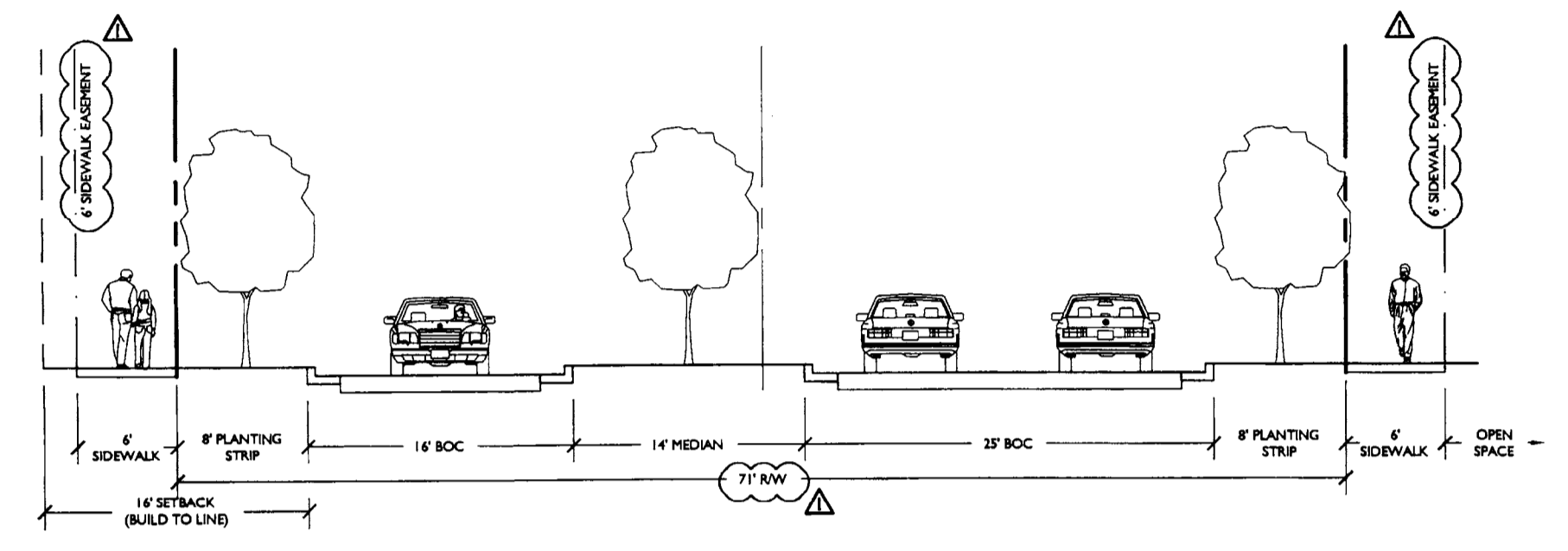
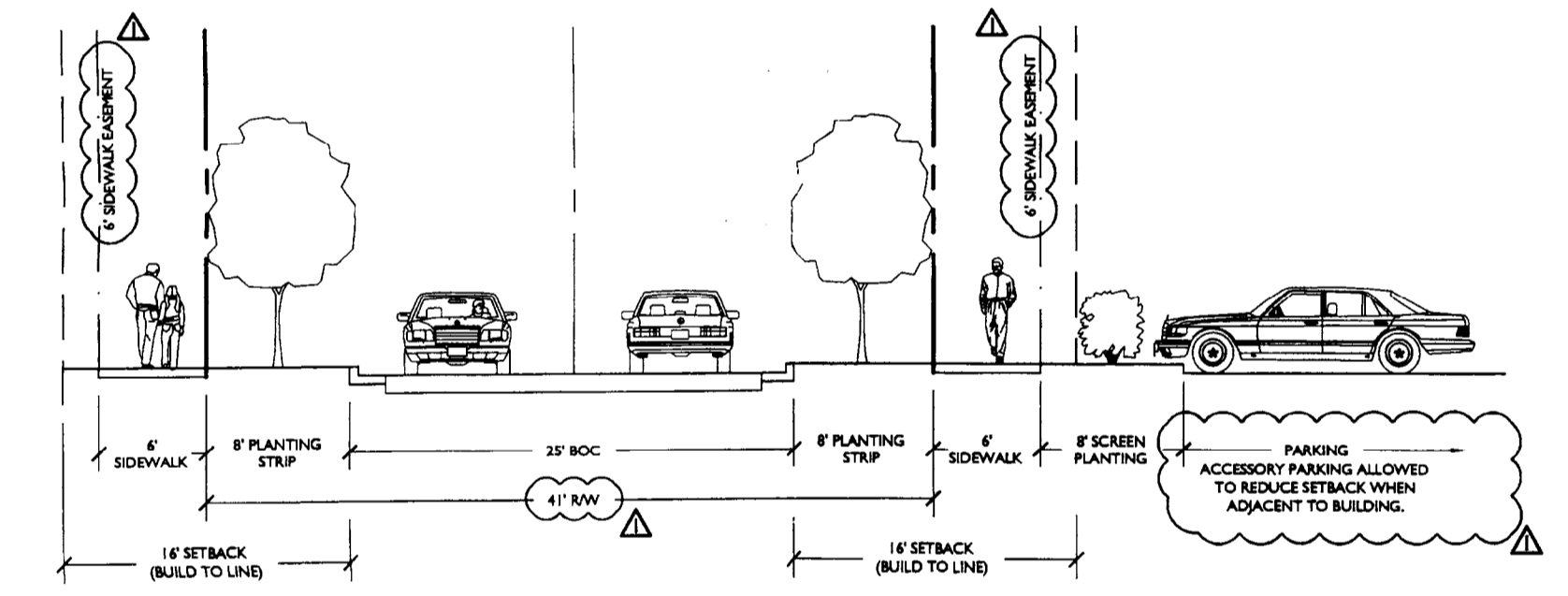


