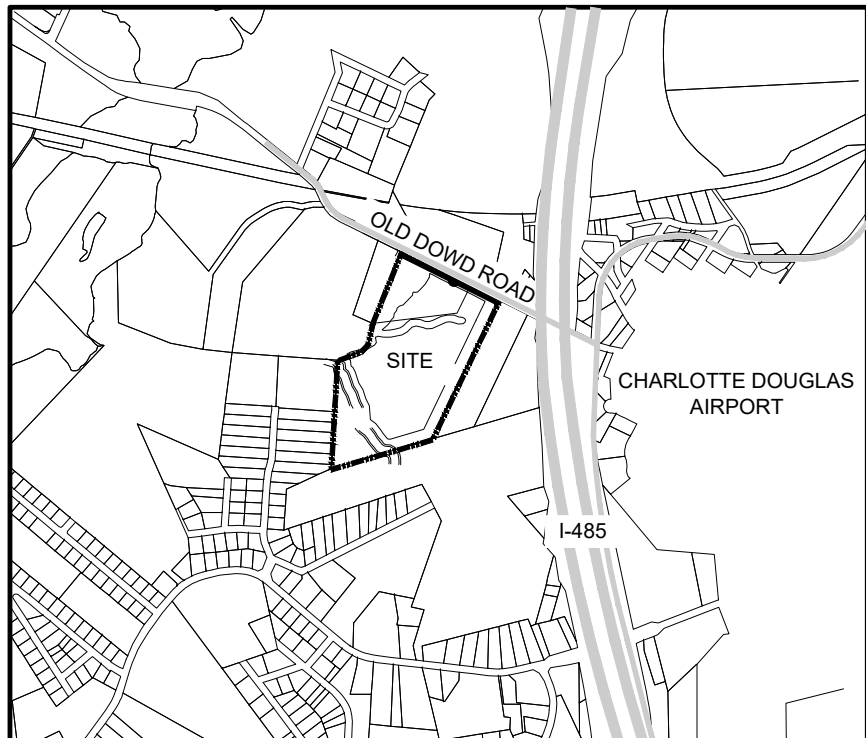
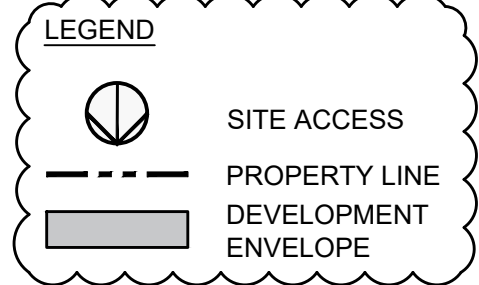


CULP ROAD  
MATERIALS, LLC



VICINITY MAP NTS



DEVELOPMENT SUMMARY

PID #: 11312255, 11312256

TOTAL PROJECT SIZE: ±34.6 ACRES

EXISTING ZONING: R-3, R-MH WATERSHED OVERLAY, LOWER LAKE WYLIE CA

PROPOSED ZONING: I-2(CD) WATERSHED OVERLAY, LOWER LAKE WYLIE CA

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

REAR YARD - 30 FEET AGAINST R-MH

SITE DEVELOPMENT IS VESTED FOR A PERIOD OF 5 YEARS.

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 OTHER ACCESSORY USES AND STRUCTURES INCIDENTAL AND RELATED THEREOF AS WHEN SUCH USES ARE PERMITTED BY RIGHT OR UNDER PRESCRIBED CONDITIONS IN THE I-2 ZONING DISTRICT (INCLUDING, BUT NOT LIMITED TO, TRUCK TERMINAL 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, JUNKREPAIRS, MEDICAL WASTE DISPOSAL FACILITIES, PETROLEUM STORAGE FACILITIES, CANNING, SANITARY CAD LAND CLEARING, A WASTE DISPOSAL SOLID WASTE TRANSFER STATIONS, WASTE INCINERATORS, WASTE WATER TREATMENT PLANTS, PRIVATELY OWNED OR OPERATED FOR DOMESTIC WASTE REQUIRING NPDES PERMIT) PETROLEUM CONTAMINATED SOILS, TREATMENT OR DISPOSAL (SLUDGE APPLICATIONS)
- C. SITE IS LOCATED WITHIN THE LOWER LAKE WYLIE CRITICAL AREA. BUILT UPON AREA NOT TO EXCEED FIFTY PERCENT (50%) OF THE SITE FOR HIGH INTENSITY DEVELOPMENT, 20% LOW DENSITY OPTION

