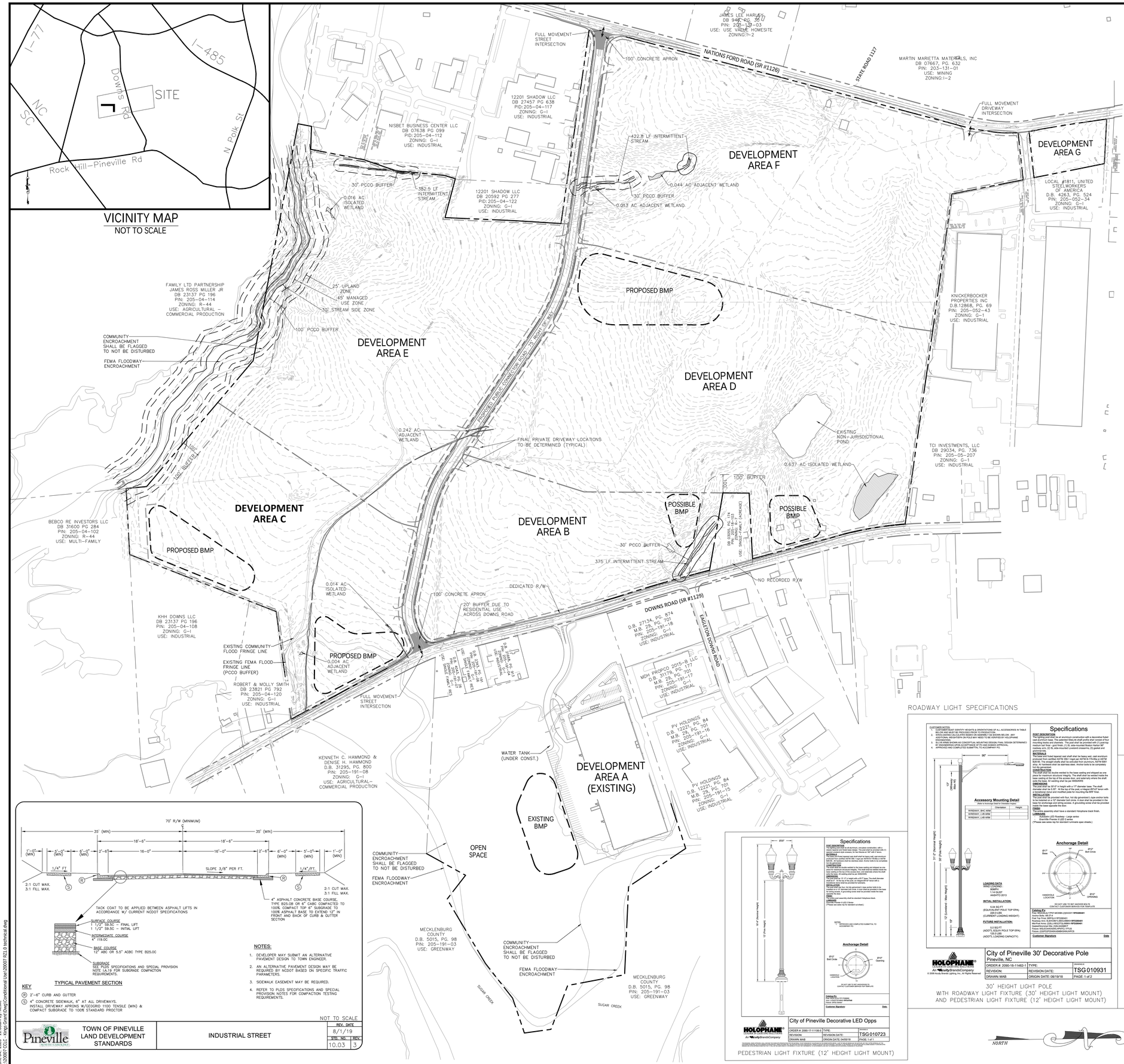


1. DEVELOPMENT DATA TABLE
A. Site Acreage: +/-288
B. Tax Parcels included in Rezoning: 20518101-02, 20518104-10, 20504110-11, 20504118, 20504124, 20505229, 20505244, 20519102, 20505244, 20505229, 20504124, 20518105, 20518104, 20518102, 20518101
C. Existing Zoning: G-I (NMX OVERLAY), R-7
D. Proposed Zoning: G-I (Conditional Use)
E. Proposed Square Footage:
- Development Area A: A maximum of 250,000 SF of Office/Industrial/Warehouse space
- Development Areas B-G: A maximum of 3,500,000 SF of Office/Industrial/Warehouse space
F. Maximum Building Height: 50' from first floor finished floor elevation to roof peak.
G. Maximum Number of Buildings: 15 for Development Areas A, B, C, D, E, F, and G.
H. Minimum Number and/or Ratio of Parking Spaces: 1 space/4,000 SF for warehouse/manufacturing
I. Amount of Open Space: Per PCCO Requirements

