

Site Development Data:

Tax Parcel Number: 113-031-05A and 113-331-08
 Acreage: 92 acres
 Existing Zoning: I-1, I-2, and R-4
 Proposed Zoning: I-2(CD)
 Existing Use: Vacant
 Proposed Use: Industrial
 Proposed Development: Up to 1,000,000 square feet of gross floor area
 Maximum Building Height: Height as permitted by the Ordinance.
 Parking: As required by the Ordinance

I. General Provisions

- These Development Standards form part of the Rezoning Plan associated with the Rezoning Petition filed by Lakemont Property Investors, LLC (the "Petitioner") to accommodate an industrial development on that approximately 92-acre site located at 8924 Old Dowd Road and 8712 Nita Lane, more particularly described as Tax Parcel Numbers 113-031-05A and 113-331-08 (the "Site").
- Development of the Site shall be governed by the accompanying Rezoning Plan, these Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). The Rezoning Plan is intended to reflect maximum development rights and the arrangements and locations of access points.
- Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the I-2 Zoning District shall govern all development taking place on the Site.
- Alterations or modifications which, in the opinion of the Planning Director, substantially alter the character of the development proposed or significantly alter the Rezoning Plan or these Development Standards, constitute changes which increase the intensity of development shall not be deemed to be minor and may only be made in accordance with the provisions of Subsections 6.207(1) or (2) of the Ordinance, as applicable.

II. Permitted Uses and Maximum Development

The Site may be developed with up to 1,000,000 square feet of gross floor area of warehousing, warehouse distribution, manufacturing, office, and all other industrial uses as permitted by right and under prescribed conditions together with accessory uses, as allowed in the I-2 zoning district. The following items will not be counted as part of the allowed gross floor area for the Site, structured parking facilities and all loading dock areas (open or enclosed).

In no event shall the following uses be permitted:

- Adult establishment
- Automobile service stations
- Automotive repair garages
- Car washes
- Dry cleaning and laundry establishments
- Junk yards
- Petroleum storage facilities
- Cemeteries
- Landfills
- Quarries
- Raceway and dragstrips

III. Transportation

- Vehicular access will be from Old Dowd Road as generally depicted on the Rezoning Plan. The placements and configurations of the vehicular access points shown on the Rezoning Plan are subject to any modifications required to accommodate final site and construction plans and designs and to any adjustments required by CDOT and NCDOT for approval.

IV. Architectural Standards

- Building Materials: the principal building(s) constructed on the Site may use a variety of building materials. The building materials may be a combination of the following: glass, brick, stone, simulated stone, pre-cast stone, pre-cast concrete, synthetic stone, split-faced block, stucco, cementitious siding (such as HardiPlank, panel, shingles, or similar products), metal panels, EIFS, cast on site concrete panel or wood. Pre-engineered metal buildings shall be a permitted building type.

V. Setbacks, Buffers and Screening

(Reserved)

