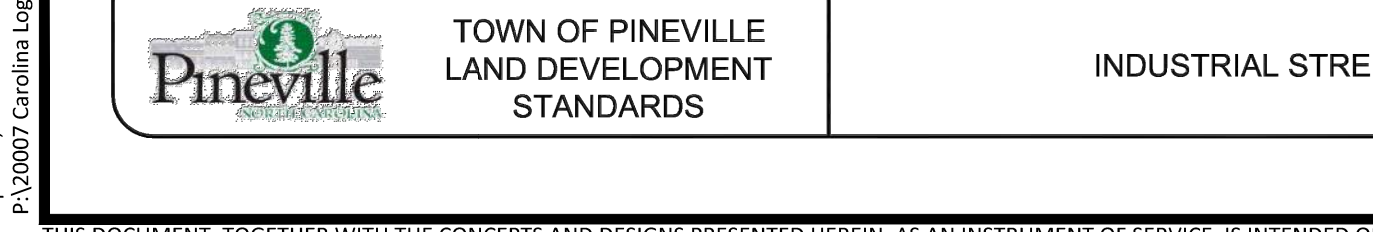
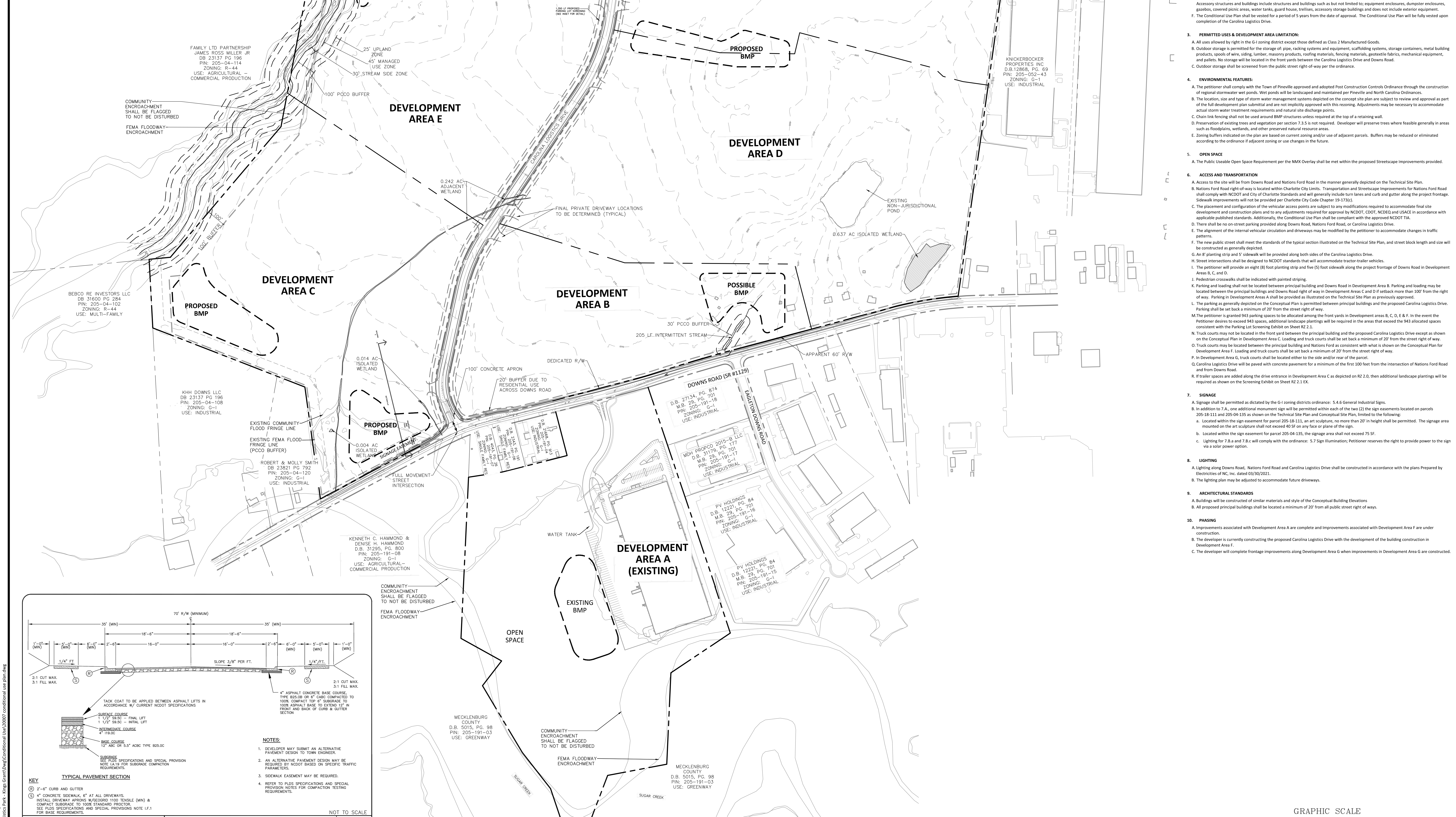


