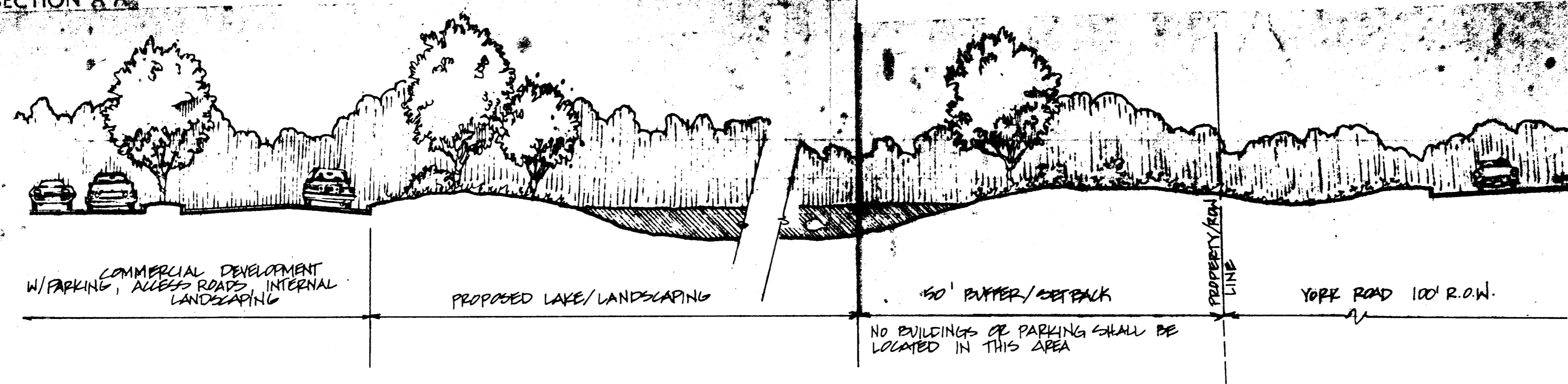


SITE DATA

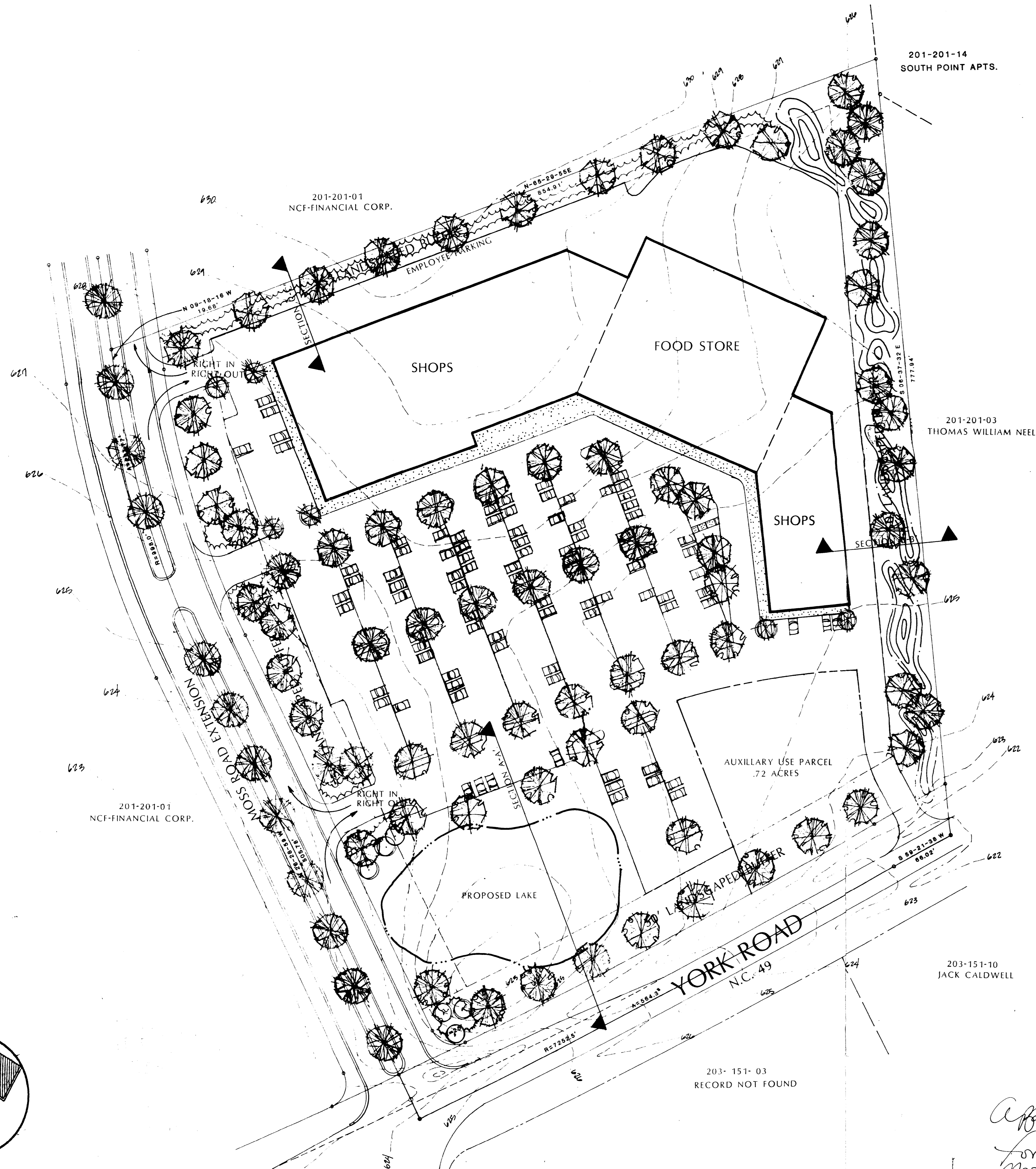
TOTAL SITE ACREAGE ——— 13.89 ACRES
 EXISTING ZONING ——— B-1 SCD
 PROPOSED ZONING ——— B-1 SCD
 120,000 S.F. COMMERCIAL ALLOWED
 90,000 S.F. COMMERCIAL PROPOSED
 500 PARKING SPACES PROPOSED

