

521 BUSINESS PARK

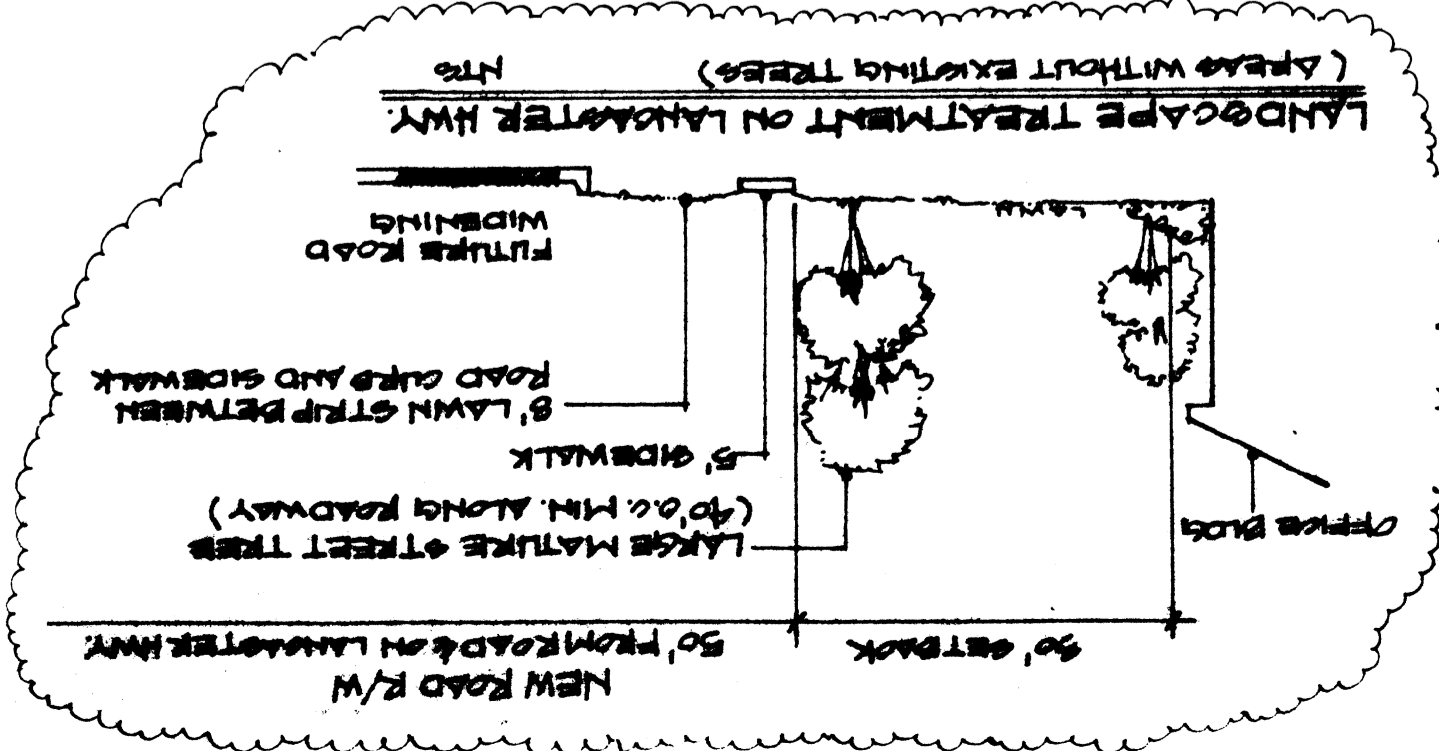
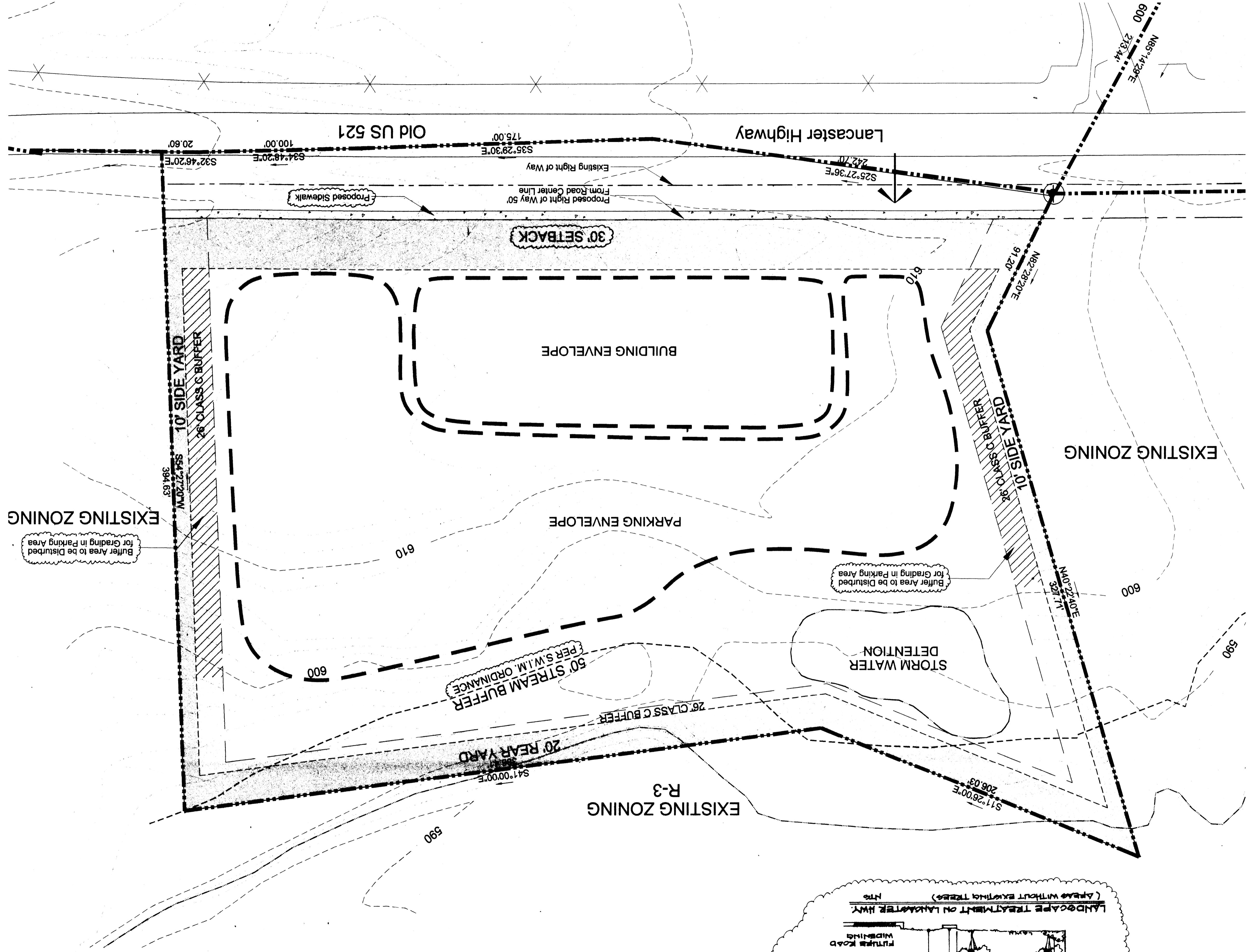
Mecklenburg County, North Carolina

