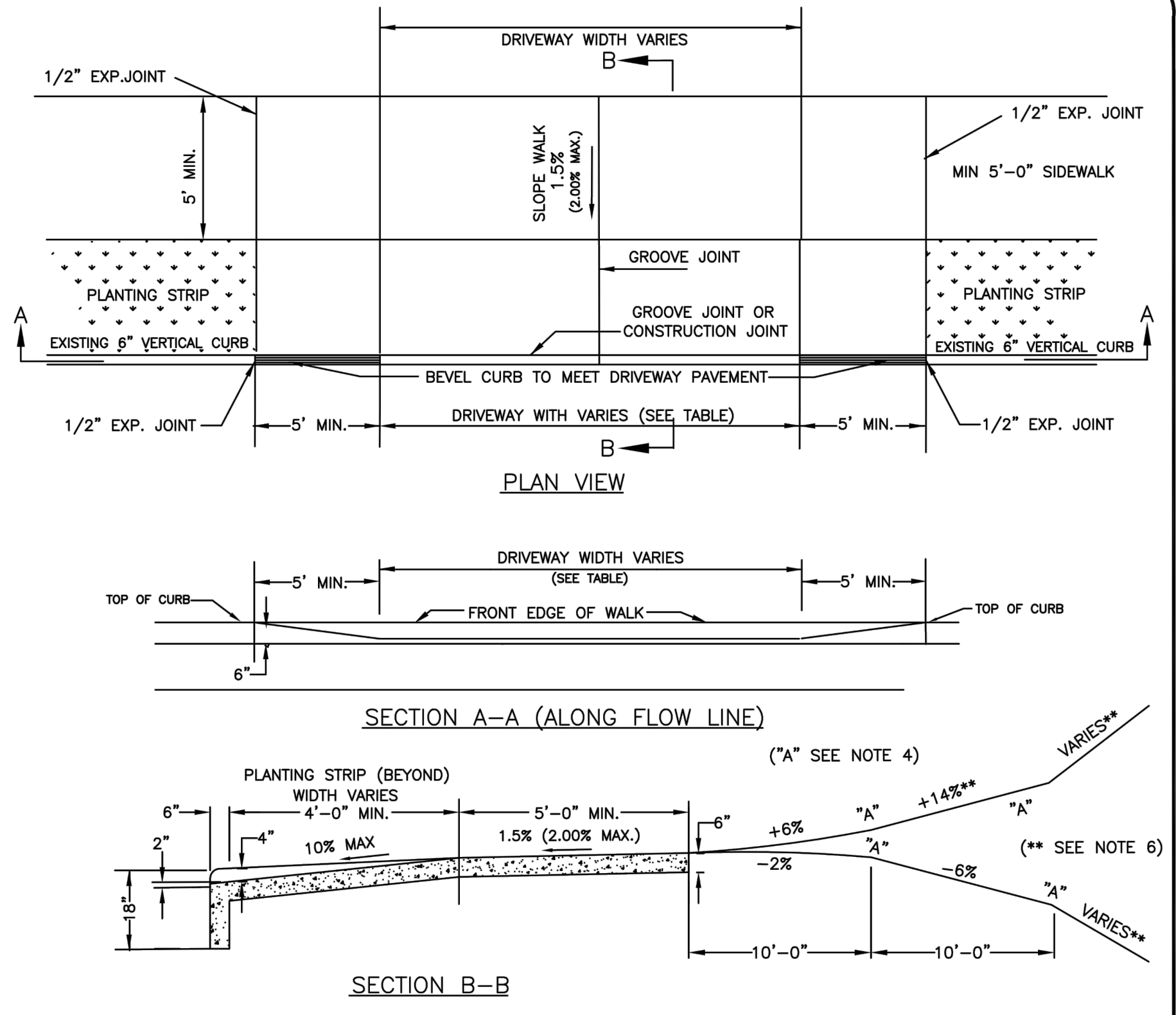
NOTES:

