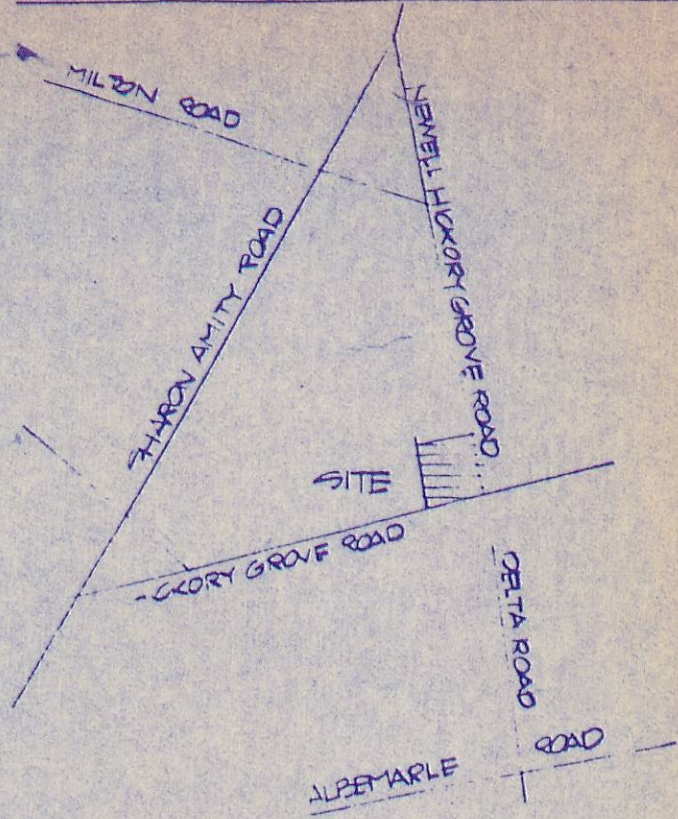


Vicinity Map

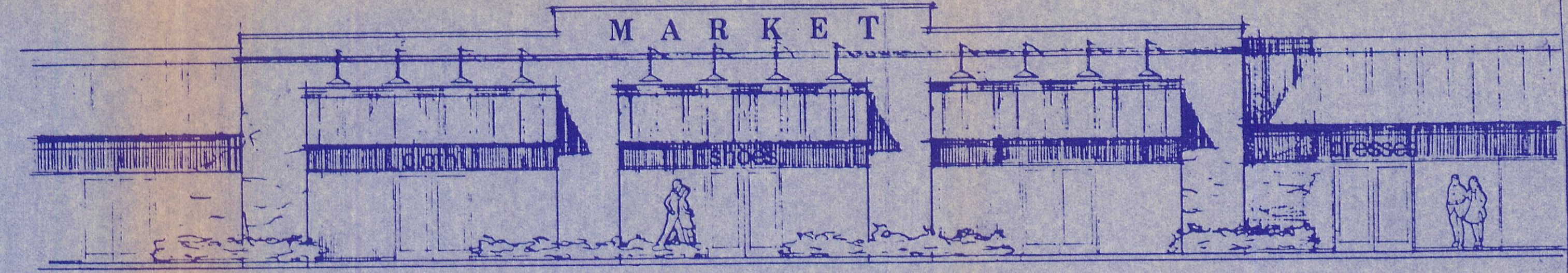


Symbols

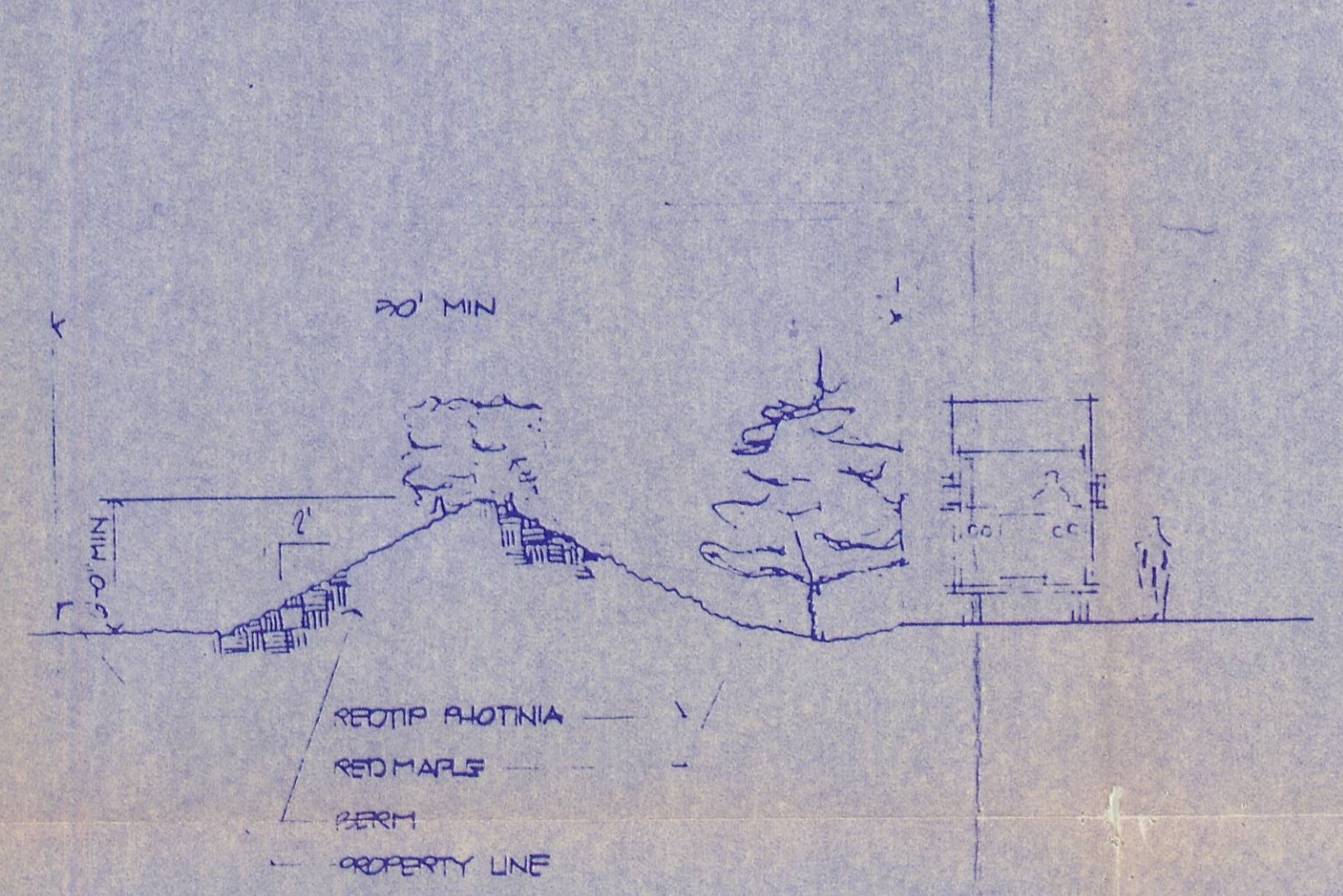
- EDGE OF PAVEMENT-NO CURB
- EDGE OF PAVEMENT W/ 18" CURB & GUTTER
- PROPERTY LINE
- SETBACK OR CENTERLINE
- ○ ○ ○ ○ ○ LOW PLANTING
- ○ ○ ○ ○ ○ TREES (6'-10' HEIGHT)
- ○ ○ ○ ○ ○ SMALL TREES (3'-10' HEIGHT)
- ○ ○ ○ ○ ○ MATURE EXISTING TREES
- ▨ PAVING - PAINTED ON PAVEMENT
- ▨ PAVING - 18" CURB AND GUTTER

Building Data and Performance Standards

1. THIS APPLICATION REQUESTS MODIFICATION OF EXISTING B-1 SCD PLAN THAT WAS APPROVED IN 1973 PURSUANT TO PETITION NO. 73-41(C)
2. TOTAL SITE IS ABOUT 21 ACRES.
3. MAXIMUM BUILDING AREA, EXCLUDING OUTPARCEL, SHALL NOT EXCEED 149,000 SF.
4. THESE DRAWINGS ARE SCHEMATIC. ACTUAL BUILDING LOCATION AND CONFIGURATION MAY VARY. PARTIAL ELEVATION SHOWN BELOW IS ILLUSTRATIVE ONLY.
5. ALL SIGNS TO CONFORM WITH COUNTY SIGN ORDINANCE.