2. GENERAL PROVISIONS
A. These Development Standards, the Technical Site Plan, Conceptual Site Plan and Conceptual Building Elevations and other graphics set forth form this Conditional Use Plan (collectively referred to as the "Conditional Use Plan") associated with the Conditional Use Plan filed by Beacon Acquisitions LLC (herein referred to as "Petitioner") for an approximately 288 acre site located on Downs Road at the Tax Parcels referenced above.
B. Zoning districts/ordinance. Development of the site will be governed by the Technical Site Plan as well as the applicable provisions of the town of Pineville zoning ordinance (the "ordinance") dated February 12, 2019.
C. Unless developed for a by-right use allowed in G-I, less than 100,000 SF, all conditions and requirements in this plan shall apply for development of the site.
D. Graphics and alterations. The schematic depictions of the uses, parking areas, sidewalks, structures and buildings, driveways, streets and other development matters and site elements (collectively the "development/site elements") set forth on the Conceptual Site Plan should be reviewed in conjunction with the provisions of these development standards. The layout, locations, sizes and formulations of the development/site elements depicted on the Conceptual Site Plan are graphic representations of the development/site elements proposed.
Since the project has not undergone the design development and construction phases, it is intended that this Conditional Use Plan provide for flexibility in allowing some alterations or modifications from the graphic representations of the Conceptual Site Plan within compliance of these development standards.
Minor adjustments not anticipated by these development standards will be reviewed and approved by the Planning Director. The Planning Director will then determine if such minor modifications are allowed per this amended process, and if it is determined that the alteration does not meet the criteria described above, the petitioner shall then follow the administrative amendment process.
E. Number of buildings principal and accessory. The total number of principal buildings to be developed on the site shall not exceed 15. Accessory buildings and structures located on the site shall not be considered in any limitation on the number of buildings on the site. Accessory buildings and structures located on the site shall not be limited in location except for they shall be inside of any setbacks. Accessory structures and buildings include structures and buildings such as but not limited to; equipment enclosures, dumpster enclosures, gazebos, covered picnic areas, water tanks, guard house, trellises, accessory storage buildings and does not include exterior equipment.
F. In the event parcel 20518103 is acquired by the developer during the development phase of this project, parcel 20518103 will be governed by this conditional use permit and will be zoned for General Industrial Conditional.
G. The Conditional Use Plan shall be vested for a period of 5 years. The Conditional Use Plan will be fully vested upon completion of the Connector Road.

3. PERMITTED USES & DEVELOPMENT AREA LIMITATION:
A. All uses allowed by right in the G-I zoning district except those defined as Class 2 Manufactured Goods.
B. Outdoor storage is permitted for the storage of: pipe, racking systems and equipment, scaffolding systems, storage containers, metal building products, spools of wire, siding, lumber, masonry products, roofing materials, fencing materials, geotextile fabrics, mechanical equipment, and pallets. No storage will be located in the front yards between the Connector Road and Downs Road.
C. Outdoor storage shall be screened from the public street right-of-way per the ordinance.

4. ENVIRONMENTAL FEATURES:
A. The petitioner shall comply with the Town of Pineville approved and adopted Post Construction Controls Ordinance through the construction of regional stormwater wet ponds. Wet ponds will be landscaped and maintained per Pineville and North Carolina Ordinances.
B. The location, size and type of storm water management systems depicted on the concept site plan 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.
C. Preservation of existing trees and vegetation per section 7.3.5 is not required. Developer will preserve trees where feasible generally in areas such as floodplains, wetlands, and other preserved natural resource areas.
D. Zoning buffers indicated on the plan are based on current zoning and/or use of adjacent parcels. Buffers may be reduced or eliminated according to the ordinance if adjacent zoning or use changes in the future.

5. OPEN SPACE
A. The Public Useable Open Space Requirement per the NMX Overlay shall be met within the proposed Streetscape Improvements provided.

