

TURNSTONE GROUP, LLC
 7/17/2023

Site Development Data:
 Tax Parcel Number: 113-351-03
 Acreage: 0.841
 Existing Zoning: NS (LLWCA Overlay Watershed)
 Proposed Zoning: I-2 (LLWCA Overlay Watershed)
 Existing Use: Vacant
 Proposed Use: Indoor Self-Storage, Boat and RV Parking/Storage
 Proposed Development: Up to 92,000 square feet of gross floor area
 Maximum Building Height: Height as permitted by the Ordinance.
 Parking: As required by the Ordinance.

I. General Provisions
 a. These Development Standards form part of the Rezoning Plan associated with the Rezoning Petition filed by Turnstone Group, LLC, the "Petitioner" to accommodate a self-storage facility with outdoor boat and RV parking on a portion of that approximately 0.841-acre site located on Old Dowd Road, south of the intersection with San Wilson Road, more particularly described as Tax Parcel Number 113-351-03 (the "Site").
 b. 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 reflect maximum development rights and the arrangements and locations of access points.
 c. 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 Rezoning Site.
 d. 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 6.07(1) or (2) of the Ordinance, as applicable.

II. Permitted Uses and Maximum Development
 The Rezoning Site may be developed with up to 92,000 square feet of gross floor area of indoor self-storage as the primary use, along with warehousing, distribution, and office

uses as a secondary use, and all other accessory and incidental uses as allowed in the I-2 zoning district. The portion of the Site designated for Boat and RV Parking shall be permitted to include outdoor storage as allowed in the I-2 zoning district.

In no event shall the following uses be permitted as a primary use on the Site:
 - Adult establishment
 - Automobile service stations
 - Automotive repair garages
 - Car washes
 - Dry cleaning and laundry establishments
 - Petroleum storage facilities
 - Cemeteries
 - Landfills
 - Quarries
 - Raceway and dragstrip
 - Heavy manufacturing

III. Transportation
 a. Vehicular access shall be 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 minor modifications required to accommodate final site and construction plans and designs and to any adjustments required by NCDOT/CDOT for approval, as applicable.
 b. Petitioner shall provide the following transportation improvements:
 1. Provide southbound access approach with the following configuration: one ingress lane and one egress lane;
 2. Construct a 150-foot westbound Old Dowd Road left turn lane with appropriate signage;
 3. Re-align the southbound through movement to terminate as a combination through-left lane;
 4. Install a traffic signal at the site intersection of Old Dowd Road and San Wilson Road in coordination with CDOT/NCDDOT.
 c. Petitioner shall provide a minimum six (6) foot wide sidewalk and eight (8) foot wide planting strip along the site's frontage of Old Dowd Road, as generally depicted on the Rezoning Plan.
 d. Where necessary, the Petitioner shall dedicate and convey in fee simple all rights-of-way to the City of Charlotte before the Site's first building certificate of occupancy is issued.

IV. Architectural Standards
 a. Building Materials: The principal building(s) constructed on the Rezoning 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 concrete, synthetic stone, masonry, corrugated siding (such as Hardi-Plank, panel, shingles, or similar products), metal panels, EIFS, cast on site concrete panel or wood. Vinyl as a building material may only be permitted on windows, soffits, and trim.
 b. Outdoor storage, if provided, shall only be located in the area as generally depicted on the Rezoning Plan.
 c. The Petitioner shall provide a minimum 54.5-foot Class A buffer (reduced 25% from 73' with a berm) in areas as generally depicted on the Rezoning Plan.

V. Environmental Features
 a. The Petitioner shall satisfy the requirements of the Post Construction Stormwater Ordinance and City of Charlotte Tree Ordinance.
 b. The location, size, and type of storm water management systems are subject to review and approval as part of the final development plan submitted 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.

VI. Binding Effect of the Rezoning Documents and Definitions
 a. 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.
 b. 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.



