, within the defined parking lot limit lines.

**PERMITTED USES**

The property may be devoted to only those uses (including any accessory use), which are specifically stated below.

- Bakeries, retail, including manufacturing of goods for sale on premises.
- Barber and beauty shops.
- Clinics, medical, dental and optical.
- Dry cleaning and laundry establishments.
- Financial institutions.
- Florist, retail.
- Health institutions.
- Jewelers, retail.
- Offices.
- Post Offices.
- Printing and publishing (5,000 s.f. maximum).
- Restaurants.
- Retail establishments and business, personal and recreation services.
- Studios for artists, designers, photographers, musicians, sculptors, gymnasts, poets, wood and leather craftsmen, glass blowers, weavers, silversmiths, and designers of ornamental and precious jewelry.
- Subdivision sales offices.
- Telephone booths.
- Universities, colleges and junior colleges.
- Bus stop shelters.
- Childcare center.
- Small scale bakeries, retail, including the manufacture of goods and wholesale, including manufacturing of goods, provided that:
  - The total size of the bakery shall be limited to 2,500 square feet, including sales, preparation and manufacture areas.
  - Accessory uses and structures clearly incidental and related to the permitted principal use or structure on the lot.
  - Drive-up window as an accessory to a bank or as an accessory to a drug store in the location shown as Area Y on SP-3 - Technical Data Sheet.
  - Dumpsters, trash handling areas and service entrances.
  - Fences and walls.
  - Outdoor lighting.
  - No fast food type restaurant with drive through facilities may be constructed and operated within the out parcel and if the out parcel is devoted to any other use, then any fast food or franchise that may be provided as an accessory thereon may not exceed 300 square feet in size. Any restaurant located on the out parcel shall be a sit-down type restaurant. No drive through facilities or drive up windows may be utilized on the out parcel.
  - Petitioner agrees not to allow cellular, transmission or receiving towers on the site.

**IN THE EVENT THE NEGOTIATIONS ARE NOT SUCCESSFUL AND THE McCLISTERS RESTAURANT BUILDING IS NOT CONSTRUCTED ON THE OUTPARCEL OR, IN THE EVENT THE McCLISTERS RESTAURANT BUILDING IS CONSTRUCTED AND PETITIONER DECIDES TO MODIFY THE BUILDING, PETITIONER AGREES TO FILE A SUPPLEMENTAL SITE PLAN AMENDMENT WHICH WOULD ALLOW IT TO SUBSTITUTE A NEW SHEET SP-4 FOR THE EXISTING SHEET SP-3 THAT WOULD PROVIDE ELEVATIONS OF THE BUILDING PROPOSED TO BE SUBSTITUTED FOR THE McCLISTERS RESTAURANT BUILDING TO ACCOMMODATE ANOTHER USE. THE DESIGN, SIZE AND MATERIALS ON EACH OF THE BUILDING ELEVATIONS WILL BE SUBSTANTIALLY SIMILAR TO THE EXISTING SHOPPING CENTER FRONT ELEVATION, THE SIGN LOCATIONS AND THE BUILDING HEIGHTS WILL REMAIN SUBSTANTIALLY SIMILAR TO WHAT IS CURRENTLY SHOWN ON SHEET SP-3, AND THE BUILDING SHOWN ON THE NEW SHEET SP-4, AS CONSTRUCTED, WOULD CONTINUE TO COMPLY WITH EACH OF THE PROVISIONS INDICATED IN THE REZONING PETITION.**

**SETBACKS**

- Building setbacks for Quail Forest Drive shall be as depicted on this Technical Data Sheet. Setback on Carmel Road shall be 80 feet. Setback on Quail Hollow Road shall vary from 110'-0" to 120'-0", in the manner depicted on this Technical Data Sheet.
- Parking will not be permitted in any setbacks or buffers except as shown on the site plan.
- Any structure built on the out parcel, shall not be required to have building setbacks from internal lot lines but, must be constructed within the established maximum building limit line.
- An on-street patio shall be permitted in the setback along Quail Forest Drive as shown on SP-3.