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 TYPE/WIDTH 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.
- B. PRIOR TO ISSUANCE OF THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY, PETITIONER SHALL CONVEY 55 FEET OF ROAD RIGHT OF WAY IN FEE SIMPLE ALONG THE SITE'S OLD DOWD ROAD FRONTAGE AS MEASURED FROM THE EXISTING CENTERLINE OF OLD DOWD ROAD AND AS SHOWN ON THE SITE PLAN (THE "RIGHT OF WAY"). AT CDOT'S REQUEST, PETITIONER HAS AGREED TO PROVIDE THE ADDITIONAL RIGHT OF WAY FOR THE FUTURE REALIGNMENT OF OLD DOWD ROAD AND/OR DIXIE RIVER ROAD.
- C. PETITIONER SHALL PROVIDE A TURN LANE WITHIN THE RIGHT OF WAY ON OLD DOWD ROAD; PROVIDED, HOWEVER, THAT THIS CONDITIONAL IS WAIVED IF, PRIOR TO THE ISSUANCE OF THE SITE'S FIRST BUILDING'S CERTIFICATE OF OCCUPANCY, THE PROPERTY ACROSS OLD DOWD ROAD FROM THE SITE INSTALLS A TURN LANE AS REQUIRED PER APPROVED CITY OF CHARLOTTE REZONING PETITION # 2018-129.