OWNER / DEVELOPER
TURNSTONE GROUP, LLC
 1170 PEACHTREE ST., NE, STE 1150
 ATLANTA, GA 30309
 PHONE: (404) 477-6180
 24 HOUR EMERGENCY CONTACT
 MR. ADAM GOLDSTEIN
 PHONE: (404) 477-6180
 E-mail: OGD 24 Hr Contact E-mail*

EX. SITE ZONING: NS (LLWCA Overlay Watershed)
PROPOSED ZONING: I-2 District
SITE AREA: 9.233 ACRES TOTAL
TAX PARCEL ID: 11335103
BUILDING SETBACK LINES:
 FRONT YARD: 20 FEET
 REAR YARD: 10 FEET
 SIDE YARD: 5' OR 5 FEET (IF ADJACENT TO RAILROAD)

BUILDING SUMMARY:
 3 STORY
 BUILDING AREA: 92,000 S.F. TOTAL
 MAX. BUILDING HEIGHT: 40 FEET

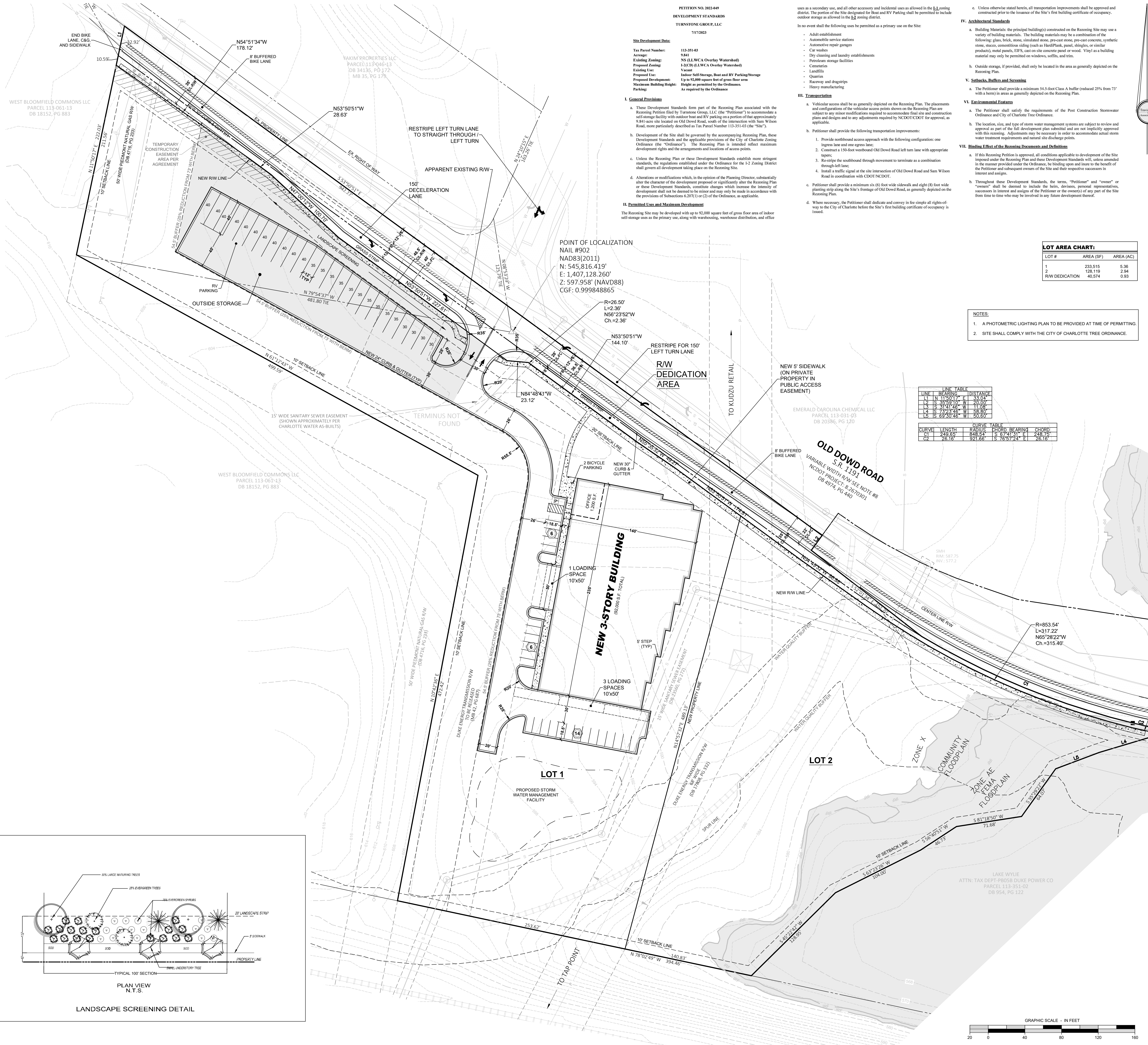
PARKING SUMMARY

DESCRIPTION	REQUIRED*	PROVIDED
REGULAR PARKING:	25	25
ADA ACCESSIBLE PARKING:	1	1