1. ALL CONCRETE TO BE 3600 P.S.I.
2. ALL CURB OR CURB AND GUTTER AND SIDEWALK ARE TO BE REMOVED TO THE NEAREST JOINT BEYOND NEW CONSTRUCTION OR CUT WITH A SAW AND REMOVED. SAW CUT OR JOINT TO BE PERPENDICULAR TO EDGE OF EXISTING PAVEMENT. SEE STD. NO. 10.17 FOR JOINT DETAIL.
3. ALL DRIVEWAYS MUST MEET THE CURRENT CITY DRIVEWAY REGULATIONS AND NCDOT REQUIREMENTS FOR SPACING, SIGHT DISTANCE, AND OFFSETS FROM PROPERTY LINES AND INTERSECTIONS.
4. "A" BREAKOVER SHALL BE 8% OR LESS. (A=ALGEBRAIC DIFFERENCE)
5. PRIOR APPROVAL IS REQUIRED BY CDOT FOR GRADES EXCEEDING THE GRADES SHOWN ON THIS DETAIL
6. **PER NC IFC SECTION D103.2, FIRE APPARATUS ACCESS ROADS SHALL NOT EXCEED 10 PERCENT IN GRADE.
7. JOINT MATERIAL SHOULD BE FLUSH WITH CONCRETE.
8. THIS DETAIL IS ONLY FOR USE WHEN PLANTING STRIP IS 6' OR LESS IN WIDTH. USE TYPE II–MODIFIED DRIVEWAY 10.25E WITH LARGER PLANTING STRIP.

DRIVEWAYS CLASSIFICATION		
TYPE DRIVEWAYS	MINIMUM	MAXIMUM
ONE–WAY TYPE II– COMMERCIAL	20'	30'
TWO–WAY TYPE II– COMMERCIAL	26'	50'*

* NEED MORE THAN ONE CONTRACTION JOINT IN CENTER


DRIVEWAY WIDTH VARIES
B
1/2" EXP.JOINT
1/2" EXP. JOINT
5' MIN.
SLOPE WALK 1.5% (2.00% MAX.)
MIN 5'–0" SIDEWALK
GROOVE JOINT
PLANTING STRIP
PLANTING STRIP
GROOVE JOINT OR CONSTRUCTION JOINT
A
A
EXISTING 6" VERTICAL CURB
EXISTING 6" VERTICAL CURB
BEVEL CURB TO MEET DRIVEWAY PAVEMENT
1/2" EXP. JOINT
5' MIN.
DRIVEWAY WITH VARIES (SEE TABLE)
5' MIN.
1/2" EXP. JOINT
B
PLAN VIEW
DRIVEWAY WIDTH VARIES (SEE TABLE)
5' MIN.
5' MIN.
TOP OF CURB
FRONT EDGE OF WALK
TOP OF CURB
6"
SECTION A–A (ALONG FLOW LINE)
("A" SEE NOTE 4)
VARIES**
PLANTING STRIP (BEYOND) WIDTH VARIES
6"
4'–0" MIN.
5'–0" MIN.
6"
2"
4"
10% MAX
1.5% (2.00% MAX.)
+6%
"A"
+14%**
"A"
18"
–2%
"A"
–6%
(** SEE NOTE 6)
"A"
VARIES**
10'–0"
10'–0"
SECTION B–B

