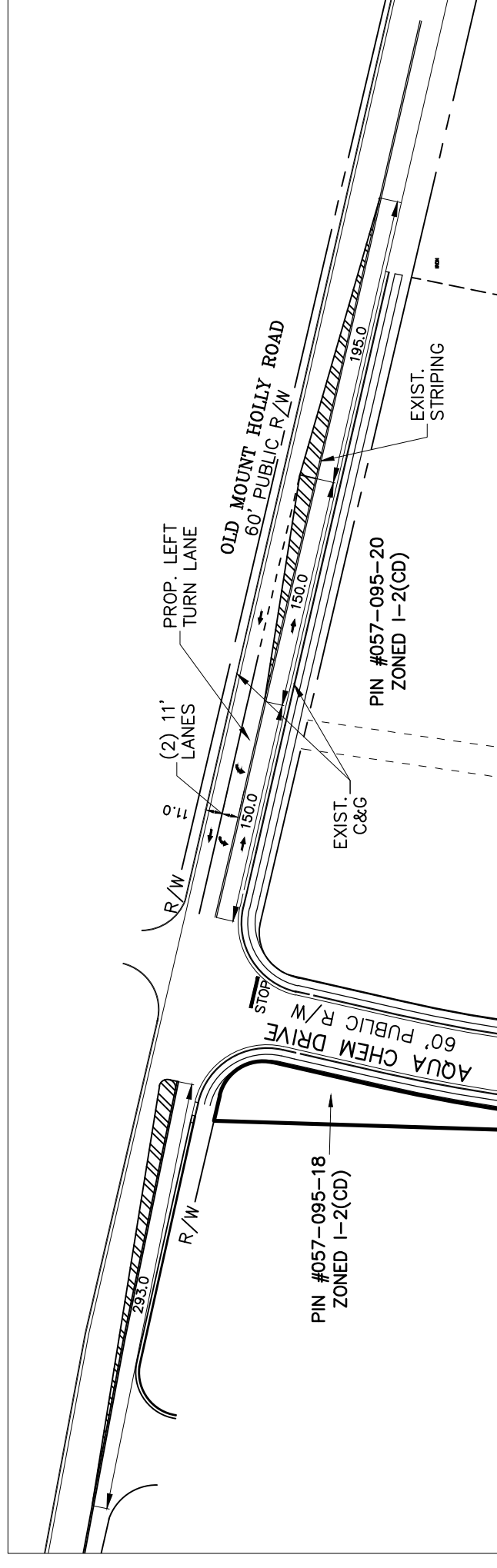
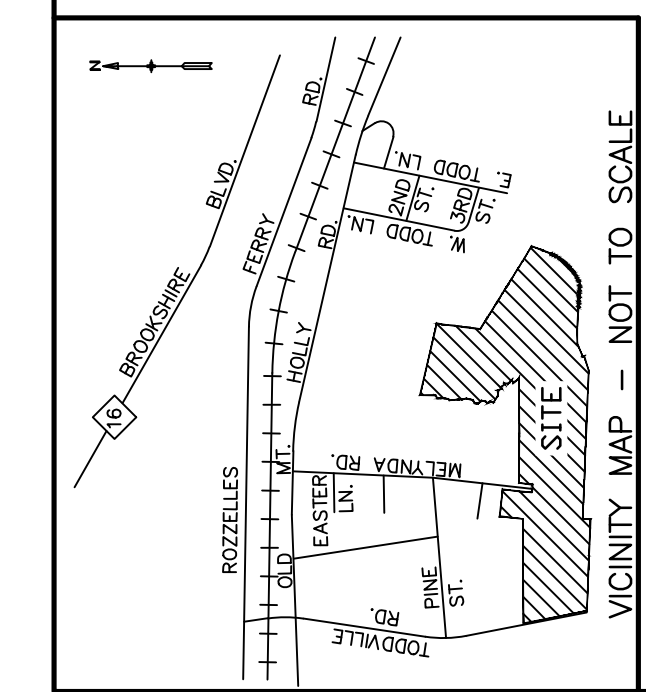
