

LEGEND

- - - - - EXISTING ZONING LINE
- I-1 EXISTING ZONING
- EXISTING ZONING ZONING ACREAGE
- PROPOSED REZONING
- I-2 PROPOSED ZONING

VICINITY SKETCH

| LINE | DIRECTION | DISTANCE |
|------|---------------|----------|
| L1 | N 82°10'00" E | 46.74' |
| L2 | N 23°14'30" E | 78.92' |
| L3 | N 12°22'00" E | 51.91' |
| L4 | S 33°11'00" W | 51.78' |
| L5 | N 23°14'30" E | 78.92' |
| L6 | N 82°10'00" E | 46.74' |
| L7 | N 33°11'00" E | 184.33' |
| L8 | N 23°14'30" E | 491.17' |

| CURVE | RADIUS | LENGTH | TANGENT | CHORD | BEARING | DELTA |
|-------|---------|--------|---------|--------|---------------|-----------|
| C1 | 35.00' | 24.31' | 33.64' | 48.50' | N 61°30'00" E | 81°41'18" |
| C2 | 35.00' | 24.31' | 12.78' | 24.01' | N 03°18'00" E | 40°07'00" |
| C3 | 35.00' | 24.31' | 36.42' | 48.50' | S 43°25'00" E | 40°07'00" |
| C4 | 35.00' | 24.31' | 36.42' | 48.50' | S 28°41'00" E | 82°46'41" |
| C5 | 35.00' | 24.31' | 23.02' | 41.81' | S 07°57'00" W | 49°20'00" |
| C6 | 35.00' | 24.31' | 45.06' | 61.33' | S 75°07'00" W | 84°42'00" |
| C7 | 35.00' | 24.31' | 23.02' | 41.81' | N 37°24'00" E | 50°20'00" |
| C8 | 35.00' | 24.31' | 36.42' | 48.50' | N 03°18'00" E | 40°07'00" |
| C9 | 470.00' | 10.90' | 5.45' | 10.90' | N 24°07'00" E | 01°19'44" |
| C10 | 500.00' | 85.85' | 43.03' | 85.74' | N 28°16'50" E | 13°44'33" |
| C11 | 500.00' | 85.85' | 43.03' | 85.74' | N 28°16'50" E | 09°50'14" |

