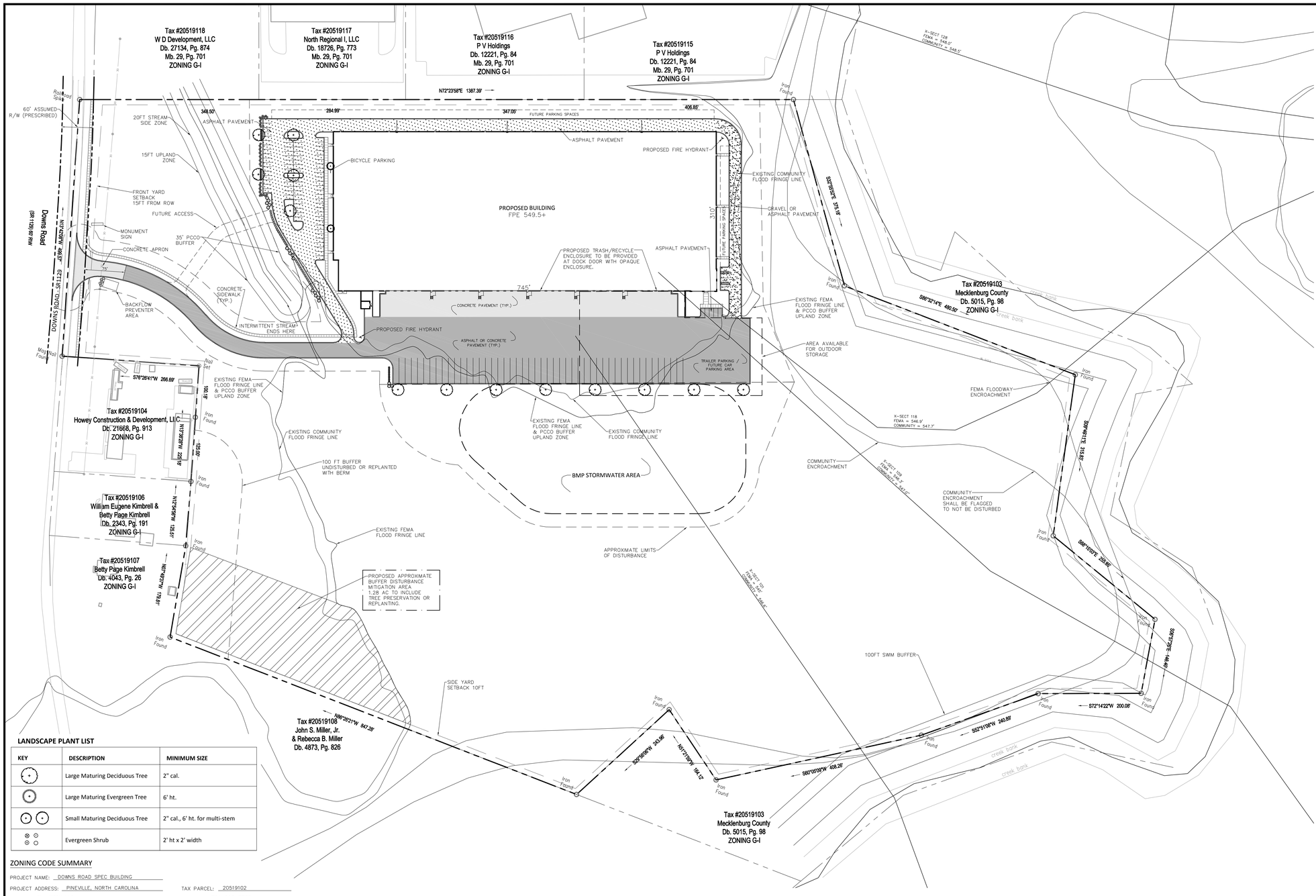

PCCO SUMMARY	
ORIGINAL PARCEL ID NUMBER	20519102
DEVELOPMENT TYPE:	INDUSTRIAL
SUBJECT TO PCCO? Y/N	YES
WATERSHED:	PINEVILLE PC DISTRICT
DISTURBED AREA (AC):	16.79 AC
SITE AREA (AC):	43.74 AC
EXISTING BUILT-UPON-AREA (SF):	0 SF
EXISTING BUA TO BE REMOVED (SF):	0 SF
EXISTING BUA TO REMAIN (SF):	0 SF
PROPOSED NEW BUA (SF):	446,062 SF
PROPOSED % BUA	>24%
DENSITY (HIGH/LOW)	HIGH
TOTAL POST-PROJECT BUA FOR SITE:	446,062 SF
DEVELOPMENT OR REDEVELOPMENT?	DEVELOPMENT
NATURAL AREA REQUIRED (AC):	7.65 AC
NATURAL AREA PROVIDED (AC):	25.6 AC
TOTAL STREAM BUFFER PROTECTED	–
ON-SITE (AC):	–
TRANSIT STATION AREA? Y/N	NO
DISTRESSED BUSINESS DISTRICT? Y/N	NO
MITIGATION TYPE (IF APPLICABLE)	N/A
NATURAL AREA MITIGATION? Y/N	NO
BUFFER MITIGATION? Y/N	YES
TOTAL PHOSPHOROUS MITIGATION? Y/N	NO

BUFFER DISTURBANCE SUMMARY	
TOTAL BUFFER DISTURBANCE	5.00 AC
EXEMPT DISTURBANCE AREA	3.72 AC
MITIGATED DISTURBANCE AREA	1.28 AC (SEE PLAN)

SITE DEVELOPMENT DATA:
--ACREAGE: ± 46.77 ACRES
--TAX PARCEL # 20519102
--EXISTING ZONING: G-I
--EXISTING USE: VACANT
--PROPOSED USES: INDUSTRIAL
--PROPOSED FLOOR AREA RATIO: AS ALLOWED IN THE G-I ZONING DISTRICT.
--PARKING: AS ALLOWED BY THE OPTIONAL PROVISIONS BELOW WILL BE PROVIDED.

1) GENERAL PROVISIONS:

a. 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.
b. ZONING DISTRICTS/ORDINANCE. DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE CONCEPT SITE PLAN AS WELL AS THE APPLICABLE PROVISIONS OF THE TOWN OF PINEVILLE ZONING ORDINANCE (THE ®ORDINANCE©) DATED MARCH 13, 2018.

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 CONCEPT 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 CONCEPT SITE PLAN ARE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT/SITE ELEMENTS PROPOSED. CHANGES TO THE CONCEPT SITE PLAN NOT ANTICIPATED BY THE CONCEPT SITE PLAN WILL BE REVIEWED AND APPROVED.

