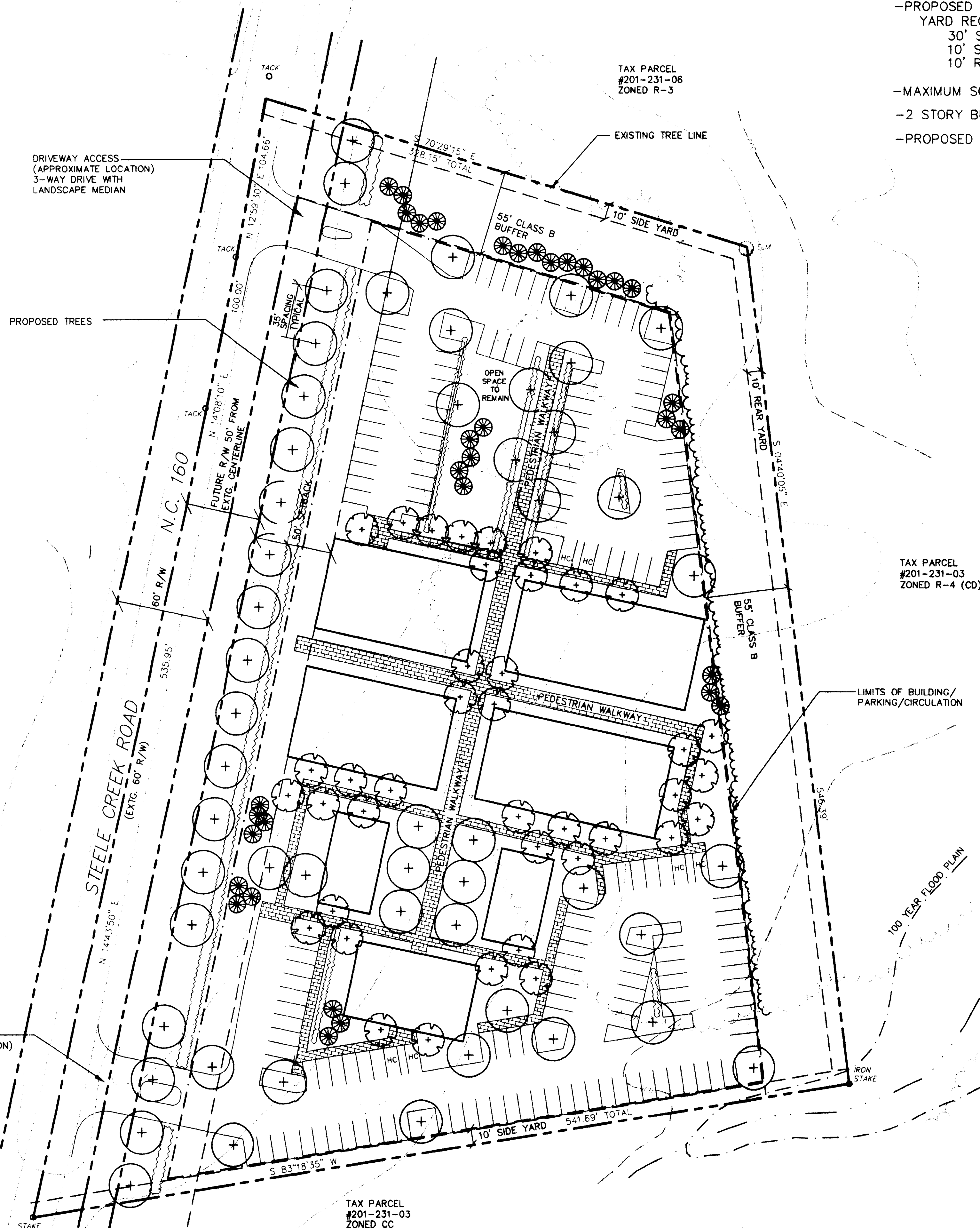


VICINITY MAP
(N.T.S.)