SECTION A-A

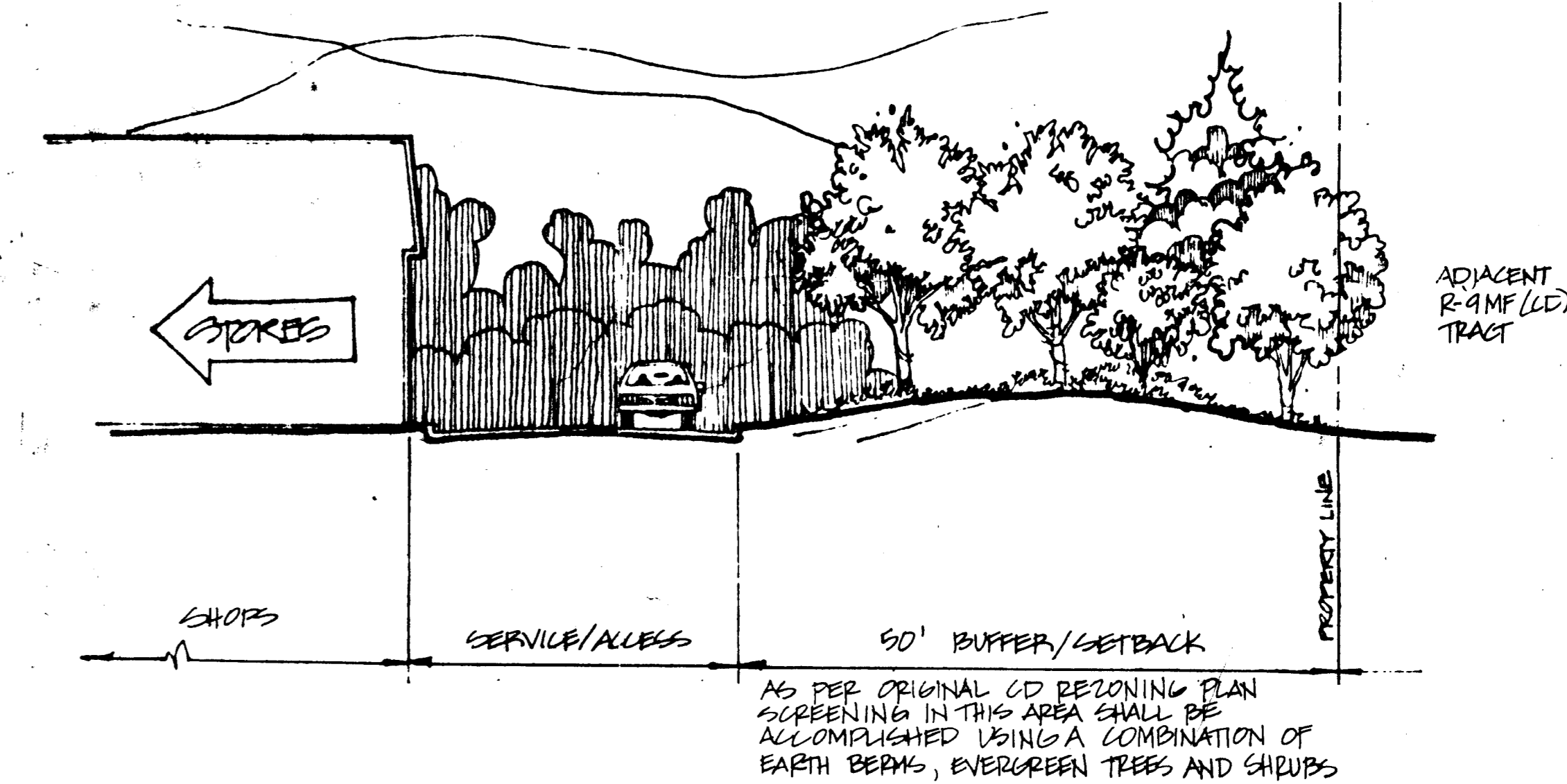


GENERAL CONDITIONS:

