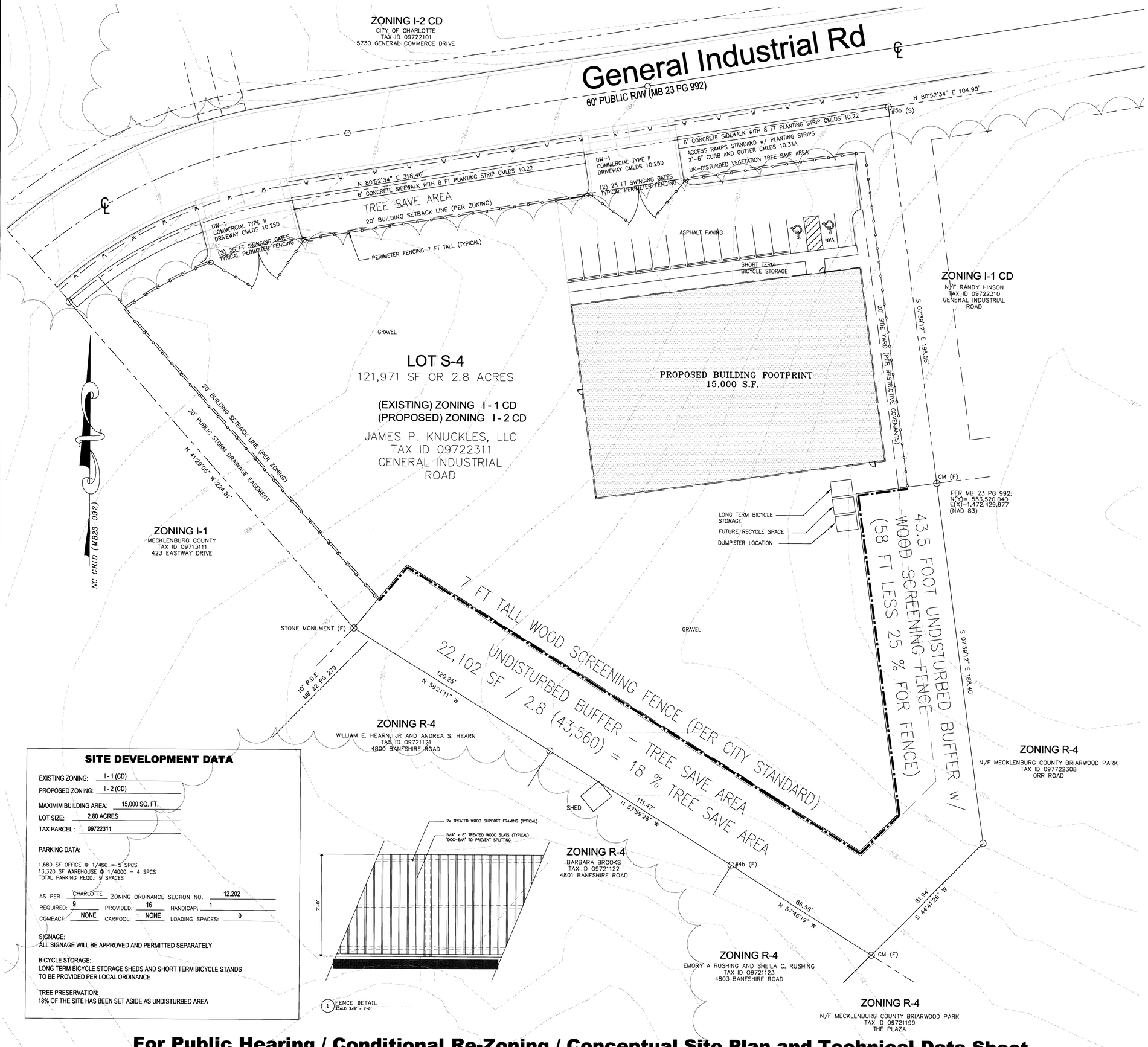


SITE DEVELOPMENT DATA

EXISTING ZONING: I-1 (CD)
PROPOSED ZONING: I-2 (CD)
MAXIMIM BUILDING AREA: 15,000 SQ. FT.
LOT SIZE: 2.80 ACRES
TAX PARCEL : 09722311

PARKING DATA:

1,680 SF OFFICE @ 1/450 = 5 SPCS
13,320 SF WAREHOUSE @ 1/4000 = 4 SPCS
TOTAL PARKING REQD.: 9 SPACES

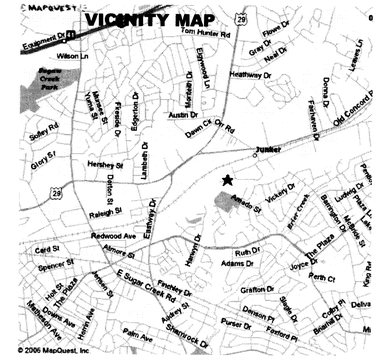
AS PER CHARLOTTE ZONING ORDINANCE SECTION NO. 12.202
REQUIRED: 9 PROVIDED: 16 HANDICAP: 1
COMPACT: NONE CARPOOL: NONE LOADING SPACES: 0

SIGNAGE:
ALL SIGNAGE WILL BE APPROVED AND PERMITTED SEPARATELY

BICYCLE STORAGE:
LONG TERM BICYCLE STORAGE SHEDS AND SHORT TERM BICYCLE STANDS TO BE PROVIDED PER LOCAL ORDINANCE

TREE PRESERVATION:
18% OF THE SITE HAS BEEN SET ASIDE AS UNDISTURBED AREA

For Public Hearing / Conditional Re-Zoning / Conceptual Site Plan and Technical Data Sheet



GENERAL INDUSTRIAL ROAD REZONING
I-2 (CD)
DEVELOPMENT NOTES

1. GENERAL PROVISIONS

1.1 This rezoning petition relates to that certain 2.8 acre parcel lying within Mecklenburg County, now or formerly known as James P. Knuckles, LLC, property, hereinafter referred to as the "Site".

