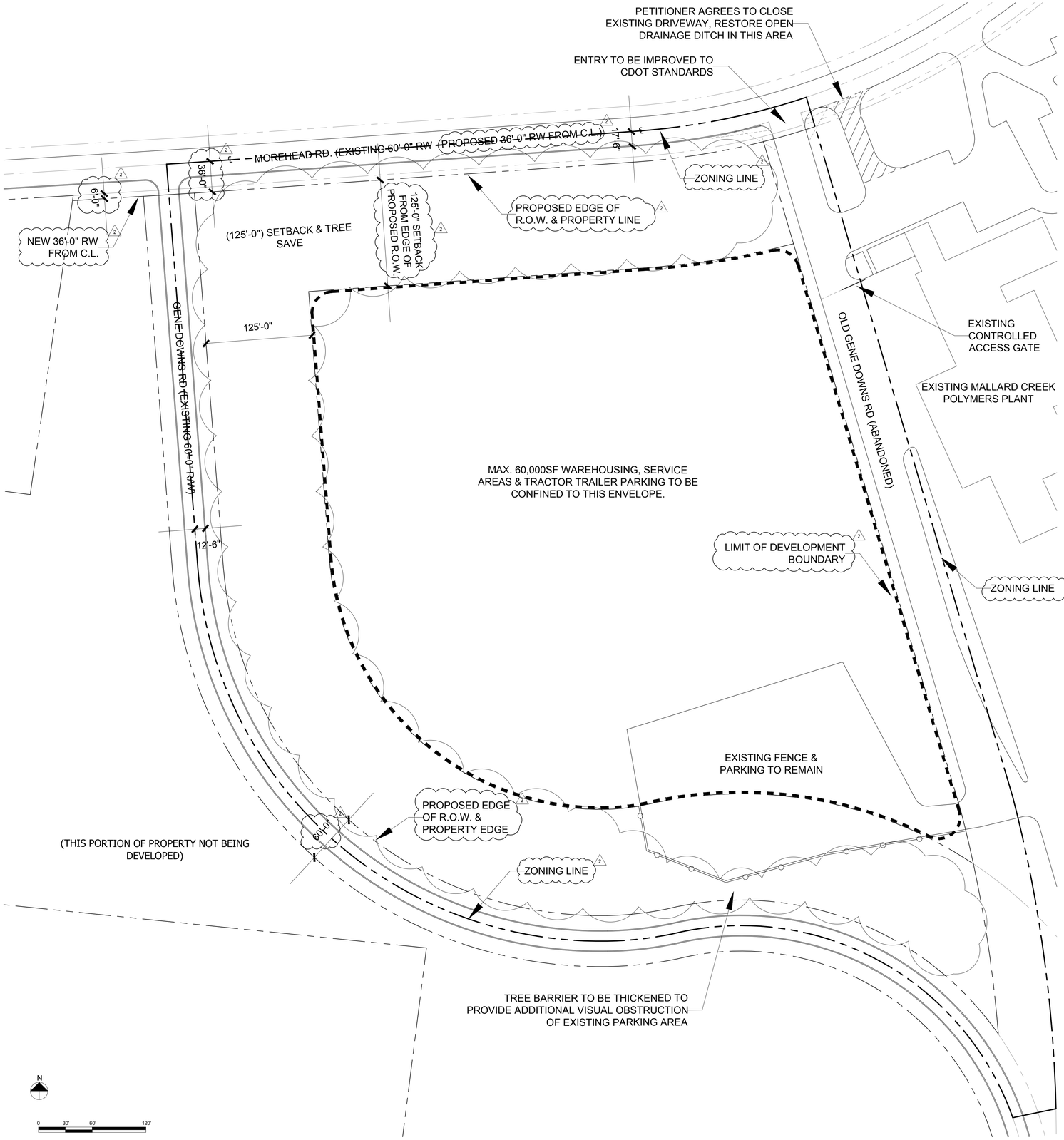

02 SITE PLAN scale: 1"=60'

Development Data

Tax Parcel Number: 02955101

Acres: +/- 17.63 ACRES

Existing Zoning: I-2 (CD)

Proposed Zoning: I-1 (CD) SPA

Proposed Use: Warehousing and Tractor - Trailer Storage

04 SITE DATA scale: NTS

03 VICINITY MAP scale: NTS

General Provisions

1. The petitioner acknowledges that other standard development requirements imposed by other city ordinances, standards, policies and appropriate design manuals will exist. Those criteria (for example) those that require buffers, regulate streets, sidewalks, trees, stormwater, and site development, etc.) will apply to the development site. This includes Chapter 6, 9, 12, 20, 21, of the City Code Conditions set forth in this petition are supplemental requirements imposed on the development in addition to other standards. Where specified conditions on this plan differ from ordinances, standards, policies and approaches in existence at the time of formal engineering plan review submission, the conditional notes on this plan shall apply.
2. The Site Plan is schematic in nature and represents a building / parking "envelope" for development of the designated area. All parking requirements will be met for the specific use.

