

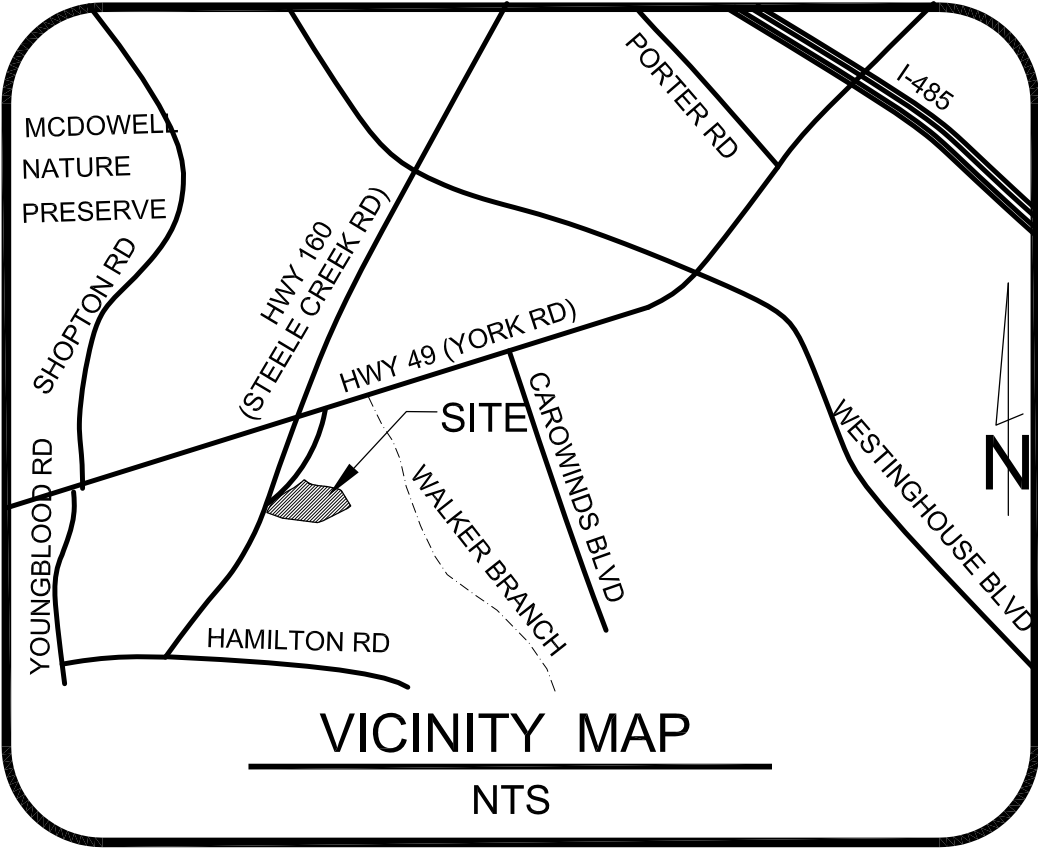
