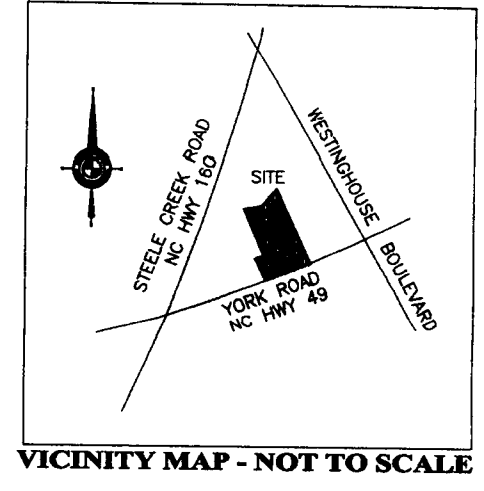


DEVELOPMENT DATA

TOTAL PARCEL AREA: 6.663 AC.  
CURRENT USE: SHOPPING CENTER  
EXISTING ZONING: CC  
GOODWILL SITE AREA: ± 2.13 AC.  
PROPOSED ZONING: CC - SITE PLAN AMENDMENT  
TAX PARCEL NO.: Portion of 201-231-16  
PROPOSED USE: OFFICE/RETAIL (GOODWILL STORE)  
PROPOSED BUILDING: MAXIMUM 12,900 SF TOTAL



CONDITIONAL NOTES

- Development of the site will be governed by the provisions of the Charlotte Zoning Ordinance and the provisions of this site plan, as well as other applicable codes and ordinances. The building and parking configuration shown on the site plan represents a firm plan for the development of the site, but may be altered or modified during the design and development of the site within the maximum building and parking envelopes indicated on the site plan in accordance with the provisions of Section 6.2 of the Zoning Ordinance.
- Buffers, if required, will conform to the provisions of Section 12.301.
- Screening will conform to the provisions of section 12.303. Landscaped areas within the site will be improved as part of the overall site development. All garbage/trash disposal areas, dumpsters, etc. will be screened with a solid enclosure and gates and may also include architectural elements that may provide part of the required screening.
- Any detached lighting on the site will not exceed 30 feet in height and will be aimed into the site away from adjoining properties and public streets. Such lighting shall be capped and fully shielded. Lights mounted on the building will be designed and installed so that they will be aimed down or into the site away from adjoining properties and public streets. (No standard "wall-paks" will be allowed.)
- Signage on the site will be permitted in accordance with applicable ordinance provisions.
- Stormwater detention will comply with applicable standards of Charlotte Mecklenburg Stormwater Services.
- Parking will be provided at a rate that will meet or exceed the minimum requirements of the ordinance.
- The building proposed for the site will be limited to a parapet wall height of 22 feet above the finished floor elevation. However, elements of the building design that are aesthetic in nature (such as towers, awnings, cupolas and roof peaks) may exceed this limit, but in no event shall such element exceed 30 feet in height. Total building size shall be limited to a maximum of 12,900 square feet.
- The proposed use of the site is for retail or office uses, except that no automobile service station or restaurant with a drive-in window will be permitted.
- Access will be provided from NC Hwy. 49 and from the existing shopping center site. Site distance triangles as specified by CDOT will be maintained.
- The development of this site will be designed to be architecturally compatible with the remainder of the shopping center and to reflect an architecturally enhanced facade along NC 49, giving the appearance that the building "Fronts" on NC 49. (See attached elevation.)
- The site may be used for any retail or office not otherwise limited by the original conditional zoning for the site. However, if Goodwill Industries is the tenant in the building, and due to the special character and nature of a Goodwill retail facility that involves both the sale of merchandise as well as the receipt of donated merchandise, the following additional standard will apply: During the hours that the store is open, the Goodwill staff will collect donations and place them either inside of the building or into a transfer container at the drive-thru which will be moved in side the building in a timely fashion, so that donations do not accumulate in the drive-thru area. During the hours that the store is not open, the drive-thru donation lane will be closed off with a barrier and a sign or signs will be conspicuously displayed that directs those wishing to make an after hours donation to place their donations in a special container that will be located in the loading dock area behind the building. Goodwill will evaluate the frequency and amount of after hour donations and will add additional donation containers as necessary to provide adequate donation capacity. All such donation containers will be screened consistent with other activities in the loading dock area while providing safe and visible access for donors.
- No detention is allowed in the buffer.
- When applicable, the S.W.L.M. stream Buffer requirements shall be applied as described in the City of Charlotte Zoning Ordinance, Chapter 12.

