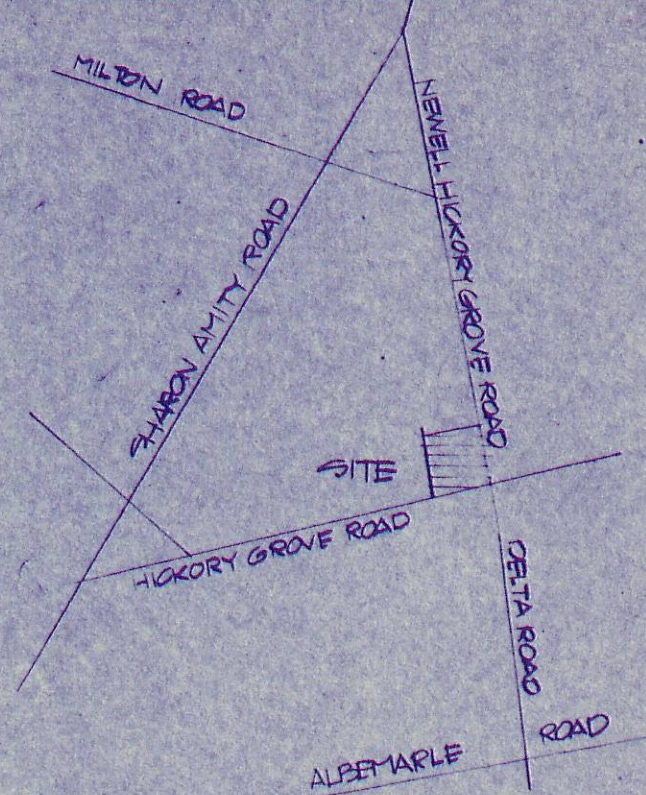


Vicinity Map



Symbols

- EDGE OF PAVEMENT-NO CURB
- EDGE OF PAVEMENT W/ 8" CURB & GUTTER
- PROPERTY LINE
- SETBACK OR CENTERLINE
- LOW PLANTING
- TREES (6'-10" HEIGHT)
- SMALL TREES (8'-10" HEIGHT)
- MATURE EXISTING TREES
- ISLAND - PAINTED ON PAVEMENT
- ISLAND - 8" CURB AND GUTTER

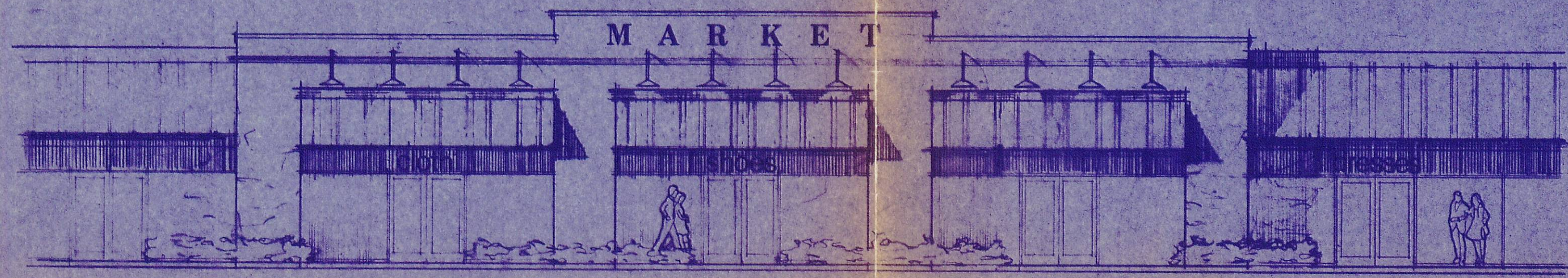
Building Data and Performance Standards

1. THIS APPLICATION REQUESTS MODIFICATION OF EXISTING B-1 ZONING PLAN.
2. TOTAL SITE IS ABOUT 2.1 ACRES.
3. MAXIMUM BUILDING AREA, INCLUDING OUTPARCELS, SHALL NOT EXCEED 115,000 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 SHOPPING CENTER OWNER AGREE TO DEDICATE 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' 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 SCALE & INTEREST (E.G. AMENING, 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 T-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 DIE, THE PROPERTY OWNERS AGREE TO REPLACE THE TREE(S) WITH A LIKE (OR SIMILAR) TREE (S) MEASURING A MINIMUM OF 6" IN CALIBRE AT THE TIME OF PLANTING.

