

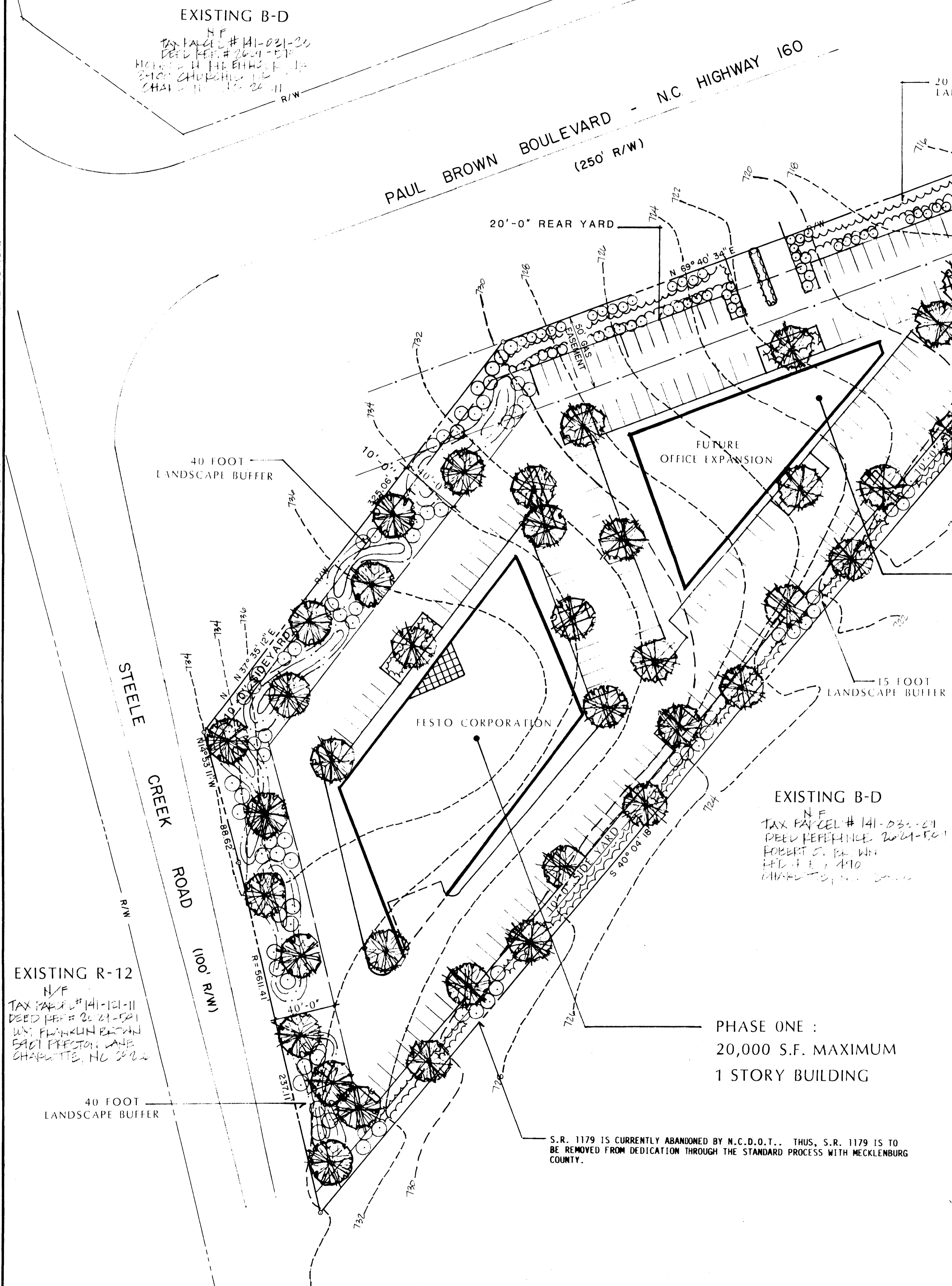
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SITE DATA