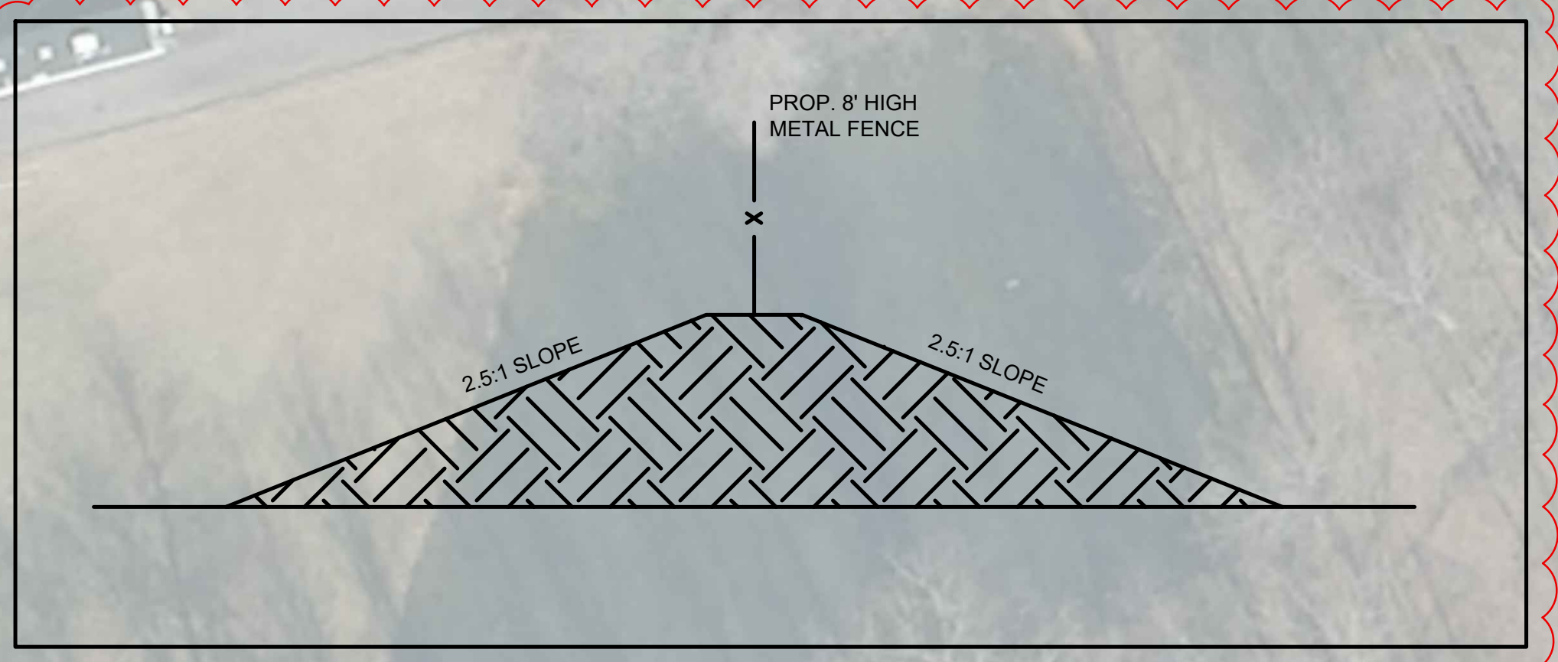
NOT TO SCALE

CITY OF CHARLOTTE
LAND DEVELOPMENT STANDARDS
INCLUDES CHARLOTTE ETJ

CHARLOTTE.

COMMERCIAL DROP CURB TYPE II DRIVEWAY WITH PLANTING STRIP (6" X 18" VERTICAL CURB)

STD. NO. 10.25D REV. 19


PROP. 8' HIGH METAL FENCE
2.5:1 SLOPE
2.5:1 SLOPE

SECTION A-A
NOT TO SCALE

SITE DEVELOPMENT DATA:

4 - SETBACKS & SCREENINGS

C. THE PROPOSED CLASS A BUFFER WILL ALSO HAVE AN 8-FOOT MINIMUM HIGH SOLID METAL FENCE. THE FENCE TO BE LOCATED AT OR NEAR THE TOP OF THE BERM WHERE FEASIBLE.

CHARLOTTE CODE

PART 3: BUFFERS AND SCREENING

Table 12.302(b).