6. ACCESS AND TRANSPORTATION
A. Access to the site will be from Downs Road and Nations Ford Road in the manner generally depicted on the Technical Site Plan.
B. Nations Ford Road right-of-way is located within Charlotte City Limits. Transportation and Streetscape Improvements for Nations Ford Road shall comply with NCDOT and City of Charlotte Standards and will generally include turn lanes and curb and gutter along the project frontage. Sidewalk improvements will not be provided per Charlotte City Code Chapter 19-173(c).
C. The placement and configuration of the vehicular access points are subject to any modifications required to accommodate final site development and construction plans and to any adjustments required for approval by NCDOT, CDOT, NCDEQ and USACE in accordance with applicable published standards.
D. There shall be no on-street parking provided along Downs Road, Nations Ford Road, or new public street.
E. The alignment of the internal vehicular circulation and driveways may be modified by the petitioner to accommodate changes in traffic patterns.
F. The new public street shall meet the standards of the typical section illustrated on the Technical Site Plan, and street block length and size will be constructed as generally depicted.
G. An 8' planting strip and 5' sidewalk will be provided along both sides of the Connector Road.
H. Street intersections shall be designed to NCDOT standards that will accommodate tractor-trailer vehicles.
I. The petitioner will provide an eight (8) foot planting strip and five (5) foot sidewalk along the project frontage of Downs Road in Development Areas B, C, and D.
J. Right of Way improvements (including curb and gutter, sidewalk, streetlights and planting strip) along the Downs Road frontage of parcel 20518103 may occur by either of these options:
a. Option A: The developer will install the right of way improvements if the Owners of parcel 20518103 are agreeable and if the developer is able to obtain the required property.
b. Option B: The developer will install the improvements if the necessary R/W is acquired by the Town of Pineville by way of imminent domain.
K. Pedestrian crosswalks shall be indicated with painted striping.
L. Parking and loading shall not be located between principal building and Downs Road in Development Area B. Parking and loading may be located between the principal buildings and Downs Road right of way in Development Areas C and D if setback more than 100' from the right of way. Parking in Development Area A shall be provided as illustrated on the Technical Site Plan as previously approved.
M. The parking as generally depicted on the Conceptual Plan is permitted between principal buildings and the proposed Connector Road. Parking shall be set back a minimum of 20' from the street right of way. Parking shall be set back a minimum of 20' from the street right of way.
N. Truck courts may not be located in the front yard between the principal building and the proposed Connector Road. Loading and truck courts shall be set back a minimum of 20' from the street right of way.
O. Truck courts may be located between the principal building and Nations Ford as consistent with what is shown on the Conceptual Plan for Buildings 10 and 11. Loading and truck courts shall be set back a minimum of 20' from the street right of way.
P. In Development Area G, truck courts shall be located either to the side and/or rear of the parcel.
Q. The Connector Road will be paved with concrete pavement for the first 100 feet from the intersection of Nations Ford Road and from Downs Road.
R. Driveway locations along the Connector Road are approximate and subject to revisions in final design and NCDOT coordination.

7. SIGNAGE
As allowed by the G-I zoning districts ordinance 5.4.6 General Industrial Signs.

8. LIGHTING
A. Lighting within the proposed street right-of-ways will include decorative pedestrian poles along Downs Road with two (2) decorative pedestrian/roadway lights at the intersection of Downs Road and the Connector Road. Connector Road will have standard poles. Lighting levels will be in accordance with the Town of Pineville standards. Light poles will not be added along Nations Ford Road
B. Light fixture spacing shall be approximately 160'.

9. ARCHITECTURAL STANDARDS
A. Buildings will be constructed of similar materials and style of sheet RZ 3.0
B. All proposed principal buildings shall be located a minimum of 20' from all public street right of ways.

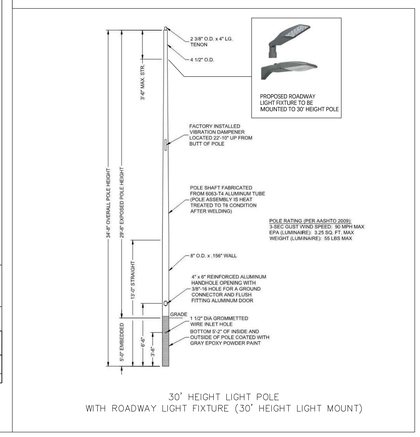
10. PHASING
A. Improvements associated with Development Area A are currently under construction.
B. The developer will construct the proposed Connector Road during development of the next phase of building construction in Development Areas B, C, D, E or F.
C. The developer will complete frontage improvements along Development Area G when improvements in Development Area G are constructed.

