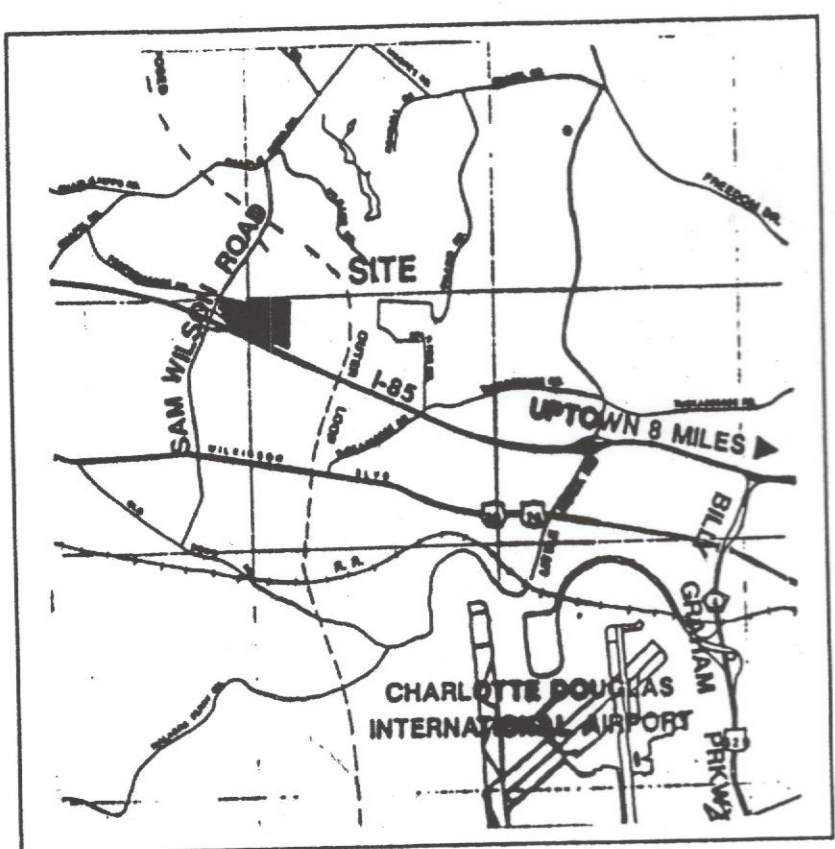


OmniArchitecture, P.A.  
101 Independence Center  
Charlotte, NC 28246  
(704) 334-5383

**WK DICKSON**  
Engineers  
Planners  
Surveyors

AMERICAN SERVICES DEVELOPMENT CORPORATION  
WEST POINTE BUSINESS PARK  
CHARLOTTE, NORTH CAROLINA  
Illustrative Plan  
Sheet Title

	CURRENT ZONING	PROPOSED ZONING
ACREAGE	60.02 ac B-1 (SCD) 1.04 ac R-12 (MF)	12.79 ac CC 48.83 ac I-1
BUILDING AREA	389,000 s.f. (RETAIL) 200,000 s.f. (HOTEL) 12,000 s.f. (APARTMENTS) 601,000 s.f.	85,000 s.f. (RETAIL) 300,000 s.f. (WAREHOUSE) 501,000 s.f. 383,000 s.f. 586,000 s.f.



VICINITY MAP  
N.T.S.

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

**ILLUSTRATIVE PLAN**  
PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS SUBJECT TO CHANGE

PROPOSED ZONING	INDUSTRIAL AREA: RETAIL AND OUTPARCELS:	I-1 CC CC
MAXIMUM S.F.	85,000 S.F. RETAIL 501,000 300,000 S.F. INDUSTRIAL	
FOR PUBLIC HEARING PETITION NO.	96-21(C)	

