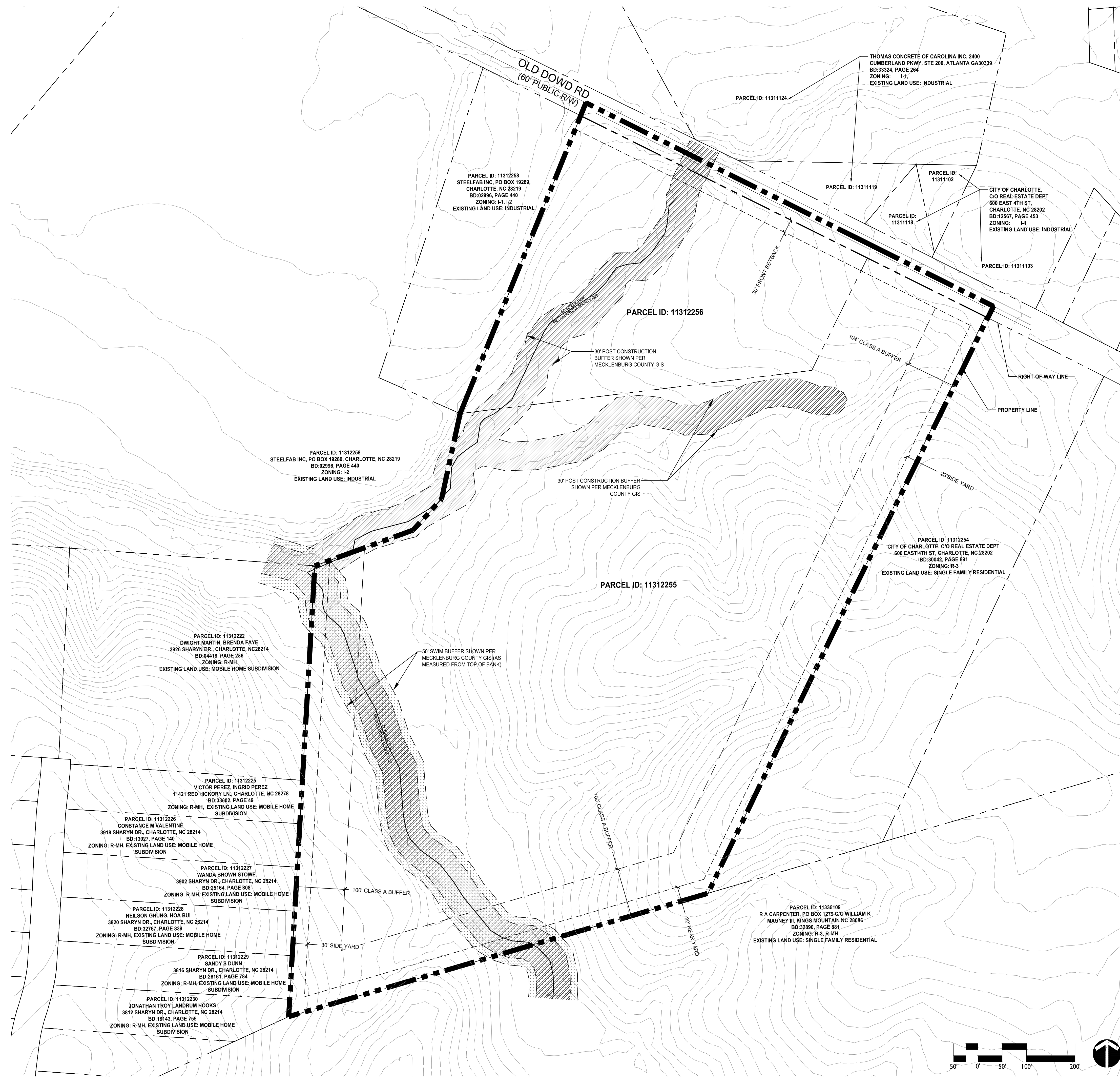


VICINITY MAP NTS



DEVELOPMENT SUMMARY

PID #: 11312255, 11312256
TOTAL PROJECT SIZE: 434.6 ACRES
EXISTING ZONING: R-3, R-MH
PROPOSED ZONING: I-2(CD)
EXISTING USE: SINGLE FAMILY, VACANT
PROPOSED USE: CONTRACTOR OFFICES & ACCESSORY STORAGE
MAXIMUM BUILDING HEIGHT: AS ALLOWED BY ORDINANCE
TREE SAVE AREA REQUIRED: 5.19 AC
BUILDING SETBACKS:
FRONT SETBACK - 30 FEET
SIDE YARD - 0 FEET AGAINST I-1, I-2,
 - 30 FEET AGAINST R-MH
 - 20 FEET AGAINST R-3
REAR YARD - 30 FEET AGAINST R-MH
BUFFERS:
CLASS A BUFFER (100') REQUIRED ADJACENT TO SINGLE FAMILY ZONING OR USE
TREES REQUIRED - 12 PER 100LF
SHRUBS REQUIRED - 60 PER 100LF

1. GENERAL PROVISIONS

- a. THESE DEVELOPMENT NOTES FORM A PART OF THE CONDITIONAL PLAN ASSOCIATED WITH THE REZONING APPLICATION FILED BY CULP ROAD MATERIALS, LLC ("PETITIONER" OR "OWNER") TO ACCOMMODATE THE DEVELOPMENT OF APPROXIMATELY 34.6 ACRES LOCATED OFF OF OLD DOWD ROAD IN CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA (THE "SITE").
- b. THESE DEVELOPMENT NOTES, THE SITE PLAN, PETITIONER'S REZONING APPLICATION AND ANY ADDITIONS OR REVISIONS THEREOF ARE COLLECTIVELY REFERRED TO AS THE "REZONING PETITION" OR "CONDITIONAL PLAN." DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE CONDITIONAL PLAN AS WELL AS APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE ("ORDINANCE").
