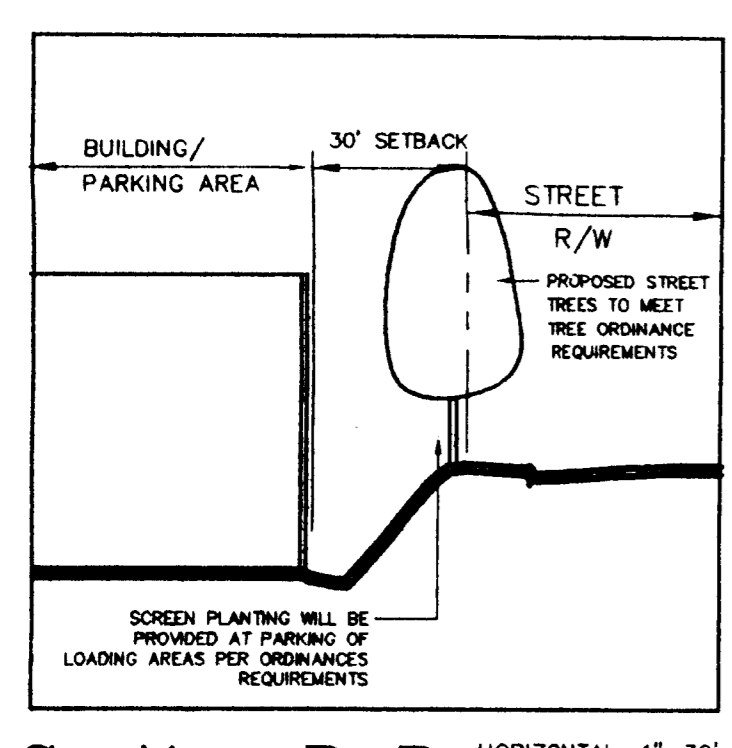
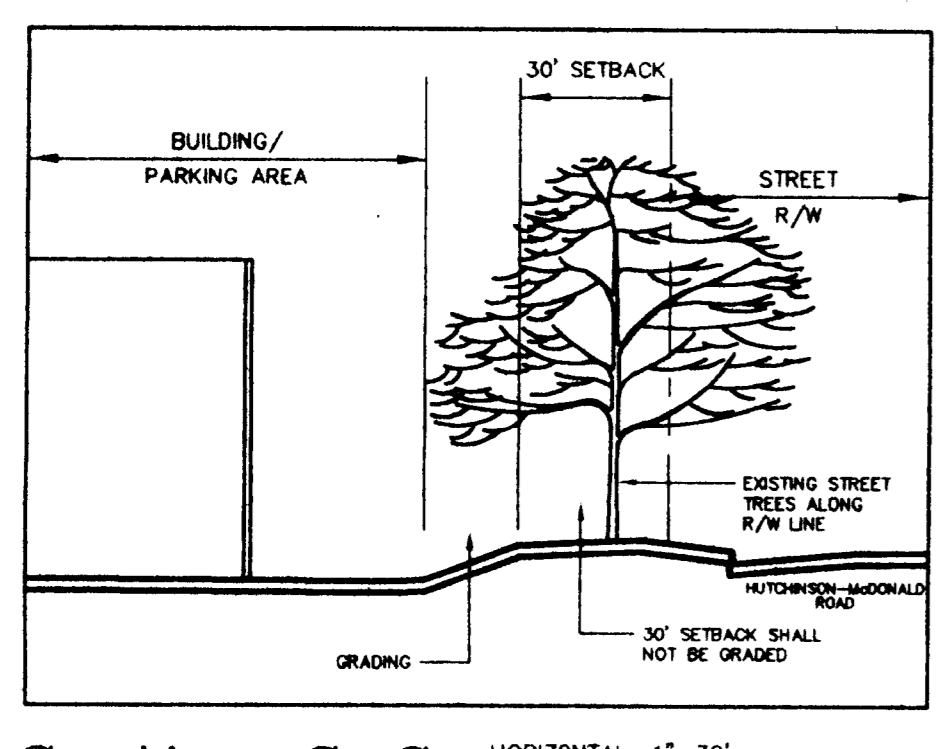


