

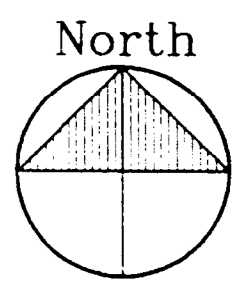
- DEVELOPMENT NOTES**
- The Conditional Site Plan shall consist of the Technical Data Sheet and the Illustrative Plan. The Technical Data Sheet shall contain development notes and conditions governing the development rights of this proposed plan regarding such things as the total amount of non-residential building square footage, points of access, proposed buffer areas and buffer treatment, setbacks and yards, screening, signage, etc. The Illustrative Plan is a part of the overall Conditional Site Plan and depicts a general development scenario intended to illustrate general relationships, design themes, development conditions, etc. It depicts a possible development plan, but alterations and variations are permitted based upon final design and construction drawings, except however that no decrease in the proposed buffers or setbacks/yards as stipulated by the Technical Data Sheet shall be allowed.
 - The proposed development shall consist of an industrial/business park development not to exceed 300,000 feet of total building area.
 - The overall development shall comply with all City of Charlotte regulatory ordinances and requirements dealing with off-street parking, screening, signage, buffers, landscaping and the Charlotte Tree Ordinance.
 - The total number of ingress/egress points to Hutchinson-McDonald Road shall be limited to the one shown on the Technical Data Sheet. The exact location may vary from that depicted based upon final design and construction drawings and/or locational requirements as regulated by the Charlotte Department of Transportation. Furthermore, an additional ingress/egress point to Riley Avenue shall be permitted in the future at such point in time when all properties having frontage along Riley Avenue have been rezoned to a non-residential zoning classification.
 - A 30 foot setback shall be established along Hutchinson-McDonald Road. This area shall be reserved as a landscaped area with no parking allowed. (See Section A-A and Section B-B).
 - The maximum height of exterior lighting shall be 30 feet.
 - The maximum building height allowed will be 35 feet.
 - Building side walls facing Hutchinson-McDonald Road shall have parapets no less than 30 inches in height above the roof top and rooftop mechanical equipment shall be set back a minimum of 35 feet from building side walls.
 - Fire hydrants shall be located within 750 feet, as the fire truck travels, of the most remote and accessible point of all buildings.
 - Storm water detention systems shall not be placed in buffer or setback areas.
 - No construction access to Riley Avenue will be permitted during development of the site.
 - Exterior safety and security lighting on the rear of buildings abutting residential zoning shall be non-apparent source lighting.

Development Data

EXISTING ZONING: R-4
 PROPOSED ZONING: I-1 (CD)
 SITE AREA (NET): 14.92 ACRES (R/W EXCLUDED)
 SITE AREA (GROSS): 15.42 ACRES (R/W INCLUDED)
 PROPOSED BUILDING AREA: 300,000 S.F.