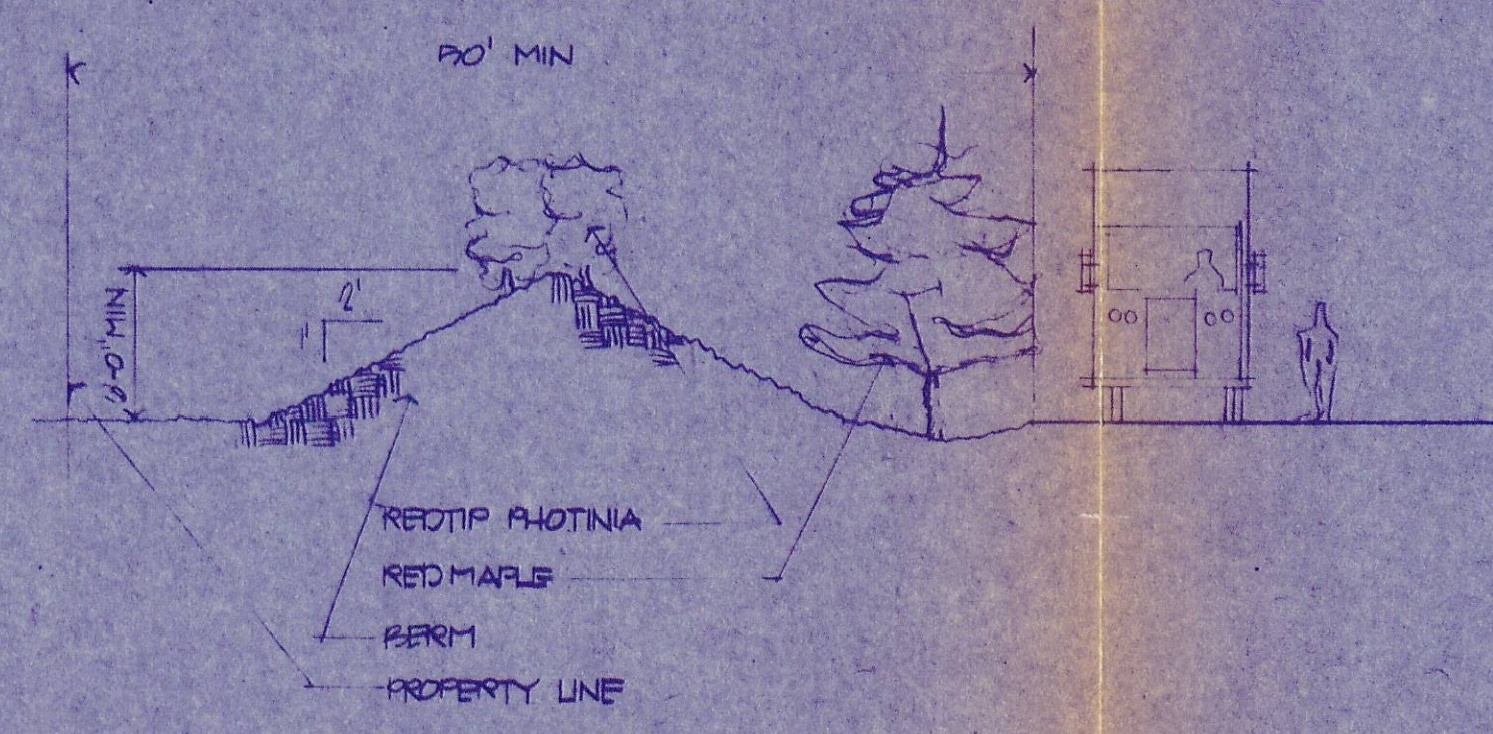
First Chapter National Bank
 Pet. 90-77

APPROVED BY CITY COUNCIL
 DATE 19 Nov. 1990

