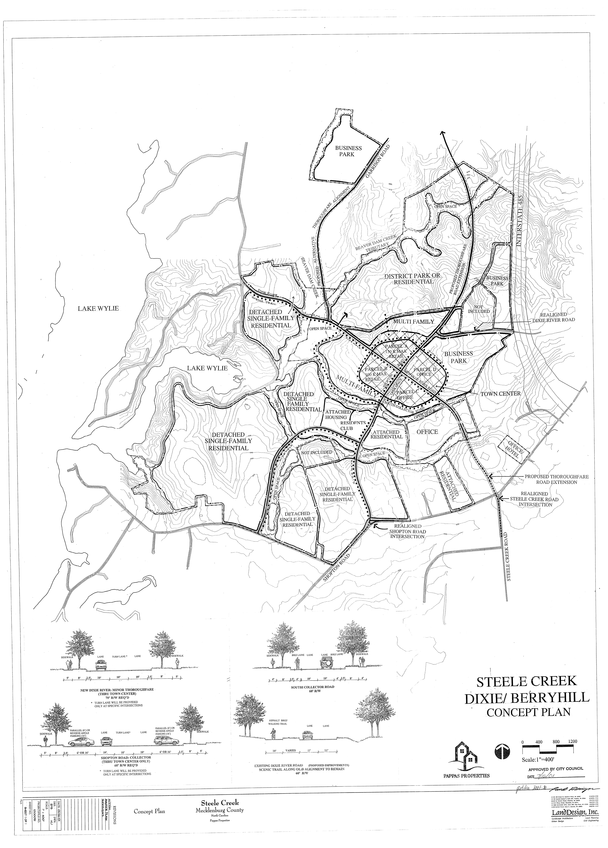
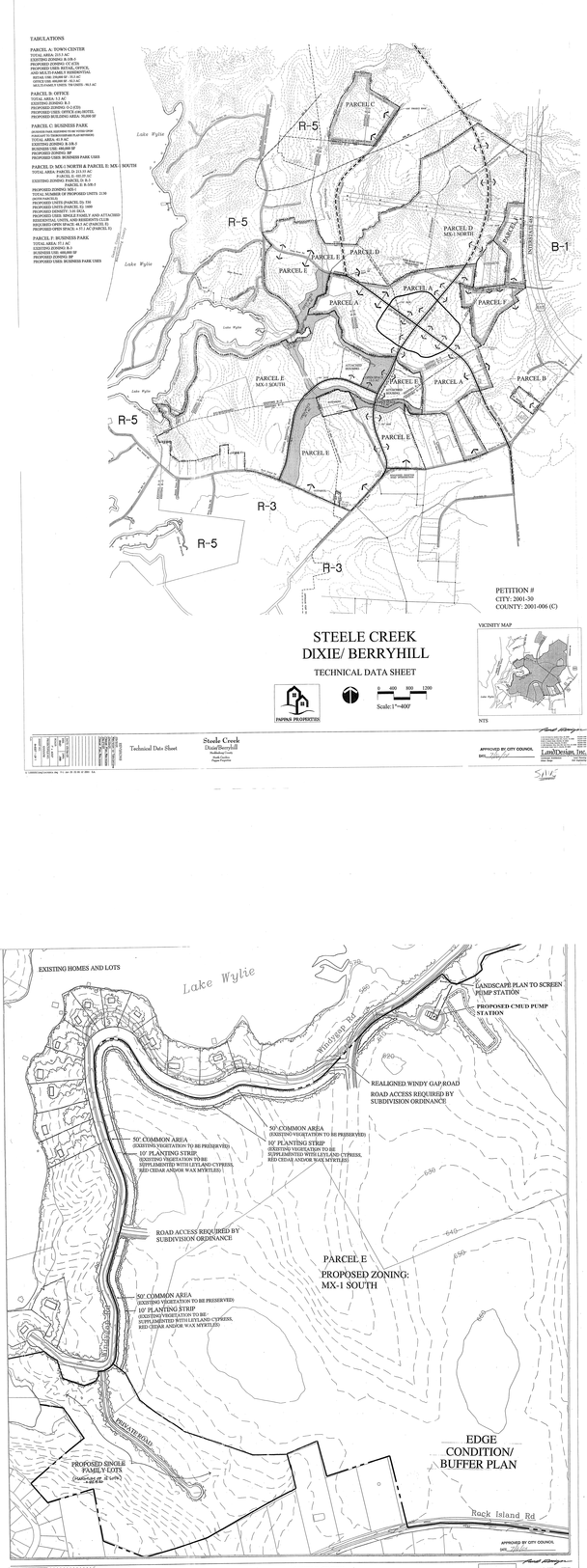

BUSINESS PARK
DISTRICT PARK OR RESIDENTIAL
BUSINESS PARK
INTERSTATE 485
REALIGNED DIXIE RIVER ROAD
LAKE WYLIE
DETACHED SINGLE-FAMILY RESIDENTIAL
MULTI FAMILY
BUSINESS PARK
TOWN CENTER
ATTACHED RESIDENTIAL
OFFICE
PROPOSED THOROUGHFARE ROAD EXTENSION
REALIGNED STEELE CREEK ROAD INTERSECTION
REALIGNED HOUSTON ROAD INTERSECTION
STEELE CREEK ROAD
DIXIE RIVER ROAD
NEW DIXIE RIVER/ SENIOR THOROUGHFARE
SOUTH COLLECTOR ROAD
HOUSTON ROAD COLLECTOR
EXISTING DIXIE RIVER ROAD
STEELE CREEK
DIXIE/ BERRYHILL
CONCEPT PLAN
PAPPAS PROPERTIES
0 400 800 1200
Scale: 1"=400'
APPROVED BY CITY COUNCIL
DATE
Concept Plan
Steele Creek
Mecklenburg County
North Carolina
Pappas Properties
REVISIONS
LandDesign, Inc.