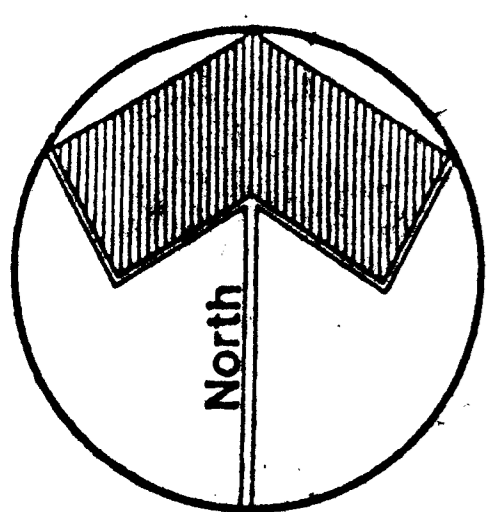
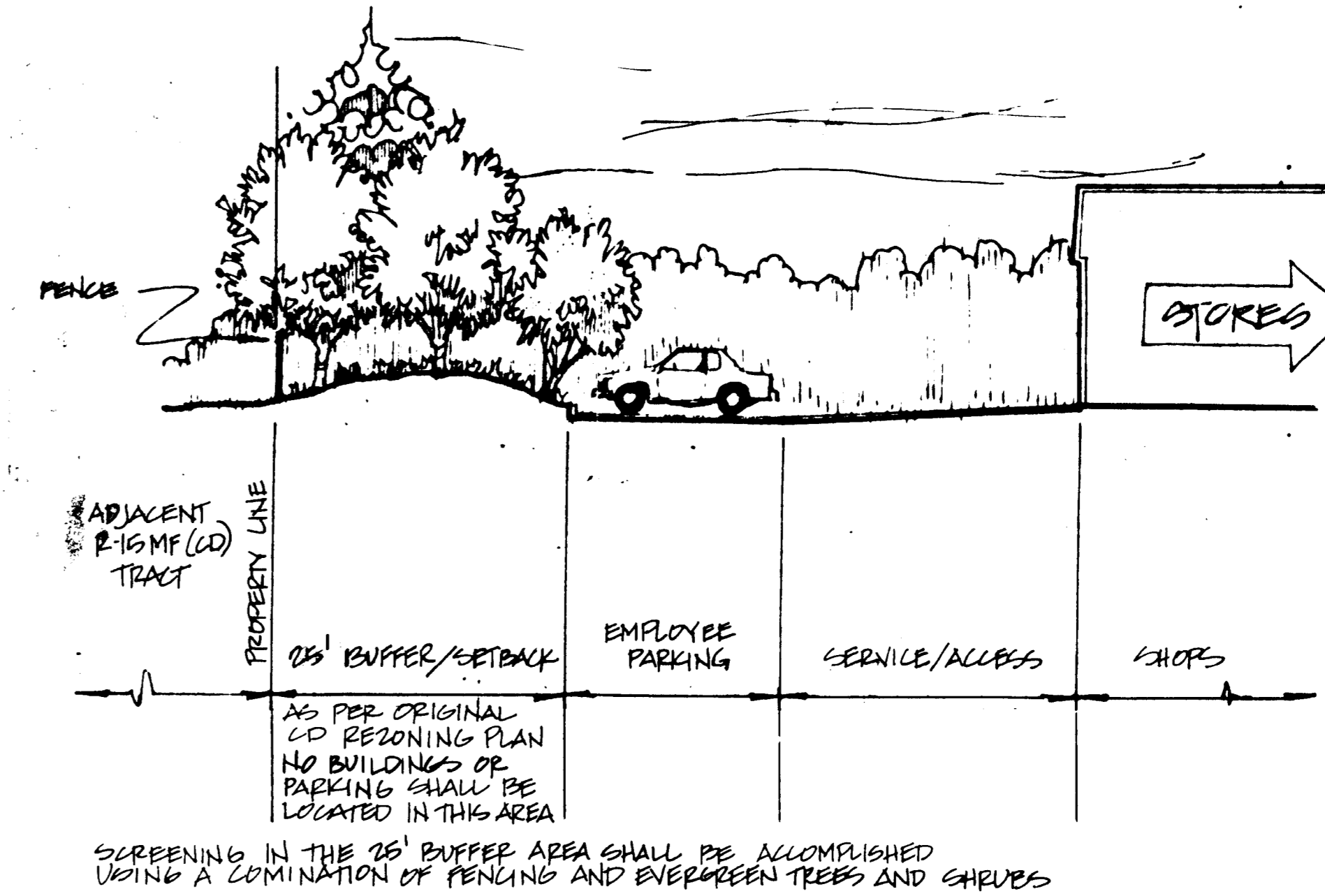
1. THIS SITE PLAN GRAPHICALLY DEPICTS THE REVENUE LAYOUT AND CHARACTER OF THE PROPOSED SHOPPING CENTER STRUCTURE, PARKING AREAS, VEHICULAR CIRCULATION AND ACCESS. THE FINAL BUILDING FOOTPRINT, AND THE ASSOCIATED PARKING AND VEHICULAR CIRCULATION PATTERNS WILL BE SUBJECT TO MINOR MODIFICATIONS, BASED UPON MORE DETAILED AND ACCURATE FIELD INFORMATION AND TENANT REQUIREMENTS.
2. A 50 FOOT BUFFER/SETBACK IS PROPOSED ADJACENT TO BOTH YORK ROAD AND MOSS ROAD EXTENSION. THIS BUFFER SHALL BE MEASURED FROM THE EXISTING 100 FOOT PUBLIC R.O.W. - NO DEVELOPMENT OR PARKING SHALL OCCUR WITHIN THIS 50 FOOT BUFFER AREA. THIS AREA SHALL BE LANDSCAPED USING A COMBINATION OF EARTH BERMS, DECIDUOUS STREET TREES AND EVERGREEN SHRUBS.
3. A 50 FOOT LANDSCAPED BUFFER IS PROPOSED ADJACENT TO THE EXISTING R-9MF PARCEL ON THE EAST SIDE OF THE REZONING TRACT. NO DEVELOPMENT OR PARKING SHALL OCCUR WITHIN THIS BUFFER AREA. THIS BUFFER SHALL BE LANDSCAPED USING A COMBINATION OF EARTH BERMS AND EVERGREEN TREES AND SHRUBS IN ORDER TO OFFER SCREENING TO THE ADJACENT PARCEL.
4. A 25 FOOT LANDSCAPED BUFFER IS PROPOSED ALONG THE NORTH PROPERTY LINE ADJACENT TO THE 16.2 ACRE WATERS OF STEELE CREEK MULTI-FAMILY PARCEL. NO DEVELOPMENT OR PARKING SHALL OCCUR WITHIN BUFFER AREA. THIS BUFFER SHALL BE LANDSCAPED USING A COMBINATION OF EARTH BERMS AND EVERGREEN TREES AND SHRUBS IN ORDER TO OFFER SCREENING TO THE MULTI-FAMILY PARCEL.
