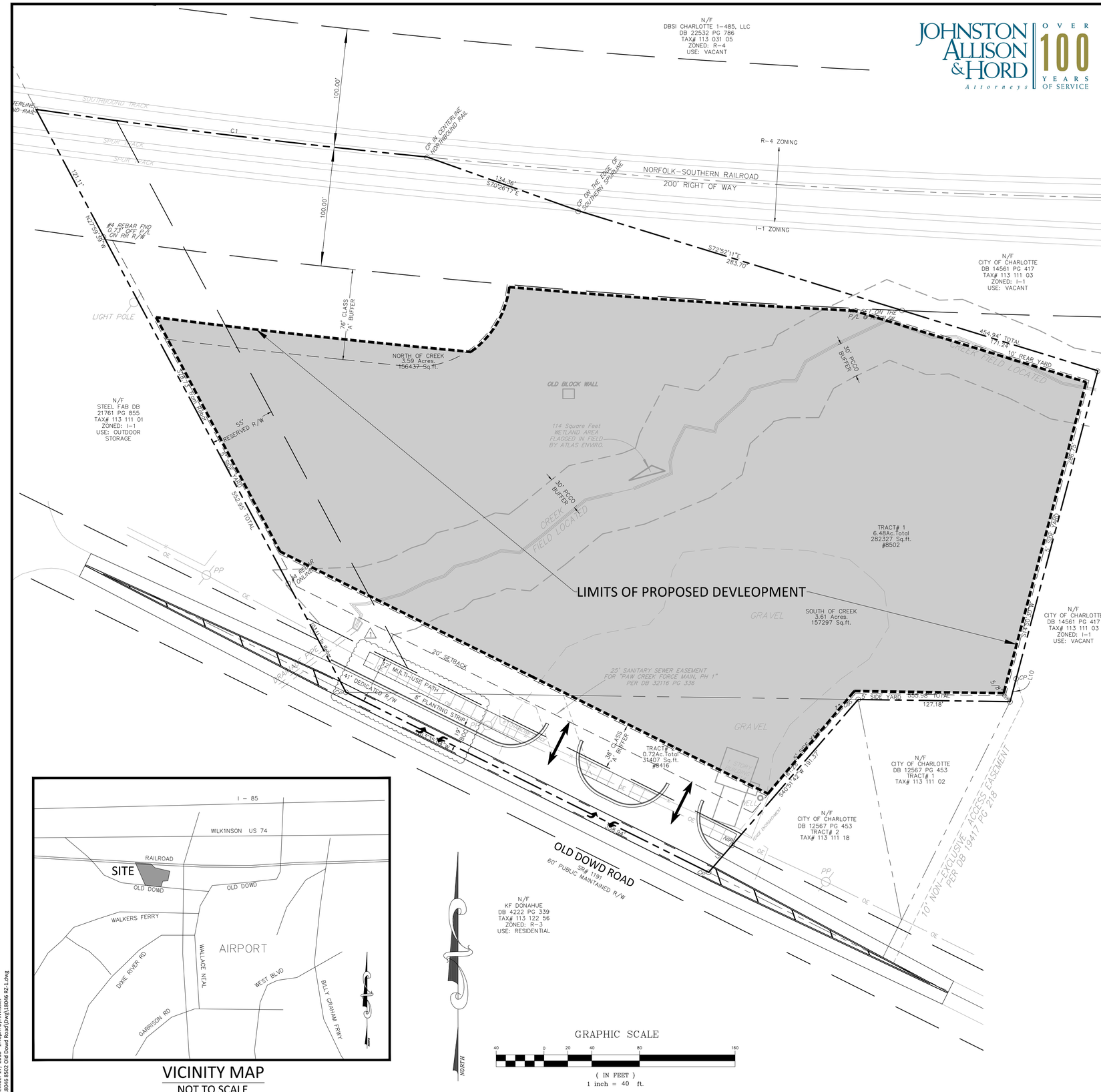

VICINITY MAP
NOT TO SCALE

JOHNSTON ALLISON & HORD
Attorneys
OVER 100 YEARS OF SERVICE

1. Development Data Table

a. Site Acreage:	±7.0 AC (±6 AC Net of Road and Rail ROW)
b. Tax Parcels included in the Rezoning:	113-111-24 & 113-111-19
c. Existing Zoning:	I-1; WATERSHED OVERLAY, LOWER LAKE WYLIE
d. Proposed Zoning:	I-2(CD); WATERSHED OVERLAY, LOWER LAKE WYLIE
e. Existing Use:	INDUSTRIAL; TRUCK STORAGE & REPAIR
f. Proposed Use:	INDUSTRIAL; HEAVY MANUFACTURING
g. Maximum Building Height:	AS ALLOWED BY ORDINANCE
h. Maximum Number of Buildings:	THREE PRINCIPAL STRUCTURES
i. Setbacks:	
Front:	20 FEET
Side Yard:	5 FEET
Rear Yard:	10 FEET AGAINST I-1 ZONING 0' AGAINST RAILROAD ROW

2. General Provisions

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 located off of Old Dowd Road in Charlotte, Mecklenburg County, North Carolina (the "Site").

b. These Site Plan 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.

1 3. Permitted Uses

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 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, foundries, construction and demolition (C&D) landfills, junk 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.

1 c. Site is located within the Lower Lake Wylie Critical Area. Built upon area not to exceed 50% of the Site.

1 4. Transportation

1 a. For a period of ten (10) years after approval of this Rezoning Petition, Petitioner will reserve an area fifty five feet (55') in width and described as "55' Reserved R/W"on the Site Plan for the 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 a requirement of zoning approval.

b. Driveways:

(1) Exact 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; provided, however, the Site shall have a minimum of two (2) access points along Old Dowd Road or any other future street.

(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 CDOT during the driveway permit process, provided however, Petitioner shall be permitted to have two (2) access points along Old Dowd Road.

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