**LEGAL DESCRIPTION  
WEST POINTE BUSINESS PARK - TRACT I**  
BEGINNING AT AN EXISTING IRON ON THE NORTHERLY RIGHT-OF-WAY LINE OF THE RAMP FROM INTERSTATE HIGHWAY NO. 85 TO SAM WILSON ROAD, SAID POINT ALSO BEING A POINT IN THE DIVIDING LINE BETWEEN THE PROPERTY OF CHARLOTTE I-85 ASSOCIATES LIMITED PARTNERSHIP AS DESCRIBED IN DEED BOOK 8188, PAGE 378 OF THE MECKLENBURG PUBLIC REGISTRY AND THE SOUTHWESTERLY LINE OF CLETUS LOHR, NOW OR FORMERLY, AS DESCRIBED IN DEED BOOK 8187, PAGE 187 OF THE MECKLENBURG PUBLIC REGISTRY, SAID POINT OF BEGINNING ALSO HAVING NC GRID COORDINATES (NAD 83) N 1408.8224 FEET AND Y 4583.8812 FEET; THENCE FROM SAID BEGINNING POINT AS THIS ESTABLISHED, RUNNING WITH TWO LINES OF THE APFORESAID CLETUS LOHR PROPERTY AS FOLLOWS: (1) NORTH 28° 58' 00" EAST, 208.48 FEET TO AN EXISTING IRON; AND (2) NORTH 81° 37' 20" WEST, 208.11 FEET TO AN EXISTING IRON ON THE EASTERLY MARGIN OF THE RIGHT-OF-WAY OF SAM WILSON ROAD (STATE ROAD 1628) SAID RIGHT-OF-WAY BEING 100 FEET; THENCE RUNNING WITH THE RIGHT-OF-WAY OF SAID TATUM ROAD (STATE ROAD 1628), TATUM ROAD BEING A 60 FOOT RIGHT-OF-WAY; RUNNING THENCE WITHIN THE RIGHT-OF-WAY OF SAID TATUM ROAD AND WITH THE LINE OF IRON THENCE SUMMEY AND WIFE, FRANCIS SUMMEY, NOW OR FORMERLY, AS DESCRIBED IN DEED BOOK 1837, PAGE 517 IN THE MECKLENBURG PUBLIC REGISTRY; SOUTH 78° 34' 41" EAST, A DISTANCE OF 701.85 FEET TO A POINT; THENCE A NEW LINE SOUTH 12° 48' 00" WEST, A DISTANCE OF 918.58 FEET TO A POINT LOCATED ON THE NORTHERLY RIGHT-OF-WAY LINE OF THE RAMP FROM INTERSTATE HIGHWAY NO. 85 TO SAM WILSON ROAD; THENCE RUNNING WITH THE NORTHERLY MARGIN OF THE RIGHT-OF-WAY OF SAID INTERSTATE HIGHWAY NO. 85, THE FOLLOWING THREE COURSES AND DISTANCES: (1) NORTH 82° 04' 57" WEST, 183.18 FEET TO AN EXISTING CONCRETE RIGHT-OF-WAY MONUMENT; (2) SOUTH 42° 01' 23" WEST, 20.12 FEET TO AN EXISTING CONCRETE RIGHT-OF-WAY MONUMENT; AND (3) NORTH 48° 53' 54" WEST, 57.81 FEET TO THE POINT AND PLACE OF BEGINNING, CONTAINING 12.7855 ACRES.

