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, THOUGH, 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 75 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 BE LEFT UNDISTURBED EXCEPT WHERE NECESSARY TO ACCOMMODATE THE EXTENSION OF PUBLIC UTILITIES TO SERVE THE SITE AND TO DO MINOR AND INCIDENTAL CLEARING OF UNDERGROWTH (2" CALIPER AND LESS, WEEDS, VINES, ETC.) 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. ⚠1
7. THE PETITIONER SHALL PROVIDE LEFT-TURN LANES INTO THE SITE AS WELL AS CURB, GUTTER AND SIDEWALK IMPROVEMENTS ALONG THE SITE'S STEELE CREEK ROAD FRONTAGE. THESE IMPROVEMENTS SHALL BE REQUIRED AT THE TIME WHEN BUILDING CONSTRUCTION ON THE SITE EXCEEDS 30,000 SQUARE FEET. THE SIDEWALKS SHALL BE 5 FEET WIDE AND LOCATED 8 FEET BACK FROM THE CURB. SIDEWALKS WITHIN THE PROPOSED DEVELOPMENT SHALL CONNECT TO THE SIDEWALK ALONG STEELE CREEK ROAD.
8. PER MECKLENBURG COUNTY REGULATIONS, STORM WATER DETENTION IS NOT REQUIRED AS PART OF THIS DEVELOPMENT AS THE SUBJECT PROPERTY CONNECTS DIRECTLY TO A REGULATED FLOODWAY. ⚠4
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 (e.g. 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 SF). 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. (THE BOND FOR THE ROAD IMPROVEMENTS SHALL BE FILED WITH MECKLENBURG COUNTY ENGINEERING.) ⚠1

   (EXAMPLE: PETITIONER DESIRES TO BUILD 10,000 S.F. OF OFFICE SPACE PRIOR TO THE REALIGNMENT OF THE INTERSECTION. FORMULA: 10,000 ÷ 700,000 = 1.47 X $925,000 = 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. (E.G., THIS TREE PLANTING EXCEEDS THE MINIMUM REQUIREMENTS IMPOSED BY MECKLENBURG COUNTY. LARGE MATURING DECIDUOUS TREES A MINIMUM OF 8" INCH CALIPER SHALL BE PLANTED.) ⚠1
15. ALTHOUGH BUILDING SIZES, SHAPES, AND ARRANGEMENT 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 FLOODWAY FRINGE AREA SHALL REMAIN UNDISTURBED EXCEPT FOR UTILITY CONNECTIONS, IF ANY, WHICH ARE REQUIRED TO SERVICE THE SITE. ⚠3
17. A 50' 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. TREES WITHIN THE SETBACK WHICH ARE 8 INCH CALIPER OR GREATER SHALL BE PRESERVED.
18. PORTIONS OF THE FLOODWAY FRINGE AS OUTLINED ON THE SITE PLAN SHALL BE DEDICATED TO MECKLENBURG COUNTY FOR GREENWAY PURPOSES. THIS DEDICATION SHALL OCCUR PRIOR TO ISSUANCE OF ANY BUILDING PERMIT ASSOCIATED WITH THE PROPOSED DEVELOPMENT. THIS DEDICATION IS MADE CONTINGENT UPON THE AREA BEING USED FOR PASSIVE RECREATION PURPOSES, SUCH AS WALKING TRAILS, PICNIC TABLES, PRESERVED AS NATURAL OPEN SPACE, ETC.
19. EXISTING STRUCTURES LOCATED WITHIN THE BUFFER SHALL BE REMOVED ONCE THE BUILDING CONSTRUCTION BEGINS ON THE SITE.
20. ANY DUMPSTERS LOCATED ON THE SITE SHALL BE SCREENED WITH SOLID ENCLOSURES WITH GATES.
21. WALLPACK TYPE LIGHTING FIXTURES SHALL NOT BE PERMITTED ON ANY BUILDING CONSTRUCTED ON THE SITE. ⚠1