EXAMPLE SPACE USE BREAKDOWN

	TOTAL SF	WAREHOUSE SF	PRODUCTION SF	OFFICE SF
METROLINA PARK	1,257,665	1,014,497	156,629	86,539
PERCENTAGES		80.67%	12.45%	6.88%
CAROLINA CROSSINGS LOGISTICS CENTER	3,500,000	2,823,279	435,888	240,832

ROADWAY LIGHT SPECIFICATIONS

30' HEIGHT LIGHT POLE
WITH ROADWAY LIGHT FIXTURE (30' HEIGHT LIGHT MOUNT)
AND PEDESTRIAN LIGHT FIXTURE (12' HEIGHT LIGHT MOUNT)



PEDESTRIAN LIGHT FIXTURE (12' HEIGHT LIGHT MOUNT)

TYPICAL PAVEMENT SECTION

KEY
(R) 2'-6" CURB AND GUTTER
(S) 4" CONCRETE SIDEWALK, 6" AT ALL DRIVEWAYS.
INSTALL DRIVEWAY APRONS W/GEOGRID 1100 TENSILE (MIN) & COMPACT SUBGRADE TO 100% STANDARD PROCTOR

NOTES:
1. DEVELOPER MAY SUBMIT AN ALTERNATIVE PAVEMENT DESIGN TO TOWN ENGINEER.
2. AN ALTERNATIVE PAVEMENT DESIGN MAY BE REQUIRED BY NCDOT BASED ON SPECIFIC TRAFFIC PARAMETERS.
3. SIDEWALK EASEMENT MAY BE REQUIRED.
4. REFER TO PLDS SPECIFICATIONS AND SPECIAL PROVISION NOTES FOR COMPACTION TESTING REQUIREMENTS.

NOT TO SCALE

TOWN OF PINEVILLE LAND DEVELOPMENT STANDARDS	INDUSTRIAL STREET	REV. DATE 8/1/19	STD. NO. 10.03	REV. 3

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TECHNICAL SITE PLAN
FOR
CAROLINA CROSSING LOGISTICS CENTER
DOWNS ROAD
PINEVILLE, NORTH CAROLINA

