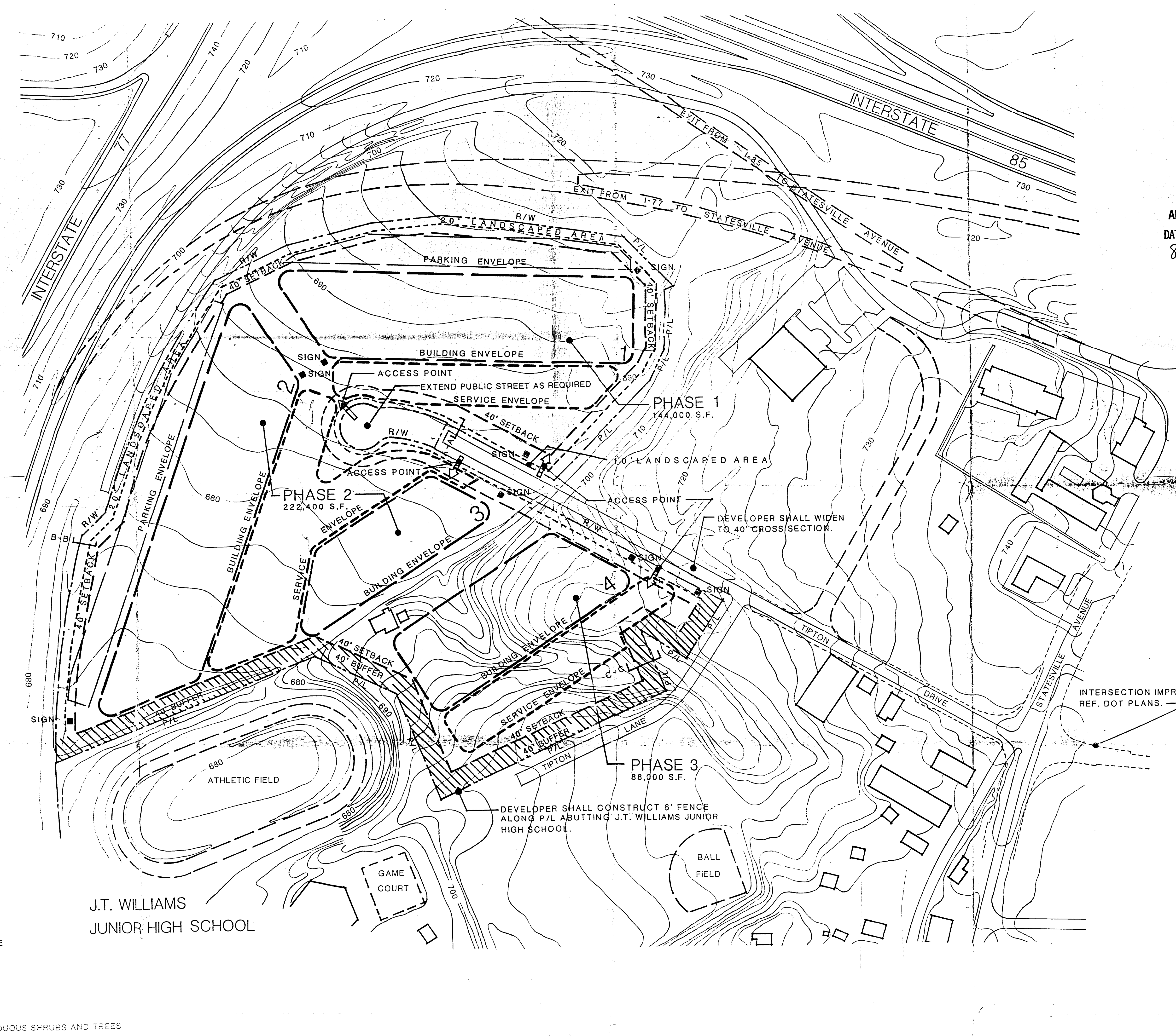