4. STREETSCAPE AND LANDSCAPING:

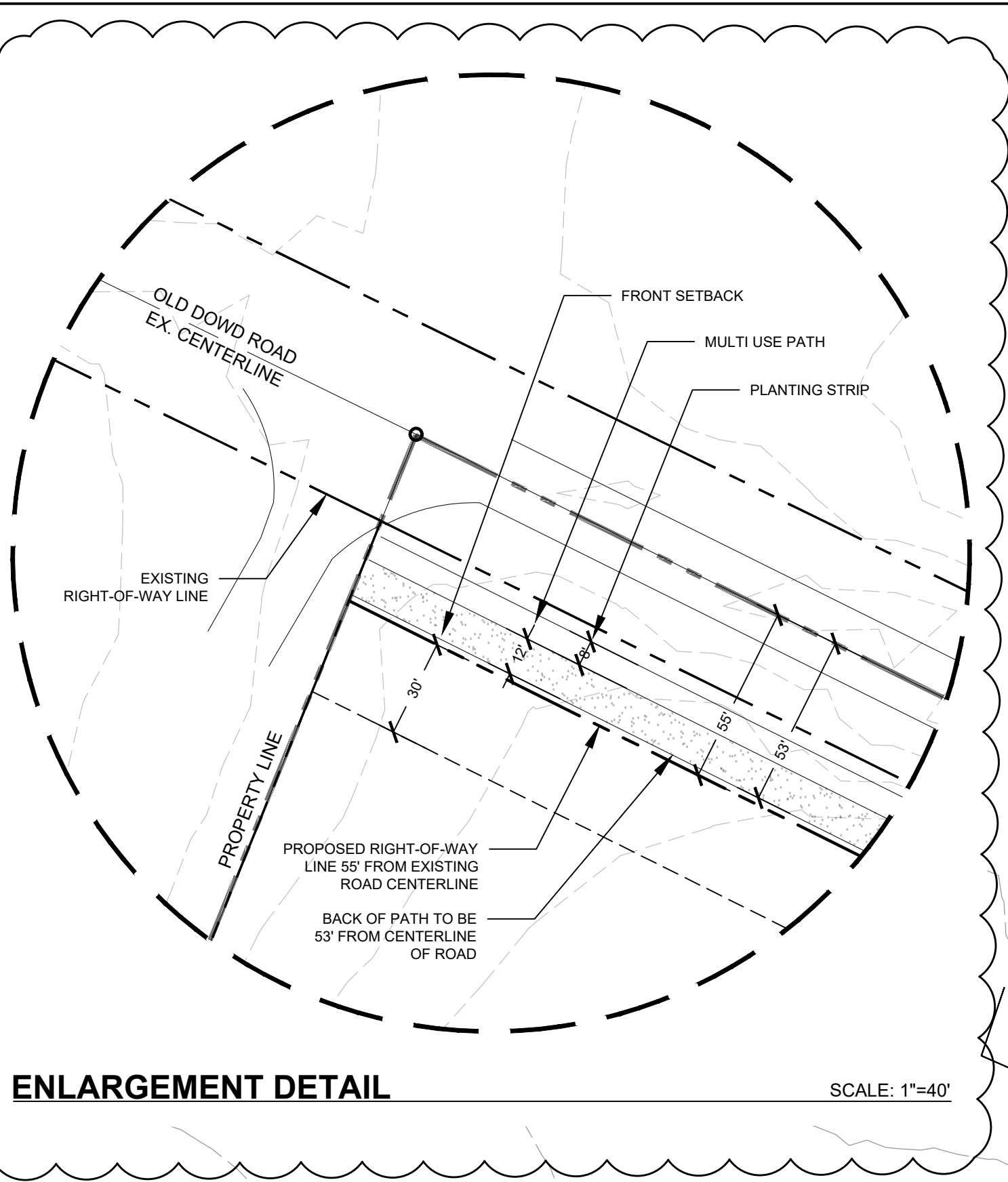
- A. PETITIONER SHALL ESTABLISH A 100 FOOT WIDE CLASS A BUFFER ALONG THE SIDE AND REAR OF THE SITE AS GENERALLY DEPICTED ON THE SITE PLAN AND AS REQUIRED TO SEPARATE ABUTTING RESIDENTIALLY ZONED OR USED PROPERTY. ALTERNATIVELY, PETITIONER, PURSUANT TO SECTION 12.304 OF THE ORDINANCE, RESERVES THE RIGHT TO PROVIDE AN ALTERNATIVE BUFFER AND SCREENING SUBJECT TO ZONING ADMINISTRATOR'S APPROVAL.
- B. SHOULD THE LAND USE RELATIONSHIP BETWEEN THE SITE AND 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 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. PETITIONER WILL PROVIDE A TREE SAVE AREAS TOTALING 15% OF THE SITE OR 5.19 AC. TREE SAVE AREA MUST BE A MINIMUM WIDTH OF 30 FEET AND CONTAIN EXISTING HEALTHY TREES.
- F. PRIOR TO THE ISSUANCE OF THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY, ALONG THE SITE'S OLD DOWD ROAD FRONTAGE WITHIN THE RIGHT OF WAY, PETITIONER WILL PROVIDE AN 8 FOOT PLANTING STRIP AND A 12 FOOT MULTIUSE PATH. THE BACK OF THE MULTIUSE PATH WILL BE LOCATED 53 FEET FROM THE EXISTING CENTERLINE OF OLD DOWD ROAD. PETITIONER RESERVES THE RIGHT TO ADJUST THE LIMITS OF THE MULTIUSE PATH IN ORDER TO MINIMIZE IMPACTS TO EXISTING CULVERTS AND OTHER FEATURES. THE MULTIUSE PATH IS PROVIDED IN LIEU OF ON STREET BICYCLE FACILITIES.

5. ENVIRONMENTAL FEATURES:

- A. DEVELOPMENT WITHIN THE POST-CONSTRUCTION STORMWATER ORDINANCE STREAM BUFFERS AND LOWER LAKE WYLIE WATERSHED PROTECTION STREAM BUFFER SHALL BE SUBJECT TO APPROVAL BY CHARLOTTE-MECKLENBURG STORMWATER SERVICES AND MITIGATED AS REQUIRED BY CITY ORDINANCE.

