

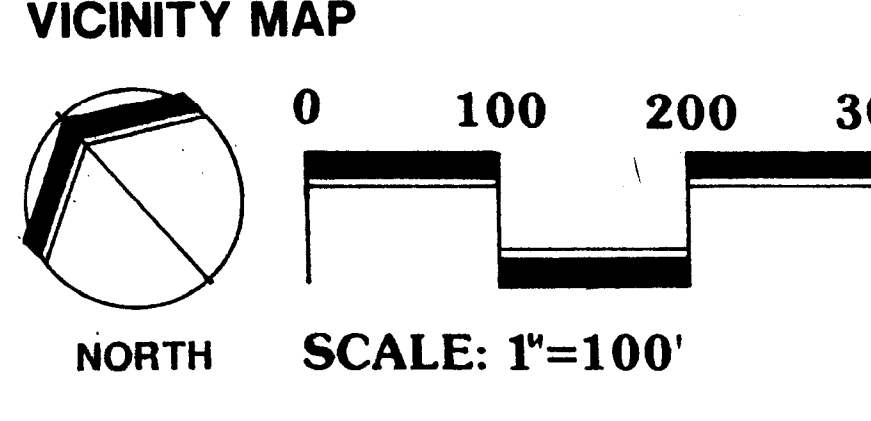
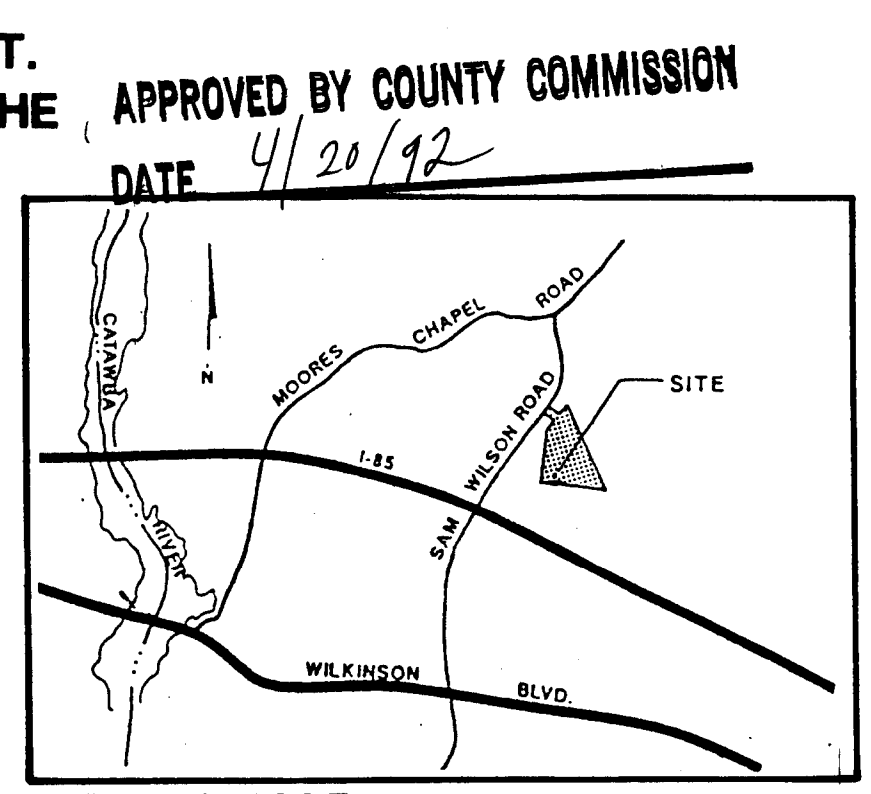
SAM WILSON ROAD AND I-85 SITE
 OWNER: CHARLOTTE I-85 ASSOCIATES, LTD. PARTNERSHIP
 DEVELOPER: AMERICAN DEVELOPMENT SERVICES CORP.
 BARLOW BLDG. 5454 WISCONSIN AVE. #1260 CHEVY CHASE, MD. 20815