5. SIGNAGE FOR THIS PROJECT WILL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 2100. OF THE MECKLENBURG COUNTY ZONING ORDINANCE.
6. ALL VEHICULAR (DRIVEWAY) ACCESS SHALL BE SUBJECT TO REVIEW AND APPROVAL BY MECKLENBURG COUNTY ENGINEERING DEPARTMENT AND N.C.D.O.T. THROUGH THE ESTABLISHED DRIVEWAY PERMIT PROCESS.
7. ANY REQUIREMENTS FOR SCREENING SHALL BE IN ACCORDANCE WITH SECTION 1600. OF THE MECKLENBURG COUNTY ZONING ORDINANCE.
8. THE DEVELOPMENT OF THIS PARCEL SHALL ADHERE TO THE CITY OF CHARLOTTE STORM WATER DETENTION REQUIREMENTS.
9. BOUNDARY INFORMATION FOR THE REZONING PARCEL WAS TAKEN FROM A CERTIFIED BOUNDARY BY ROBERT E. REMBERT, N.C.R.L.S. # L1055 AND DATED DEC. 28, 1987.
10. TOPOGRAPHICAL INFORMATION FOR THE REZONING PARCEL WAS TAKEN FROM FIELD GENERATED DATA BY GIFFORD NIELSON WILLIAMS, PROJECT # 20185 DATED 3/5/86.
11. THE AUXILIARY USE PARCEL WILL HAVE ACCESS ONLY FROM THE SHOPPING CENTER PARKING LOT OR INTERIOR DRIVE. THERE WILL BE NO DIRECT ACCESS TO THIS PARCEL FROM YORK ROAD AND A MINIMUM DISTANCE OF 150 FEET WILL BE MAINTAINED FROM THE YORK ROAD INTERSECTION TO ALLOW FOR ADEQUATE STORAGE.
12. THE DEVELOPER WILL CONSTRUCT A LEFT HAND TURN LANE FROM NORTH BOUND YORK ROAD.