TOTAL PARKING SPACES:	26	26
BICYCLE PARKING:	1	2
LOADING SPACES**	4	4

* TO 25 PARKING SPACE PER 1,000 GROSS S.F. OF SELF STORAGE, AND 1 SPACE PER 400 GROSS S.F. OF OFFICE. = 23 SPACES REQUIRED FOR STORAGE + 3 SPACES REQUIRED FOR OFFICE. TOTAL 26 SPACES REQUIRED.
 ** 10' x 50' LOADING SPACES REQUIRED.

PROJECT DESCRIPTION:
 NEW CLIMATE CONTROLLED SELF STORAGE FACILITY WITH BOAT AND RV PARKING/STORAGE

RV STORAGE/PARKING SUMMARY:
 25 SPACES TOTAL - 12 FEET WIDE
 11 - 40 FEET
 10 - 35 FEET
 4 - 30 FEET



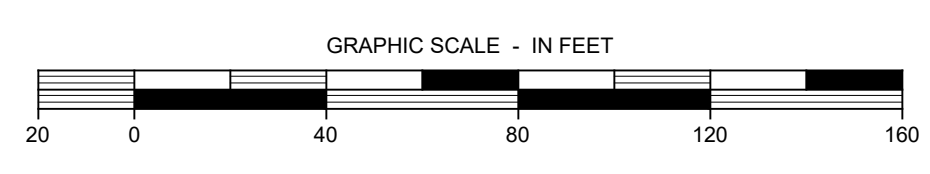
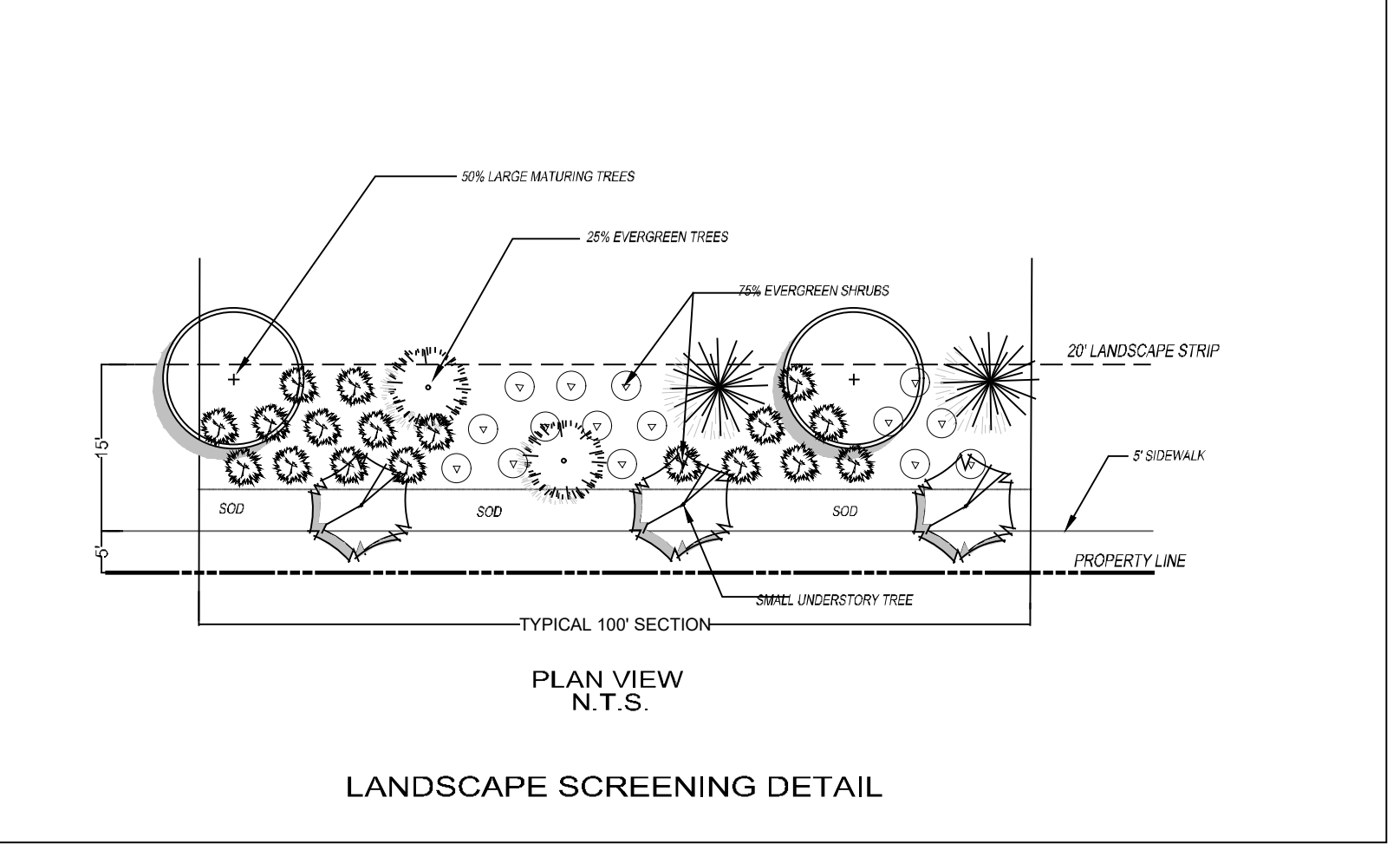
POINT OF LOCALIZATION
 NAIL #902
 NAD83(2011)
 N: 545,816.419'
 E: 1,407,128.260'
 Z: 597.958' (NAVD88)
 CGF: 0.999848865

