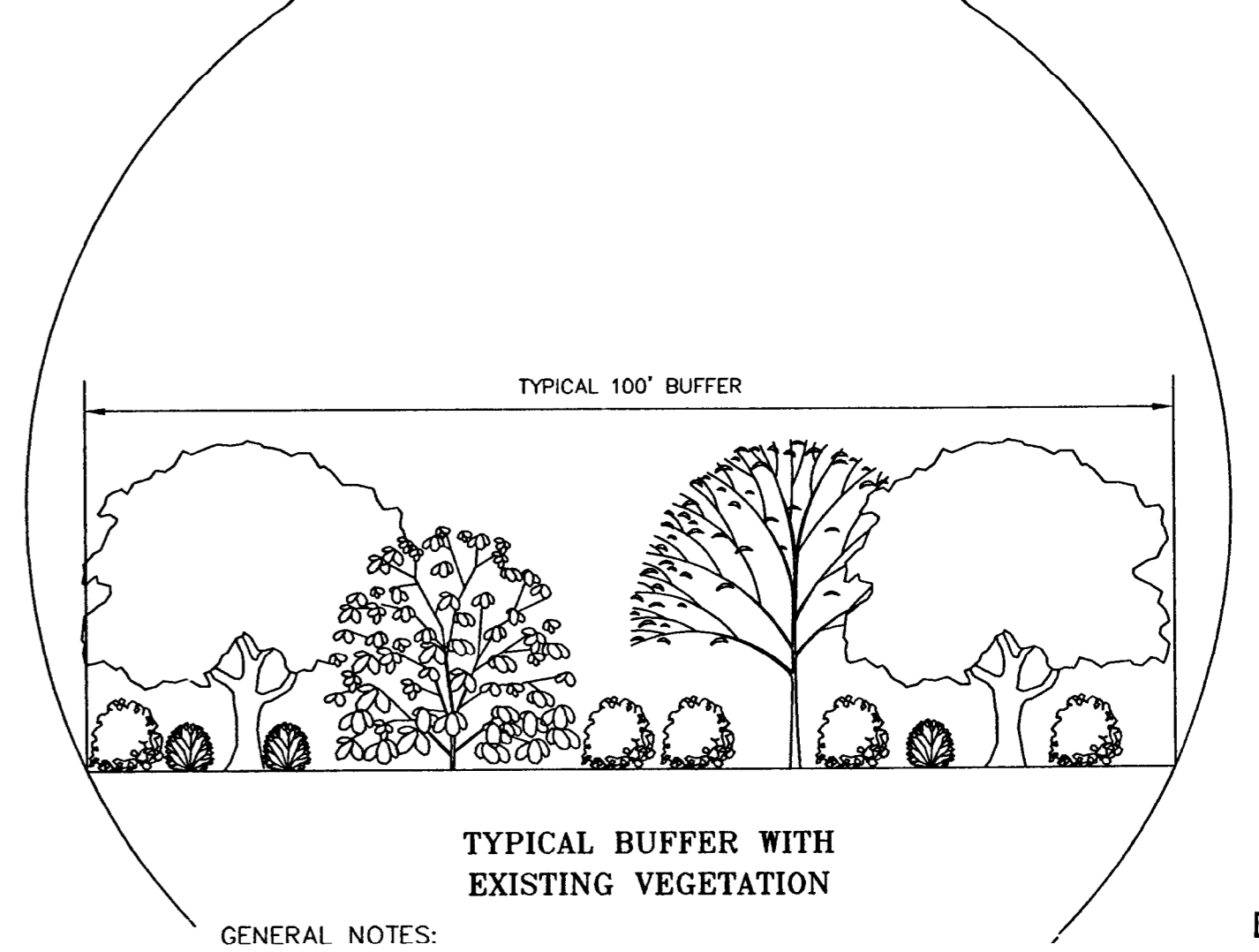


# WEST POINTE BUSINESS PARK PHASE II CHARLOTTE, NORTH CAROLINA



APPROVED BY CITY COUNCIL  
DATE: 5/15/01



GENERAL NOTES:

1. A FUTURE SECONDARY CONNECTION CAN BE MADE TO SAM WILSON ROAD. THE PROPOSED ROADWAY WILL EXTEND THROUGH THE EXISTING RIGHT-OF-WAY AS SHOWN ON THE TECHNICAL DATA SHEET.
2. ALL LANDSCAPING SHALL MEET OR EXCEED THE MECKLENBURG COUNTY TREE ORDINANCE.