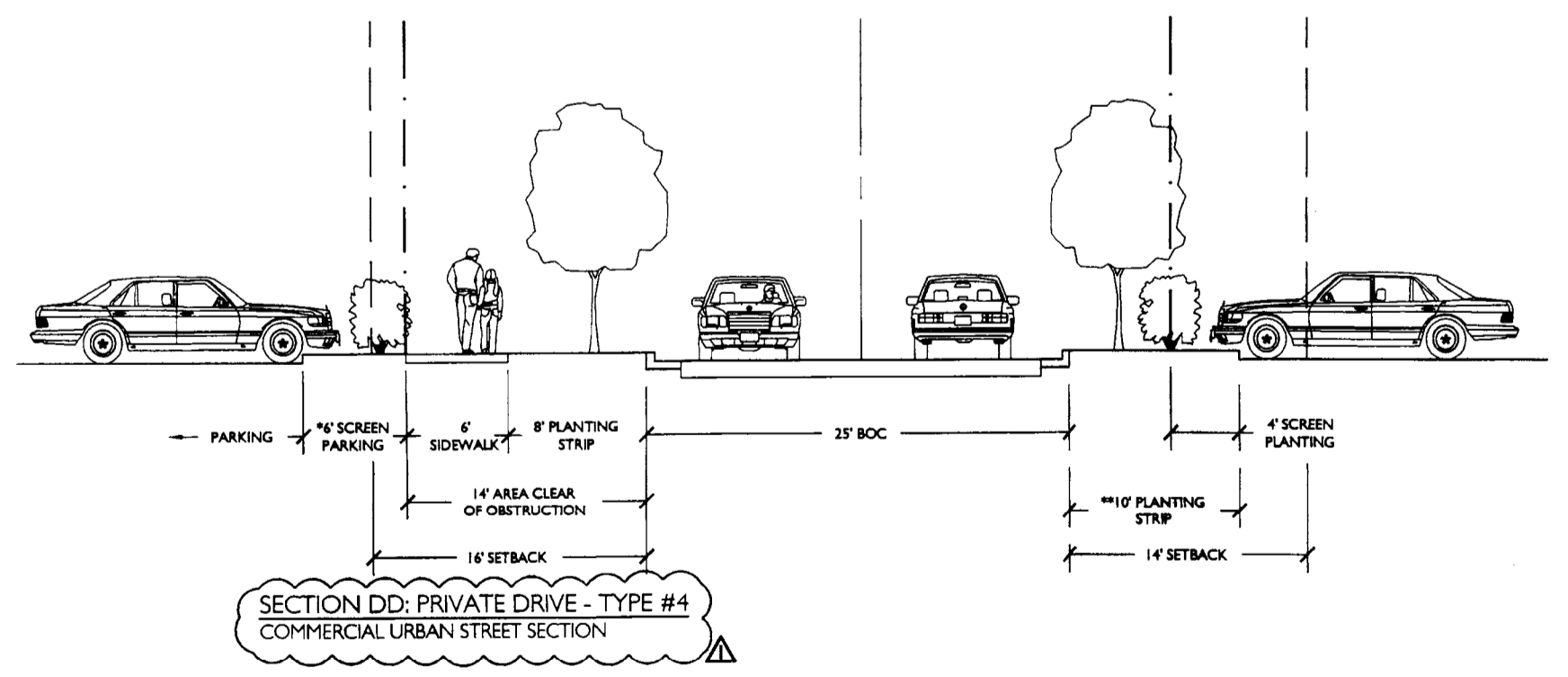
SECTION AA: PUBLIC ROAD - TYPE #1  
COMMERCIAL URBAN STREET SECTION / 16' BUILDING SETBACK FROM BACK OF CURB