Charlotte, North Carolina
Phone 704-333-0325
Fax 704-333-1774
www.landdesign.com
Date Drawn
Job Number


TABULATIONS
PARCEL A: TOWN CENTER
TOTAL AREA: 20.5 AC
EXISTING ZONING: MX-1 (CD)
PROPOSED ZONING: O1 (CD)
PROPOSED USES: RETAIL, OFFICE, RESIDENTIAL, ATTACHED RESIDENTIAL
RETAIL USE: 150,000 SF / 10.0 AC
OFFICE USE: 400,000 SF / 10.5 AC
MULTI-FAMILY USES: 750 UNITS / 38.5 AC
PARCEL B: OFFICE
TOTAL AREA: 1.0 AC
EXISTING ZONING: R-3
PROPOSED ZONING: O-1 (CD)
PROPOSED USES: OFFICE, HOTEL
PROPOSED BUILDING AREA: 50,000 SF
PARCEL C: BUSINESS PARK
PROPOSED USES: BUSINESS PARK USES PURSUANT TO MECKLENBURG-YORK COUNTY BORDER AREA PLAN
EXISTING ZONING: R-5R-3
BUSINESS USE: 100,000 SF
OFFICE USE: 100,000 SF
PROPOSED USES: BUSINESS PARK USES
PARCEL D: MX-1 NORTH & PARCEL E: MX-1 SOUTH
TOTAL AREA: PARCEL D: 22.0 AC
PARCEL E: 102.0 AC
EXISTING ZONING: R-5
PARCEL E: R-5R-3
PROPOSED ZONING: MX-1
MAXIMUM NUMBER OF PROPOSED UNITS: 2130 DETACHED
PROPOSED UNITS (PARCEL D): 750
PROPOSED UNITS (PARCEL E): 1380
PROPOSED DENSITY: 3.81 DUA
PROPOSED USES: SINGLE FAMILY AND ATTACHED RESIDENTIAL, ATTACHED RESIDENTIAL
REQUIRED OPEN SPACE: 46.1 AC (PARCEL E)
PROPOSED OPEN SPACE: 57.1 AC (PARCEL E)
PARCEL F: BUSINESS PARK
TOTAL AREA: 57.1 AC
EXISTING ZONING: R-5
BUSINESS USE: 600,000 SF
PROPOSED ZONING: BP
PROPOSED USES: BUSINESS PARK USES
Lake Wylie
R-5
PARCEL C
PARCEL D
MX-1 NORTH
PARCEL E
MX-1 SOUTH
PARCEL A
PARCEL F
PARCEL B
INTERSTATE 485
B-1
R-3
PETITION #
CITY: 2001-30
COUNTY: 2001-006 (C)
STEELE CREEK
DIXIE/ BERRYHILL
TECHNICAL DATA SHEET
PAPPAS PROPERTIES
0 400 800 1200
Scale: 1"=400'
VICINITY MAP
NTS
APPROVED BY CITY COUNCIL
DATE
Technical Data Sheet
Steele Creek
Dixie/Berryhill
Mecklenburg County
North Carolina
Pappas Properties
REVISIONS
LandDesign, Inc.
Charlotte, North Carolina
Phone 704-333-0325
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EXISTING HOMES AND LOTS
Lake Wylie
Windsong Trl
LANDSCAPE PLAN TO SCREEN PUMP STATION
PROPOSED CMUD PUMP STATION
REALIGNED WINDY GAP ROAD
ROAD ACCESS REQUIRED BY SUBDIVISION ORDINANCE
50' COMMON AREA
(EXISTING VEGETATION TO BE PRESERVED)
10' PLANTING STRIP
(EXISTING VEGETATION TO BE SUPPLEMENTED WITH LEYLAND CYPRESS, RED CEDAR AND/OR WAX MYRTLES)
ROAD ACCESS REQUIRED BY SUBDIVISION ORDINANCE
PARCEL E
PROPOSED ZONING:
MX-1 SOUTH
50' COMMON AREA
(EXISTING VEGETATION TO BE PRESERVED)
10' PLANTING STRIP
(EXISTING VEGETATION TO BE SUPPLEMENTED WITH LEYLAND CYPRESS, RED CEDAR AND/OR WAX MYRTLES)
PRIVATE ROAD
PROPOSED SINGLE FAMILY LOTS
EDGE CONDITION/ BUFFER PLAN
Rock Island Rd
APPROVED BY CITY COUNCIL
DATE
REVISIONS
0 100 200 300
Scale: 1"=100'
STEELE CREEK
DIXIE/ BERRYHILL
EDGE CONDITION/ BUFFER PLAN
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