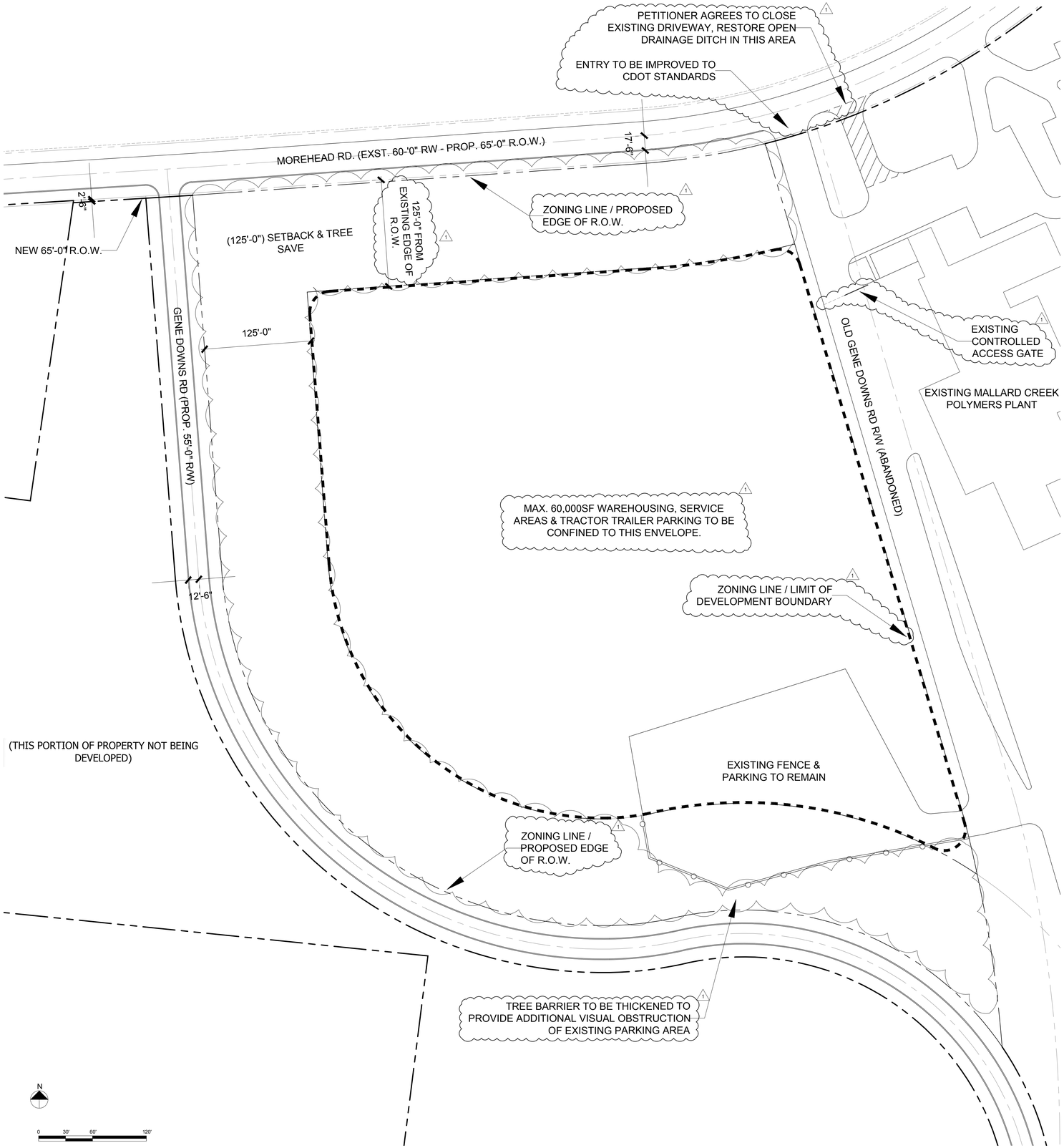

02 SITE PLAN scale: 1"=60'

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. Petitioner agrees to impliment the following for portions of site being directly impacted and developed as part of this ReZoning, and for remaining portions of site when developed in future.
    - Morehead Rd
        - Curb and Gutter @ 17'-6" C.L. of road to back of gutter.
        - Existing 60'-0" R.O.W. to be increased to 65'-0" to be inclusive of future curb & guttering, pavement wideing, 8'-0" planting strip, 5'-0" sidewalk and 2'-0" behind proposed edge of sidewalk.
        - Two (2) 150'-0" turn storage lanes westbound at Gene Downs Rd. and main site driveway (Old Gene Downs) with appropriate bay taper lengths.
        - Entry onto site to be closed (see Site Plan [02]) and upgraded to CDOT standards.
    - Salome Church Rd
        - Curb and Gutter @ 33'-0" C.L. of road to back of gutter.
        - 50'-0" R.O.W. inclusive of 8'-0" planting strip, 5'-0" sidewalk, and 2'-0" behind back of sidewalk on petitioner's side of road.
    - Gene Downs Rd
        - Curb and Gutter @ 12'-6" C.L. of road to back of gutter.
        - 55'-0" R.O.W. inclusive of 8'-0" planting strip, 5'-0" sidewalk, and 2'-0" behind back of sidewalk.

01 REZONING NOTES scale: NTS

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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

ILLUSTRATIVE PLAN

RZ-1

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