SECTION B-B'

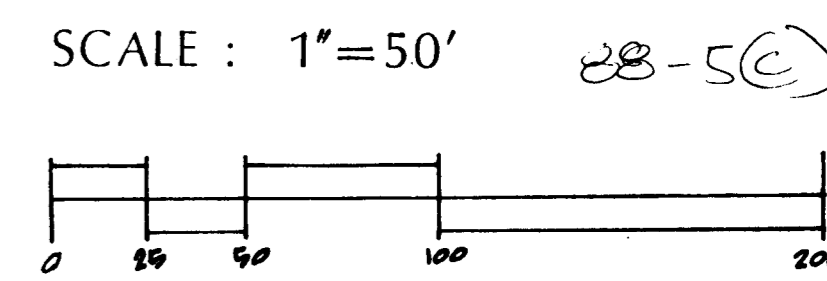


SECTION C-C'



*Approved Site Plan
 for B-1 SCD component of
 Moss Rd Ext Hwy 49 development*

Approved 2/19/88



GNA GIFFORD NIELSON ASSOCIATES
 ARCHITECTURE - ENGINEERING - LAND PLANNING - INTERIOR DESIGN
 1718 CHARLOTTE PLAZA CHARLOTTE, N.C. 28244
 (704) 373-1907

WATERS OF STEELE CREEK - COMMERCIAL TRACT
 C.D. REZONING SITE PLAN
 NCF FINANCIAL/BELK INVESTMENTS CHARLOTTE, NORTH CAROLINA

PROJECT	23136
DATE	12/23/87
DESIGN	TSa/TLH
DRAWN	TLH
CHECKED	
REVISIONS	
1/28/88 STAT PRJ	
HEARING COMMENTS	
SHEET	3 OF 3