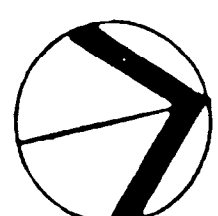
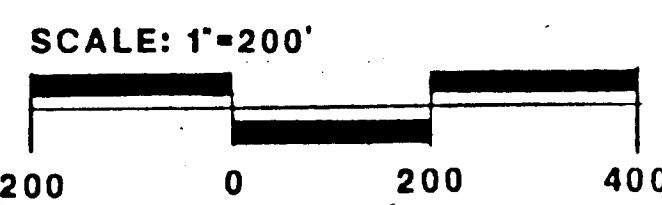


Reames Road/I-77

DEVELOPER: Withrow Capital Inc.
P.O. Box 220325
Charlotte, NC 28222
704-364-5895

TECHNICAL DATA SHEET



Land Design
Landscape Architecture Land Planning
1701 East Boulevard Charlotte, NC 28203 *704.333.0325

PROJECT # 86670
REVISION DATE: 4/9/87
REVISION DATE: 4/26/87

PROPOSED ZONING DATA

PARCEL #	Use	Area	Notes
PARCEL # 1	Shopping Center 800,000 SF - 1,000,000 SF 4,000 parking spaces	48.3 acres	
PARCEL # 2	300 Room Convention Hotel 360 +/- Parking Spaces	6.9 acres	
PARCEL # 3	Business 13,800 SF 46 Parking Spaces	1.3 acres	
PARCEL # 4	Business 17,200 SF 57 Parking Spaces	1.32 acres	
PARCEL # 5	Business 17,200 SF 57 Parking Spaces	1.78 acres	
PARCEL # 6	Business 14,000 SF 46 Parking Spaces	2.2 acres	
PARCEL # 7	Business 118,000 SF 390 Parking Spaces	8.4 acres	
PARCEL # 8	Business 33,000 SF 109 Parking Spaces	5.8 acres	
PARCEL # 9	Business 36,000 SF 119 Parking Spaces	4.1 acres	
PARCEL # 10	Business 118,000 SF 390 Parking Spaces	7.8 acres	

PARCEL # 11 Business 45,000 SF 149 Parking Spaces 3.5 acres

PARCEL # 12 Business 62,000 SF 205 Parking Spaces 3.9 acres

PARCEL # 13 Business 46,000 SF 152 Parking Spaces 4.0 acres

TOTAL ACRES TO BE CONTRIBUTED FOR HIGHWAYS

(1) 70' Additional R.O.W. (Reames Road) 1.92 acres

(2) 100' R.O.W. (North-South Spine Road) 16.00 acres

(3) 60'-70' R.O.W. (East-West Connector Road) 4.7 acres

(4) 70' R.O.W. (Reames Road Extension) 0.88 acres

In addition, if there is to be an Outer Belt re-alignment at the I-77/Alexanderana Crossing or expansion of the I-77/Reames Road interchange, then the petitioner, his successors, or assigns shall provide the MDOT or other appropriate governmental entity the following:

(5) Triangular-shaped tract (I-77/Alexanderana Crossing) 5.1 acres

(6) R.O.W. leading away from this I-77/Alexanderana Crossing in a westerly direction (2,900 lineal feet - over one-half mile) 6.4 acres