DEVELOPMENT CONDITIONS

- The conditional site plan is composed of the Technical Data Sheet and the Illustrative Site Plan. 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 individual building sites, such changes shall be permitted only after an 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 perimeter setback dimensions be reduced as shown on the Technical Data Sheet.
- In evaluating requests for administrative changes to the site plan the Planning staff shall determine that such changes comply with all normally required development standards, other conditions attached to the site plan and the overall intent of the Technical Data Sheet. Loading docks and/or other service areas associated with a particular development site which are oriented to the perimeter edge of the property shall be especially reviewed to ensure that screening and exterior lighting shall be established in a manner which adequately shields any adjoining residences from harsh glare or dumpsters, service vehicles, etc.
- A light industrial development is proposed containing a maximum of 580,000 square feet of building space.
- The proposed development shall comply with all regulatory standards with respect to signage, off-street parking, screening, landscaping and buffer areas.
- A required buffer area measuring a minimum of 100' in depth shall be established around the perimeter of the site in accordance with Section 12.302 of the Mecklenburg County Zoning Ordinance. The buffer shall remain as an undisturbed area, except that any utilities necessary to service the site shall be allowed to encroach into the buffer, as well as any private drive or public street shall be allowed to cross the buffer. The buffer shall be clearly marked or barricaded for such designation prior to any grading of the site. Permits for grading plans shall indicate the buffer area. No storm water detention shall be allowed in the buffers.
- 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 and berms sufficient to comply with ordinance requirements shall be established prior to the issuance of any final certificates of occupancy.
- Any building or buildings constructed on site shall be a maximum of three stories in height. No such building shall exceed 40' in height.
- All service areas, loading docks, etc., shall be screened from view, including public areas. Screening methods shall comply with Section 12.303 of the Mecklenburg County Zoning Ordinance.
- The primary 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 Tatum Road (S.R. 1626) and Sam Wilson Road. Loading and storage access to the building shall be oriented to this ingress/egress point.
- Tatum Road (S.R. 1626) shall be extended as a public street from its present terminus into the site as generally shown on the plan. A public street connection shall also be provided to the adjoining land-locked parcel as per subdivision regulations. The precise alignment and extension of Tatum Road and the public street connection to the land-locked parcel (055-232-05) will be determined at the time final plans for the development of the site are submitted for review and approval for development permits. At that time the location shall be determined for Tatum Road and the public street connection and all such construction, design and street alignments/connections as described just above shall be carried out in accordance with all subdivision regulations.
- An additional 10' of 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 permit associated with the development of the site.
- Interior parking lots will be landscaped per section 12.208 of the Mecklenburg County Ordinance.
- If warranted, the developer shall provide a northbound right turn deceleration lane and a south bound left turn deceleration lane in Sam Wilson Road based upon the actual traffic characteristics of the future land use and square feet of occupancy. The requirements for the need for such lanes shall be determined by the Mecklenburg County Engineering Department and/or other applicable agencies at the time of the development of the site utilizing normal standards/methods for calculating vehicular traffic generation.

SITE DATA
 TOTAL AREA: 52.97 AC.
 EXISTING ZONING: R-12
 PROPOSED ZONING: I-1 (CD)
 PROPOSED SQUARE FOOTAGE: 580,000 SQ.FT.
 PROPOSED USES: ALL USES PERMITTED IN THE I-1 DISTRICT