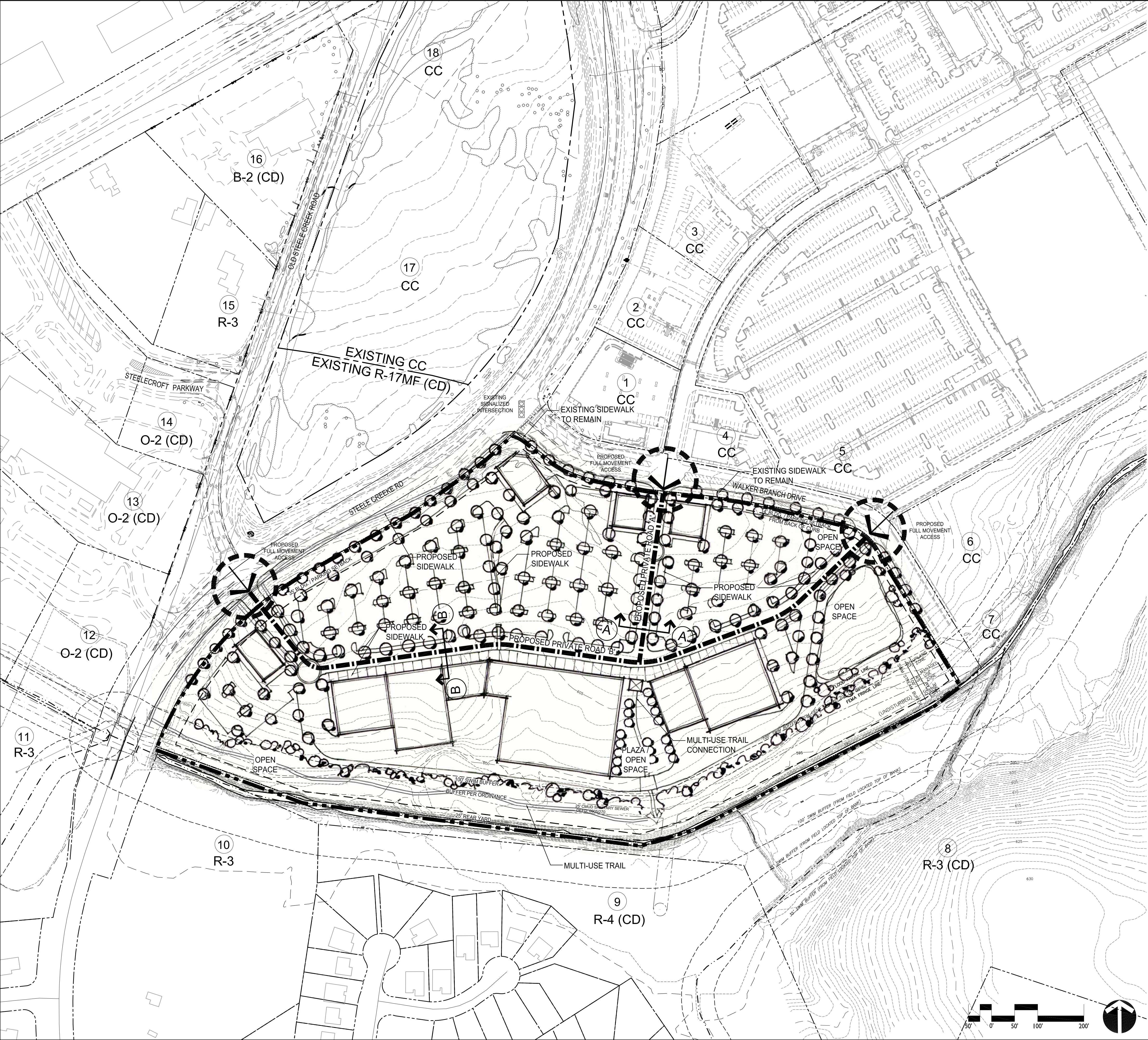
SITE DEVELOPMENT DATA

