

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

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

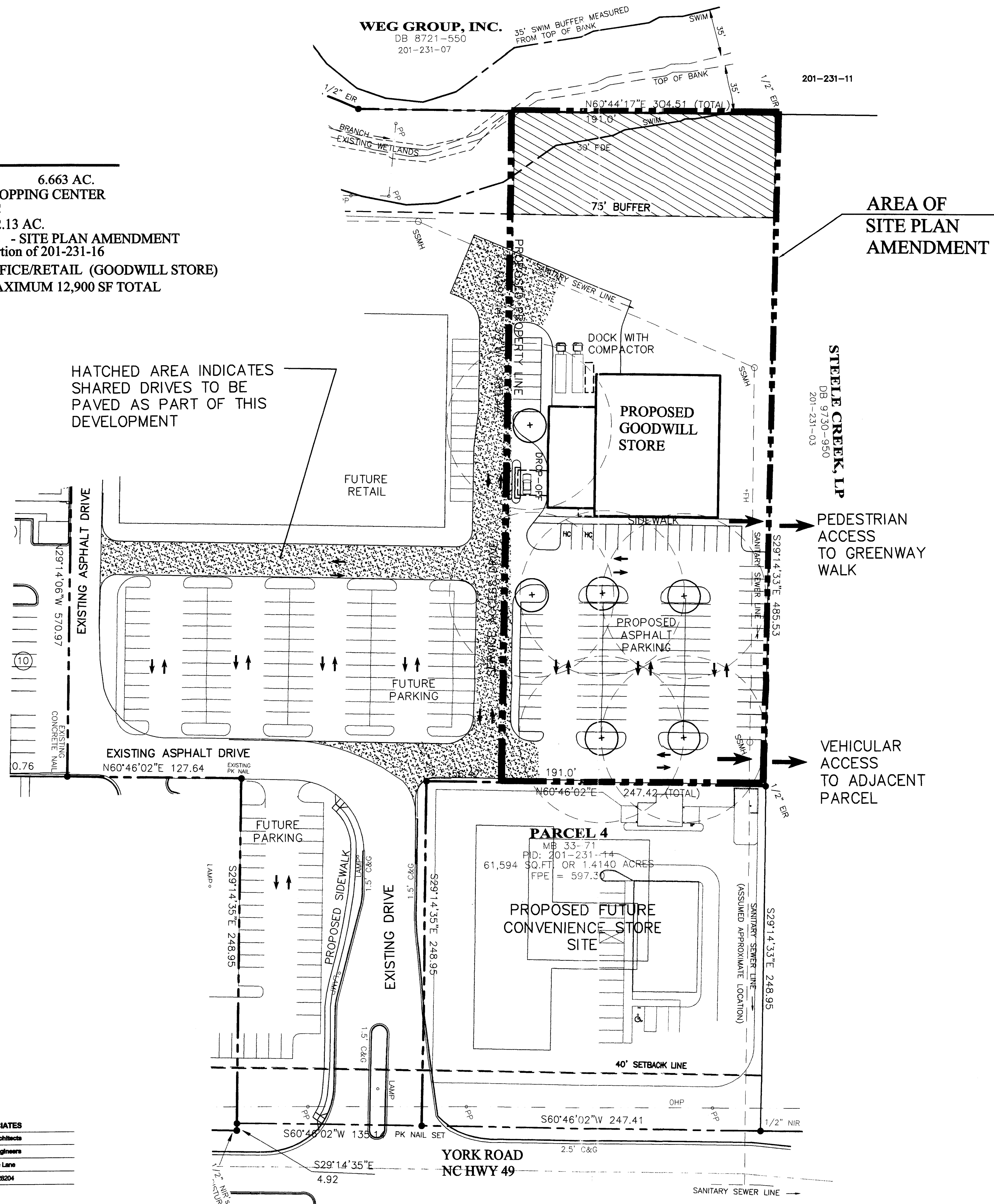
BASE INFORMATION NOTES:

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
Checked By
TD
Date
11/17/05
Project Number
05086



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



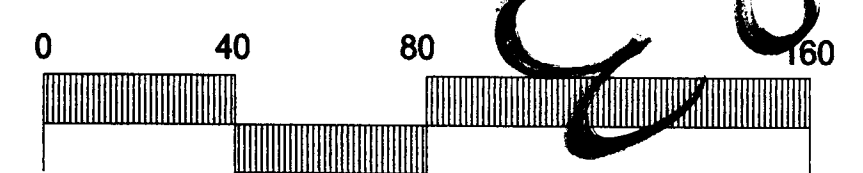
CONDITIONAL NOTES

1. 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.
2. Buffers, if required, will conform to the provisions of Section 12.301.
3. 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.
4. 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. 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.)
5. Signage on the site will be permitted in accordance with applicable ordinance provisions. Detached signs, if used, will be ground mounted, limited to 7 feet in height and 50 square feet in area.
6. Stormwater detention will comply with applicable standards of Charlotte Mecklenburg Stormwater Services.
7. Parking will be provided at a rate that will meet or exceed the minimum requirements of the ordinance.
8. 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.
9. 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.
10. 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.
11. 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 "Frogs" on NC 49.
12. 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 donations containers will be screened consistent with other activities in the loading dock area while providing safe and visible access for donors.

