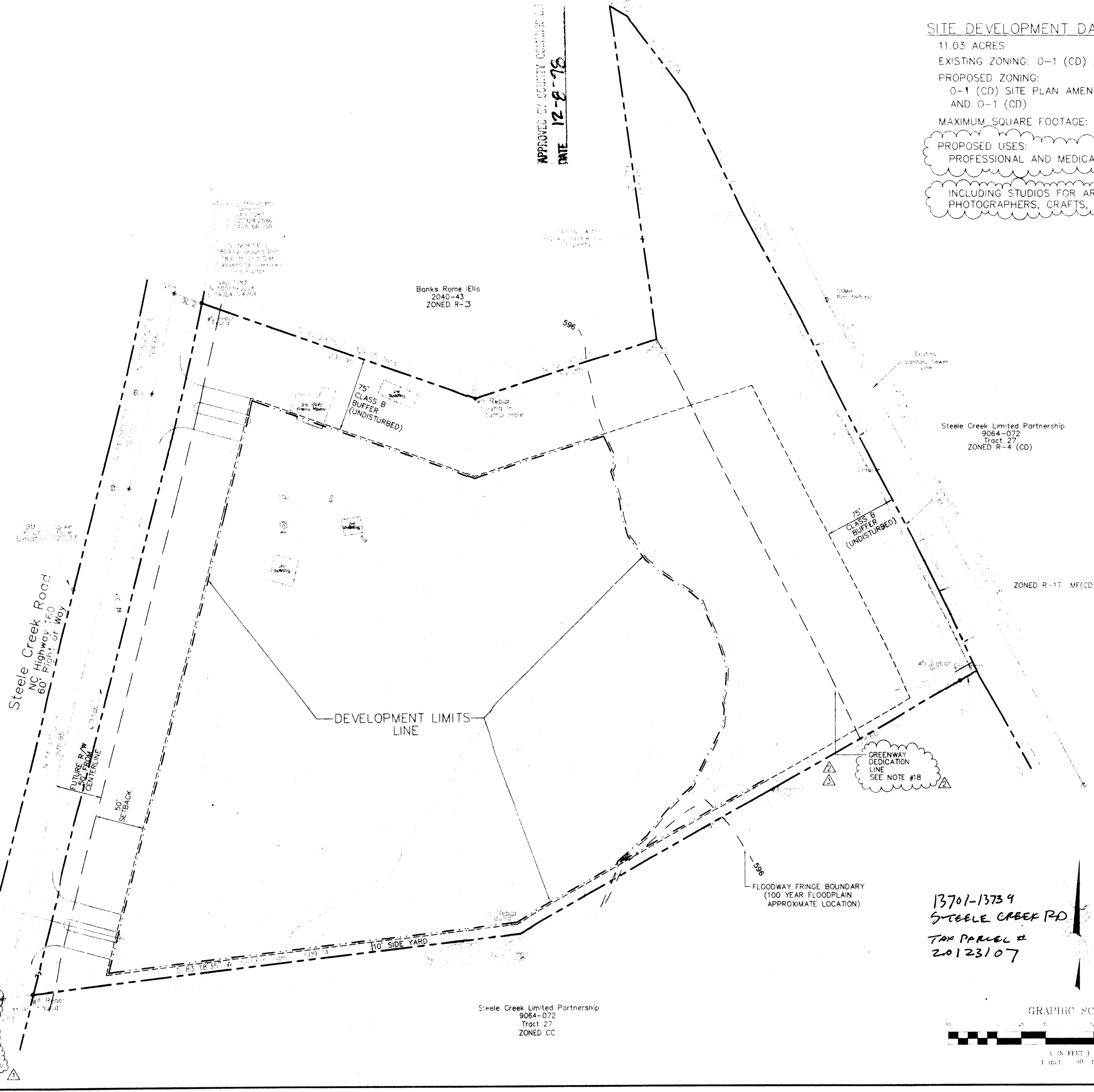


VICINITY MAP N.T.S.

