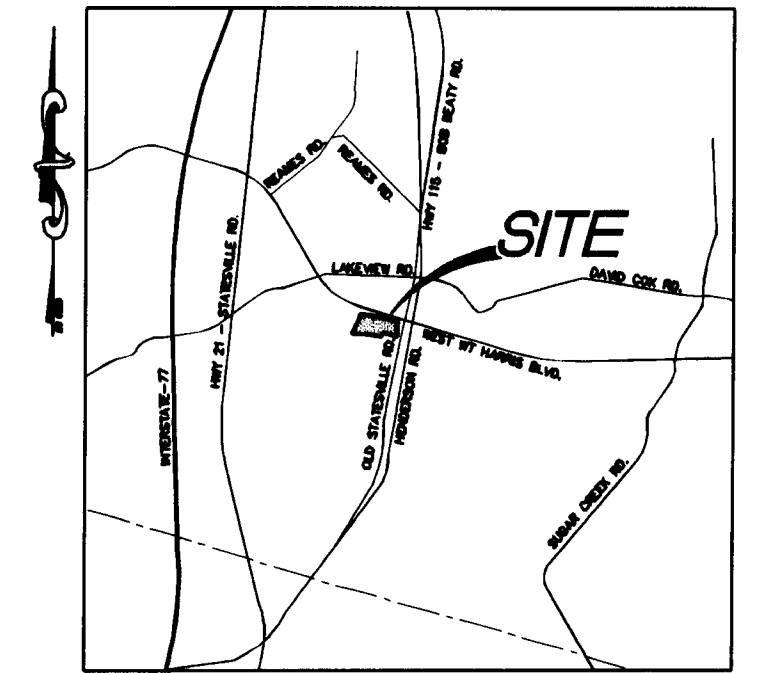




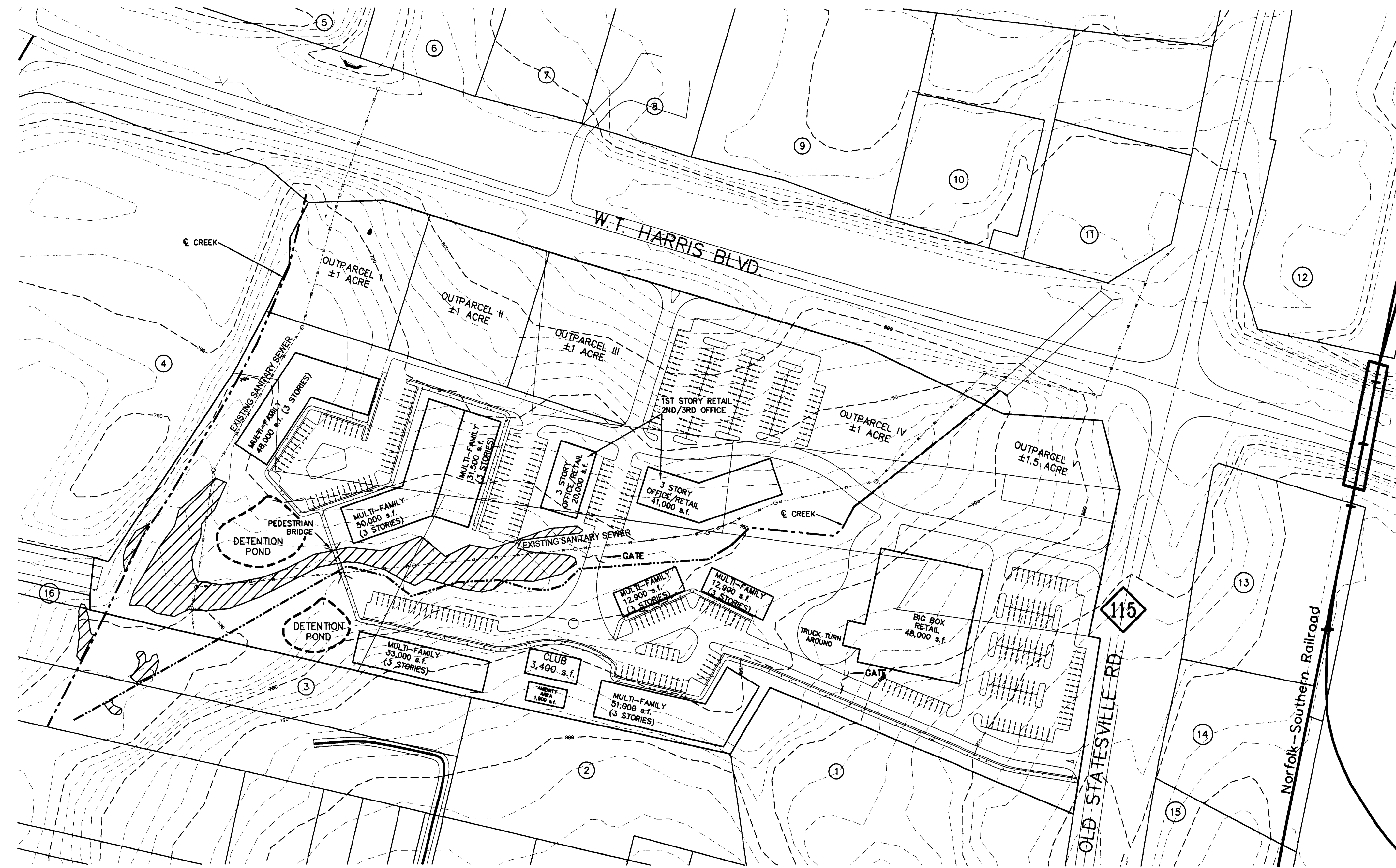
### ZONING CONDITION FOR WT HARRIS BLVD SITE

- 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.
- ALL BUFFERS MAY BE REDUCED OR ELIMINATED IF ADJACENT ZONING OR ORDINANCE, HOWEVER, NO OUTDOOR ADVERTISING SIGNS WILL BE PERMITTED.
- ALL SIGNAGE WILL BE GOVERNED BY THE CITY OF CHARLOTTE, ZONING ORDINANCE. HOWEVER, NO OUTDOOR ADVERTISING SIGNS WILL BE PERMITTED.
- THE FOLLOWING USES WILL BE PERMITTED:
  - ABATTOIRS
  - BUS AND TRAIN TERMINALS
  - FARMS
  - FOUNDRIES
  - HELIPORTS
  - CEMETERIES
  - DEMOLITION LANDFILLS
  - JAILS AND PRISONS
  - HEAVY MANUFACTURING
  - RAILROAD FREIGHT YARDS
  - RACEWAYS
  - STADIUMS/ARENAS
  - ADULT ESTABLISHMENTS
  - JUNK YARDS
- A MAXIMUM OF TEN (10) DEVELOPABLE PARCELS WILL BE ALLOWED. COMMON AREAS USED FOR ACCESS TO THE PARCELS OR FOR COMMON STORM WATER DETENTION WITH NO DEVELOPMENT RIGHTS WILL BE ALLOWED.
- NO MORE THAN TWO (2) DRIVE-THRU RESTAURANTS AND ONE (1) GAS STATION/GAS STATION CONVENIENCE STORE SHALL BE PERMITTED.