1.2 Development of the Site will be controlled by the standards depicted on this Rezoning Plan and by the standards of the Ordinance. The development depicted on the Rezoning Plan is intended to reflect the arrangements of proposed buildings and uses on the Site, but the exact configurations, placements and sizes of individual elements may be altered or modified within the limits prescribed by the Ordinance during the design development and construction phases.

1.3 Unless more stringent standards are established by these Development Standards, all development standards established under the Charlotte Zoning Ordinance (the "Ordinance") for the I-2 District shall be followed with respect to the Site.

1.4 The petitioner acknowledges that other standard development requirements imposed by other city ordinances, standards, policies, and appropriate design manuals will exist. Those criteria (for example, those that require buffers, regulate streets, sidewalks, trees, stormwater, and site development, etc.), will apply to the development site. This includes chapters 6, 9, 12 17, 18, 19, 20, and 21 of the city code. Conditions set forth in this petition are supplemental requirements imposed on the development in addition to other standards. Where conditions on this plan differ from ordinances, standards, policies, and approaches in existence at the time of formal engineering plan review submission, the stricter condition or existing requirements shall apply.

2. STATEMENTS WITH RESPECT TO THE GRAPHICS WHICH ARE SET FORTH ON EXHIBITS ACCOMPANYING THE REZONING PLAN

2.1 Any Exhibits accompanying the Rezoning Plan are conceptual images of portions of the Site. They are not to be considered as development plans but rather as preliminary representations of the types and quality of development proposed for the Site.

2.2 The Rezoning Plan identifies building envelopes. Buildings shall be located within the building envelopes. However, the exact location, size and number of buildings within the specific envelop is subject to change.

3. PERMITTED USES AND MAXIMUM DEVELOPMENT

3.1 The Site may be devoted to office and industrial uses as well as associated accessory uses and parking and service areas permitted by the Ordinance in an I-1 District. All I-1 uses are permitted. I-2 uses shall be limited to outdoor parking and storage.

3.2 No more than 20,000 square feet of building area may be developed on the Site.

4. ACCESS POINTS

4.1 The total number of ingress/egress points to and from the Site shall be limited to two entrances on General Industrial Road. The exact locations may vary somewhat from those depicted based upon final design and location requirements as regulated by the transportation engineer and, where applicable, NCDOT.

5. SETBACK, SIDE YARDS AND REAR YARDS

5.1 All buildings constructed on the Site shall satisfy or exceed the setback, rear yard and side yard dimensions established under the Ordinance for the I-2 District.

6. DESIGN AND PERFORMANCE STANDARDS

6.1 The proposed buildings and development will comply with all Ordinance requirements for signage, buffering, screening and landscaping.

6.2 The Site shall comply with all requirements of the Charlotte Tree Ordinance.

6.3 The Petitioner shall construct a wooden fence along the portion of the property line abutting the existing residential districts.

7. PARKING

7.1 Off-street vehicular parking for the Site shall meet or exceed the minimum standards established by the Ordinance.

8. LIGHTING

8.1 All freestanding lighting and all exterior lighting will be capped so as to minimize the impact from lights that may be visible from nearby properties. Freestanding lighting shall not exceed 25 feet in height. No wall "pak" type lighting shall be used.

9. ALTERATIONS TO PLAN

9.1 Future amendments to the Rezoning Plan and these Development Notes may be applied for by the then owner or owners of the tract or tracts within the Site involved in accordance with the provisions of Chapter 6 of the Ordinance.

10. BINDING EFFECT

10.1 Upon approval, all conditions applicable to development of the Site imposed under the Rezoning Plan and these Development Standards will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioners and the current and subsequent owners of the Site and their respective successors in interest and assigns.

10.2 Throughout these Development Notes, the terms "Developer", "Petitioner", "Owner" or "Owners," shall, with respect to each parcel within the Site, be deemed to include the heirs, devises, personal representatives, successors in interest and assignees of the owner or owners of the Site who may be involved in its development from time to time.

JOHNSON ARCHITECTURE
Mark Alden Johnson NC Registered Architect
Architecture Planning Design
171 HEATH LANE, MOORESVILLE, NORTH CAROLINA 28115
PHONE: (704) 664-5712 E-MAIL: majoa@uno.com

PUBLICATION OR REUSE OF THESE DRAWINGS IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

22 JANUARY 2007

Conditional Re-Zoning / Technical Data Sheet

project description:
James P. (Perry) Knuckles, LLC
Lot S-4 General Commerce Center, Map 5
General Industrial Road; Charlotte, NC

client description: 2007-020

CADD
DRAWN BY Mark Johnson
CHECKED BY Mark Johnson
24 Nov. 2006
23 Jan. 2007
REVISION DATE

SHEET NO.
SP-1