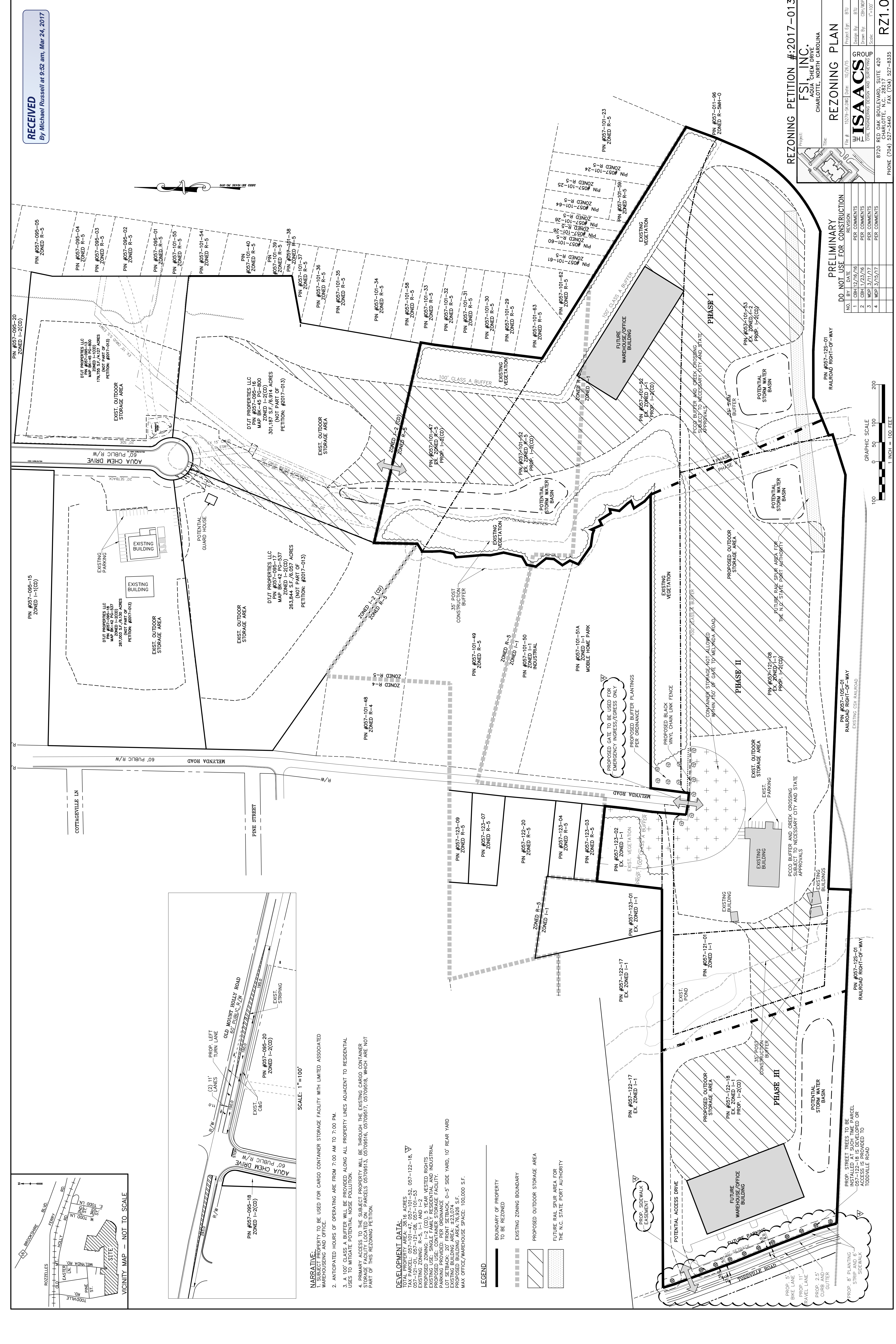