**LEGAL DESCRIPTION  
WEST POINTE BUSINESS PARK - TRACT II**  
TO ARRIVE AT THE POINT OF BEGINNING, COMMENCE AT A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF THE RAMP FROM INTERSTATE HIGHWAY NO. 85 TO SAM WILSON ROAD, SAID POINT ALSO BEING A POINT IN THE DIVIDING LINE BETWEEN THE PROPERTY OF CHARLOTTE I-85 ASSOCIATES LIMITED PARTNERSHIP AS DESCRIBED IN DEED BOOK 8188, PAGE 378 OF THE MECKLENBURG PUBLIC REGISTRY AND THE SOUTHWESTERLY LINE OF CLETUS LOHR, NOW OR FORMERLY, AS DESCRIBED IN DEED BOOK 8187, PAGE 187 OF THE MECKLENBURG PUBLIC REGISTRY; SAID POINT ALSO HAVING NC GRID COORDINATES (NAD 83) N 1408.8224 FEET AND Y 4583.8812 FEET; THENCE WITH THE NORTHERLY RIGHT-OF-WAY OF SAID INTERSTATE NO. 85 RAMP IN A SOUTHEASTERLY DIRECTION THE FOLLOWING THREE COURSES AND DISTANCES: (1) SOUTH 48° 53' 54" EAST, A DISTANCE OF 57.85 FEET TO AN EXISTING CONCRETE RIGHT-OF-WAY MONUMENT; (2) NORTH 42° 01' 23" EAST, A DISTANCE OF 20.12 FEET TO AN EXISTING CONCRETE RIGHT-OF-WAY MONUMENT; (3) THENCE SOUTH 82° 04' 57" EAST, A DISTANCE OF 183.18 FEET TO THE POINT OF BEGINNING; THENCE A NEW LINE NORTH 12° 48' 00" WEST, A DISTANCE OF 918.58 FEET TO AN EXISTING IRON; THENCE SOUTH 78° 34' 41" EAST, A DISTANCE OF 701.85 FEET; THENCE SOUTH 82° 01' 54" EAST, A DISTANCE OF 134.34 FEET TO AN EXISTING IRON; THENCE SOUTH 87° 02' 28" EAST, A DISTANCE OF 687.95 FEET TO AN EXISTING IRON; THENCE SOUTH 08° 07' 00" EAST, A DISTANCE OF 13.22 FEET TO A POINT; THENCE SOUTH 88° 50' 30" EAST, A DISTANCE OF 228.18 FEET TO AN EXISTING IRON; THENCE SOUTH 05° 22' 11" WEST, A DISTANCE OF 1,322.34 FEET TO AN EXISTING IRON ON THE NORTHERLY MARGIN OF THE RIGHT-OF-WAY OF INTERSTATE HIGHWAY NO. 85; THENCE WITH THE NORTHERLY MARGIN OF THE RIGHT-OF-WAY OF SAID INTERSTATE HIGHWAY NO. 85 THE FOLLOWING THREE COURSES AND DISTANCES: (1) NORTH 83° 48' 00" WEST, A DISTANCE OF 577.80 FEET TO AN EXISTING CONCRETE RIGHT-OF-WAY MONUMENT; (2) SOUTH 28° 51' 02" WEST, A DISTANCE OF 100.00 FEET TO AN EXISTING CONCRETE RIGHT-OF-WAY MONUMENT; AND (3) NORTH 83° 48' 58" WEST, A DISTANCE OF 1,128.87 FEET TO AN EXISTING CONCRETE RIGHT-OF-WAY MONUMENT; (4) NORTH 82° 54' 52" WEST, A DISTANCE OF 150.21 FEET TO THE POINT AND PLACE OF BEGINNING, CONTAINING 48.7890 ACRES.

PROJECT NUMBER	96405.10	DRAWING SCALE	1" = 100'
DATE	4/22/96	PROJECT DATE	
APPROVED BY		PROJECT NUMBER	96405.10
APPROVED FOR		FILE DATE	6/9/96
RECORDED FOR		DATE	
RECORD DATE		CONSTRUCTION	
RECORD NO.		RECORD NO.	
Revisions		Revisions	
No. 1	Date 6/6/96	No. 1	Date 6/6/96
No. 2	Date	No. 2	Date
No. 3	Date	No. 3	Date
No. 4	Date	No. 4	Date
No. 5	Date	No. 5	Date
No. 6	Date	No. 6	Date
No. 7	Date	No. 7	Date
No. 8	Date	No. 8	Date
No. 9	Date	No. 9	Date
No. 10	Date	No. 10	Date
Issue Date	4/22/96	Project Number	96405.10
Sheet	1	Of	1

**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/passing motorist views along I-85, shall employ natural screening plantings and/or a combination of walls and fences to insure adequate screening.