**BUFFERS**

- Any buffers required by the Ordinance shall conform to the standards of Section 12.302 of the Ordinance, subject, however, to the provisions of Sections 12.302(b), 12.304, and the provisions of subparagraph (c) below. The provisions of Chapter 7 (Nonconformities) of the Ordinance shall apply to buffer requirements along the westerly and northerly property lines.
- The Petitioner reserves the right to apply to the Charlotte Zoning Board of Adjustment for a variance from the buffer requirements of Section 12.302 of the Ordinance which would allow it to construct additional retail shopping space within the area depicted as Area X and Area Y on this Technical Data Sheet.

**UNDISTURBED OPEN SPACE AREA**

- Undisturbed Open Space Areas shall remain open space except to the extent necessary to accommodate pedestrian sidewalks or pathways, access points as shown on the Technical Data Sheet and utility construction.
- Where existing trees and natural vegetation have been cleared to accommodate walls, berms, fences, grading and the installation of utility construction, the cleared, unimproved areas will be landscaped with trees and shrubs, as shown on the landscape plan.
- Storm water detention areas may not be installed within the Undisturbed Open Space Areas, setbacks or buffers.
- Parking will not be permitted within the Undisturbed Open Space Areas or Detention Areas, setbacks or buffers. However, petitioner reserves the right to seek a variance to provide new parking in the setback along Quail Forest Drive.

**LANDSCAPING**

- All landscaping will meet or exceed the requirements of the City of Charlotte Ordinance. Petitioner agrees to install the additional landscaping as shown on the Landscape Plan attached as SP-5.
- Petitioner will comply with all the tree requirements of the City of Charlotte Zoning Ordinance.
- Petitioner will be responsible for the care, maintenance and replacement of the trees and plants shown on the landscape plan.
- Landscaped areas, except those within undisturbed areas, shall be serviced by an underground sprinkling system.
- In the Buffer along the north property line existing trees will be supplemented to the extent determined to be feasible by the Building Standards Department on part of the building permit.

**ARCHITECTURAL CONTROLS**

- The Petitioner commits that the front elevation of the Shopping Center proposed for this Site will be constructed in a design style and with the exterior materials so that it will be substantially similar in quality and appearance to the character sketch submitted as part of this proposal.
- No building constructed within the Shopping Center or the Out Parcel will exceed 22 feet in height. Two-story gable cottages may not exceed 22 feet (see note below).  
 (Note) Two-story building shall be one story with a hip or gable roof and shall not exceed more than 12 feet above the average elevation of the ridgepole. Design, style and materials on all elevations to be substantially similar to the shopping center of the shopping center's front elevation. The design, style and materials on the out parcel building will be as depicted on Sheet SP-3. The height of the out parcel building will not exceed the heights shown on Sheet SP-3.
- All dumpster areas will be screened in accordance with the requirements of the Ordinance. Each dumpster area will be enclosed on all four sides by a wooden fence, block or brick wall with one side being a hinged gate. If one or more sides of the dumpster area adjoin a rear wall of a building, the rear wall may be substituted for the fence along such side.
- The material used for the front and side elevations of the buildings comprising the shopping center proper will be brick and/or stucco - like material and glass.
- The rear elevations of any new buildings comprising the shopping center proper (excluding out parcels) will be constructed of concrete block painted to match the color of the predominant material used in the construction of the front and side elevations.
- All mechanical equipment, including roof top units, shall be screened from the normal view of a person standing at the grade from Carmel Road/Quail Hollow Road sidewalk grade.
- Those parts of all existing buildings, which lie outside the newly established Maximum Building Envelope limit lines (as depicted on this Technical Data Sheet), may be removed.
- Any smoke stacks or vent pipes on the roof of the out parcel building shall be screened from view.
- The height of the out parcel structure will not exceed 12 feet above the average ridgepole height along Quail Hollow Road.
- Back lighting of fabric awnings which may be installed on the out parcel building is prohibited.
- The Petitioner will construct a sidewalk along Carmel Road leading from the shopping center's Carmel Road driveway in a northerly direction to its property line.
- The height of the out parcel structure will not exceed 12 feet above the average ridgepole height along Quail Hollow Road.
- The surface of the patio shown on Sheets SP-3 and SP-4 shall be concrete slab on grade and shall not be constructed of wood.

**NOISE RESTRICTIONS**

- Live or amplified music may only be conducted outside the out parcel or shopping center building at noise levels which do not extend beyond the perimeter of the site.