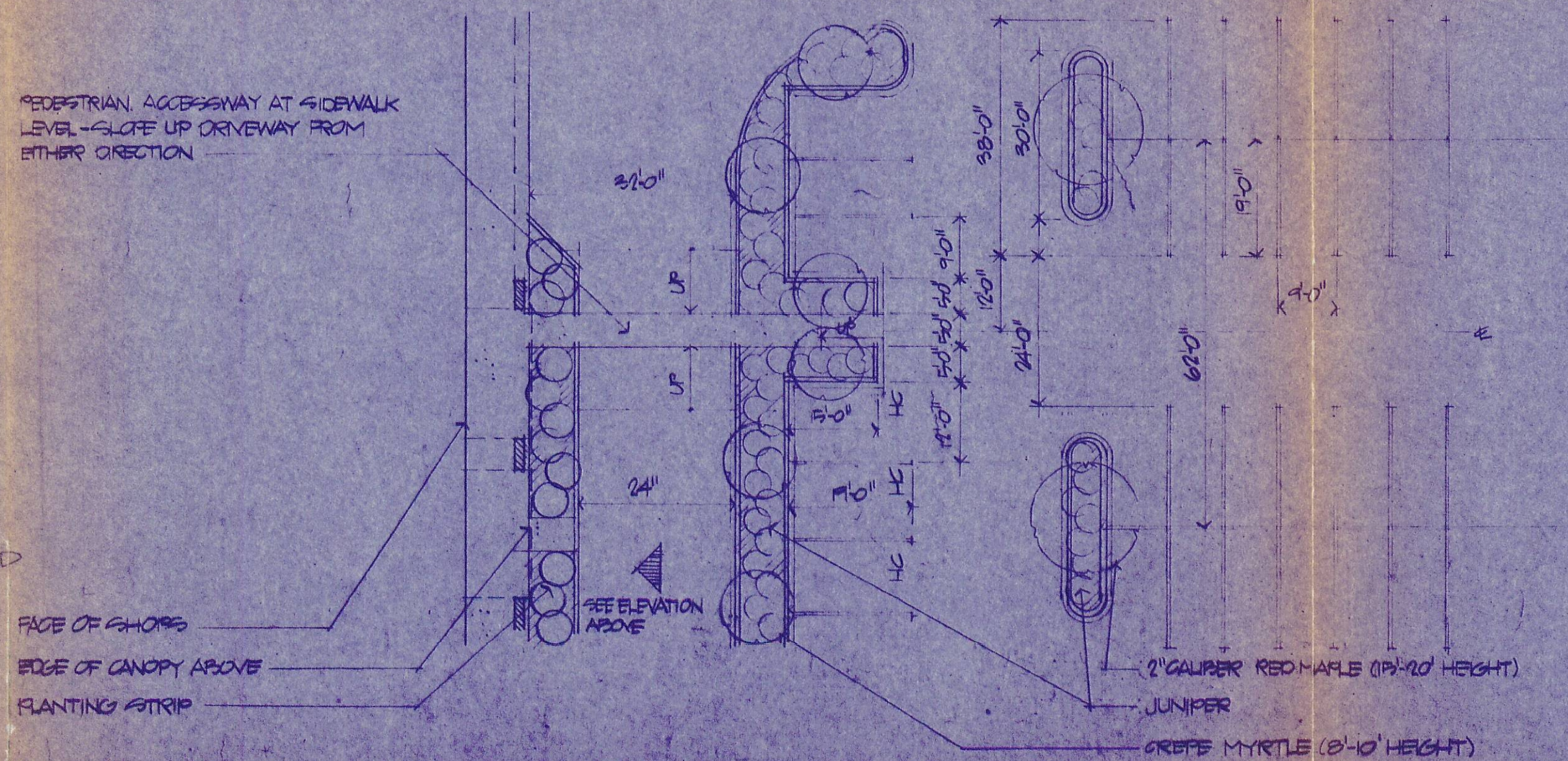
Shopping Center
 Hickory Grove at
 Newell-Hickory Grove Roads
 Charlotte, NC
 Charlotte Realty Limited Partners