CHARLOTTE I-85 ASSOCIATES

53+ ACRE SITE  
1-1 (CD) ZONING  
PROPOSED BUILDING AREA - 635,000 SQUARE FEET

DEVELOPMENT CONDITIONS

1. THE CONDITIONAL SITE PLAN IS COMPOSED OF THIS TECHNICAL DATA SHEET (RZ1.1) AND THE ILLUSTRATIVE SITE PLAN (RZ1.2) AS REVISED JANUARY 15, 2001. THESE REVISED PLANS ARE AMENDMENTS TO THE PREVIOUS TECHNICAL DATA SHEET AND ILLUSTRATIVE SITE PLAN BY STANTEC/DATLANTIC DATED JULY 16, 1999. HEREINAFTER IN THIS LIST OF DEVELOPMENT CONDITIONS, ANY REFERENCE TO THE TECHNICAL DATA SHEET AND ILLUSTRATIVE SITE PLAN SHALL BE TO THESE REVISED VERSIONS. THE ILLUSTRATIVE SITE PLAN IS A COMPANION DOCUMENT TO THE TECHNICAL DATA SHEET AND IS INTENDED TO DEPICT A POSSIBLE DEVELOPMENT SCENARIO. MINOR CHANGES TO THE PLAN INVOLVING BUILDING SHAPE AND ARRANGEMENT AS WELL AS PARKING AND CIRCULATION AREAS ARE PERMITTED. HOWEVER, SHOULD SUBSTANTIAL CHANGES BE NECESSARY WITH RESPECT TO THE DEVELOPMENT OF THE OVERALL SITE, FOR EXAMPLE A CHANGE WHICH INCLUDED THE SUBDIVISION OF THE PROPERTY INTO SEVERAL DEVELOPMENT TRACTS AND RELATED ADMINISTRATIVE REVIEW AND APPROVAL, BY THE PLANNING STAFF IN NO EVENT, THOUGH, SHALL THE MAXIMUM AMOUNT OF BUILDING SQUARE FOOTAGE BE EXCEEDED NOR SHALL MINIMUM BUFFER AREAS AND PERMITTER SETBACK DIMENSIONS BE REDUCED AS SHOWN ON THE TECHNICAL DATA SHEET.
2. IN EVALUATING REQUESTS FOR ADMINISTRATIVE CHANGES TO THE SITE PLAN THE PLANNING STAFF SHALL DETERMINE THAT SUCH CHANGES COMPLY WITH SECTION 6.206(2) OF THE CITY OF CHARLOTTE ZONING ORDINANCE.
3. A LIGHT INDUSTRIAL DEVELOPMENT IS PROPOSED CONTAINING A MAXIMUM OF 635,000 SQUARE FEET OF BUILDING SPACE.
4. THE PROPOSED DEVELOPMENT SHALL COMPLY WITH ALL REGULATORY STANDARDS WITH RESPECT TO SIGNAGE, OFF-STREET PARKING, SCREENING, LANDSCAPING AND BUFFER AREAS.
5. A REQUIRED BUFFER AREA MEASURING A MINIMUM OF 100' IN DEPTH SHALL BE ESTABLISHED AROUND THE PERIMETER OF THE SITE IN ACCORDANCE WITH SECTION 12.502 OF THE CITY OF CHARLOTTE ZONING ORDINANCE AS SHOWN ON THE TECHNICAL DATA SHEET. THE BUFFER SHALL REMAIN AS AN UNDISTURBED AREA EXCEPT THAT ANY UTILITIES NECESSARY TO SERVICE THE SITE SHALL BE ALLOWED TO ENOUGH INTO THE BUFFER. THE BUFFER SHALL BE CLEARLY MARKED OR SURVEYED FOR SUCH UTILITIES PRIOR TO ANY GENERATION OF PERMITS FOR GRADING PLANS SHALL INDICATE THE BUFFER AREA. NO STORM WATER DETENTION SHALL BE ALLOWED IN THE BUFFER. IN THE EVENT THE ADJACENT PARCELS IDENTIFIED