CONDITIONAL NOTES

1. THE PROPOSED SITE PLAN REPRESENTS A CONCEPTUAL ARRANGEMENT OF BUILDINGS AND PARKING/CIRCULATION AREAS. HOWEVER, MODIFICATIONS PERTAINING TO THE SIZE, SHAPE AND ARRANGEMENT OF BUILDINGS, AS WELL AS THE PARKING AND CIRCULATION LAYOUT, ARE PERMITTED AS A MATTER OF RIGHT. IN NO EVENT, HOWEVER, SHALL THERE BE ANY DECREASE IN THE DEPTH OF BUFFERS OR SETBACK/YARDS NOR ANY INCREASE IN THE AMOUNT OF BUILDING SQUARE FOOTAGE PERMITTED ON THE SITE.
2. THE PROPOSED DEVELOPMENT SHALL COMPLY WITH ALL APPLICABLE MECKLENBURG COUNTY REGULATIONS PERTAINING TO OFF-STREET PARKING, SIGNAGE, BUFFERS/LANDSCAPING, SCREENING, DRAINAGE, EROSION CONTROL, ETC.
3. VEHICULAR ACCESS TO THE SITE SHALL BE LIMITED TO A MAXIMUM OF TWO POINTS OF INGRESS/EGRESS AS SHOWN ON THE SITE PLAN. THE LOCATIONS MAY VARY SOMEWHAT FROM THAT DEPICTED. THE LOCATION AND DESIGN SHALL COMPLY WITH ALL APPLICABLE STANDARDS AND REQUIREMENTS OF MECKLENBURG COUNTY AND/OR THE N. C. DEPARTMENT OF TRANSPORTATION.
4. THE PETITIONER SHALL DEDICATE LAND ALONG THE SITE'S STEELE CREEK ROAD FRONTAGE SUFFICIENT TO ESTABLISH A 50 FOOT ROAD RIGHT-OF-WAY AS MEASURED FROM THE CENTERLINE OF THE ROAD. SUCH DEDICATION SHALL OCCUR PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT ASSOCIATED WITH THE PROPOSED DEVELOPMENT.
5. MAXIMUM BUILDING HEIGHTS SHALL BE LIMITED TO TWO STORIES. BUILDINGS SHALL NOT EXCEED 40' IN HEIGHT.
6. A CLASS "B" BUFFER MEASURING 55 FEET IN WIDTH SHALL BE ESTABLISHED AS REQUIRED ALONG PORTIONS OF THE SITE'S NORTH AND EAST PROPERTY LINES AS SHOWN. THESE BUFFER AREAS SHALL NOT BE GRADED EXCEPT WHERE NECESSARY TO ACCOMMODATE THE EXTENSION OF PUBLIC UTILITIES TO SERVE THE SITE. WHERE THERE IS INSUFFICIENT NATURAL VEGETATION TO COMPLY WITH BUFFER IMPROVEMENT REQUIREMENTS, THE BUFFER SHALL BE IMPROVED WITH NEW LANDSCAPING IN ACCORDANCE WITH ALL APPLICABLE STANDARDS. FURTHERMORE, A 30 FOOT SETBACK AS REQUIRED SHALL BE ESTABLISHED ALONG STEELE CREEK ROAD AND THE SETBACK SHALL BE MEASURED FROM THE NEW RIGHT-OF-WAY, AS DEPICTED ON THE SITE PLAN.
7. PETITIONER SHALL PROVIDE LEFT-TURN LANES INTO THE SITE.
8. STORM WATER DETENTION SHALL NOT BE LOCATED IN BUFFERS OR SETBACKS.
9. MAXIMUM HEIGHT OF LIGHTING SHALL BE 20 FEET. LIGHTING SHALL BE DESIGNED IN A MANNER TO SHIELD/DIRECT LIGHTING GLARE AWAY FROM RESIDENTIAL AREAS.
10. BUFFER AREAS SHALL NOT BE REDUCED IN DEPTH FROM THAT DEPICTED ON THE PLAN.
11. BUILDINGS CONSTRUCTED ON THE SITE SHALL BE RESIDENTIAL-STYLED (i.e. UTILIZATION OF PITCHED ROOFS, COLORS, MATERIALS, ETC.). LARGER BUILDINGS SHOWN ON THE SITE PLAN SHALL BE DESIGNED TO INCORPORATE A MIXTURE OF ROOF STYLES/ANGLES AND A VARIETY OF BUILDING COLORS AND MATERIALS TO CREATE VARIED BUILDING ELEVATIONS/FACADES, THUS ESTABLISHING THE EFFECT OF PREVENTING AND DISCOURAGING A LONG, MONOTONOUS BUILDING ELEVATION/FACADE.
12. NO BUILDING PERMIT SHALL BE ISSUED FOR ANY DEVELOPMENT PROPOSED FOR THE SITE UNTIL 1) THE CONTRACT TO IMPROVE/REALIGN THE NC 49/NC 160 INTERSECTION HAS BEEN LET BY NCDOT OR 2) THE PETITIONER/DEVELOPER POSTS A BOND PROPORTIONATE TO THE ALLOWABLE NON-RESIDENTIAL ZONING APPROVED FOR ALL QUADRANTS OF THE INTERSECTION (700,000 S.F.). THE AMOUNT OF THE BOND SHARE IS BASED UPON THE ESTIMATED COST (\$925,000.00) FOR THE REALIGNMENT OF THE INTERSECTION ON FILE WITH THE MECKLENBURG COUNTY ENGINEERING DEPARTMENT.