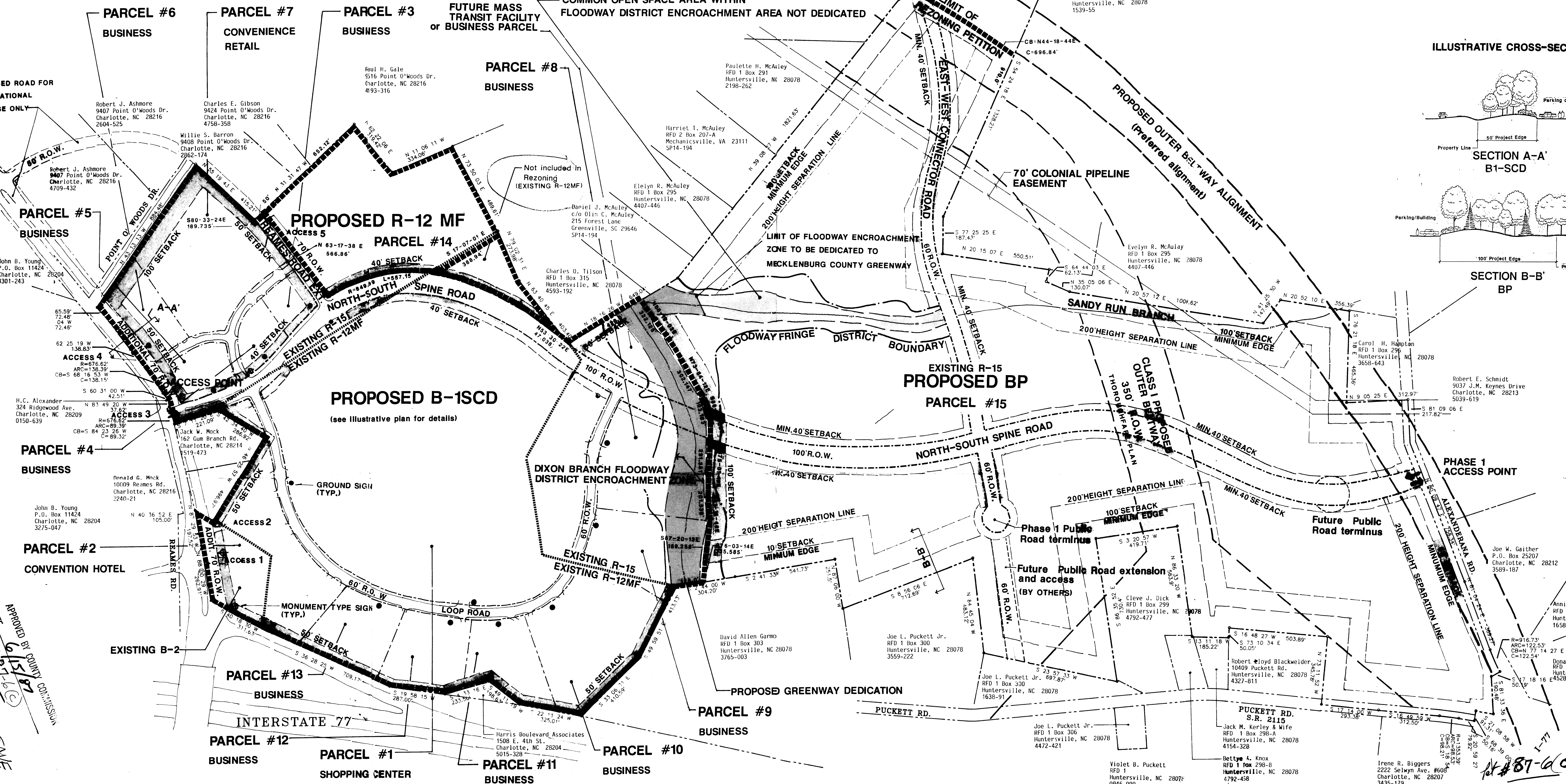
TOTAL ACRES (est.) 17.5 acres

Proposed Greenway Dedication to Mecklenburg County Parks and Recreation Department. 1.8 acres