6. TREES SHALL BE PLANTED OR RETAINED AS SHOWN CONCEPTUALLY. ACTUAL LOCATION MAY VARY. PLANTINGS SHALL CONFORM TO OR EXCEED REQUIREMENTS OF COUNTY TREE ORDINANCE. SIMILAR SPECIES MAY BE SUBSTITUTED FOR THOSE TYPES NAMED.
7. PARKING SHALL CONFORM TO OR EXCEED REQUIREMENTS OF COUNTY ORDINANCE: RETAIL STORES - 1 SPACE PER 200 SF OF NET SALES AREA PLUS 1 SPACE FOR EACH 2 EMPLOYEES. ASSUMING NET AREA EQUALS 25% OF GROSS AREA AND 1 EMPLOYEE PER 1,000 SF NET. 149,000 SF X .25 = 37,250 SF GROSS AREA. 37,250 SF GROSS AREA / 1,000 SF = 37 EMPLOYEES. SPACES REQUIRED: (37/1,000) SPACES SHOWN: 700 (21/1000)
8. ADDITIONAL 24' RIGHT-OF-WAY TO WESTERN EDGE OF NEWELL-HICKORY GROVE ROAD.
9. BASE INFORMATION TAKEN FROM A SURVEY PREPARED FOR THE OWNER BY JACK CHRISTIAN - CHARLOTTE, NC. LOCATION OF NORTHERN ZONING LINE PROVIDED BY BOB YOUNG AT A MEETING AT HIS OFFICE ON 21 APRIL 1985.
10. ELEVATION WILL INCLUDE FEATURES TO PROVIDE PEDESTRIAN SCALE & INTEREST (IE: AWNINGS, ROOF LEVEL CHANGES, COLOR, LANDSCAPING, ETC.).
11. BUILDINGS DEVELOPED IN THE OUTPARCEL SHALL BE DESIGNED TO BE COMPATIBLE WITH THE ARCHITECTURE OF THE SHOPPING CENTER.



