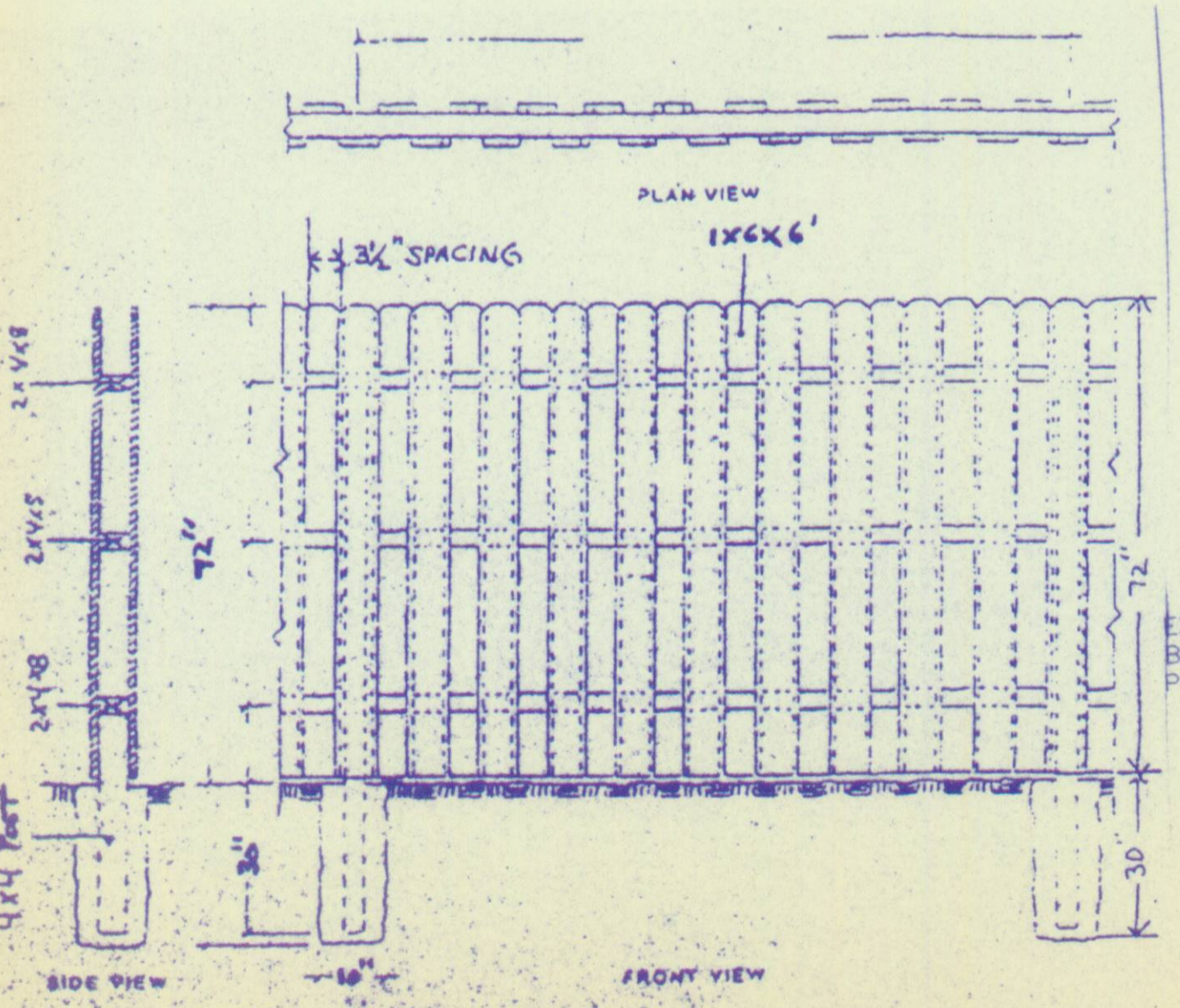
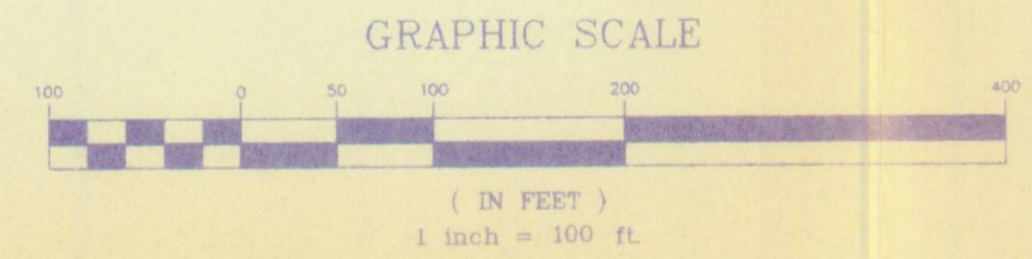