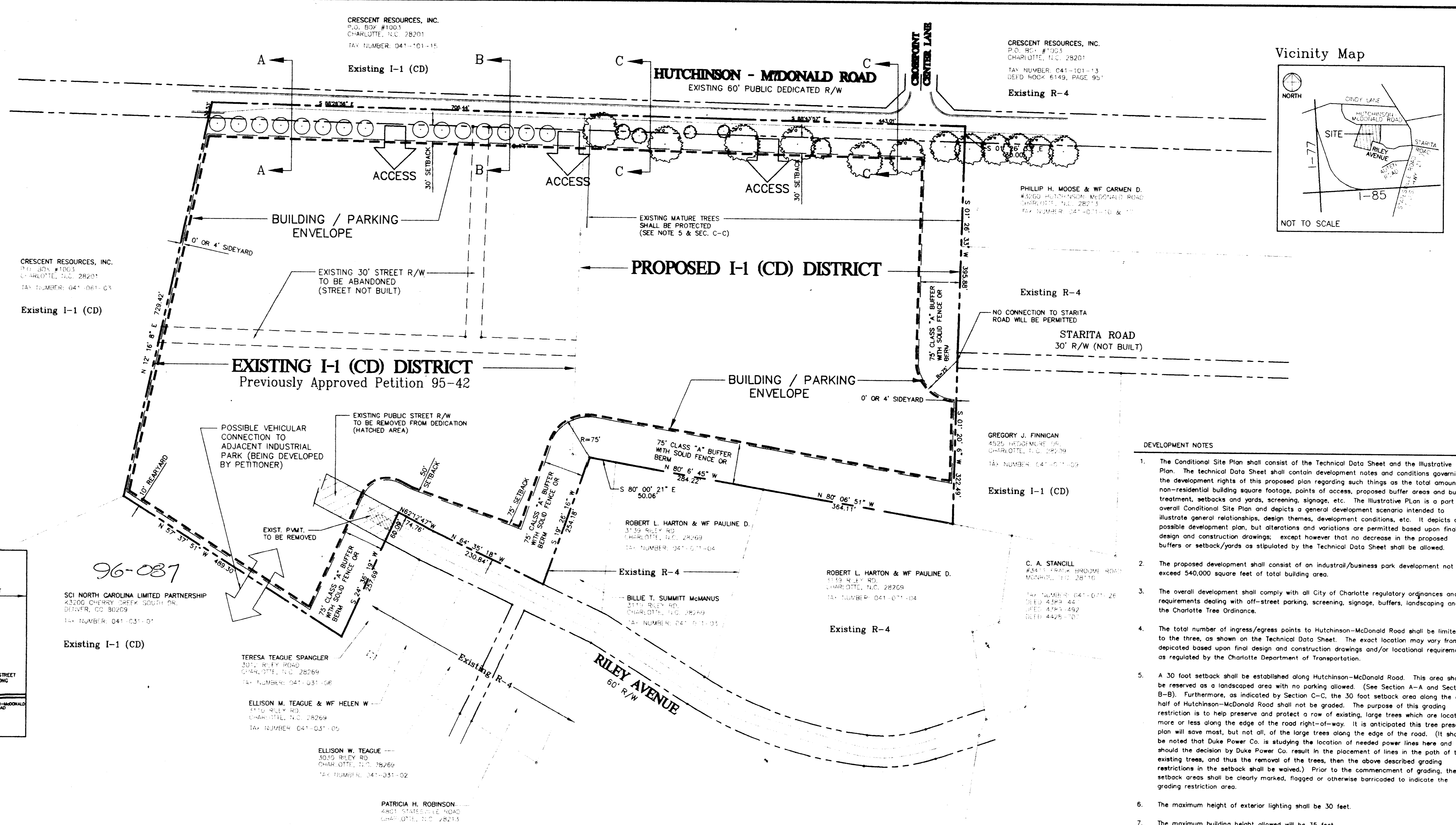
Section A-A HORIZONTAL: 1"=30' VERTICAL: 1"=20'



Section B-B HORIZONTAL: 1"=30' VERTICAL: 1"=20'



Section C-C HORIZONTAL: 1"=30' VERTICAL: 1"=20'