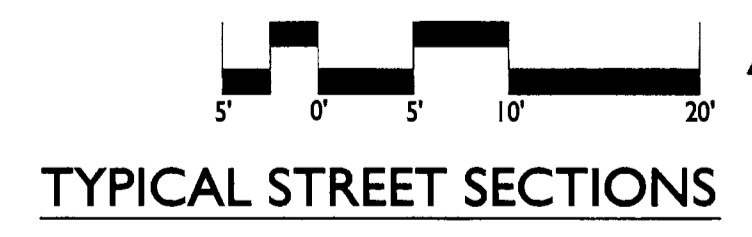
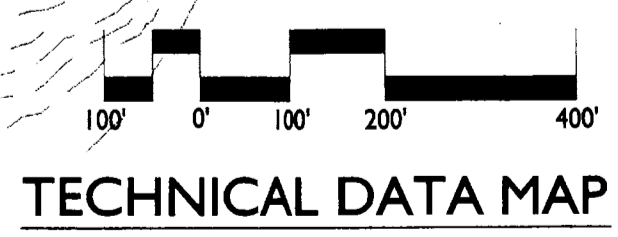
SECTION BB: PUBLIC ROAD - TYPE #2  
COMMERCIAL URBAN STREET SECTION / 16' SETBACK FROM BACK OF CURB



SECTION CC: PUBLIC ROAD - TYPE #3  
COMMERCIAL URBAN STREET SECTION / 16' SETBACK FROM BACK OF CURB



SECTION DD: PRIVATE DRIVE - TYPE #4  
COMMERCIAL URBAN STREET SECTION



**PARCEL 'A'**  
TOTAL AREA (GROSS): 4.36 AC  
EXISTING ZONING: R-3 LLW-PA & O-2(CD) LLW-PA  
PROPOSED ZONING: CC(SPA) LLW-PA