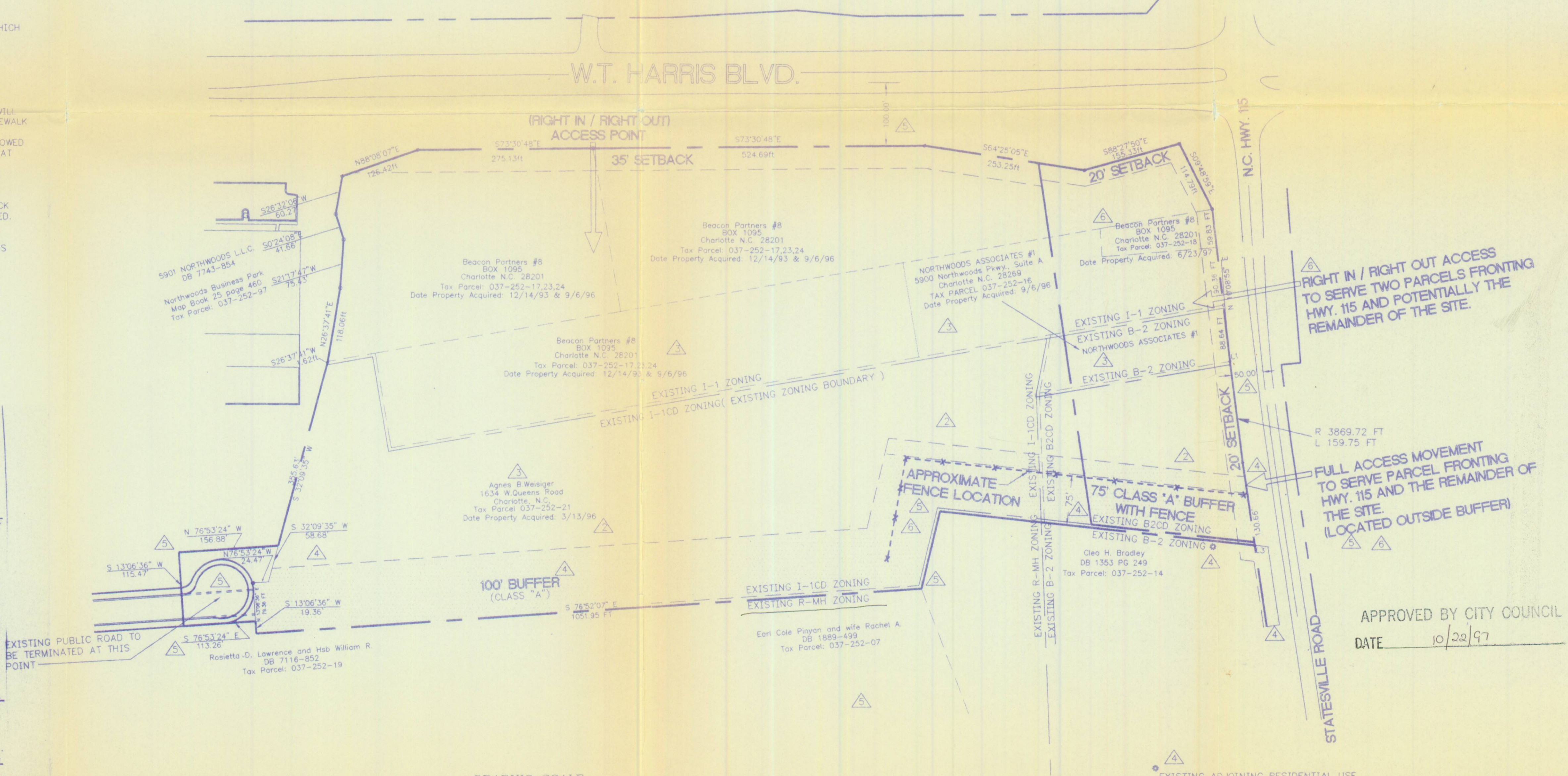