NOTE:  
SEE SHEET RZ-2  
FOR OVERALL  
SHOPPING CENTER  
SITE PLAN

BASE INFORMATION NOTES:

- TAX PARCEL # PORTION OF 201-231-16
- BOUNDARY SURVEY INFORMATION FOR PARCEL 201-231-16 WAS TAKEN FROM A SURVEY BY R.B. PHARR DATED 10/28/05.
- OVERALL SHOPPING CENTER PLAN, PHASE 1 AND FUTURE PHASE, WAS OBTAINED FROM CHAS. H. SELLS, INC.

Project Manager  
AHS  
Drawn By  
AHS  
Checked By  
TD  
Date  
11/17/06  
Project Number  
05066

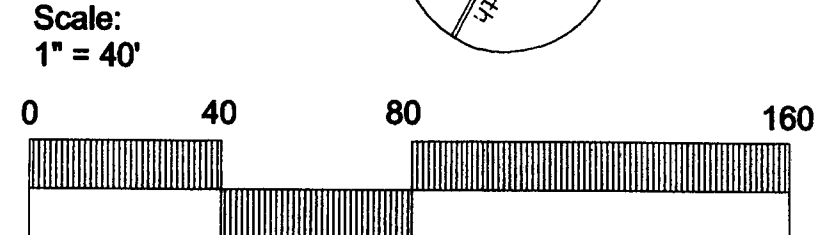


DPR ASSOCIATES  
Landscape Architects  
Planners & Engineers  
420 Hawthorne Lane  
Charlotte, NC 28204  
704/332-1204

SITE PLAN  
TECHNICAL DATA SHEET  
SITE PLAN AMENDMENT  
CHARLOTTE, NORTH CAROLINA  
FOR  
PIEDMONT COMPANIES, INC.

FOR PUBLIC HEARING  
PETITION # 2006-23

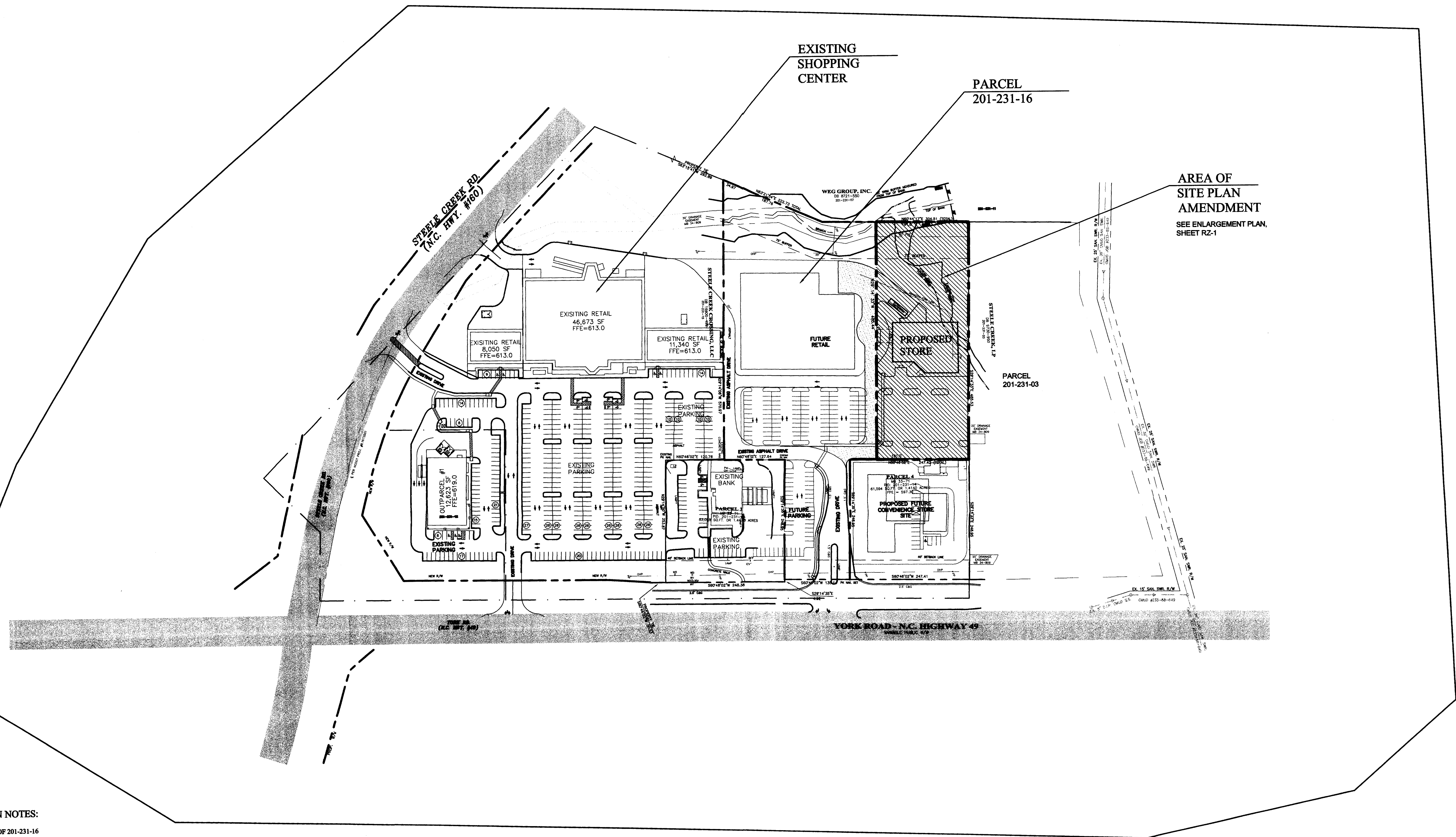
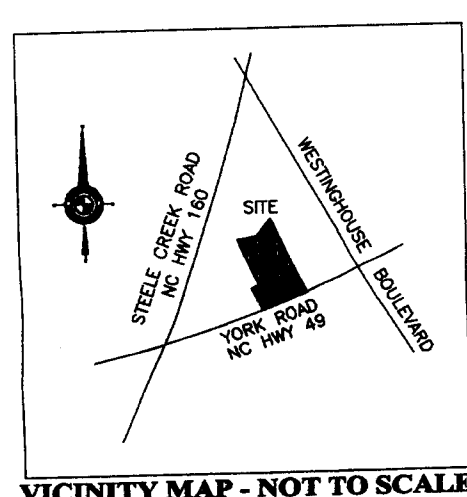
REVISED: 1/18/06