Site Development Data:
--Acreage: 22.0
--Tax Parcel #: 219-061-10
--Existing Zoning: R-17MF(CD) by Rezoning Petition No. 1992-14(C)
--Proposed Zoning: CC
--Existing Uses: Vacant
--Proposed Uses: Uses permitted by right and under prescribed conditions together with accessory uses, as allowed in the CC zoning district (as more specifically described in the development standards).
--Maximum Gross Square Feet of Development: Up to 155,000 square feet of gross floor area.
--Maximum Building Height: As allowed by the Ordinance.
--Parking: As required by the Ordinance.

ADJACENT PROPERTY OWNER

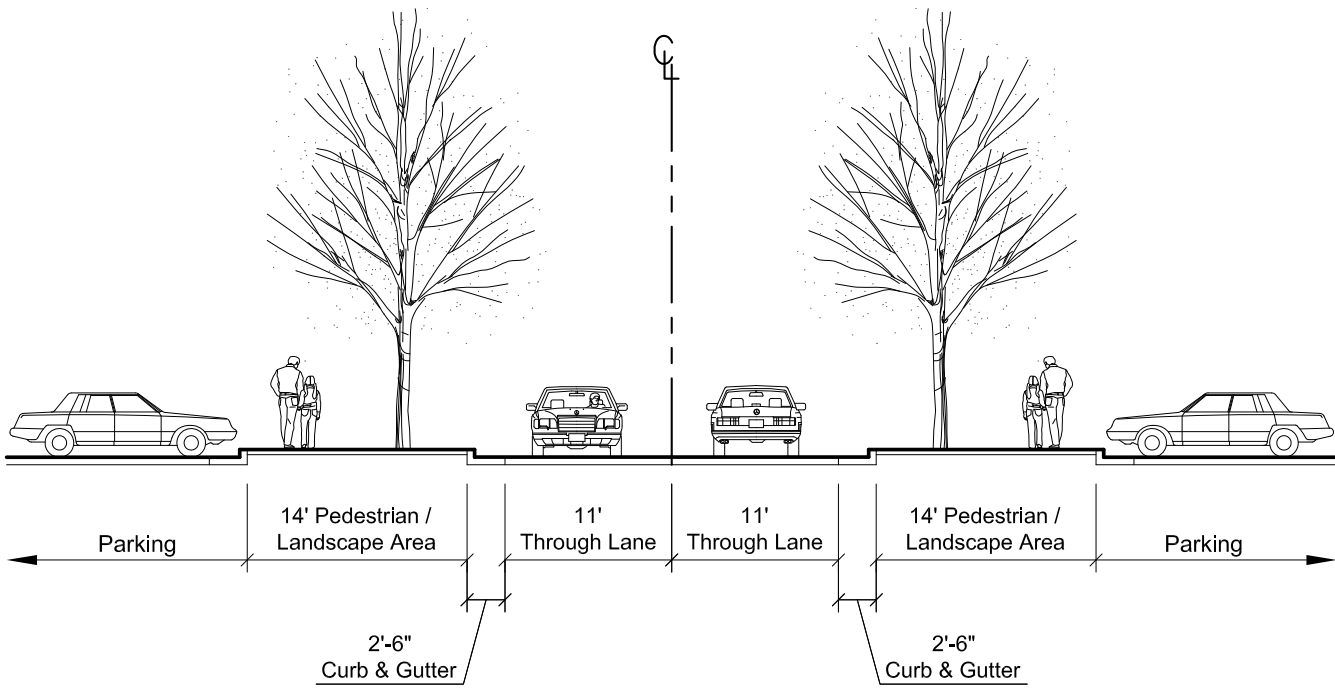
1 CC 21906121 HAWTHORNE CO PO BOX 32064 CHARLOTTE, NC 28232	11 R-3 21912104 CLYDE DOUGLAS JR ARMSTRONG MARY ARMSTRONG 7297 DENMARK DR DENVER, NC 28037
2 CC 21906128 SUNTRUST BANK 919 E MAIN ST 14TH FL RICHMOND, VA 23219	12 O-2 (CD) 21912105 HOSPITAL AUTHORITY THE CHARLOTTE-MECKLENBURG PO BOX 32861 CHARLOTTE, NC 28232
3 CC 21906127 CK RIVERGATE LLC 301 SOUTH COLLEGE ST #2800 CHARLOTTE, NC 28202	13 O-2 (CD) 21912201 HOSPITAL AUTHORITY THE CHARLOTTE-MECKLENBURG PO BOX 32861 CHARLOTTE, NC 28232
4 CC 21906112 LLC CHILDRESS KLEIN PRO CK RIVERGATE SHOPPING CENTER 301 SOUTH COLLEGE ST #2800 CHARLOTTE, NC 28202	14 O-2 (CD) 21912202 HOSPITAL AUTHORITY THE CHARLOTTE-MECKLENBURG PO BOX 32861 CHARLOTTE, NC 28232
5 CC 21906111 TARGET CORPORATION ATTN: PROPERTY TAX DEPT - 2182 PO BOX 9456 MINNEAPOLIS, MN 55440-9456	15 R-3 21912302 CARLTON & LYERLY INVESTMENTS 1215 MCDOWELL FARMS DR CHARLOTTE, NC 28217
6 CC 21906118 LLC CHILDRESS KLEIN PRO CK RIVERGATE SHOPPING CENTER 301 SOUTH COLLEGE ST #2800 CHARLOTTE, NC 28202	16 B-2 (CD) 21912303 RCR PROPERTIES LLC 16026 KIKI CT TEGA CAY, SC 29715
7 CC 21906125 MECKLENBURG COUNTY 600 EAST FOURTH ST CHARLOTTE, NC 28202	17 CC / R-17MF (CD) 21906109 PARTNERSHIP STEELE CREEK (1997) LIMITED 6100 FAIRVIEW RD, SUITE 640 CHARLOTTE, NC 28210-4258
8 R-3 (CD) 21906117 PARTNERSHIP STEELE CREEK (1997) LIMITED 6100 FAIRVIEW RD STE 640 CHARLOTTE, NC 28210-4258	18 CC 21906105 PARTNERSHIP STEELE CREEK (1997) LIMITED 6100 FAIRVIEW RD, SUITE 640 CHARLOTTE, NC 28210-4258
9 R-4 (CD) 21907399 COUNTY MECKLENBURG 600 E 4TH ST CHARLOTTE, NC 28202-2816	
10 R-3 21907101 JOHN K JR HOOVER 14701 STEELE CREEK RD CHARLOTTE, NC 28273	

