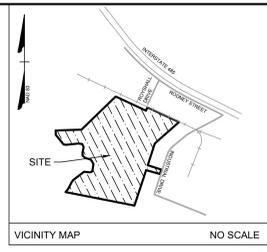


SITE DATA
 PARCEL NUMBERS: 20507112, 20509426
 JURISDICTION: PINEVILLE, NC
 TOTAL SITE ACREAGE: 130.26± AC
 LAND TO BE SOLD & DEVELOPED SEPARATELY: 33.22± AC
 TOTAL PROJECT AREA: 97.04± AC
 EXISTING ZONING: G-1
 PROPOSED IMPERVIOUS: 1.47± AC (1.51%)
 PROPOSED BUFFER MITIGATION: 3.5± AC
 SEE SITE DEVELOPMENT NOTES ON C-101.



Sheet List Table

Sheet Number	Sheet Title
C-100	CONDITIONAL SITE PLAN OVERALL
C-101	SITE DETAILS
C2.0	ZONING COMPLIANCE PLAN - LOT 6

ADJACENT PROPERTY OWNERS

LOT	PARCEL NUMBER	PROPERTY OWNER	PROPERTY OWNER ADDRESS	ZONING
A	20508112	HAROLD F R/T GRIFFITHS	2717 NIAGARA LN N. #N MINNEAPOLIS, MN 55447	G-1
B	20509420	COUZINS LLC	8500 WATERS POINT CT. CHARLOTTE, NC 28277	G-1
C	20509418	CHEW PROPERTIES LLC	11180 DOWNS RD. PINEVILLE, NC 28134	G-1
D	20509422	PAMAKA HARRIS LLC	6816 N. BALTUSROL LN. CHARLOTTE, NC 28210	G-1
E	20509401	JGI OF NC, INC	6344 DOVERFIELD RD. CHARLOTTE, NC 28277	G-1
F	20509416	AYLWARD REALTY LLC	10020 INDUSTRIAL DR. PINEVILLE, NC 28134	G-1
G	20509411	MURR & LANEY INC	PO BOX 1085 PINEVILLE, NC 28134	G-1
H	20509410	SUPERIOR FIRE HOSE PROPERTIES LLC	10000 INDUSTRIAL DR. PINEVILLE, NC 28134	G-1
I	20509423	9930 INDUSTRIAL DR LLC	301 S COLLEGE ST, STE 3360, CHARLOTTE, NC 28202	G-1
J	20509425	ROBERT TED YARBROUGH & ROBERT JAMES YARBROUGH	PO BOX 777, PINEVILLE, NC 28134	G-1
K	20509424	INDUSTRIAL DRIVE 9800 LLC	9122 MIDNIGHT PASS RD. UNIT 54 SARASOTA, FL 34242	G-1
L	2507115	CROWN MEMORIAL LLC	PO BOX 1029 PINEVILLE, NC 28134	G-1
M	2507117	LAKEMONT PROPERTY INVESTORS LLC	521 EAST MOREHEAD ST. STE 400 CHARLOTTE, NC 28202	G-1
N	20506105	CULP ROAD MATERIALS LLC	8730 WILKINSON BLVD. CHARLOTTE, NC 28214	I-1
O	20519115	PV HOLDINGS	5 HUTTON CENTRE DR. #860 SANTA ANA, CA 92707	G-1
P	20519103	MECKLENBURG COUNTY	600 E 4TH ST. 11TH FLOOR CHARLOTTE, NC 28202	G-1
Q	20519102	DOWNS DEVELOPMENT LLC	221 DALTON AVE. CHARLOTTE, NC 28206	G-1
R	20519108	KENNETH C. HAMMOND & DENISE H. HAMMOND	16202 MARVIN DR. CHARLOTTE, NC 28277	G-1
S	20508102	JOHN S. MILLER FAMILY LP	202 SUNSET DR. RICHMOND, VA 23229	RMX
T	20508117	HAROLD F. REV/TRUST GRIFFITHS	2717 NIAGARA LN. N. PLYMOUTH, MN 55447	G-1

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MERRIFIELD PATRICK VERRILLION
 2400 SOUTH BLVD. SUITE 300
 CHARLOTTE, NC 28203

