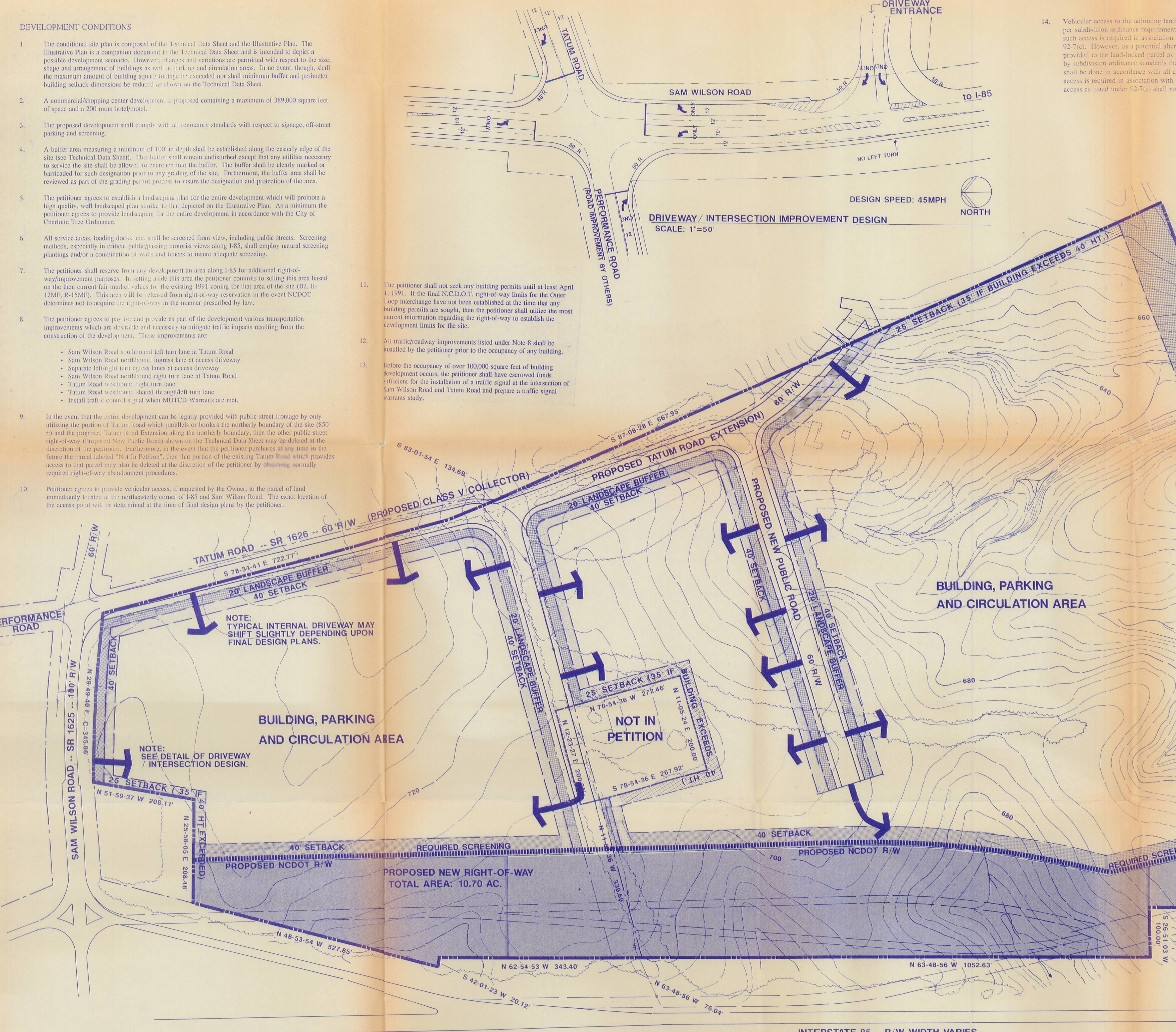


DEVELOPMENT CONDITIONS

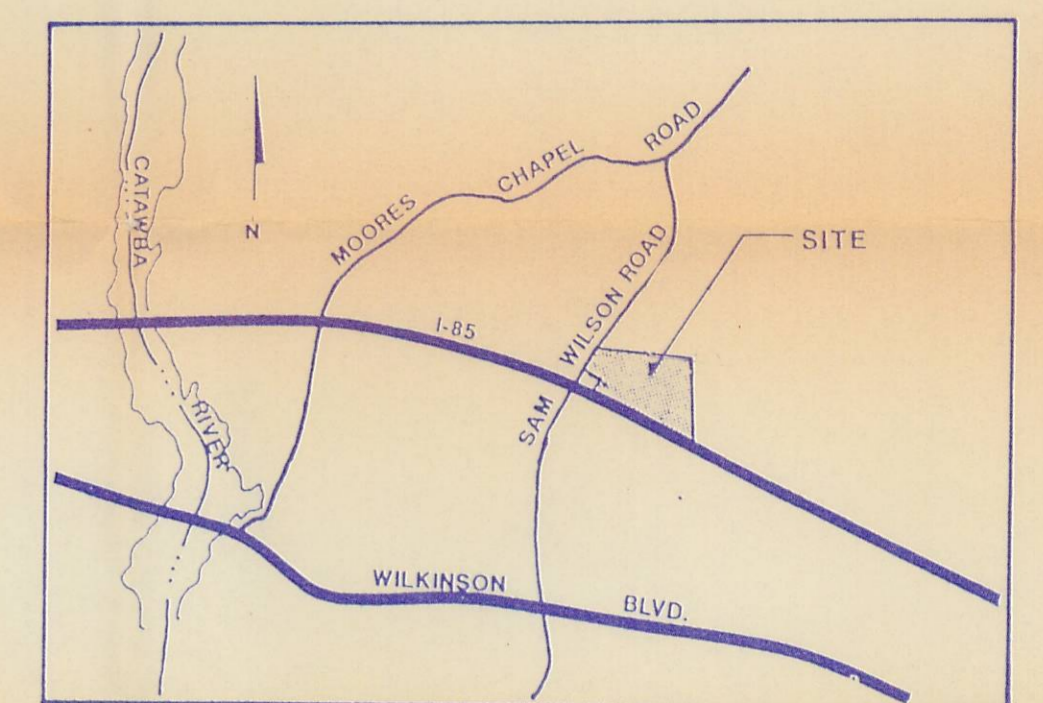
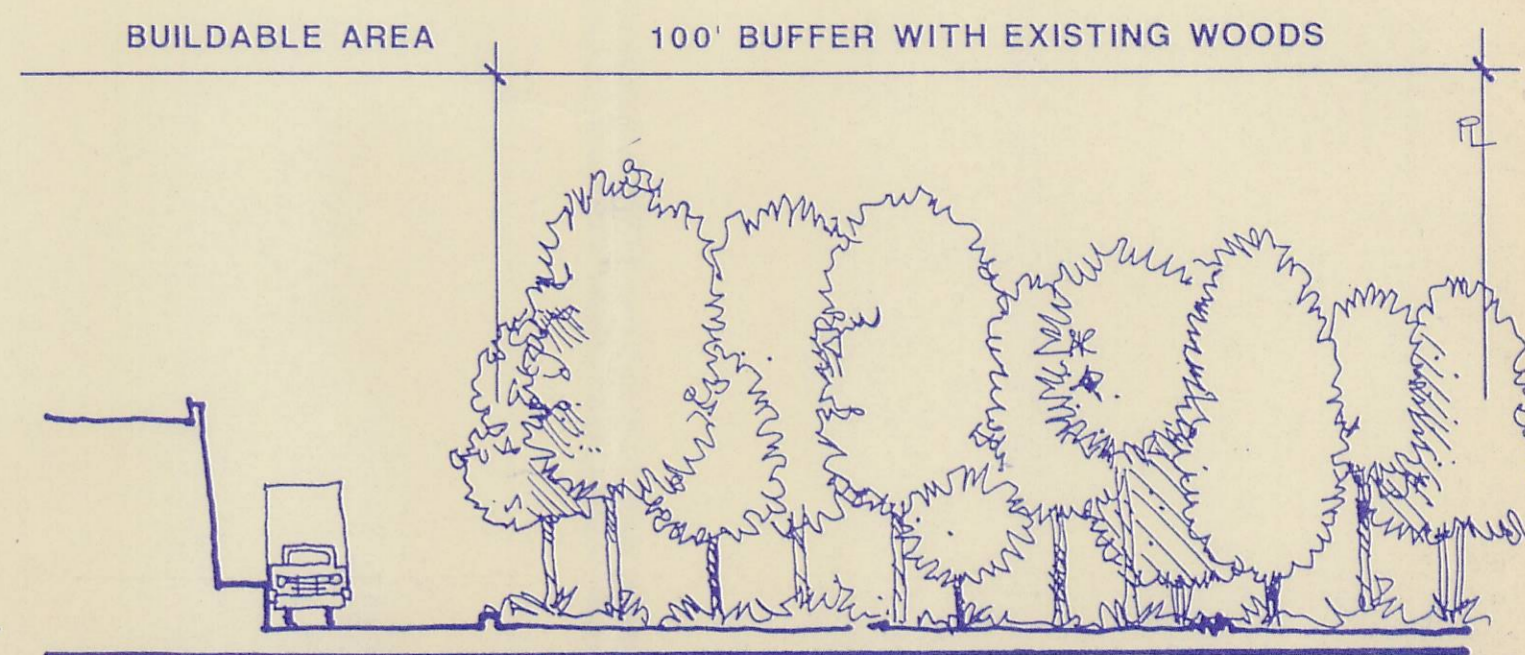
- The conditional site plan is composed of the Technical Data Sheet and the Illustrative Plan. The Illustrative Plan is a companion document to the Technical Data Sheet and is intended to depict a possible development scenario. However, changes and variations are permitted with respect to the size, shape and arrangement of buildings as well as parking and circulation areas. In no event, though, shall the maximum amount of building square footage be exceeded nor shall minimum buffer and perimeter building setback dimensions be reduced as shown on the Technical Data Sheet.
- A commercial/shopping center development is proposed containing a maximum of 389,000 square feet of space and a 200 room hotel/motel.
- The proposed development shall comply with all regulatory standards with respect to signage, off-street parking and screening.
- A buffer area measuring a minimum of 100' in depth shall be established along the easterly edge of the site (see Technical Data Sheet). This buffer shall remain undisturbed except that any utilities necessary to service the site shall be allowed to encroach into the buffer. The buffer shall be clearly marked or barricaded for such designation prior to any grading of the site. Furthermore, the buffer area shall be reviewed as part of the grading permit process to insure the designation and protection of the area.