Sheet Number

RZ-1

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BASE INFORMATION NOTES:

1. TAX PARCEL # PORTION OF 201-231-16
2. BOUNDARY SURVEY INFORMATION FOR PARCEL 201-231-16 WAS TAKEN FROM A SURVEY BY R.B. PHARR DATED 10/28/05.
3. OVERALL SHOPPING CENTER PLAN, PHASE 1 AND FUTURE PHASE, WAS OBTAINED FROM CHAS. H. SELLS, INC.

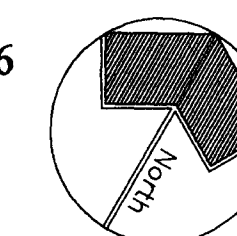
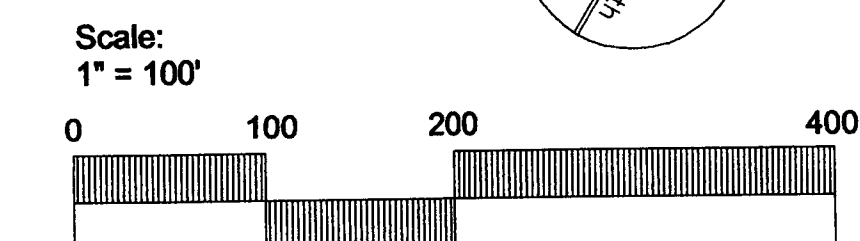
Project Manager  
AHS  
Drawn By  
AHS  
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TD  
Date  
11/17/05  
Project Number  
05066



DPR ASSOCIATES  
Landscape Architects  
Planners & Engineers  
420 Hawthorne Lane  
Charlotte, NC 28204  
704/332-1204

OVERALL SITE PLAN  
STEELE CREEK CROSSINGS  
CHARLOTTE, NORTH CAROLINA  
FOR  
PIEDMONT COMPANIES, INC.

REVISED: 1/18/06



FOR PUBLIC HEARING  
PETITION # 2006-23

Sheet Number  
RZ-2





GOODWILL STEELE CREEK  
CHARLOTTE, NORTH CAROLINA