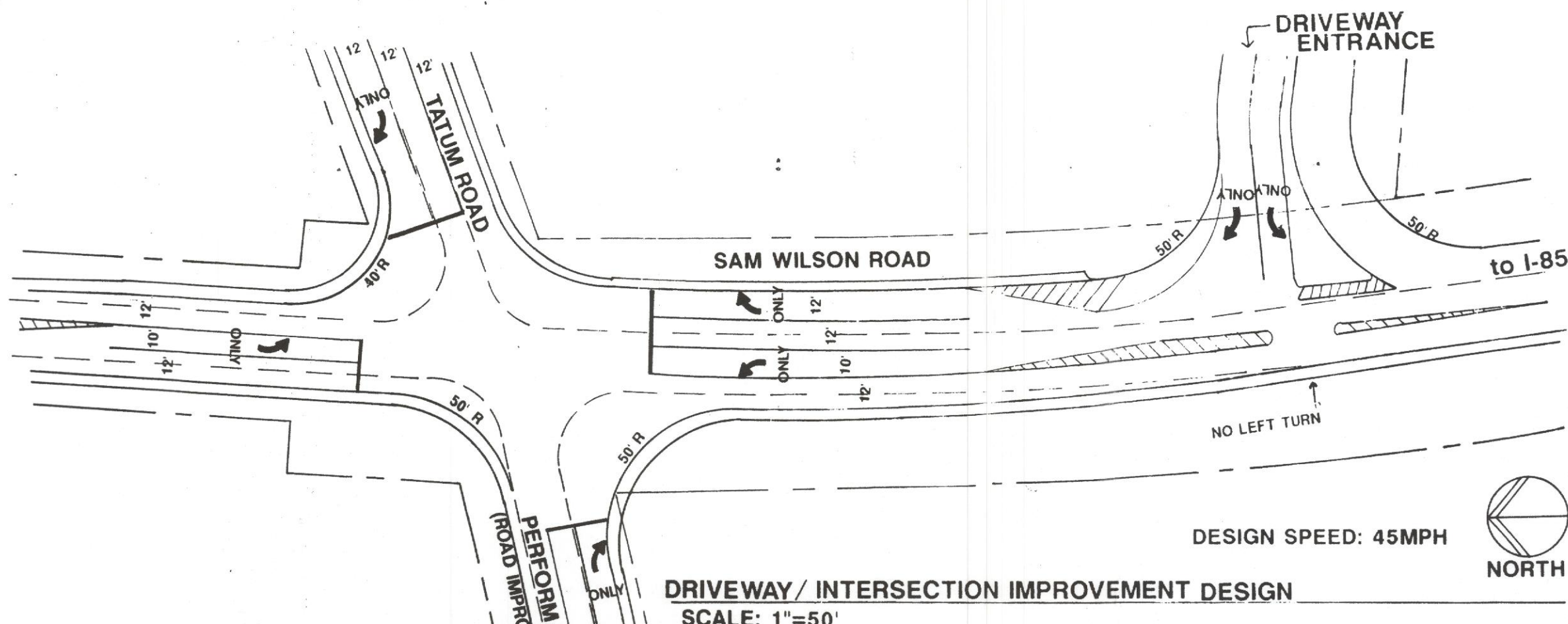
The petitioner shall reserve from any development an area along I-85 for additional right-of-way/improvement purposes. In setting aside this area the petitioner commits to selling this area based on the then current fair market values for the existing 1991 zoning for that area of the site (B2, R-12MF, R-15MF). 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:

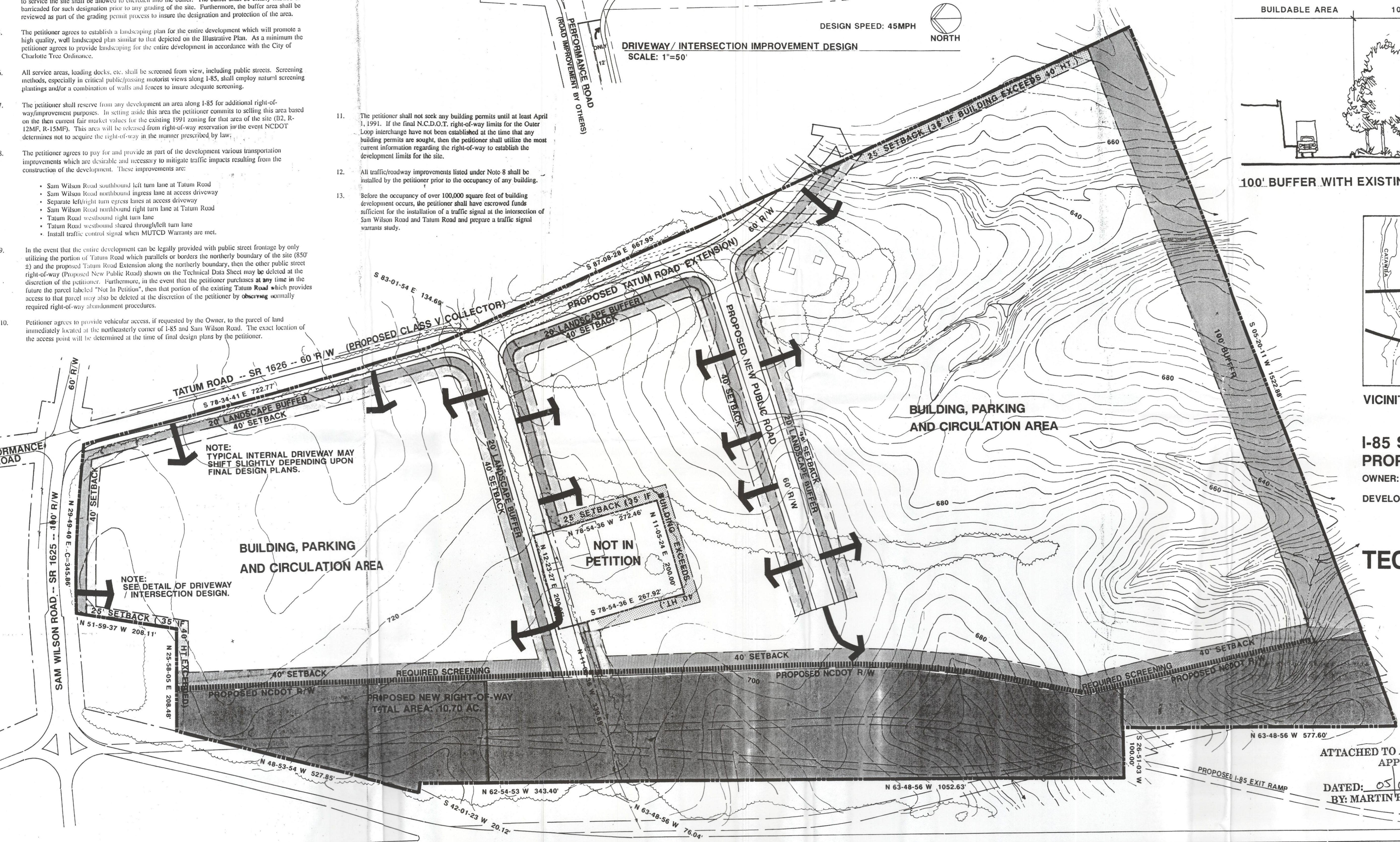
- Sam Wilson Road southbound left turn lane at Tatum Road
- Sam Wilson Road northbound ingress lane at access driveway
- Separate left/right turn egress lanes at access driveway
- Sam Wilson Road northbound right turn lane at Tatum Road
- Tatum Road westbound right turn lane
- Tatum Road westbound shared through/left 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 frontage by only utilizing the portion of Tatum Road which parallels or borders the northerly boundary of the site (85' ±) 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 observing normally 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 northeastern 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.