**STORMWATER MANAGEMENT**

- Stormwater runoff from the Site will be managed through a variety of proven techniques, which satisfy the standards imposed by the City Engineering Department.

**MISCELLANEOUS**

- The Petitioner will give written notice to each of the individuals who are registered with the Charlotte-Mecklenburg Planning Commission's office as being representatives of the Montebello and Carmel Hollow Homeowners' Associations at the respective addresses so registered of any rezoning petition No. 96-82. Such notice will be given by at least 7 days in advance of the filing of any request for an administrative site plan amendment and will contain a description of the modifications to the site plan sought.

**ACCESS POINTS (DRIVEWAYS)**

- The number of vehicular access points to the Site shall be limited to three, namely, one on Carmel Road and two on Quail Forest Drive.
- The placements and configurations of each access point are subject to any minor modifications required to accommodate final site and architectural construction plans and designs and to approval by the City of Charlotte Engineering Department.
- As depicted on the Technical Data Sheet the Petitioner intends to relocate its Carmel Road driveway to a more northerly point. As part of this relocation process, Petitioner agrees to seek an abandonment of the existing Olde Towne Village Drive and to establish its new Carmel Road driveway as a private driveway.
- The Petitioner will construct a sidewalk along Carmel Road leading from the shopping center's Carmel Road driveway in a northerly direction to its property line.

**FIRE PROTECTION**

- 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.
- Fire hydrants will be located within 750 feet of any building constructed on the site.

**DEVELOPMENTAL DATA PER PETITION 00-19**

**BUILDING AREA OF SHOPPING CENTER PROPER:** 65,500 SF  
**OUTPARCEL BUILDING AREA:** 4,000 SF  
**TOTAL BUILDING AREA:** 69,500 SF  
**EXISTING & PROPOSED PARKING:** 318 SPACES  
**EXISTING ZONING:** B-1 (CD) 9.06 ACRES