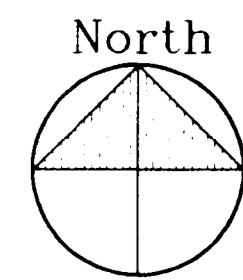
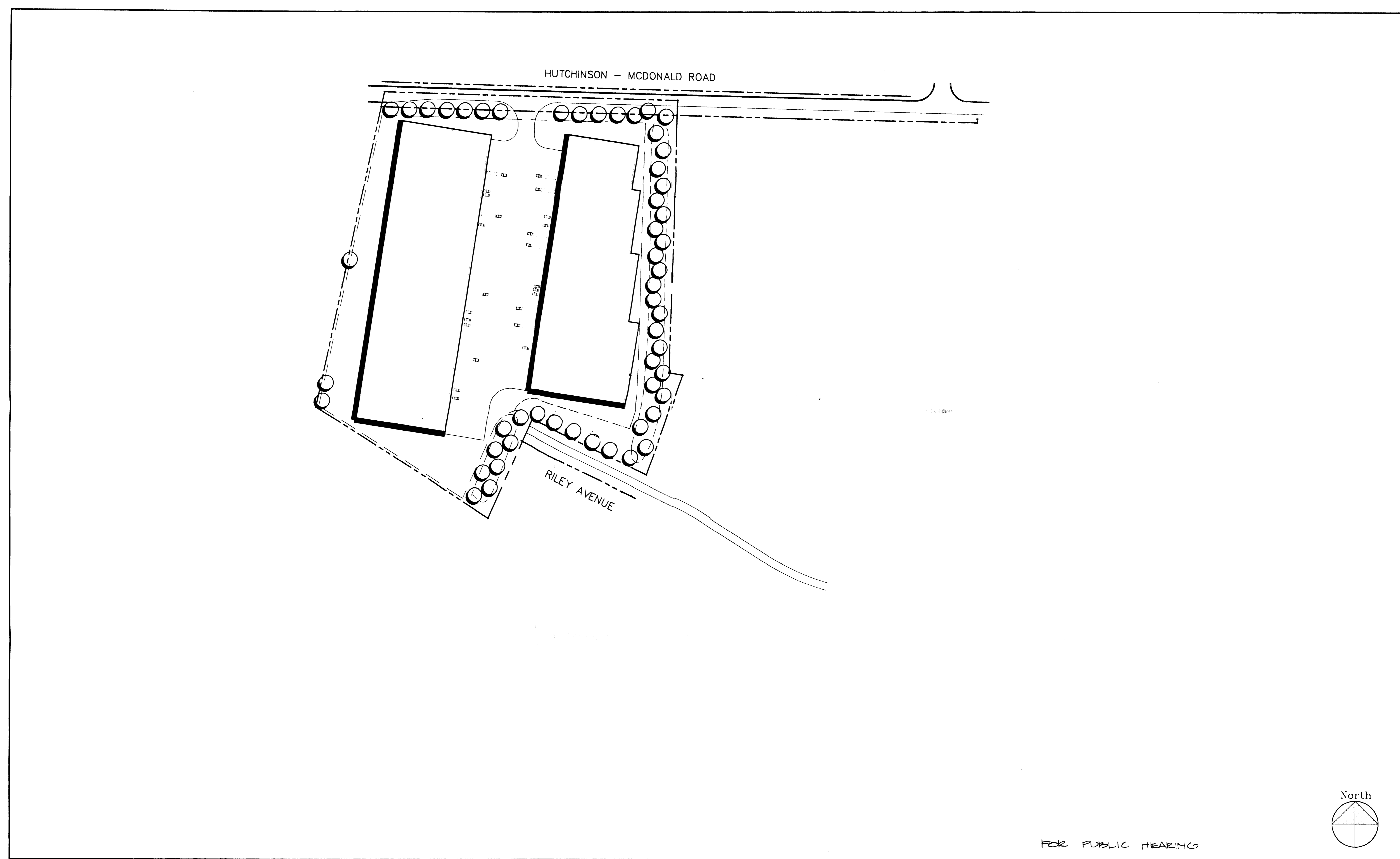
BOUNDARY DATA TAKEN FROM SURVEY BY R.B. PHARR & ASSOC'S., P.A., DATED FEBRUARY 22, 1994.

APPROVED BY CITY COUNCIL
 DATE June 19, 1995



FOR PUBLIC HEARING

<p>Project Manager: TMW</p> <p>Drawn By: BDC</p> <p>Checked By: TMW</p> <p>Date: 2/23/95</p> <p>Project Number: 94080.5</p>	<table border="1"> <thead> <tr> <th>No.</th> <th>Date</th> <th>By</th> <th>Description</th> <th>No.</th> <th>Date</th> <th>By</th> <th>Description</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>4/2/95</td> <td>TMW</td> <td>PER. PLAN COMMISSION COMMITTEE</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>2</td> <td>5/10/95</td> <td>TMW</td> <td>INCREASE SETBACK AT RILEY AVE.</td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	No.	Date	By	Description	No.	Date	By	Description	1	4/2/95	TMW	PER. PLAN COMMISSION COMMITTEE					2	5/10/95	TMW	INCREASE SETBACK AT RILEY AVE.						<p>DPR ASSOCIATES, INC. Landscape Architects Planners & Engineers 2036 East Seventh Street Charlotte, NC 28204 704/332-1204</p>	<p>TECHNICAL DATA SHEET Petition No. 95-42</p> <p>Scale: 1" = 100'</p>	<p>Charlotte Distribution Center Addition Security Capital Industrial Trust</p> <p>Sheet: RZ-1</p>
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