1 c. Prior to issuance of the Site's first building certificate of occupancy, Petitioner shall convey 41 feet of road right of way in fee simple along Old Dowd Road frontage as measured from the existing centerline of Old Dowd Road and as shown on the Site Plan.

1 d. Petitioner shall provide a turn lane on Old Dowd Road as shown on the Site Plan.

1 e. All transportation improvements shall be approved and constructed prior to the issuance of the Site's first building certificate of occupancy.

1 5. Architectural Standards

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

1 b. Building height limitations shall not apply to structures such as silos, mixers and other equipment placed on top, or adjacent to the building(s).

1 6. Streetscape and Landscape

a. Petitioner shall provide a 38 foot wide Class A landscape buffer across the Site's frontage of Old Dowd Road as generally depicted on the Site Plan from the residential property directly across Old Dowd Road.

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 buffer in accordance with the Ordinance.

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 may be expanded to include the former buffer area(s).

d. Petitioner shall screen outdoor storage from view along Old Dowd Road.

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

1 f. Along Old Dowd Road, Petitioner will provide an 8 foot planting strip and a 12 foot Multiuse Path. 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.

7. Environmental Features

8. Parks, Greenways, and Open Space

9. Fire Lane Treatment

10. Signage

11. Lighting

12. Phasing

13. Other:

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 of 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.

1 14. 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.

Thomas® CONCRETE

Example Concrete Plant

O·E·G
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

NORTH CAROLINA PROFESSIONAL ENGINEERING COMPANY C-3139 ORSBORN ENGINEERING GROUP, P.A.

DATE	REVISIONS
12/17/18	REVISED PER COMMENTS

JOB #	18046
DATE:	10/02/18
SCALE:	1" = 40'
DRAWN BY:	JAW
APPROVED BY:	JCO

RZ-1

December 17, 2018 - 1:40pm By: JWhisler
P:\18046 8502 Old Dowd Road\Dwg\18046 RZ-1.dwg

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