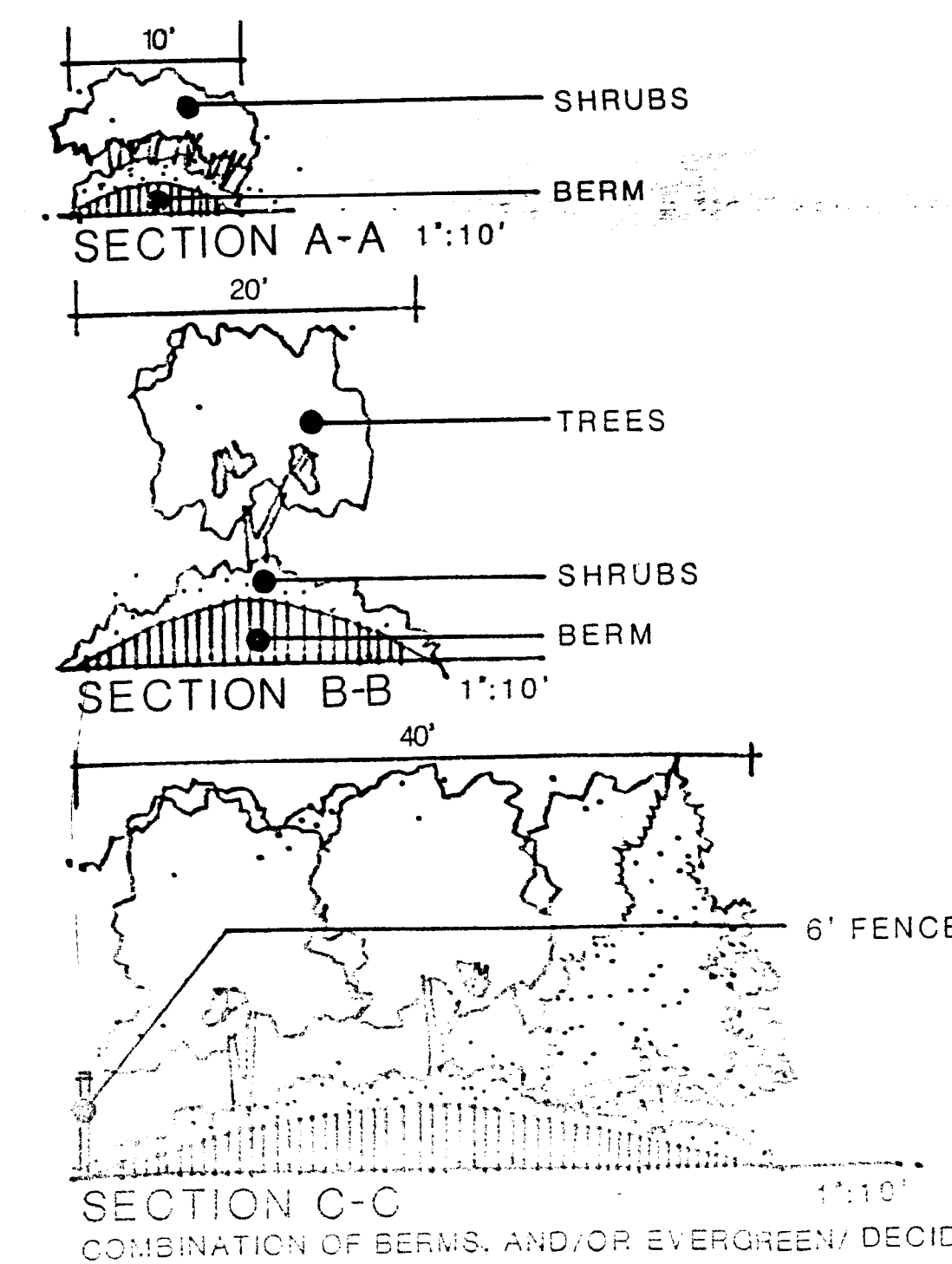