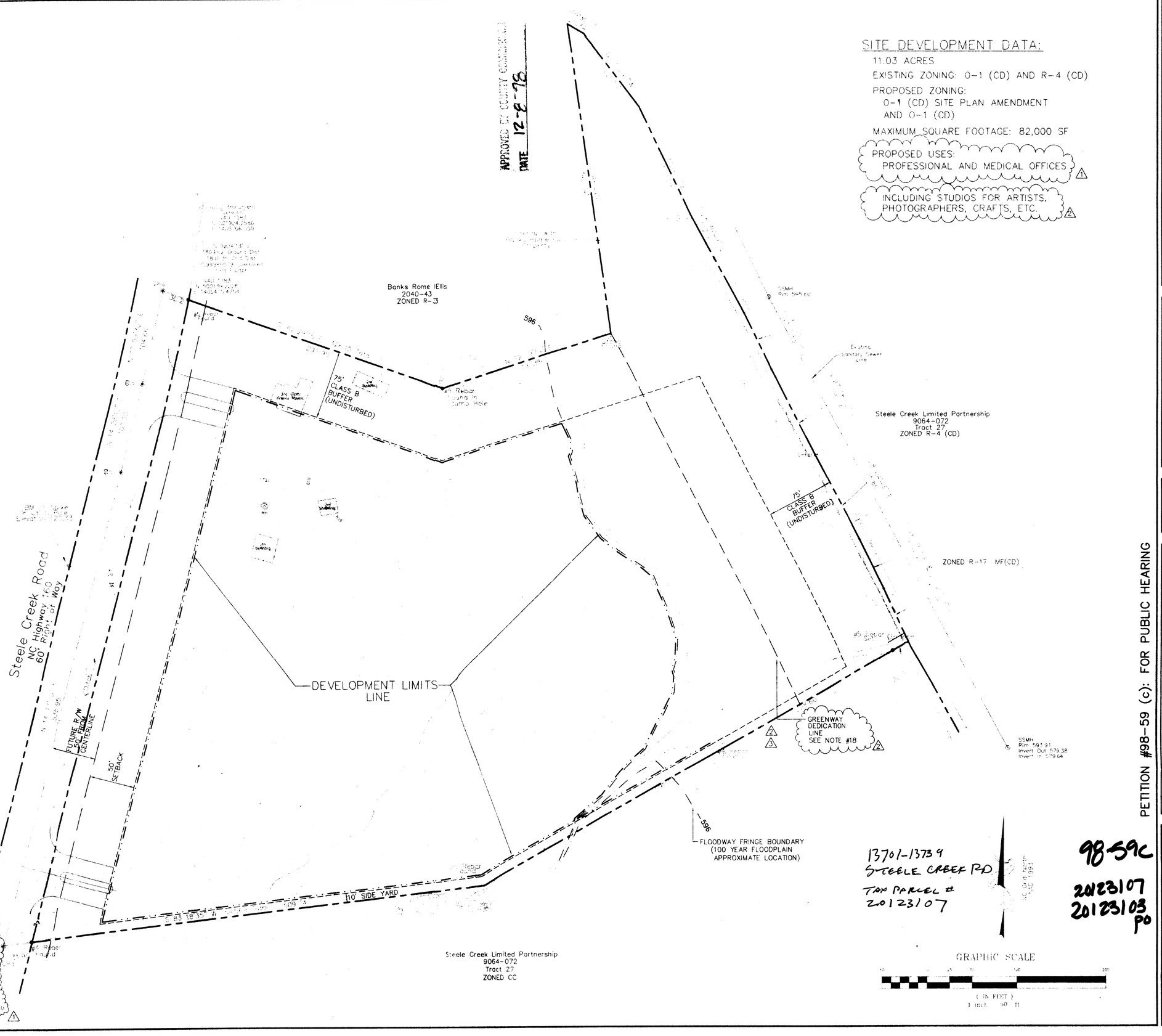
APPROVED BY COUNTY COMMISSION
DATE 12-8-98

SITE DEVELOPMENT DATA:

11.03 ACRES
EXISTING ZONING: O-1 (CD) AND R-4 (CD)
PROPOSED ZONING:
O-1 (CD) SITE PLAN AMENDMENT
AND O-1 (CD)
MAXIMUM SQUARE FOOTAGE: 82,000 SF