AS "MARIWAY TRACT" AND "TRIC TRACT" ON THE ILLUSTRATIVE SITE PLAN ARE RE-ZONED TO INDUSTRIAL OR OTHER ZONING DISTRICTS, A 100' BUFFER SHALL BE REDUCED TO 50' BETWEEN THE MARIWAY TRACT AND TRIC TRACT AND SUBJECT TO TREE AND OTHER BUFFER. UTILITIES ARE ALLOWED TO CROSS BUFFERS AT 90 DEGREE ANGLES GREATER THAN 10 FEET. THE BUFFER DESCRIBED ABOVE WILL BE A WOODLAND BUFFER. A WOODLAND BUFFER ALLOWS A LIMITED AMOUNT OF CLEARING TO TAKE PLACE TO THE GROWTH OF EXISTING VEGETATION AND/OR TO ENHANCE THE AESTHETIC APPEAL OF THE SITE. THE FOLLOWING SHALL BE ALLOWED IN A WOODLAND BUFFER: 1. HAND PRUNING ONLY. NO HEAVY EQUIPMENT OR VEHICLES ALLOWED IN THIS BUFFER (i.e. BULLDOZERS); 2. PLANT DISTURBANCE OF THE SOIL WILL BE ALLOWED; 3. NO LIMB REMOVAL WITH THE EXCEPTION OF DEAD OR DISEASED LIMBS WHICH MAY BE REMOVED; 4. WEEDS AND VINES SHALL BE MEASURED LESS THAN 2" CALIBER AT THE BASE THAT ARE CLEARLY WITHIN THE BUFFER LINE OF A TREE THAT IS 2" OR GREATER MAY BE REMOVED. DRIP LINE IS DEFINED AS AN IMAGINARY LINE ON THE GROUND THAT WOULD FORM THE PERIMETER OF THE TREE'S CANOPY; 5. DEAD TREES AND MATERIALS MAY BE REMOVED. DISEASED TREES MAY BE REMOVED AT THE DISCRETION OF AN ARJAN FORESTER. A MULCH MAY BE APPLIED TO THE WOODLAND BUFFER. KEEP MULCH 2'-3' AWAY FROM THE BARK OF TREES.
6. IN THE EVENT THAT ANY PART OF THE BUFFER IS DETERMINED BY STAFF TO BE INSUFFICIENT TO MEET ORDINANCE STANDARDS, THEN ADDITIONAL PLANTINGS AND/OR FENCING SUFFICIENT TO COMPLY WITH ORDINANCE REQUIREMENTS SHALL BE ESTABLISHED PRIOR TO THE ISSUANCE OF ANY FINAL CERTIFICATES OF OCCUPANCY.
7. ANY BUILDING OR BUILDINGS CONSTRUCTED ON SITE SHALL BE A MAXIMUM OF THREE STORIES IN HEIGHT. NO SUCH BUILDING SHALL EXCEED 40' IN HEIGHT.
8. ALL SERVICE AREAS, LOADING DOCKS, ETC. SHALL BE SCREENED FROM VIEW, INCLUDING PUBLIC STREETS. SCREENING METHODS SHALL COMPLY WITH SECTION 12.503 OF THE CITY OF CHARLOTTE ZONING ORDINANCE.
9. THE SECONDARY INGRESS AND EGRESS POINT INTO THE SITE SHALL BE LOCATED AT A PROPOSED NEW ENTRANCE ON SAM WILSON ROAD APPROXIMATELY 2200' +/- NORTH OF THE INTERSECTION OF WEST POINTE DRIVE (S.R. 1626) AND SAM WILSON ROAD. THIS SECONDARY INGRESS AND EGRESS POINT AS SHOWN ON THE ILLUSTRATIVE SITE PLAN, MUST BE COMPLETED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY WHEN MORE THAN 50,000 SQUARE FEET OF BUILDING AREA IS DEVELOPED ON THE SITE. THE SECONDARY INGRESS AND EGRESS POINT