DATE	REVISION DESCRIPTION
12/04/2017	

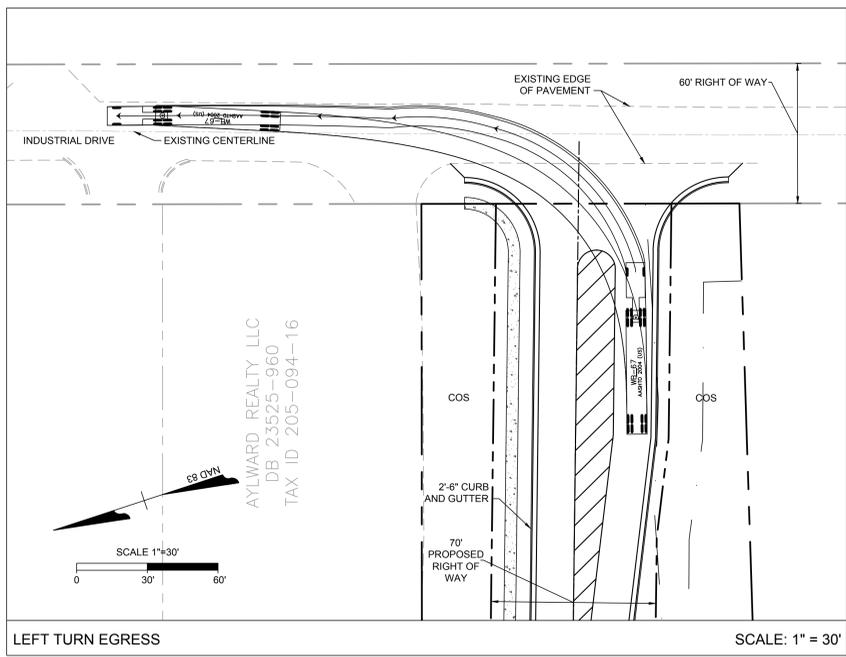
DRAWN BY: W. CHURCH
 DESIGNED BY: J. HORTON
 CHECKED BY: C. TODD
 SCALE: AS SHOWN

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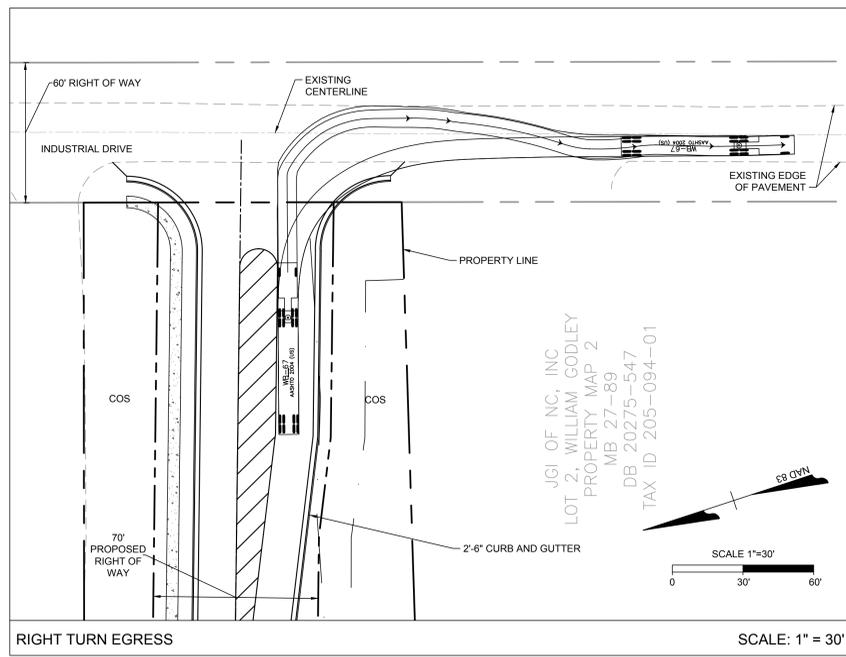
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 PINEVILLE, NORTH CAROLINA
CONDITIONAL SITE PLAN OVERALL