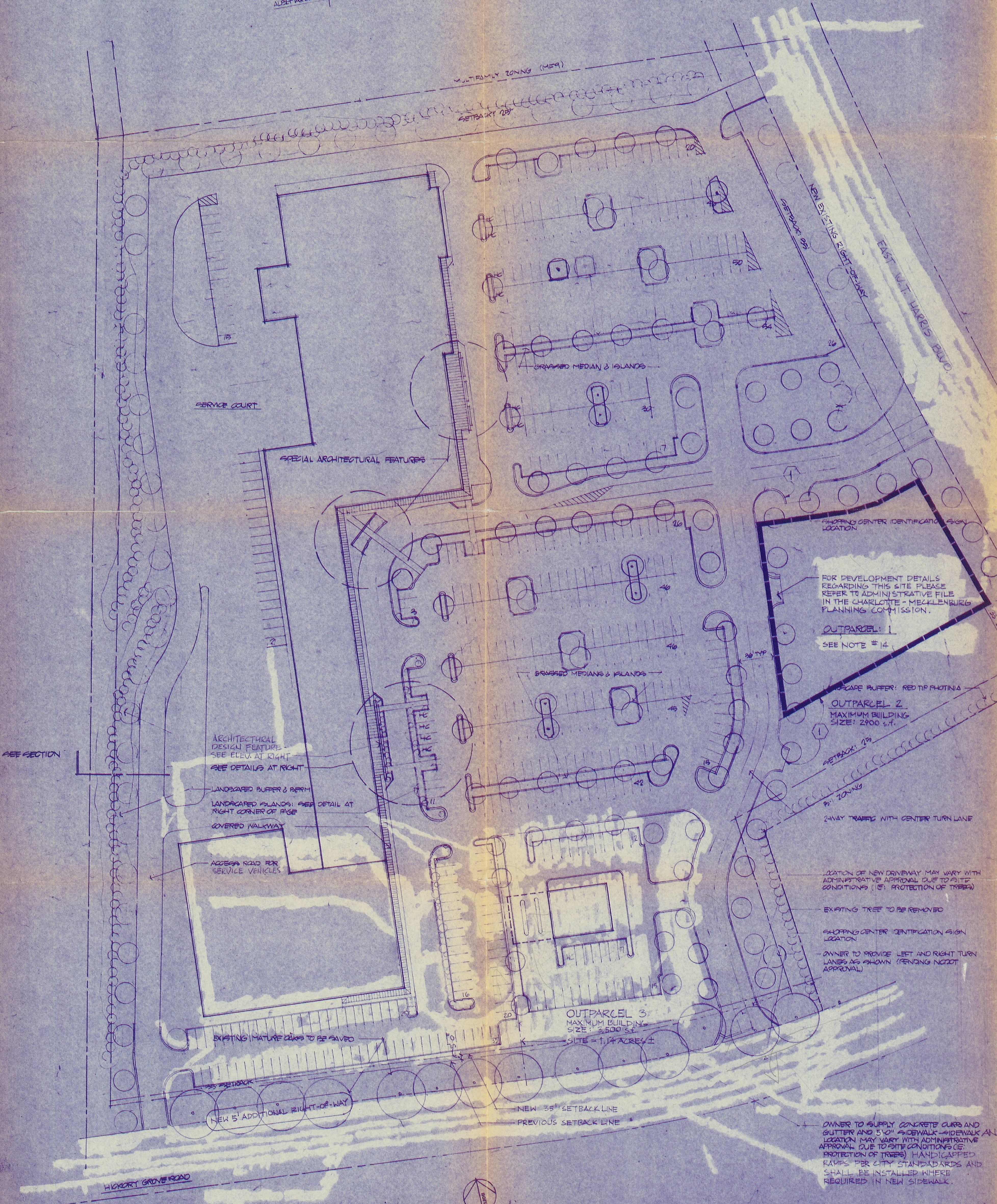
Typical Elevation at Shops



Typical Section at Berm



Typical Island Detail



Site Plan
 1"=50'

Modification of B-1 SCD Site Plan

Project Number: 10126
 Drawn By: JTC
 Date: 112-24-90
 revised: [initials]
 ADDITIONAL CURB CUTS @ BOUNDARY

24 SEPTEMBER 1990
 PETITION 90-77
 FOR PUBLIC HEARING

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