(EXAMPLE: PETITIONER DESIRES TO BUILD 10,000 S.F. OF OFFICE SPACE PRIOR TO THE REALIGNMENT OF THE INTERSECTION.
FORMULA: $10,000 + 710,000 = 1.47 \times \$925,000 = \text{BOND IN THE AMOUNT OF } \$12,950.00$.)
13. THE CLASS B BUFFER SHALL BE BARRICADED AND/OR CLEARLY MARKED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION IN ORDER TO PROVIDE FOR AN UNDISTURBED BUFFER AREA (EXCEPT FOR NECESSARY UTILITY CONNECTIONS).
14. IN ADDITION TO LANDSCAPING STANDARDS REQUIRED BY MECKLENBURG COUNTY, THE PETITIONER SHALL PROVIDE STREET TREES IN THE SETBACK AS DEPICTED-PLANTED 35' O.C.. THIS TREE PLANTING EXCEEDS THE MINIMUM REQUIREMENTS IMPOSED BY MECKLENBURG COUNTY.
15. ALTHOUGH BUILDING SIZES, SHAPES AND ARRANGMENT MAY VARY FROM THAT DEPICTED, A FUNDAMENTAL SITE PLAN CONCEPT FOR THE PROPOSED DEVELOPMENT SHALL BE THE ESTABLISHMENT OF THE GRID PEDESTRIAN CORRIDOR AS SHOWN. THIS PEDESTRIAN CORRIDOR SHALL BE DEVELOPED WITH A COMBINATION OF BRICK, BRICK PAVERS, COLORED CONCRETE, OR CONCRETE AND SHALL ALSO INCLUDE ATTRACTIVE LANDSCAPING, BENCHES, ETC. TO CREATE AN OPEN SPACE DESIGN AMENITY.
16. THE BUILDING FOOTPRINTS SHOWN ARE THE MAXIMUM SIZE. BUILDINGS MAY BE SMALLER DEPENDENT UPON FINAL ARCHITECTURAL DESIGN AND TENANT REQUIREMENTS.

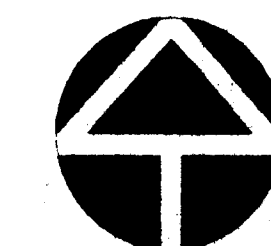


SITE DEVELOPMENT DATA:

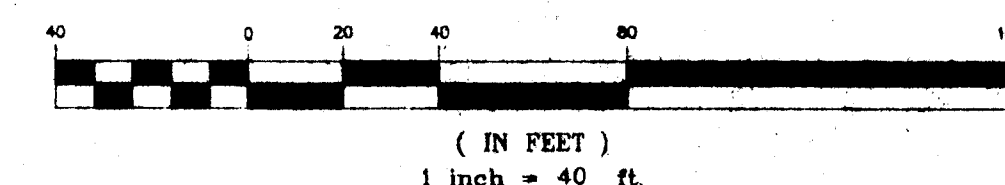
- 6.145 ACRES
- EXISTING ZONING: R-3
- PROPOSED ZONING: 0-1 (CD)
- YARD REQUIREMENTS
 - 30' SETBACK
 - 10' SIDE YARD
 - 10' REAR YARD
- MAXIMUM SQUARE FOOTAGE: 52,000 SF
- 2 STORY BUILDINGS (40' MAXIMUM HEIGHT)
- PROPOSED USES: ALL USES PERMITTED IN THE 0-1 DISTRICT.

APPROVED BY COUNTY COMMISSION
DATE: DECEMBER 10, 1996

PETITION #96-37C
FOR PUBLIC HEARING



GRAPHIC SCALE



GNA DESIGN ASSOCIATES, Inc.

428 East Fourth Street
Suite 408 (704) 373-1907
Charlotte, NC 28202

Surveying • Landscape Architecture • Civil Engineering

CD REZONING REQUEST
SITE PLAN

WEG, INCORPORATED
STEELE CREEK ROAD, CHARLOTTE, NC

PROJECT:

PREPARED FOR:

LOCATION:

Project No.

38306

Checked by

TLH

Drawn by

DAD/AHS

Date Drawn

9/20/96

Revisions

1 11/13/96

PER DEFERRAL TO

ZONING COMMITTEE

2 11/27/96

PER ZONING COMMITTEE

Sheet

1 Of 1