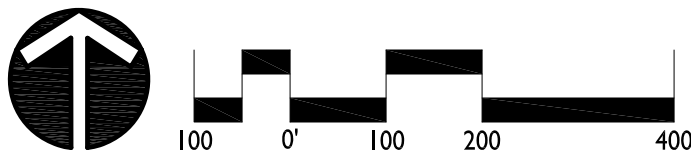


SITE DEVELOPMENT DATA

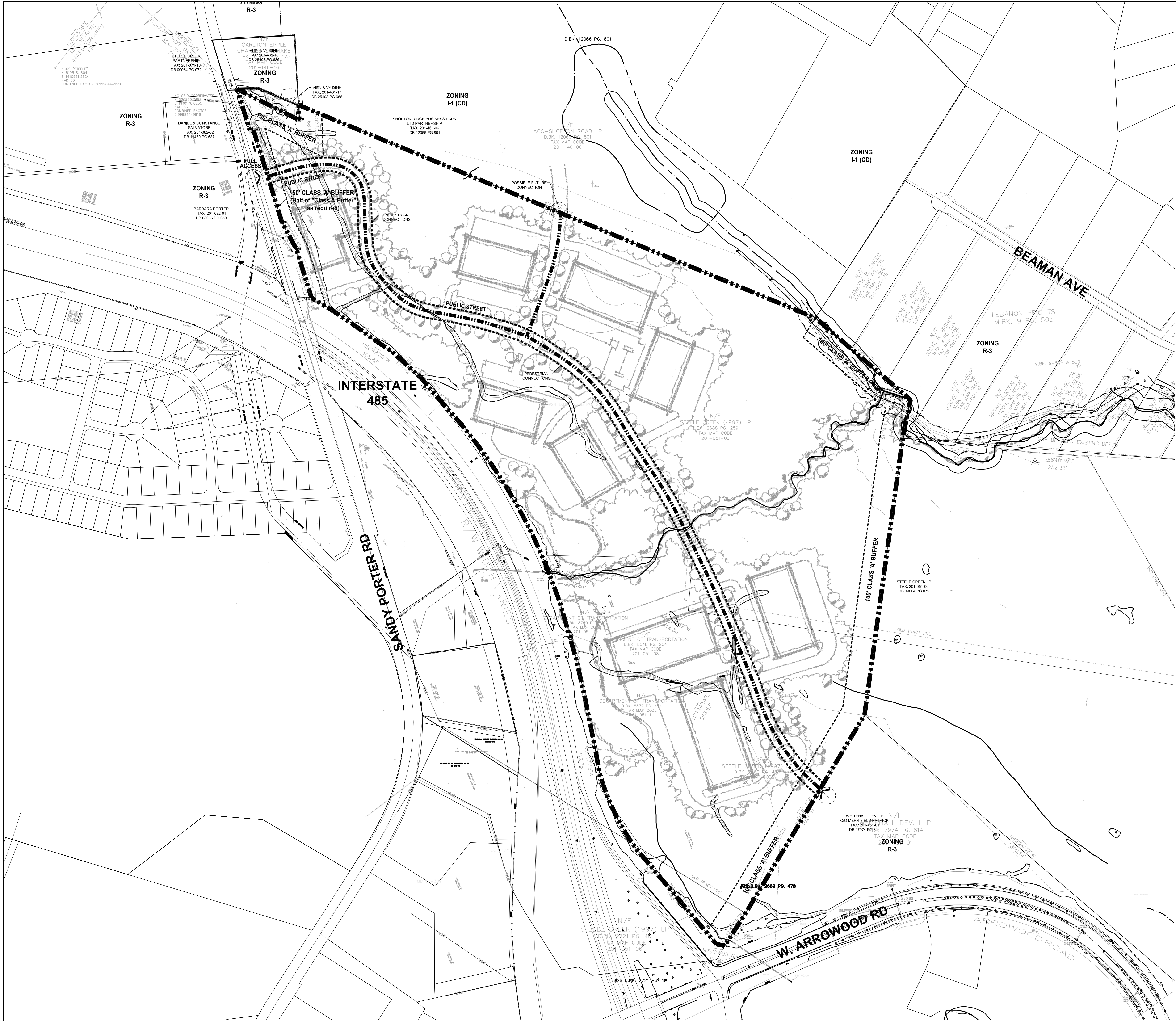
Site Acreage:	+/- 110 Ac.
Tax Parcels:	Portions of 201-051-06, and all of 201-051-10, 201-051-08, 201-051-14
Existing Zoning:	R-3
Proposed Zoning:	I-1 (CD)
Existing Uses:	Vacant
Proposed Uses:	Use allowed by right and under prescribed conditions in the I-1 zoning district together with accessory uses allowed in the I-1 zoning district.
Max Building Height:	As allowed by the Ordinance
Parking:	As allowed by the Ordinance



