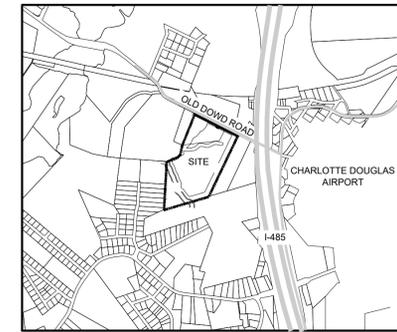
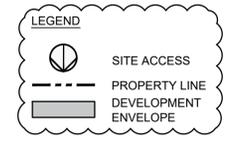


CULP ROAD MATERIALS, LLC



VICINITY MAP NTS



DEVELOPMENT SUMMARY

PID #: 11312255, 11312256  
TOTAL PROJECT SIZE: ±34.6 ACRES  
EXISTING ZONING: R-3, R-M (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 THEREAS AS NECESSARY TO OPERATE OR MAINTAIN SUCH USES, REGULATED 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, LINK YARDS, JUNK YARDS, MEDICAL WASTE DISPOSAL FACILITIES, PETROLEUM STORAGE FACILITIES, CINDYLLS, SANITARY CAD LAND (CLEANING A WAREHOUSE), 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 NC DOT 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 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:

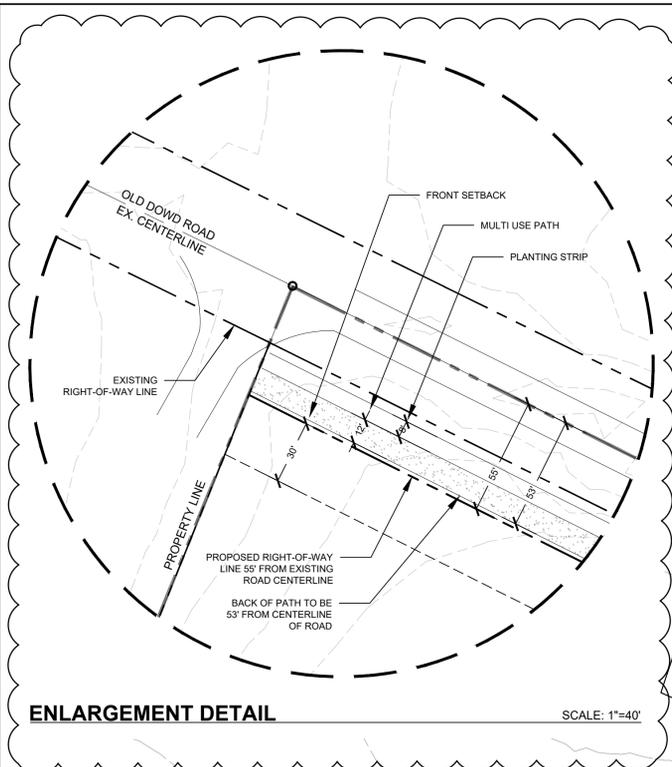
A. PETITIONER SHALL ESTABLISH A 100 FOOT WIDE CLASS A BUFFER ALONG THE SIDE AND REAR OF THE SITE AS GENERALLY DEPICTED ON THE SITE PLAN AND AS REQUIRED TO SEPARATE ABUTTING RESIDENTIALLY ZONED OR USED PROPERTY. ALTERNATIVELY, PETITIONER, PURSUANT TO SECTION 12.304 OF THE ORDINANCE, RESERVES THE RIGHT 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 MULTUSE PATH. THE BACK OF THE MULTUSE PATH WILL BE LOCATED 53 FEET FROM THE EXISTING CENTERLINE OF OLD DOWD ROAD. PETITIONER RESERVES THE RIGHT TO ADJUST THE LIMITS OF THE MULTUSE PATH IN ORDER TO MINIMIZE IMPACTS TO EXISTING CULVERTS AND OTHER FEATURES. THE MULTUSE PATH IS PROVIDED IN LIEU OF ON STREET BICYCLE FACILITIES.