JOB NO. 39062
 SHEET NO. C-100

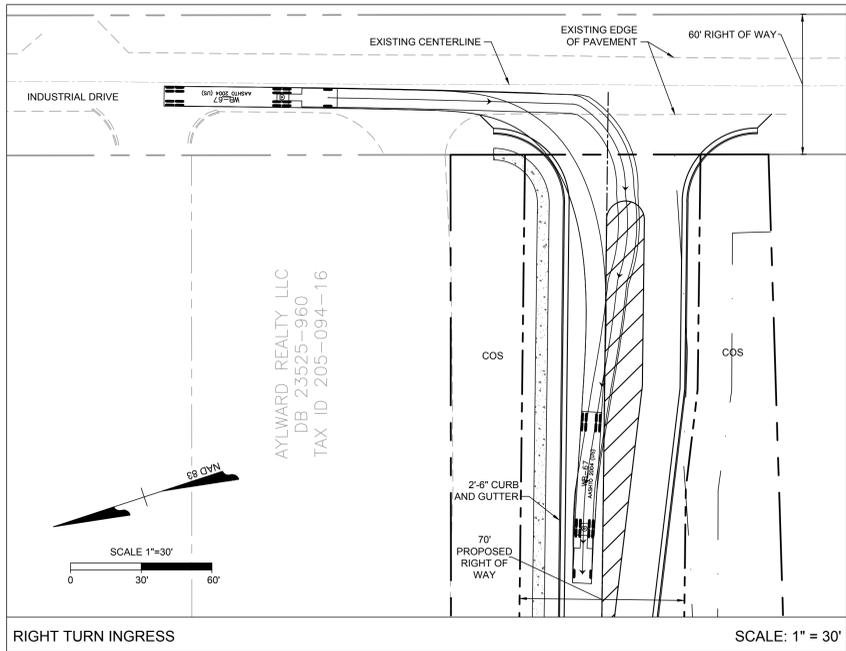
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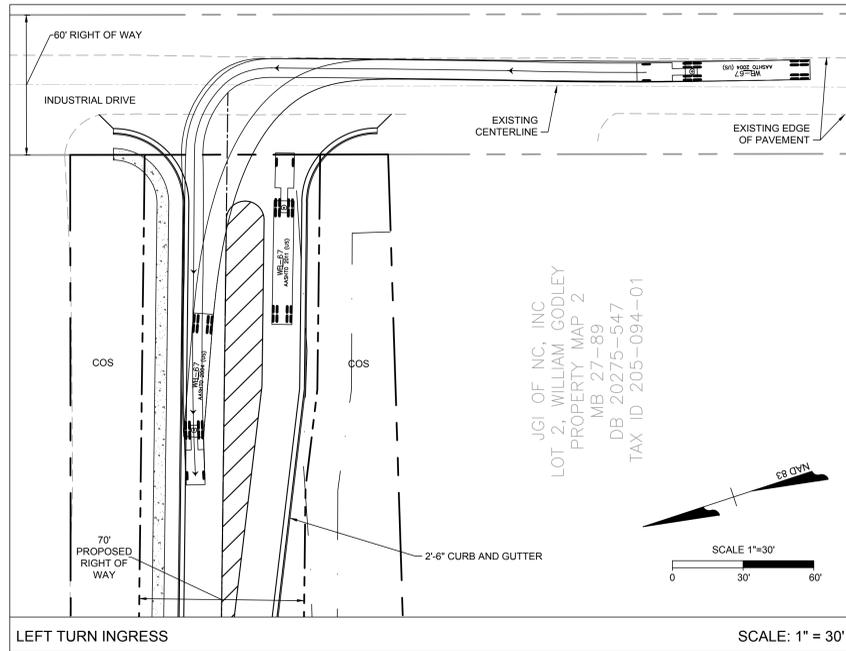
LEFT TURN EGRESS SCALE: 1" = 30'



RIGHT TURN EGRESS SCALE: 1" = 30'



RIGHT TURN INGRESS SCALE: 1" = 30'



LEFT TURN INGRESS SCALE: 1" = 30'

SITE DEVELOPMENT DATA:
 -ACREAGE: 1.3026 ACRES
 -TAX PARCEL #: 20507112
 -EXISTING ZONING: G-1
 -EXISTING USE: VACANT
 -PROPOSED USES: INDUSTRIAL
 -PROPOSED FLOOR AREA RATIO: AS ALLOWED IN THE G-1 ZONING DISTRICT.
 -PARKING: PARKING AS REQUIRED BY THE ORDINANCE AND AS ALLOWED BY THE OPTIONAL PROVISIONS BELOW WILL BE PROVIDED.