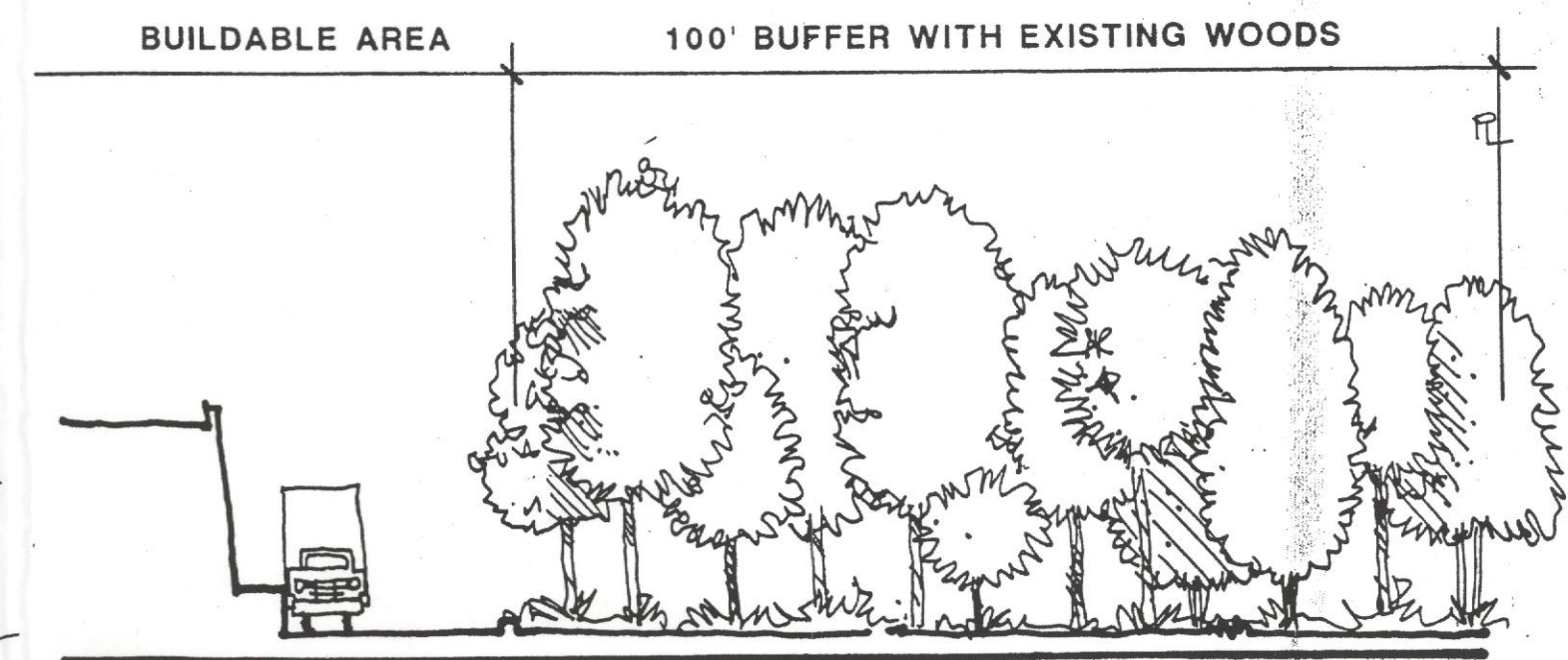
11. The petitioner shall not seek any building permits until at least April 1, 1991. If the final N.C.D.O.T. right-of-way limits for the Outer Loop interchange have not been established at the time that any building permits are sought, then the petitioner shall utilize the most current information regarding the right-of-way to establish the development limits for the site.
12. All traffic/roadway improvements listed under Note 8 shall be installed by the petitioner prior to the occupancy of any building.
13. Before the occupancy of over 100,000 square feet of building development occurs, the petitioner shall have escrowed 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.



