NORTHWOODS

MECKLENBURG COUNTY

BEACON PARTNERS #7
P.O. BOX 26665
CHARLOTTE, N.C. 28221-0665

TECHNICAL DATA SHEET

89-45(c)

APPROVED AS MODIFIED BY THE ZONING COMMITTEE
DATE 12/18/89

SEE ADMINISTRATIVE APPROVAL

DATED:
BY: MARTIN H. CRAMTON, JR.
FOR REVISED PLAN

SITE DATA

AREA A:
- EXISTING ZONING: I-1, I-2 & R-MH
- PROPOSED ZONING: I-1 CD
- TOTAL AREA: 29.9± AC.

AREA B:
- EXISTING ZONING: I-1, I-2 & R-MH
- PROPOSED ZONING: I-2 CD
- TOTAL AREA:- 58.2± AC.

AREA C:
- EXISTING ZONING: B-2
- PROPOSED ZONING: B-2 CD
- TOTAL AREA: 2.1± AC.

MAXIMUM TOTAL BUILDING SQUARE FOOTAGE: 1,100,000 SF

TOTAL ACREAGE: 90.2± AC.

DEVELOPMENT CONDITIONS

1. This plan represents a concept of development with respect to the arrangement of access and general layout; however, relocation may permitted. The size and shape of parcels are generalized to be determined by platting. Minor adjustments to the plan may and will be required to allow them to further subdivide as needed to meet the needs of future tenants, buyers, developers, and employees.

2. If a general employment center is proposed on the I1-CD and I2-CD portions of the site, permitted uses within the Northwoods shall include: Offices, research, distribution/warehouse, light manufacturing, and other uses permitted by-right or under prescribed conditions in compact and medium densities I-1 zones which consist of construction and maintenance services, wholesale trade, transportation, public utilities, retail, office, restaurants and personal services (no sale).

3. The maximum building area for the entire development shall not exceed 1,100,000 square feet of building area. The maximum square feet of building space shall be devoted to Commercial/Office/Retail/Warehouse/Manufacturing/Industrial. Retail and retail office space not associated with any other use shall not exceed 100,000 square feet. Office space associated with any other use or warehouse operation shall not count toward the 100,000 square feet limitation.

4. The development shall comply with all Mecklenburg County noise ordinance provisions dealing with off-street parking, storage, and loading.

5. Non-residential shall observe a 50' building and parking setback on Harris Boulevard and between Road and shall observe a 50' setback on all other boundaries. Buildings shall observe a 40' setback. 20' side yard and 30' rear yard as shown on the plan. If a building is constructed on the property adjacent to the site, the 20' buffer may be substituted or, depending upon zoning needs and compatibility, the 20' side yard may be reduced to 10' on any side where this buffer zone will be observed with existing trees and shrubs, and supplemented with new trees and shrubs where appropriate. All other buffer zones (50') shall remain undisturbed except for the removal of dead or diseased vegetation and necessary to provide the site and access. Furthermore, these buffer zones may be crossed by utilities, drainage, grading, landscaping, maintenance and grading needs for security, aesthetics, and to meet the intent of good land planning. Portions of these which is clearly visible or otherwise detrimental to abutters undisturbed.

6. Signs and lighting of areas shown on plan or this plan shall be uniform. The standards of Harris Boulevard shall be followed. Signs shall be ground mounted, monument type, with no pole or elevated structures and lighting, etc. to create a well defined, well lighted, and well landscaped entrance to the development. Signs shall not be located within the Harris Boulevard right-of-way or the proposed public road.

7. Dumpsters, loading docks, if any, shall be screened from residence including on the exclusive designed dumpsters and docks such as brick, which, therefore, resembles architectural design of the building.

8. The petitioner agrees to dedicate right-of-way along the Harris Boulevard frontage of the property in accordance with Thoroughfare Plan and the construction of such road to the petitioners pro rata share of the cost of construction of the road based on the proportion of the overall development associated with this parcel.

9. Free hydrants shall be placed in the proposed development so that no building shall be more than 300' from a hydrant and no lot adjacent to a fire hydrant within 300' of any building on the lot.

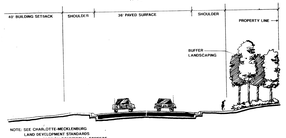
10. Sidewalks shall be established a minimum of ten (10) feet from the back of the curb.

11. In the event this site portion of a buffer area is crossed by utilities, drainage, grading, landscaping, maintenance and grading needs for security, aesthetics and to meet the intent of good land planning, these buffer areas shall be replanted with trees, shrubs, and/or other plantings.

12. The 50' Undisturbed Buffer shall be left undisturbed with the exception of necessary development activities which are intended to eliminate adverse circumstances, damage from natural elements and to provide for the health and safety of the public. Such activities shall be limited to the removal of dead or diseased vegetation, grading, landscaping, maintenance and grading needs for security, aesthetics, and to meet the intent of good land planning. Any deficiencies which might be shown on the Illustrative plan shall be addressed at the time final development/construction plans are drawn.