TO THE SITE SHALL BE FOR FULL MOVEMENT INCLUDING ENGINEERING DESIGN AND CONSTRUCTION OF THE TURN LANES ARE THE RESPONSIBILITY OF THE DEVELOPER. IN THE EVENT THAT THE DEVELOPER IS UNABLE TO ACQUIRE THE NECESSARY RIGHT-OF-WAY AFTER MAKING A REASONABLE ATTEMPT, THE CITY OF CHARLOTTE SHALL BE RESPONSIBLE FOR THE CONDEMNATION OF ANY NECESSARY RIGHT-OF-WAY AND THE DEVELOPER SHALL REBURSE THE CITY OF CHARLOTTE FOR THE ACQUISITION COST OF NECESSARY RIGHT-OF-WAY IN ACCORDANCE WITH TYPICAL PROCEDURES FOR SUCH ACTION.
10. WEST POINTE DRIVE (S.R. 1626) SHALL BE EXTENDED AS A PUBLIC STREET FROM ITS PRESENT TERMINUS INTO THE SITE AS GENERALLY SHOWN ON THE ILLUSTRATIVE SITE PLAN. A PUBLIC STREET CONNECTION SHALL ALSO BE PROVIDED TO THE ADDING LAND-LOCKED PARCELS AS PER SUBDIVISION REGULATIONS IN THE GENERAL AREA SHOWN ON THE ILLUSTRATIVE SITE PLAN. THE PROPOSE ALIGNMENT AND EXTENSION OF WEST POINTE DRIVE AND THE PUBLIC STREET CONNECTION TO THE LAND-LOCKED PARCELS (055-232-100) WILL BE DETERMINED AT THE TIME FINAL PLANS FOR THE DEVELOPMENT OF THE SITE ARE SUBMITTED FOR REVIEW AND APPROVAL FOR DEVELOPMENT PERMITS. ALL CONSTRUCTION, DESIGN AND STREET ALIGNMENTS/CONNECTIONS AS DESCRIBED ABOVE SHALL BE CARRIED OUT IN ACCORDANCE WITH ALL SUBDIVISION REGULATIONS.
11. AN ADDITIONAL 10' OR RIGHT-OF-WAY ADJACENT TO SAM WILSON ROAD AT THE PROJECT ENTRANCE SHALL BE DEDICATED. DEDICATION SHALL OCCUR PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS. DEDICATION SHALL BE ASSOCIATED WITH THE DEVELOPMENT OF THE SITE AND ISSUANCE OF A DRIVEWAY PERMIT.
12. INTERIOR PARKING LOTS WILL BE LANDSCAPED PER CHAPTER 21 OF THE CITY OF CHARLOTTE ORDINANCE.
13. IF WARRANTED, THE DEVELOPER SHALL PROVIDE A RIGHT TURN DECELERATION LANE AND A SOUTH BOUND LEFT TURN DECELERATION LANE WITHIN THE EXISTING SAM WILSON ROAD RIGHT-OF-WAY BASED UPON THE ACTUAL TRAFFIC CHARACTERISTICS OF THE FUTURE LAND USE AND SQUARE FEET OF OCCUPANCY. THE REQUIREMENT FOR THE NEED OF SUCH LANES SHALL BE DETERMINED BY THE CITY OF CHARLOTTE ENGINEERING DEPARTMENT AND/OR OTHER APPLICABLE AGENCIES AT THE TIME OF THE DEVELOPMENT OF THE SITE UTILIZING NORMAL STANDARDS/METHODS FOR CALCULATING VEHICULAR TRIP GENERATION.
14. THE MAXIMUM HEIGHT OF PARKING LOT LIGHTS SHALL BE 35 FEET.
15. THE DEVELOPER SHALL PROVIDE SIDEWALKS FROM THE END OF THE CUL-DE-SACS TO THE PROPOSED BUILDINGS AS SPECIFICALLY SHOWN ON THE ILLUSTRATIVE PLAN.