5. ENVIRONMENTAL FEATURES:

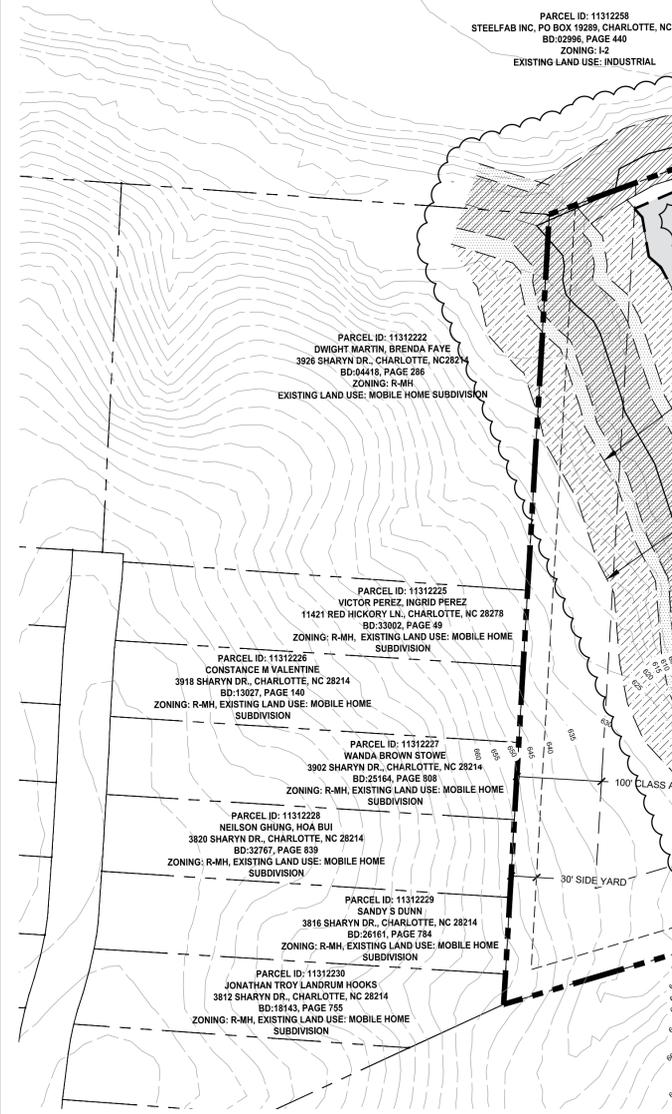
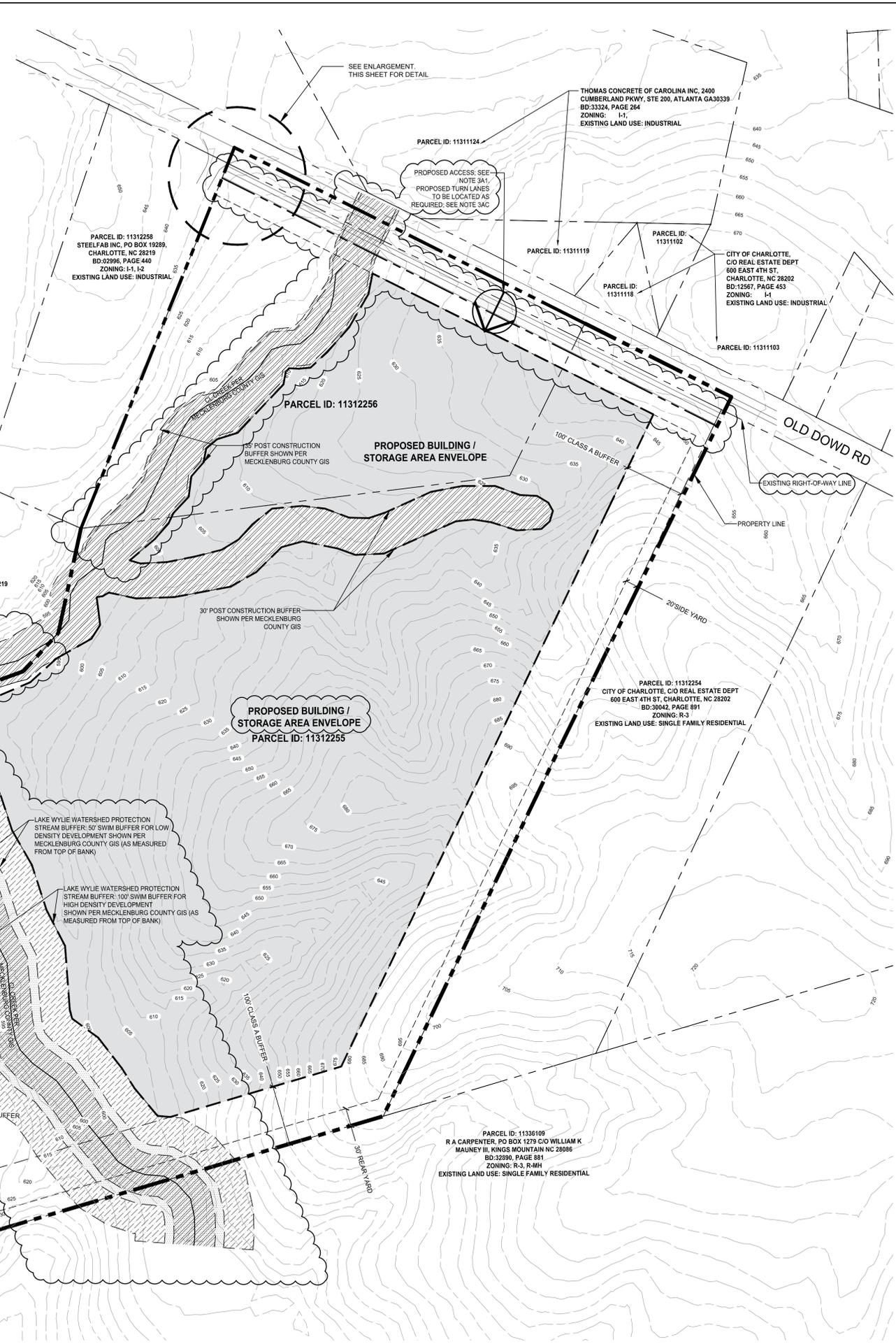
A. DEVELOPMENT WITHIN THE POST-CONSTRUCTION STORMWATER ORDINANCE STREAM BUFFERS AND LOWER LAKE WYLIE CRITICAL AREA SHALL BE SUBJECT TO APPROVAL BY CHARLOTTE-MECKLENBURG STORMWATER SERVICES AND MITIGATED IF REQUIRED BY CITY ORDINANCE.

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'



KEY MAP

SCALE

PROJECT

OLD DOWD ROAD INDUSTRIAL  
8329, OLD DOWD ROAD,  
CHARLOTTE, NC 28214

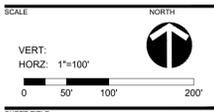
REZONING PETITION NO. 2019 - 090

LANDDESIGN PROJ# 1019269

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	REZONING SUBMITTAL	06/11/19
2	1ST CYCLE COMMENTS	09/16/19

DESIGNED BY:  
DRAWN BY: NYG  
CHECKED BY: LDI



SHEET TITLE

TECHNICAL DATA SHEET & DEVELOPMENT NOTES

SHEET NUMBER

RZ-1.0