BUFFER REQUIREMENTS
(Minimum Widths and Required Plantings)

	ACRES	less than 0.5	0.5	1.0	1.5	2.0	2.5	3.0	3.5	4.0	4.5	5.0	5.5	6.0	6.5	7.0	7.5	8.0	8.5	9.0	9.5	10 or more
A CLASS	WIDTH (ft.)*	40	43	46	49	52	55	58	61	64	67	70	73	76	79	82	85	88	91	94	97	100
	TREES (per 100 ft.)	9	----	----	----	----	--->	10	----	----	----	----	----	----	--->	11	----	----	----	----	--->	12
	SHRUBS (per 100 ft.)**	60	<---	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	--->	60
B CLASS	WIDTH (ft.)*	22	25	27	30	33	36	38	41	43	46	49	51	54	57	59	62	65	67	70	72	75
	TREES (per 100 ft.)	6	----	----	--->	7	----	----	--->	8	----	----	--->	9	----	----	--->	10	----	----	--->	12
	SHRUBS (per 100 ft.)**	40	<---	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	--->	40
C CLASS	WIDTH (ft.)*	10	12	14	16	18	20	22	24	26	28	30	32	34	36	38	40	42	44	46	48	50
	TREES (per 100 ft.)	3	----	--->	4	----	--->	5	----	--->	6	----	--->	7	----	----	--->	8	----	----	--->	9
	SHRUBS (per 100 ft.)**	20	<---	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	--->	20
	ACRES	less than 0.5	0.5	1.0	1.5	2.0	2.5	3.0	3.5	4.0	4.5	5.0	5.5	6.0	6.5	7.0	7.5	8.0	8.5	9.0	9.5	10 or more

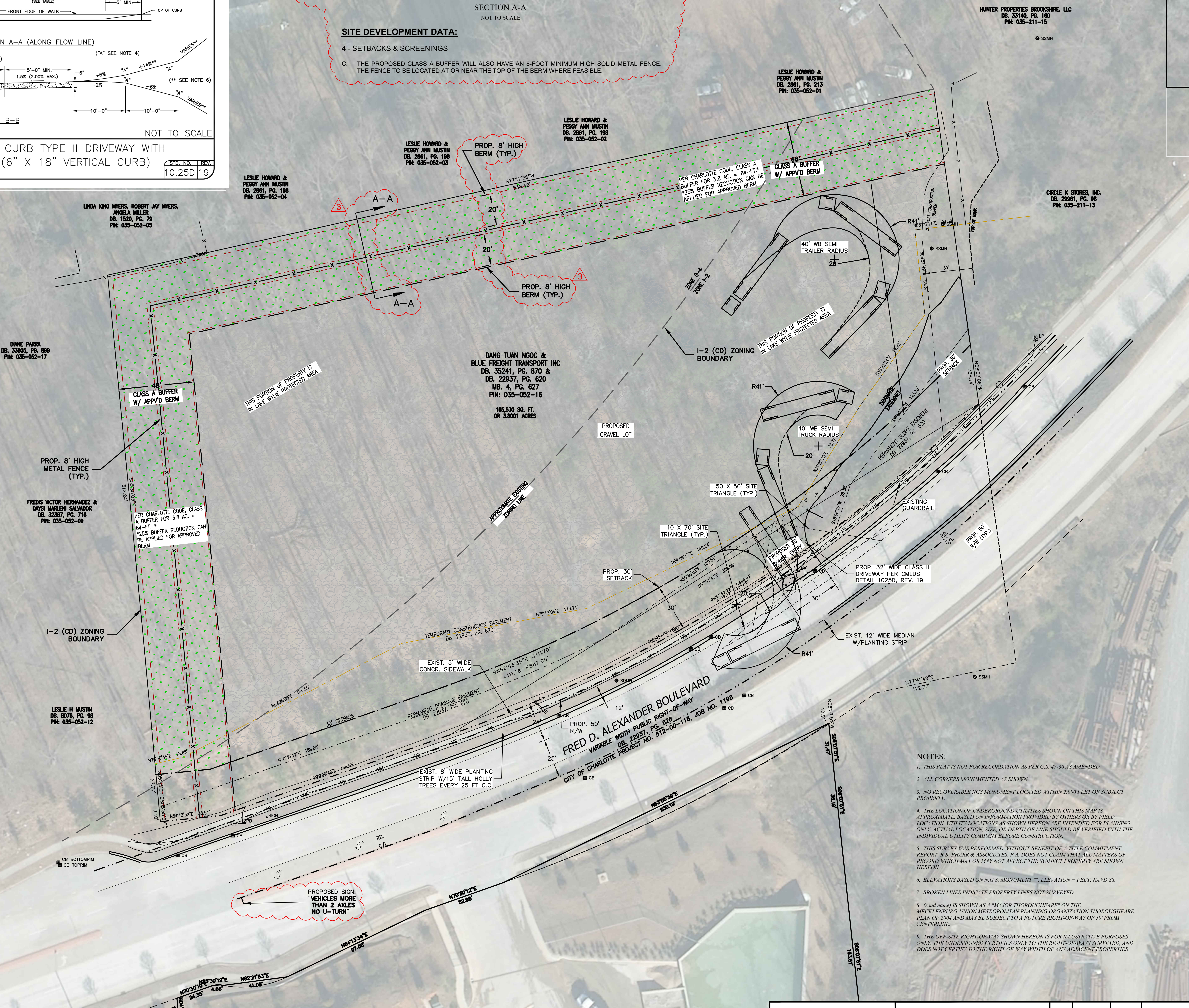
* - The minimum width of a buffer may be reduced an additional 25% if a fence or wall is constructed in accordance with these regulations.

