

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 shall be limited specifically to Northpointe Boulevard.
 Northpointe Blvd. to dead end at proposed R/W and will connect with the proposed road when constructed by city.
 Landscape Screen and Buffer - locations as indicated on plan, no location - 20' required - 10' additional buffer, parking prohibited. Screening to include 2" caliper canopy trees planted at 25' o.c. on either a 4" high berm or with evergreen hedge at 5' o.c.
 Landscape screening and screening as shown on drawing along proposed R/W will be installed when proposed road is constructed.
 All site lighting shall be inwardly directed so as to not reflect or beam on and adjacent property.

Development Areas are as described below:

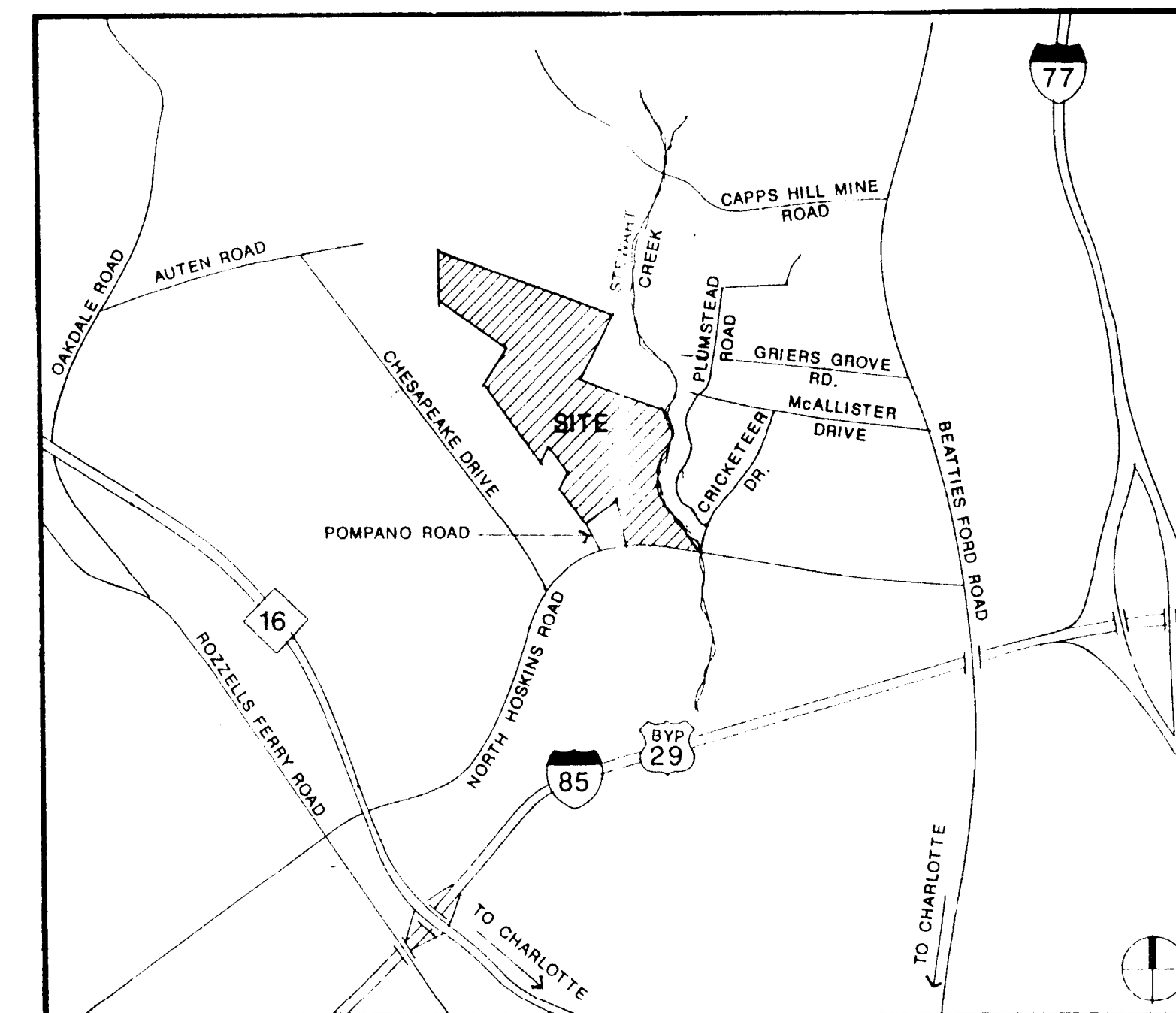
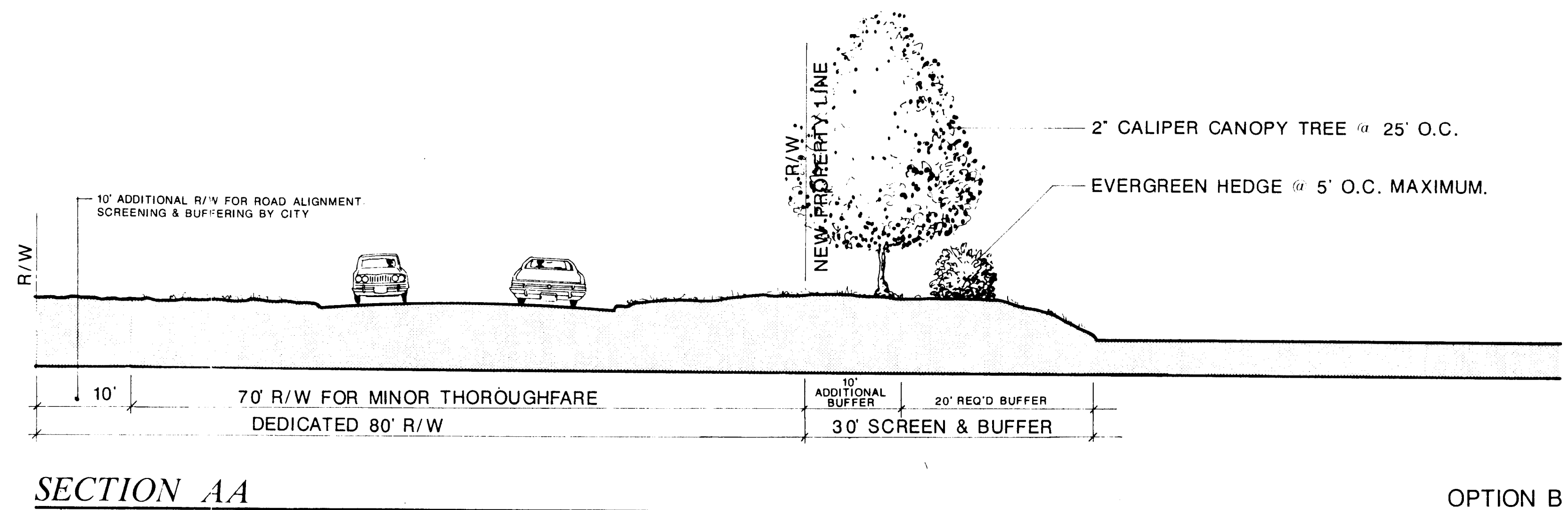
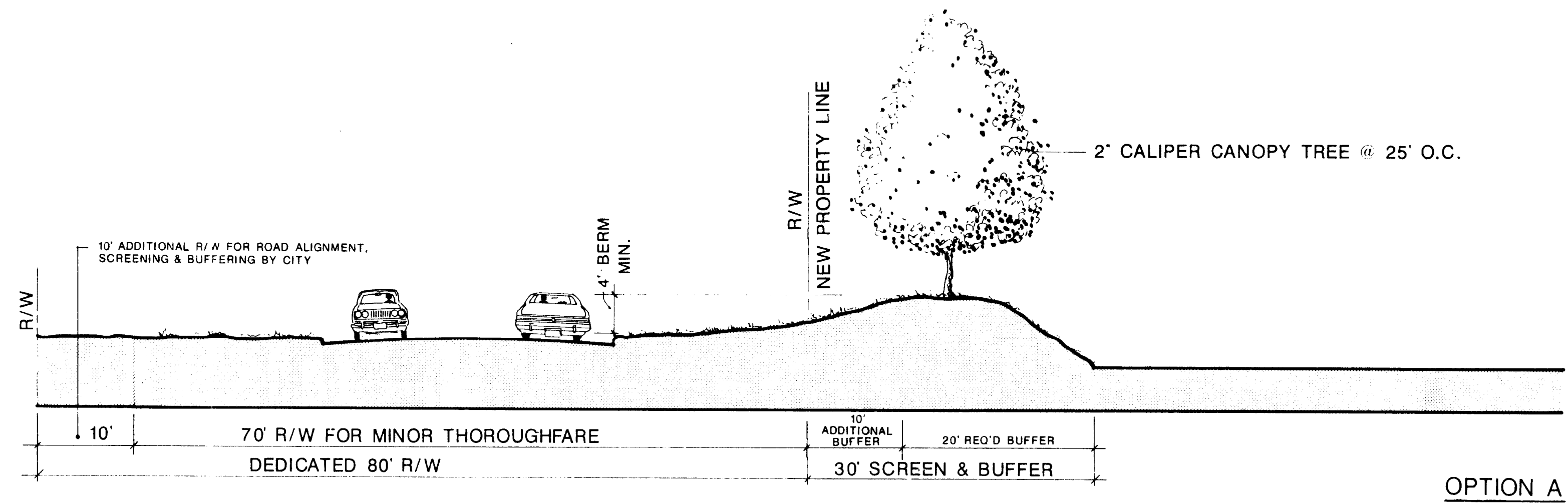
- Development Area 1
 68,500 sq. ft. maximum building area
 40' maximum building height
- Development Area 2
 169,300 sq. ft. maximum building area
 40' maximum building height
- Development Area 3
 80,800 sq. ft. maximum building area
 40' maximum building height
- Development Area 4
 112,600 sq. ft. 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 a 66' Duke Power Co. R/W and the said property - a line running S 62° 44' 15" E, 797.54' to an iron corner, thence turning and running S 30° 10' 50" W, 500.59' to a point, thence turning and running N 62° 44' 15" W, 2199.06' to a point, thence turning and running N 05° 03' 13" E, 324.02' 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, not including horticultural activities and shops used to market greenhouse, florists and the sale of related products.
- Raising, selling, 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 as a principal use.
- Electric or other power generating plants as a principal use.
- Metal product manufacture involving foundry, blast furnace, or deep forge.
- Wood processing or lumber mills and bulk wholesale storage yards of wood products.
- Sanitary landfill and garbage disposal.