TECHNICAL DATA SHEET



SECTION A-A' TYPICAL BUFFER WITH EXISTING VEGETATION

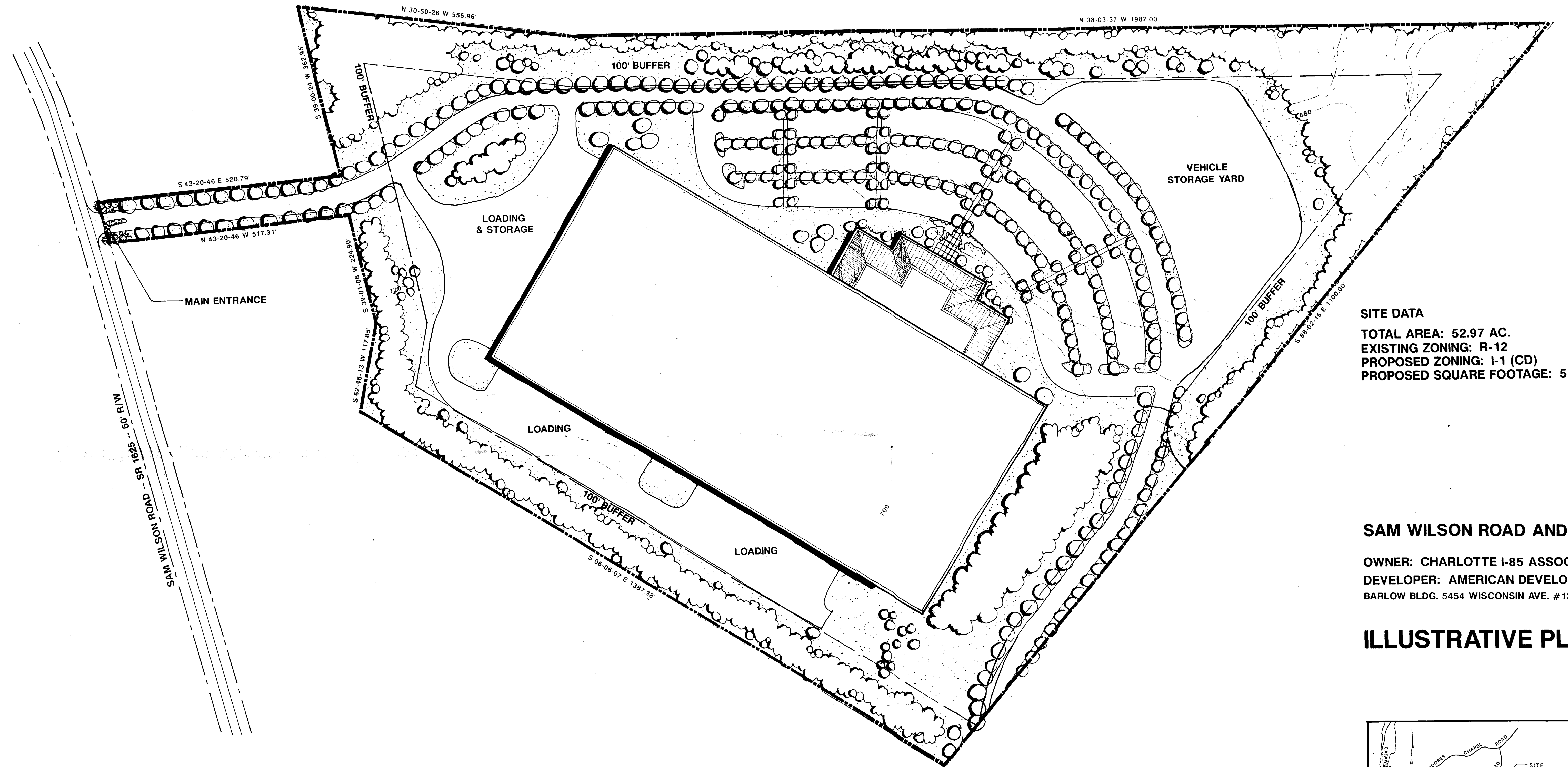
APPROVED BY COUNTY COMMISSION
 DATE 4/20/92

DATE: 12-20-91
 PROJECT NO.: 91660
 REVISIONS: REV. 2-11-92 PER PLANNING COMMISSION COMMENTS
 REV. 2-18-92, REF. NOTE 10

1701 East Boulevard, Charlotte, NC 28203 704-333-0325
 916 Prince Street, Alexandria, VA 22314 703-549-2784
 225 Midborough Street, Raleigh, NC 27601 919-836-8127