- c. DEVELOPMENT OF THE SITE IS PROPOSED WITHIN TWO (2) PARCELS THAT ARE TO BE CONSOLIDATED. THEREFORE, ANY YARD, BUFFER, BUILDING HEIGHT, SEPARATION REQUIREMENTS AND ANY OTHER REGULATIONS RELATED TO PARCEL BOUNDARIES SHALL NOT BE REQUIRED INTERNALLY.
- d. ALTERATIONS TO THE CONDITIONAL PLAN ARE SUBJECT TO SECTION 6.207 ALTERATIONS TO APPROVAL OF THE ORDINANCE.

2. PERMITTED USES

- a. THE SITE MAY BE DEVELOPED FOR USE AS CONTRACTOR OFFICES AND ACCESSORY STORAGE, INCLUDING OUTDOOR STORAGE OF CONSTRUCTION EQUIPMENT, AND SUCH ACCESSORY USES AND STRUCTURES INCIDENTAL AND RELATED THERETO, AS WELL AS ANY OTHER USES PERMITTED BY RIGHT OR UNDER PRESCRIBED CONDITIONS IN THE I-2 ZONING DISTRICT, TOGETHER WITH THOSE ACCESSORY USES AND STRUCTURES PERMITTED BY RIGHT OR UNDER PRESCRIBED CONDITIONS ON THE SITE WITH THE EXCEPTION OF THOSE USES EXPRESSLY PROHIBITED HEREIN.
- b. PROHIBITED USES FOR THE SITE ARE AS FOLLOWS: AGRICULTURAL INDUSTRIES, ADULT ESTABLISHMENTS, FOUNDRIES, JUNK YARDS, LUMBER MILLS, MEDICAL WASTE DISPOSAL FACILITIES, PETROLEUM STORAGE FACILITIES WITH STORAGE CAPACITY OF OVER 200,000 GALLONS, SANITARY LANDFILLS, SOLID WASTE TRANSFER STATIONS, WASTE INCINERATORS, WASTE WATER TREATMENT PLANTS (NEW PRIVATELY OWNED OR OPERATED FOR DOMESTIC WASTE REQUIRING NPDES PERMIT), PETROLEUM CONTAMINATED SOILS, TREATMENT OR DISPOSAL.
- c. SITE IS LOCATED WITHIN THE LOWER LAKE WYLIE CRITICAL AREA. BUILT UPON AREA NOT TO EXCEED FIFTY PERCENT (50%) OF THE SITE.