CONCEPTUAL NOTES

1. THE PROPOSED SITE PLAN REPRESENTS A CONCEPTUAL ARRANGEMENT OF BUILDINGS AND PARKING AREAS. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE REVIEW AND APPROVAL OF THE MECKLENBURG COUNTY PLANNING AND ZONING DEPARTMENT. ANY MODIFICATIONS PERTAINING TO THE SIZE, SHAPE, AND ARRANGEMENT OF BUILDINGS AS WELL AS THE PARKING AND CIRCULATION ARE NOT PERMITTED AS A MATTER OF RIGHT. IN NO EVENT SHALL THERE BE AN INCREASE IN THE DEPTH OF BUFFERS OR SETBACKS AND NO INCREASE IN THE AMOUNT OF BUILDING SQUARE FOOTAGE PERMITTED ON THE SITE.
2. THE PROPOSED DEVELOPMENT SHALL COMPLY WITH ALL APPLICABLE MECKLENBURG COUNTY REGULATIONS PERTAINING TO THE STREET PARKING ZONING DISTRICTS (LANDSCAPING, SCREENING, SPRAWL, EROSION CONTROL).
3. VEHICULAR ACCESS TO THE SITE SHALL BE LIMITED TO A MAXIMUM OF TWO POINTS OF INGRESS/EGRESS AS SHOWN ON THE SITE PLAN. THE LOCATION OF ANY DRIVEWAY SHALL BE DETERMINED BY THE LOCATION AND DESIGN OF THE DRIVEWAY AND SHALL COMPLY WITH ALL APPLICABLE STANDARDS AND REQUIREMENTS OF MECKLENBURG COUNTY AND/OR THE CITY OF CHARLOTTE.
4. THE PETITIONER SHALL DEDICATE LAND AROUND THE SITE'S STREET FRONTAGE TO ESTABLISH A 75' CLASS B BUFFER (UNDISTURBED) AS MEASURED FROM THE CENTERLINE OF THE DRIVEWAY. THE BUFFER SHALL BE MAINTAINED TO THE ISSUANCE OF ANY BUILDING PERMIT ASSOCIATED WITH THE PROPOSED DEVELOPMENT.
5. MAXIMUM BUILDING HEIGHTS SHALL BE LIMITED TO TWO-STORY BUILDINGS SHALL NOT EXCEED 30' IN HEIGHT.
6. THE PETITIONER SHALL PROVIDE CERTAIN LANDS INTO THE SITE AS WELL AS A BUFFER AND SCREENING IMPROVEMENTS ALONG THE STEELE CREEK ROAD FRONTAGE. THESE IMPROVEMENTS SHALL BE REQUIRED AT THE TIME WHEN BUILDING CONSTRUCTION ON THE SITE EXCEEDS 100,000 SF. THE BUFFER SHALL BE 10 FEET WIDE AND LOCATED 5 FEET BACK FROM THE CURB. SETBACKS WITHIN THE PROPOSED DEVELOPMENT SHALL CONFORM TO THE CITY OF CHARLOTTE'S SETBACK REQUIREMENTS.
7. PER MECKLENBURG COUNTY REGULATIONS, STORM WATER DETENTION IS NOT REQUIRED AS PART OF THIS DEVELOPMENT AS THE SUBMITTAL WOULD BE SUBJECT TO A FUTURE DEVELOPMENT OF THE SITE.
8. MAXIMUM HEIGHT OF LIGHTING SHALL BE 20 FEET. LIGHTING SHALL BE PROVIDED IN A MANNER TO MINIMIZE LIGHT POLLUTION AND GLOMERATION. LIGHTING SHALL NOT BE REDUCED IN DEPTH FROM THAT SPECIFIED ON THE PLAN.
9. BUILDINGS CONSTRUCTED ON THE SITE SHALL BE RESIDENTIAL STYLE IN CHARACTER OF FINISHED ROOF, COLUMN MATERIALS, ETC. THE DESIGN SHALL BE SUITABLE TO INCORPORATE A MIXTURE OF ROOF STYLES, ANGLES AND A VARIETY OF BUILDING COLORS AND MATERIALS TO TREAT VARIOUS BUILDING ELEVATIONS. THIS ESTABLISHES THE EFFECT OF PREVENTING AND DISCOURAGING A STING, MONOTONOUS BUILDING ELEVATION SCHEME.
10. NO BUILDING PERMIT SHALL BE ISSUED FOR ANY DEVELOPMENT PROPOSED FOR THE SITE UNTIL THE CONTRACT TO MARK PRELIMINARY 10' X 10' X 10' PINS HAS BEEN APPROVED FOR ALL QUARTERS OF THE INTERSECTION (300.000.00). THE AMOUNT OF THE BOND SHALL BE BASED UPON THE ESTIMATED COST OF THE IMPROVEMENTS TO BE MADE AT THE INTERSECTION. THE BOND FOR THE ROAD IMPROVEMENTS SHALL BE FILED WITH MECKLENBURG COUNTY ENGINEERING DEPARTMENT.
11. THE CLASS B BUFFER SHALL BE BARRICADED AND/OR CLEARLY MARKED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION IN ORDER TO PROVIDE FOR AN UNDISTURBED BUFFER AREA EXCEPT FOR NECESSARY UTILITY CONNECTIONS.
12. IN ADDITION TO THE LANDSCAPING STANDARDS REQUIRED BY MECKLENBURG COUNTY, THE PETITIONER SHALL PROVIDE STREET TREES IN THE BUFFER AT DECK HEIGHTS (10' TO 12'). THE TREE PLACING SHALL BE IN ACCORDANCE WITH THE MECKLENBURG COUNTY TREE PLACING STANDARDS. TREES SHALL BE PLANTED AT A MINIMUM OF 10' FROM THE CURB AND 10' FROM THE PROPERTY LINE.
13. ALL BUILDING ROOFS SHALL BE SHARPLY AND APPEARANCE MAY VARY FROM THAT VEHICULAR A TERMINATION SITE PLAN CONCEPT FOR THE PROPOSED DEVELOPMENT. THE ESTABLISHMENT OF THE GREENWAY CORRIDOR AS SHOWN ON THE PLAN SHALL BE MAINTAINED WITH A COMBINATION OF BRICK, BRICK PAVING, POLISHED CONCRETE OR CONCRETE AND SHALL ALSO INCLUDE ATTRACTIVE LANDSCAPING (BENCHES, TABLES, ETC.) TO CREATE AN OPEN SPACE DESIGN AMENITY.
14. THE FLOODWAY FRINGE AREA AS OUTLINED ON THE SITE PLAN SHALL BE DEDICATED TO MECKLENBURG COUNTY FOR GREENWAY PURPOSES. THIS DEDICATION SHALL OCCUR PRIOR TO THE COMMENCEMENT OF CONSTRUCTION OF ANY BUILDING. THE DEDICATION SHALL BE FOR PASSENGER DECKING PURPOSES, SUCH AS WALKING TRAILS, BENCHES, TABLES, PRESERVED AS NATURAL OPEN SPACE.
15. EXISTING STRUCTURES LOCATED WITHIN THE BUFFER SHALL BE REMOVED ONCE THE BUILDING CONSTRUCTION BEGINS ON THE SITE.
16. ANY COMPUTERS LOCATED ON THE SITE SHALL BE SCREENED WITH SOUND ENCLOSURES WITH DOORS.
17. WALLMOUNTED TYPE LIGHTING FIXTURES SHALL NOT BE PERMITTED ON ANY BUILDING CONSTRUCTED ON THE SITE.