- The petitioner agrees to establish a landscaping plan for the entire development which will promote a high quality, well landscaped plan similar to that depicted on the Illustrative Plan. As a minimum, the petitioner agrees to provide landscaping for the entire development in accordance with the City of Charlotte Tree Ordinance.
- All service areas, loading docks, etc. shall be screened from view, including public streets. Screening methods, especially in critical public/private streets views along I-85, shall employ natural screening plantings and/or a combination of walls and fences to insure adequate screening.
- The petitioner shall reserve from any development an area along I-85 for additional right-of-way/improvement purposes. In setting aside this area the petitioner commits to selling this area based on the then current fair market value for the existing 1991 zoning for that area of the site (R-15M, R-15MD, R-15MFD). This area will be released from right-of-way reservation in the event NCDOT determines not to acquire the right-of-way in the manner prescribed by law.
- The petitioner agrees to pay for and provide as part of the development various transportation improvements which are desirable and necessary to mitigate traffic impacts resulting from the construction of the development. These improvements are:
 - Sam Wilson Road southbound left turn lane at Tatum Road
 - Sam Wilson Road northbound ingress lane at access driveway
 - Separate left turn egress lane at access driveway
 - Sam Wilson Road northbound right turn lane at Tatum Road
 - Tatum Road westbound right turn lane
 - Tatum Road westbound shared through/right turn lane
 - Install traffic control signal when MUTCD warrants are met.
- In the event that the entire development can be legally provided with public street frontages by only utilizing the portion of Tatum Road which parallels or borders the northerly boundary of the site (R59 2) and the proposed Tatum Road Extension along the northerly boundary, then the other public street right-of-way (Proposed New Public Road) shown on the Technical Data Sheet may be deleted at the discretion of the petitioner. Furthermore, in the event that the petitioner purchases at any time in the future the parcel labeled "Not In Petition", then that portion of the existing Tatum Road which provides access to that parcel may also be deleted at the discretion of the petitioner by obtaining a necessary required right-of-way abandonment procedures.
- Petitioner agrees to provide vehicular access, if requested by the Owner, to the parcel of land immediately located at the northeasterly corner of I-85 and Sam Wilson Road. The exact location of the access point will be determined at the time of final design plans by the petitioner.