VI. Environmental Features

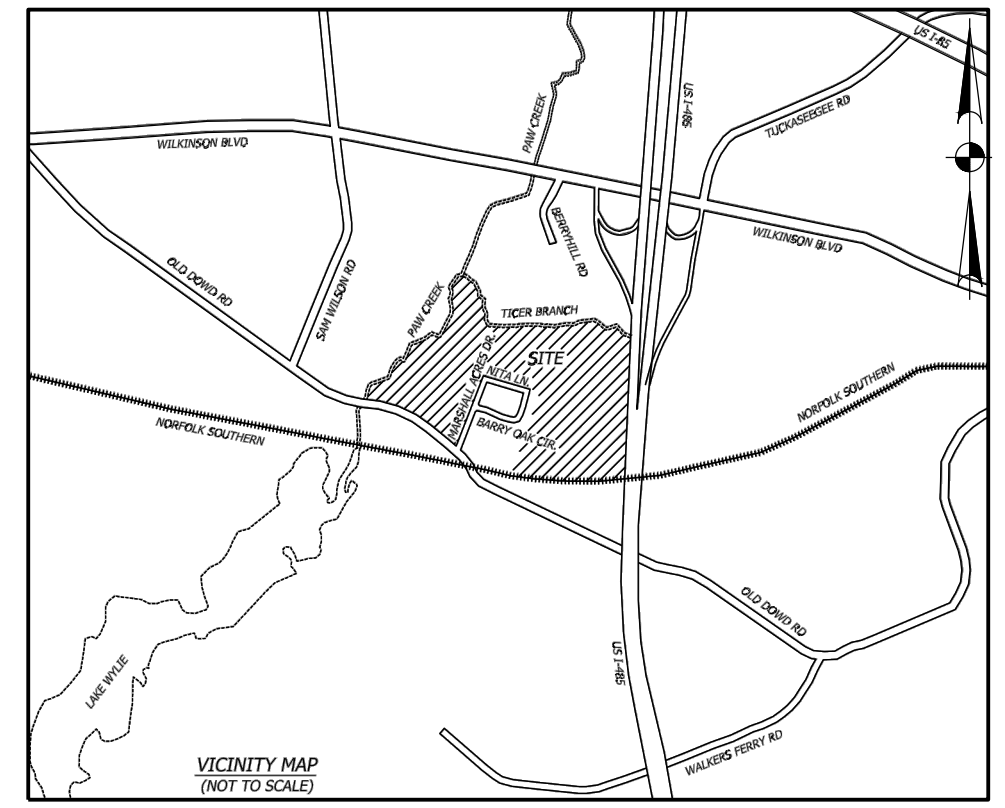
- The Petitioner shall satisfy the requirements of the Post Construction Stormwater Ordinance and City of Charlotte Tree Ordinance.
- The location, size, and type of storm water management systems are subject to review and approval as part of the full development plan submittal and are not implicitly approved with this rezoning. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and natural site discharge points.

VII. Amendments to Rezoning Plan

Future amendments to the Rezoning Plan and these Development Standards may be applied for by the then Owner or Owners of the Site involved in accordance with the provisions of Chapter 6 of the Ordinance.

VIII. Binding Effect of the Rezoning Documents and Definitions

- If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under the Rezoning Plan and these Development Standards will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site and their respective successors in interest and assigns.
- Throughout these Development Standards, the terms, "Petitioner" and "owner" or "owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioner or the owner(s) of any part of the Site from time to time who may be involved in any future development thereof.



LOCATION MAP
 NTS

LINE	BEARING	LENGTH
1.2	N17°44'47"E	106.09
1.3	N23°50'14"E	78.58
1.4	N50°14'02"E	55.10
1.5	N83°51'17"E	57.69
1.6	S87°28'14"E	116.23
1.7	N41°13'36"E	85.15
1.8	N54°56'47"E	102.65
1.9	N69°52'30"E	66.27
1.10	N68°59'28"W	37.31
1.11	N53°06'46"W	35.75
1.12	N40°14'27"W	41.47
1.13	N57°17'02"W	61.03
1.14	N13°27'14"W	55.34
1.15	N11°23'25"E	22.63
1.16	S48°53'49"E	140.49
1.17	S62°06'55"E	77.78
1.18	N59°28'03"E	24.84
1.19	N17°49'03"E	108.40
1.20	N27°23'13"W	21.59
1.21	N52°52'24"E	31.96
1.22	N19°56'26"E	41.53
1.23	N20°14'01"W	21.64
1.24	N61°22'17"E	36.42
1.25	N61°12'22"E	38.65
1.26	S67°13'40"W	61.53
1.27	N2°54'18"E	40.32
1.28	N44°07'41"E	37.90
1.29	N14°16'38"E	52.94
1.30	N38°12'23"E	104.11
1.31	N49°20'28"E	52.64
1.32	N13°44'03"E	42.27
1.33	N17°44'14"W	75.87
1.34	N2°36'18"W	38.76
1.35	N67°29'04"W	38.80
1.36	N30°11'14"W	36.27
1.37	N67°14'36"E	37.41
1.38	N10°38'01"W	24.39
1.39	N40°48'02"W	11.22
1.40	N65°02'59"E	20.68
1.41	N42°45'25"E	29.87
1.42	N27°36'03"E	51.48
1.43	N40°17'53"E	38.42
1.44	N13°25'42"W	52.67
1.45	N14°57'12"E	66.52
1.46	N68°22'22"E	72.84
1.47	S60°13'36"E	53.15
1.48	S41°22'14"E	47.44
1.49	S54°15'05"E	58.20
1.50	S23°27'36"E	118.13
1.51	S20°02'28"W	50.88
1.52	S48°36'46"E	78.36
1.53	S54°59'20"W	90.18
1.54	S19°54'24"E	73.88
1.55	S11°26'38"E	19.66
1.56	S20°16'23"W	54.67
1.57	S19°17'52"E	64.42
1.58	S57°55'55"E	25.85
1.59	S81°17'52"E	106.32
1.60	S84°47'22"E	62.31
1.61	S25°10'10"E	29.22
1.62	N44°15'11"E	30.92
1.63	N67°45'40"E	118.23
1.64	S27°18'26"E	62.71
1.65	N19°08'54"E	31.35
1.66	S27°27'36"E	84.01
1.67	S42°09'55"E	50.42
1.68	S86°02'41"E	33.30
1.69	N12°58'56"E	55.67
1.70	N58°19'15"E	42.71
1.71	S43°09'27"E	35.58
1.72	N18°07'25"E	69.40
1.73	S32°22'33"E	18.64
1.74	S68°17'23"E	31.86
1.75	N79°48'12"E	85.99