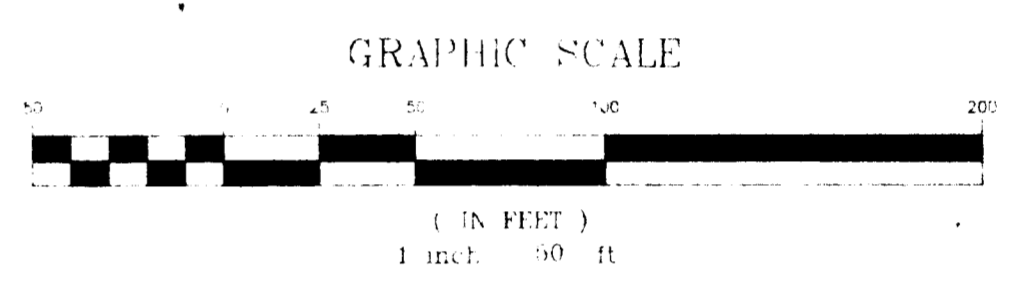


SITE DEVELOPMENT DATA:
 11.03 ACRES
 EXISTING ZONING: 0-1 (CD) AND R-4 (CD)
 PROPOSED ZONING: 0-1 (CD) SITE PLAN AMENDMENT AND 0-1 (CD)
 MAXIMUM SQUARE FOOTAGE: 82,000 SF
 PROPOSED USES: PROFESSIONAL AND MEDICAL OFFICES INCLUDING STUDIOS FOR ARTISTS, PHOTOGRAPHERS, CRAFTS, ETC.

APPROVED BY LOCALITY GOVERNMENT DATE 12-8-78

13701-13759
 STEELE CREEK RD
 TRACT # 20123107

98-59C
 20123107
 20123103
 PO



GNA DESIGN ASSOCIATES, Inc.
 10000 W. WOODBRIDGE DRIVE, SUITE 100, CHARLOTTE, NC 28226
 (704) 592-1100

CD REZONING REQUEST TECHNICAL DATA SHEET
 PROJECT: STEELE CREEK ROAD CHARLOTTE, NC
 PREPARED BY: WEG GROUP, INC.
 SHEET: 1 OF 2

38306

PETITION #98-59 (c): FOR PUBLIC HEARING

38306

PETITION #98-59(c): FOR PUBLIC HEARING
CD REZONING REQUEST
CONCEPTUAL SITE PLAN
WEG GROUP, INC.
STEELE CREEK ROAD CHARLOTTE, NC



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