EXISTING ZONING — B-D
 PROPOSED ZONING I-1(CD)
 45,875 TOTAL MAXIMUM S.F.
 4.146 ACRES TOTAL

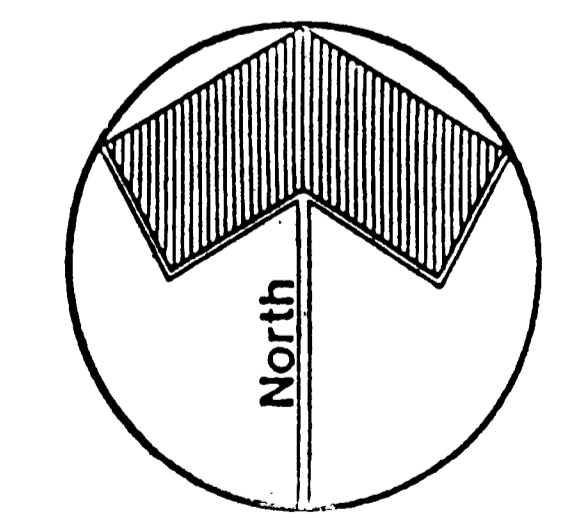
GENERAL CONDITIONS :

1. THIS SITE PLAN GRAPHICALLY DEPICTS THE GENERAL LAYOUT AND CHARACTER OF THE ARRANGEMENT OF THE PROPOSED BUILDINGS, ASSOCIATED PARKING AREAS, VEHICULAR CIRCULATION AND ACCESS POINTS FROM PAUL BROWN BOULEVARD. THE FINAL BUILDING FOOTPRINTS AND THE ASSOCIATED PARKING AND VEHICULAR CIRCULATION PATTERNS WILL BE SUBJECT TO SOME SLIGHT MODIFICATIONS, BASED UPON MORE DETAILED AND ACCURATE FIELD AND CONSTRUCTION DRAWING INFORMATION AND FINAL TENANT REQUIREMENTS.
2. A 20 FOOT BUFFER AREA IS PROPOSED ADJACENT TO PAUL BROWN BOULEVARD. THIS BUFFER AREA SHALL BE MEASURED FROM THE EXISTING 250 FOOT PUBLIC R.O.W.. NO DEVELOPMENT OR PARKING SHALL OCCUR WITHIN THIS BUFFER AREA. THIS AREA SHALL BE LANDSCAPED USING A COMBINATION OF EARTH BERM AND EVERGREEN SHRUBS IN ORDER TO CONTRIBUTE POSITIVELY TO THE STREETSCAPE ALONG PAUL BROWN BOULEVARD. THIS 20 FOOT BUFFER IS PART OF A 20 FOOT REQUIRED REAR YARD.
3. A 40 FOOT WIDE LANDSCAPE BUFFER IS ALSO PROPOSED ADJACENT TO STEELE CREEK ROAD AND THE INTERSECTION OF PAUL BROWN BOULEVARD AND STEELE CREEK ROAD. NO DEVELOPMENT OR PARKING SHALL OCCUR WITHIN THIS BUFFER AREA. THIS BUFFER SHALL FUNCTION AS A SCREENED AREA AND WILL BE LANDSCAPED USING A COMBINATION OF EVERGREEN TREES, DECIDUOUS STREET TREES, EVERGREEN SHRUBS AND EARTH BERMS. THE EARTH BERM SHALL BE A MINIMUM OF 3 FEET IN HEIGHT. ALL SCREENING SHALL BE IN ACCORDANCE WITH SECTION 1601. OF THE MECKLENBURG COUNTY ZONING ORDINANCE. THE REQUIRED 10 FOOT SIDEYARD IS ALSO PART OF THE PROPOSED 40 FOOT BUFFER AREA.
4. A MINIMUM 15 FOOT BUFFER IS PROPOSED ALONG THE SOUTHEAST (LONGEST) PROPERTY BOUNDARY. A COMBINATION OF DECIDUOUS STREET TREES, EVERGREEN TREES AND EVERGREEN SHRUBS WILL BE INSTALLED IN ORDER TO PROVIDE A VISUAL SEPARATION BETWEEN THIS PARCEL AND THE ADJACENT B-D TRACT. A 10 FOOT SIDEYARD IS INCLUDED WITHIN THIS 15 FOOT BUFFER AREA.
5. ALL BUFFER AREAS, AS INDICATED ON THIS PLAN, ARE IN EXCESS OR EQUAL TO THE REQUIRED SETBACK, SIDEYARD AND REARYARD REGULATIONS FOR THE I-1 DISTRICT. THUS, THE BUFFER AREAS AND THE CONDITIONS, RESTRICTIONS AND IMPROVEMENTS ASSOCIATED WITH THESE AREAS WILL TAKE PRECEDENCE OVER THE I-1 DISTRICT YARD REGULATIONS.
6. SIGNAGE FOR THIS PROJECT WILL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 2100. OF THE MECKLENBURG COUNTY ZONING ORDINANCE.
7. ALL VEHICULAR (DRIVEWAY) ACCESS ONTO PAUL BROWN BOULEVARD WILL BE SUBJECT TO REVIEW AND APPROVAL BY MECKLENBURG COUNTY ENGINEERING DEPARTMENT AND N.C.D.O.T. THROUGH THE ESTABLISHED DRIVEWAY PERMIT PROCESS. THERE WILL BE A MAXIMUM OF ONE MAIN ENTRANCE AND ONE AUXILIARY (SERVICE) ENTRANCE FROM PAUL BROWN BOULEVARD. NO ACCESS POINTS ARE PROPOSED FROM THE OTHER PUBLIC R.O.W.'S.
8. BOUNDARY INFORMATION FOR THE REZONING PARCEL WAS TAKEN FROM A CERTIFIED BOUNDARY SURVEY PLAT FOR ELBERT G. BROWN AS PREPARED BY HENRY L. PARNELL N.C.R.L.S. #1631 AND DATED FEB. 15, 1988.
9. TOPOGRAPHICAL INFORMATION FOR THE REZONING PARCEL WAS TAKEN FROM AERIAL TOPOGRAPHY FOR MECKLENBURG COUNTY SHEET NO. 137.
10. THE NUMBER OF PARKING SPACES SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 2000. OF THE MECKLENBURG COUNTY ZONING ORDINANCE.
11. THE BUILDINGS, AS SHOWN ON THIS SITE PLAN, MAY BE CONSTRUCTED AS TWO SEPARATE BUILDINGS OR AS ONE COMBINED BUILDING, DEPENDENT UPON FINAL SPACE AND PHASING REQUIREMENTS. BY EITHER CIRCUMSTANCE, THE MAXIMUM SQUARE FEET AND HEIGHT REQUIREMENTS, AS DEPICTED ON THIS PLAN, WILL NOT BE EXCEEDED.
12. THIS ENTIRE PARCEL WILL BE DEVELOPED AROUND A UNIFIED ARCHITECTURAL THEME IN ORDER TO PROVIDE A VISUALLY INTEGRATED DEVELOPMENT. ALL EXTERIOR LANDSCAPING WILL BE DESIGNED WITH CONSISTENT PLANT MATERIAL. THE PLANT MATERIAL WITHIN THE 50 FOOT GAS EASEMENT WILL REQUIRE APPROVAL BY PIEDMONT NATURAL GAS COMPANY.