NOTES

- REFERENCE PREVIOUSLY SUBMITTED SITE PLAN FOR ALL INFORMATION. ALL EXISTING UTILITIES AND STRUCTURES ARE SHOWN. ALL UTILITIES SHALL BE DEEPER THAN THE EXISTING UTILITIES. ALL UTILITIES SHALL BE DEEPER THAN THE EXISTING UTILITIES. ALL UTILITIES SHALL BE DEEPER THAN THE EXISTING UTILITIES.
- REFERENCE PREVIOUSLY SUBMITTED COULDS FOR OWNERS NAMES, ADDRESSES AND THE TAX PARCEL NUMBERS OF ALL ADJOINING PROPERTIES.
- A FORTY (40) FOOT SETBACK SHALL BE MAINTAINED WHERE THE PROPERTY ADJUTS THE I-77/I-85 RIGHTS-OF-WAY AND AS INDICATED.
- ALL BUILDINGS CONSTRUCTED ADJACENT TO THE I-77/I-85 RIGHTS-OF-WAY SHALL HAVE PRIMARY VISUAL ACCESS TO THE INTERSTATES. NO SERVICE OR LOADING AREAS SHALL BE CONSTRUCTED ALONG ANY PORTION OF A BUILDING WHICH FRONTS ON THE I-77/I-85 RIGHTS-OF-WAY.
- ALL SERVICE AND LOADING AREAS SHALL BE SCREENED AND CONFORM TO SECTION 1601 OF THE CITY OF CHARLOTTE ZONING ORDINANCE.
- ALL PARKING SHALL CONFORM TO SECTION 2006 OF THE CITY OF CHARLOTTE ZONING ORDINANCE.
- A FORTY (40) FOOT SETBACK AND BUFFER SHALL BE MAINTAINED WHERE THE PROPERTY ADJUTS R/W AND AS INDICATED. DEVELOPER SHALL MAKE BEST EFFORTS TO PRESERVE EXISTING VEGETATION IN AREAS DESIGNATED AS BUFFER. IN AREAS WHERE NATURAL VEGETATION IS IDENTIFIED, PROPER OFFICE PLANTING SUCH AS SUPPLEMENTAL SHRUBS, TREES AND/OR BERMS SHALL BE ADDED AND SHALL CONFORM TO SECTION 1601 OF THE CITY OF CHARLOTTE ZONING ORDINANCE. DEVELOPER SHALL COORDINATE WITH UTILITY COMPANIES AND MAKE BEST EFFORTS TO INSURE MINIMAL IMPACT TO DESIGNATED BUFFER AREAS.
- DEVELOPER SHALL MAKE BEST EFFORTS TO PRESERVE ALL EXISTING VEGETATION WHICH NATURALLY OCCURS ALONG THE CREEK BISECTING THE PROPERTY.
- VEHICULAR ACCESS TO THE PROJECT FROM TIPTON LANE SHALL NOT BE PERMITTED.
- PROPOSED PHASING AS INDICATED IS BASED ON CURRENT ECONOMIC TRENDS AND IS SUBJECT TO VARIATIONS DEPENDING ON ACTUAL MARKET CONDITIONS WHICH DEVELOPER DURING THE COURSE OF THE PROJECT. APPROXIMATE TIME OF PROJECT BUILD OUT IS FIVE (5) YEARS.
- ALL SIGNAGE SHALL CONFORM TO SECTION 2109.1 OF THE CITY OF CHARLOTTE ZONING ORDINANCE.
- NO PART OF THE REGULATORY FLOOD PLAIN IS WITHIN THE PROPERTY. STORM DRAINAGE SHALL CONFORM TO SECTION 1603 OF THE CITY OF CHARLOTTE ZONING ORDINANCE.
- DEMOLITION LANDFILLS SHALL NOT BE PERMITTED ON THE PROPERTY.
- STORAGE OF PETROLEUM FOR THE PURPOSES OF ITS LOCAL AND REGIONAL DISTRIBUTION SHALL NOT BE PERMITTED ON THE PROPERTY.
- STORAGE OF HAZARDOUS WASTE SHALL NOT BE PERMITTED ON THE PROPERTY.
- IF A WATER PRESSURE OR SUPPLY PROBLEM IS IDENTIFIED BY FIRE OFFICIALS AT THE TIME OF BUILDING PERMIT APPLICATION, THE DEVELOPER SHALL INSTALL APPROPRIATE BUILDING TREATMENTS TO MITIGATE THIS CONDITION TO THE SATISFACTION OF FIRE OFFICIALS.
- EXISTING VEGETATION TO REMAIN AND/OR PROPOSED PLANTING SHALL CONFORM TO THE CITY OF CHARLOTTE TREE ORDINANCE.
- ALL CONDITIONS REQUIRED BY THIS PLAN SHALL BE IMPLEMENTED CONCURRENT WITH EACH PHASE. DEVELOPER SHALL NOT BE REQUIRED TO MAKE IMPROVEMENTS BEYOND THE LIMITS OF EACH PHASE DESIGNATED ON THE PLAN.
- ATTACHED AND MADE AVAILABLE IS AN ILLUSTRATIVE MASTER PLAN WHICH DETAILES PROPOSED STRUCTURES, PARKING, PLANTING, SIGNAGE AND OTHER PROJECT ELEMENTS.

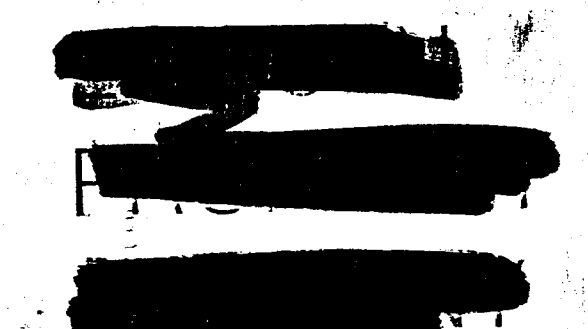
AREA - 26.79 ACRES
 EXISTING ZONING - R-6MF
 PROPOSED ZONING - B-D(CD)



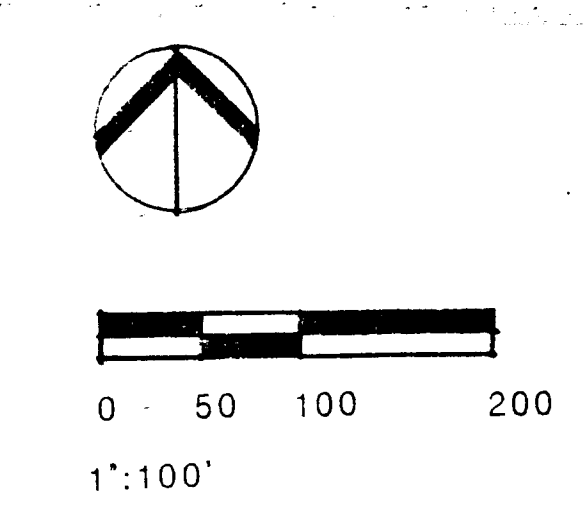
88-60

ColeJenest
 Land Planning
 Landscape Architecture

APPROVED BY CITY COUNCIL
 DATE 9/19/88
 88-60



CONDITIONAL
 MASTER PLAN



9-6-88
 REVISED 10-12-88
 REVISED 10-24-88