

PETITIONER
 ALLIANCE PROPERTIES SERVICES, LLC
 800 EAST BAYVIEW
 SUITE 300
 CHARLOTTE, NC 28203

OWNER:
 RALPH F. MEYER
 WELLS FARGO BANK
 11001 JOHN PRICE ROAD
 CHARLOTTE, NC 28277

EXISTING ZONING: R-17 MF
REQUESTED ZONING: CC COMMERCIAL CENTER DEVELOPMENT

TOTAL SITE AREA: 17,000 AC. (15,242 ACRES EXCLUSIVE OF R.O.W.)
TOTAL PROPOSED BUILDING AREA: 100,000 SQ. FT.

PERMITTED USES:
 4 OFFICE BLDG. (100,000 SQ. FT.)
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DEVELOPMENT STANDARDS

GENERAL PROVISIONS
 UNLESS MORE STRINGENT STANDARDS ARE ESTABLISHED BY THE TECHNICAL DATA SHEET OR THESE DEVELOPMENT STANDARDS, ALL DEVELOPMENT STANDARDS ESTABLISHED UNDER THE METROPOLITAN COUNTY ZONING ORDINANCE (THE "ORDINANCE") FOR THE CC COMMERCIAL CENTER DEVELOPMENT SHALL BE FOLLOWED IN CONNECTION WITH DEVELOPMENT TAKING PLACE ON THE SITE. THE COMPLETION, PLACEMENT AND SIZES OF THE BUILDINGS OUTLINED ON THE SCHEMATIC SITE PLAN ACCORDING TO THIS ZONING ORDINANCE SHALL BE SUBJECT TO THE METROPOLITAN COUNTY ENGINEERING DEPARTMENT'S REVIEW AND APPROVAL. THE METROPOLITAN COUNTY ENGINEERING DEPARTMENT MAY BE ALTERED OR MODIFIED DURING DESIGN DEVELOPMENT AND CONSTRUCTION DOCUMENT PHASES WITHIN THE METROPOLITAN COUNTY ENGINEERING DEPARTMENT'S REVIEW AND APPROVAL. PARKING LAYOUTS MAY ALSO BE MODIFIED TO ACCOMMODATE FINAL BUILDING LOCATIONS.

PERMITTED USES
 THE SITE MAY BE DEVELOPED TO ANY USE (INCLUDING ANY ACCESSORY USE) WHICH IS PERMITTED UNDER THE ORDINANCE BY RIGHT OR UNDER PRESCRIBED CONDITIONS IN A CC ZONING DISTRICT.

SQUARE FOOTAGE RESTRICTION
 THE GROSS FLOOR AREA OF ALL BUILDINGS CONSTRUCTED WITHIN THE SITE MAY NOT EXCEED, IN THE AGGREGATE, 120,000 SQUARE FEET.

SCREENING
 1. SCREENING SHALL CONFORM WITH THE STANDARDS AND TREATMENTS SPECIFIED IN SECTION 12.03.03 OF THE ORDINANCE.
 2. LANDSCAPING SHALL BE PLANTED AND MAINTAINED IN SEQUENCES WHICH ARE KEPT TO EACH PHASE OF DEVELOPMENT TAKING PLACE ON THE SITE.

STREETSIDE DESIGN AND MATERIALS
 1. THE PETITIONER AGREES TO IMPLEMENT THE LANDSCAPING WATER PLAN FOR THE SECTION OF N.C. 49 AND JOHN PRICE ROAD STREETSIDES DEPICED ON THE SCHEMATIC SITE PLAN WHICH ACCOMPANIES THIS TECHNICAL DATA SHEET.
 2. LOCAL WINDSHIELD PLANT SPACES WILL BE USED PROVISIONALLY.
 3. PLANTING TREES WILL BE USED TO CREATE VISUAL BARRIERS AT APPROPRIATE LOCATIONS AND PROTECT SCENIC QUALITY.
 4. ALL PROPOSED PLANTING WITHIN THOROUGHFARE SETBACKS WILL MEET OR EXCEED THE MINIMUM REQUIREMENTS OF THE ORDINANCE.
 5. LANDSCAPING TREES WILL MEET OR EXCEED THE MINIMUM REQUIREMENTS SPECIFIED IN THE ORDINANCE.
 6. LANDSCAPING TREES SHALL BE PLANTED AT THE FOLLOWING MINIMUM SIZES SET FORTH BELOW AND WILL MEET ALL MINIMUM REQUIREMENTS OF THE ORDINANCE. CALIPER MEASUREMENTS ARE TO BE TAKEN SIX INCHES ABOVE GROUND.
 A. CANOPY SPREAD: 12" TO 18" CALIPER, 8' TO 10' HEIGHT
 B. LANDSCAPING TREES: 12" TO 18" CALIPER, 8' TO 10' HEIGHT
 C. SMALL DECIDUOUS TREES: 1-1/2" CALIPER, 7' TO 8' HEIGHT
 D. LANDSCAPING TREES: 2" TO 3" CALIPER, 4' TO 5' HEIGHT
 E. LANDSCAPING TREES: 2" TO 3" CALIPER, 4' TO 5' HEIGHT (OFF-ROAD IF REQUIRED FOR SCREENING)
 7. IF PROVIDED, BARRIERS WILL BE DESIGNER, PLANTING AND MAINTAINED AND COORDINATED WITH PROPOSED PLANTING TO ASSURE EFFECTIVE SCREENING AND A HARMONIOUS AND AESTHETIC APPEARANCE.