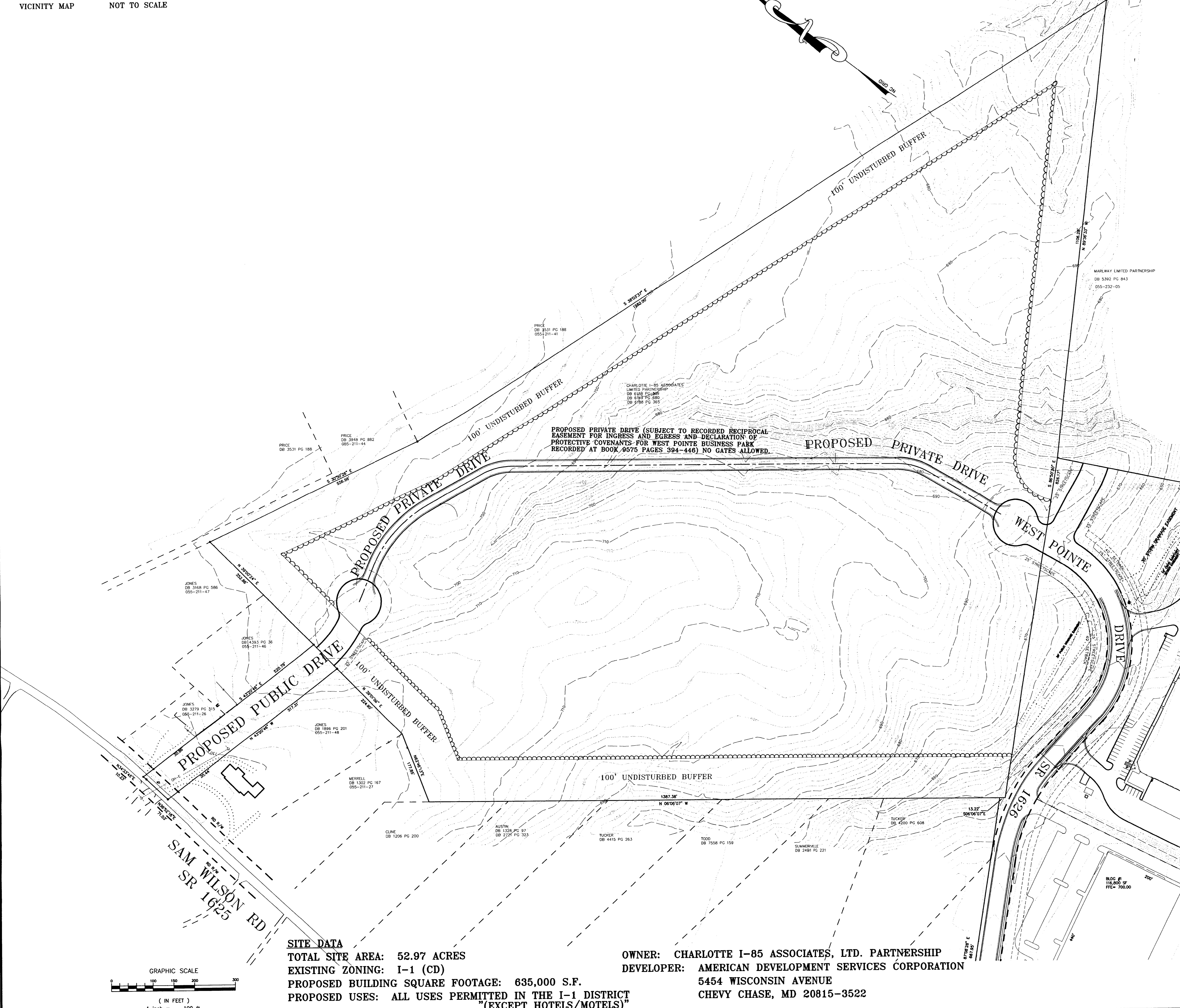
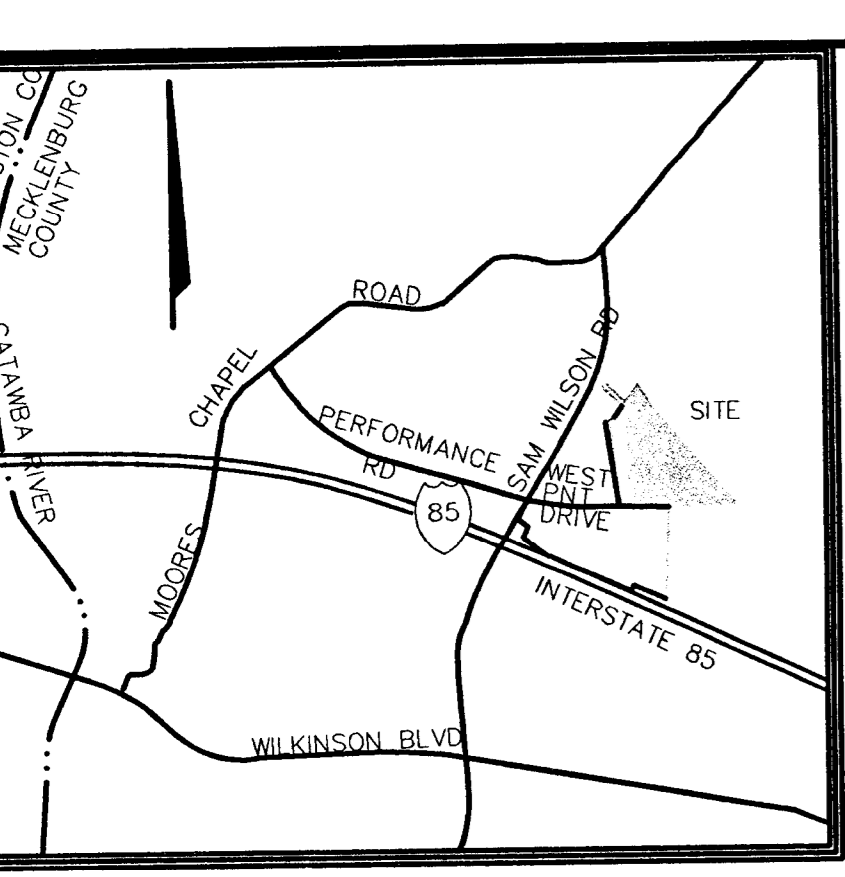
WEST POINTE BUSINESS PARK  
PHASE II  
CHARLOTTE, NORTH CAROLINA  
C/O AMERICAN DEVELOPMENT SERVICES, CORP.  
5454 WISCONSIN AVENUE  
WASHINGTON, DC 20815

