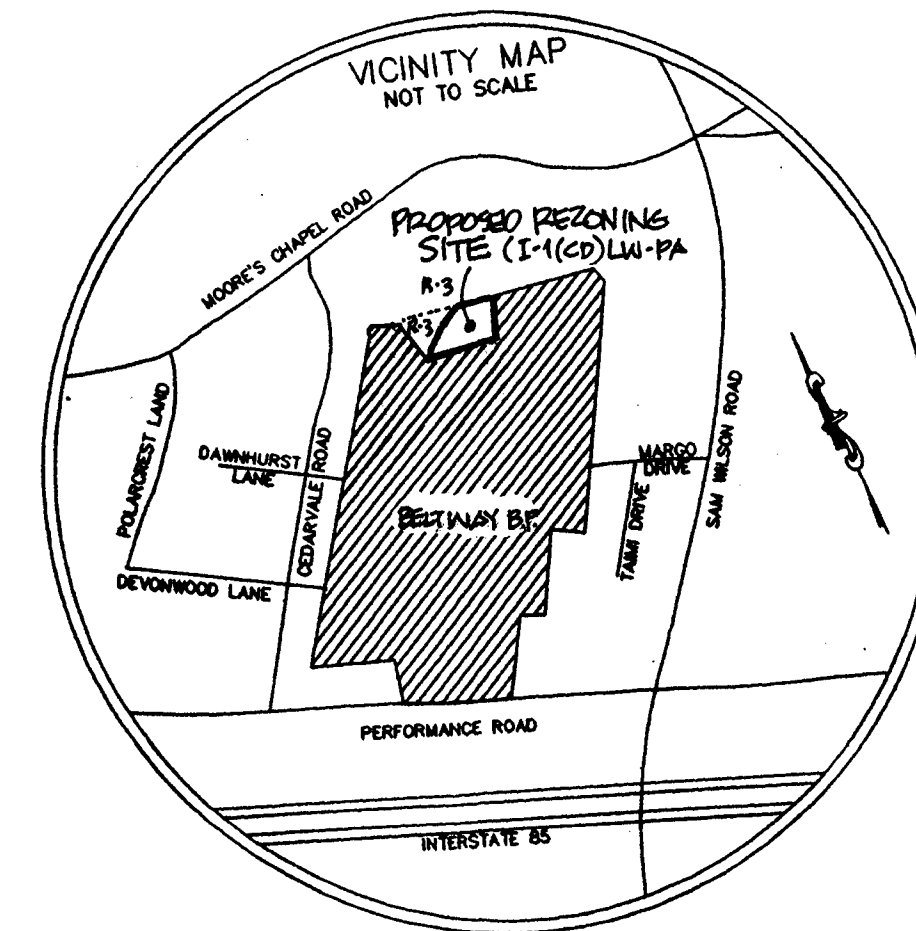
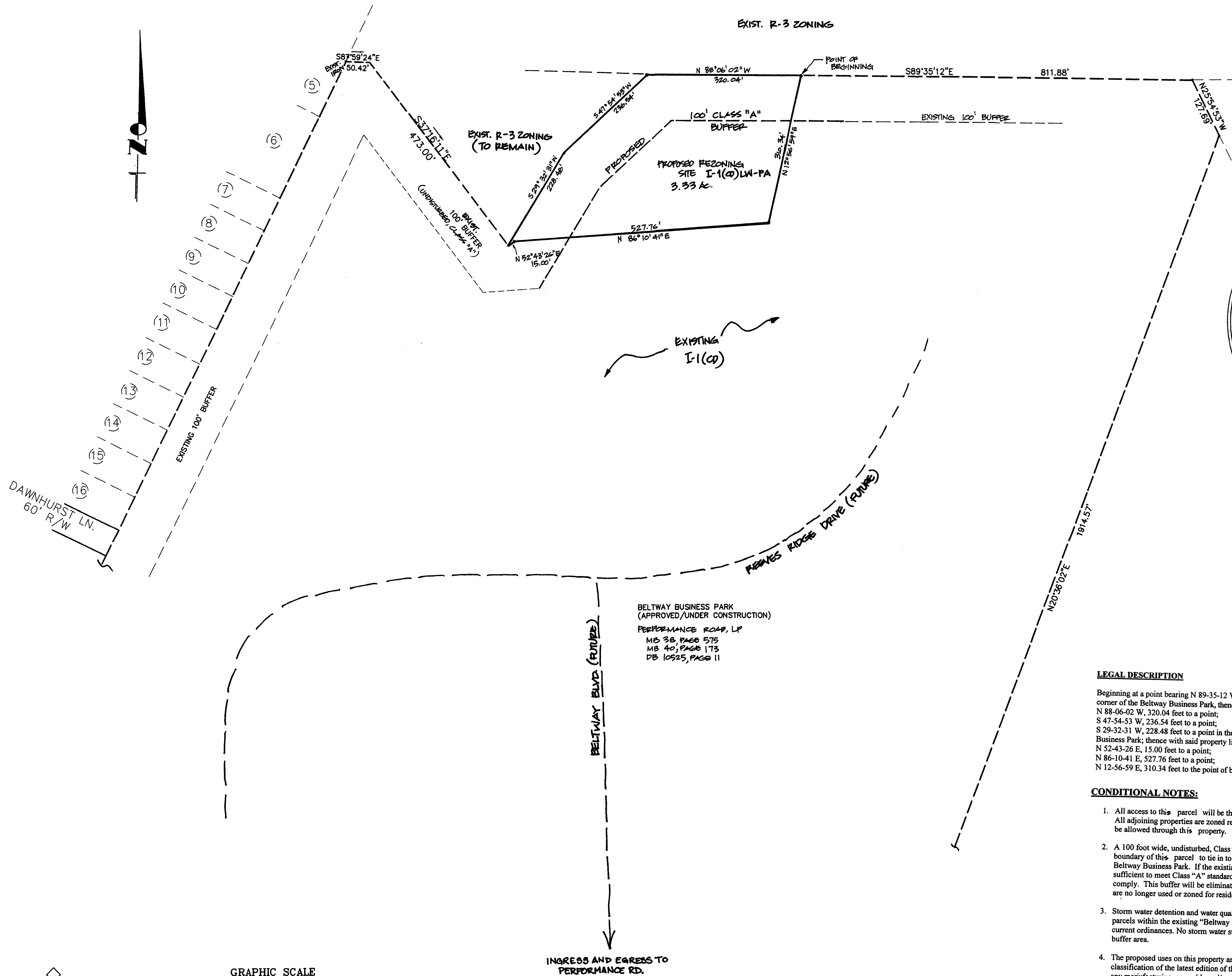