VICINITY MAP
NOT TO SCALE



TYPICAL PAVEMENT SECTION
NOT TO SCALE

REV.	DATE	BY	CHK.
2/29/20			
10.03			4

TOWN OF PINEVILLE
LAND DEVELOPMENT
STANDARDS

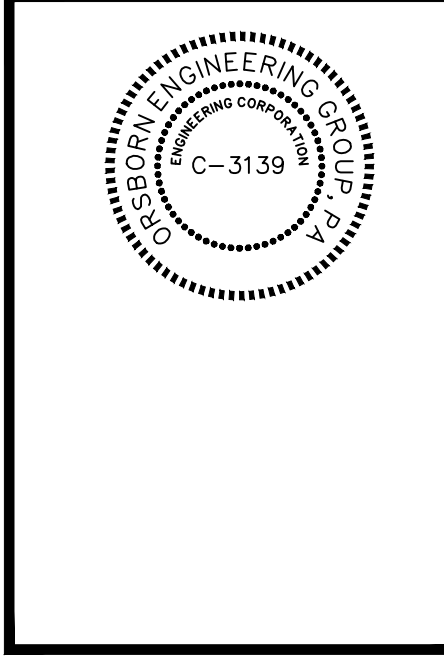
INDUSTRIAL STREET

- Development Standards**
- DEVELOPMENT DATA TABLE**
 - A. Site Area: 47,288
 - B. Tax Parcels included in Rezone: 2051811, 2051812, 2051813, 2050413, 2050414, 2050415, 20519102, 2050544
 - C. Existing Zoning: G-1 (Conditional Use)
 - D. Proposed Zoning: G-1 (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
 - GENERAL PROVISIONS**
 - A. These Development Standards, the Technical Site Plan, Conceptual Site Plan and Conceptual Building Elevations and other graphics set forth herein (collectively referred to as the "Development Standards") are hereby adopted as the "Development Standards" for the site located at the intersection of Downs Road and Nations Ford Road at the Tax Parcel(s) 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-1, 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 Standards") set forth on the Conceptual Site Plan and should be reviewed in conjunction with the provisions of these Development Standards. The layout, locations, sizes and formulations of the development elements depicted on the Conceptual Site Plan are graphic representations of the development elements proposed. Since the project has not undergone the design development and construction phases, it is intended that this Conditional Use Plan provide flexibility in allowing some alterations or modifications from the graphic representations of the Conceptual Site Plan and Conceptual Building Elevations in compliance with the development standards.
 - E. 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 for this amended process, and if it is determined that the alteration does not meet the criteria for compliance of these development standards, the applicant shall submit a new Conditional Use Plan.
 - F. 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 houses, trailers, accessory storage buildings and does not include exterior equipment.
 - G. The Conditional Use Plan shall be vested for a period of 5 years from the date of approval. The Conditional Use Plan will be fully vested upon completion of the Carolina Logistics Drive.
 - PERMITTED USES & DEVELOPMENT AREA LIMITATION:**
 - A. All uses allowed by right in the G-1 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 fabric, mechanical equipment, and pallets. No storage will be located in the front yards between the Carolina Logistics Drive and Downs Road.
 - C. Outdoor storage shall be screened from the public street right-of-way per the ordinance.
 - 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 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 submission and are not implicitly approved with this rezoning. Adjustments may be necessary to accommodate actual storm water treatment requirements and natural site discharge points.
 - C. Chain link fencing shall not be used around BMP structures unless required at the top of a retaining wall.
 - D. 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.
 - E. 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.
 - OPEN SPACE**
 - A. The Public Useable Open Space Requirement per the NMAC Overlay shall be met within the proposed Streetscape Improvements provided.
 - 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 curbs and gutter along the project frontage. Sidewalk improvements will not be provided per Charlotte City Code Chapter 19-173(G).
 - 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, NCECS and USACE in accordance with applicable published standards. Additionally, the Conditional Use Plan shall be compliant with the approved NCDOT TIA.