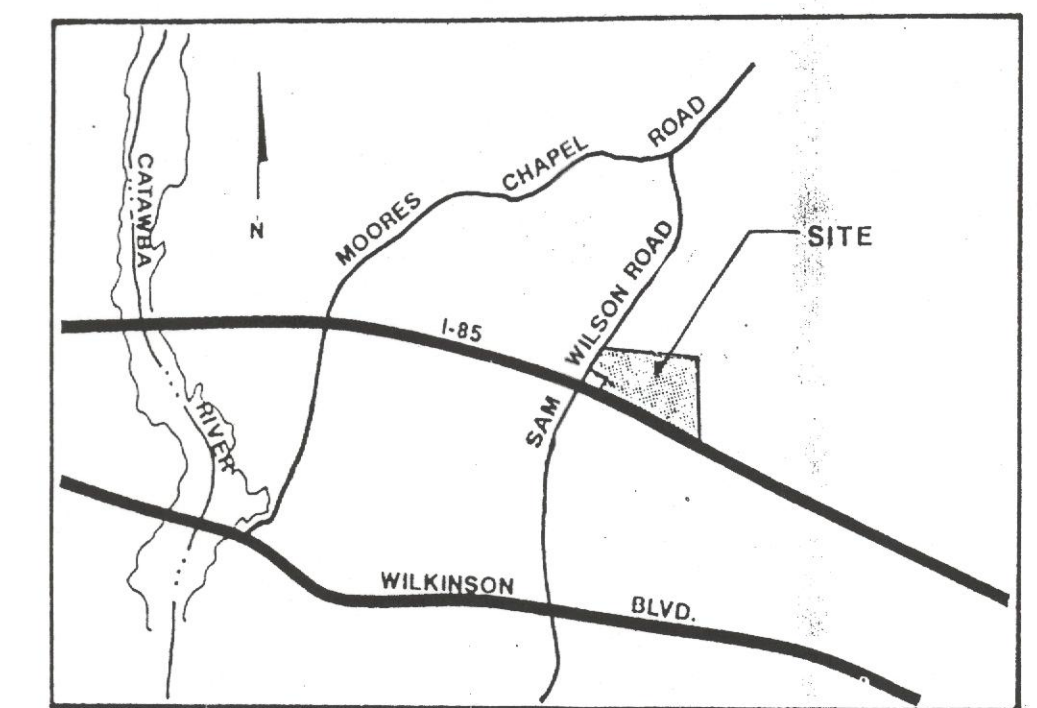
14. Vehicular access to the adjoining land-locked parcel (055-232-05) shall be provided as per subdivision ordinance requirements by extending Tatum Road (S.R. 1626) and such access is required in association with the approved site plan of Rezoning Petition 92-7(c). However, as a potential alternative to this requirement, access may instead be provided to 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-15MF AND R-12MF  
 PROPOSED ZONING: B-1 SCD  
 SITE AREA: 60.02 AC.  
 MAXIMUM SQUARE FOOTAGE: 389,000 GSF & 200 ROOM MOTEL