2006.103



LEGAL DESCRIPTION

Beginning at a point bearing N 89-35-12 W, 811.82 feet from the northeast property corner of the Beltway Business Park, thence with the following courses:
N 88-06-02 W, 320.04 feet to a point;
S 47-54-53 W, 236.54 feet to a point;
S 29-32-31 W, 228.48 feet to a point in the northerly property line of the Beltway Business Park; thence with said property line the following courses:
N 52-43-26 E, 15.00 feet to a point;
N 86-10-41 E, 527.76 feet to a point;
N 12-56-59 E, 310.34 feet to the point of beginning containing 3.33 acres, more or less.

CONDITIONAL NOTES:

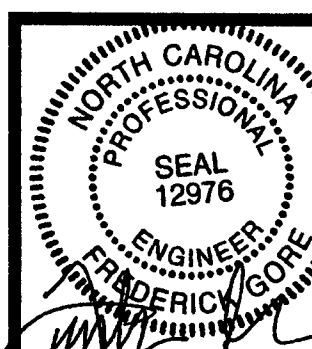
- All access to this parcel will be through the adjoining "Beltway Business Park". All adjoining properties are zoned residential so no connection is proposed or will be allowed through this property.
- A 100 foot wide, undisturbed, Class "A" buffer is proposed along the outside boundary of this parcel to tie in to the existing 100-foot buffer provided on the Beltway Business Park. If the existing vegetation within this buffer area is not sufficient to meet Class "A" standards, supplemental plantings will be provided to comply. This buffer will be eliminated in any areas where adjoining properties are no longer used or zoned for residential purposes.
- Storm water detention and water quality control BMPs will be provided for these parcels within the existing "Beltway Business Park" in accordance with all current ordinances. No storm water structures or BMPs will be located within any buffer area.
- The proposed uses on this property are those allowed under the I-1 zoning classification of the latest edition of the Charlotte Zoning Ordinance. However, any manufacturing, assembly and/or repair can be done only within an enclosed building; no use involving outdoor manufacturing or assembly will be allowed.
- Maximum height of any detached lighting = 40 feet
- Maximum building height = 60 feet
- Site Acreage = 3.33 Acres
Existing Zoning: R-3 LW-PA
Proposed Zoning: I-1(CD) LW-PA

For Public Hearing - Petition Number 2006 -

Conditional Site Plan Rezoning Petition

for
PERFORMANCE ROAD, LP
Paw Creek Township,
Mecklenburg County, North Carolina

Revisions:



Drawn by:
MBG
Approved by:
F.I.G.
Date:
02/03/2005
Job name:
Performance

Scale:
1" = 100' (H)
(V)

Sheet No.
1 of 1

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