Typical Elevation at Shops



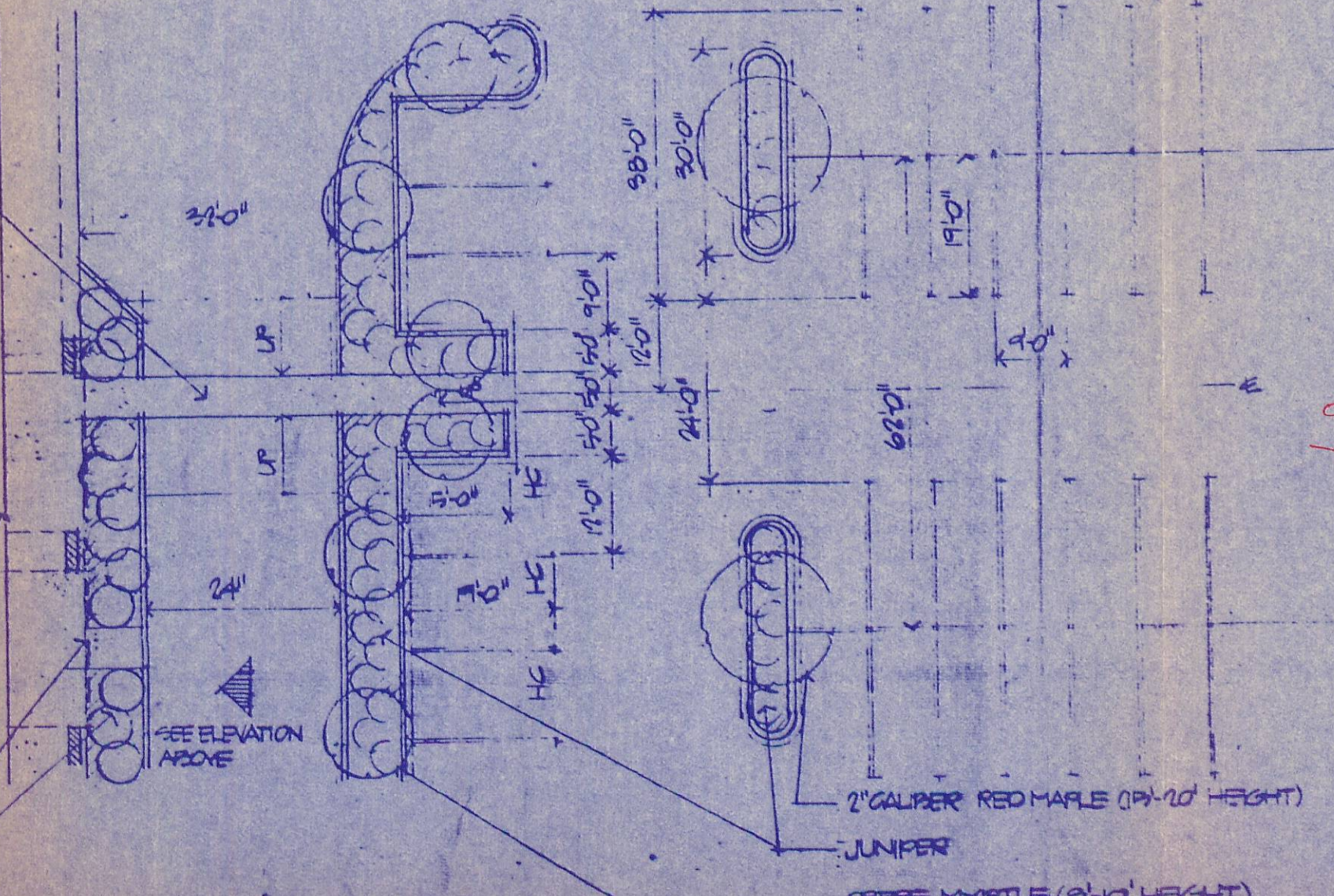
Typical Section at Berm

85-31C

SHOPPING CENTER
 HICKORY GROVE AT
 NEWELL-HICKORY GROVE ROAD
 CHARLOTTE, N.C.

- MODIFICATION OF B-1 SCD
 SITE PLAN MAY 1, 1985
 REVISED JUNE 7, 1985
 MAY 10, 1988
 1. ADDITIONAL CURB CUTS AND BOUNDARY
 JULY 28, 1989
 2. DETAILING OF OUTPARCEL DEVELOPMENT

ATTACHED TO MEMO DATED 10/06/89 BY MARTIN R. CARMON, JR./AT



Typical Island Detail

SEE SECTION

Site Plan

2