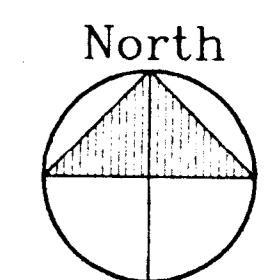
Development Data

EXISTING ZONING:	R-1, I-1 (CD)
PROPOSED ZONING:	I-1 (CD) / I-1 (CD) AMENDMENT
SITE AREA (NET):	25.94 ACRES (R/W EXCLUDED)
PREVIOUSLY APPROVED PETITION #95-42:	11.92 ACRES (R/W EXCLUDED)
ADDITIONAL AREA:	11.02 ACRES (R/W EXCLUDED)
SITE AREA (GROSS):	26.92 ACRES (R/W INCLUDED)
PREVIOUSLY APPROVED PETITION #95-42:	15.42 ACRES (R/W EXCLUDED)
ADDITIONAL AREA:	11.50 ACRES (R/W EXCLUDED)
PROPOSED BUILDING AREA:	540,000 S.F.
PREVIOUSLY APPROVED PETITION #95-42:	300,000 S.F.
ADDITIONAL AREA:	240,000 S.F.

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

- DEVELOPMENT NOTES**
- The Conditional Site Plan shall consist of the Technical Data Sheet and the Illustrative Plan. The Technical Data Sheet shall contain development rules 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, buffers, landscaping and the Charlotte Tree Ordinance.
 - The proposed development shall consist of an industrial/business park development not to exceed 540,000 square 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 three, as shown on the Technical Data Sheet. The exact location may vary from that depicted based upon final design and construction drawings and/or local requirements as regulated by the Charlotte Department of Transportation.
 - 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). Furthermore, as indicated by Section C-C, the 30 foot setback area along the western half of Hutchinson-McDonald Road shall not be graded. The purpose of this grading restriction is to help preserve and protect a row of existing, large trees which are located more or less along the edge of the road right-of-way. It is anticipated this tree preservation plan will save most, but not all, of the large trees along the edge of the road. (It should be noted that Duke Power Co. is studying the location of needed power lines here and should the decision by Duke Power Co. result in the placement of lines in the path of the existing trees, and thus the removal of the trees, then the above described grading restrictions in the setback shall be revised.) Prior to the commencement of grading, the setback areas shall be clearly marked, flagged or otherwise barricaded to indicate the grading restriction area.
 - 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 the buildings abutting residential zoning shall be non-apparent source lighting.

APPROVED BY CITY COUNCIL
DATE DECEMBER 16, 1996



PETITION NO. 96-87

REVISIONS

No.	Date	By	Description
1	10/16/96	KRB	Issue Section C-C and Buffer Notes
2	1/17/97	TM	Revise buffers with 75' radius at corners