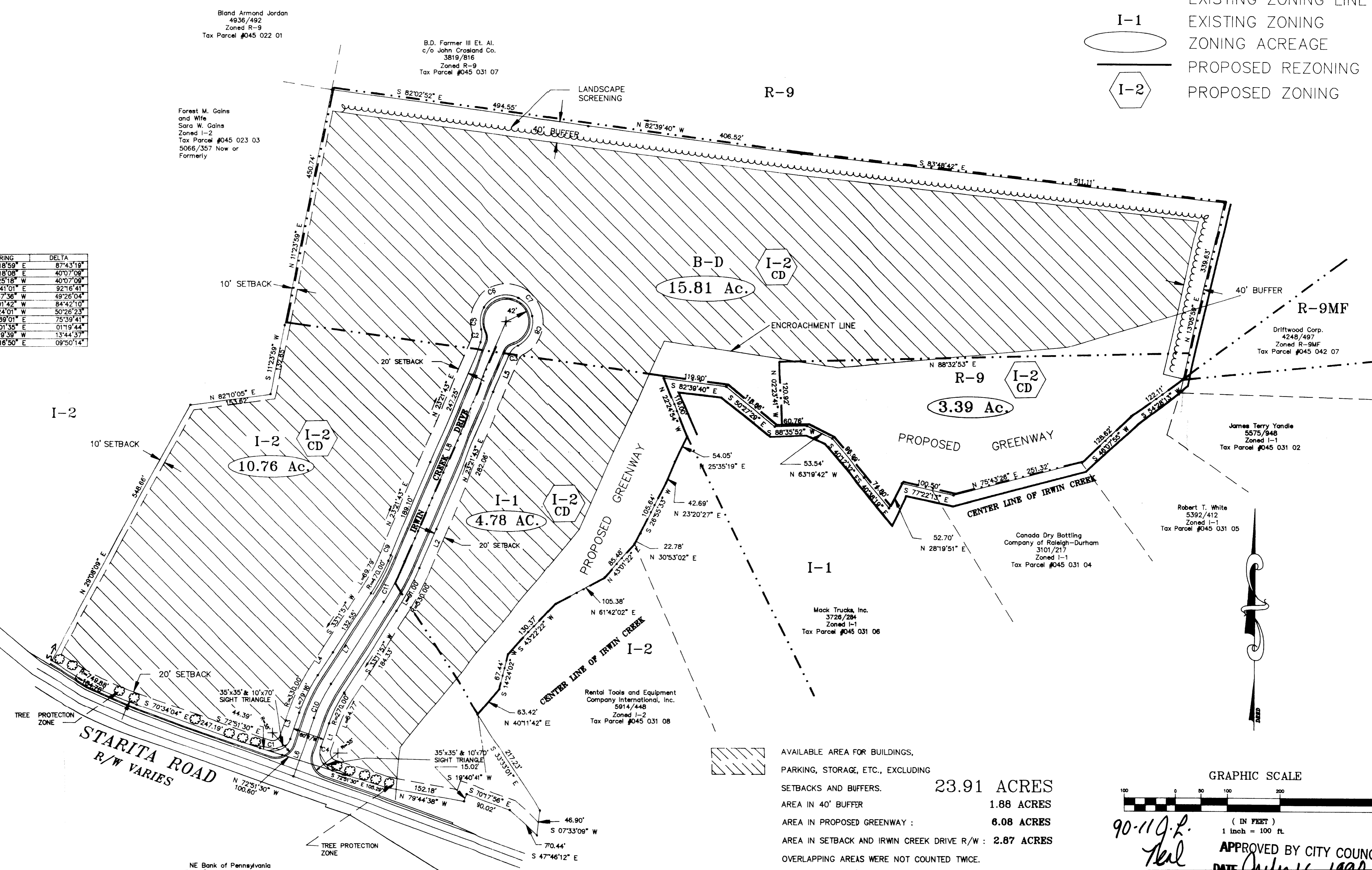
DEVELOPMENT CONDITIONS

- THIS PLAN REPRESENTS A CONCEPT OF DEVELOPMENT WITH REGARD TO STREET PATTERN AND THE ARRANGEMENT OF PARCELS. HOWEVER, VARIATIONS ARE PERMITTED TO THE SIZE AND SHAPE OF PARCELS AS PERMITTED TO BE ADJUSTED BASED UPON FINAL DESIGN, MARKETING AND TENANT NEEDS AND MAY BE COMBINED TO ALLOW FEWER LOTS OR FURTHER SUBDIVIDED TO CREATE MORE LOTS THAN ARE SHOWN SUBJECT TO NORMAL SUBDIVISION REGULATIONS.
- PROPOSED USES ARE: OFFICES, WAREHOUSES, FABRICATING, INCIDENTAL RETAIL, WHOLESALE SALES ANCILLARY TO THE PRINCIPAL USE, DISTRIBUTION, MANUFACTURING ONLY AS PERMITTED IN SECTION 3012 IN THE CITY OF CHARLOTTE ZONING ORDINANCE. JUNKYARDS, SALVAGE YARDS, SHOPPING CENTERS, AND PETROLEUM OR CHEMICAL MANUFACTURE ARE NOT ALLOWED FOR THIS DEVELOPMENT.
- THE MAXIMUM BUILDING AREA FOR THE ENTIRE DEVELOPMENT SHALL NOT EXCEED 485,000 SQUARE FEET.
- THE DEVELOPMENT SHALL COMPLY WITH ALL CITY OF CHARLOTTE ZONING ORDINANCE PROVISIONS DEALING WITH OFF-STREET PARKING, STORAGE, SCREENING, AND TREE ORDINANCE.
- THE DEVELOPMENT SHALL OBSERVE A 20' BUILDING AND 20' PARKING SETBACK, AND 10' REAR YARD ADJACENT TO INDUSTRIAL DISTRICTS. IT SHALL OBSERVE 20' BUILDING AND 20' PARKING SETBACKS, 20' SIDE AND REAR YARDS ADJACENT TO RESIDENTIAL DISTRICTS.
- OUTDOOR STORAGE AREAS, IF ANY, SHALL BE SCREENED IN ACCORDANCE WITH SECTION 3016 OF THE CITY OF CHARLOTTE ZONING ORDINANCE.
- ALL DEVELOPMENT OF THE PROPERTY SHALL BE IN COMPLIANCE WITH THE CITY OF CHARLOTTE FLOODWAY ORDINANCE AND THE CITY OF CHARLOTTE SUBDIVISION ORDINANCE.
- DEVELOPMENT OF INDIVIDUAL SITES MAY REQUIRE STORMWATER DETENTION SYSTEMS.
- NO BUILDING SHALL BE CONSTRUCTED WHEREBY THE MOST REMOTE ACCESSIBLE POINT IS MORE THAN 500 FEET FROM A FIRE HYDRANT.
- 40' BUFFER: NO BUILDINGS OR PARKING PERMITTED. 20' CLOSEST TO PROPERTY LINE WILL BE UNDISTURBED. REMAINING 20' MAY BE DISTURBED FOR GRADING DESIGN PURPOSES, BUT WILL BE RELANDSCAPED WITH EVERGREEN.
- THE PETITIONER AGREES TO DEDICATE 6.08 ACRES TO MECKLENBURG COUNTY FOR PUBLIC GREENWAY PURPOSES AS SHOWN ON SITE PLAN. GREENWAY DEDICATION WILL BE REQUIRED AT THE TIME OF THE FINAL SUBDIVISION PLAN FOR IRWIN CREEK.
- ALL PARCELS WITHIN THE DEVELOPMENT SHALL BE ACCESSED VIA INTERNAL STREETS. NO DRIVEWAY CURB CUTS SHALL BE PERMITTED TO STARITA ROAD.
- THE PETITIONER WILL CONSTRUCT A LEFT TURN LANE INTO THE SITE AT STARITA RD. AND IRWIN CREEK DR. THE PRECISE LOCATION AND LENGTH OF IRWIN CREEK DR. MAY VARY SOMEWHAT FROM THAT SHOWN ON THE SITE PLAN.