1. GENERAL PROVISIONS:
 a. **SITE LOCATION:** THESE DEVELOPMENT STANDARDS FORM A PART OF THE CONDITIONAL SITE PLAN ASSOCIATED WITH THE CONDITIONAL SITE PLAN FILED BY MERRIFIELD PATRICK VERRILLION ("PETITIONER") TO ACCOMMODATE THE DEVELOPMENT OF THE PROPOSED INDUSTRIAL STREET ON APPROXIMATELY 1.2956 ACRE SITE LOCATED ALONG INDUSTRIAL DRIVE (THE "SITE").
 b. **ZONING DISTRICTS/ORDINANCE:** DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE CONDITIONAL SITE PLAN AS WELL AS THE APPLICABLE PROVISIONS OF THE TOWN OF PINEVILLE ZONING ORDINANCE (THE "ORDINANCE").
 c. **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 CONDITIONAL 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 CONDITIONAL SITE PLAN ARE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT/SITE ELEMENTS PROPOSED. CHANGES TO THE CONDITIONAL SITE PLAN NOT ANTICIPATED BY THE CONDITIONAL SITE PLAN WILL BE REVIEWED AND APPROVED.

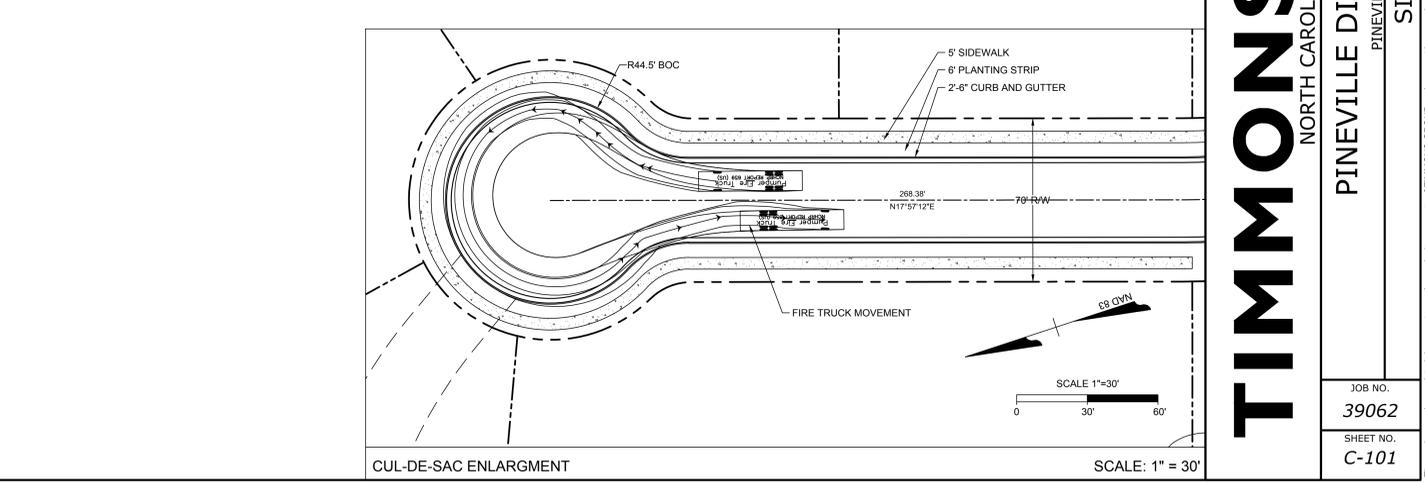
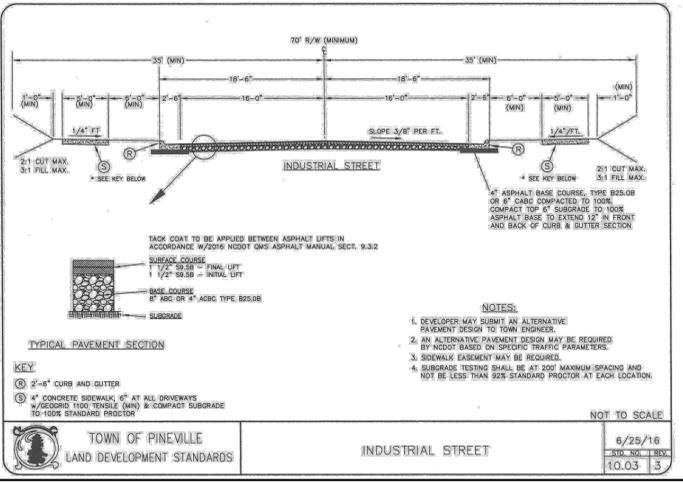
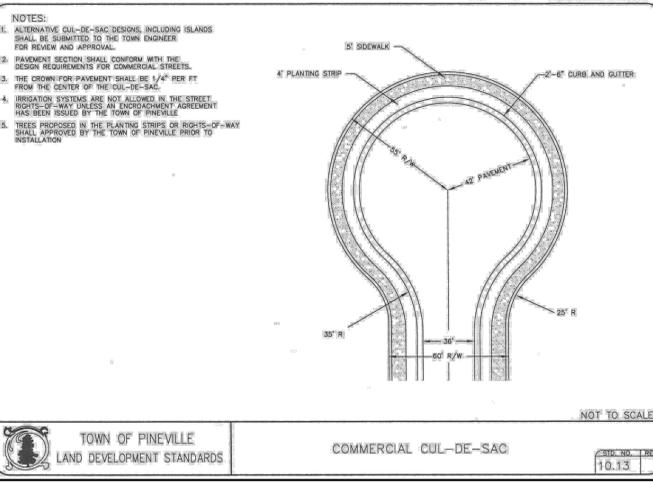
SINCE THE PROJECT HAS NOT UNDERGONE THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASES, IT IS INTENDED THAT THIS CONDITIONAL SITE PLAN PROVIDE FOR FLEXIBILITY IN ALLOWING SOME ALTERATIONS OR MODIFICATIONS FROM THE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT/SITE ELEMENTS. THEREFORE, THERE MAY BE INSTANCES WHERE MINOR MODIFICATIONS WILL BE ALLOWED WITHOUT REQUIRING THE ADMINISTRATIVE AMENDMENT PROCESS.