- The petitioner shall not seek any building permits until at least April 1, 1991. If the final N.C.D.O.T. right-of-way limits for the Outer Loop interchange have not been established at the time that any building permits are sought, then the petitioner shall utilize the most current information regarding the right-of-way to establish the development limits for the site.
- All traffic/roadway improvements listed under Note 8 shall be installed by the petitioner prior to the occupancy of any building.
- Before the occupancy of over 100,000 square feet of building development occurs, the petitioner shall have obtained funds sufficient for the installation of a traffic signal at the intersection of Sam Wilson Road and Tatum Road and prepare a traffic signal warrants study.

14. Vehicular access to the adjoining land-locked parcel (055-232-05) shall be provided as per subdivision ordinance requirements by extending Tatum Road (SR 1626) and such access is required in association with the approved site plan of Rezoning Petition 92-7(c). However, as a potential alternative to this requirement, access may instead be provided in the land-locked parcel as part of the development of this site. If required by subdivision ordinance standards, the design, construction and location of such access shall be done in accordance with all applicable subdivision ordinance requirements. If access is required in association with this development, then the requirement for access as listed under 92-7(c) shall no longer be required.



DEVELOPMENT DATA
 EXISTING ZONING: B-2, R-15M AND R-12MF
 PROPOSED ZONING: B-1 SCD
 SITE AREA: 60.02 AC.
 MAXIMUM SQUARE FOOTAGE: 389,000 GSF & 200 ROOM MOTEL



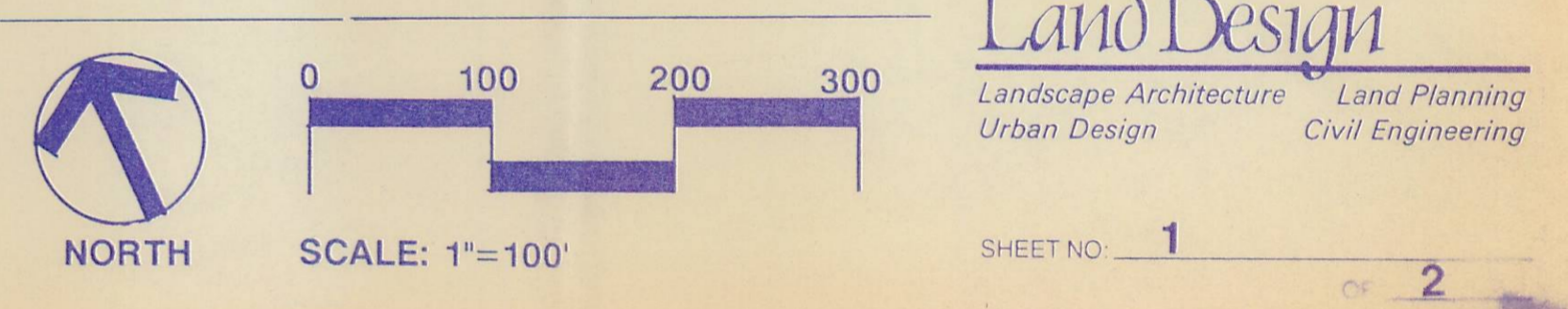
I-85 SITE PROPOSED REZONING PETITION
 OWNER: CHARLOTTE I-85 ASSOCIATES, LTD. PARTNERSHIP
 DEVELOPER: AMERICAN DEVELOPMENT SERVICES CORP.
 BARLOW BLDG. 5454 WISCONSIN AVE. #1260
 CHEVY CHASE, MD. 20815