 - D. There shall be no on-street parking provided along Downs Road, Nations Ford Road, or Carolina Logistics Drive.
 - 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 site will be constructed as generally depicted.
 - G. An 8' planting strip and 5' sidewalk will be provided along both sides of the Carolina Logistics Drive.
 - 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. Pedestrian crosswalks shall be indicated with painted striping.
 - K. 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 setbacks more than 100' from the right of way. Parking in Development Areas A shall be provided as illustrated on the Technical Site Plan as previously approved.
 - L. The parking as generally depicted on the Conceptual Plan is permitted between principal buildings and the proposed Carolina Logistics Drive. Parking shall be set back a minimum of 20' from the street right of way.
 - M. The petitioner is granted 943 parking spaces to be allocated among the front yards in Development areas B, C, D, E, F. In the event the Petitioner desires to exceed 943 spaces, additional landscape plantings will be required in the areas that exceed the 943 allocated spaces consistent with the Parking Lot Screening Exhibit on Sheet RZ 2.1.
 - N. Truck courts may not be located in the front yard between the principal building and the proposed Carolina Logistics Drive except as shown on the Conceptual Plan in Development Area C. 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 Development Area F. 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. Carolina Logistics Drive will be paved with concrete pavement for a minimum of the first 100 feet from the intersection of Nations Ford Road and from Downs Road.
 - R. Trailer spaces are added along the drive entrance in Development Area C as depicted on RZ 2.0, then additional landscape plantings will be required as shown on the Screening Exhibit on Sheet RZ 2.1 EX.
 - SIGNAGE**
 - A. Signage shall be permitted as dictated by the G-1 zoning districts ordinance: 5.4.6 General Industrial Signs.
 - B. In addition to 7.A., one additional monument sign will be permitted within each of the two (2) sign easements located on parcels 2051811 and 2050413 as shown on the Technical Site Plan and Conceptual Site Plan, limited to the following:
 - a. Located within the sign easement for parcel 2051811, an art sculpture, no more than 20' in height shall be permitted. The signage area mounted on the art sculpture shall not exceed 40 SF on any face or plane of the sign.
 - b. Located within the sign easement for parcel 2050413, the signage area shall not exceed 75 SF.
 - c. Lighting for 7.A and 7.B.c will comply with the ordinance: 5.7 Sign Illumination; Petitioner reserves the right to provide power to the sign via a solar power option.
 - LIGHTING**
 - A. Lighting along Downs Road, Nations Ford Road and Carolina Logistics Drive shall be constructed in accordance with the plans Prepared by Electricities of NC, Inc. dated 03/30/2021.
 - B. The lighting plan may be adjusted to accommodate future driveways.
 - ARCHITECTURAL STANDARDS**
 - A. Buildings will be constructed of similar materials and style of the Conceptual Building Elevations.
 - B. All proposed principal buildings shall be located a minimum of 20' from all public street right of ways.
 - PHASING**
 - A. Improvements associated with Development Area A are complete and improvements associated with Development Area F are under construction.
 - B. The developer is currently constructing the proposed Carolina Logistics Drive with the development of the building construction in Development Area F.
 - C. The developer will complete frontage improvements along Development Area G when improvements in Development Area G are constructed.