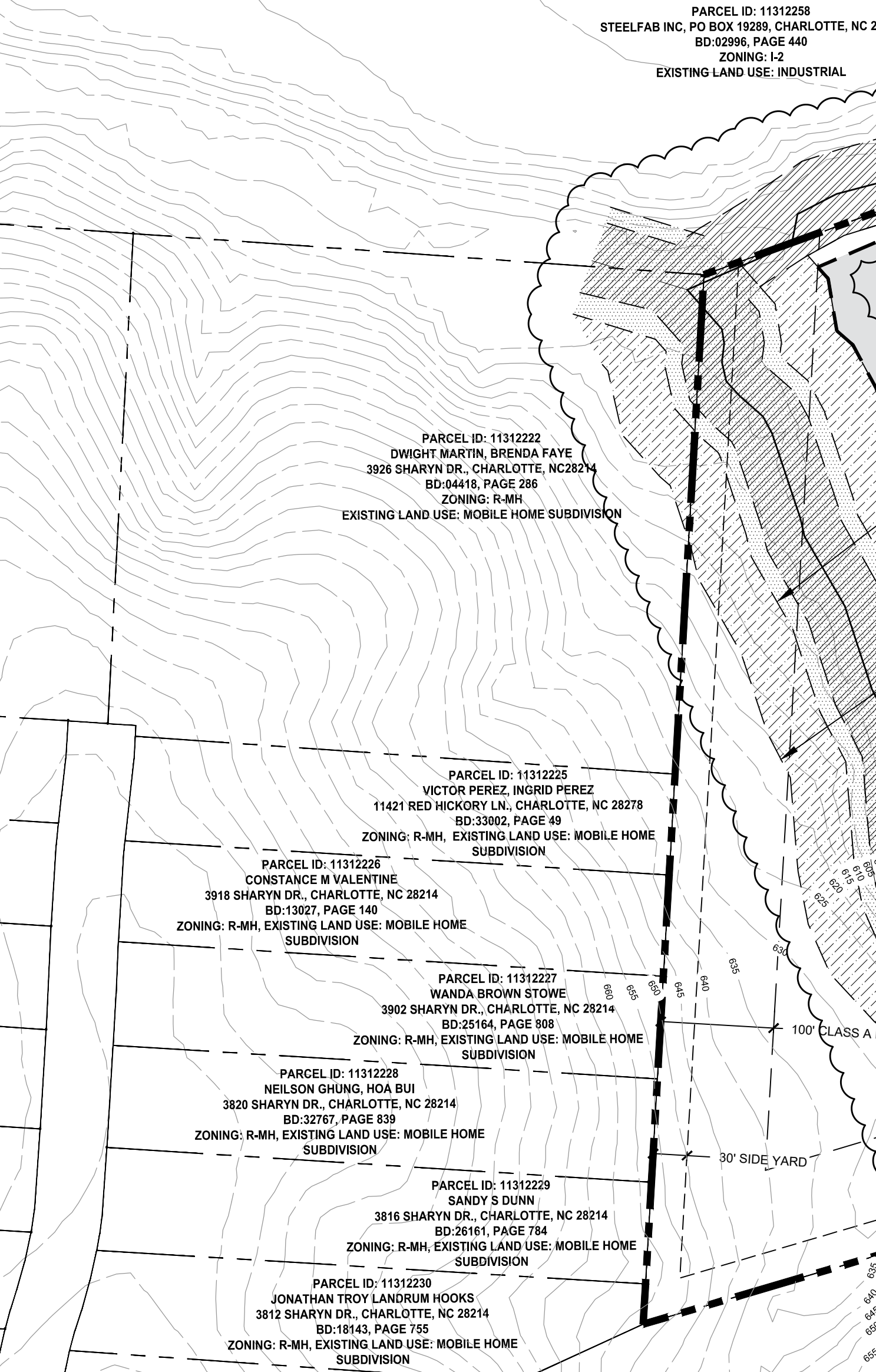
6. BINDING EFFECT OF THE REZONING PETITION:

- 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.