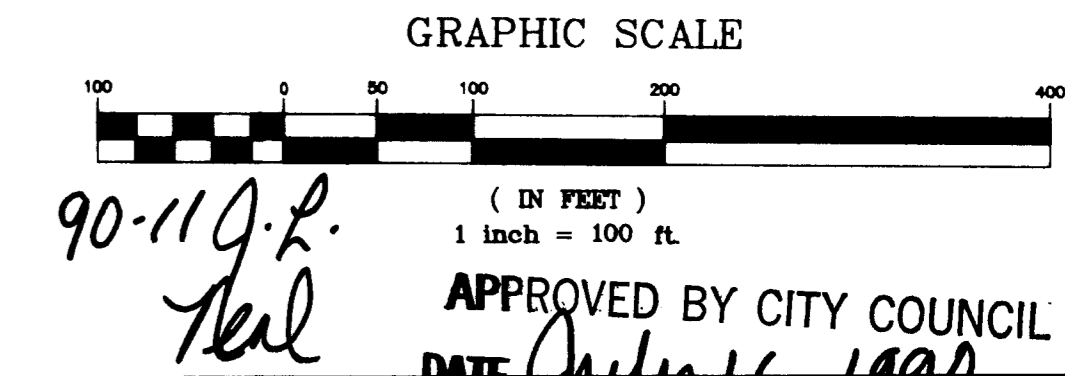
SURVEYED BY:
SAM MALONE & ASSOCIATES
LAND SURVEYING - ENGINEERING
RESIDENTIAL & COMMERCIAL

1168 WEST JOHN STREET
MATTHEWS, NORTH CAROLINA 28106
OFFICE (704) 847-9008

SAM MALONE
RUSS COUNTRY
CLERK OTTO



AVAILABLE AREA FOR BUILDINGS,
PARKING, STORAGE, ETC., EXCLUDING
SETBACKS AND BUFFERS. **23.91 ACRES**
AREA IN 40' BUFFER: **1.88 ACRES**
AREA IN PROPOSED GREENWAY: **6.08 ACRES**
AREA IN SETBACK AND IRWIN CREEK DRIVE R/W: **2.87 ACRES**
OVERLAPPING AREAS WERE NOT COUNTED TWICE.



APPROVED BY CITY COUNCIL
CONDITIONAL DISTRICT
REZONING PLAN
IRWIN CREEK CENTER

CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA
34.74 ACRES

| NO. | DATE | DESCRIPTION | BY |
|-----|----------|------------------------------|-----|
| 6. | 05/24/90 | REV. PER PLANNING COMM. COM. | GDG |
| 5. | 04/17/90 | REV. NOTES PER CLIENT | GDG |
| 4. | 03/19/90 | ADD NOTE 12, SHOW 40' BUFFER | GDG |
| 3. | 03/06/90 | REV. NOTE 3 | GDG |
| 2. | 02/19/90 | REV. PER CLIENT | GDG |
| 1. | 01/25/90 | REV. PER PLANNING COMM. COM. | GDG |
| NO. | DATE | DESCRIPTION | BY |