LANDSCAPING AREAS
 1. LANDSCAPING AREAS WILL BE PLANTED AND MAINTAINED IN SEQUENCES WHICH ARE KEPT TO EACH PHASE OF DEVELOPMENT TAKING PLACE ON THE SITE.

PARKING
 1. PARKING SHALL BE LOCATED WITHIN THE TECHNICAL DATA SHEET MAY BE IN ANY LOCATION, BUT IN ALL EVENTS, OFF-STREET PARKING WILL MEET OR EXCEED THE MINIMUM STANDARDS ESTABLISHED UNDER THE ORDINANCE.
 2. ALL PARKING AREAS LANDSCAPING WILL MEET OR EXCEED THE MINIMUM STANDARDS OF THE ORDINANCE.
 3. LANDSCAPING WILL BE PROVIDED AROUND THE PERIMETER OF EACH PARKING LOT AS TO PROVIDE ADEQUATE SCREENING AS REQUIRED BY THE ORDINANCE.
 4. EACH EXISTING PARKING AREA WILL PROVIDE LANDSCAPING MEASURES AND PLANTS THAT MEET OR EXCEED THE REQUIREMENTS OF THE ORDINANCE. WHERE APPROPRIATE, WIDE LANDSCAPING ISLANDS AND MEDIAN WILL BE PROVIDED TO PROVIDE ADEQUATE GROWING AREAS FOR CONIFER TREES.
 5. ALL PARKING LOT AREAS SHALL COMPLY WITH THE PROVISIONS OF THE APPROVED SITE PLAN AND APPLICABLE COUNTY ORDINANCES, AND ALL PARKING AREAS WILL BE SUBMITTED WITH APPLICATIONS FOR CORRESPONDING PARKING PERMITS.

LIGHTING
 1. A UNIFORM LIGHTING SYSTEM WILL BE EMPLOYED THROUGHOUT THE SITE.
 2. ALL LIGHTING FIXTURES WITHIN THE SITE (EXCEPT STREET LIGHTS WHICH MAY BE EXISTING ALONG N.C. 49 OR JOHN PRICE ROAD) SHALL BE DESIGNED SUCH THAT DIRECT ILLUMINATION DOES NOT EXCEED ANY PROPERTY LINE. CONSIDERATION WILL BE GIVEN TO THE IMPACT OF LIGHT POLLUTION AND THE PREVENTION OF LIGHT POLLUTION. LIGHT POLLUTION PREVENTION MEASURES WILL INCLUDE SHIELDING, CUTOFF ANGLES, COLOR, ENERGY EFFICIENCY AND SHIELDING OF SOURCES OF LIGHT. THE INTENT BEING TO LIGHT TO LIGHT TOWARDS N.C. 49, JOHN PRICE ROAD AND ADJACENT PROPERTIES.
 3. THE MAXIMUM HEIGHT OF ANY OUTSIDE LIGHTING FIXTURE, INCLUDING ITS BASE, SHALL NOT EXCEED 30 FEET IN HEIGHT.
 4. ALL LIGHT PLACED ON THE SITE WILL MEET OR EXCEED THE REQUIREMENTS OF THE ORDINANCE.
 5. SIGNS ON JOHN PRICE ROAD WILL MEET OR EXCEED THE REQUIREMENTS OF THE ORDINANCE.