** - Shrubs are not required if a fence or wall is constructed in accordance with these regulations.

ft. - Feet

GENERAL NOTES:

1. CURRENT ZONING OF SITE IS SPLIT: R-4 LWPA AND I-2 LWPA.
2. A TREE SURVEY IS REQUIRED WHICH SHALL IDENTIFY ALL TREES OF 8-INCH DBH AND GREATER, AND ALL PLANTED TREES OF 2-INCH CALIPER AND GREATER THAT ARE 6-FEET IN HEIGHT AND GROWING PARTIALLY OR WHOLLY WITHIN THE CITY ROW.
3. THE PROJECT SITE IS WITHIN THE LOWER LAKE WYLIE PROTECTED AREA. PERENNIAL STREAMS WITHIN THIS WATERSHED REQUIRE A WATERSHED BUFFER OF 40-FT (OR 100-FT DEPENDING ON BUILT UPON AREA).
4. PROPOSED SITE IS FOR SEMI TRAILER PARKING ONLY—NO VEHICLES WILL BE PARKED AT SITE, THEREFORE NO ELECTRIC VEHICLE CHARGING SPACES ARE NECESSARY. OPERATIONAL HOURS EXPECTED TO BE DAYLIGHT HOURS ONLY.
5. PROPOSED LIGHTING IN PARKING AREA SHALL NOT NEGATIVELY IMPACT NEIGHBORING RESIDENTIAL LOTS. A PROPOSED LIGHTING PLAN WILL BE SUBMITTED WITH LAND DEVELOPMENT PLANS SHOWING ZERO FOOT CANDLES ALONG ALL RESIDENTIAL PROPERTY LINES.
6. PER CHARLOTTE CODE, CLASS A BUFFER FOR 3.8 AC. = 64-FT. * (*25% BUFFER REDUCTION CAN BE APPLIED FOR WITH APPROVED BERM.)
7. FLOODING AND SURFACE WATER QUALITY IMPACTS ASSOCIATED WITH IMPERVIOUS SURFACES ON THIS SITE WILL BE ADDRESSED THROUGH COMPLIANCE WITH THE POST-CONSTRUCTION STORMWATER ORDINANCE.
8. PER CDOT, A TRAFFIC IMPACT STUDY IS NOT NEEDED DUE TO THE SITE RECEIVING LESS THAN 2,500 TRIPS PER DAY.
9. ANY BERM OR WALL CONSTRUCTED ALONG OR ADJACENT TO ANY SIDEWALK OR STREET ROW SHALL REQUIRE A CERTIFICATE ISSUED BY CDOT.
10. GROUNDWATER RECORDS INDICATE CONTAMINATION SITE(S) EXIST ON OR WITHIN 1,500-FT OF THE PROPERTY. PER MECKLENBURG COUNTY GROUNDWATER WELL REGULATIONS, WATER SUPPLY WELLS OR OPEN LOOP GEOTHERMAL SYSTEMS SHALL NOT BE CONSTRUCTED WITHIN 1,000-FT OF CONTAMINATION SITE.