LEGEND	
	COMMERCIAL SITE BOUNDARY
	INTERIOR PRIVATE STREET
	SETBACK / REAR YARD
	REQUIRED BUFFER
	SWIM BUFFER
	EXISTING 100 YR FLOODPLAIN
	FUTURE 100 YR FLOODPLAIN
	EXISTING TREES

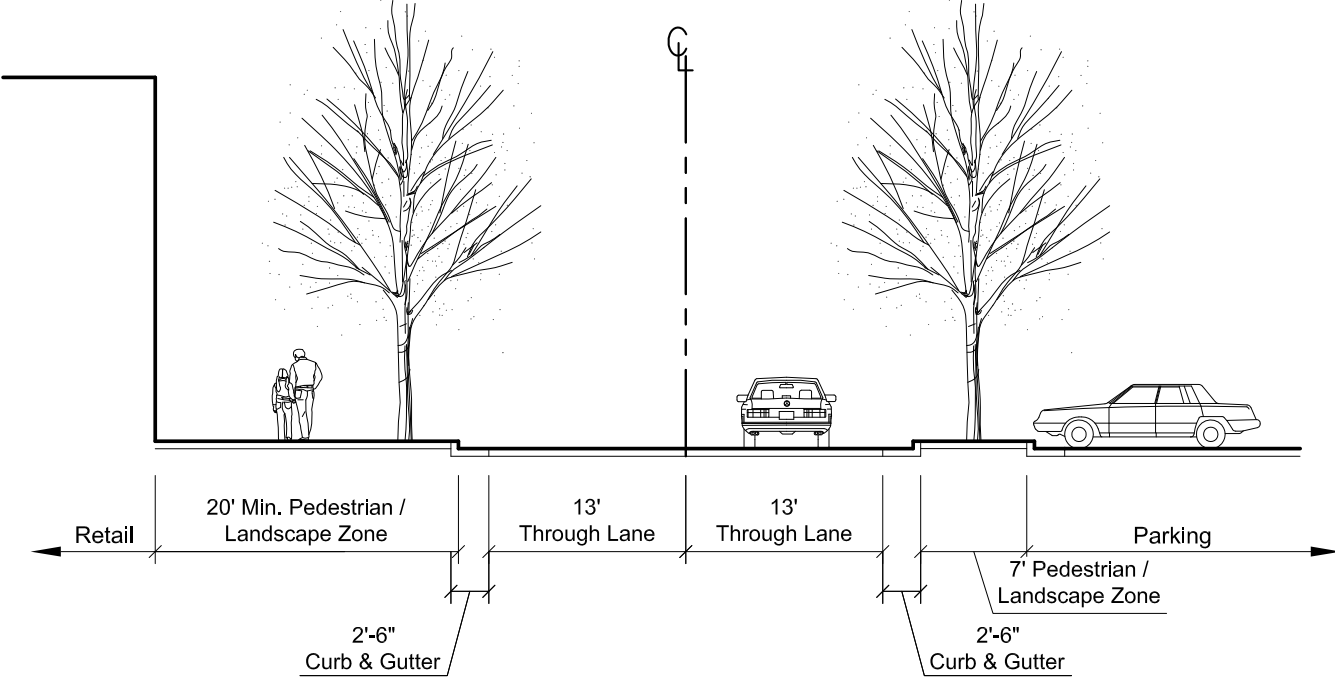


PROPOSED CROSS-SECTIONS

SECTION 'A'



SECTION 'B'



LEGEND

- COMMERCIAL SITE BOUNDARY
- ... INTERIOR PRIVATE STREET
- SETBACK / REAR YARD
- SWIM BUFFER
- EXISTING 100 YR FLOODPLAIN
- FUTURE 100 YR FLOODPLAIN
- EXISTING TREES

REVISIONS:

DATE: September 26, 2011
DESIGNED BY: MRC
DRAWN BY: KLC
CHECKED BY: MRC
SCALE: 1/4" = 1'-0"
PROJECT #: 10010291
SHEET #:

RIVERGATE - RETAIL
SCHEMATIC SITE PLAN

Childress Klein; Steele Creek 1997 Limited Partnership; Mecklenburg Co., NC

CHILDRESS KLEIN
PROPERTIES



LandDesign

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NC License# C-0658

RZ-2

Steele Creek 1997 Limited Partnership
Development Standards
9/26/11
Rezoning Petition No. 2011-000

Site Development Data:

--Acreage: 22.0
--Tax Parcel #: 219-061-10
--Existing Zoning: R-17MF(CD) by Rezoning Petition No. 1992-14(C)
--Proposed Zoning: CC
--Existing Uses: Vacant
--Proposed Uses: Uses permitted by right and under prescribed conditions together with accessory uses, as allowed in the CC zoning district (as more specifically described below).
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--Maximum Building Height: As allowed by the Ordinance.
--Parking: As required by the Ordinance.

1. General Provisions:

a. These Development Standards form a part of the Technical Data Sheet associated with the Rezoning Petition filed by Steele Creek 1997 Limited Partnership to accommodate development of a pedestrian-friendly shopping center on an approximately 22.0 acre Site located at the intersection of Steele Creek Road and Walker Branch Drive (the "Site").

Development of the Site will be governed by the attached Technical Data Sheet and Schematic Site Plan and these Development Standards (together with the site plan referred to as the "Rezoning Plan") as well as the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). Unless the Rezoning Plan establishes more stringent standards, the regulations established under the Charlotte Zoning Ordinance (the "Ordinance") for the CC zoning district classification shall govern all development taking place on the Site.

The development depicted on the Rezoning Plan is schematic in nature, and except as otherwise specified in these Development Standards, is intended to describe the possible arrangements of uses and site elements. The schematic depictions of the uses, parking areas, structures and buildings, and other site elements set forth on the Rezoning Plan should be reviewed in conjunction with the provisions of these Development Standards. Consequently, except as otherwise expressly specified on the Technical Data Sheet and in these Development Standards, the ultimate layout of the development proposed; the exact alignments of streets and points of access; the numbers, the size, configuration and placements of buildings and parking areas; and the depictions of other site elements on the Rezoning Plan as well as any schematic building elevations are preliminary graphic representations of the types and quality of development proposed. They may, therefore, be altered or modified during design development and construction document phases within the maximum building/parking envelope lines established on the Technical Data Sheet, as long as the changes maintain the general building and parking orientation and character of the development generally depicted on the Schematic Site Plan, subject as well to the accompanying Development Standards. Changes to the Rezoning Plan will be reviewed and approved as allowed by Section 6.207.(2).

Parking layouts for surface and structured parking may be modified to accommodate final building locations and parking spaces may be located within the development area boundaries to the extent permitted by the Ordinance. Sidewalks generally depicted on the Rezoning Plan are intended to reflect the general pedestrian circulation for development on the Site, but the specific locations of such sidewalks may be subject to variations that do not materially change the design intent generally depicted on the Rezoning Plan.

Notwithstanding the number of buildings shown on the Rezoning Plan, the total number of principal buildings to be developed on the Site shall not exceed eight (8). Accessory buildings and structures located on the Site shall not be considered in any limitation on the number of buildings on the Site.

Proposed circulation and street network/connectivity is generally shown on the Rezoning Plan. To allow for the future market demand and the accompanying flexibility in the specific design of the Site, the final location and alignment of these proposed connections will be determined at the time of development.

2. Permitted Uses & Development Area Limitation:

- a. The Site may be developed with up to 155,000 square feet of gross floor area of uses permitted by right and under prescribed conditions together with accessory uses in the Commercial Center (CC) zoning district.
- b. One of the proposed free standing buildings must be developed or reserved for development primarily for either medical or general office uses.
- c. Only one use with an accessory drive through window will be allowed on the Site. If the use with the accessory drive-through window is located in a building located at the intersection Walker Branch Road and Private Road A the accessory drive through window may not be located between the building and Walker Branch Road or Private Road A as generally illustrated on the Rezoning Plan.
- d. The following uses will be prohibited: residential dwellings; hotels; motels; and theaters, motion picture uses.

For purposes of the development limitations set forth in these Development Standards (but not to be construed as a limitation on FAR requirements), the term "gross floor area" or "GFA" shall mean and refer to the sum of the gross horizontal areas of each floor of a principal building on the Site measured from the outside of the exterior walls or from the center line of party walls; provided, however, such term shall exclude any surface or structured parking facilities, areas used for building and equipment access (such as stairs, elevator shafts and maintenance crawl spaces), all loading dock areas (open or enclosed), and outdoor dining areas whether on the roof of the building(s) or at street level (parking for outdoor dining areas will be provided as required by the Ordinance).