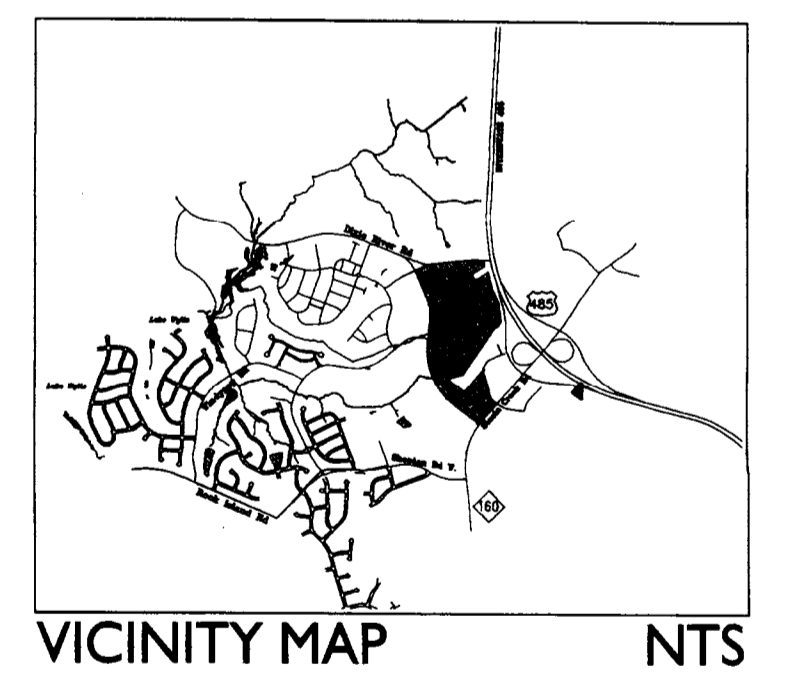
**PARCEL 'B'**  
TOTAL AREA (GROSS): 10.51 AC  
EXISTING ZONING: R-3 LLW-PA & O-2 LLW-PA  
PROPOSED ZONING: CC(SPA) LLW-PA

**PARCEL 'C'**  
TOTAL AREA (GROSS): 58.35 AC  
EXISTING ZONING: BP LLW-PA, CC LLW-PA & R-3 LLW-PA  
PROPOSED ZONING: CC LLW-PA & CC(SPA) LLW-PA

