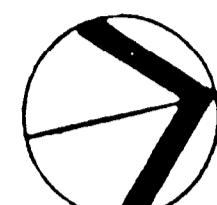
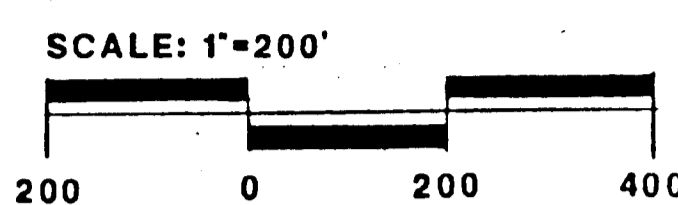


# Reames Road/I-77

**DEVELOPER: Withrow Capital Inc.**  
 P.O. Box 220325  
 Charlotte, NC 28222  
 704-364-5895

## TECHNICAL DATA SHEET



**Land Design**  
 Landscape Architecture Land Planning  
 1701 East Boulevard Charlotte, NC 28203 \*704.333.0325

**PROJECT # 86670**  
**REVISION DATE: 4/9/87**  
**REVISION DATE: 4/26/87**

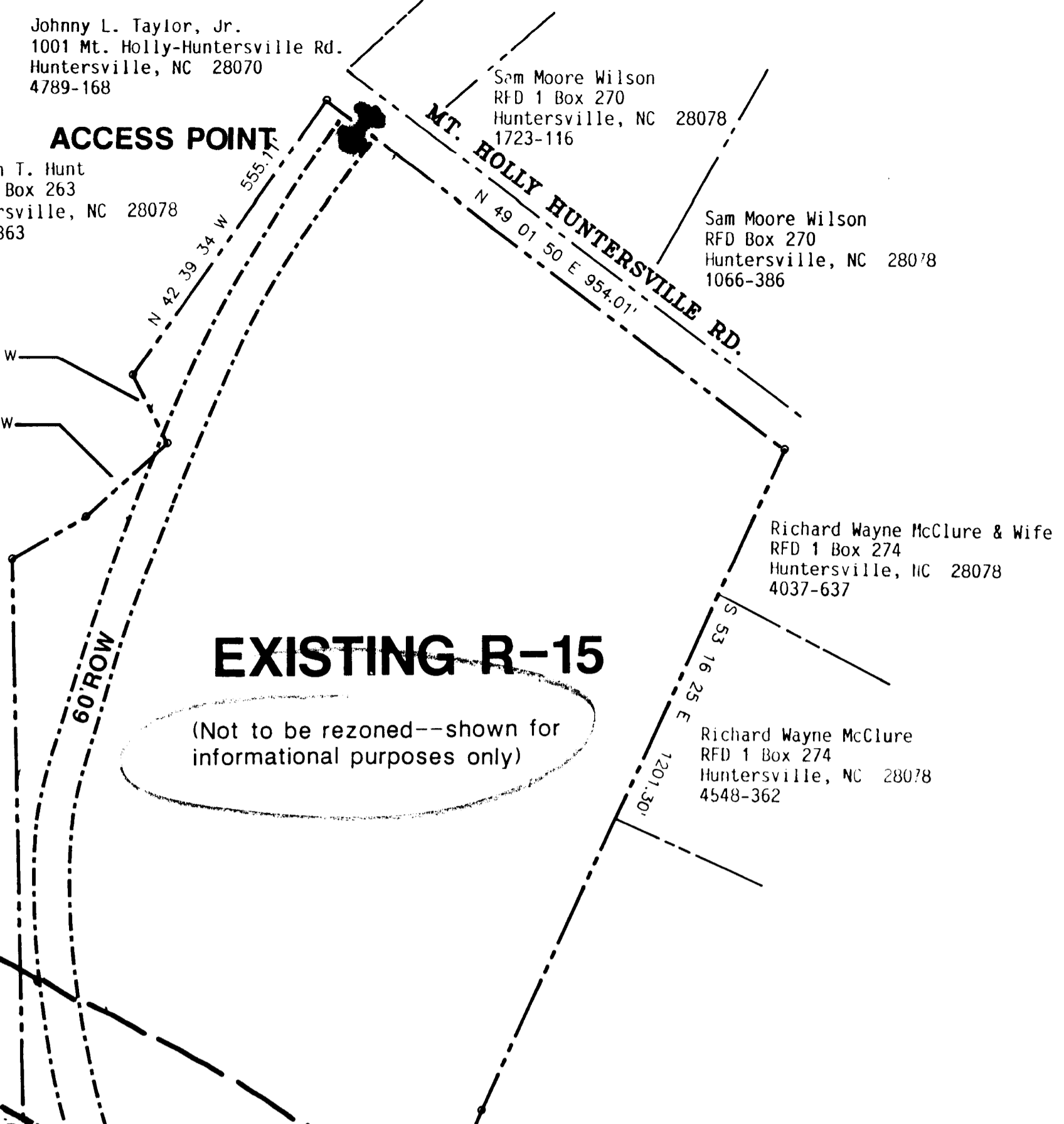
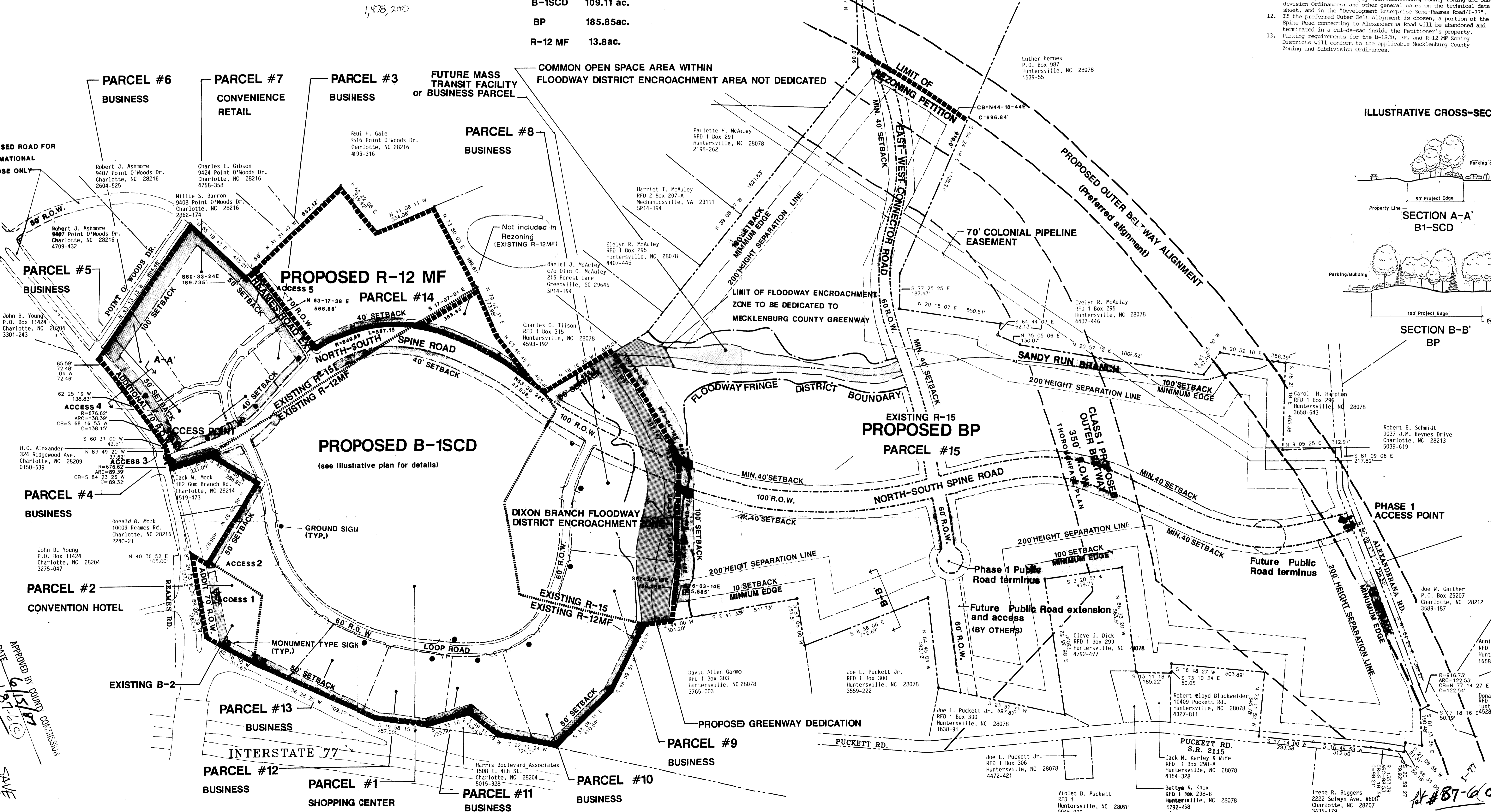
### PROPOSED ZONING DATA

