

SITE SUMMARY

ACREAGE:
 PHASE II - 63.859
 REZONING - 15.4 AC±
 ZONING:
 EXISTING - 0-15
 PROPOSED - I-1 (CD)

CONDITIONS

Location of Northpointe Blvd. and subdivided lots in Phase II are approximate and are subject to approval of subdivision plan.
 Access to the future Auten Road Extension from the Business Park **IS NOT PERMITTED**.
 The proposed road to be constructed is shown on the plan.

Landscape Screen and Buffer: Locations as indicated on plan, to include: 20' minimum buffer, parking as published. Screening to include 2' caliper canopy trees planted at 25' o.c. on either side of the road or with evergreen hedge at 5' o.c.
 Landscape buffering and screening (as shown on drawing) along proposed R/W will be installed when proposed road is constructed.
 All site lighting shall be downward directed so as to not reflect or beam toward adjacent property.

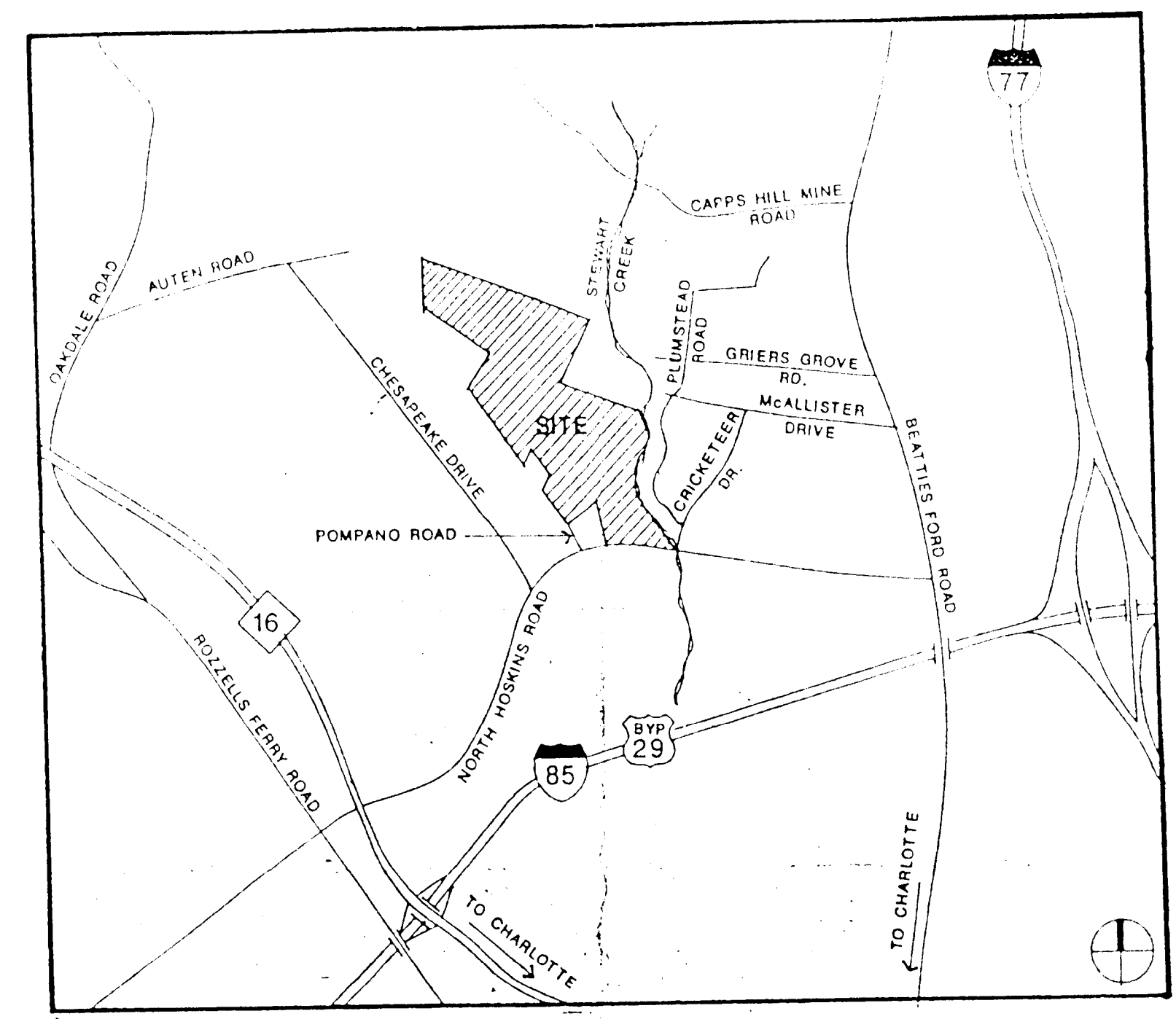
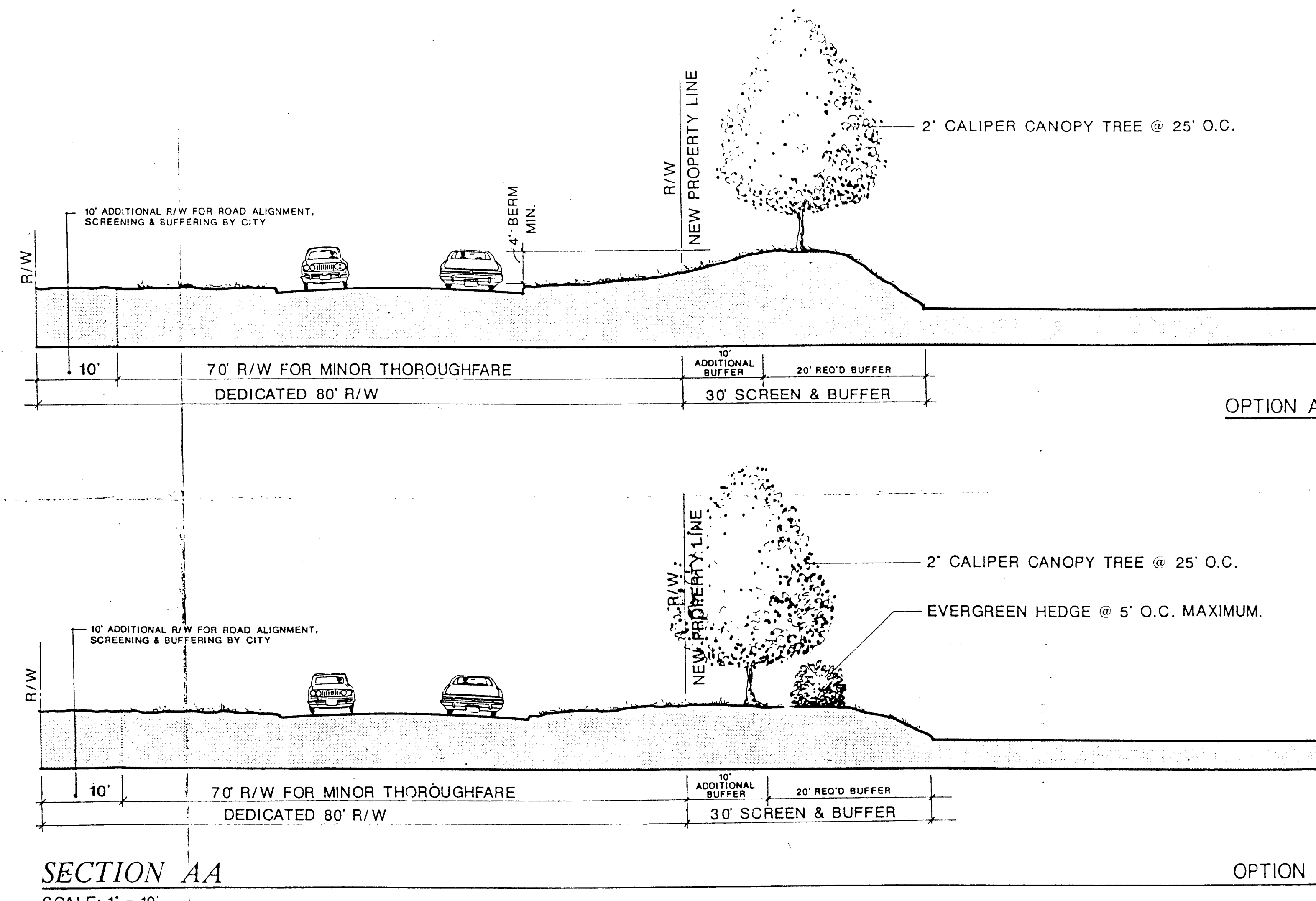
Development Areas are as described below:
 Development Area 1
 68,200 sq. ft. maximum building area
 40' maximum building height
 Development Area 2
 109,300 sq. ft. maximum building area
 40' maximum building height
 Development Area 3
 80,800 sq. ft. maximum building area
 40' maximum building height
 Development Area 4
 101,600 sq. ft. maximum building area
 40' maximum building height