BEACON ACQUISITIONS LLC
500 EAST MOREHEAD STREET, SUITE 200
CHARLOTTE, NC 28202

ORSBORN ENGINEERING GROUP, P.A. C-3139

REVISIONS
DATE

JOB #	20007
DATE:	06/04/20
SCALE:	1" = 200'
DRAWN BY:	BY
APPROVED BY:	JCO

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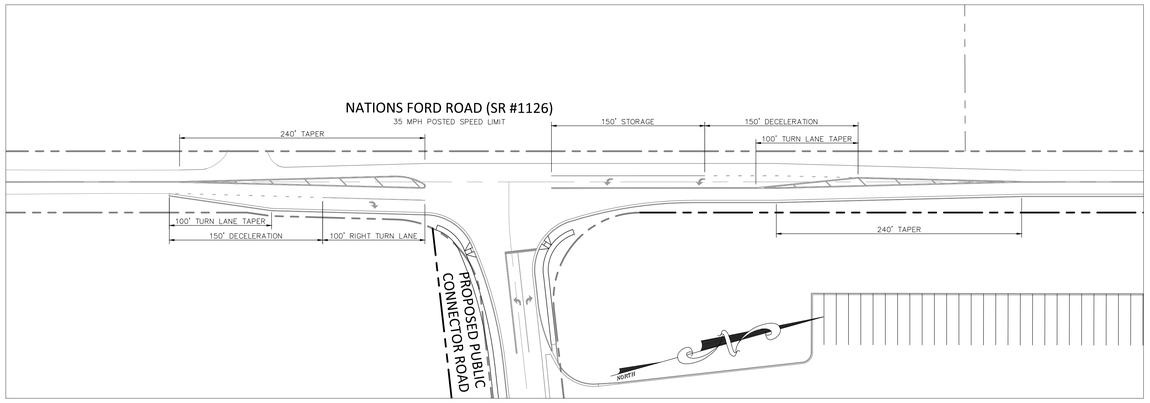
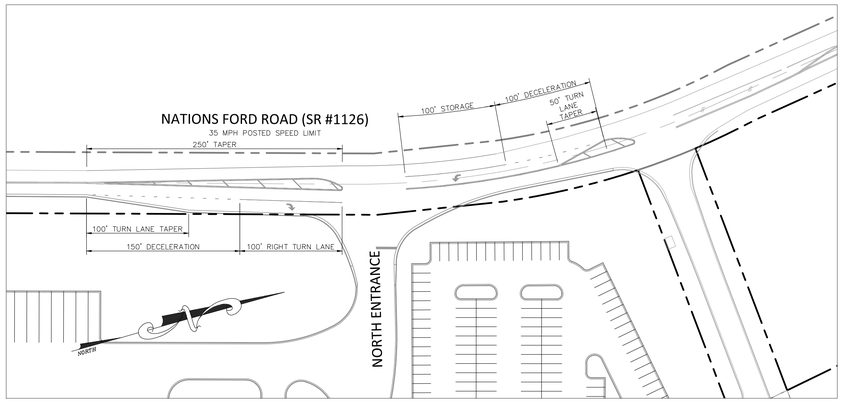
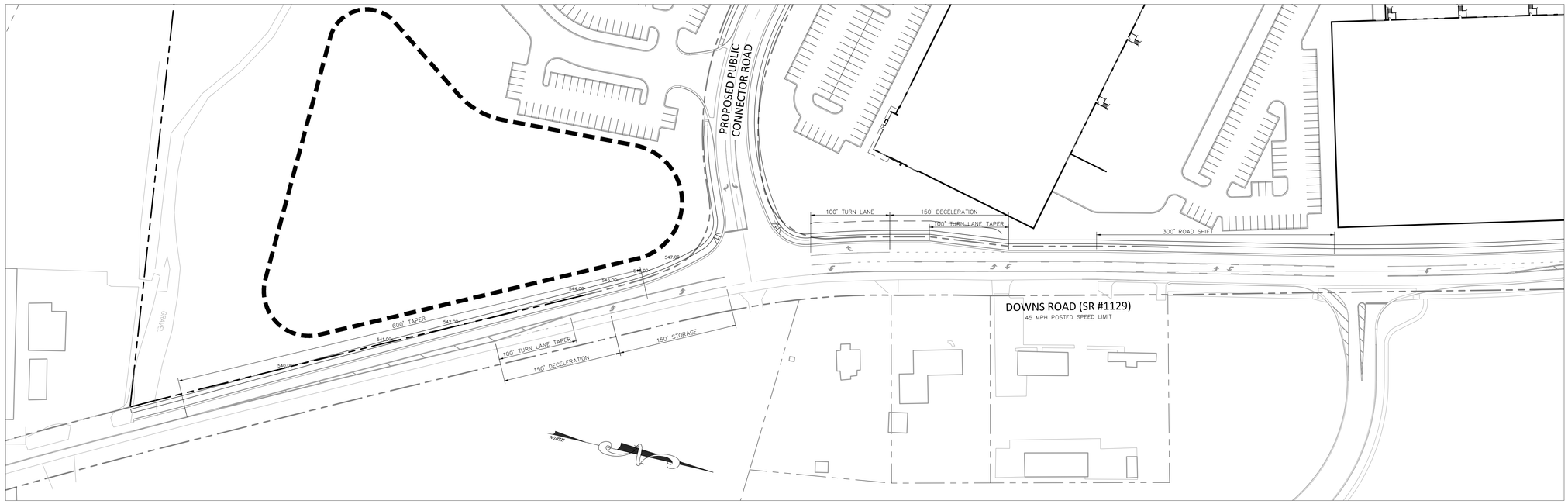


PROPOSED PUBLIC CONNECTOR ROAD
@ NATIONS FORD ROAD
SCALE 1" = 60'



NORTH ENTRANCE
@ NATIONS FORD ROAD
SCALE 1" = 60'



PROPOSED PUBLIC CONNECTOR ROAD
@ DOWNS ROAD
SCALE 1" = 60'

ROADWAY IMPROVEMENTS, INTERSECTION LOCATIONS, ETC. ARE SUBJECT TO APPROVAL BY PERMITTING AUTHORITIES.

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OFFSITE ROAD IMPROVEMENT PLANS
FOR
CAROLINA CROSSING LOGISTICS CENTER
DOWNS ROAD
PINEVILLE, NORTH CAROLINA

BEACON ACQUISITIONS LLC
500 EAST MOREHEAD STREET, SUITE 200
CHARLOTTE, NC 28202

ORSBORN ENGINEERING GROUP
C-3139
NORTH CAROLINA

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DRAWN BY:	JAW
APPROVED BY:	JCO

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June 04, 2020 - 10:57am By: leslie
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CONCEPTUAL SITE PLAN
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DOWNS ROAD
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CONCEPTUAL ARCHITECTURAL ELEVATIONS
FOR
CAROLINA CROSSING LOGISTICS CENTER
DOWNS ROAD
PINEVILLE, NORTH CAROLINA

BEACON ACQUISITIONS LLC
500 EAST MOREHEAD STREET, SUITE 200
CHARLOTTE, NC 28202

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REVISIONS
DATE

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DATE:	06/04/20
SCALE:	NTS
DRAWN BY:	BY
APPROVED BY:	JCO

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June 04, 2020 - 10:57am By: lleslie
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