RECEIVED
By Michael Russell at 9:52 am, Mar 24, 2017



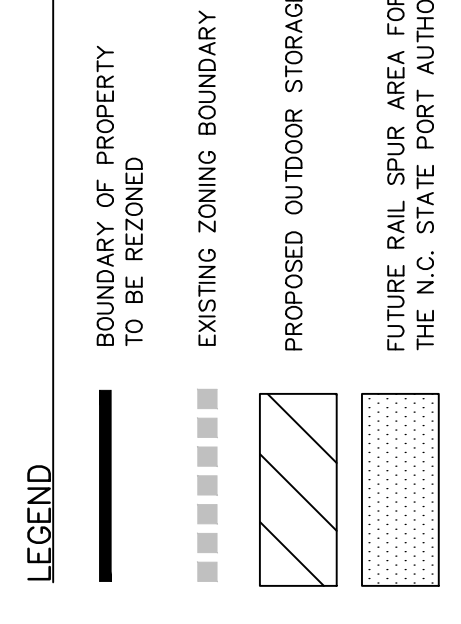
NARRATIVE: PROPERTY TO BE USED FOR CARGO CONTAINER STORAGE FACILITY WITH LIMITED ASSOCIATED WAREHOUSING AND OFFICE.

2. ANTICIPATED HOURS OF OPERATING ARE FROM 7:00 AM TO 7:00 PM.

3. A 100' CLASS A BUFFER WILL BE PROVIDED ALONG ALL PROPERTY LINES ADJACENT TO RESIDENTIAL USES TO MITIGATE POTENTIAL NOISE POLLUTION.

4. PRIMARY ACCESS TO THE SUBJECT PROPERTY WILL BE THROUGH THE EXISTING CARGO CONTAINER STORAGE FACILITY LOCATED ON PARCELS 05709513, 05709516, 05709517, 05709518, WHICH ARE NOT PART OF THIS REZONING PETITION.

DEVELOPMENT DATA:
 TOTAL AREA: 16 ACRES
 TAX PARCEL: 057-101-47, 057-101-52, 057-122-18, 057-121-01, 057-121-06, 057-101-53
 PROPOSED ZONING: I-2 (CD) 15 YEAR VESTED RIGHTS
 EXISTING USE: SINGLE FAMILY RESIDENTIAL AND INDUSTRIAL
 PROPOSED USE: CONTAINER STORAGE FACILITY
 LOT SETBACK: 20' FRONT SETBACK, 0-5' SIDE YARD, 10' REAR YARD
 EXISTING BUILDING AREA: 423,074 SF
 MAX. OFFICE/WAREHOUSE SPACE: 100,000 SF.



PROF. 8' PLANTING STRIP AND 6" SIDEWALK
 STREETS TREES TO BE RECEL
 057-122-18 IS DEVELOPED OR
 ACCESS IS PROVIDED TO
 TODDVILLE ROAD

PIN #057-125-01
RAILROAD RIGHT-OF-WAY

PIN #057-105-01
RAILROAD RIGHT-OF-WAY

PIN #057-125-01
RAILROAD RIGHT-OF-WAY

REZONING PLAN

Project: FSI, INC.
 AQUA CHEM DRIVE
 CHARLOTTE, NORTH CAROLINA

File #: 1579-38-006 Date: 10/27/15

ISAACS
 CIVIL ENGINEERING DESIGN AND SURVEYING

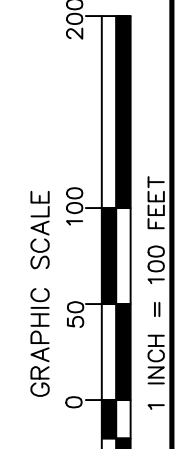
8720 RED OAK BOULEVARD, SUITE 420
 CHARLOTTE, N.C. 28217
 PHONE (704) 527-3440 FAX (704) 527-8335

Project Egr: BTU
 Design By: BTU
 Drawn By: CBH/MP
 Scale: 1"=100'

PRELIMINARY DO NOT USE FOR CONSTRUCTION

NO.	BY	DATE	REVISION
1	CBH	12/16/16	PER COMMENTS
2	CBH	1/23/16	PER COMMENTS
3	MP	3/17/17	PER COMMENTS
4	MP	3/15/17	PER COMMENTS