ACCESS POINTS (OVERLOOKS)
 1. THE NUMBER OF VEHICULAR ACCESS POINTS TO THE SITE WILL BE LIMITED TO THE NUMBER SPECIFIED ON THIS TECHNICAL DATA SHEET.
 2. CURRENTLY, THE DESIGN FOR THE SECTION OF N.C. 49 CONTemplates A MEDIAN RUNNING FROM CAROWINDS BOULEVARD/JOHN PRICE ROAD IN A NORTHWESTERLY DIRECTION ALONG THE CENTERLINE OF N.C. 49 BEYOND THE SITE'S NORTHWESTERLY BOUNDARY. PETITIONER INTENDS TO REQUEST A MEDIAN CUT FOR ITS PRIMARY ACCESS TO THE SITE FROM N.C. 49 AND THEREFORE REQUESTS THE RIGHT TO RELOCATE THE ACCESS DRAINAGE SWOOSH ON THIS TECHNICAL DATA SHEET TO POINTS APPROVED BY THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION AND THE METROPOLITAN COUNTY ENGINEERING DEPARTMENT AND THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.

FIRE PROTECTION
 1. ADEQUATE FIRE PROTECTION IN THE FORM OF FIRE ALARMS WILL BE PROVIDED TO THE FIRE MARSHAL'S SPECIFICATIONS. PLANS FOR SUCH PROTECTION WILL BE SUBMITTED TO THE FIRE MARSHAL'S OFFICE FOR APPROVAL, BEFORE THE COMMENCEMENT OF THAT BUILDING COMMENCES.
 2. FIRE ALARMS WILL BE LOCATED WITHIN 500 FEET OF ANY BUILDING CONSTRUCTED ON THE SITE.

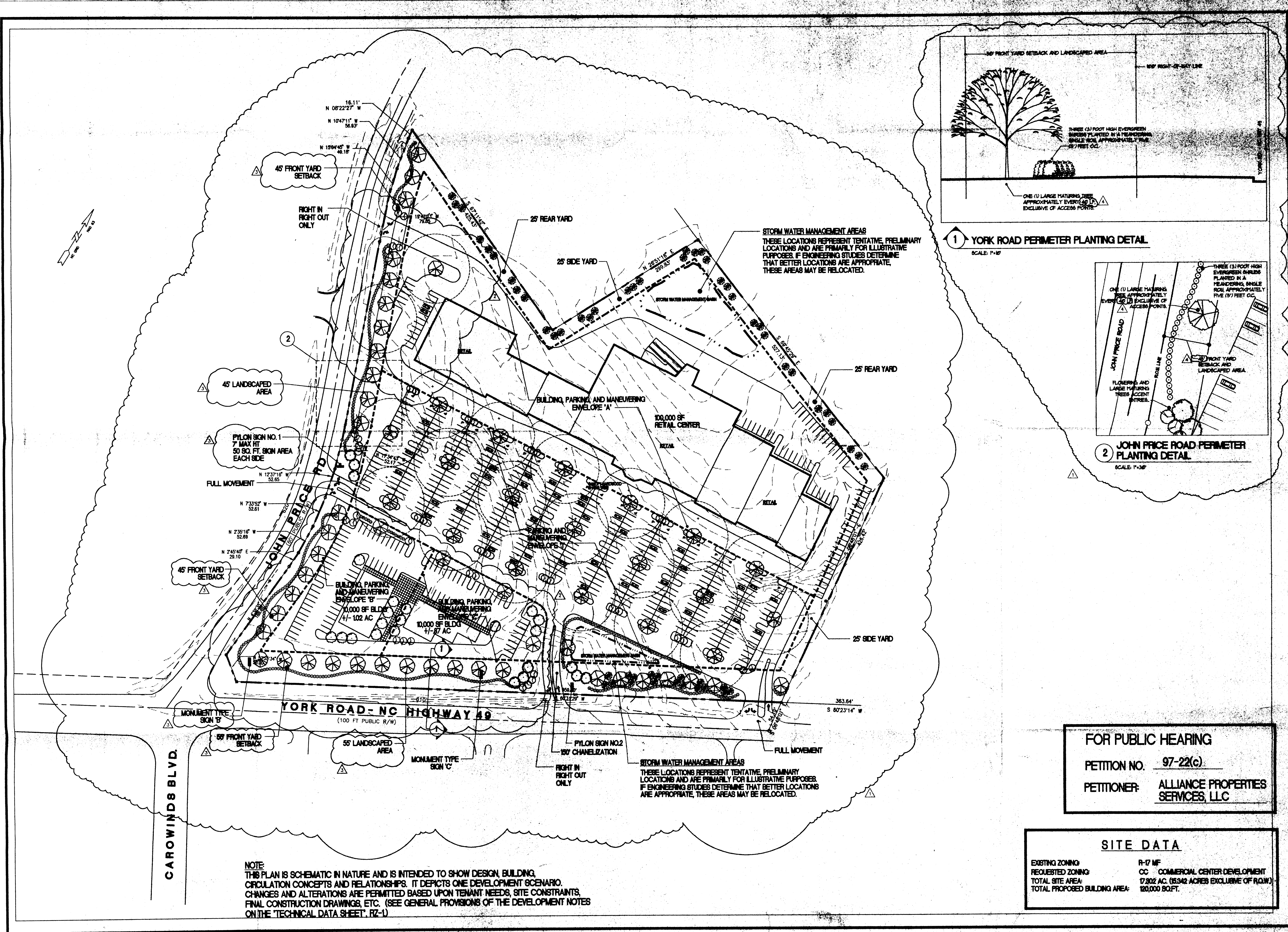
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 1. SIGN WATER RUNOFF FROM THE SITE WILL BE MANAGED THROUGH THE EXISTING DETENTION AREA WHICH SATISFIES THE STANDARDS IMPOSED BY THE COUNTY ENGINEERING DEPARTMENT.
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STEEL CROSSING
 CHARLOTTE, NORTH CAROLINA

