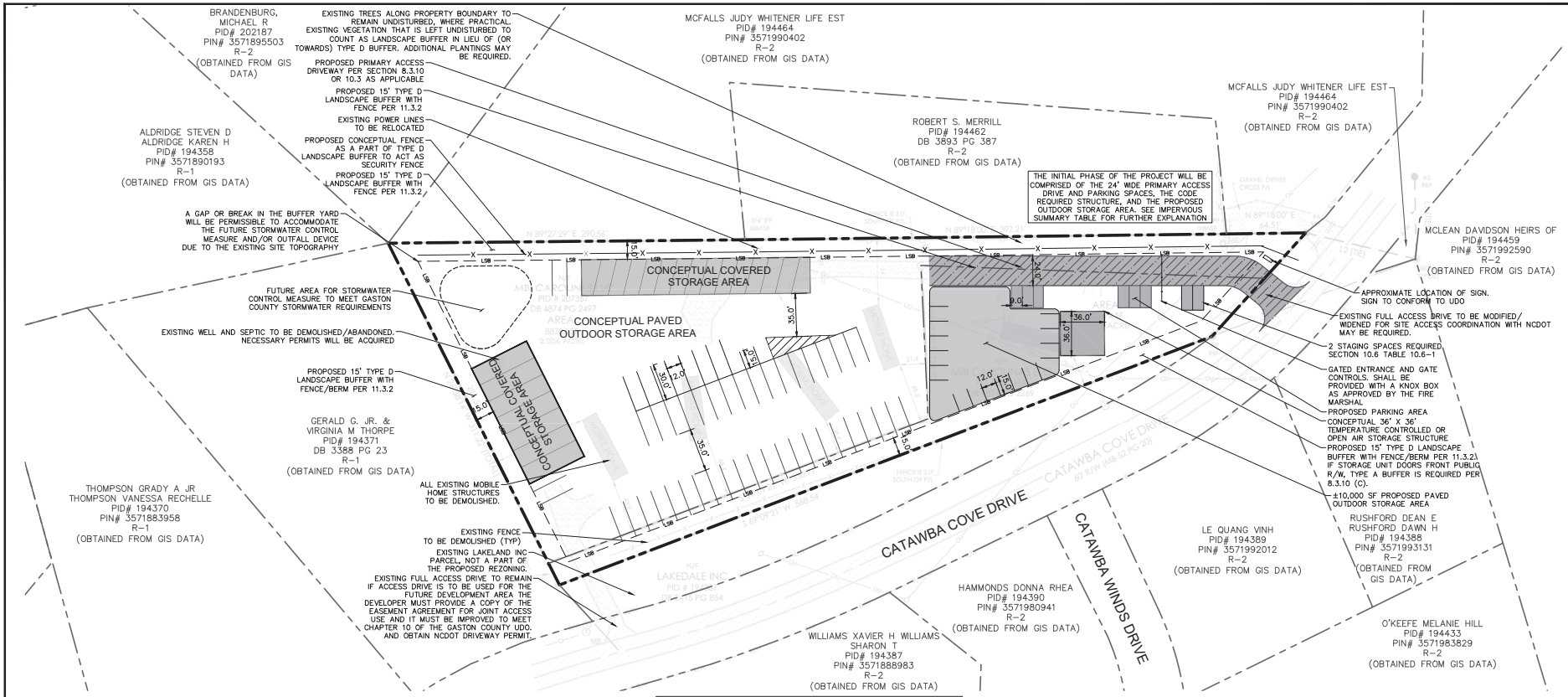


REZONING PETITION NOTES

GENERAL AND INTENT
THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY MBI CAROLINAS, LLC ("PETITIONER") TO ACCOMMODATE THE DEVELOPMENT OF THE PROPERTIES FOR MINI WAREHOUSE/OUTDOOR STORAGE USE ON APPROXIMATELY 2.731 ACRES DEPICTED ON THE REZONING PLAN, COMPRISED OF TAX PARCELS NO. 207357 AND 207358.
THE PURPOSE OF THE REZONING PETITION IS TO CONVERT THE ZONING CLASSIFICATION OF THE PROPERTY FROM R-2 TO C-1 CONDITIONAL DISTRICT (CD/C-1) PURSUANT TO THE PROVISIONS OF THE GASTON COUNTY UNIFIED DEVELOPMENT ORDINANCE (THE "ORDINANCE"). THE PROPERTY IS LOCATED IN THE URBAN STANDARDS OVERLAY AND IS SUBJECT TO THE OVERLAY STANDARDS.

