

**TECHNICAL DATA SHEET**

**I-85 SITE PROPOSED REZONING PETITION**

**DEVELOPMENT DATA**

FOR PUBLIC HEARING  
 PETITION NO. 96-21(C)

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

EXISTING ZONING: "I" B-1 SCD,  
 "II" B-1 SCD, RESIDENTIAL (RMF)  
 PROPOSED ZONING: "I" CC, RETAIL AREA  
 "II" I-1 CD, INDUSTRIAL AREA

SITE AREA: 61.6 AC.±  
 MAXIMUM SQUARE FOOTAGE: "I" 85,000 G.S.F. RETAIL  
 "II" 500,000 G.S.F. WAREHOUSE / LIGHT MANUFACTURING

**BUILDING, PARKING, & CIRCULATION AREA**  
 ACREAGE: 12.79  
 PROPOSED USE: RETAIL  
 PROPOSED MAXIMUM S.F. 85,000  
 PROPOSED ZONING: CC  
 EXISTING ZONING: B-1 SCD

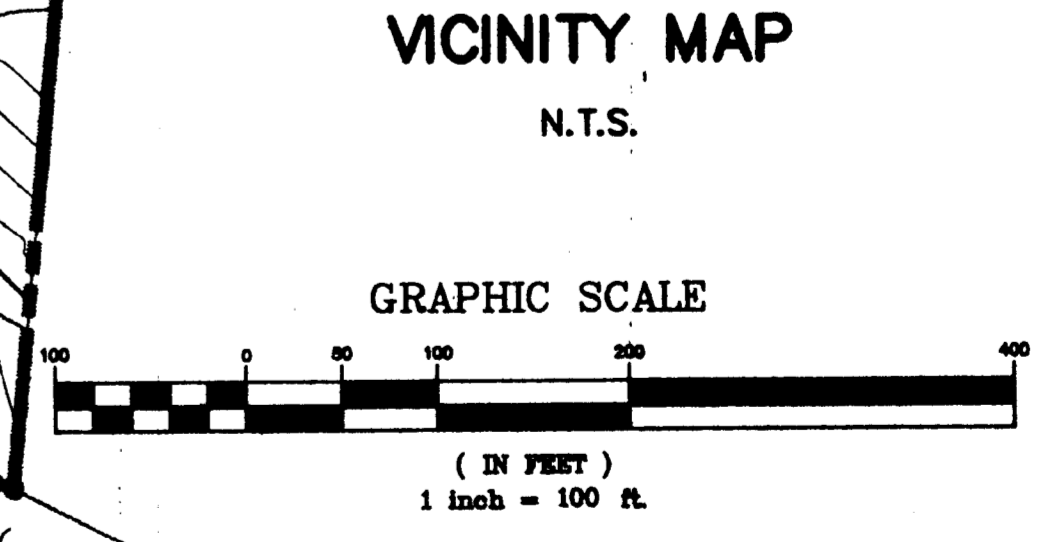
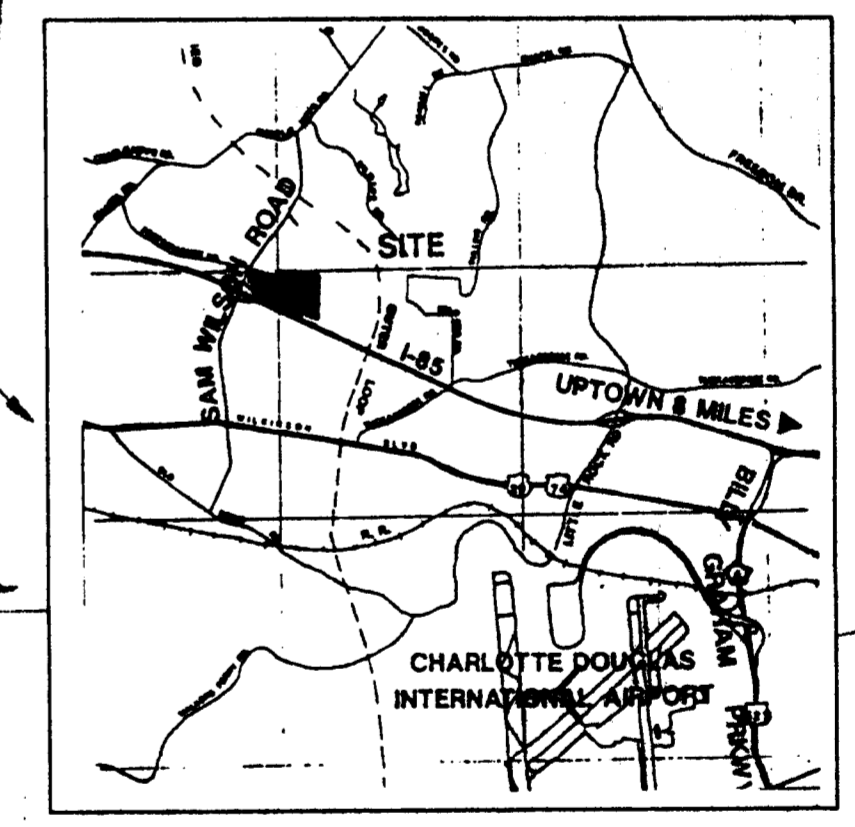
**BUILDING, PARKING, & CIRCULATION AREA**  
 ACREAGE: 48.8  
 PROPOSED USE: INDUSTRIAL  
 PROPOSED MAXIMUM S.F. 500,000  
 PROPOSED ZONING: I-1 CD  
 EXISTING ZONING: B-1 SCD