Permitted Uses

3. The petitioner proposes to restrict the use to a warehouse and exterior parking for tractor - trailers.

Lighting

4. The maximum height of any freestanding fixture shall not exceed 30' including its bases.
5. All lighting will contain shut-off shields so that no exterior lighting will shine onto adjacent properties.

Landscaping & Tree Save

6. Existing trees in the tree-save areas to be undisturbed. In the case that a security fence is installed, it shall be located on the Mallard Creek Polymers side pf the setback / tree-save area. Any existing fences may remain.
7. No storm water detention shall be placed in the setback / tree-save area.
8. Storm Water Quality Treatment
   - For defined watersheds greater than 24% built-upon area (BUA), construct water quality stormwater control measures (SCMs) designed for the runoff generated from the first 1-inch of rainfall for all new and redeveloped BUA associated with the project. SCMs must be designed and constructed in accordance with the Charlotte-Mecklenburg BMP Design Manual.
9. Volume and Peak Control
   - For defined watersheds greater than 24% built-upon area, control the entire volume for the 1-year, 24-hour storm for all new and redeveloped BUA associated with the project. Runoff volume drawdown time shall be in accordance with the Charlotte-Mecklenburg BMP Design Manual.
   - For commercial projects with greater than 24% BUA, control the peak to not exceed the predevelopment runoff rates for the 10-yr, 6-hr storm and perform a downstream flood analysis to determine whether additional peak control is needed and if so, for what level of storm frequency, or if a downstream analysis is not performed, control the peak for the 10-yr and 25-yr, 6-hour storms.

Transportation & Site

10. Curbline: The location of the future back of curb on the following roads is as follows:
    a. Morehead Rd. - Back of Curb @ 17'-6" as measured from road's existing C.L.
    b. Salome Church Rd. - Back of Curb @ 33'-0" as measured from road's existing C.L.
    c. Gene Downs Rd. - Back of Curb @ 12'-6" as measured from roads existing C.L.
    d. Petitioner commits to construct curb and gutter along the site's Morehead Rd., Salome Church Rd. and Gene Downs Rd. frontages when remainder of petitioner's property West of Gene Downs Rd. is ReZoned & Developed.

11. Right of Ways - Petitioner commits to dedicate in fee simple to the following Right of Ways:
    a. Morehead Rd. - 36'-0" as measured from road's existing C.L. dedicated prior to site's first C.O. after ReZoning is issued.
    b. Salome Church Rd. - 50'-0" total public R.o.W. when the remainder of the petitioner's property West of Gene Downs Rd. is ReZoned & Developed.
    c. Gene Downs Rd. - 60'-0" existing total public R.o.W.

12. Planting Strip/Sidewalks
    a. Morehead Rd. - Petitioner commits to provide curb/gutter, pavement widening, an 8'-0" planting strip and 5'-0" sidewalk along the site's frontage when remainder of petitioner's property West of Gene Downs Rd. is ReZoned and Developed.
    b. Gene Downs Rd. - Petitioner commits to provide curb/gutter, pavement widening, an 8'-0" planting strip and 5'-0" sidewalk along the site's frontage when the remainder of the petitioner's property West of Gene Downs Rd. is ReZoned and Developed.

13. Site Entry
    a. Petitioner commits to remove/close existing driveway on Morehead Rd. East of main site's driveway (ie: "Old Gene Downs Rd.") and restore the open drainage grass ditch section.
    b. Petitioner commits to provide two (2) 150'-0" Westbound Morehead Rd. left turn storage lanes at Gene Downs Rd. and the main site's driveway (ie: "Old Gene Downs Rd.") with appropriate bay taper lengths when the remainder of the petitioner's property West of Gene Downs Rd. is ReZoned and Developed.

- Petitioner commits to adequate sight triangles at existing/proposed street entrances. These consist of two (2) 35'-0" x 35'-0" sight triangles (and two 10'-0" x 70'-0" sight triangles on NCDOT maintained streets).

01 REZONING NOTES scale: NTS

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Planning Department
CHARLOTTE.
APPROVED BY CITY COUNCIL
September 16, 2019

MALLARD CREEK POLYMERS

CHARLOTTE, NORTH CAROLINA
ODA Project No. 183377

PETITION NO. 2019-022
FOR PUBLIC HEARING

04.22.2019

REVISIONS		
No.	Description	Date
1	PLANNING REVIEW COMMENTS	06/10/19
2	PLANNING REVIEW COMMENTS	07/08/19

ILLUSTRATIVE PLAN

RZ-1

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