SITE LOCATION
THESE DEVELOPMENT STANDARDS AND SCHEMATIC SITE PLAN SET FORTH ON THIS SHEET FORM THIS REZONING PLAN (REFERRED TO AS THE "REZONING PLAN") ASSOCIATED WITH THE REZONING PETITION NOTES, LOCATED HEREON AND FILED BY THE PETITIONER.
ZONING DISTRICTS/ORDINANCE

GRAPHICS AND ALTERATIONS
THE SCHEMATIC DEPICTIONS OF THE USES, PARKING AREAS, SIDEWALKS, STRUCTURES AND BUILDINGS, BUILDING ELEVATIONS, DRIVEWAYS, STREETS, AND OTHER DEVELOPMENT MATTERS AND SITE ELEMENTS (COLLECTIVELY THE "DEVELOPMENT/SITE ELEMENTS") SET FORTH ON THE REZONING 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 REZONING PLAN ARE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT/SITE ELEMENTS PROPOSED. CHANGES TO THE REZONING PLAN NOT ANTICIPATED BY THE REZONING PLAN WILL BE REVIEWED AND APPROVED AS ALLOWED BY ORDINANCE.

ZONING DISTRICTS/ORDINANCE
DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN AS WELL AS THE APPLICABLE PROVISION OF GASTON COUNTY'S UNIFIED DEVELOPMENT ORDINANCE. UNLESS THE REZONING PLAN ESTABLISHES LESS STRINGENT STANDARDS THEN THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE C-1 ZONING CLASSIFICATION.

SCHEMATIC NATURE OF REZONING PLAN
THE LOTS AND PROPOSED IMPROVEMENTS SHOWN ON THE REZONING PLAN ARE SCHEMATIC IN NATURE. MINOR MODIFICATIONS TO THE SIZE AND CONFIGURATION OF BUILDINGS, STRUCTURES, AND PAVEMENT AREAS MAY BE ADJUSTED DURING THE DESIGN, ENGINEERING AND CONSTRUCTION PHASES OF THE DEVELOPMENT PENDING COUNTY STAFF LEVEL ADMINISTRATIVE APPROVAL. THE BUILDINGS MAY BE SHIFTED, MOVED, OR RESIZED SUCH THAT THE BUFFERS ARE MAINTAINED AS SHOWN ON THE REZONING PLAN. BUILDINGS AND PAVEMENT AREAS MUST BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE COUNTY ORDINANCE AND PER THE CONDITIONAL REZONING PLANS.

PERMITTED USES
THE SITE MAY BE DEVELOPED WITH UP TO 75,000 SQUARE FEET OF MINI WAREHOUSE OR OUTDOOR STORAGE UNDER THESE PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES.

SUMMARY OF CONDITIONS
A LIST OF CONDITIONS THAT APPLY TO THE CONDITIONAL DISTRICT ARE AS FOLLOWS: (1) THE TWO EXISTING PARCELS ARE TO BE COMBINED INTO ONE PARCEL WITH THE SUBMITTAL OF SITE PLAN FOR REVIEW OF PHASE ONE (IF PHASED) (2) THE MAXIMUM BUILDING HEIGHT SHALL BE 35' (3) A TYPE D BUFFER YARD WILL BE REQUIRED ALONG THE COMBINED PROPERTY BOUNDARY EXCEPT WHERE IT IS PRACTICAL TO LEAVE EXISTING VEGETATION UNDISTURBED. THE EXISTING VEGETATION THAT IS REMAINING SHALL COUNT TOWARD THE TYPE D BUFFER YARD. A MINIMAL GAP/BREAK IN THE TYPE D BUFFER YARD SHALL BE ALLOWED TO ACCOMMODATE THE STORMWATER CONTROL MEASURE OUTFALL DEVICE.

SUMMARY OF RELIEFS
A LIST OF RELIEFS THAT APPLY TO THE CONDITIONAL DISTRICT ARE AS FOLLOWS: (1) STRUCTURES FACING CATAWBA COVE DRIVE SHALL BE ALLOWED TO BE CONSTRUCTED WITH A FACADE OTHER THAN BRICK, STONE, WOOD, OR SPLIT-FACED BLOCK AS REQUIRED IN THE URBAN STANDARDS OVERLAY IF A COMBINATION OF THE TYPE D BUFFER YARD AND EXISTING VEGETATION ON THE PROPERTY PROVIDE AN ADEQUATE SCREEN FROM CATAWBA COVE DRIVE. WHERE THE COMBINATION OF THE TYPE D BUFFER YARD AND EXISTING VEGETATION ON THE PROPERTY DO NOT PROVIDE AN ADEQUATE SCREEN FROM CATAWBA COVE DRIVE, ADDITIONAL PLANTINGS WILL BE PROVIDED TO PROVIDE AN ADEQUATE SCREEN UPON REACHING MATURE HEIGHT. (2) THE PROPOSED PARKING STRIPING IS CONCEPTUALLY SHOWN TO PROVIDE AN APPROXIMATE PARKING LAYOUT AND QUANTITY/VARIETY OF PARKING SPACES. THE PARKING STRIPING AND LAYOUT AS SHOWN ON THE CONSTRUCTION DOCUMENTS SHALL BE ALLOWED TO VARY IN QUANTITY AND VARIETY OF PARKING SPACES SHOWN ON THIS PLAN.