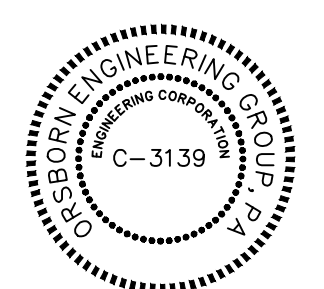
TECHNICAL SITE PLAN
FOR
CAROLINA LOGISTICS PARK
DOWNS ROAD
PINEVILLE, NORTH CAROLINA

CAROLINA LOGISTICS PARK
500 EAST MOREHEAD STREET, SUITE 200
CHARLOTTE, NC 28202



NO.	DATE	DESCRIPTION
1	04/02/21	PER OWNER PLAN REVISIONS
2	04/02/21	PER OWNER PLAN REVISIONS
3	05/05/21	PER OWNER PLAN REVISIONS
4	07/06/20	PER TOWN COORDINATION
5	06/19/20	PER TOWN COORDINATION
6	04/22/20	PER TOWN COORDINATION
7	04/22/20	PER TOWN COORDINATION

JOB # 20007
DATE: 05/20/20
SCALE: 1" = 200'
DRAWN BY: BY
APPROVED BY: JCO
RZ 1.0

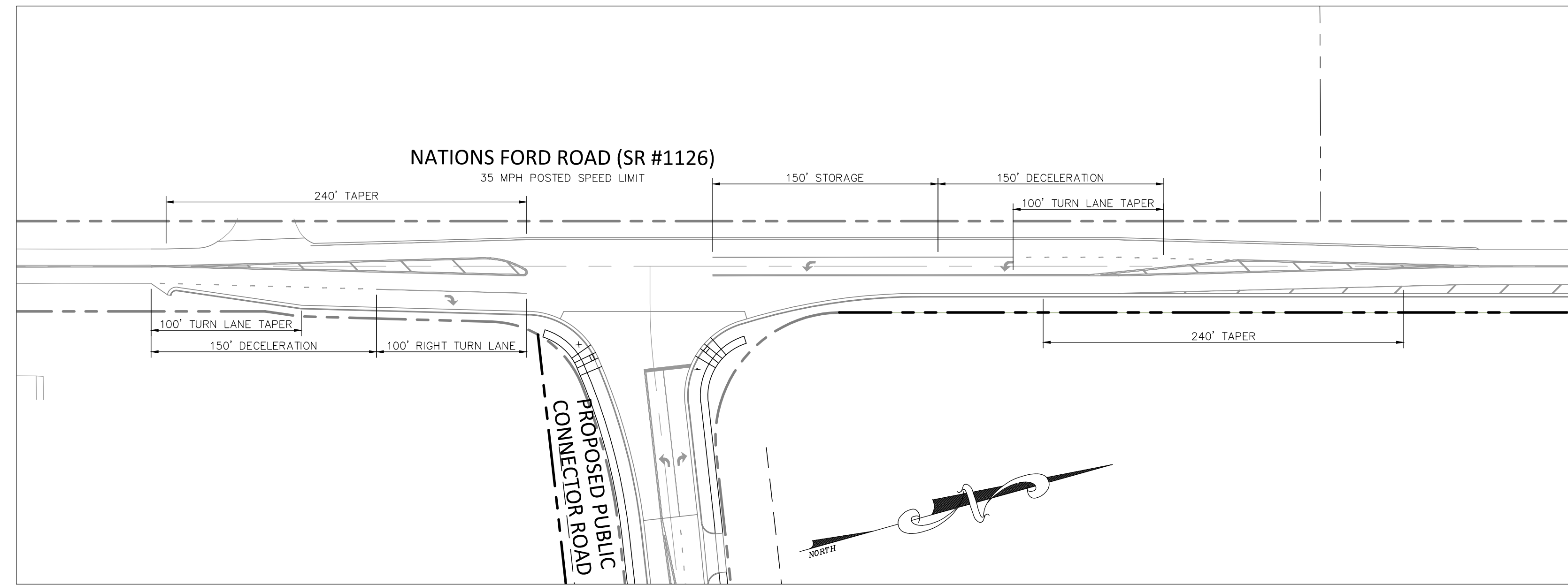