Boundary Description: The description of a 15.42 acre tract of land that is located within the Northpointe Business Park in Charlotte, Mecklenburg County, North Carolina and being more particularly described as follows:

Beginning at the most Northwestern intersection of S 68' Duke Power Co. R/W and the said property and thence running S 67° 44' 15" E 2307.68' to an iron corner, thence turning southeasterly S 70° 10' 50" W 300.19' to a point, thence running and running N 62° 44' 15" W 2169.90' to a point, thence running and running N 02° 03' 03" E 524.02' to an iron corner at the point of beginning.

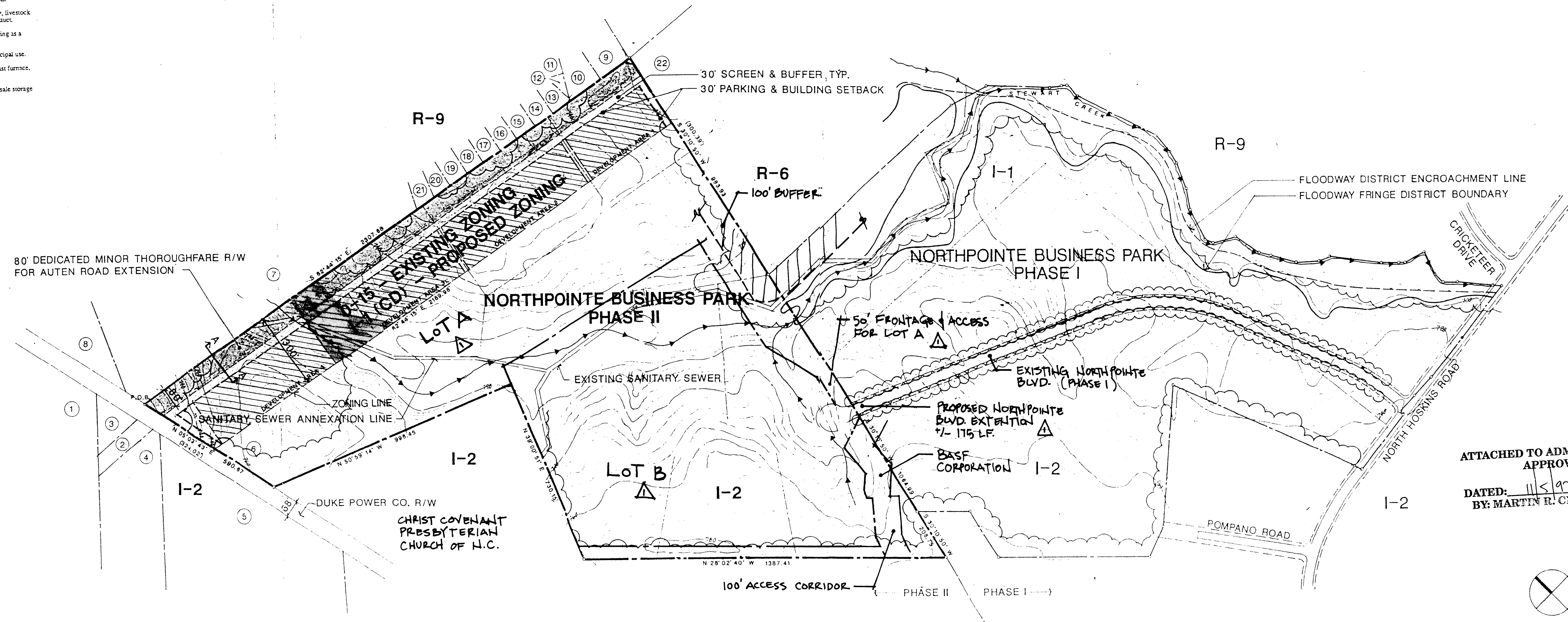
Proposed Use: All uses permitted within I-1 zoning except as noted:

- Agricultural activities and related uses, but excluding horticultural activities and shops such as nurseries, greenhouses, florists and the sale of these products.
- Raising, milking, slaughtering or processing poultry, livestock or any other animal, animal food or animal by-product.
- Coal, gas, fuel oil or other fuel storage or processing at a principal use.
- Electric or other power generating plant as a principal use.
- Metal product manufacture involving foundry, blast furnace, or drop forge.
- Wood processing or lumber mills and bulk wholesale storage yards or wood products.
- Stationary landfill and garbage disposal.



DALTON MORAN SHOOK INC
 ARCHITECTS
 LAND PLANNERS
 INTERIOR DESIGNERS

111 1/2 West 8th St.
 Charlotte, NC 28202
 704/372-0100



LEGEND

- PROPERTY TO BE DEDICATED FOR FUTURE R/W
- DEVELOPMENT AREA

ATTACHED TO ADMINISTRATIVE APPROVAL
 DATED: 11/5/97
 BY: MARTIN R. CRAMTON, JR.

DAVIDSON & JONES CORPORATION

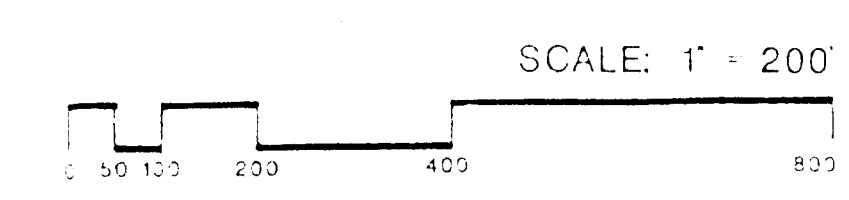
NORTHPOINTE BUSINESS PARK

CHARLOTTE, NC

Project Number: 4098
 Drawn By: [Signature]
 Date: 27 MAY 1988
 Revised: 11 JULY 1988

REVISED OCTOBER 12, 1997

27 MAY 1988



NORTHPOINTE BUSINESS PARK REZONING

CHARLOTTE-MECKLENBURG PLANNING COMMISSION
 INTER-OFFICE COMMUNICATION

DATE: November 5, 1997
 FROM: Martin R. Cramton, Jr., Planning Director
 TO: Robert Brandon, Zoning Administrator

SUBJECT: Administrative Approval for Petition No. 88-54 by Paw Creek Associates Tax Parcel # 039-211-03

Attached is a revised plan for the above mentioned rezoning petition. The plan has been revised to terminate NorthPointe Boulevard with a cul-de-sac as shown on the attached plan. The lots created at the end of this new cul-de-sac will not have access to future Auten Road. Since this change is minor I am administratively approving this revised plan. Please use this revised plan when evaluating requests for building permits and certificates of occupancy.

Recommended for Approval By P.C. 11/7/88