**SECTION A**  
**SECTION B**

**CHILDREY ROBINSON ASSOCIATES ARCHITECTURE**  
 1212 KENILWORTH AVENUE  
 CHARLOTTE, N.C. 28204

**OLDE TOWNE SHOPPING CTR.**  
 CHARLOTTE, NORTH CAROLINA

**CROSLAND RETAIL**  
 CHARLOTTE, NORTH CAROLINA

**REVISIONS:**

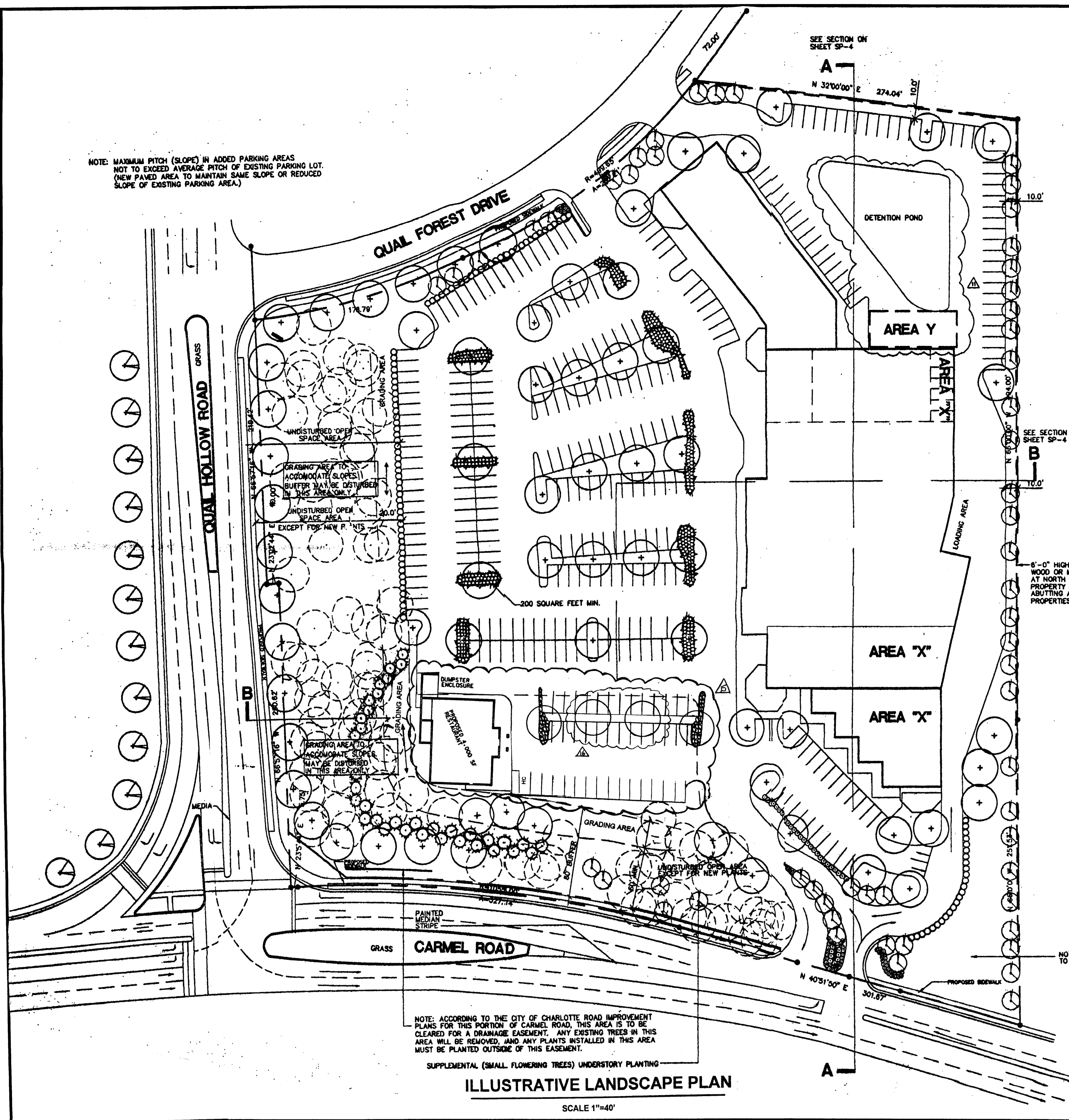
REV. 1	2-22-96
REV. 2	3-25-96
REV. 3	4-19-96
REV. 4	6-10-96
REV. 5	6-13-96
REV. 6	6-20-96
REV. 7	7-16-96
REV. 8	7-25-96
REV. 9	8-01-96
REV. 10	9-30-96
REV. 11	10-23-96

**DATE:** 2-9-96

**SCALE:** 1" = 40'

**SP-4**

NOTE: MAXIMUM PITCH (SLOPE) IN ADDED PARKING AREAS NOT TO EXCEED AVERAGE PITCH OF EXISTING PARKING LOT (NEW PAVED AREA TO MAINTAIN SAME SLOPE OR REDUCED SLOPE OF EXISTING PARKING AREA.)



SYMBOL	TYPE OF PLANT	MIN. SIZE	TYPICAL EXAMPLES
(+)	LARGE MATURING TREE	3"-3 1/2" CAL. INSTALLED 9'-12' MATURE HEIGHT	OAKS, MAPLES, BIRCH, ZELKOVA, ELM
(⊖)	SMALL FLOWERING TREES	7'-8" INSTALLED HEIGHT 15'-18' MATURE HEIGHT	FRANZOSI CHERRY, CRANE CHERRY, SWEET GUM, SPANISH BAYBERRY, DOGWOOD, STAR MAGNOLIA
(○)	SMALL EVERGREEN SCREENING MATERIAL	24" INSTALLED HEIGHT 6'-8' MATURE HEIGHT	SMALL BLUEGUM HOLLY, SCOP LABEL, CLEYERA, HETZ JUMPER, POTTED JUMPER
(⊙)	LARGE EVERGREEN SCREENING MATERIAL	6'-8" INSTALLED HEIGHT	HOLLY STEVENS HOLLY, SHANNON HOLLY, SMALL BRUNNEN HOLLY, BURFORD HOLLY, SLAVENIA, BOX MYRTLE, AUSTRALIAN PINE, SWEET LAUREL, LEUCODAPHNE
(⊛)	DECIDUOUS SHRUBS/GROUNDCOVERS	VARIABLE PER PLANT TYPE	ANY SHRUBS LISTED ABOVE, AEROLA, ALBUCA, AZALEA, BARBERIS, COMARSA HOLLY, HETZ HOLLY, HELIX HOLLY, GARDIA HOLLY, COMPTONIA HOLLY, MANHANA GYD, LUTHER LAUREL, WISC. WANDERER JUMPER
(⊘)	EXISTING TREES TO REMAIN		
(⊙)	HELIX STEVENS HOLLY	8" INSTALLED HEIGHT	