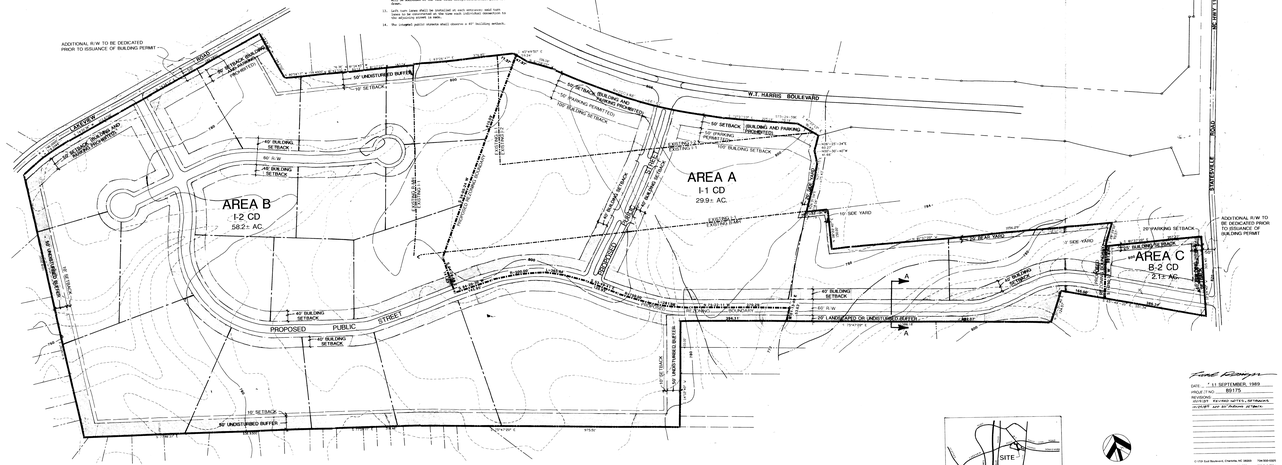
13. Left turn lanes shall be installed at each entrance; each turn lane shall have a minimum of one hundred (100) feet of storage to the adjacent street or road.

14. The proposed public streets shall observe a 40' building setback.



NOTE: SEE CHARLOTTE-MECKLENBURG LAND DEVELOPMENT STANDARDS TYPICAL SECTION COMMERCIAL STREETS

CROSS-SECTION FOR PUBLIC STREET
SECTION A-A



SCALE: 1"=100'

Land Design

DATE: 11 SEPTEMBER, 1989
PROJ. ETNO: 89175
REVISIONS: 12-18-89 SITE PLAN APPROVED AS MODIFIED BY ZONING COMMITTEE

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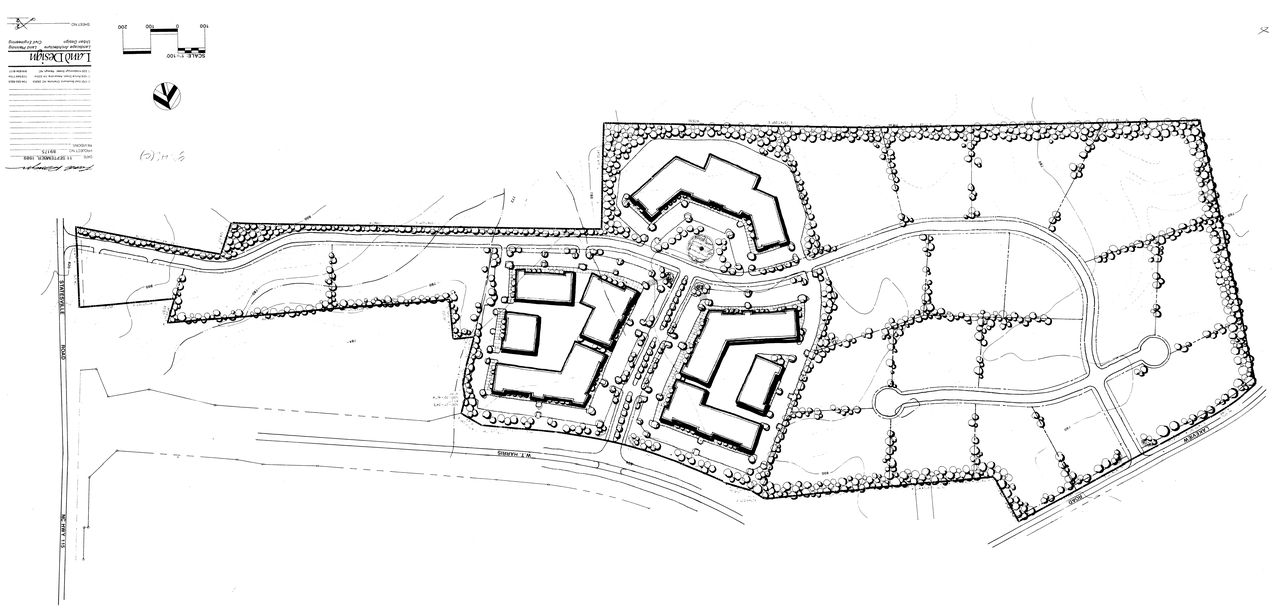
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