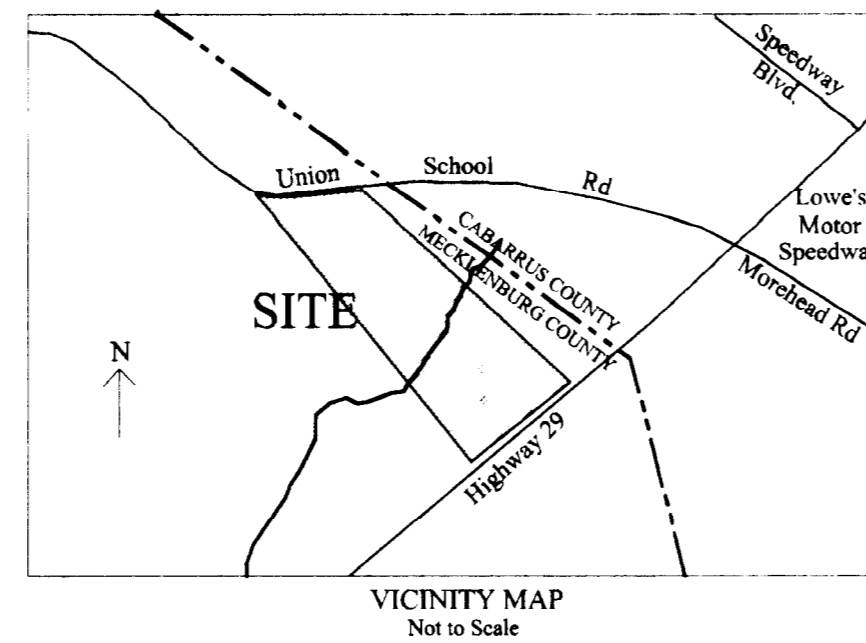
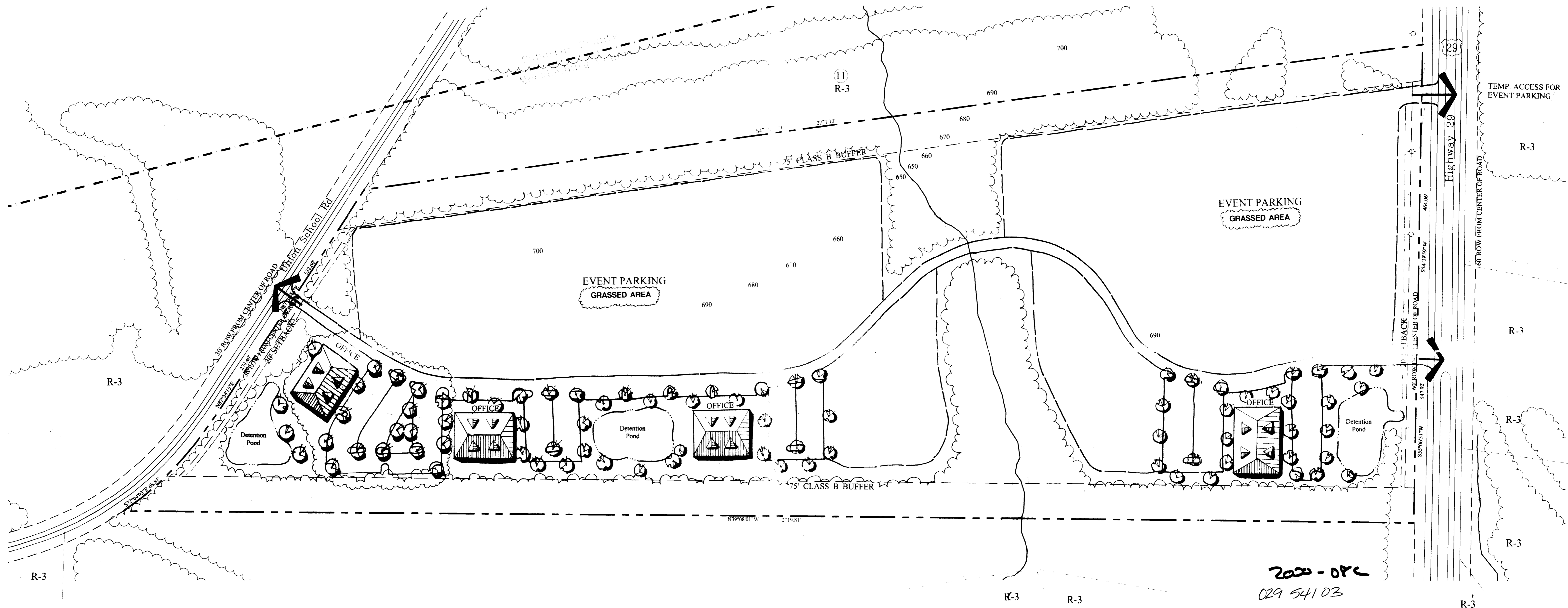


| | |
|---|--------------------------|
| SITE DATA | |
| TOTAL SITE AREA | 49.97 AC 2176693.2 SF |
| NET SITE AREA (TOTAL SITE AREA MINUS ROAD R/W) | 47.05 AC 2049541.6 SF |
| EXISTING ZONING: | R-3 |
| EXISTING USE: | VACANT |
| PROPOSED ZONING: | O.1 (CD) |
| TOTAL BUILT OFFICE AREA: | 100,000 SF |
| EVENT PARKING | GRASSED AREA |