THE PLANNING DIRECTOR WILL 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.

d. **NUMBER OF BUILDINGS PRINCIPAL AND ACCESSORY:** THE TOTAL NUMBER OF PRINCIPAL BUILDINGS TO BE DEVELOPED ON THE SITE SHALL NOT EXCEED 7. 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 WILL BE CONSTRUCTED UTILIZING SIMILAR BUILDING MATERIALS, COLORS, ARCHITECTURAL ELEMENTS AND DESIGNS AS THE PRINCIPAL BUILDING LOCATED ON THE SITE. ACCESSORY STRUCTURES AND BUILDINGS INCLUDE STRUCTURES AND BUILDINGS SUCH AS BUT NOT LIMITED TO, A MAIL KIOSK, DUMPSTER ENCLOSURES, GAZEBOS, TRELLISES, STORAGE BUILDINGS.
 e. **PERMITTED USES & DEVELOPMENT AREA LIMITATION:**
 i. THE SITE MAY BE DEVELOPED WITH UP TO 7 COMMERCIAL / INDUSTRIAL BUILDINGS, TOGETHER WITH ACCESSORY USES ALLOWED IN THE G-1 ZONING DISTRICT.
 ii. ACCESS TO THE SITE WILL BE FROM INDUSTRIAL DRIVE IN THE MANNER GENERALLY DEPICTED ON THE CONDITIONAL SITE PLAN.
 iii. THE PETITIONER WILL PROVIDE AN SIX (6) FOOT PLANTING STRIP AND A FIVE (5) FOOT SIDEWALK ALONG THE PROPOSED INDUSTRIAL ROAD AS GENERALLY DEPICTED ON THE CONDITIONAL SITE PLAN.
 iv. THE PLACEMENT AND CONFIGURATION OF THE VEHICULAR ACCESS POINT IS SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE DEVELOPMENT AND CONSTRUCTION PLANS AND TO ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY NCOTD & PINEVILLE IN ACCORDANCE WITH APPLICABLE PUBLISHED STANDARDS.
 v. THE ALIGNMENT OF THE INTERNAL VEHICULAR CIRCULATION AND DRIVEWAYS MAY BE MODIFIED BY THE PETITIONER TO ACCOMMODATE CHANGES IN TRAFFIC PATTERNS, PARKING LAYOUTS AND ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY TOWN OF PINEVILLE IN ACCORDANCE WITH PUBLISHED STANDARDS.
 vi. THE ROADWAY IMPROVEMENTS REQUIRED BY THE DEVELOPMENT OF THE SITE MUST BE SUBSTANTIALLY COMPLETED PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR THE FIRST BUILDING ON THE SITE, SUBJECT TO THE ABILITY OF THE PETITIONER TO POST A LETTER OF CREDIT OR A BOND FOR ANY IMPROVEMENTS NOT IN PLACE AT THE TIME THE FIRST CERTIFICATE OF OCCUPANCY IS ISSUED.
 f. **STREETSCAPE, BUFFERS, YARDS, LANDSCAPING AND STREET NAMES:**
 i. WHERE SIDEWALK IS NOT PROPOSED ALONG THE INDUSTRIAL STREET, BUFFER PLANTING SHALL BE PROVIDED. BUFFER PLANTING TO BE DETERMINED DURING THE CONSTRUCTION DRAWING PHASE.
 ii. ABOVE GROUND BACKFLOW PREVENTERS WILL BE SCREENED FROM PUBLIC VIEW AND WILL BE LOCATED BEHIND THE RIGHT-OF-WAY OF THE PROPOSED INDUSTRIAL STREET, BUT MAY BE LOCATED WITHIN THE SETBACK BEHIND THE PROPOSED SIDEWALK.
 g. **ENVIRONMENTAL FEATURES:**
 i. THE PETITIONER SHALL COMPLY WITH THE TOWN OF PINEVILLE APPROVED AND ADOPTED POST CONSTRUCTION CONTROLS ORDINANCE.
 ii. THE LOCATION, SIZE AND TYPE OF STORM WATER MANAGEMENT SYSTEMS DEPICTED ON THE CONDITIONAL 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. THE STORM WATER DETENTION, WATER QUALITY AREA WILL BE SCREENED/BUFFERED FROM THE PROPOSED UNITS BY A COMBINATION OF TREES AND SHRUBS AS GENERALLY DEPICTED ON THE CONDITIONAL SITE PLAN. THE FINAL ARRANGEMENT OF TREES AND SHRUBS TO BE DETERMINED DURING THE LAND DEVELOPMENT APPROVAL PROCESS.
 h. **SIGNAGE:**
 i. AS ALLOWED BY THE G-1 ZONING DISTRICTS.
 ii. **AMENDMENTS TO THE CONDITIONAL SITE PLAN PLAN:**
 i. FUTURE AMENDMENTS TO THE CONDITIONAL SITE PLAN (WHICH INCLUDES THESE DEVELOPMENT STANDARDS) MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE APPLICABLE DEVELOPMENT AREA PORTION OF THE SITE AFFECTED BY SUCH AMENDMENT.
 ii. **BINDING EFFECT OF THE CONDITIONAL SITE PLAN:**
 i. IF THIS CONDITIONAL SITE PLAN IS APPROVED, ALL CONDITIONS APPLICABLE TO THE DEVELOPMENT OF THE SITE IMPOSED UNDER THE CONDITIONAL SITE PLAN 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 HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST OR ASSIGNS.