TECHNICAL DATA SHEET

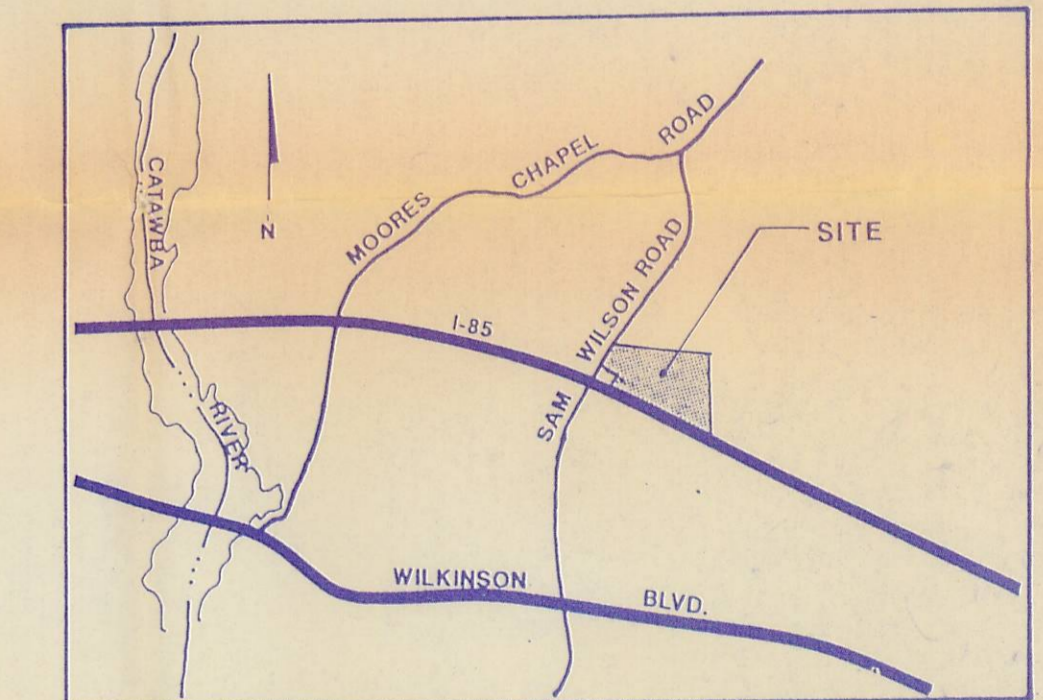
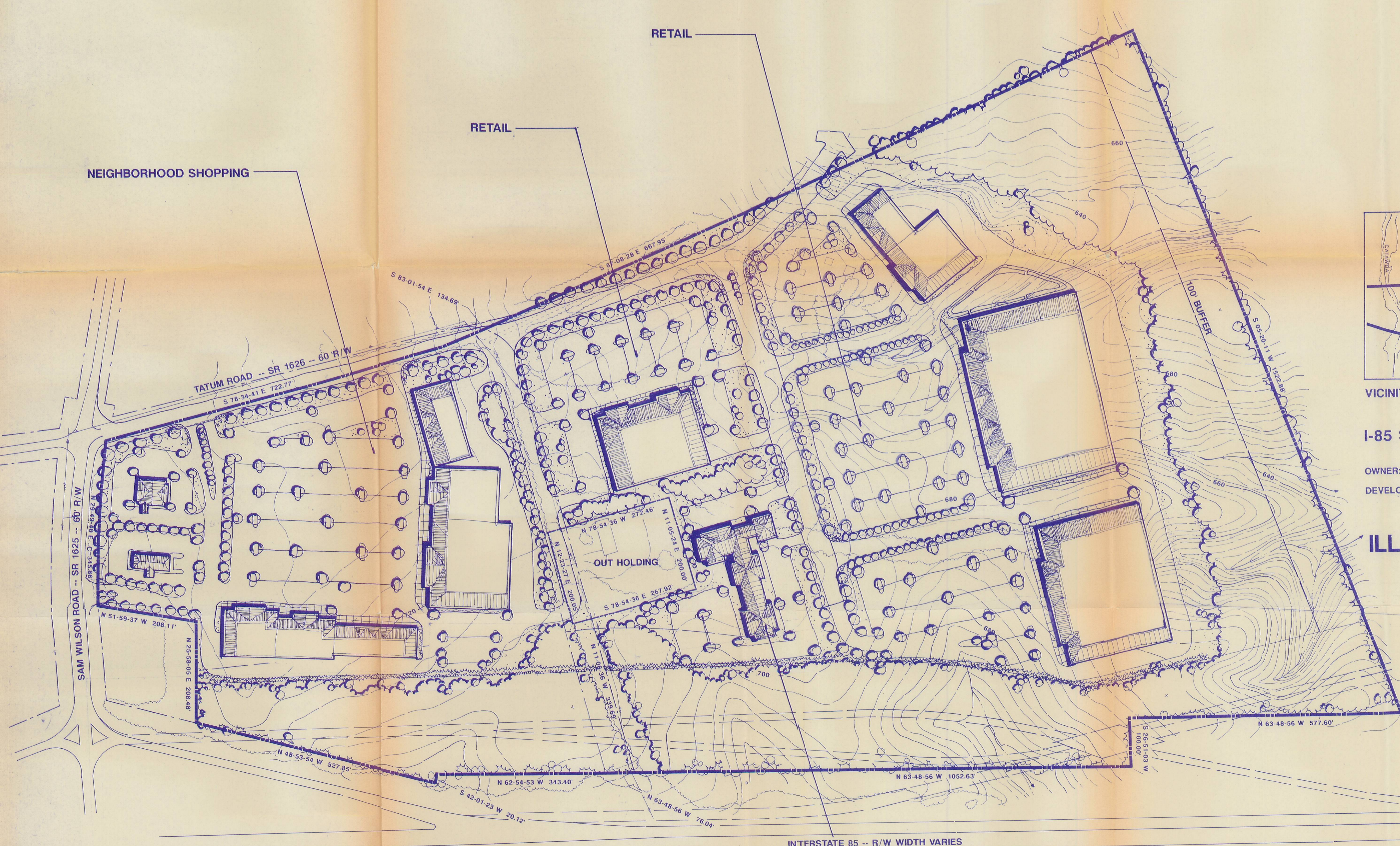
FOR PUBLIC HEARING
 PETITION NO. 91-36(c)