- THE FOLLOWING MAXIMUM AMOUNT OF SQUARE FOOTAGE WILL BE ALLOWED FOR EACH TYPE OF USE:
  - OFFICE - 55,000 SF
  - RETAIL - 130,000 SF
  - WAREHOUSE/MINI-STORAGE WAREHOUSE - M/F 20 UNITS/AC MIN.
- THE HEIGHT OF DETACHED LIGHTS SHALL BE 30 FEET.
- ALL DUMPSTERS SHALL BE SCREENED WITH SOLID ENCLOSURES WITH GATES.
- A MAXIMUM HEIGHT FOR BUILDINGS SHALL BE 30 FEET EXCEPT RETAIL/OFFICE/MULTI-FAMILY WHICH MAY BE 40' IN HEIGHT AND 4 (FOUR) STORIES.
- THE EXISTING RIGHTS-OF-WAY FOR WT. HARRIS BLVD. AND N.C. HWY 115 MEET THOROUGHFARE REQUIREMENTS, I.E., 100' FROM CENTER LINE OF WT. HARRIS BLVD. AND 50' FROM CENTER LINE OF N.C. HWY 115; THEREFORE, NO ADDITIONAL RIGHT-OF-WAY DEDICATION IS REQUIRED.
- FIRE HYDRANTS WILL BE PROVIDED WITHIN 750' OF THE MOST REMOTE POINT OF A BUILDING AS A FIRE TRUCK WOULD TRAVEL.
- STANDARD 2' 6" CURB & GUTTER, ASSOCIATED STORM DRAINAGE AND 5' SIDEWALK WILL BE INSTALLED WITH EACH OUT PARCEL DEVELOPMENT ALONG N.C. HWY 115. THE SIDEWALK WILL BE LOCATED 8' BACK OF CURB.
- A BREAK IN THE PROPOSED CONTROLLED ACCESS PORTION OF WT. HARRIS BOULEVARD IS AT THE LOCATION SHOWN, SUBJECT TO NCDOT APPROVAL.
- PARKING FOR PROPOSED USES SHOWN SCHEMATICALLY. PARKING NUMBER AND SIZE TO MEET CURRENT CITY OF CHARLOTTE REQUIREMENTS.
- NO STORM WATER RETENTION WILL BE ALLOWED IN BUFFERS OR SETBACKS



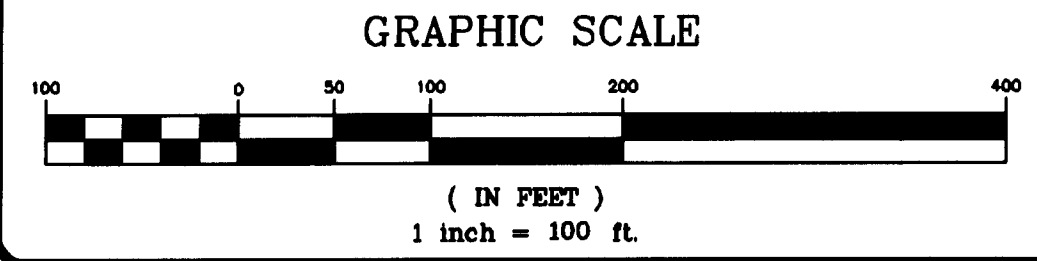
VICINITY MAP  
N.T.S.



**SITE INFO:**  
TAX ID #S: 03725239, 03725216, 03725218, 03725224, 03725223, 03725221  
TOTAL SITE ACREAGE: ±22 Acres.  
CURRENT ZONING: I-1(CD)  
PROPOSED ZONING: I-1(CD)  
OUTPARCELS I,II,III,IV - 40,000 SF(TOTAL)  
RETAIL/COMMERCIAL  
OUTPARCEL V - 15,000 SF  
RETAIL/COMMERCIAL  
OTHER RETAIL - 27,000 SF (TOTAL)  
1ST FLOOR OFFICE/RETAIL BUILDINGS  
BIG BOX RETAIL - 48,000 SF  
TOTAL RETAIL - 130,000 SF  
OFFICE - 55,000 SF  
2ND/3RD FLOOR OFFICE/RETAIL BUILDINGS  
MULTIFAMILY DENSITY - 20 UNITS/ACRE MINIMUM

