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a. These Site Plan Notes form a part of the Conditional Plan associated with the rezoning application filed by Thomas Concrete of Carolina, Inc. ("Petitioner" or "Owner") to accommodate the development of approximately seven (7) acres loco

b. These Site Plan Notes, the Site Plan, Petitioner's rezoning application and any additions or revisions thereof are collective referred to as the "Rezoning Petition" or "Conditional Plan." Development of the Site will be governed by the Conditional Plan.

c. Development of the Site is proposed within two (2) parcels that are to be consolidated. Therefore, any yard, buffer, buildi height, separation requirements and any other regulations related to parcel boundaries shall not be required internally.

a. The Site may be developed for use as a concrete manufacturing facility and such accessory uses and structures incidental and related thereto, including outdoor storage, 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

b. Prohibited uses for the Site are as follows: agricultural industries, foundries, construction and demolition (C&D) landfills, yards, lumber mills, medical waste disposal facilities, petroleum storage facilities with storage capacity of over 200,000 gallons, quarries, sanitary landfills, satellite dish farms, solid waste transfer stations, and waste incinerators

a. Petitioner will reserve an area fifty five feet (55') in width and described as "55' Reserved R/W" on the Site Plan for t future realignment of Old Dowd Road; provided, however, Petitioner reserves the right to use said area for parking and maneuvering until such time as the area is necessary for construction of the realignment. Notwithstanding the above, Petitioner has not offered the 55' Reserved R/W for dedication for public use, nor is dedication of the 55' Reserved R/W

relation to the adjacent right of way is established; provided, however, the Site shall have a minimum of two (2)

(2) Any proposed driveway connections to Old Dowd Road will require driveway permits to be submitted to CDOT for revi and approval. The exact driveway locations and type/width of the driveways will be determined by CDOT during the driveway permit process, provided however, Petitioner shall be permitted to have two (2) access points along Old Do

(3) Parking areas are allowed anywhere within the development envelope as generally depicted on the Site Plan.

a. Concrete manufacturing plant will be constructed as generally depicted in the attached photographs.

a. Petitioner shall provide a 38 foot wide Class A landscape buffer across the Site's frontage of Old Dowd Road as generally

b. Petitioner shall establish a 76 foot wide Class A buffer along the rear of the Site as required to separate abutting residentially zoned or used property or, pursuant to Section 12.304 of the Ordinance, reserves the right to provide an alternative buffer subject to Zoning Administrator's approval, provided however, Petitioner reserves the right to reduce the

c. Should the land use relationship between the Site and abutting 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 can be expanded to include the former buffer areas.

e. Where applicable, Petitioner reserves the right to use existing vegetation to meet any buffer and screening requirements.

a. Residentially zoned or used property having common property boundaries with the Site but which are separated from the Site by either a street or a railroad right of way are not "abutting residentially used or zoned property" for purposes complying with separation requirements set forth in Section 9.1103 (28)(c) and (d) for heavy manufacturing uses and Sections 12.108 and 12.402 regarding height limitations, lighting, and separation requirements of structures on the Site

conditions and the Conditional Plan, will, unless amended in the manner provided under the Ordinance, be binding upon and inure the benefit of Petitioner and Owner, including any subsequent Owners of the Site and their respective heirs, devisees, personal

	ORSBORN ENGINEERING GROUP 610 EAST MOREHEAD STREET, SUITE 106 CHARLOTTE, NC 28202 P) 704-749-1432 • F) 704-749-1433
SCHEMATIC SITE PLA PETITION #2018-000	FOR 8502 OLD DOWD ROAD CHARLOTTE, NORTH CAROLINA
THOMAS CONCRETE OF CAROLINA, INC.	2500 CUMBERLAND PKWY. SUITE 200 ATLANTA, GA 30039
ORSE C-3	AROLINA CORROGATION II 39 20 d. ERING
	O O O O O O DATE REVISIONS
JOB #	18046
SCALE:	10/02/18 1" = 40'
DRAWN BY:	JAW
	THOMAS CONCRETE OF CAROLINA, INC.

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