ZONING CODE SUMMARY

PARCEL TAX ID:	207357 & 207358	
PROPERTY LOCATION:	505 & 509 CATAWBA POINT WAY	
TOTAL LOT SIZE:	2.731-AC. ±	
EXISTING ZONING:	SINGLE FAMILY MODERATE (R-2)	
PROPOSED ZONING:	LIGHT COMMERCIAL (CD/C-1)	
APPLICABLE OVERLAYS:	(US) URBAN STANDARDS OVERLAY	
EXISTING USE:	RESIDENTIAL	
PROPOSED USE:	MINI WAREHOUSE AND OUTDOOR STORAGE	
CONDITIONS:	SEE DEVELOPMENT NOTES	
RELIEFS:	SEE DEVELOPMENT NOTES	
BUILDING HEIGHT:	35'	
BUFFER YARD REQUIREMENTS, PER GASTON COUNTY UNIFIED DEVELOPMENT ORDINANCE, SECTION 11.3.2:	TYPE D	OPTION 3
	WIDTH (AVG. MIN.)	15'
	FENCE HEIGHT (MIN.)	6'
	BERM HEIGHT (MIN.)	3'
	CANOPY TREES (MIN PER 100')	5
	UNDERSTORY TREES (MIN. PER 100')	4
	SHRUBS (MIN. PER 100')	40
	SHRUB HEIGHT (MIN.)	3'-0"

IMPERVIOUS AREA SUMMARY

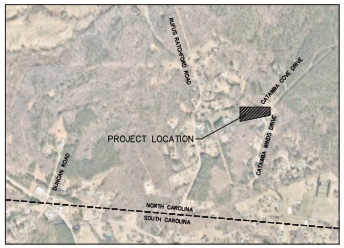
OVERALL EXISTING IMPERVIOUS AREA	0.40 AC	15%
INITIAL PHASE IMPERVIOUS AREA *	UP TO 20,000 SF *	17%
FINAL PROPOSED IMPERVIOUS AREA	2.18 AC	UP TO 80%

* INITIAL PHASE OF PROJECT TO NOT EXCEED THE QUANTITY OF IMPERVIOUS AREA PERMISSIBLE BY GASTON COUNTY STORMWATER REQUIREMENTS WITHOUT PROVIDING STORMWATER RUNOFF CONTROLS. STORMWATER AREA SHOWN IN PLAN TO ACCOMMODATE STORMWATER CONTROL MEASURE THAT MEETS GASTON COUNTY QUALITY AND QUANTITY STORMWATER REQUIREMENTS.

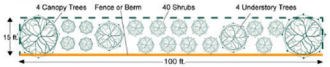
LEGEND

	REZONING BOUNDARY
LSB	PROPOSED TYPE D BUFFER

VICINITY MAP



TYPE D BUFFER YARD



SITE DEVELOPMENT PLAN NOTES

1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS AND CODES AND O.S.H.A STANDARDS.
2. SITE BOUNDARY, TOPOGRAPHY, ZONING, UTILITY AND ROAD INFORMATION TAKEN IS BASED ON A SURVEY BY EYOTT SURVEYING, INC. AND AVAILABLE GIS INFORMATION.
3. BEARINGS, DIMENSIONS AND EASEMENTS ARE SHOWN FOR REFERENCE. REFER TO RECORDED PLATS AND SURVEYS FOR ADDITIONAL PROPERTY INFORMATION.

GRAPHIC SCALE IN FEET
0 20 40 80
NORTH

No.	REVISIONS	DATE	BY

Kimley»Horn
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200 SOUTH TRYON ST, SUITE 200, CHARLOTTE, NC 28202
PHONE: 704-333-5131
WWW.KIMLEY-HORN.COM
NC LICENSE #F-0102

KH PROJECT 016119000
DATE
SCALE AS SHOWN
DESIGNED BY
DRAWN BY
CHECKED BY

REZONING SITE PLAN

505 & 509 CATAWBA POINT WAY
PREPARED FOR
MBI CAROLINAS, LLC
GASTONIA NORTH CAROLINA

SHEET NUMBER
RZ-01

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No.	REVISIONS	DATE	BY

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NC LICENSE #F-0102

KH PROJECT
016119000

DATE	
SCALE	AS SHOWN
DESIGNED BY	
DRAWN BY	
CHECKED BY	

CONCEPTUAL STRUCTURE ELEVATIONS

505 & 509 CATAWBA POINT WAY
PREPARED FOR
MBI CAROLINAS, LLC

GASTONIA NORTH CAROLINA

SHEET NUMBER
RZ-02

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