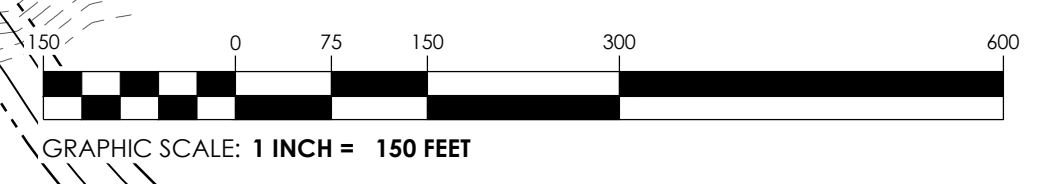
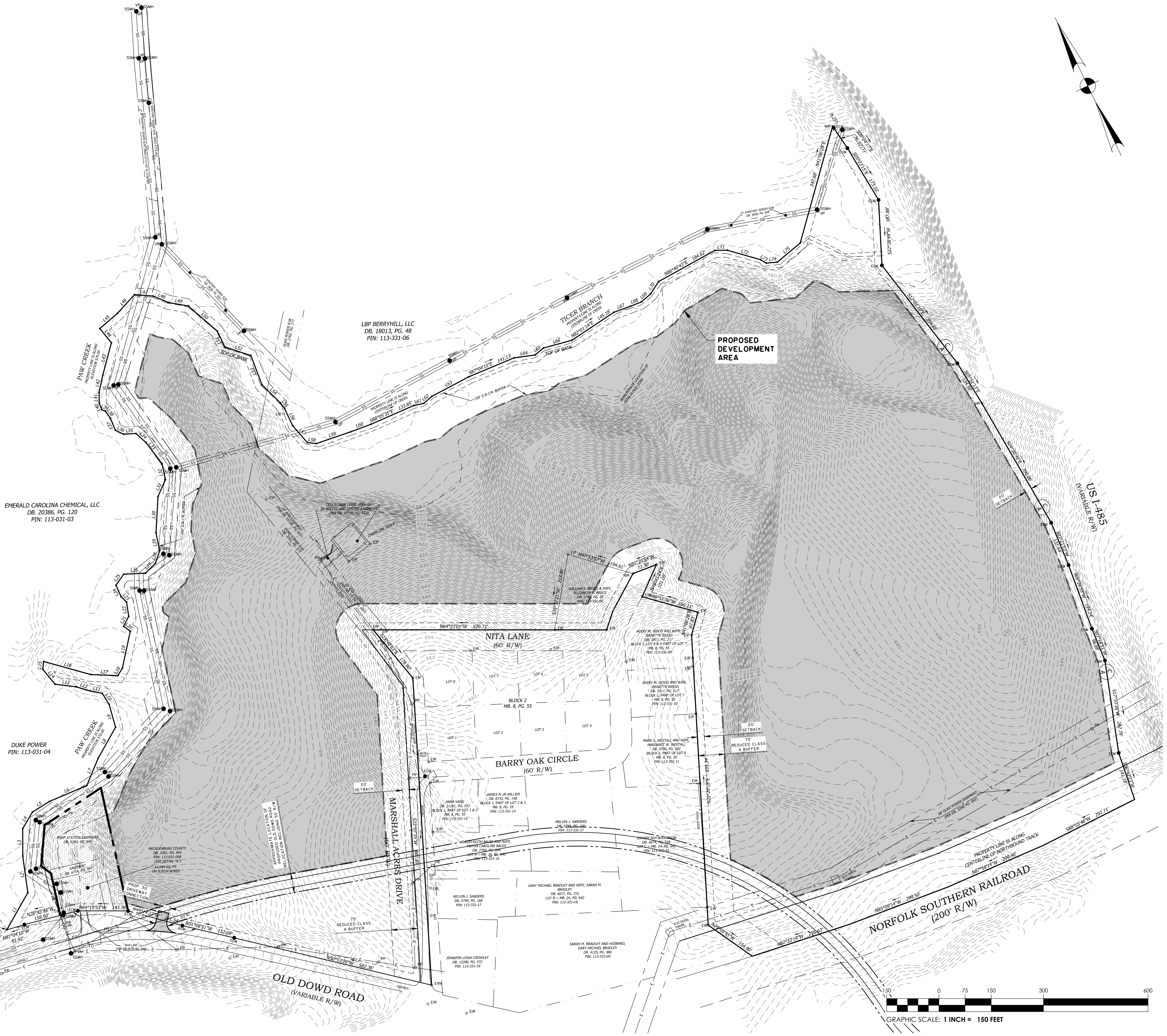
LINE LEGEND:

EASEMENT	---
FENCE	---
PROPERTY LINE	---
PROPERTY LINE (NOT SURVEYED)	---
RIGHT-OF-WAY	---
RIGHT-OF-WAY (NOT SURVEYED)	---
FIBER OPTIC LINE	---
GAS LINE	---
POWER LINE	---
POWER LINE (UNDERGROUND)	---
SANITARY SEWER PIPE	---

LEGEND:

CA - CONTROLLED ACCESS
CB - CATCH BASIN
CG - CURB AND GUTTER
CM - CORRUGATED METAL PIPE
CO - CLEAN OUT
DB - DIZED BOOK
DI - DROP INLET
E.C.M. - EXISTING CONCRETE MONUMENT
E.I.P. - EXISTING IRON PIPE
E.I.R. - EXISTING IRON ROD
E.M. - EXISTING METAL MONUMENT
E.N. - EXISTING NAIL
F.I. - FIRE VALVE
G.M. - GAS METER
G.V. - GAS VALVE
H.P. - HYDRA-PUMP
G.W. - GUY WIRE
L.P. - LIGHT POLE
M.B. - MAP BOOK
N.C.G.S. - NORTH CAROLINA GEODETIC SURVEY
N.I.R. - NEW IRON ROD
N.N. - NEW NAIL
P.B. - POWER BOX
P.I.N. - PARCEL IDENTIFICATION NUMBER
P.M. - POWER MASTER
P.P. - POWER POLE
P.C. - PAGE
R.W. - RIGHT-OF-WAY
R.C.P. - REINFORCED CONCRETE PIPE
S.S.M.H. - STORM DRAIN MANHOLE
S.S.M.H. - SANITARY SEWER MANHOLE
T.M. - TEMPORARY BENCH MARK
V.P. - VENT PIPE
W.B. - WATER BOOK
W.S.M. - WATER SERVICE METER
W.V. - WATER VALVE

Note:
 Contours shown are based on L.DAR data



Schematic Site Plan Rezoning Petition #2020-xxx

Charlotte, NC
 March 10, 2020



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This map illustrates a general plan of the development which is for discussion purposes only, does not limit or bind the owner/developer, and is subject to change and revision without prior written notice to the holder. Dimensions, boundaries and position locations are for illustrative purposes only and are subject to an accurate survey and property description.