PROPOSED USES:
PROFESSIONAL AND MEDICAL OFFICES ⚠1

INCLUDING STUDIOS FOR ARTISTS, PHOTOGRAPHERS, CRAFTS, ETC. ⚠2



13701-13739
STEELE CREEK RD
TAX PARCEL #
20123107

98-59C
20123107
20123103
PO

PETITION #98-59 (c): FOR PUBLIC HEARING

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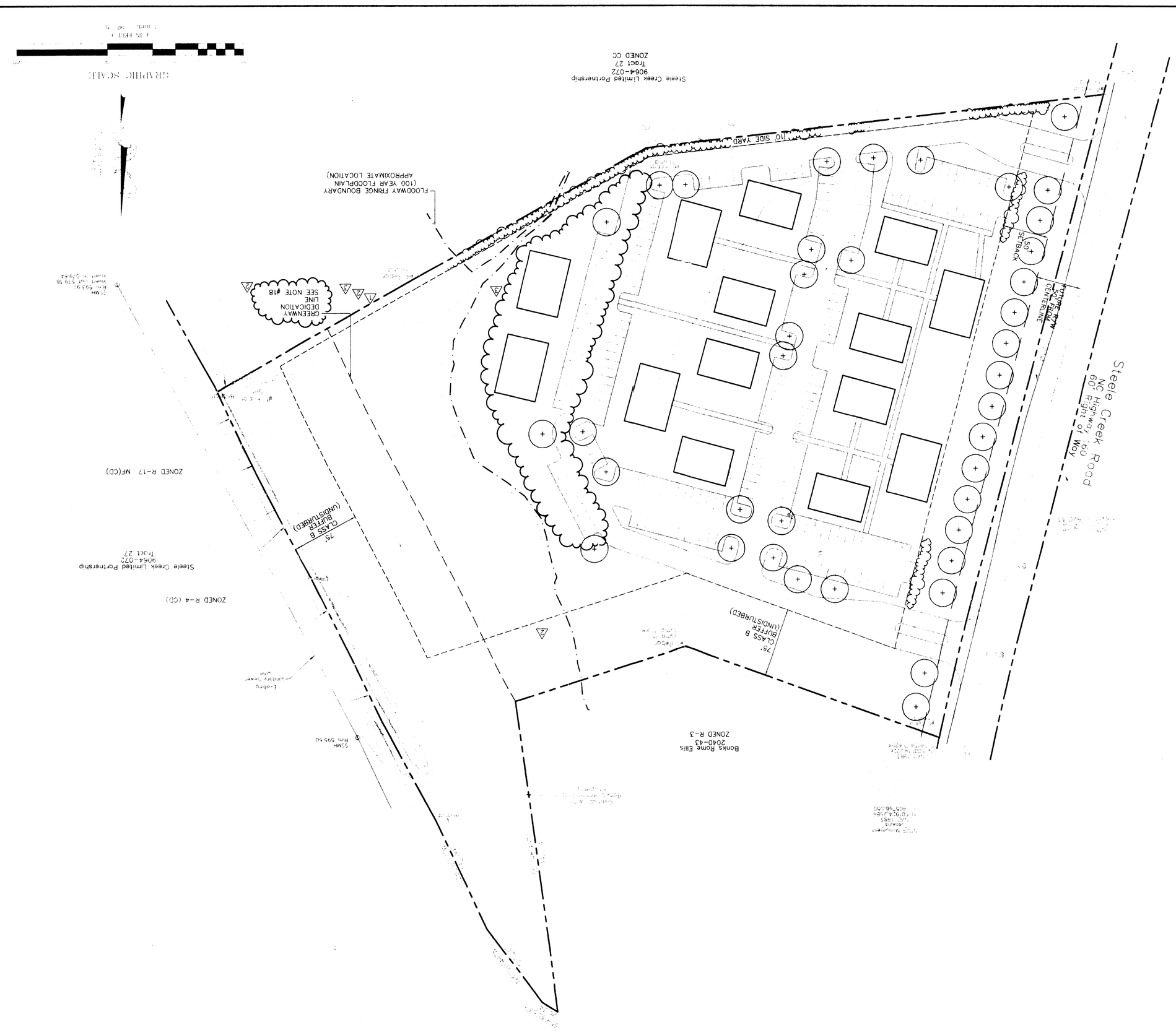
PROJECT: CD REZONING REQUEST
TECHNICAL DATA SHEET
PREPARED FOR: WEG GROUP, INC.
LOCATION: STEELE CREEK ROAD CHARLOTTE, NC

Project No. 38306
Drawn by: PAB
Date Drawn: 7/20/98
Revisions:
1) 9/8/98 FOR PUBLIC HEARING
2) 10/26/98 PER COMM. STAFF REVIEW GRADING LIMITS
3) 11/18/98 PER DWG.
Sheet: 1 OF 2



VICINITY MAP N.T.S.

PETITION #98-59(c): FOR PUBLIC HEARING

PROJECT: CD REZONING REQUEST
CONCEPTUAL SITE PLAN
PREPARED FOR: WEG GROUP, INC.
LOCATION: STEELE CREEK ROAD CHARLOTTE, NC

Project No. 38306

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Sheet: 2 OF 2