NOTES:  
 \* ANY TREE DENOTED ON THIS PLAN AS ONE WHICH IS EXISTING AND TO REMAIN WILL BE REPLACED BY A LARGE MATURING TREE SHOULD FIELD CONDITIONS NECESSITATE ITS REMOVAL.  
 \* FINAL DESIGN OF SITE LIGHTING MAY REQUIRE RELOCATION OF SOME TREES.

NOTE: ACCORDING TO THE CITY OF CHARLOTTE ROAD IMPROVEMENT PLANS FOR THIS PORTION OF CARMEL ROAD, THIS AREA IS TO BE CLEARED FOR A DRAINAGE EASEMENT. ANY EXISTING TREES IN THIS AREA WILL BE REMOVED, AND ANY PLANTS INSTALLED IN THIS AREA MUST BE PLANTED OUTSIDE OF THIS EASEMENT.

SUPPLEMENTAL (SMALL FLOWERING TREES) UNDERSTORY PLANTING

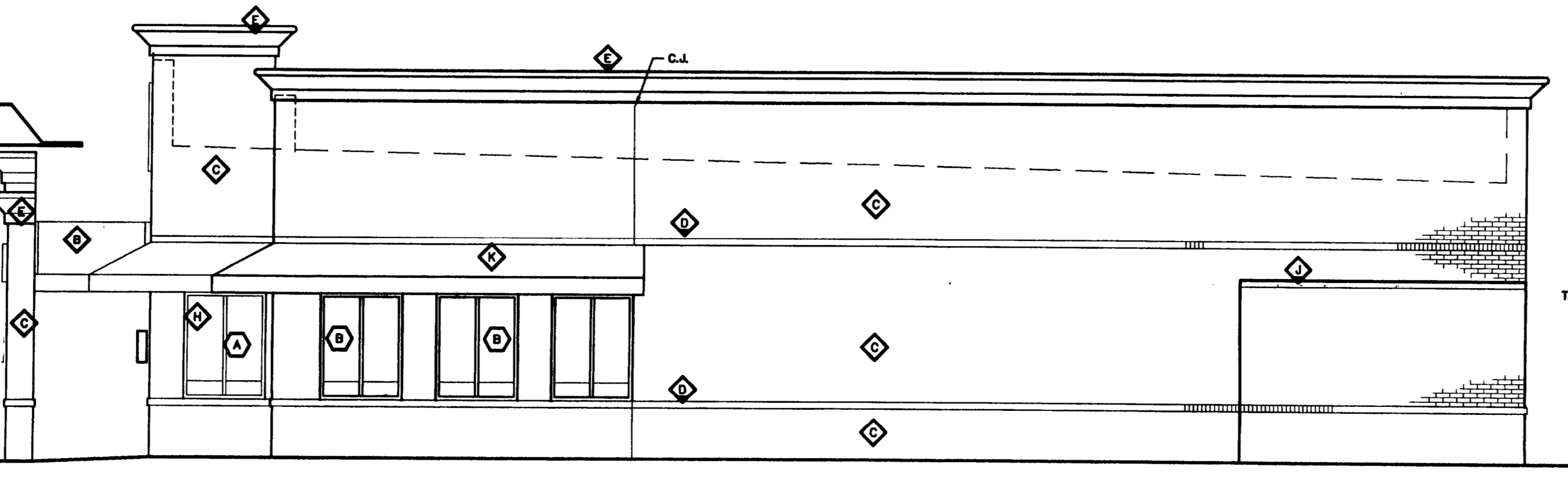
