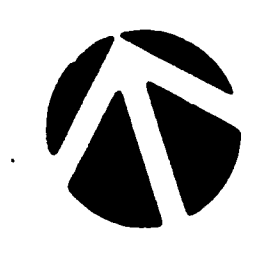
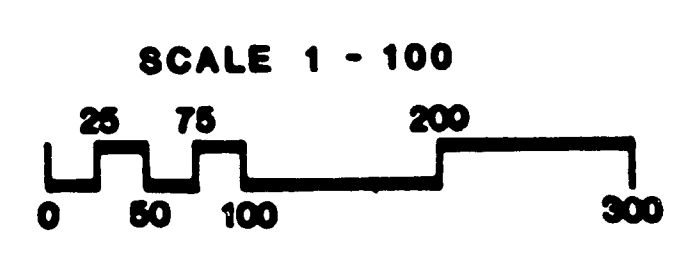


SITE PLAN INFORMATION AND CONDITIONS

The following information and conditions are incorporated by reference and constitute a part of this Site Plan pursuant to Section 3200 of the Zoning Ordinance of the City of Charlotte.

- Zoning Classification.** B-1(SCD).
- New Building Improvements.** New building improvements may be constructed in the approximate locations shown on this Site Plan, with gross building areas approximately as follows:
 - Department Store #4 140,000 sq. ft.
 - Department Store #5 140,000 sq. ft.
 - New Mall Stores 40,000 sq. ft.
 - Mall Extensions and Additional Parking
- Parking and Driveways.**
 - Minimum parking ratio of 5.0 parking spaces for each 1,000 square feet of gross leasable area within the integrated shopping center shown on this Site Plan shall be maintained through direct ownership of, or reciprocal easement agreements relating to, necessary parking areas and structures within the center.
 - Parking configuration shown is for illustrative purposes only. Actual configuration may vary provided that (i) the minimum parking ratio referred to above is maintained and (ii) the driveway entrances to the shopping center (as shown) are not materially altered.
 - Parking shall satisfy the requirements of the Zoning Ordinance.
- Phasing.**
 - Petitioners expect the expansion to occur in two phases: the first would commence in 1986 or 1987 and would include construction of (i) Department Store #4 and (ii) the new mall shops and mall extension (to be located between the existing mall buildings and Department Store #4); the second would include the remaining improvements and commence following completion of the first phase.
 - Each phase of construction shall be accompanied by the construction of any additional parking necessary to maintain the required ratio.
- Building Heights.**
 - The highest elevations of the new building improvements shall not exceed the highest elevation of the existing shopping center improvements.
 - The highest elevations of any parking structures shall not exceed the elevation of the floor of the existing mall (680 feet above sea level).
- Internal Property Lines.**
 - Lines on this Site Plan representing the boundaries of land tracts within the integrated shopping center are subject to adjustment from time to time.



Recommended for approval by City Council 6/19/86

APPROVED BY CITY COUNCIL
DATE: 6/19/86