REVISIONS

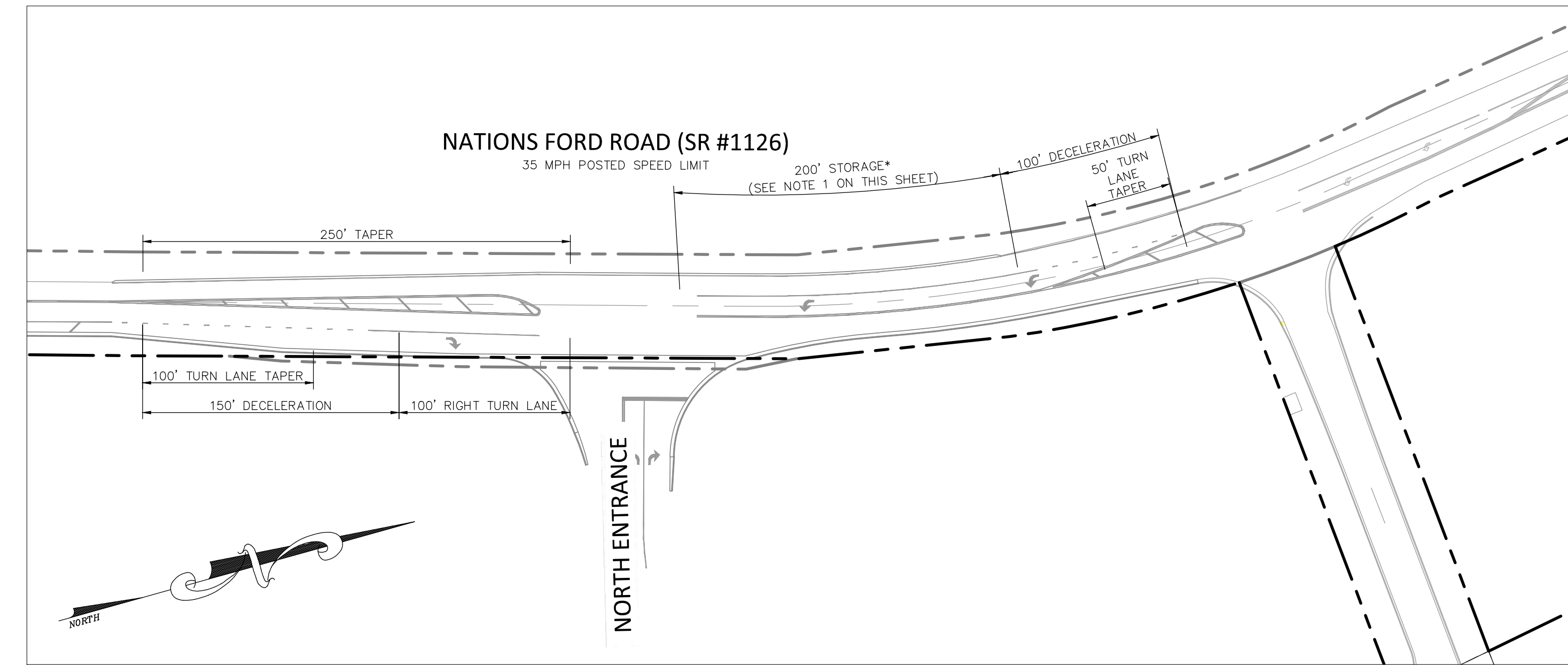
NO.	DATE	DESCRIPTION
1	07/08/20	PER TOWN COORDINATION

JOB # 20007
DATE: 05/20/20
SCALE: 1" = 60'
DRAWN BY: JAW
APPROVED BY: JCO

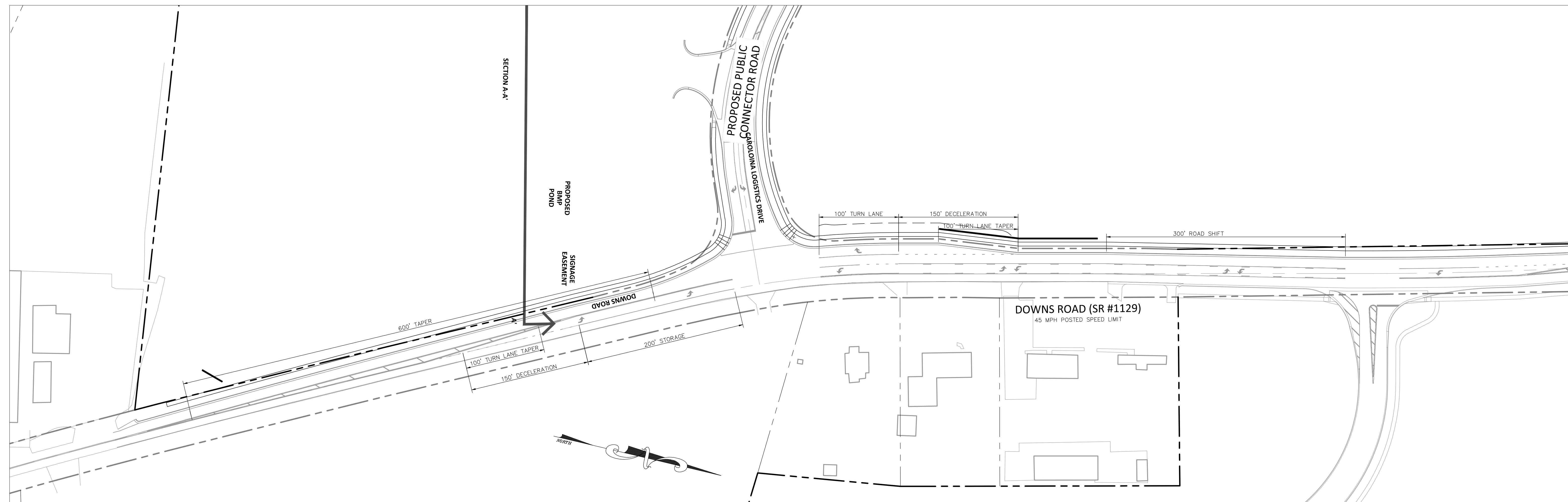
RZ 1.1



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'

NOTES:

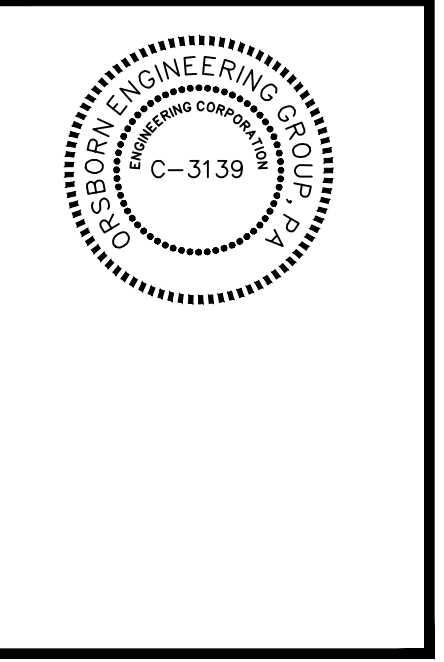
- * 100' STORAGE MAY BE USED FOR NOTED LEFT TURN LANE ON NATIONS FORD ROAD IF THE TURN LANE IS NOT USED FOR A TRUCK ENTRANCE.
- ROADWAY IMPROVEMENTS, INTERSECTION LOCATIONS, ETC. ARE SUBJECT TO APPROVAL BY PERMITTING AUTHORITIES.