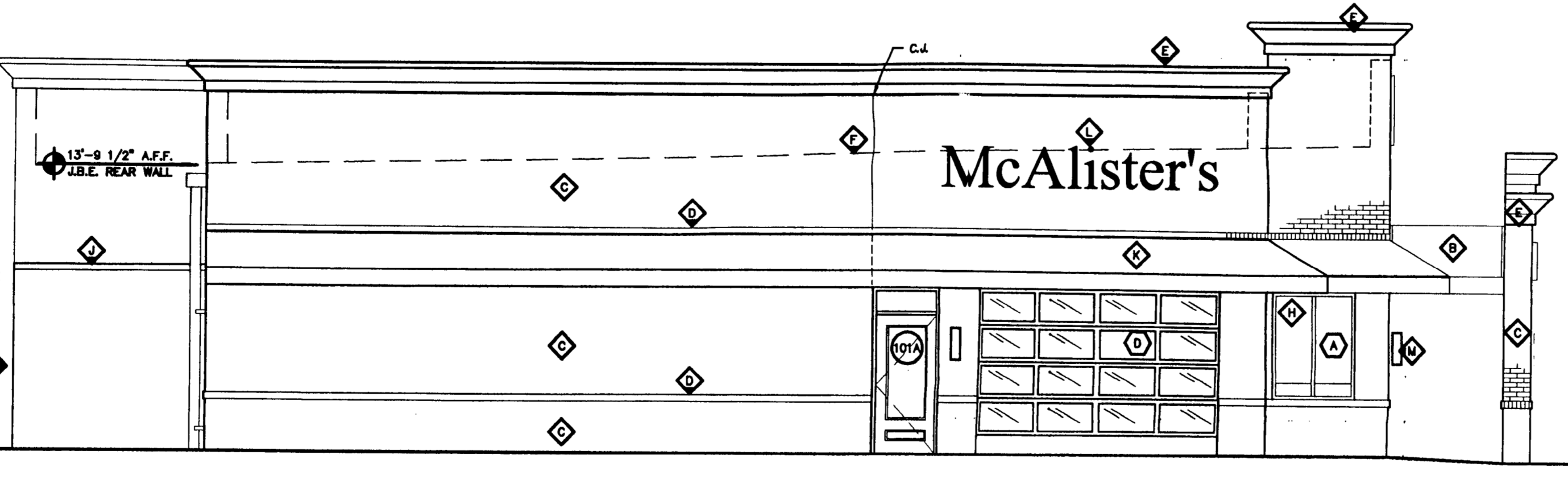
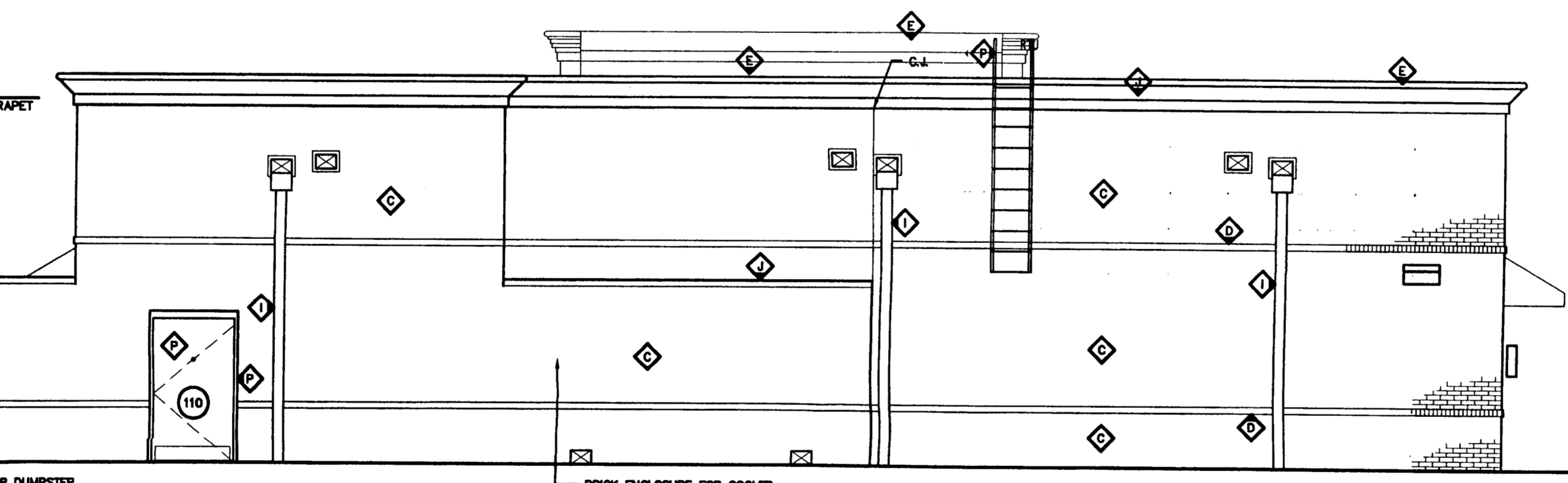
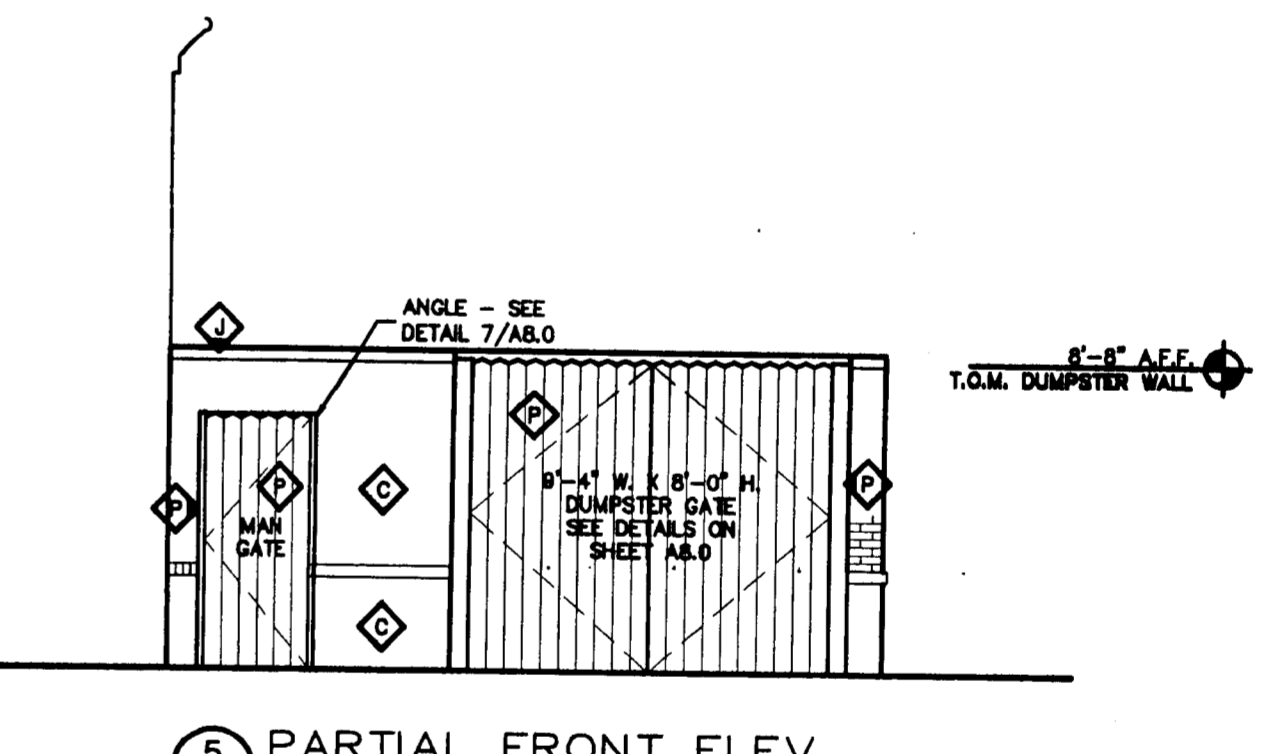
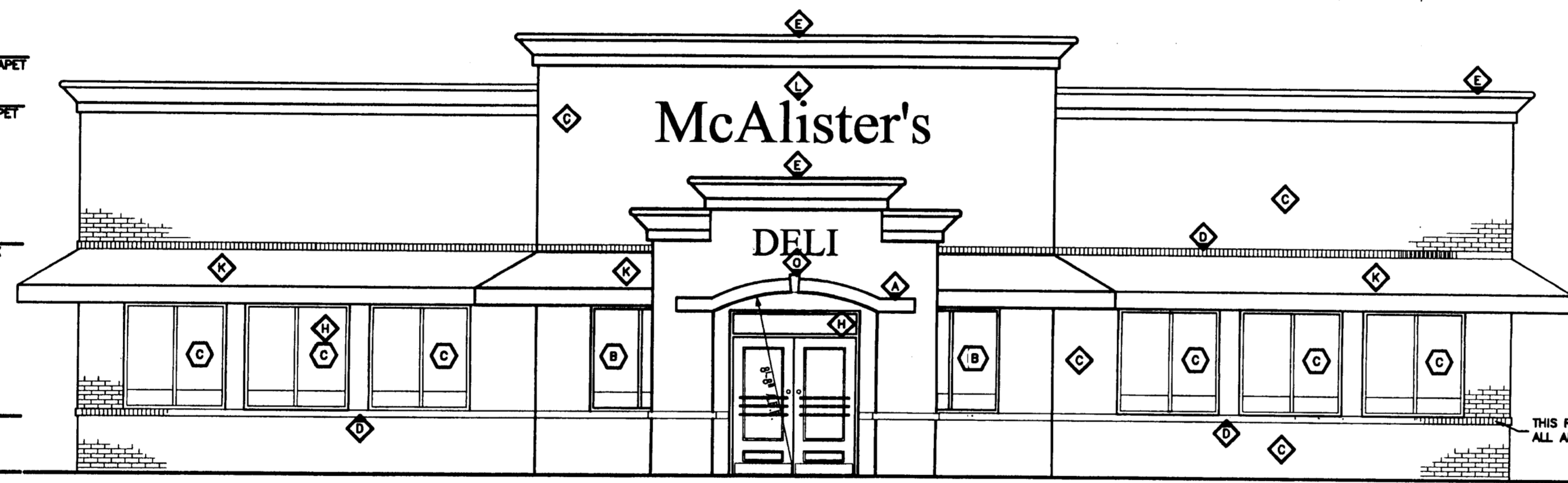
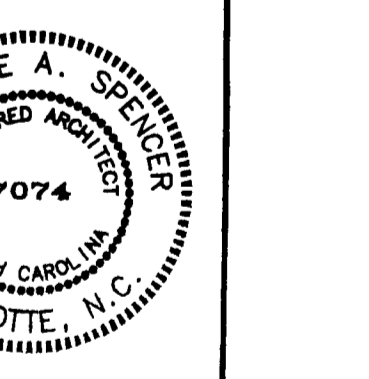
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REV. 9	9-10-96
REV. 10	9-30-96
REV. 11	12-20-96