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 11° 15' 00" W	11.04
L2	S 34° 59' 10" W	20.00
L3	S 71° 41' 48" W	11.00
L4	S 31° 21' 48" W	26.80
L5	S 69° 30' 46" W	50.60

CURVE TABLE

CURVE	LENGTH	SURVEY BEARING	CHORD
C1	249.05'	S 84° 41' 31" E	249.75'
C2	28.10'	S 78° 5' 24" E	28.10'



FLOOD HAZARD NOTE:
 THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD ZONE AS DEFINED BY THE F.E.M.A. FLOOD INSURANCE RATE MAP OF MECKLENBURG COUNTY, GEORGIA COMMUNITY PANEL NUMBER 371045040L, DATED SEPTEMBER 02, 2015.

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS AND HIS CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION.



© Copyright 2023
 Travis Pruitt & Associates, Inc.
 THESE DRAWINGS AND THEIR REPRODUCTIONS ARE THE PROPERTY OF THE ENGINEER AND MAY NOT BE REPRODUCED, PUBLISHED, OR USED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF THIS ENGINEER.

REVISIONS

NO.	DATE	DESCRIPTION
1	03/17/22	REVISED FOR ZONING APPLICATION
2	03/17/22	REVISED FOR PERMITS
3	03/17/22	ZONING COMMENTS
4	03/17/22	ADD EASEMENT
5	03/17/22	STRIPING REVISION

4317 Park Drive, Suite 400
 Norcross, Georgia 30093
 Phone: (770) 416-7511
 Fax: (770) 416-6759
 www.travispruit.com
 CONTACT PERSON: 'DESIGNER NAME'
 E-mail: 'Designer E-mail' @travispruit.com

Travis Pruitt & Associates, Inc.
 LANDSCAPE ARCHITECTS

VINEYARDS STORAGE
 BERRYHILL TOWNSHIP, CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA

CONCEPT PLAN - I-2

For The Firm
 Travis Pruitt & Associates, Inc.

DATE: 08-06-2021
 SCALE: 1" = 40'
 CN: 210118CP4
 JN: 1-21-0118
 FN: 215-E-123
SHEET NO: 1 OF 1