DEVELOPMENT TABULATIONS

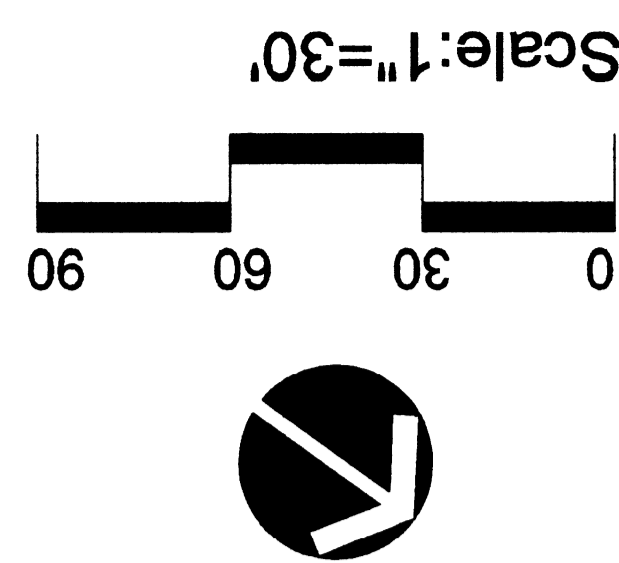
Total Site Area: +/- 4.47 AC
 Total Net Area: +/- 4.01 AC
 Total Office Space: 30,000 sf
 Existing Zoning: R-3
 Proposed Zoning: 0-1(CD)

Development Notes

1. Development of the site will be controlled by the standards depicted on this site plan and by the standards of the Mecklenburg County Zoning Ordinance. The development depicted on this plan is intended to reflect the arrangement of proposed uses on the site, but the exact configuration, placement, and size of individual site elements may be altered or modified within the limits prescribed by the ordinance during the design development and construction phase within the building envelope line as shown on the plan.
2. The proposed use of the site will be for the development of a small office park. However, hotels and motels will not be permitted on the site.
3. Buffer areas will be developed in accordance with Sect. 12.302.
4. Stormwater detention facilities will be designed to meet the applicable standards of Charlotte/Mecklenburg Stormwater Services.
5. Signage will be permitted in accordance with applicable Zoning standards.
6. Parking will be provided which will meet or exceed the standards of the Zoning ordinance.
7. Screening will conform to the applicable standards of Sect. 12.303 of the Zoning ordinance.
8. Buildings will not exceed 40 feet in height, except as provided by ordinance. Buildings will be constructed of residential type materials, be a maximum of 3 stories in height, and have pitched roofs.
9. Site lighting will be limited to 20 feet in height and no "wall" lighting will be installed.
10. Access to the site will be provided by a driveway connection to Old US 521. All driveway and street connections are subject to approval by Mecklenburg County and NC DOT. In addition, pedestrian access will be provided from the site to the sidewalk on Old US 521.
11. All dumpsters on the site will be screened with a solid enclosure with gates.
12. Required buffers on the site may be eliminated if the adjoining parcels are zoned such that buffers are no longer required.
13. No stormwater detention facilities will be located within the floodway fringe.



DATE: December 21, 1999
 PROJECT NO: 1099079
 REVISIONS: 12/27/99: Revisions per Planning Commission Review
 Land Design Inc.
 Landscape Architecture Land Planning
 1701 East Boulevard, Charlotte, NC 28203
 704/333-0325
 1514 Procter Street, Asheville, NC 28804
 703/649-7781



TECHNICAL DATA SHEET

FOR PUBLIC HEARING
 PETITION NUMBER:
 00-04C

APPROVED BY COUNTY COMMISSION
 DATE: 2/8/00

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