FOR PUBLIC HEARING
 PETITION NO. 97-22(c)
 PETITIONER: ALLIANCE PROPERTIES SERVICES, LLC

APPROVED BY COUNTY COMMISSION
 DATE: JULY 15, 1997
 97-22c

GRAPHIC SCALE
 SCALE T = 60'-0"



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STEEL CROSSING
 CHARLOTTE, NORTH CAROLINA

FOR PUBLIC HEARING
 PETITION NO. 97-22(c)
 PETITIONER: ALLIANCE PROPERTIES SERVICES, LLC

APPROVED BY COUNTY COMMISSION
 DATE: JULY 15, 1997
 97-22c

GRAPHIC SCALE
 SCALE T = 60'-0"

REVISION PLAN FOR STEEL CROSSING
 HWY 49 AND JOHN PRICE ROAD
 TECHNICAL DATA SHEET

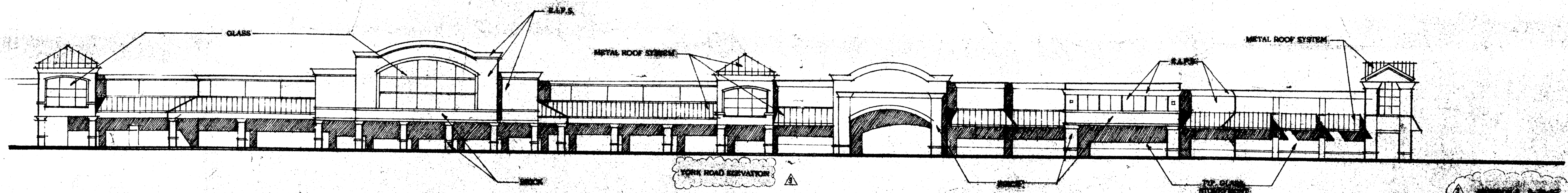
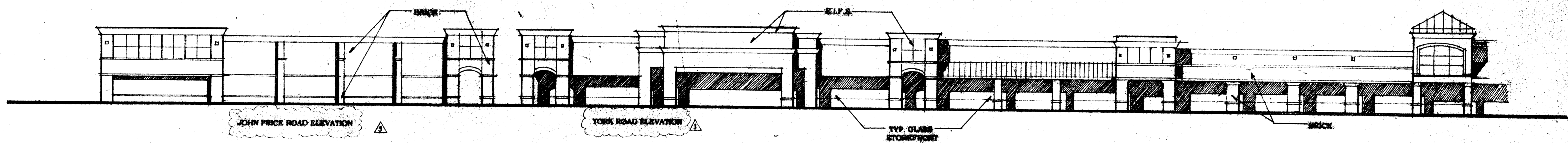
Division President: VRETOS
 Vice President: HOLLIFIELD
 Designer: RSW
 Date Drawn: 3-20-97
 Drawing File Name: 4678/RZ-1A

Project Number: 03-4678-01
 Sheet: RZ-1

REVISION PLAN FOR STEEL CROSSING
 HWY 49 AND JOHN PRICE ROAD
 SCHEMATIC SITE PLAN

Division President: VRETOS
 Vice President: HOLLIFIELD
 Designer: RSW
 Date Drawn: 3-20-97
 Drawing File Name: 4678/RZ-1A


Project Number: 03-4678-01
 Sheet: RZ-2




 Little & Associates Architects

STEEL CROSSING

CHARLOTTE, NC


 ALLIANCE
 ARCHITECTS
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 CHARLOTTE, NC

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