DATE: DECEMBER 13, 1989
COMPUTED BY: ANNA R.
ACAD FILE: DW222
DESIGN: GLENN C. OTTO
DRAWN BY: ANNA R.
CHECKED BY: SAMUEL P. MALONE, JR.
APP. FILE: NONE
MAP FILE: NONE
FIELD WORK: RUSS W.
SCALE: 1"=100'

SHEET 1 of 4

LEGEND

- - - - - EXISTING ZONING LINE
- I-1 EXISTING ZONING
- EXISTING ZONING ZONING ACREAGE

VICINITY SKETCH

| LINE | DIRECTION | DISTANCE |
|------|---------------|----------|
| L1 | N 82°10'00" E | 46.74' |
| L2 | N 23°14'30" E | 78.92' |
| L3 | N 12°22'00" E | 51.91' |
| L4 | S 33°11'00" W | 51.78' |
| L5 | N 23°14'30" E | 78.92' |
| L6 | N 82°10'00" E | 46.74' |
| L7 | N 33°11'00" E | 184.33' |
| L8 | N 23°14'30" E | 491.17' |

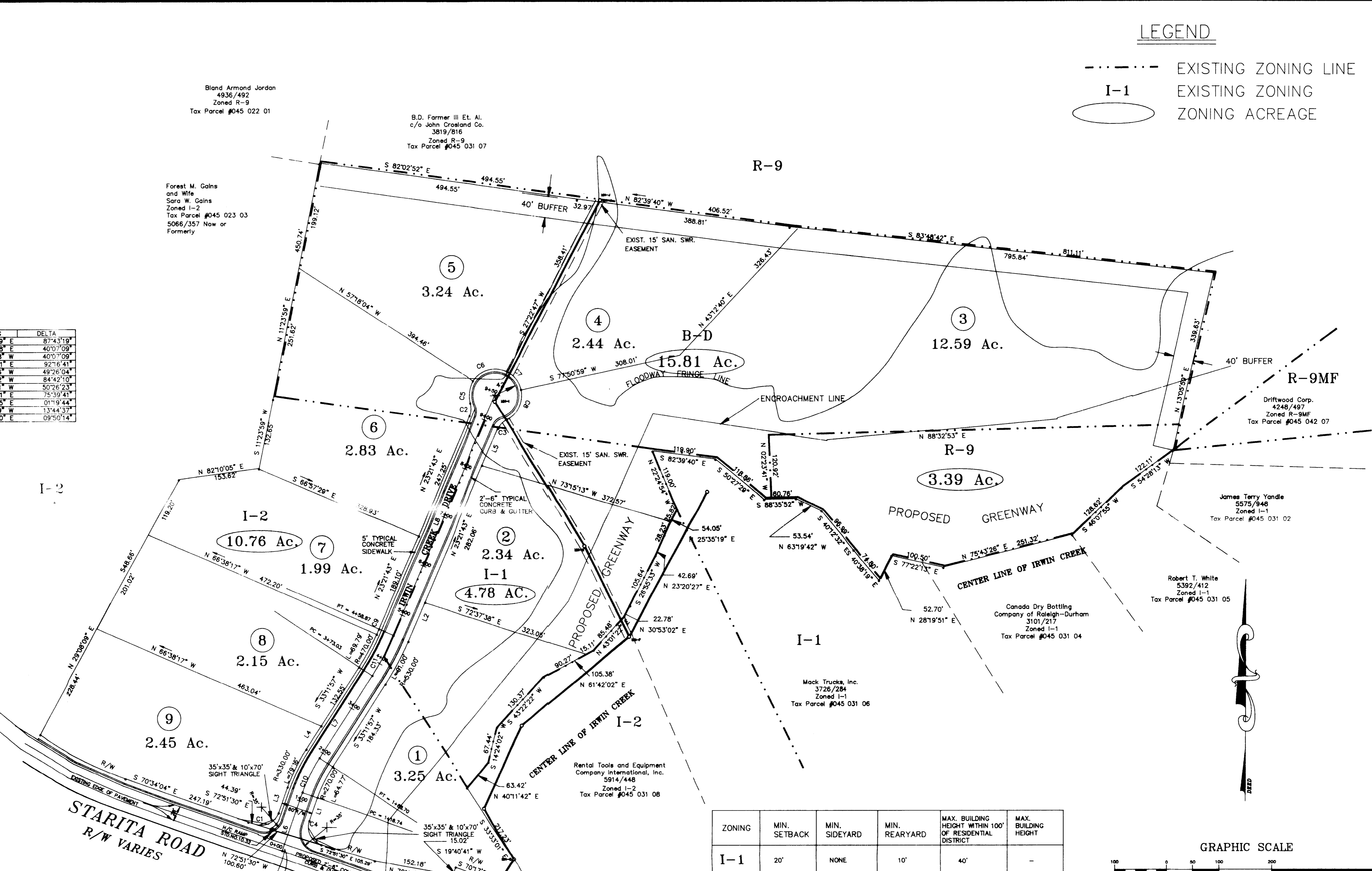
| CURVE | RADIUS | LENGTH | TANGENT | CHORD | BEARING | DELTA |
|-------|---------|--------|---------|--------|---------------|-----------|
| C1 | 35.00' | 24.31' | 33.64' | 48.50' | N 61°30'00" E | 81°41'18" |
| C2 | 35.00' | 24.31' | 12.78' | 24.01' | N 03°18'00" E | 40°07'00" |
| C3 | 35.00' | 24.31' | 36.42' | 48.50' | S 43°25'00" E | 40°07'00" |
| C4 | 35.00' | 24.31' | 36.42' | 48.50' | S 28°41'00" E | 82°46'41" |
| C5 | 35.00' | 24.31' | 23.02' | 41.81' | S 07°57'00" W | 49°20'00" |
| C6 | 35.00' | 24.31' | 45.06' | 61.33' | S 75°07'00" W | 84°42'00" |
| C7 | 35.00' | 24.31' | 23.02' | 41.81' | N 37°24'00" E | 50°20'00" |
| C8 | 35.00' | 24.31' | 36.42' | 48.50' | N 03°18'00" E | 40°07'00" |
| C9 | 470.00' | 10.90' | 5.45' | 10.90' | N 24°07'00" E | 01°19'44" |
| C10 | 500.00' | 85.85' | 43.03' | 85.74' | N 28°16'50" E | 13°44'33" |
| C11 | 500.00' | 85.85' | 43.03' | 85.74' | N 28°16'50" E | 09°50'14" |