ENLARGEMENT DETAIL

SCALE: 1"=40'



PARCEL ID: 11312258  
STEELFAB INC, PO BOX 19289,  
CHARLOTTE, NC 28219  
BD:02996, PAGE 440  
ZONING: I-1, I-2  
EXISTING LAND USE: INDUSTRIAL

PARCEL ID: 11311124  
PROPOSED ACCESS: SEE  
NOTE 3A1.  
PROPOSED TURN LANES  
TO BE LOCATED AS  
REQUIRED: SEE NOTE 3AC

THOMAS CONCRETE OF CAROLINA INC, 2400  
CUMBERLAND PKWY, STE 200, ATLANTA GA30339  
BD:33324, PAGE 264  
ZONING: I-1  
EXISTING LAND USE: INDUSTRIAL

PARCEL ID: 11311102  
CITY OF CHARLOTTE,  
C/O REAL ESTATE DEPT  
600 EAST 4TH ST,  
CHARLOTTE, NC 28202  
BD:12667, PAGE 453  
ZONING: I-1  
EXISTING LAND USE: INDUSTRIAL

PARCEL ID: 11311103

PARCEL ID: 11312256

PROPOSED BUILDING /  
STORAGE AREA ENVELOPE

30' POST CONSTRUCTION BUFFER  
SHOWN PER MECKLENBURG  
COUNTY GIS

PARCEL ID: 11312254  
CITY OF CHARLOTTE, C/O REAL ESTATE DEPT  
600 EAST 4TH ST, CHARLOTTE, NC 28202  
BD:30042, PAGE 891  
ZONING: R-3  
EXISTING LAND USE: SINGLE FAMILY RESIDENTIAL

PROPOSED BUILDING /  
STORAGE AREA ENVELOPE  
PARCEL ID: 11312255

PARCEL ID: 11312222  
DWIGHT MARTIN, BRENDA FAYE  
3926 SHARYN DR., CHARLOTTE, NC 28214  
BD:04418, PAGE 286  
ZONING: R-MH  
EXISTING LAND USE: MOBILE HOME SUBDIVISION

LAKE WYLIE WATERSHED PROTECTION  
STREAM BUFFER: 50' SWIM BUFFER FOR LOW  
DENSITY DEVELOPMENT SHOWN PER  
MECKLENBURG COUNTY GIS (AS MEASURED  
FROM TOP OF BANK)

LAKE WYLIE WATERSHED PROTECTION  
STREAM BUFFER: 100' SWIM BUFFER FOR  
HIGH DENSITY DEVELOPMENT  
SHOWN PER MECKLENBURG COUNTY GIS (AS  
MEASURED FROM TOP OF BANK)

PARCEL ID: 11312225  
VICTOR PEREZ, INGRID PEREZ  
11421 RED HICKORY LN., CHARLOTTE, NC 28278  
BD:33802, PAGE 49  
ZONING: R-MH, EXISTING LAND USE: MOBILE HOME  
SUBDIVISION

PARCEL ID: 11312226  
CONSTANCE M VALENTE  
3918 SHARYN DR., CHARLOTTE, NC 28214  
BD:13027, PAGE 140  
ZONING: R-MH, EXISTING LAND USE: MOBILE HOME  
SUBDIVISION

PARCEL ID: 11312227  
WANDA BROWN STOWE  
3902 SHARYN DR., CHARLOTTE, NC 28214  
BD:21164, PAGE 908  
ZONING: R-MH, EXISTING LAND USE: MOBILE HOME  
SUBDIVISION

PARCEL ID: 11312228  
NELSON GHUNG, HOA BUI  
3820 SHARYN DR., CHARLOTTE, NC 28214  
BD:32767, PAGE 839  
ZONING: R-MH, EXISTING LAND USE: MOBILE HOME  
SUBDIVISION

PARCEL ID: 11312229  
SANDY S DUNN  
3816 SHARYN DR., CHARLOTTE, NC 28214  
BD:26161, PAGE 784  
ZONING: R-MH, EXISTING LAND USE: MOBILE HOME  
SUBDIVISION

PARCEL ID: 11312230  
JONATHAN TROY LANDRUM HOOKS  
3812 SHARYN DR., CHARLOTTE, NC 28214  
BD:18143, PAGE 755  
ZONING: R-MH, EXISTING LAND USE: MOBILE HOME  
SUBDIVISION

PARCEL ID: 11336109  
R A CARPENTER, PO BOX 1279 C/O WILLIAM K  
MAUNEY III, KINGS MOUNTAIN NC 28866  
BD:32890, PAGE 861  
ZONING: R-3, R-MH  
EXISTING LAND USE: SINGLE FAMILY RESIDENTIAL