PARCEL #	Description	Area
PARCEL # 1	Shopping Center 800,000 SF - 1,000,000 SF 4,000 parking spaces	48.3 acres
PARCEL # 2	300 Room Convention Hotel 360 +/- Parking Spaces	6.9 acres
PARCEL # 3	Business 13,800 SF 46 Parking Spaces	1.3 acres
PARCEL # 4	Business 17,200 SF 57 Parking Spaces	1.32 acres
PARCEL # 5	Business 17,200 SF 57 Parking Spaces	1.78 acres
PARCEL # 6	Business 14,000 SF 46 Parking Spaces	2.2 acres
PARCEL # 7	Convenience Retail 76,000 SF 380 Parking Spaces	8.4 acres
PARCEL # 8	Business 33,000 SF 109 Parking Spaces	5.8 acres
PARCEL # 9	Business 36,000 SF 119 Parking Spaces	4.1 acres
PARCEL # 10	Business 118,000 SF 390 Parking Spaces	7.8 acres

### OVERALL REZONING TABULATION

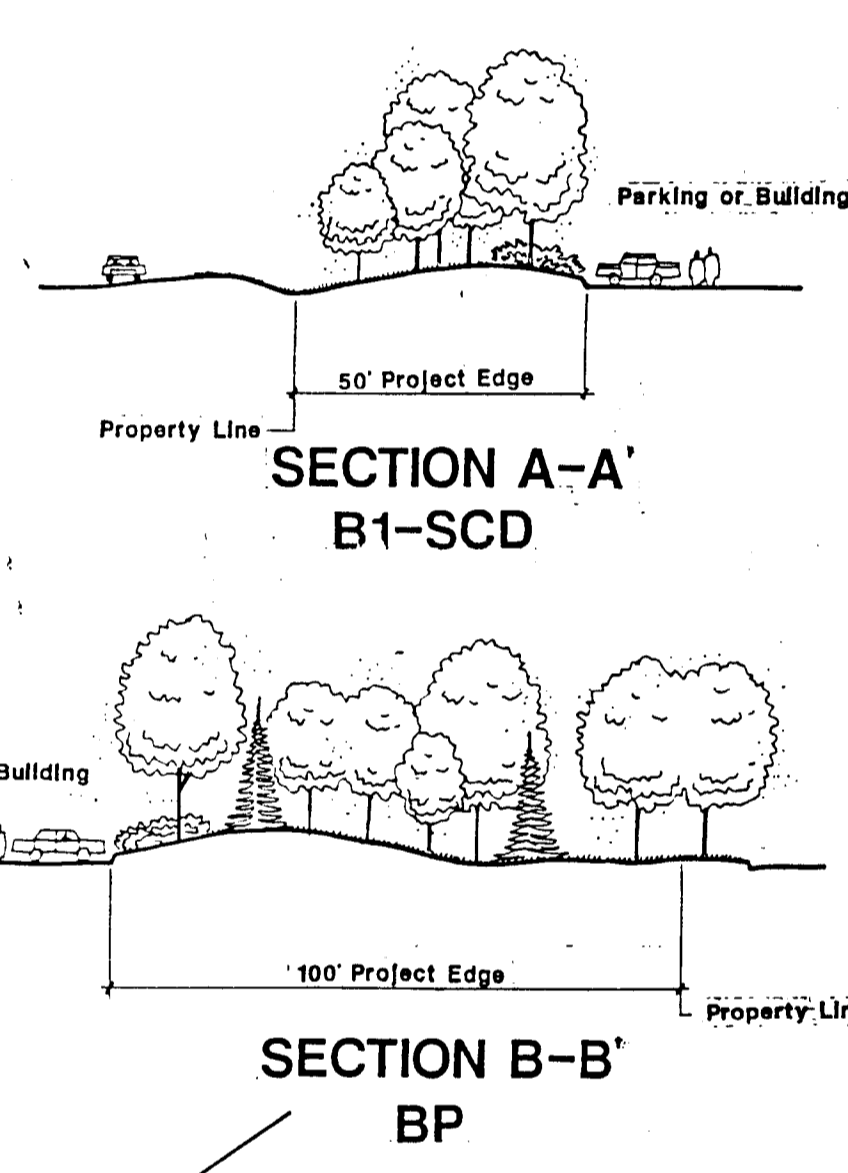
<b>B-1SCD</b>	<b>109.11 ac.</b>
<b>BP</b>	<b>185.85 ac.</b>
<b>R-12 MF</b>	<b>13.8 ac.</b>