GOODWILL SITE PLAN TECHNICAL DATA SHEET SITE PLAN AMENDMENT

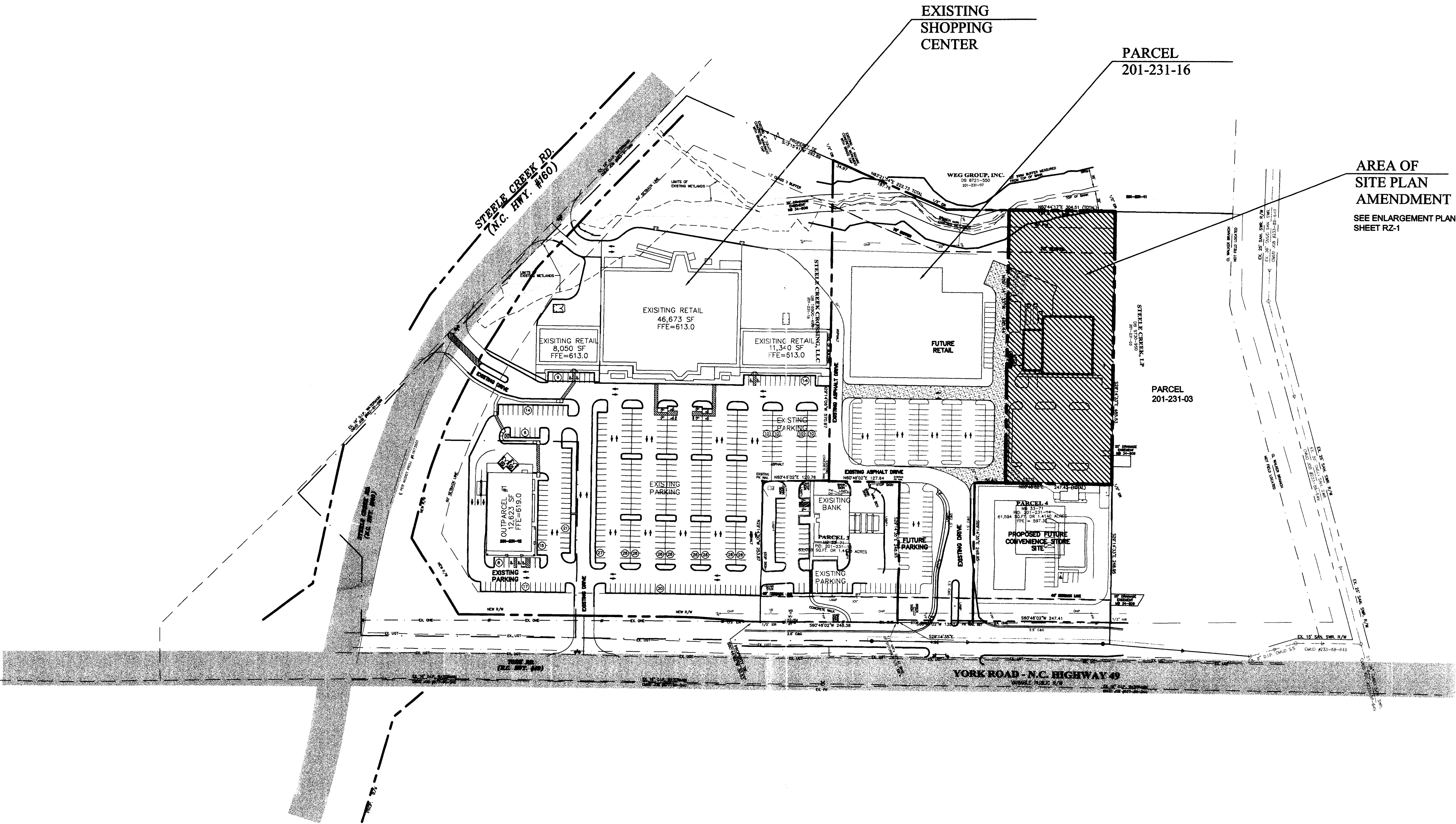
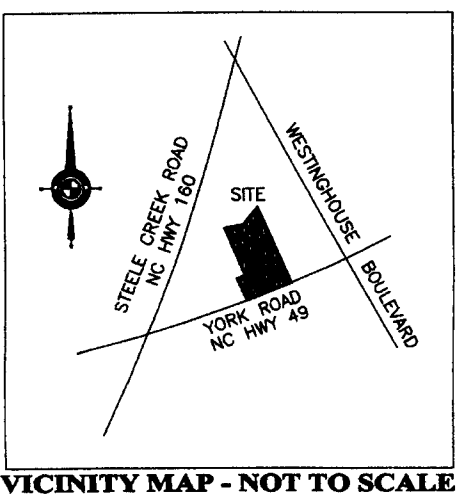
CHARLOTTE, NORTH CAROLINA
FOR
PIEDMONT COMPANIES, INC.

Scale:
1" = 40'



Sheet Number

RZ-1



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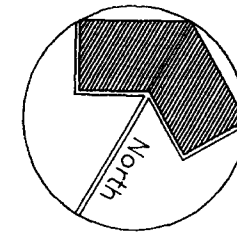
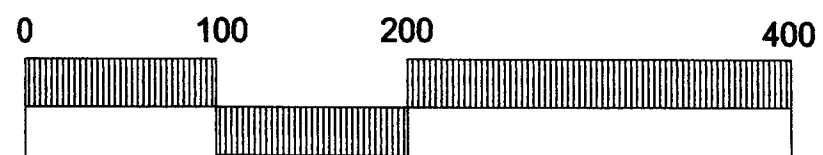
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OVERALL SITE PLAN
STEELE CREEK CROSSINGS
CHARLOTTE, NORTH CAROLINA
FOR
PIEDMONT COMPANIES, INC.

Scale:
1" = 100'



Sheet Number

RZ-2