3. TRANSPORTATION

- a. DRIVEWAYS:
(1) THE SITE SHALL HAVE PRIMARY VEHICULAR ACCESS ALONG OLD DOWD ROAD VIA ACCESS POINTS IN LOCATIONS AS GENERALLY DEPICTED ON THE SITE PLAN. EXACT LOCATION OF ACCESS TO AND FROM THE SITE WILL BE DETERMINED AFTER ORIENTATION OF THE PROPOSED BUILDINGS AND STRUCTURES IN RELATION TO THE ADJACENT RIGHT OF WAY IS ESTABLISHED.
(2) ANY PROPOSED DRIVEWAY CONNECTIONS TO OLD DOWD ROAD WILL REQUIRE DRIVEWAY PERMITS TO BE SUBMITTED TO CDOT FOR REVIEW AND APPROVAL. THE EXACT DRIVEWAY LOCATIONS AND TYPEWIDTH OF THE DRIVEWAYS WILL BE DETERMINED BY NCDOT AND CDOT DURING THE DRIVEWAY PERMIT PROCESS.
(3) PARKING AREAS ARE ALLOWED ANYWHERE WITHIN THE DEVELOPMENT ENVELOPE AS GENERALLY DEPICTED ON THE SITE PLAN.

4. STREETScape AND LANDSCAPING:

- a. PETITIONER SHALL ESTABLISH A 100 FOOT WIDE CLASS A BUFFER ALONG THE SIDE AND REAR OF THE SITE AS GENERALLY DEPICTED ON THE SITE PLAN AND AS REQUIRED TO SEPARATE ADJUTING RESIDENTIALLY ZONED OR USED PROPERTY. ALTERNATIVELY, PETITIONER, PURSUANT TO SECTION 12.304 OF THE ORDINANCE, RESERVES THE RIGHT TO PROVIDE AN ALTERNATIVE BUFFER AND SCREENING SUBJECT TO ZONING ADMINISTRATOR'S APPROVAL.
- b. SHOULD THE LAND USE RELATIONSHIP BETWEEN THE SITE AND ADJUTING PROPERTIES CHANGE SUCH THAT A LESSER BUFFER WOULD BE REQUIRED, PETITIONER RESERVES THE RIGHT TO REDUCE OR ELIMINATE THE AFOREMENTIONED BUFFERS IN ACCORDANCE WITH ORDINANCE REQUIREMENTS AND THE LIMITS OF THE DEVELOPMENT ENVELOPE MAY BE EXPANDED TO INCLUDE THE FORMER BUFFER AREA(S).
- c. PETITIONER SHALL SCREEN OUTDOOR STORAGE FROM VIEW ALONG OLD DOWD ROAD.
- d. WHERE APPLICABLE, PETITIONER RESERVES THE RIGHT TO USE EXISTING VEGETATION TO MEET ANY BUFFER AND SCREENING REQUIREMENTS.
- e. THE SITE WILL COMPLY WITH THE TREE ORDINANCE.

5. ENVIRONMENTAL FEATURES:

- a. DEVELOPMENT WITHIN THE POST-CONSTRUCTION STORMWATER ORDINANCE STREAM BUFFER SHALL BE SUBJECT TO APPROVAL BY CHARLOTTE-MECKLENBURG STORMWATER SERVICES AND MITIGATED IF REQUIRED BY CITY ORDINANCE

6. BINDING EFFECT OF THE REZONING PETITION:

IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO DEVELOPMENT OF THE SITE IMPOSED UNDER THESE DEVELOPMENT CONDITIONS AND THE CONDITIONAL PLAN, WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF PETITIONER AND OWNER, INCLUDING ANY SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST OR ASSIGNS.

NOT FOR CONSTRUCTION

OLD DOWD ROAD INDUSTRIAL

8329, OLD DOWD ROAD,
CHARLOTTE, NC 28214

REZONING PETITION NO. 2019 - XXX

LANDDESIGN PROJ.# 1019269

REVISION / ISSUANCE

| NO. | DESCRIPTION | DATE |
|-----|--------------------|----------|
| 1 | REZONING SUBMITTAL | 06/11/19 |

DESIGNED BY:
DRAWN BY: NYG
CHECKED BY: LDI

SCALE NORTH

VERT:
HORZ:

TECHNICAL DATA SHEET & DEVELOPMENT NOTES

SHEET NUMBER
RZ-1.0