**PARCEL 'D'**  
TOTAL AREA (GROSS): 9.38 AC  
EXISTING ZONING: BP LLW-PA  
PROPOSED ZONING: I-1(CD) LLW-PA

APPROVED BY  
CITY COUNCIL  
MAR 18 2010

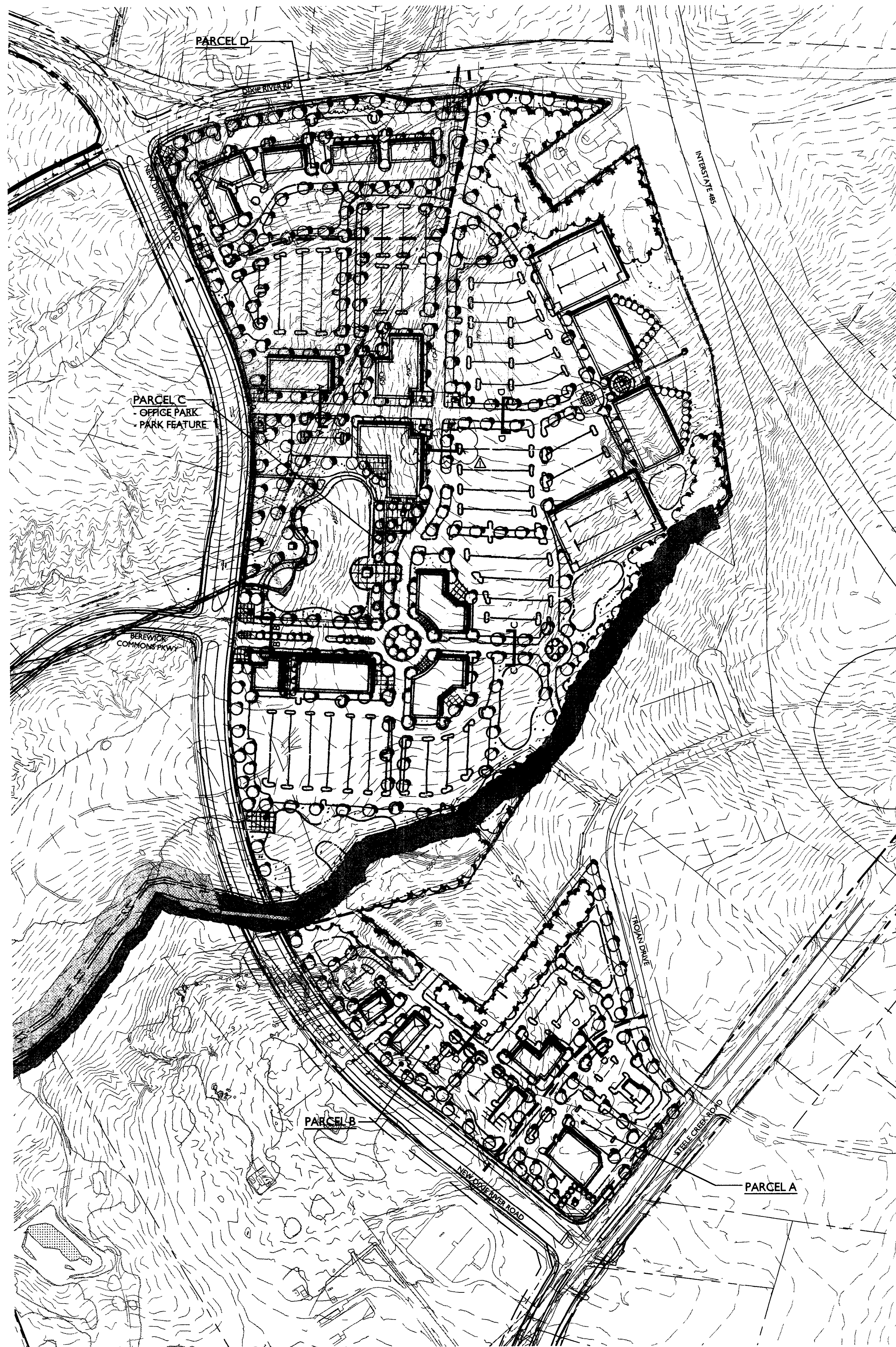
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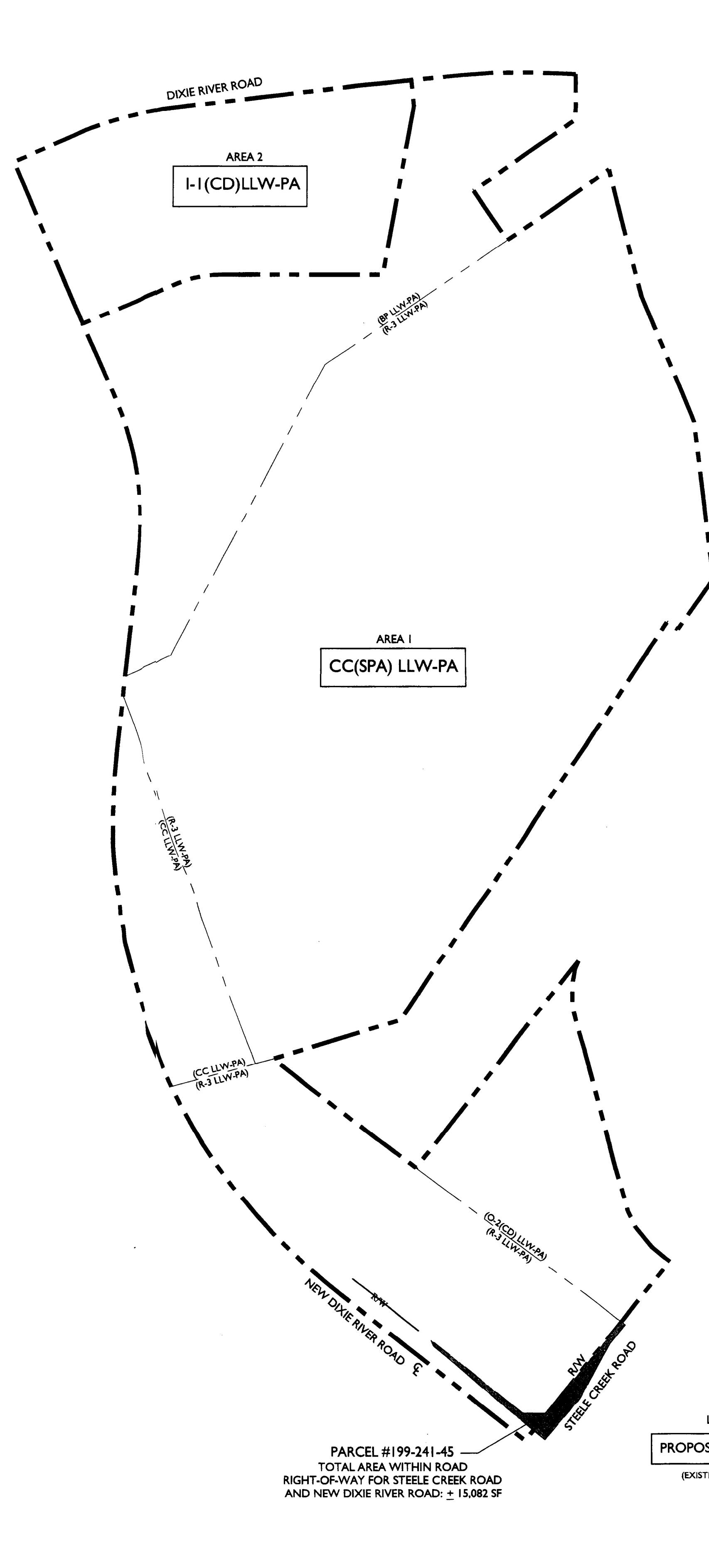
FOR PUBLIC HEARING  
PETITION #: 2010-011  
CITY OF CHARLOTTE  
PETITIONER: STEELE CREEK (1997)  
LIMITED PARTNERSHIP