100' BUFFER WITH EXISTING WOODS



VICINITY MAP

**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)

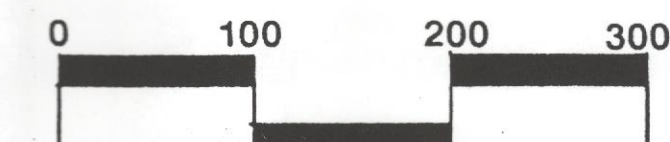
*Martin R. Cramton, Jr.*  
 DATE: OCTOBER 26, 1990  
 PROJECT NO. 90538  
 REVISIONS: 9-23-91 REVISED PER P.C. COMMENTS  
 10-16-91 REVISED PER HEARING COMMENTS  
 9-30-92 REV. NOTE 14

ATTACHED TO ADMINISTRATIVE APPROVAL

DATED: 05/01/92  
 BY: MARTIN R. CRAMTON, JR.

• 1701 East Boulevard, Charlotte, NC 28203 704 333 0327  
 • 1216 Prince Street, Alexandria, VA 22314 703 549 7111  
 • 225 Hillsborough Street, Raleigh, NC 919 834 6127

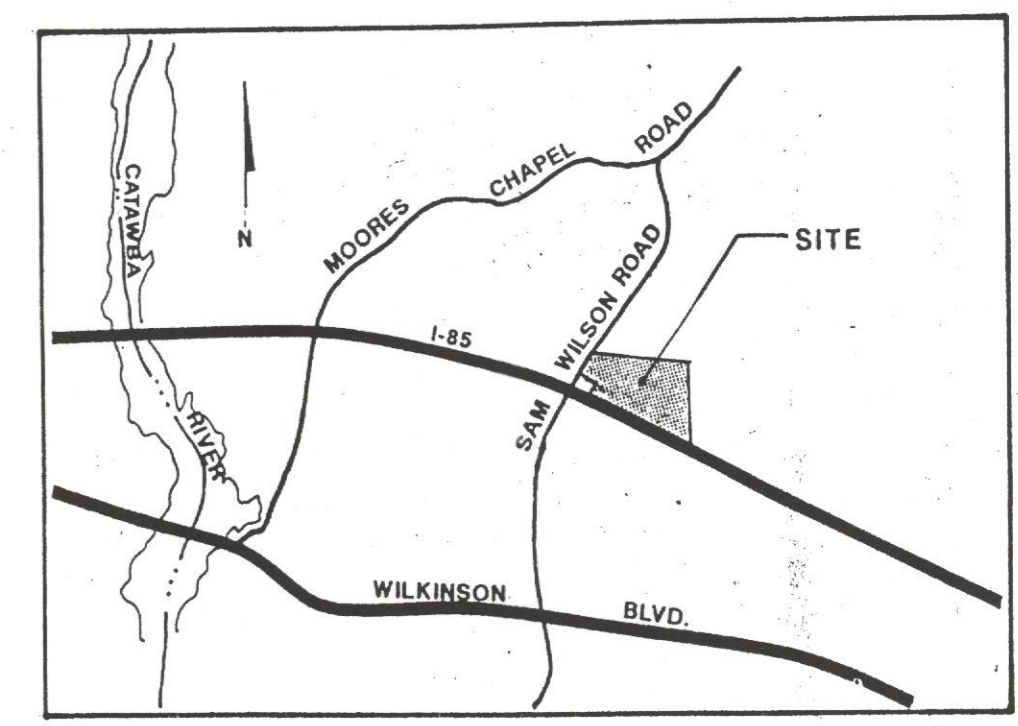
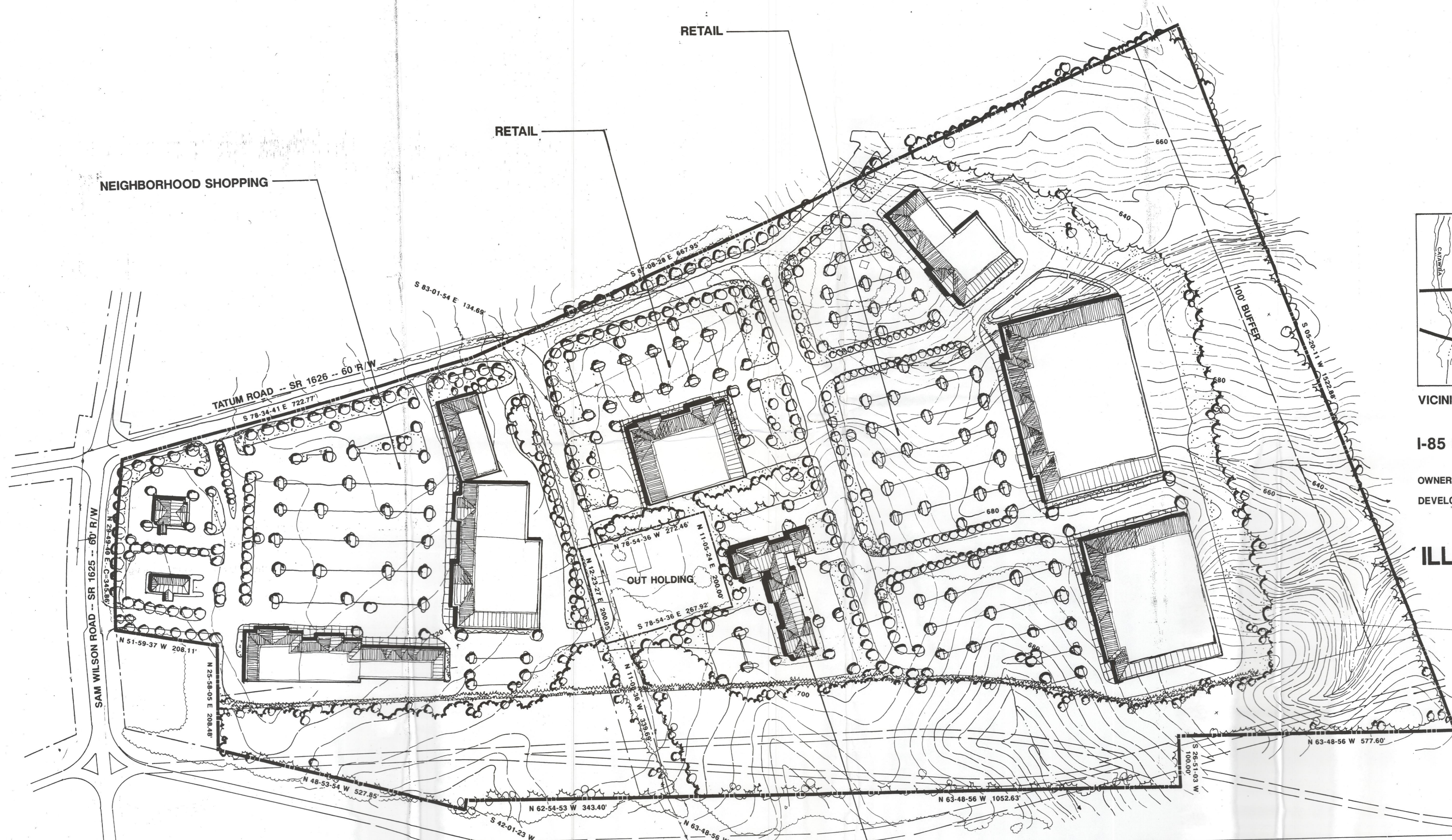
**Land Design**  
 Landscape Architecture Land Planning  
 Urban Design Civil Engineering