April 06, 2021 - 9:55am By: Wisler
 PL 2007 Carolina Logistics Park - Logo Grounding/Conditional Use/2007 - conditional use plan filing



CONCEPTUAL SITE PLAN
 FOR
CAROLINA LOGISTICS PARK
 DOWNS ROAD
 PINEVILLE, NORTH CAROLINA

CAROLINA LOGISTICS PARK
 500 EAST MOREHEAD STREET, SUITE 200
 CHARLOTTE, NC 28202



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JOB # 20007
 DATE 05/20/20
 SCALE 1" = 200'
 DRAWN BY: BY
 APPROVED BY: JCO

RZ 2.0

DEVELOPER / OWNER:

SCALE:

FOR REFERENCE
 ONLY

**CAROLINA LOGISTICS
 PARK**
 DOWNS ROAD
 PINEVILLE, NORTH CAROLINA

DRAWING STATUS:

- PRELIMINARY
 NOT FOR CONSTRUCTION
- ISSUED FOR
 BIDDING
- ISSUED FOR
 CONSTRUCTION

OWNER / CLIENT SIGNATURE:

DATE:

MARK	DATE	REVISION	DESIGNER	CHECKER
1	07/20/20			

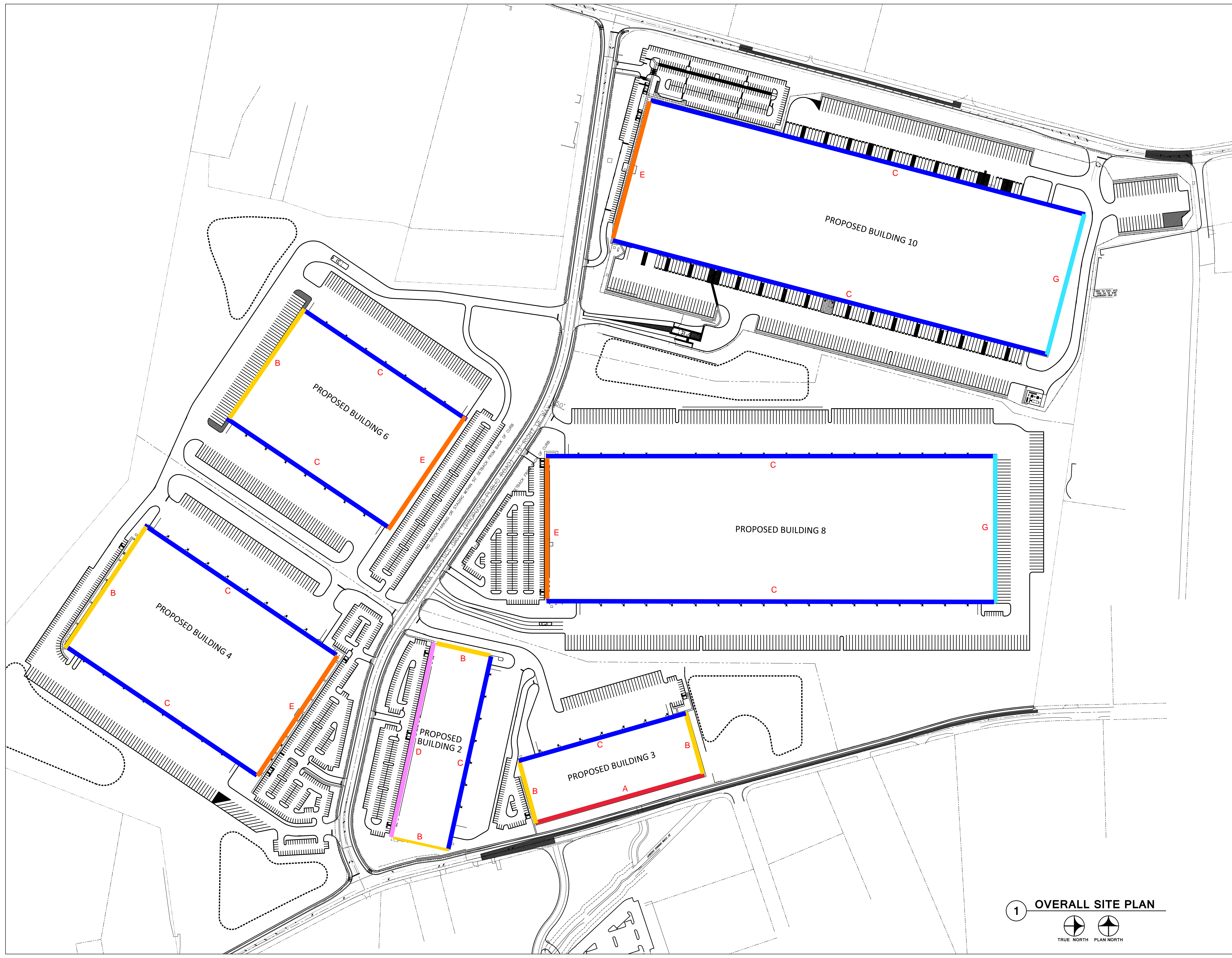
FILE NAME:

PROJECT NO.:
 C15109

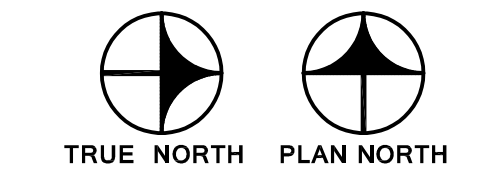
SHEET TITLE:
FLOOR PLAN

SHEET:

A101



1 OVERALL SITE PLAN



CONCEPTUAL BUILDING ELEVATIONS

FOR
 CAROLINA LOGISTICS PARK
 DOWNS ROAD
 PINEVILLE, NORTH CAROLINA

architects
msa
 merriman
 schmitt
 architecture-planning
 interior design
 605 LEXINGTON AVE
 SUITE 300
 CHARLOTTE, NC 28203
 704.377.1177
 704.377.3060 (fax)

DEVELOPER / OWNER:



ELEVATION A - RED - REAR OF BUILDING, SIMPLIFIED WITH FIRE ACCESS PERSONNEL DOORS



ELEVATION B - YELLOW - SIDES OF BUILDINGS WITH NO MAIN ENTRY - WINDOWS AND/OR KNOCK-OUTS

SCALE 1

FOR REFERENCE
 ONLY

CAROLINA LOGISTICS
 PARK
 DOWNS ROAD
 PINEVILLE, NORTH CAROLINA

DRAWING STATUS :

- PRELIMINARY
 NOT FOR CONSTRUCTION
- ISSUED FOR
 BIDDING
- ISSUED FOR
 CONSTRUCTION

OWNER / CLIENT SIGNATURE :

DATE :

MARK	DATE	DESCRIPTION
1	07/20/2020	ELEVATION EXPRESS

FILE NAME :

PROJECT NO. :
 C15109

SHEET TITLE :
 CONCEPTUAL
 BUILDING
 ELEVATIONS

SHEET :

A202

CONCEPTUAL BUILDING ELEVATIONS

FOR
CAROLINA LOGISTICS PARK
DOWNS ROAD
PINEVILLE, NORTH CAROLINA



ELEVATION C - DARK BLUE - TRUCK COURT ELEVATION WITH GLASS AND/ OR KNOCK-OUTS

architects
msa
merriman
schmitt
architecture-planning
interior design
605 LEXINGTON AVE
SUITE 300
CHARLOTTE, NC 28203
704.377.1177
704.377.3060 (fax)

DEVELOPER / OWNER:

SCALE:

FOR REFERENCE
ONLY

CAROLINA LOGISTICS
PARK
DOWNS ROAD
PINEVILLE, NORTH CAROLINA

DRAWING STATUS :
 PRELIMINARY
NOT FOR CONSTRUCTION
 ISSUED FOR
BIDDING
 ISSUED FOR
CONSTRUCTION

OWNER / CLIENT SIGNATURE :
DATE :

MARK	DATE	ELEVATION	EXHIBIT	DESCRIPTION
1	07/2020			

FILE NAME :
PROJECT NO. :
C15109

SHEET TITLE :
CONCEPTUAL
BUILDING
ELEVATIONS

SHEET :
A203

CONCEPTUAL BUILDING ELEVATIONS

FOR
 CAROLINA LOGISTICS PARK
 DOWNS ROAD
 PINEVILLE, NORTH CAROLINA

BUILDING 2 ONLY

architects
msa
 merriman
 schmitt
 architecture-planning
 interior design
 605 LEXINGTON AVE
 SUITE 300
 CHARLOTTE, NC 28203
 704.377.1177
 704.377.3060 (fax)

DEVELOPER / OWNER:

SCALE:

FOR REFERENCE
 ONLY

CAROLINA LOGISTICS
 PARK
 DOWNS ROAD
 PINEVILLE, NORTH CAROLINA

DRAWING STATUS:
 PRELIMINARY
 NOT FOR CONSTRUCTION
 ISSUED FOR
 BIDDING
 ISSUED FOR
 CONSTRUCTION

OWNER / CLIENT SIGNATURE:

DATE:

MARK	DATE	DESCRIPTION
1	07/27/2020	ELEVATION EXPANSION

FILE NAME:
 PROJECT NO.:
 C15109

SHEET TITLE:
 CONCEPTUAL
 BUILDING
 ELEVATIONS

SHEET:

A204

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ELEVATION D - PINK - MAIN INITIAL "GLORY SHOT" FRONT ELEVATION



ELEVATION B2 - YELLOW - SIDE OF BUILDINGS WITH WINDOWS

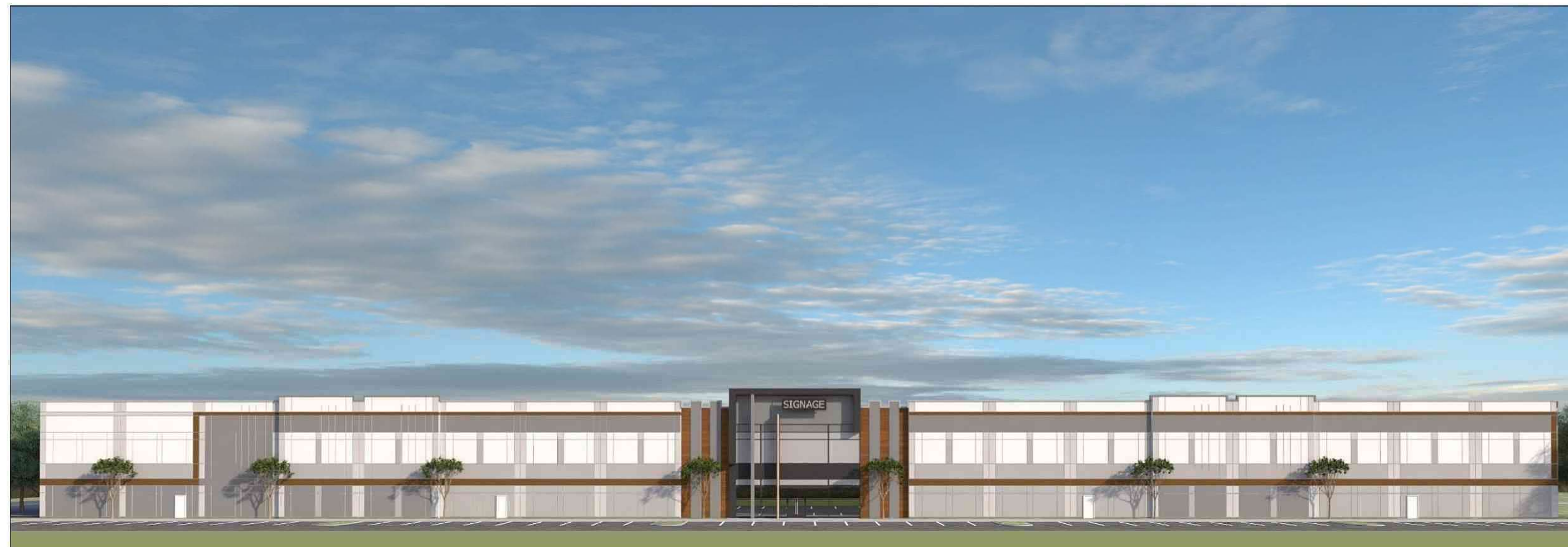


CONCEPTUAL BUILDING ELEVATIONS

FOR
 CAROLINA LOGISTICS PARK
 DOWNS ROAD
 PINEVILLE, NORTH CAROLINA



ELEVATION E - ORANGE - SIMPLIFIED MULTI-TENANT FRONT ELEVATION



ELEVATION F - GREEN - LEFT SIDE ELEVATION WITH MAIN ENTRY



ELEVATION G - LIGHT BLUE - RIGHT SIDE ELEVATION EXPANSION WALL

architects
msa
 merriman
 schmitt
 architecture-planning
 interior design
 605 LEXINGTON AVE
 SUITE 300
 CHARLOTTE, NC 28203
 704.377.1177
 704.377.3060 (fax)

DEVELOPER / OWNER:

SCALE:

FOR REFERENCE
 ONLY

CAROLINA LOGISTICS
 PARK
 DOWNS ROAD
 PINEVILLE, NORTH CAROLINA

DRAWING STATUS:

- PRELIMINARY
NOT FOR CONSTRUCTION
- ISSUED FOR
BIDDING
- ISSUED FOR
CONSTRUCTION

OWNER / CLIENT SIGNATURE:

DATE:

MARK	DATE	DESCRIPTION
1	07/27/2020	ELEVATION EXPANSION

FILE NAME:

PROJECT NO.:
 C15109

SHEET TITLE:
 CONCEPTUAL
 BUILDING
 ELEVATIONS

SHEET:

A205