OVERALL REZONING TABULATION

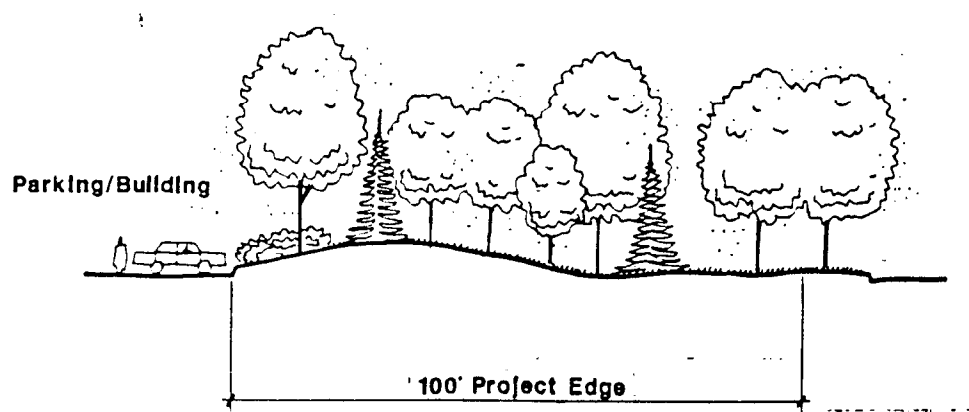
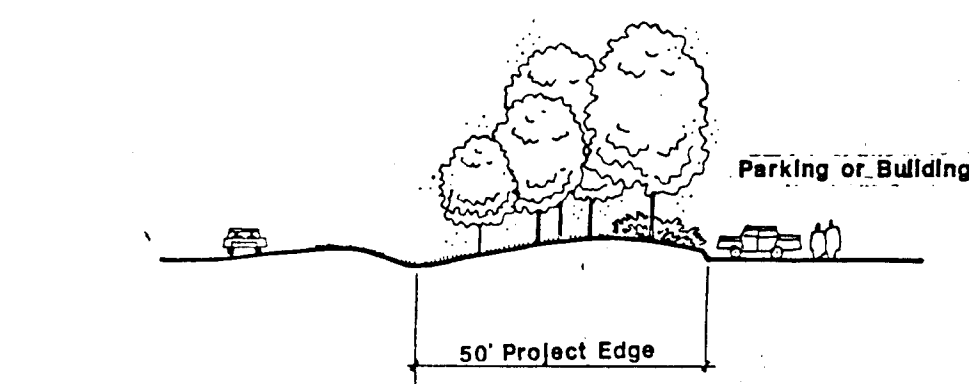
B-1SCD 109.11 ac.
BP 185.85 ac.
R-12 MF 13.8 ac.

COMMON OPEN SPACE AREA WITHIN
FLOODWAY DISTRICT ENCROACHMENT AREA NOT DEDICATED



- Notes:
- All development standards for the B-1SCD District, the BP District, and the R-12 MF District will be met within the respective boundaries as shown on the plan.
 - The northerly alignment of the Outer Belt shown on the plan is preferred by the petitioner. Should this alignment shown on the plan be the final, approved alignment the petitioner will dedicate the right of way crossing his property for the road.
 - Should the proposed Outer Belt not ultimately be located on the Petitioner's property or only on a portion of the area shown, then those lands leftover, unencumbered by a proposed right-of-way, shall be used in conformance with the approved underlying zoning classification. These lands, however, will nevertheless be subject to all conditions and requirements of the zoning classification.
 - Additional right-of-way up to 5.1 ac. for an improved interchange at I-77/preferred Outer Belt alignment will be reserved subject to coordination with D.O.T.
 - A complete plan showing roads and driveway widths, turning radius, and water system layout showing hydrant valves will be prepared and submitted at the time of site plan approval for various portions of the plan for review and approval by the Fire Department.
 - The developer, his heirs or assigns, will commit to the construction of a crossing of Dixon Branch in conjunction with the extension of the proposed Spine road north into the BP District.
 - The petitioner/developer retains the right to maintain flexibility of the exact alignment of internal roadways, access points, and future public street terminus' and extensions through his property in order to coordinate plans with D.O.T. Street right-of-ways which are abandoned or no longer used for public road purposes will revert back to the owner.
 - For additional development standards refer to booklet entitled "Development Enterprise Zone - Reames Road/I-77".
 - All signs will be reviewed, as required by the B-1SCD plan approval process, and will conform to the guidelines in the "Development Enterprise Zone-Reames Road/I-77".
 - Reames Road improvements and entry locations will be subject to traffic study recommendation by the Mecklenburg County Engineering Department.
 - All development will comply with Mecklenburg County Zoning and Subdivision Ordinances and other general notes on the technical data sheet, and in the "Development Enterprise Zone-Reames Road/I-77".
 - If the preferred Outer Belt Alignment is chosen, a portion of the Spine Road connecting to Alexanderana Road will be abandoned and terminated in a cul-de-sac inside the Petitioner's property.
 - Parking requirements for the B-1SCD, BP, and R-12 MF Zoning Districts will conform to the applicable Mecklenburg County Zoning and Subdivision Ordinances.

ILLUSTRATIVE CROSS-SECTIONS



APPROVED BY COUNTY COMMISSION
DATE 6/15/87
87-6(c)

87-6(c)