SCALE: 1"=100'

SHEET NO. 1

INTERSTATE 85 -- R/W WIDTH VARIES



VICINITY MAP

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)

*Land Design*

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

1701 East Boulevard, Charlotte, NC 28203 704/333-0325  
 1216 Prince Street, Alexandria, VA 22314 703/549-7784  
 225 Hillsborough Street, Raleigh, NC 919/834-8127

**Land Design**  
 Landscape Architecture Land Planning  
 Urban Design Civil Engineering

SHEET NO. 2 OF 2

CHARLOTTE-MECKLENBURG  
 PLANNING COMMISSION  
 INTER-OFFICE COMMUNICATION

DATE: August 23, 1999  
 TO: Robert Brandon, Zoning Administrator  
 FROM: Martin R. Cramton, Jr., Planning Director

SUBJECT: Administrative Approval for Petition No. 92-7(c) by American Development tax parcel 055-211-40 and 96-21(c) by Charlotte I-85 Associates limited partnership tax parcel 055-231-03.

Attached are copies of the revised plans for the above rezoning petitions. The plan for 92-7(c) has been revised to change the building layout, add a phasing requirement on the Sam Wilson Road access and add a 25 foot landscaped setback along West Pointe Drive. The plan for 96-21(c) has been revised to allow a 1,000 square foot increase in building area. Since these changes do not alter the intent of these developments and are minor, I am administratively approving these revised plans. Please use these revised plans when evaluating requests for building permits and certificates of occupancy.

STATE 85 -- R/W WIDTH VARIES

200 ROOM MOTEL