2-9-96

ILLUSTRATIVE LANDSCAPE PLAN

SP-5



COLOR AND MATERIAL SCHEDULE

BRICK SOLID COURSE TO MATCH MAIN BRICK
SLATE ROOFING TO MATCH EXISTING SHOPPING CENTER
MAIN BRICK TO MATCH EXISTING SHOPPING CENTER
ACCENT BRICK (CONTINUOUS BRICK ROWLOCK) - TO MATCH MAIN BRICK
CL'S. PREFINISHED SHAPE - NATURAL WHITE #103 - SANDBLAST FINISH - BY DRYV
SLOPE OF ROOF SHOWN
FULLY ADHERED F.F. SINGLE-PLY MEMBRANE ROOFING SYSTEM BY STEVENS OR APPROVED EQUAL (10 YEAR MINIMUM WARRANTY)
1" BRONZE-TINTED INSULATED GLASS IN BRONZE ALUMINUM STOREFRONT SYSTEM
PREFINISHED ALUMINUM 4" DOWNSPOUT (COLOR TO BE SELECTED)
PREFINISHED ALUMINUM FLASHING (COLOR TO BE SELECTED)
ANNING & SUPPORTS BY OTHERS. ANNING TO BE SUBANELLA 'FOREST GREEN' #4637 OVER 1" TUBING - SUBMIT SAMPLE.
INDIVIDUAL BACKLIT LETTER SIGNAGE BY OTHERS - POWER TO BE SUPPLIED
WALL SCONCE LIGHT (SEE ELECTRICAL)
NOT USED
10" UNVEILED LIMESTONE KEystone
ALWAYS PAINTED - COLOR TO MATCH Coloured "SERRA TAN".
NOT USED