REZONING PETITION #: 2017-013



- GENERAL PROVISIONS**
- THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY FSI, INC. (PETITIONER) TO REZONE AND REDEVELOP APPROXIMATELY 38.16 ACRE SITE LOCATED ON THE SOUTH SIDE OF AQUA CHEM DRIVE AND NORTH OF THE CSX RAILROAD.
 - THE SITE IS COMPRISED OF TAX PARCEL NUMBERS, 057-101-47, 057-101-52, 057-122-18, 057-121-01, 057-121-08, 057-123-02 AND 057-123-03.
 - DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN, THE DEVELOPMENT STANDARDS AND THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE.
 - UNLESS THE REZONING PLAN OR THESE DEVELOPMENT STANDARDS ESTABLISH MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE CITY OF CHARLOTTE ZONING ORDINANCE WILL BE APPLIED TO THE DEVELOPMENT.
 - THE DEVELOPMENT AND USES DEPICTED ON THE REZONING PLAN ARE SCHEMATIC IN NATURE AND ARE INTENDED TO DEPICT THE GENERAL ARRANGEMENT OF USES AND IMPROVEMENTS ON THE SITE. ACCORDINGLY, THE ULTIMATE LAYOUT OF THE DEVELOPMENT AND SITE IMPROVEMENTS MAY BE MODIFIED IN ACCORDANCE WITH APPLICABLE SETBACK, YARD AND BUFFER REQUIREMENTS AS DEPICTED ON THE REZONING PLAN AND THE DEVELOPMENT STANDARDS. ANY CHANGES TO THE DEVELOPMENT AND USES DEPICTED ON THE REZONING PLAN SHALL BE IN ACCORDANCE WITH SECTION 6.207 OF THE ORDINANCE.
 - THE DEVELOPMENT OF THIS SITE IS PROPOSED WITHIN MULTIPLE ADJACENT PARCELS THAT ARE TO BE CONSOLIDATED, THEREFORE, ANY YARD, BUFFER, BUILDING HEIGHT, PARADE REQUIREMENTS, AND SETBACKS SHALL NOT BE REQUIRED INTERNALLY BETWEEN PARCELS.
 - WITH PROVISIONS OF CHAPTER 6 OF THE ORDINANCE, ALTERATIONS TO THE REZONING PLAN ARE SUBJECT TO REQUIREMENTS SET FORTH IN SECTION 6.207 OF THE ORDINANCE.
 - THE PETITIONER IS REQUESTING 5 YEAR VESTED RIGHTS.

PERMITTED USES

- OFFICES.
- NO HAZARDOUS CHEMICALS SHALL BE STORED OR MANUFACTURED ON THE SITE.

- TRANSPORTATION**
- VEHICULAR ACCESS SHALL BE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PLACEMENT AND CONFIGURATION OF THE ACCESS POINTS ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED BY THE CHARLOTTE DEPARTMENT OF TRANSPORTATION ("CDOT") AND/OR THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION ("NCDOT").
 - CDOT HAS ADVISED THE PETITIONER THAT NEITHER A TIA OR TECHNICAL MEMORANDUM WILL BE REQUIRED FOR THIS REZONING.
 - THE PROPOSED FSI SITE WILL GENERATE A MAXIMUM OF 150 TRIPS/DAY, WHICH WILL BE ABOUT 15.38 TRUCKS/HOUR OR APPROXIMATELY 1 TRUCK EVERY 4 MINUTES.
 - NUMBER OF TRIPS WILL BE DISCONNECTED FROM THE FSI SITE AT THE PROPERTY LINE AND LIMITED TO EMERGENCY ACCESS ONLY, THEREBY INCREASING THE NUMBER OF TRIPS ON AQUACHEM DRIVE BY 120 TRIPS OR APPROXIMATELY 60 TRUCKS.
 - ACCESS ONTO TODDVILLE ROAD WILL BE TRIGGERED WHEN FSI BREAKS THE 150 TRIPS/DAY THRESHOLD ON AQUACHEM DRIVE.
 - PRIOR TO THE FIRST BUILDING CO. BEING ISSUED, IMPROVEMENTS ALONG TODDVILLE ROAD SHALL BE INSTALLED. THE CROSS SECTION OF TODDVILLE ROAD SHALL BE AS DEPICTED ON THE REZONING PLAN.
 - A COMPLETE RIGHT OF WAY INVESTIGATION OF TODDVILLE ROAD WILL BE NECESSARY TO DETERMINE IF RECORDED RIGHT OF WAY IS AVAILABLE. RIGHT OF WAY FOR TODDVILLE ROAD SHALL BE MEASURED 35' FROM THE EXISTING CENTERLINE. A SIDEWALK EASEMENT SHALL BE PROVIDED FOR ANY PORTION OF THE ABOVE MENTIONED CROSS SECTION THAT DOES NOT FALL WITHIN THE PUBLIC RIGHT OF WAY.
 - PARKING LAYOUTS AND ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY CDOT AND/OR NCDOT IN ACCORDANCE WITH APPLICABLE PUBLISHED STANDARDS. AS A CONDITION OF DEVELOPMENT, THE PETITIONER WILL IMPLEMENT A 150' WESTBOUND OLD MT. HOLLY RD LEFT TURN STORAGE LANE WITH APPROPRIATE TAPERS AT AQUA CHEM DRIVE. EXISTING PLANNING PAPERS MUST BE IN THE STANDARD SPECIFICATIONS AND SHALL BE REMOVED SO THAT NO SIGN OF OLD ROAD REMAINS.
 - A SIGHT DISTANCE STUDY SHALL BE DONE FOR OLD TODDVILLE ROAD AND OLD MOUNT HOLLY ROAD. EXISTING LOW GROWING VEGETATION ALONG OLD MT. HOLLY ROAD SHALL BE TRIMMED AS NECESSARY TO IMPROVE SIGHT DISTANCE.
 - STORMWATER MANAGEMENT SHALL BE AS DEPICTED ON THE REZONING PLAN.
 - DEDICATION AND FEE SIMPLE CONVEYANCE OF ALL RIGHTS OF WAY TO THE CITY BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED OR ALL TRANSPORTATION IMPROVEMENTS WILL BE APPROVED AND CONSTRUCTED BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED OR PHASED PER THE SITE'S DEVELOPMENT PLAN.