WATER QUALITY BUFFER MITIGATION NOTES:
 1. APPROXIMATELY 3.0 ACRES OF PCCC BUFFER TO BE DISTURBED FOR DEVELOPMENT.
 2. MITIGATION OF BUFFER DISTURBANCE TO BE PER SECTION 6.1.1 OF CHARLOTTE WATER QUALITY BUFFER IMPLEMENTATION GUIDELINES.
 LEVEL 1 REVEGETATION ALLOWS FOR DENSER PLANTING OF SMALLER TREES ON LARGER SITES. AS SUMMARIZED IN TABLE 3 ABOVE, LEVEL 1 REVEGETATION IS ALLOWED FOR ALL VOLUNTARY BUFFER REVEGETATION AND FOR REVEGETATION ASSOCIATED WITH AUTHORIZED DISTURBANCES OF 3.5 I.M. AND POST-CONSTRUCTION BUFFERS PROVIDED THE DISTURBED AREA IS GREATER THAN 10,000 SQUARE FEET. LEVEL 1 REVEGETATION IS NOT ALLOWED FOR REVEGETATION ASSOCIATED WITH ILLIGAL BUFFER DISTANCES AND AUTHORIZED DISTURBANCES OF WATER QUALITY WATERSHED, GOOSE AND SIX MILE BUFFERS. THE FOLLOWING CRITERIA APPLY TO A LEVEL 1 REVEGETATION.
 1. TREE REQUIREMENTS:
 • 10 TREES MUST BE PLANTED FOR EVERY 1,000 SQUARE FEET (100 SQUARE FEET PER TREE OR 438 TREES PER ACRE)
 • TREES MAY BE LIVE STAKES OR DORMANT CUTTINGS FROM THE PREVIOUS SEASON'S GROWTH. LIVE STAKES MUST BE A MINIMUM OF 3/4 INCH IN DIAMETER AND 3 FEET LONG. DORMANT CUTTINGS MUST BE A MINIMUM OF 1/2 INCH IN DIAMETER AND 2 FEET LONG.
 • 40% TO 60% OF THE TREES MUST BE UNDERSTORY SPECIES.
 • NO GREATER THAN 10% OF THE TREES CAN BE PINES.
 2. SHRUB REQUIREMENTS:
 • 20% OF THE AREA TO BE REVEGETATED CAN BE PLANTED IN SHRUBS INSTEAD OF TREES AT A DENSITY OF 30 SHRUBS FOR EVERY 1,000 SQUARE FEET (33 SQUARE FEET/SHRUB OR 1,307 SHRUBS PER ACRE).
 • SHRUBS MUST BE CONTAINERIZED OR BARE ROOT STOCK.
 • SHRUBS MUST BE PLANTED IN GROUPS MORE DENSELY AROUND THE OUTER EDGES OF THE BUFFER TO PREVENT LIGHT PENETRATION DURING BY INVASIVE SPECIES.
 3. GROUND COVER REQUIREMENTS:
 • ACHIEVE 100% GROUND COVER OF ALL EXPOSED SOIL (NO BARE AREAS LARGER THAN ONE SQUARE FOOT) USING NATIVE SEED SPECIES, GRASS-LIKE PLANTS, AND FORBS (FROM THE APPROVED PLANT LIST IN APPENDIX 1B), OR MULCH IN ACCORDANCE WITH THE FOLLOWING CRITERIA:
 • WHEN MULCH IS USED AS THE GROUND COVER OPTION, IT MUST BE MAINTAINED FOR A MINIMUM OF TWO (2) YEARS AT A MINIMUM DEPTH OF TWO (2) INCHES. THE MULCH MUST BE SHREDDED OF CHIPPED WOOD OR LEAF MOULD, SAWDUST, PINE/HEAT STRAW OR PINE BARK CANNOT BE USED.
 • MULCH MUST BE MAINTAINED AROUND THE BASES OF ALL TREES AND SHRUBS FOR A MINIMUM FIVE (5) YEARS FOLLOWING PLANTING AT A MINIMUM DEPTH OF TWO (2) INCHES. THE MULCH MUST BE SHREDDED OR CHIPPED WOOD OR LEAF MOULD, SAWDUST, PINE/HEAT STRAW AND PINE BARK CANNOT BE USED.
 4. ADDITIONAL REQUIREMENTS:
 • ALL TREES AND SHRUBS MUST BE MAINTAINED AND REPLACED AS NECESSARY TO ENSURE THAT THE ORIGINAL PLANTING DENSITY IS MAINTAINED.
 • THE USE OF TREE SHELTERS IS STRONGLY RECOMMENDED TO PROTECT AGAINST DEER GRAZING AND MOWER DAMAGE.
 • EROSION WITHIN THE BUFFER IS STRICTLY PROHIBITED. IF MULCH IS NOT SUFFICIENT TO PREVENT EROSION, A VEGETATIVE GROUND COVER IS REQUIRED.

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DATE	DATE
12/04/2017	DATE
DRAWN BY W. CHURCH	DRAWN BY
DESIGNED BY J. HORTON	DESIGNED BY
CHECKED BY C. TODD	CHECKED BY
SCALE AS SHOWN	SCALE



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 SITE DETAILS

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