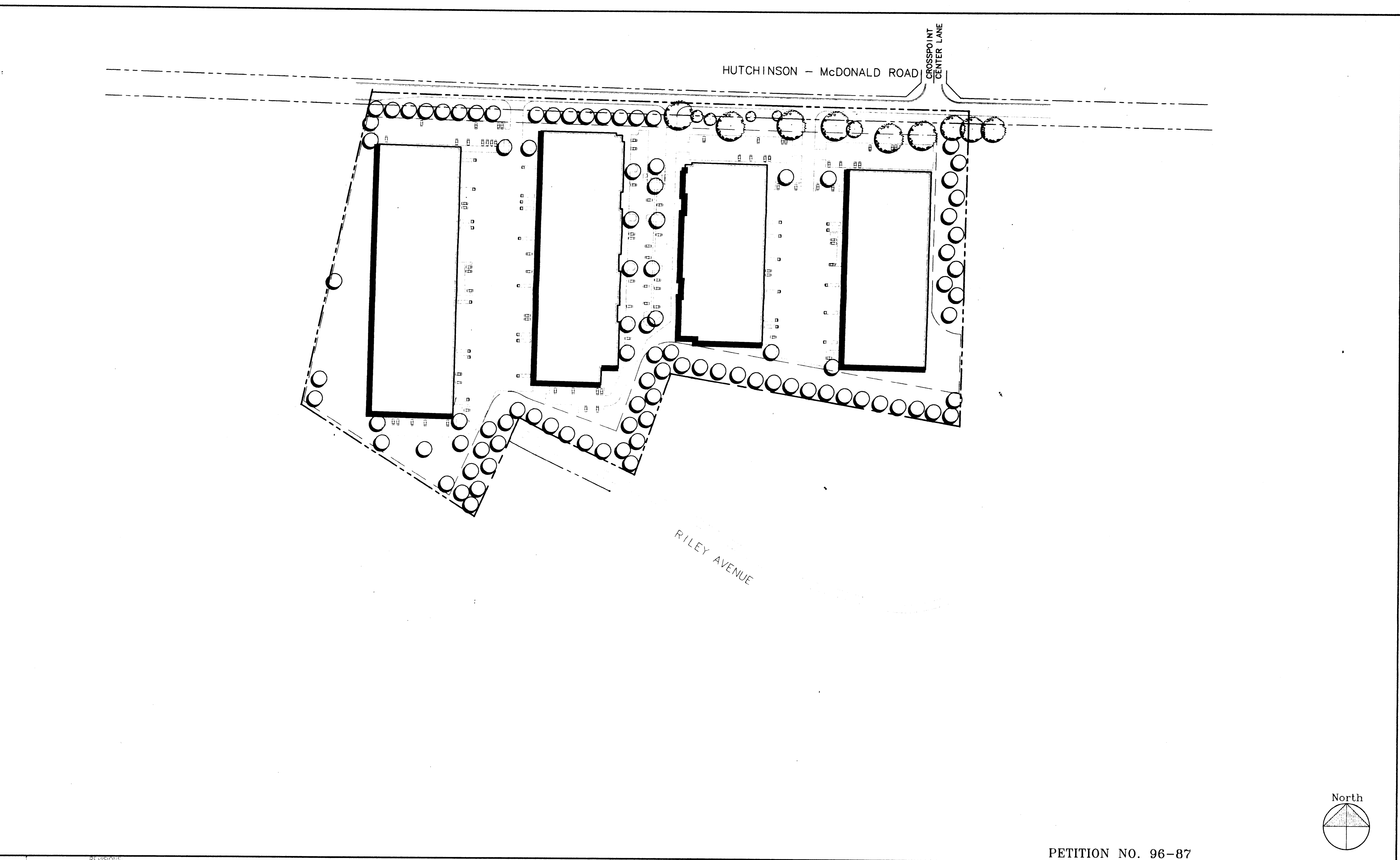
Project Manager	TDO
Drawn By	KRB
Checked By	TDO
Date	8/23/96
Project Number	96068



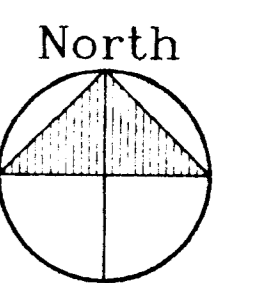
TECHNICAL DATA SHEET

Charlotte Distribution Center Addition
Security Capital Industrial Trust

Scale	1" = 100'
Sheet Number	RZ-1
Total	2



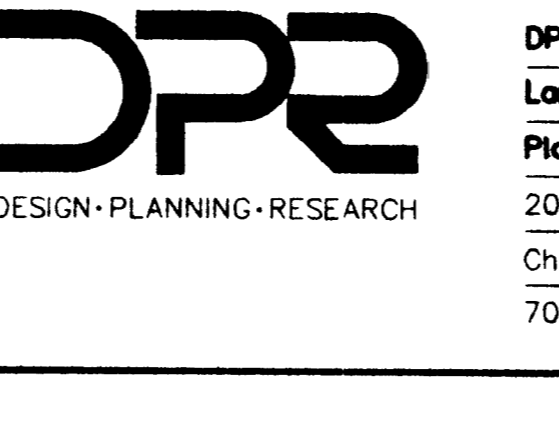
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REVISIONS

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Project Manager	TDO
Drawn By	KRB
Checked By	TDO
Date	8/23/96
Project Number	96068



ILLUSTRATIVE PLAN

Charlotte Distribution Center Addition
Security Capital Industrial Trust

Scale	1" = 100'
Sheet Number	RZ-2
Total	2