**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 site, 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 warehouse/office/light manufacturing business park development is proposed containing a maximum of 500,000 square feet. Additionally, a retail development is proposed containing a maximum of 85,000 square feet.
- The proposed development shall comply with all regulatory standards with respect to signage, off-street parking and screening. The Proposed Development will comply with all applicable requirements of the Charlotte-Mecklenburg zoning ordinance classifications I-1, CC and CC respectively as those requirements exist as of the date of the approval of this petition.
- A buffer area measuring a minimum of 100 feet in depth shall be established along the easterly edge of the site. This buffer shall remain undisturbed except that any utilities necessary to service the site including any retention pond 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 shall be reviewed as part of the permitting process to ensure the designation and protection of the area. Petitioner reserves the right to enhance the effectiveness of this buffer by building a earthen berm which will be seeded and maintained within the 100-foot buffer.
- 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 forward/parking areas along I-85, shall employ natural screening plantings and/or a combination of walls and fences to ensure adequate screening.
- The petitioner shall reserve from any development an area along I-85 for additional right-of-way improvement purposes. In area based upon the then current fair market values (as of the date of purchase or taking) for the existing 1991 zoning code area of the site (SR, R150, R-1500). This area will be released from right-of-way reservation in the event MCDOT does not acquire title to the area reserved (either by purchase or condemnation) on or before January 1, 1998.
- 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 will be constructed before the full occupancy of 85,000 square feet of retail development or 150,000 square feet of office/warehouse/light manufacturing development occurs, except the improvements noted in subparagraphs (b) and (d) below will be constructed as noted therein. The improvements are as follows:
  - A left turn lane, providing 100 feet of stacking space, shall be constructed on San Wilson Road within the existing 100-foot right-of-way so that southbound traffic may turn left into Tatum Road.
  - The access driveway to the proposed out parcels from San Wilson Road shall be constructed as right turn in only, and will be constructed before the occupancy of any facilities on the two out parcels.
  - A right turn lane shall be constructed on San Wilson Road northbound, within the existing 100-foot right-of-way beginning at the intersection of San Wilson Road and Tatum Road.
  - A left turn lane shall be constructed on Tatum Road westbound at the intersection of Tatum Road and San Wilson Road.
  - A shared through/right turn lane shall be constructed on Tatum Road westbound at the intersection of Tatum Road and San Wilson Road.
  - The petitioner agrees to install a traffic signal at the intersection of San Wilson Road and Tatum Road as such time as a MCDOT Traffic Signal Warrant Study indicates such installation will be necessary and
  - Tatum Road shall be improved to a Class V-C commercial collector street.
- Petitioner agrees to provide one point of vehicular access to Tatum Road, if requested by the Owner, to the parcel of land owned by Marlow Limited Partnership (Tax Parcel No. 051-211-06). Location of such access to be the sole determination of the petitioner. The access to be granted by this condition is merely a confirmation of the commitment to grant vehicular access to Tatum Road contained in zoning petition No. 92-17101 which has been previously approved, and is not an additional grant of vehicular access to Tatum Road.

**DRIVEWAY/INTERSECTION IMPROVEMENT DESIGN**

SCALE: 1"=60' DESIGN SPEED 40MPH



APPROVED BY COUNTY COMMISSION  
 DATE September 3, 1996  
 96-21(C)

OnniArchitecture  
 101 Independence Center  
 Charlotte, NC 28246  
 (704) 334-5383

1821 CLAWSON AVENUE  
 CHARLOTTE, NC 28203  
 W.K. DICKSON  
 Engineers  
 Planners  
 Surveyors

Project: AMERICAN SERVICES DEVELOPMENT CORPORATION  
 WEST PONTE BUSINESS PARK  
 CHARLOTTE, NORTH CAROLINA  
 Sheet Title: TECHNICAL DATA SHEET

PROJECT NUMBER	064005.00	DRAWING NO.	1-100
DATE	8/26/96	PROJECT DATE	8/26/96
DESIGNED BY	W.K. DICKSON	PROJECT NAME	WEST PONTE BUSINESS PARK
CHECKED BY	W.K. DICKSON	PROJECT NO.	064005.00
APPROVED BY	W.K. DICKSON	DATE	8/26/96
DATE	8/26/96	ISSUE	1

Issue Date: 4/22/96

Project Number: 064005.00  
 W.K.D. No. 064005.10  
 Sheet 1 of 1