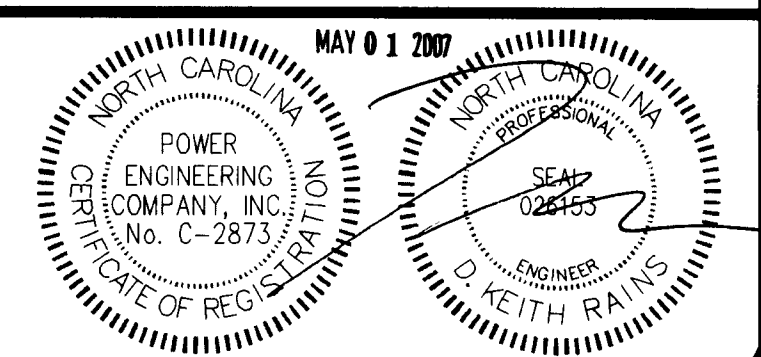
**NOTE:**  
WETLANDS SHOWN ARE APPROXIMATE.  
ACTUAL LOCATION CURRENTLY BEING  
DETERMINED IN THE FIELD.

1 Parcel ID#: 03725214 MARY C TRUST MOERMAN AND JACOB TRUSTEE MOERMAN AND MARY C TRUST MOERMAN DB: 20848-807 ZONING: I-1(CD)	10 Parcel ID#: 03725315 BRANTLEY ENTERPRISES INC DB: 11125-278 ZONING: I-2
2 Parcel ID#: 03725240 JACOB JR MOERMAN AND MARY MOERMAN DB: 20736-785 ZONING: R-MH	11 Parcel ID#: 03725316 FUEL LAND USA 2 LLC DB: 17252-306 ZONING: I-2
3 Parcel ID#: 03725219 DANIEL LEE ANDERSON DB: 11176-443 ZONING: R-MH	12 Parcel ID#: 04322202 CHIP IN LLC DB: 8687-020 ZONING: I-1
4 Parcel ID#: 03725287 ISLANDIA CHARLOTTE, LLC DB: 20274-418 ZONING: I-1(CD)	13 Parcel ID#: 04308814 CITY OF CHARLOTTE DB: 11718-460 ZONING: I-1
5 Parcel ID#: 03725301 ET-AL) NORRIS FAMILY L P THE DB: 8414-712 ZONING: I-2	14 Parcel ID#: 04308815 CITY OF CHARLOTTE DB: 11718-460 ZONING: B-2
6 Parcel ID#: 03725313 MCGEE BROTHERS COMPANY INC DB: 8055-820 ZONING: I-2	15 Parcel ID#: 04308819 CITY OF CHARLOTTE DB: 13739-425 ZONING: I-1
7 Parcel ID#: 03725303 WATERS/ABRI STORAGE LLC DB: 12920-474 ZONING: I-2	16 Parcel ID#: 03725298 LIMITED PARTNERSHIP BEACON PARTNERS #7 DB: 06192-389 ZONING: I-2(CD)
8 Parcel ID#: 03725314 K&M MARKS LLC DB: 11815-088 ZONING: I-2	
9 Parcel ID#: 03725312 BURNS MANAGEMENT LLC DB: 8735-831 ZONING: I-2	



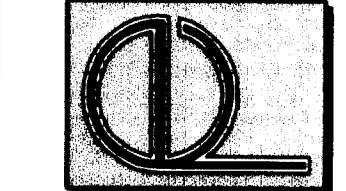
OWNER: DHALIWAL MAC, LLC  
PO BOX 836  
ALBEMARLE, NC 28002  
(704) 277-2380  
(704) 644-2775

ENGINEER: POWER ENGINEERING CO., INC.  
13310 SOUTH RIDGE DRIVE - SUITE A  
CHARLOTTE, NORTH CAROLINA 28273  
PHONE: (704) 525-7275  
FAX: (704) 525-2515



REVISIONS	BY

PREPARED BY  
**POWER ENGINEERING COMPANY, INC.**  
ENGINEERS - PLANNERS - SURVEYORS  
COLUMBIA, SC  
CHARLOTTE, NC



**WT HARRIS BLVD SITE**  
**DHALIWAL MAC, LLC**  
**SITE PLAN**  
CHARLOTTE, NORTH CAROLINA

DRAWN D.L.M.
CHECKED D.K.R.
DATE 5-01-07
SCALE 1" = 100'
JOB NO. 6152
SHEET