- SUBSURFACE DRAINAGE FACILITIES MAY BE REQUIRED IN THE STREET RIGHT OF WAY IF DEEMED NECESSARY BY THE INSPECTOR.
- DEVELOPER WILL PROVIDE STREET PER CITY STANDARD 40.04 (8" SLOPE ONLY).
- LAND DEVELOPMENT ENGINEER TO BE GIVEN 24 HOURS NOTICE PRIOR TO START OF CONSTRUCTION.
- ALL ROAD IMPROVEMENTS AT STARITA ROAD TO BE COORDINATED WITH THE CITY OF CHARLOTTE ENGINEERING DEPARTMENT PRIOR TO CONSTRUCTION.
- SIGHT TRIANGLES SHOWN ARE THE MINIMUM REQUIRED. FURTHER REQUIREMENTS MAY BE MADE BY THE CHARLOTTE DEPARTMENT OF TRANSPORTATION IN ACCORDANCE WITH CITY CODE.
- GRADING MORE THAN ONE ACRE WITHOUT A PERMIT IS A VIOLATION OF CITY CODE AND SUBJECT TO FINES OF UP TO \$100 PER DAY.
- ANY CONSTRUCTION OR USE WITHIN THE AREAS DELINEATED AS FLOODWAY FRINGE DISTRICT BOUNDARY LINE AND FLOODWAY DISTRICT ENCROACHMENT LINE IS SUBJECT TO THE RESTRICTIONS IMPOSED BY THE FLOODWAY REGULATIONS OF THE CITY OF CHARLOTTE.
- IN ORDER TO INSURE PROPER DRAINAGE, KEEP A MINIMUM OF 0.5' SLOPE ON THE CURBS.
- ON-SITE BURIAL PITS REQUIRE AN ON-SITE DEMOLITION LANDFILL PERMIT FROM THE ZONING ADMINISTRATOR.
- IN ROLLING AND HILLY TERRAINS, SWEEPING OF THE STONE BASE AND DRACK COAT MAY BE REQUIRED NEAR INTERSECTIONS. THESE REQUIREMENTS WILL BE ESTABLISHED BY THE CITY INSPECTOR, BASED ON FIELD CONDITIONS.
- COORDINATE ALL CURB AND STREET GRADES IN INTERSECTION WITH CITY INSPECTOR.
- THE DEVELOPER SHALL MAINTAIN THE STREAMBED OF EACH STREAM, CREEK OR BACKWATER CHANNEL IN AN UNRESTRICTED STATE AND SHALL REMOVE FROM THE CHANNEL AND BANKS OF THE STREAM ALL DEBRIS, LOGS, TIMBER, JUNK AND OTHER ACCUMULATIONS.
- APPROVAL OF THE PLAN IS NOT AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OTHER GRADING PERMISSION MUST BE OBTAINED FROM THE OPTICED PROPERTY OWNERS.
- AS BUILT DRAWINGS AND PLANS OF THE STORM DRAINAGE SYSTEM MUST BE SUBMITTED TO THE CITY OF CHARLOTTE ENGINEERING DEPARTMENT IN ACCORDANCE WITH THE CITY OF CHARLOTTE SUBDIVISION ORDINANCE.
- TOTAL LOTS: 33.28
ACREAGE IN ROAD 1.46
950 LINEAR FEET OF ROAD
TAX PARCEL NUMBERS 045-03-01, 045-023-02.
- APPROXIMATE COMPLETION TIME NOV. 1992.