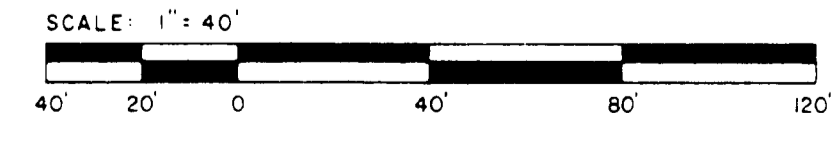


PHASE TWO :
 25.875 S.F. MAXIMUM
 2 1/2 STORY BUILDING

PHASE ONE :
 20,000 S.F. MAXIMUM
 1 STORY BUILDING



SCALE : 1" = 40'



APPROVED BY *County* COUNCIL
 DATE 8/15/88

88-376)
 Festo Corporation

APPROVED BY COUNTY COMM. 1
 DATE 8/15/88

GIFFORD NIELSON ASSOCIATES, INC.
 LANDSCAPE ARCHITECTURE · ENGINEERING · LAND PLANNING · SURVEYING
 1710 CHARLOTTE PLAZA · CHARLOTTE, N.C. 28244
 (704) 373-1907

C.D. REZONING SITE PLAN
 MECKLENBURG COUNTY
 NORTH CAROLINA

FESTO CORPORATION
 HAUPPAUGE
 NEW YORK

PROJECT
 23886

DATE 5/21/88
 DESIGN TLH
 DRAWN TLH
 CHECK

REVISIONS
 6/15/88
 7/7/88

SHEET
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