SINCE THE PROJECT HAS NOT UNDERGONE THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASES, IT IS INTENDED THAT THIS CONCEPT 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 1. 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; EQUIPMENT ENCLOSURES, DUMPSTER ENCLOSURES, GAZEBOS, TRELLISES, STORAGE BUILDINGS AND DOES NOT INCLUDE EXTERIOR EQUIPMENT.

2) 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 IN THE IDENTIFIED AREA ON THE CONCEPT SITE PLAN 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.

3) ACCESS AND TRANSPORTATION:
a. ACCESS TO THE SITE WILL BE FROM DOWNS ROAD IN THE MANNER GENERALLY DEPICTED ON THE CONCEPT SITE PLAN.
b. THE PETITIONER WILL PROVIDE A FIVE (5) FOOT SIDEWALK ALONG DOWNS ROAD AS GENERALLY DEPICTED ON THE CONCEPT SITE PLAN.
c. THE PLACEMENT AND CONFIGURATION OF THE VEHICULAR ACCESS POINT IS SUBJECT TO ANY MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE DEVELOPMENT AND CONSTRUCTION PLANS AND TO ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY NCDOT IN ACCORDANCE WITH APPLICABLE PUBLISHED STANDARDS.
d. THE ALIGNMENT OF THE INTERNAL VEHICULAR CIRCULATION AND DRIVEWAYS MAY BE MODIFIED BY THE PETITIONER TO ACCOMMODATE CHANGES IN TRAFFIC PATTERNS.
e. 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.

4) ENVIRONMENTAL FEATURES:
a. THE PETITIONER SHALL COMPLY WITH THE TOWN OF PINEVILLE APPROVED AND ADOPTED POST CONSTRUCTION CONTROLS ORDINANCE.
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. 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 CONCEPT SITE PLAN. THE FINAL ARRANGEMENT OF TREES AND SHRUBS TO BE DETERMINED DURING THE LAND DEVELOPMENT APPROVAL PROCESS.