LEGAL BOUNDARY DESCRIPTION

BEGINNING at an existing iron pipe in the northwesterly boundary of the U.S. Highway 29 right-of-way, said point being N. 56-19-29 E. 219.54 feet from an NCGS monument, and lying in the southwesterly boundary of the Minnie B. Sloop and Rachel S. Sloop property, now or formerly, recorded in Deed Book 1275, Page 527, Mecklenburg County Public Registry; thence with the northwesterly boundary of the U.S. Highway 29 right-of-way the following two calls: 1) S. 54-19-59 W. 464.06 feet to an existing iron pin. 2) S. 55-05-51 W. 547.92 feet to a new iron pin in the northeasterly corner of the H & C Developers property, now or formerly, recorded in Deed Book 6937, Page 43C, Mecklenburg County Public Registry; thence with the northeasterly boundary of the said H & C Developers property N. 39-08-01 W. 2,719.81 feet to a new iron pin in the Union School Road right-of-way; thence with the Union School Road right-of-way the following two calls: 1) S. 72-04-03 E. 68.81 feet to a new iron pin. 2) N. 87-34-15 E. 274.40 feet to an existing iron pipe in the center line of Union School Road; thence with the center line of Union School Road N. 87-38-44 E. 532.60 feet to an existing railroad spike in the southwesterly boundary of the said Minnie B. Sloop and Rachel S. Sloop property; thence with the southwesterly boundary of the said Minnie B. Sloop and Rachel S. Sloop property S. 47-22-39 E. 2,271.13 feet to the point and place of BEGINNING, containing 46.97 acres more or less, and shown as Tract 1 and Tract 2 on a Physical Survey of Part of Lots 4, 5, and 6 F.S. Sloop Estate by Teddy W. Deal, N.C.R.L.S., dated March 26, 1992.



2000-08C
029 541 03

APPROVED BY COUNTY COMMISSION
DATE 2/8/00

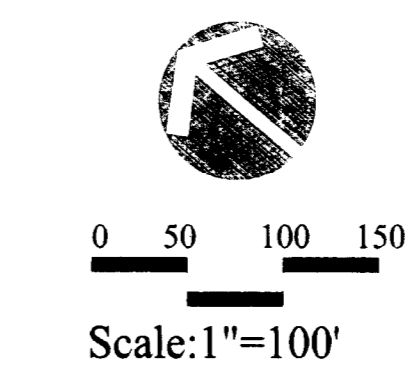
October 25, 1999
PROJECT NO. 1099090

**LOWE'S MOTOR SPEEDWAY
OFFICE / EVENT PARKING SITE**

For
Chartown
5401 E. Independence Blvd.
Charlotte, NC 28212

**TECHNICAL
DATA SHEET**

for public hearing
PETITION NO. 00-08C 2-4-00



REVISIONS:
12/27/99: REVISIONS PER PLANNING
COMMISSION REVIEW.
2/2/00: REVISIONS PER ZONING
COM. APPROVAL.

LandDesign, Inc.
Landscape Architecture Land Planning
Urban Design

SHEET NO. 1 OF 1
FILE NAME: g:\1099090\dwg\zone\tds

DEVELOPMENT STANDARDS

- 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.
- The proposed use of the site will be for the development of a small office park and for seasonal event parking. Hotels and motels will not be permitted.
- Buffer areas will be developed in accordance with Sect. 12.302. The Petitioner may disturb up to 50% of the buffer on the west side of the site to accommodate the construction of the office buildings and related parking areas. Otherwise, the buffer area will remain undisturbed. The Petitioner reserves the right to request a variance from the buffer requirement along the east side of the site. Required buffers on the east side of the site may be eliminated if the adjoining parcel is rezoned such that buffers are no longer required.
- A 5 foot sidewalk will be constructed along Union School Rd. and along US 29 at or near the outside edge of the right-of-way boundary, subject to the approval of NCDOT. Trees which are 8" caliper or larger will be preserved within the setback along Union School Rd. and US 29 except in those areas which must be graded for access to the site.
- Stormwater detention facilities will be designed to meet the applicable standards of Charlotte/Mecklenburg Stormwater Services.
- Signage will be permitted in accordance with applicable Zoning standards.
- Parking will be provided which will meet or exceed the standards of the Zoning ordinance.
- Screening will conform to the applicable standards of Sect. 12.303 of the Zoning ordinance.
- Buildings will not exceed 40 feet in height, except as provided by ordinance.
- Site lighting will be limited to 20 feet in height and no "wall pak" lighting will be installed.
- Access to the site will be provided by connections to US 29 North and by connections to Union School Rd. All driveway and street connections are subject to approval by Mecklenburg County and NC DOT.
- All dumpsters on the site will be screened with a solid enclosure with gates.
- The petitioner will construct a fence for security purposes along the south side of the site as the site develops. The fence will be located on the inside of the required buffer that also runs along the south side of the site.
- In those areas of the required buffer that are cleared and graded as allowed in Note 3 above, the plant materials which are replaced within the buffer will consist of at least 50% evergreen varieties of both trees and shrubs.