- (1) ALL BUFFERS WILL BE UNDISTURBED. BUFFERS MAY BE REDUCED OR ELIMINATED, IN ACCORDANCE WITH APPLICABLE ZONING BUFFER REGULATIONS, IF ADJACENT ZONING AND/OR USE CHANGE.
- (2) ALL BUFFERS MAY BE REDUCED OR ELIMINATED IF ADJACENT ZONING OR USES CHANGE.
- (3) ALL SIGNAGE WILL BE GOVERNED BY THE CITY OF CHARLOTTE ZONING ORDINANCE. HOWEVER, NO OUTDOOR ADVERTISING SIGNS WILL BE PERMITTED.
- (4) THE FOLLOWING USES WILL BE PROHIBITED:
 - (A) ABATTOIRS
 - (B) BUS AND TRAIN TERMINALS
 - (C) FARMS
 - (D) FOUNDRIES
 - (E) HELIPORTS
 - (F) CEMETERIES
 - (G) DEMOLITION LANDFILLS
 - (H) JAILS AND PRISONS
 - (I) HEAVY MANUFACTURING
 - (J) RAILROAD FREIGHT YARDS
 - (K) RACEWAYS
 - (L) STADIUMS/ARENAS
 - (M) ADULT ESTABLISHMENTS
 - (N) JUNK YARDS
- (5) A MAXIMUM OF SEVEN (7) DEVELOPABLE PARCELS WILL BE ALLOWED. COMMON AREAS USED FOR ACCESS TO THE PARCELS OR FOR COMMON STORMWATER DETENTION WITH NO DEVELOPMENT RIGHTS WILL BE ALLOWED.
- (6) NO MORE THAN TWO (2) DRIVE-THRU RESTAURANTS AND ONE (1) GAS STATION/GAS STATION-CONVENIENCE STORE SHALL BE PERMITTED.
- (7) THE FOLLOWING MAXIMUM AMOUNT OF SQUARE FOOTAGE WILL BE ALLOWED FOR EACH TYPE OF USE:
 - (A) OFFICE - 100,000 SF
 - (B) RETAIL - 55,000 SF
 - (C) WAREHOUSE/MINI-STORAGE WAREHOUSE - 200,000 SF
- (8) THE HEIGHT OF DETACHED LIGHTS SHALL BE 30 FEET.
- (9) ALL DUMPSTERS SHALL BE SCREENED WITH SOLID ENCLOSURES WITH GATES.
- (10) A MAXIMUM HEIGHT FOR BUILDINGS SHALL BE 30 FEET EXCEPT HOTEL OR MOTEL WHICH MAY BE 75' IN HEIGHT AND 8 (EIGHT) STORIES.
- (11) THE EXISTING RIGHTS-OF-WAY FOR W.T. HARRIS BLVD. AND N.C. HWY. 115 MEET THROUGHFARE REQUIREMENTS, I.E., 100' FROM CENTER LINE OF W.T. HARRIS BLVD. AND 50' FROM CENTER LINE OF N.C. HWY. 115; THEREFORE, NO ADDITIONAL RIGHT-OF-WAY DEDICATION IS REQUIRED.
- (12) FIRE HYDRANTS WILL BE PROVIDED WITHIN 750' OF THE MOST REMOTE POINT OF A BUILDING AS A FIRE TRUCK WOULD TRAVEL.
- (13) STANDARD 2'-6" CURB & GUTTER, ASSOCIATED STORM DRAINAGE AND 5' SIDEWALK WILL BE INSTALLED WITH EACH OUTPARCEL DEVELOPMENT ALONG N.C. HWY. 115. THE SIDEWALK WILL BE LOCATED 8' BACK OF CURB.
- (14) A BREAK IN THE CONTROLLED ACCESS PORTION OF W.T. HARRIS BOULEVARD IS ALLOWED AT THE LOCATION SHOWN. IF REQUIRED, A DECELERATION LANE WILL BE PROVIDED AT DEVELOPER'S EXPENSE WHEN CONSTRUCTED.
- (15) A UNIFIED LANDSCAPE PLAN WILL BE DEVELOPED FOR THE HARRIS BLVD. FRONTAGE OF THE SITE. ALL ATTEMPTS WILL BE MADE TO SAVE 40% OF THE EXISTING CITY TREES IN THE FIRST 20' (EXISTING SETBACK) ALONG HARRIS BLVD. ALL TREES REMOVED TO ALLOW SITE GRADING, FROM THE FIRST 20' OF THE PROPOSED SETBACK WILL BE RE-PLANTED WITH A FACTOR OF 1.5 TIMES THE NUMBER OF TREES REMOVED. ALL TREES RETAINED IN THE INCREASED 15' SETBACK ALONG HARRIS BLVD. WILL BE CREDITED AGAINST THOSE REMOVED FROM THE FIRST 20' OF THE SETBACK. ALL TREES LOCATED WEST OF THE EXISTING CMUD SANITARY SEWER EASEMENT (TOWARDS NORTHWOODS BUSINESS PARK) WILL BE RETAINED EXCEPT AS REQUIRED TO ALLOW UTILITY INSTALLATION.
- (16) NO STORMWATER RETENTION WILL BE ALLOWED IN BUFFERS OR SETBACKS.



6 BOARD ON BOARD FENCE DETAIL
STYLE - DOG EARED



THIS DRAWING IS THE PROPERTY OF JMA, JAMES MCGOVERN & ASSOCIATES CONSULTING ENGINEERS AND IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF JMA. IT IS TO BE USED ONLY ON THE PROJECT AND IS TO BE RETURNED UPON REQUEST.

JMA
James McGovern & Associates
Consulting Engineers

Project: **NORTHWOODS PHASE II**
W.T. HARRIS BLVD. AND OLD STATESVILLE ROAD
CHARLOTTE, N.C.

Sheet Title: **ZONING PLAN**
PETITION No. 97-51

Engineer	J.J. MCGOVERN / J.PRICE
Drawn By	C.D. O'SHIELDS
Date	JAN 1997
Revisions	
No.	Date
1	1-14-97
2	3-12-97
3	3-24-97
4	5-15-97
5	6-20-97
6	8-22-97

APPROVED BY CITY COUNCIL
DATE 10/22/97

Dwg. No. C:\DWG\327\012\2100
Project Number 327\012
Sheet of 1
Z-1 1

"FOR PUBLIC HEARING"