5) SIGNAGE:
a. AS ALLOWED BY THE G-I ZONING DISTRICTS.

6) AMENDMENTS TO THE CONCEPT SITE PLAN:
a. FUTURE AMENDMENTS TO THE CONCEPT 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.

7) BINDING EFFECT OF THE CONCEPT SITE PLAN:
a. IF THIS CONCEPT SITE PLAN IS APPROVED, ALL CONDITIONS APPLICABLE TO THE DEVELOPMENT OF THE SITE IMPOSED UNDER THE CONCEPT 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.

LANDSCAPE PLANT LIST

KEY	DESCRIPTION	MINIMUM SIZE
	Large Maturing Deciduous Tree	2" cal.
	Large Maturing Evergreen Tree	6' ht.
	Small Maturing Deciduous Tree	2" cal., 6' ht. for multi-stem
	Evergreen Shrub	2' ht x 2' width

ZONING CODE SUMMARY

PROJECT NAME: DOWNS ROAD SPEC BUILDING
PROJECT ADDRESS: PINEVILLE, NORTH CAROLINA TAX PARCEL: 20519102
OWNER: BIN-WECK LLC PHONE # 704-597-7757
OWNER ADDRESS: 500 E. MOREHEAD ST., SUITE 200, CHARLOTTE, NC 28202
PLANS PREPARED BY: ORSBORN ENGINEERING GROUP PHONE # (704) 749-1432
ZONING: G-I JURISDICTION: TOWN OF PINEVILLE
PROPOSED USE: WAREHOUSE
AVERAGE BUILDING HEIGHT: 50 FEET STORIES: 1
BUILDING COVERAGE: 250,000 SQ. FT. GROSS FLOOR AREA: 250,000 SQ.FT. RATIO: 0.121
LOT SIZE: 43.74 SQ. FT./ACRES NUMBER OF BUILDINGS: 1
YARD REQUIREMENTS:
SETBACK (FRONT): 15 FT. FROM R/W
SIDE YARD: 10FT.
REAR YARD: 10 FT.
IMPERVIOUS COVERAGE: 446,062 SQ. FT. / ACRES
INTERIOR LANDSCAPING:
REQUIRED: 44,606 SQ. FT.,
PROVIDED: 44,606+ SQ. FT.
PARKING DATA:
AUTOMOBILE:
1 PER 1,000 SF WAREHOUSE REQUIRED
250,000 SF/1 SPACE PER 1000 SF = 250 PARKING SPACES REQUIRED
85 PARKING SPACES PROVIDED + 130 +/- FUTURE SPACES
BICYCLE:
SHORT TERM: 1 PER 50 PARKING SPACES = 2 REQUIRED
LONG TERM: NONE REQUIRED
LOADING:
3 + 1 PER 80K ABOVE 65K = 5 REQUIRED (12'x35', EVERY 3RD BERTH MUST BE 12'x65')
26 PROVIDED
SOLID WASTE: PROVIDED IN ENCLOSURE WITH SOLID WALLS OR FENCE AND GATES.
SITE LIGHTING: PER ORDINANCE REQUIREMENTS

GRAPHIC SCALE
80 0 30 80 160 240
(IN FEET)
1 inch = 80 ft.

ORSBORN ENGINEERING GROUP
610 EAST MOREHEAD STREET, SUITE 106
CHARLOTTE, NC 28202
P) 704-749-1432 - F) 704-749-1433

CONCEPT SITE PLAN
FOR
DOWNS ROAD SPEC BUILDING
PINEVILLE, NORTH CAROLINA

BIN-WECK LLC
500 EAST MOREHEAD STREET
SUITE 200
CHARLOTTE, NC 28202

ORSBORN ENGINEERING GROUP
C-3139

REVISIONS	DATE

JOB #	18048
DATE:	
SCALE:	1" = 80'
DRAWN BY:	JMB
APPROVED BY:	JCO

CP2.0

November 05, 2018 - 3:03pm By:jbatka
P:\18048 Downs Road Spec Building\Dwg\Concept Submittal\18048 CP2.0 - Concept.dwg

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