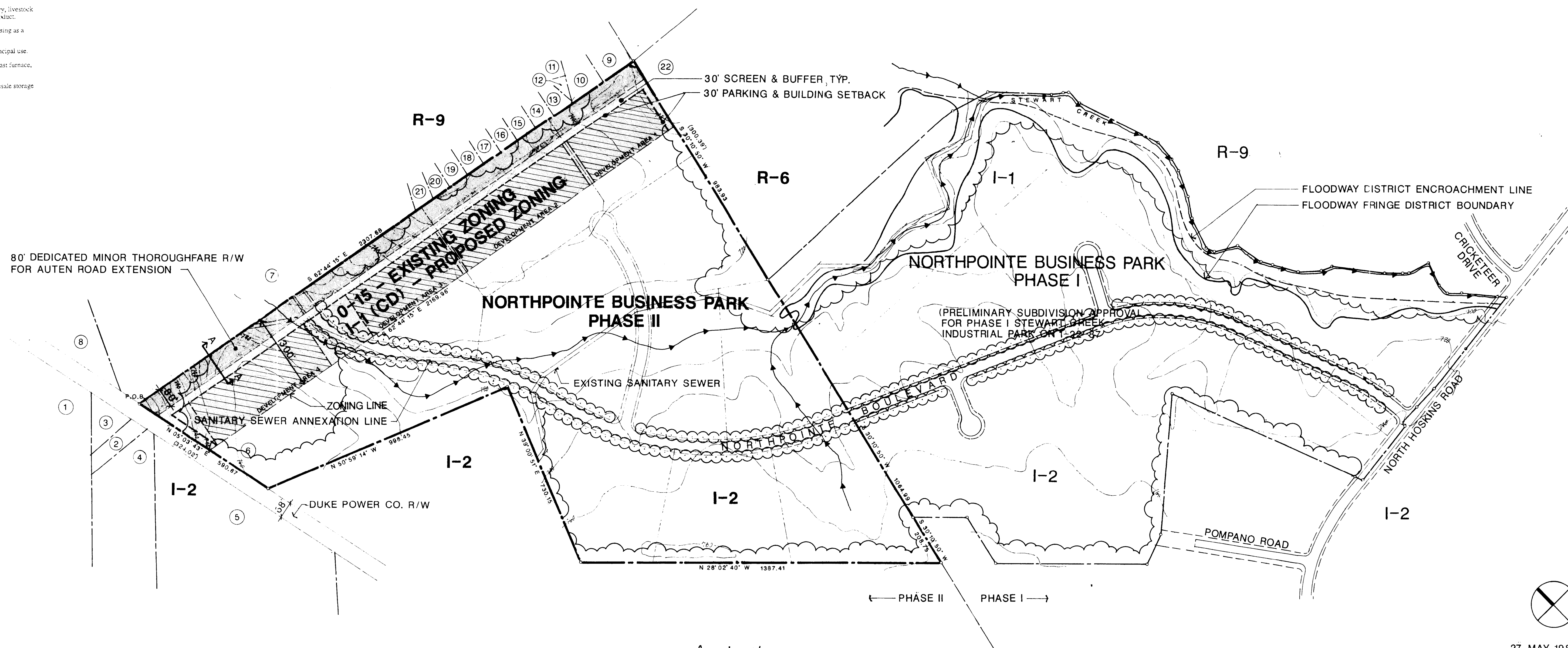
VICINITY MAP

114 West 4th St.
 Charlotte, NC 28202
 704.572.0100

SECTION AA

SCALE: 1" = 10'

OPTION B



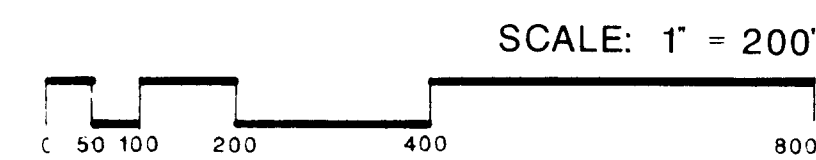
LEGEND

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

Approved site plan
 JAF
 3/30/2011

NORTHPOINTE BUSINESS PARK REZONING

27 MAY 1988



DAVIDSON & JONES CORPORATION

NORTHPOINTE BUSINESS PARK

CHARLOTTE, NC

Project Number: 4098
 Drawn By: [Name]
 Date: 27 MAY 1988
 REVISED: 11 JULY 1988

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Recommended for Approval By P.C. 7/21/88