HUNTER PROPERTIES BROOKSHIRE, LLC
DB. 33140, PG. 160
PIN: 035-211-15
SSMH
LESLIE HOWARD & PEGGY ANN MUSTIN
DB. 2861, PG. 213
PIN: 035-052-01
LESLIE HOWARD & PEGGY ANN MUSTIN
DB. 2861, PG. 198
PIN: 035-052-02
LESLIE HOWARD & PEGGY ANN MUSTIN
DB. 2861, PG. 198
PIN: 035-052-03
LESLIE HOWARD & PEGGY ANN MUSTIN
DB. 2861, PG. 198
PIN: 035-052-04
LINDA KING MYERS, ROBERT JAY MYERS, ANGELA MILLER
DB. 1520, PG. 79
PIN: 035-052-05
CIRCLE K STORES, INC.
DB. 29961, PG. 98
PIN: 035-211-13
DIANE PARRA
DB. 33805, PG. 899
PIN: 035-052-17
FREDIS VICTOR HERNANDEZ & DAYSI MARLENI SALVADOR
DB. 32387, PG. 716
PIN: 035-052-09
LESLIE H MUSTIN
DB. 8076, PG. 98
PIN: 035-052-12
DANG TUAN NGOC & BLUE FREIGHT TRANSPORT INC
DB. 35241, PG. 870 &
DB. 22937, PG. 620
MB. 4, PG. 627
PIN: 035-052-16
165,530 SQ. FT. OR 3.8001 ACRES
PROP. 8' HIGH BERM (TYP.)
PROP. 8' HIGH BERM (TYP.)
A–A
A–A
3
3
3
20'
20'
S77°17'36"W 538.42'
PER CHARLOTTE CODE, CLASS A BUFFER FOR 3.8 AC. = 64–FT.* *25% BUFFER REDUCTION CAN BE APPLIED FOR APPROVED BERM
48'
CLASS A BUFFER W/ APPV'D BERM
48'
CLASS A BUFFER W/ APPV'D BERM
PROP. 8' HIGH METAL FENCE (TYP.)
S05°35'03"E 312.24'
PER CHARLOTTE CODE, CLASS A BUFFER FOR 3.8 AC. = 64–FT. * *25% BUFFER REDUCTION CAN BE APPLIED FOR APPROVED BERM
THIS PORTION OF PROPERTY IS IN LAKE WYLIE PROTECTED AREA
THIS PORTION OF PROPERTY IS IN LAKE WYLIE PROTECTED AREA
ZONE R–4 / ZONE I–2
I–2 (CD) ZONING BOUNDARY
I–2 (CD) ZONING BOUNDARY
APPROXIMATE EXISTING ZONING LINE
PROPOSED GRAVEL LOT
R41'
40' WB SEMI TRAILER RADIUS
20
R41'
40' WB SEMI TRUCK RADIUS
20
R41'
30' POST CONSTRUCTION BUFFER
N83°08'11"E 24.59'
SSMH
SSMH
N05°51'49"W 54.37'
30'
TOP OF BANK
N35°22'24"E 71.22'
DRAINAGE EASEMENT
S37°05'12"W 123.70'
N31°25'30"E 73.77'
PERMANENT SLOPE EASEMENT DB. 22937, PG. 620
PROP. 30' SETBACK
N08°03'06"W 368.14'
LP
CB
EXISTING GUARDRAIL
50 X 50' SITE TRIANGLE (TYP.)
10 X 70' SITE TRIANGLE (TYP.)
S18°06'12"W 28.39'
PROPOSED 30' CONCR. ENTRY
PROP. 32' WIDE CLASS II DRIVEWAY PER CMLDS DETAIL 1025D, REV. 19
RD. C/L
PROP. 50' R/W (TYP.)
N64°09'17"E 149.24'
N55°45'03"E 150.51'
N57°51'47"E 396.09'
BN57°52'22"E C396.09' A399.32' R905.00'
PROP. 30' SETBACK
30'
30'
20
EXIST. 12' WIDE MEDIAN W/PLANTING STRIP
N79°13'04"E 119.74'
TEMPORARY CONSTRUCTION EASEMENT DB. 22937, PG. 620
RIGHT–OF–WAY
EXIST. 5' WIDE CONCR. SIDEWALK
BN66°53'35"E C111.70' A111.78' R887.00'
SDMH
N62°25'30"E 156.55'
30' SETBACK
PERMANENT DRAINAGE EASEMENT DB. 22937, PG. 620
12'
PROP. 50' R/W
25'
25'
FRED D. ALEXANDER BOULEVARD
VARIABLE WIDTH PUBLIC RIGHT–OF–WAY
DB. 22937, PG. 628
CITY OF CHARLOTTE PROJECT NO. 512–00–118, JOB NO. 1198
N70°30'12"E 189.88'
N70°30'48"E 154.65'
N76°30'45"E 18.65'
S05°35'03"E 27.77'
S05°35'03"E 9.10'
N84°13'52"E 58.51'
UE
PB
SIGN
EXIST. 8' WIDE PLANTING STRIP W/15' TALL HOLLY TREES EVERY 25 FT O.C.
CB BOTTOMRIM
CB TOPRIM
N77°41'48"E 122.77'
N06°07'51"W 12.91'
S06°07'51"E 31.47'
S06°07'51"E 38.18'
S06°07'51"E 163.51'
N63°55'39"E 230.19'
RD. C/L
PROPOSED SIGN: "VEHICLES MORE THAN 2 AXLES NO U–TURN"
N70°30'12"E 52.98'
N64°13'34"E 97.08'
N82°21'53"E 41.09'
N85°30'12"E 4.66'
N70°30'10"E 24.35'
N04°36'48"W 18.63'
N04°36'48"W 36.38'