ARCHITECTURAL AND DESIGN STANDARDS

- THE MAXIMUM HEIGHT OF THE PROPOSED FUTURE BUILDINGS DEPICTED ON THE REZONING PLAN SHALL MEET THE L-2 REQUIREMENTS.
- DUMPSTER AND RECYCLING AREAS WILL BE SCREENED FROM ADJACENT PROPERTY AND FROM PUBLIC VIEW WITH A MINIMUM 6 FOOT HIGH SOLID WALL AND A SOLID AND CLOSEABLE GATE.

LIGHTING

- ALL NEWLY INSTALLED FREESTANDING LIGHTING FIXTURES INSTALLED ON THE SITE (EXCLUDING LOWER DECORATIVE LIGHTING THAT MAY BE INSTALLED ALONG THE DRIVEWAYS, SIDEWALKS AND PARKING AREAS AND LANDSCAPING LIGHTING) SHALL BE FULLY CAPPED AND SHIELDED AND THE ILLUMINATION DOWNWARDLY DIRECTED SO THAT DIRECT ILLUMINATION DOES NOT EXTEND PAST ANY PROPERTY LINE OF THE SITE.
- THE MAXIMUM HEIGHT OF FREESTANDING LIGHTING FIXTURES INSTALLED ON THE SITE AS MEASURED FROM ITS BASE SHALL BE 30 FEET.
- ANY LIGHTING FIXTURES ATTACHED TO THE BUILDING(S) TO BE CONSTRUCTED ON THE SITE SHALL BE DECORATIVE, CAPPED AND DOWNWARDLY DIRECTED.