COMMON OPEN SPACE AREA WITHIN  
 FLOODWAY DISTRICT ENCROACHMENT AREA NOT DEDICATED



- Notes:
- All development standards for the B-1SCD District, the BP District, and the R-12 MF District will be met within the respective boundaries as shown on the plan.
  - The northerly alignment of the Outer Belt shown on the plan is preferred by the petitioner. Should this alignment shown on the plan be the final, approved alignment the petitioner will dedicate the right of way crossing his property for the road.
  - Should the proposed Outer Belt not ultimately be located on the Petitioner's property or only on a portion of the area shown, then those lands left over, unencumbered by a proposed right-of-way, shall be used in conformance with the approved, underlying zoning classification. These lands, however, will nevertheless be subject to all conditions and requirements of the zoning classification.
  - Additional right-of-way up to 5.1 ac. for an improved interchange at I-77/preferred Outer Belt alignment will be reserved subject to coordination with D.O.T.
  - A complete plan showing roads and driveway widths, turning radius, and water system layout showing hydrant valves will be prepared and submitted at the time of site plan approval for various portions of the plan for review and approval by the Fire Department.
  - The developer, his heirs or assigns, will commit to the construction of a crossing of Dixon Branch in conjunction with the extension of the proposed Spine road north into the BP District.
  - The petitioner/developer retains the right to maintain flexibility of the exact alignment of internal roadways, access points, and future public street terminus' and extensions through his property in order to coordinate plans with D.O.T. Street right-of-ways which are abandoned or no longer used for public road purposes will revert back to the owner.
  - For additional development standards refer to booklet entitled "Development Enterprise Zone - Reames Road/I-77".
  - All signs will be reviewed, as required by the B-1SCD plan approval process, and will conform to the guidelines in the "Development Enterprise Zone-Reames Road/I-77".
  - Reames Road improvements and entry locations will be subject to traffic study recommendation by the Mecklenburg County Engineering Department.
  - All development will comply with Mecklenburg County Zoning and Subdivision Ordinances and other general rules on the technical data sheet, and in the "Development Enterprise Zone-Reames Road/I-77".
  - If the preferred Outer Belt Alignment is chosen, a portion of the Spine Road connecting to Alexander Road will be abandoned and terminated in a cul-de-sac inside the Petitioner's property.
  - Parking requirements for the B-1SCD, BP, and R-12 MF Zoning Districts will conform to the applicable Mecklenburg County Zoning and Subdivision Ordinances.

### ILLUSTRATIVE CROSS-SECTIONS



APPROVED BY COUNTY COMMISSION  
 DATE 6/15/87  
 # 87-6(c)

# 87-6(c)