3. Access and Transportation Improvements:

- a. Access to the Site will be from Steele Creek Road and Walker Branch Road as generally depicted on the Rezoning Plan.

- b. The alignment of the internal vehicular circulation and driveways may be modified by the Petitioner to accommodate changes in traffic patterns, parking layouts and any adjustments required for approval by the Charlotte Department of Transportation (CDOT) in accordance with published standards.

4. Architectural Standards:

- a. The building(s) constructed on the Site will use a variety of building materials. The building materials used will be a combination of the following: brick, stone, simulated stone, pre-cast stone, precast concrete, synthetic stone, stucco, EIFS or wood.
- b. The proposed principal and accessory buildings will utilize similar building materials, colors and architectural styles as the existing buildings constructed at the RiverGate shopping center.
- c. Meter banks will be located behind the building and will be screened.
- d. Roof top HVAC and related mechanical equipment will be screened from public view at grade.

5. Streetscape and Landscaping:

- a. A 35 foot landscape setback will be provided along Steele Creek Road. The setback along Walker Branch Road may be reduced to 14 feet as allowed by the Ordinance.
- b. The Petitioner will provide eight (8) foot planting strips and six (6) foot sidewalks along the Site's frontage on Steele Creek Road. The existing sidewalk and planting strip along Walker Branch Road will be maintained.
- c. Along the Site's internal private roads, the Petitioner will provide a sidewalk and cross-walk network that links all the buildings on the Site with one another and links the buildings to the sidewalk along the abutting public streets. The minimum width for this internal sidewalk will be six (6) feet. Street trees will also be provided along the Site's internal private roads.
- d. A buffer as required by the Ordinance will be provided along the Site's southern property boundary.

6. Environmental Features:

- a. The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance.
- b. The location, size and type of storm water management systems depicted on the Rezoning Plan is subject to review and approval as part of the full development plan submittal and is not implicitly approved with this rezoning. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and natural site discharge points.
- c. The Site will comply with the Tree Ordinance

7. Parks, Greenways and Open Space:

- a. The Petitioner will construct an eight (8) foot multi-use trail along a portion of the southern property boundary. The multi-use trail will extend from sidewalk along Steele Creek Road to the internal plaza/open space as generally depicted on the Rezoning Plan. This multi-use trail will be an asphalt trail.
- b. An improved plaza/open space area as generally depicted on the Rezoning Plan will be provided. The plaza/open space area will be improved with seating areas and landscaping. A portion of the plaza/open space area may be used for outdoor dining associated with restaurants. A connection to multi-use trail constructed along the southern property boundary will be provided through this plaza/open space area.

8. Signage:

- a. Signage as allowed by the Ordinance will be provided.

9. Lighting:

- a. All new lighting shall be full cut-off type lighting fixtures excluding lower, decorative lighting that may be installed along the driveways, sidewalks, and parking areas.
- b. Detached lighting on the Site will be limited to 30 feet in height.
- c. No "wall pak" lighting will be allowed, however architectural lighting on building facades, such as sconces, will be permitted and in loading dock areas or at the rear of the buildings where "wall pak" lighting that is designed as down lighting will be allowed.

10. Other:

- a. Dumpster areas and recycling areas will be enclosed by a solid wall or fence with one side being a decorative gate. The wall or fence used to enclose the dumpster will be architecturally compatible with the building materials and colors used on the building. If one or more sides of a dumpster area adjoin a side or rear wall of a building, then the side or rear wall may be substituted for a side.
- b. Above ground backflow preventers will be screened from public view and will be located outside of the required setbacks.
- c. Screening requirements of the Ordinance will be met.

11. Amendments to the Rezoning Plan:

- a. Future amendments to the Rezoning Plan (which includes these Development Standards) may be applied for by the then Owner or Owners of the applicable Development Area portion of the Site affected by such amendment in accordance with the provisions of Chapter 6 of the Ordinance.

12. Binding Effect of the Rezoning Application:

- a. If this Rezoning Petition is approved, all conditions applicable to the development of the Site imposed under the Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site and their respective heirs, devisees, personal representatives, successors in interest or assigns.