REVISIONS:

DATE: October 22, 2012
DESIGNED BY: KST
DRAWN BY: KST
CHECKED BY: MRC
SCALE: 1"=200'
PROJECT #: 1012229
SHEET #:

STEELE CREEK - I-485 INDUSTRIAL PARK
REZONING PETITION No. 2012-xx
STEELE CREEK (1997) Limited Partnership
TECHNICAL DATA SHEET



REVISIONS:

DATE: October 22, 2012
DESIGNED BY: KST
DRAWN BY: KST
CHECKED BY: MFC
SCALE: 1"=200'
PROJECT #: 101229
SHEET #:

STEELE CREEK - I-485 INDUSTRIAL PARK
REZONING PETITION No. 2012-xx
STEELE CREEK (1997) Limited Partnership
SCHEMATIC SITE PLAN

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RZ-2

Steele Creek (1997) Limited Partnership
I-485 Industrial Park
Development Standards
10/22/12
Rezoning Petition No. 2013-000

Site Development Data:

--Acreage: ± 110 acres
--Tax Parcel #'s : Portion Of 201-051-06; and all of 201-051, 08, 10 and 14
--Existing Zoning: R-3
--Proposed Zoning: I-1 (CD)
--Existing Uses: Vacant.
--Proposed Uses: Use allowed by right and under prescribed conditions in the I-1 zoning district together with accessory uses allowed in the I-1 zoning district.
--Maximum Building Height: As allowed by the Ordinance.
--Parking: As required by the Ordinance.

General Provisions:

a. These Development Standards form a part of the Rezoning Site Plan associated with the Rezoning Petition filed by Steele Creek (1997) Limited Partnership to accommodate development of an industrial park and/or similar development on an approximately 110 acre site generally located east of I-485 between Sandy Porter Road and West Arrowood Road (the "Site").

Development of the Site will be governed by the attached Technical Data Sheet and these Development Standards (collectively with the attached Schematic 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 Ordinance for the I-1 zoning district classification shall govern 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 setback, yard and buffer requirements set forth on this Rezoning Plan, subject 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 (if any) parking may be modified to accommodate final building locations and parking spaces may be relocated 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 17. 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.

1. Permitted Uses & Development Area Limitation:

a. The Site may be developed with uses allowed by right and under prescribed conditions in the I-1 zoning district together with accessory uses allowed in the I-1 zoning district.

3. Access:

a. Vehicular access to the Site will be from Sandy Porter Road. Access to the Site from other adjoining parcels via the extension of public or private streets to the Site will also be allowed.

b. The placements and configurations of vehicular access points are subject to any minor modifications, as approved by CDOT, required to accommodate final site and construction plans and designs and to any adjustments required for approval by the CDOT. This includes adjustments required for approval by CDOT in accordance with published standards.

c. The Site will comply with the Subdivision regulations.

4. Streetscape, Buffers and Landscaping:

a. Setbacks, yards and buffers as required by the I-1 zoning will be provided along other property line boundaries.

b. Buffer requirements of the Ordinance will be met. The buffers generally depicted on the Rezoning Plan may be eliminated if the adjoining use changes to a use that no longer requires a buffer to be provided. Half of a Class A Buffer will be provided along Sandy Porter Road as required by the Ordinance. If the use and zoning district across Sandy Porter changes to a use and zoning district that no longer requires a buffer then this buffer may be eliminated and replaced with a setback as required by the I-1 zoning district.

c. Meter banks will be screened.

d. Above ground backflow preventers will be screened from public view at grade and will be located outside of the required setbacks.

e. The screening requirements of the Ordinance will be met.

5. 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 are subject to review and approval as part of the full development plan submittal and are 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.

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.

10. Other:

a. RESERVED

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 herein and 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 herein and 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.

REVISIONS:

DATE: October 22, 2012
DESIGNED BY: KST
DRAWN BY: KST
CHECKED BY: MFC
SCALE: 1"=100'
PROJECT #: 1012229
SHEET #:

RZ-3

STEELE CREEK - I-485 INDUSTRIAL PARK
REZONING PETITION No. 2012-xx
STEELE CREEK (1997) Limited Partnership
DEVELOPMENT STANDARDS

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