LandDesign Inc.
 Landscape Architecture Land Planning
 Urban Design

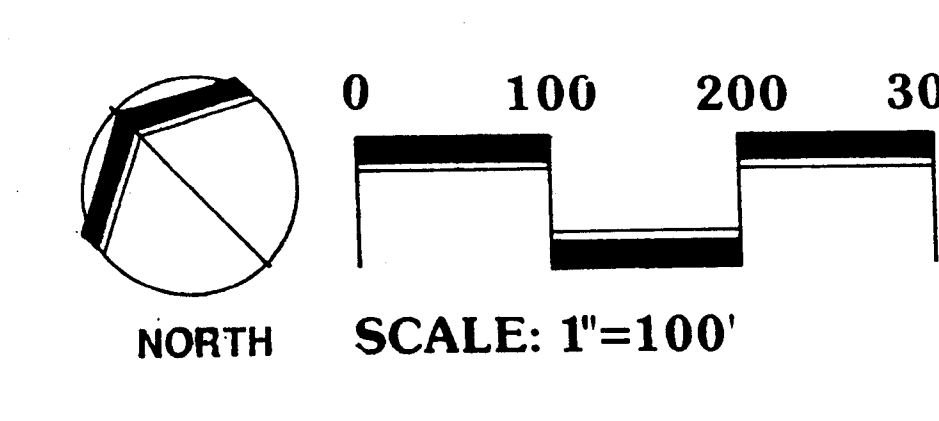
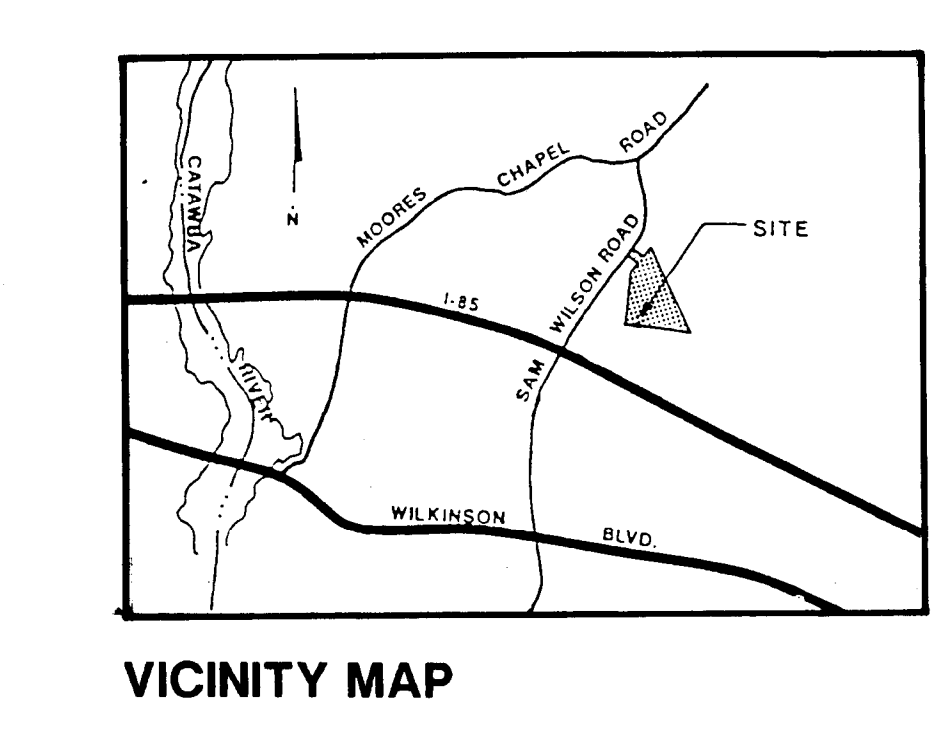
1992-02(C)
 SHEET NO. 1 OF 2



SITE DATA
 TOTAL AREA: 52.97 AC.
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 PROPOSED ZONING: I-1 (CD)
 PROPOSED SQUARE FOOTAGE: 580,000 SQ.FT.

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ILLUSTRATIVE PLAN



APPROVED BY COUNTY COMMISSION
 DATE 12-20-91
 PROJECT NO. 91660

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 SHEET NO. 2 OF 2