REVISIONS:  
January 19, 2010 - Resubmittal per Planning Staff Comments  
February 19, 2010 - Resubmittal per Planning Staff Comments

RECORDED  
FEB 19 2010



SCHMATIC SITE PLAN



ZONING BOUNDARY MAP

**AREA 1: CC(SPA) LLW-PA**

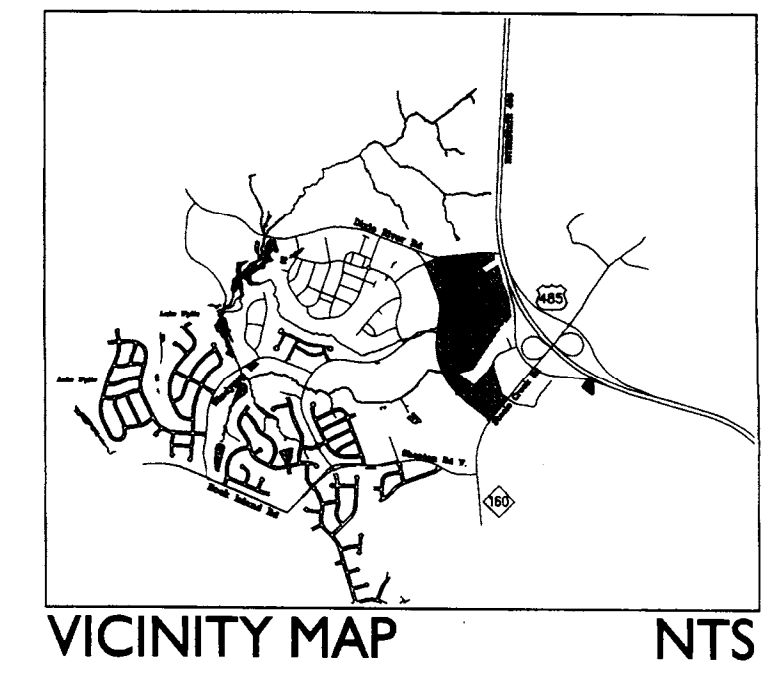
Beginning at a POINT in the centerline of New Dixie River Road; THENCE through the property of Steele Creek Limited Partnership as recorded in Deed Book 9064, page 72 and Deed Book 23039, page 631 of the Mecklenburg County Register of Deeds the following five (5) courses and distances: 1) North 67 degrees 01 minutes 48 seconds East for a distance of 258.65 feet to a point; 2) With a curve to the right having an arc length of 120.27 feet, a radius of 300.00 feet, and being subtended by a chord bearing of North 78 degrees 30 minutes 54 seconds East for a distance of 119.47 feet; 3) THENCE North 90 degrees 00 minutes 00 seconds East for a distance of 404.12 feet to a point; 4) THENCE North 10 degrees 47 minutes 03 seconds East for a distance of 427.55 feet to a point; 5) THENCE North 05 degrees 55 minutes 11 seconds West for a distance of 64.14 feet to a point marking the centerline of Dixie River Road; THENCE with the centerline of Dixie River Road the following six (6) courses and distances: 1) North 84 degrees 04 minutes 49 seconds East for a distance of 12.50 feet to a point; 2) THENCE North 84 degrees 27 minutes 38 seconds East for a distance of 116.54 feet to a point; 3) THENCE North 85 degrees 35 minutes 32 seconds East for a distance of 81.31 feet to a point; 4) THENCE North 90 degrees 00 minutes 00 seconds East for a distance of 83.56 feet to a point; 5) THENCE South 88 degrees 08 minutes 54 seconds East for a distance of 77.36 feet to a point; 6) THENCE South 87 degrees 21 minutes 41 seconds East for a distance of 42.94 feet to a point; THENCE with the property of Steele Creek Limited Partnership the following eleven (11) courses and distances: 1) South 00 degrees 12 minutes 45 seconds West for a distance of 112.11 feet to a point; 2) THENCE South 55 degrees 33 minutes 02 seconds West for a distance of 311.27 feet to a point; 3) THENCE South 34 degrees 29 minutes 41 seconds East for a distance of 149.98 feet to a point; 4) THENCE North 55 degrees 37 minutes 02 seconds East for a distance of 309.86 feet to a point; 5) THENCE South 14 degrees 31 minutes 32 seconds East for a distance of 329.57 feet to a point; 6) THENCE South 22 degrees 30 minutes 35 seconds East for a distance of 343.20 feet to a point; 7) THENCE South 06 degrees 52 minutes 46 seconds East for a distance of 394.92 feet to a point; 8) THENCE South 35 degrees 34 minutes 08 seconds West for a distance of 153.79 feet to a point; 9) THENCE North 58 degrees 04 minutes 04 seconds West for a distance of 32.97 feet to a point; 10) THENCE South 33 degrees 50 minutes 24 seconds West for a distance of 1201.07 feet to a point; 11) THENCE South 73 degrees 39 minutes 38 seconds West for a distance of 337.45 feet to a point marking the property of David F. Moody & Donna C. Moody as recorded in Deed Book 7461, page 609 and Steele Creek