FOR PUBLIC HEARING PETITION  
01-38

TECHNICAL DATA SHEET

NO.	DATE	DESCRIPTION
1	8/6/99	PLANNING COMMISSION
2	1/15/01	BUILDING CHANGE
3	2/14/01	PRIVATE DRIVE ADDITION
4	2/15/01	PRIVATE DRIVE ADDITION
5	3/15/01	REVISIONS PER OWNER
6	4/20/01	REVISIONS PER OWNER
7	4/20/01	REVISIONS PER OWNER

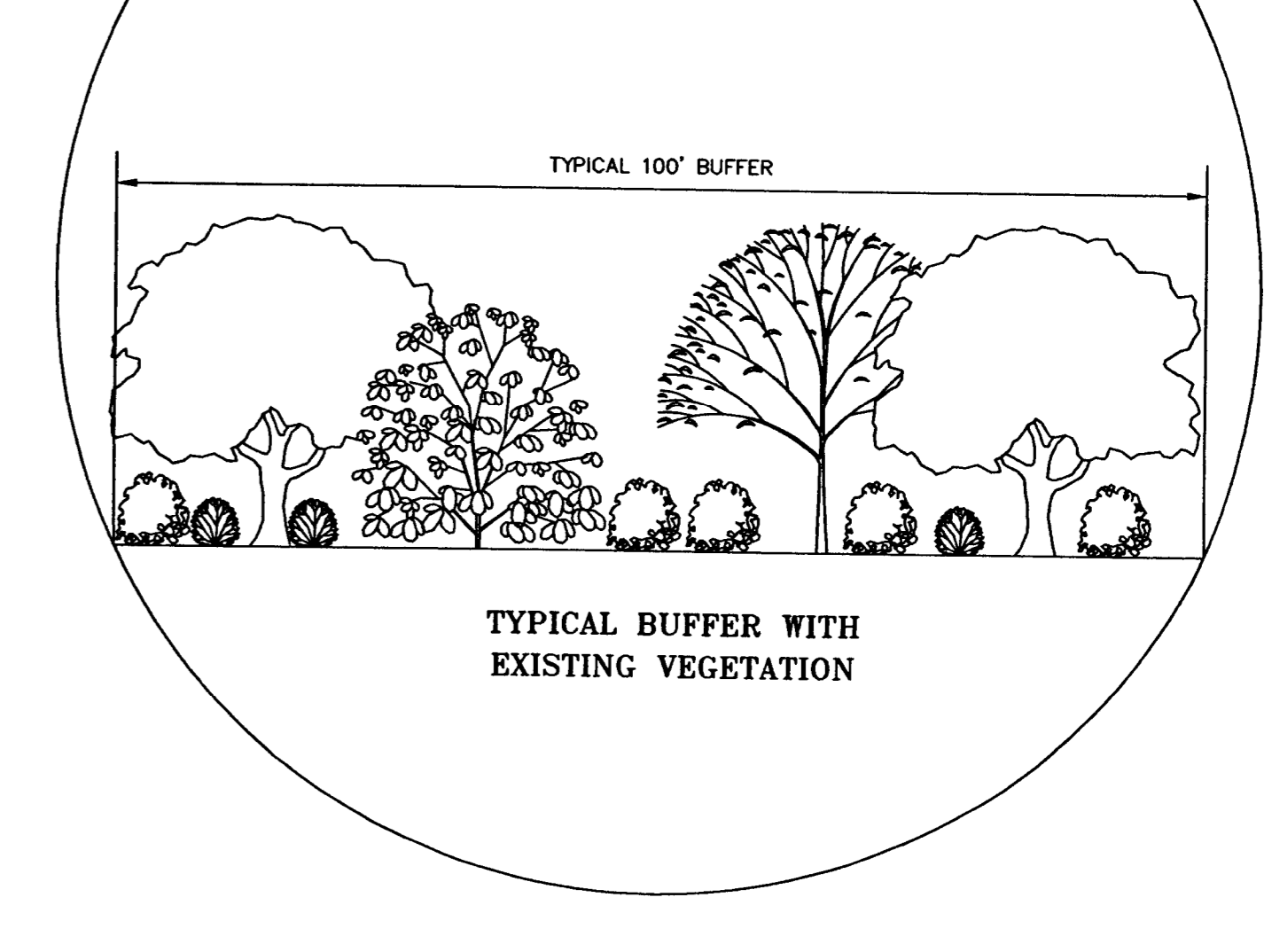
PROJECT NO: 73200108  
DESIGNED BY: REE  
DRAWN BY: REE  
DATE: 1/15/01  
**RZ1.1**  
OF 2  
CADD # ACD010-0115-00