DATE: OCTOBER 26, 1990
 PROJECT NO. 90538
 REVISIONS: 9-23-91 REVISED PER P.C. COMMENTS
 10-18-91 REVISED PER HEARING COMMENTS
 9-22-92 REVISED PER P.C. COMMENTS

ATTACHED TO ADMINISTRATIVE APPROVAL
 DATED: 05/01/92
 BY: MARTIN R. CRAWTON, JR.



Land Design
 Landscape Architecture Urban Design Land Planning Civil Engineering



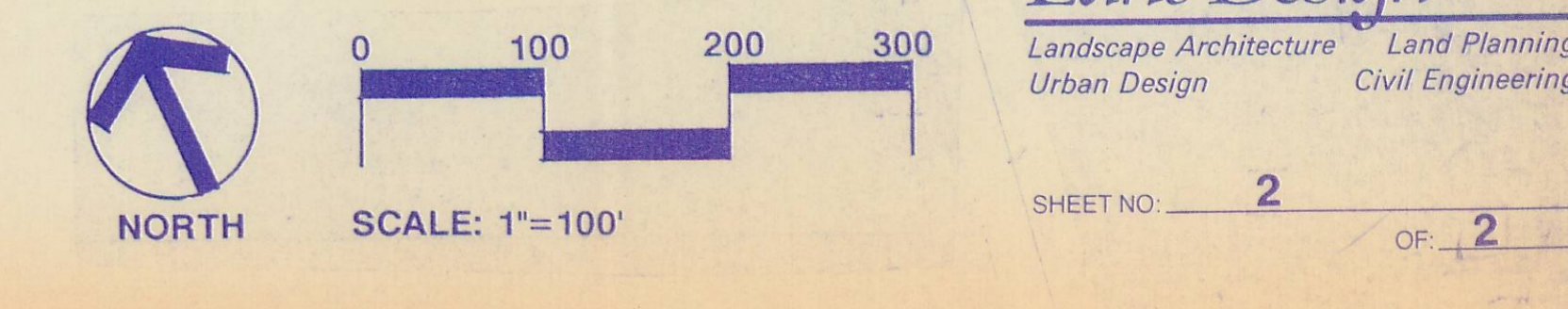
I-85 SITE
 OWNER: CHARLOTTE I-85 ASSOCIATES, LTD. PARTNERSHIP
 DEVELOPER: AMERICAN DEVELOPMENT SERVICES CORP.
 BARLOW BLDG. 5454 WISCONSIN AVE. #1260
 CHEVY CHASE, MD. 20815

ILLUSTRATIVE PLAN

PROPOSED ZONING: B-1 SCD
 389,000 SF RETAIL
 200 ROOM MOTEL

FOR PUBLIC HEARING
 PETITION NO. 91-36(c)

DATE: OCT. 5, 1990
 PROJECT NO. 90538
 REVISIONS: 9-23-91 REVISED PER P.C. COMMENTS



Land Design
 Landscape Architecture Urban Design Land Planning Civil Engineering