Limited Partnership as recorded in Deed Book 9064, page 72; THENCE with the property of David F. Moody & Donna C. Moody the following three (3) courses and distances: 1) THENCE South 53 degrees 06 minutes 08 seconds East for a distance of 448.85 feet to a point; 2) THENCE North 38 degrees 52 minutes 28 seconds East for a distance of 382.83 feet to a point; 3) THENCE North 38 degrees 52 minutes 28 seconds East for a distance of 263.07 feet to a point marking the centerline of Trojan Drive; THENCE with the centerline of Trojan Drive the following fifteen (15) courses and distances: 1) South 21 degrees 45 minutes 08 seconds West for a distance of 21.45 feet to a point; 2) THENCE South 09 degrees 51 minutes 57 seconds West for a distance of 31.13 feet to a point; 3) THENCE South 02 degrees 28 minutes 58 seconds West for a distance of 30.78 feet to a point; 4) THENCE South 00 degrees 00 minutes 00 seconds East for a distance of 30.75 feet to a point; 5) THENCE South 13 degrees 36 minutes 08 seconds East for a distance of 45.36 feet to a point; 6) THENCE South 15 degrees 27 minutes 14 seconds East for a distance of 105.39 feet to a point; 7) THENCE South 14 degrees 47 minutes 42 seconds East for a distance of 146.52 feet to a point; 8) THENCE South 14 degrees 39 minutes 20 seconds East for a distance of 121.54 feet to a point; 9) THENCE South 16 degrees 11 minutes 07 seconds East for a distance of 76.53 feet to a point; 10) THENCE South 14 degrees 37 minutes 15 seconds East for a distance of 31.69 feet to a point; 11) THENCE South 26 degrees 36 minutes 58 seconds East for a distance of 41.85 feet to a point; 12) THENCE South 39 degrees 22 minutes 10 seconds East for a distance of 29.43 feet to a point; 13) THENCE South 39 degrees 18 minutes 25 seconds East for a distance of 38.02 feet to a point; 14) THENCE South 49 degrees 57 minutes 23 seconds East for a distance of 43.65 feet to a point; 15) THENCE South 52 degrees 22 minutes 52 seconds East for a distance of 14.69 feet to a point marking the right of way of Steele Creek Road; THENCE with the right of way of Steele Creek Road South 39 degrees 44 minutes 16 seconds West for a distance of 574.61 feet to a point marking the centerline of New Dixie River Road; THENCE with the right of way of New Dixie River Road the following five (5) courses and distances: 1) North 52 degrees 07 minutes 42 seconds West for a distance of 545.43 feet to a point; 2) THENCE with a curve to the right having an arc length of 1586.40 feet, a radius of 1500.00 feet, and being subtended by a chord bearing of North 23 degrees 27 minutes 45 seconds West for a distance of 1513.50 feet; 3) THENCE North 06 degrees 50 minutes 08 seconds East for a distance of 489.33 feet to a point; 4) THENCE with a curve to the left having an arc length of 386.40 feet, a radius of 762.00 feet, and being subtended by a chord bearing of North 08 degrees 04 minutes 02 seconds West for a distance of 391.94 feet; 5) THENCE North 22 degrees 58 minutes 12 seconds West for a distance of 210.55 feet to the POINT OF BEGINNING. Said area containing 73.22 Acres, more or less.