PHASING

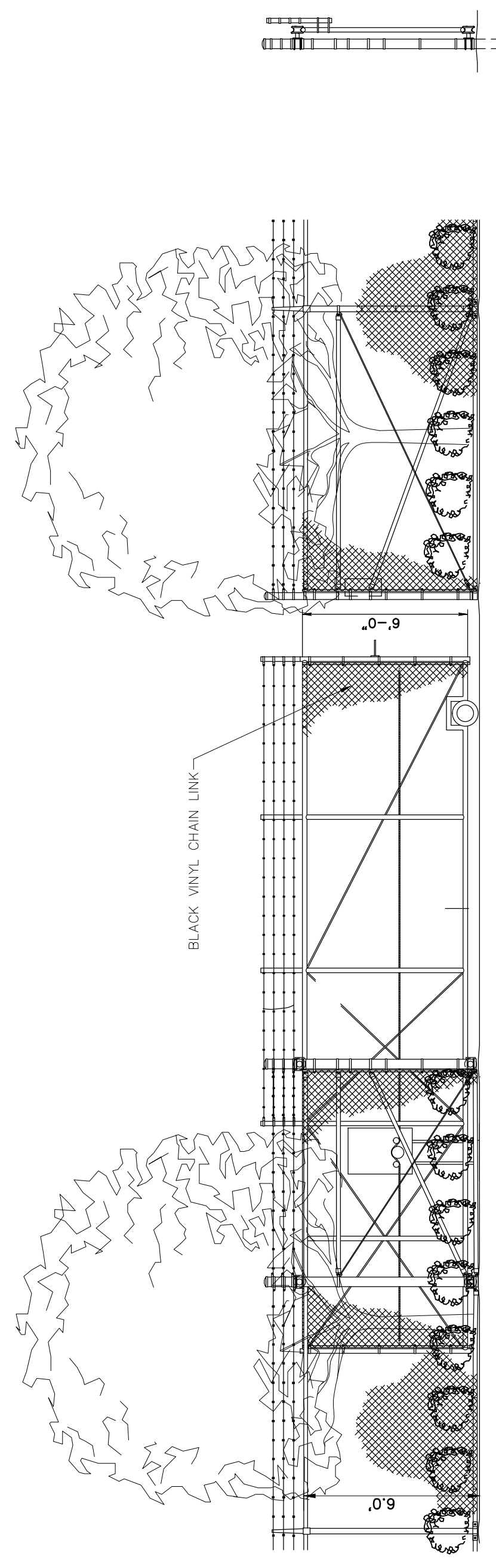
- PHASE I WILL CONSIST OF PARCELS 057-101-47, 057-101-52, 057-101-53
- PHASE II WILL CONSIST OF PARCELS 057-121-08, 057-121-01, AND 057-123-02
- PHASE III WILL CONSIST OF PARCEL 057-122-18
- PHASES MAY BE DEVELOPED INDIVIDUALLY OR ALL SIMULTANEOUSLY.

BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS

- IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE USE AND DEVELOPMENT OF THE SITE IMPOSED UNDER THESE DEVELOPMENT STANDARDS AND THE REZONING PLAN WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF PETITIONER AND THE CURRENT AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE SUCCESSORS IN INTEREST AND ASSIGNS.
- THESE DEVELOPMENT STANDARDS, THE REZONING PLAN AND THE CURRENT AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE SUCCESSORS IN INTEREST AND ASSIGNS OF PETITIONER OR THE OWNER OR OWNERS OF THE SITE FROM THE TIME TO THE TIME WHO MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREOF.
- ANY REFERENCE TO THE ORDINANCE HEREIN SHALL BE DEEMED TO REFER TO THE REQUIREMENTS OF THE ORDINANCE IN EFFECT AS OF THE DATE THIS REZONING PETITION IS APPROVED.

ENVIRONMENTAL FEATURES

- THE LOCATION, SIZE, AND TYPE OF STORM WATER MANAGEMENT SYSTEMS DEPICTED ON THE REZONING PLAN ARE SUBJECT TO REVIEW AND APPROVAL AS WELL AS THE LOCATION, SIZE, AND TYPE OF STORM WATER MANAGEMENT SYSTEMS DEPICTED ON THE REZONING PLAN. ADJUSTMENTS MAY BE NECESSARY IN ORDER TO ACCOMMODATE ACTUAL WATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.



SECTION A-A

ELEVATION

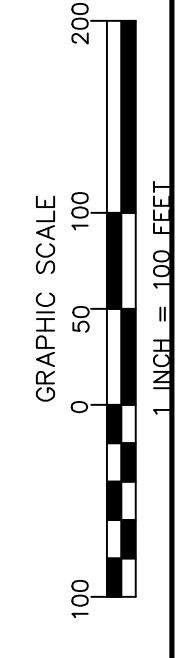


PLAN

SLIDING GATE FOR MELYNDA ROAD
N.T.S.

PRELIMINARY
DO NOT USE FOR CONSTRUCTION

NO.	BY	DATE	REVISION
1	CBH	12/16/16	PER COMMENTS
2	CBH	1/23/16	PER COMMENTS
3	WJP	3/11/17	PER COMMENTS
4	WJP	3/15/17	PER COMMENTS



REZONING PETITION #2017-013

Project: **FSI, INC.**
AQUA CHEM DRIVE
CHARLOTTE, NORTH CAROLINA

Title: **REZONING PLAN**

Project Egr: BTU
Design By: BTU
Drawn By: CBH/WJP
Scale: N.T.S.

8720 RED OAK BOULEVARD, SUITE 420
CHARLOTTE, N.C. 28217
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ISAACS
CIVIL ENGINEERING DESIGN AND SURVEYING