# WEST POINTE BUSINESS PARK PHASE II CHARLOTTE, NORTH CAROLINA



APPROVED BY CITY COUNCIL  
DATE: 5/15/01



GENERAL NOTES:

1. A FUTURE SECONDARY CONNECTION CAN BE MADE TO SAM WILSON ROAD. THE PROPOSED ROADWAY WILL EXTEND THROUGH THE EXISTING RIGHT-OF-WAY AS SHOWN ON THE TECHNICAL DATA SHEET.
2. ALL LANDSCAPING SHALL MEET OR EXCEED THE MECKLENBURG COUNTY TREE ORDINANCE.

CHARLOTTE I-85 ASSOCIATES

53+ ACRE SITE  
1-1 (CD) ZONING  
PROPOSED BUILDING AREA - 635,000 SQUARE FEET

DEVELOPMENT CONDITIONS

1. ALTERNATIVE CUL-DE-SAC DESIGNS, INCLUDING ISLANDS SHALL BE SUBMITTED TO APPROPRIATE CITY/COUNTY ENGINEERING DEPARTMENT (6 CDD) IN THE CITY FOR APPROVAL.
2. PAVEMENT SECTION SHALL CONFORM WITH THE DESIGN REQUIREMENTS FOR COMMERCIAL STREETS.
3. THE CROWN FOR PAVEMENT SHALL BE 1/4" PER FT FROM THE CENTER OF THE CUL-DE-SAC.



NOTES:

1. ALTERNATIVE CUL-DE-SAC DESIGNS, INCLUDING ISLANDS SHALL BE SUBMITTED TO APPROPRIATE CITY/COUNTY ENGINEERING DEPARTMENT (6 CDD) IN THE CITY FOR APPROVAL.
2. PAVEMENT SECTION SHALL CONFORM WITH THE DESIGN REQUIREMENTS FOR COMMERCIAL STREETS.
3. THE CROWN FOR PAVEMENT SHALL BE 1/4" PER FT FROM THE CENTER OF THE CUL-DE-SAC.

WEST POINTE BUSINESS PARK  
PHASE II  
CHARLOTTE, NORTH CAROLINA  
C/O AMERICAN DEVELOPMENT SERVICES, CORP.  
5454 WISCONSIN AVENUE  
WASHINGTON, DC 20815

ILLUSTRATIVE PLAN

NO.	DATE	DESCRIPTION
1	8/6/99	PLANNING COMMISSION
2	1/15/01	BUILDING CHANGE
3	2/14/01	PRIVATE DRIVE ADDITION
4	2/15/01	PRIVATE DRIVE ADDITION
5	3/15/01	REVISIONS PER OWNER
6	4/20/01	REVISIONS PER OWNER

PROJECT NO: ACD010.000  
DESIGNED BY: REE  
DRAWN BY: REE  
DATE: 1/15/01  
**RZ1.2**  
OF 2  
CADD # ACD010-000