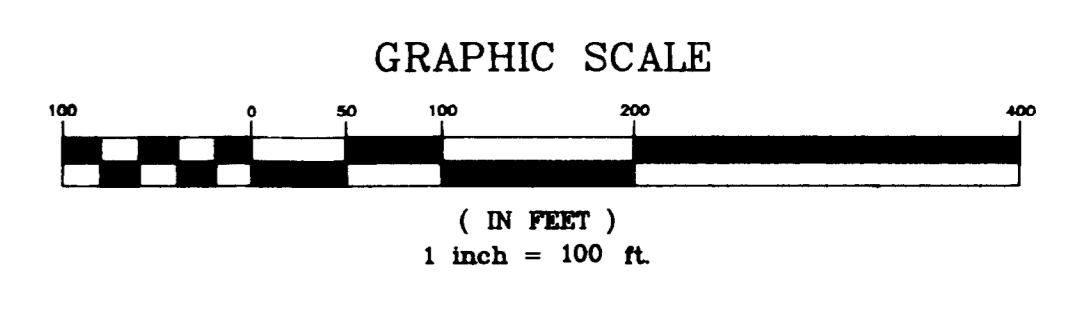
SURVEYED BY:
SAM MALONE & ASSOCIATES
LAND SURVEYING - ENGINEERING
RESIDENTIAL & COMMERCIAL

1168 WEST JOHN STREET
MATTHEWS, NORTH CAROLINA 28106
OFFICE (704) 847-9008

SAM MALONE
RUSS COUNTRY
CLERK OTTO



| ZONING | MIN. SETBACK | MIN. SIDEYARD | MIN. REARYARD | MAX. BUILDING HEIGHT WITHIN 100' OF RESIDENTIAL DISTRICT | MAX. BUILDING HEIGHT |
|-----------------------------|--------------|---------------|---------------|--|----------------------|
| I-1 | 20' | NONE | 10' | 40' | - |
| I-2 | 20' | NONE | 10' | 40' | - |
| B-D (ADJOINING RESIDENTIAL) | 40' | 10' | 40' | - | - |
| B-D (ADJOINING INDUSTRIAL) | 40' | 10' | 10' | - | 40' |



APPROVED BY CITY COUNCIL
CONDITIONAL DISTRICT
REZONING PLAN
IRWIN CREEK CENTER

CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA
34.74 ACRES

| NO. | DATE | DESCRIPTION | BY |
|-----|----------|------------------------------|-----|
| 4. | 05/24/90 | REV. PER PLANNING COMM. COM. | GDG |
| 3. | 03/19/90 | SHOW 40' BUFFER | GDG |
| 2. | 02/19/90 | REV. PER CLIENT | GDG |
| 1. | 01/25/90 | REV. PER PLANNING COMM. COM. | GDG |
| NO. | DATE | DESCRIPTION | BY |

DATE: DECEMBER 13, 1989
COMPUTED BY: ANNA R.
ACAD FILE: DW222
DESIGN: GLENN C. OTTO
DRAWN BY: ANNA R.
CHECKED BY: SAMUEL P. MALONE, JR.
APP. FILE: NONE
MAP FILE: NONE
FIELD WORK: RUSS W.
SCALE: 1"=100'

SHEET 2 of 4