**AREA 2: I-1(CD)LLW-PA**

Beginning at a point marking the centerline of New Dixie River Road; THENCE with the centerline of New Dixie River Road North 22 degrees 52 minutes 07 seconds West for a distance of 441.53 feet to a point marking the centerline of Dixie River Road; THENCE with the centerline of Dixie River Road the following six (6) courses and distances: 1) THENCE North 66 degrees 06 minutes 46 seconds East for a distance of 199.42 feet to a point; 2) THENCE with a curve to the right having an arc length of 198.86 feet, a radius of 1019.81 feet, and being subtended by a chord bearing of North 75 degrees 13 minutes 51 seconds East for a distance of 198.54 feet; 3) THENCE North 83 degrees 24 minutes 16 seconds East for a distance of 344.84 feet to a point; 4) THENCE North 83 degrees 22 minutes 52 seconds East for a distance of 163.47 feet to a point; 5) THENCE North 84 degrees 56 minutes 34 seconds East for a distance of 66.17 feet to a point; 6) THENCE North 84 degrees 09 minutes 46 seconds East for a distance of 59.44 feet to a point; THENCE through the right of way of Dixie River Road South 05 degrees 55 minutes 11 seconds East for a distance of 64.14 feet to a point; THENCE through the property of Steele Creek Limited Partnership, as recorded in Deed Book 9064, page 72 of the Mecklenburg County Register of Deeds the following four (4) courses and distances: 1) South 10 degrees 47 minutes 03 seconds West for a distance of 427.55 feet to a point; 2) THENCE North 90 degrees 00 minutes 00 seconds East for a distance of 404.12 feet to a point; 3) THENCE with a curve to the left an arc length of 120.27 feet, a radius of 300.00 feet, and being subtended by a chord bearing of South 78 degrees 30 minutes 54 seconds West for a distance of 119.47 feet; 4) THENCE South 87 degrees 21 minutes 41 seconds West for a distance of 258.65 feet to the POINT OF BEGINNING. Said area containing an area of 9.38 Acres, more or less.

**APPROVED BY  
CITY COUNCIL**

MAR 18 2010



VICINITY MAP NTS

FOR PUBLIC HEARING  
PETITION #: 2010-011  
CITY OF CHARLOTTE  
PETITIONER: STEELE CREEK (1997)  
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