UTILITIES:

POWER:	DUKE POWER ENERGY 800-777-9898
TELEPHONE:	BELL SOUTH TELECOMMUNICATIONS (704) 378-0353
WATER & SEWER:	CHARLOTTE WATER (CLT WATER) (704) 336-7600
GAS:	PIEDMONT NATURAL GAS CO. 800-752-7504
TELECOM:	SPECTRUM 800-856-3039

ALTA CERTIFICATION:

TO: S.C. HONDROS & ASSOCIATES, INC.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7a, 7b(1), 7c, 8, 9, 11, 13, 16, AND 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON AUGUST 24, 2021.

ANDREW B. BAKER *DATE*
NCPLS, L-4542
abaker@rbpharr.com

GPS CERTIFICATION:

I, ANDREW B. BAKER, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

(1) CLASS OF SURVEY: A(1:10,000)
(2) POSITIONAL ACCURACY: HORIZ. NORTH=0.00105, EAST=0.0010, VERT.=0,010
(3) TYPE OF GPS FIELD PROCEDURE: REAL-TIME KINEMATIC
(4) DATE OF SURVEY: JANUARY 4, 2016
(5) DATUM/EPOCH: NAVD 88
(6) PUBLISHED/FIXED-CONTROL USE: NGS MONUMENT "RESERVOIR"
(7) GEOID MODEL: GEOID12B(CONUS)
(8) COMBINED GRID FACTOR: 0.99983850
(9) UNITS: US FEET

File Name: K:\2021\21 PN-13 Fred D Alexander Truck Storage\Drawings\Civil\Blue Freight ReZoning_recover.dwg

Plot Date: 9/20/22

NOTES:

1. THIS PLAT IS NOT FOR RECORDATION AS PER G.S. 47-30 AS AMENDED.

2. ALL CORNERS MONUMENTED AS SHOWN.

3. NO RECOVERABLE NGS MONUMENT LOCATED WITHIN 2,000 FEET OF SUBJECT PROPERTY.

4. THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THIS MAP IS APPROXIMATE, BASED ON INFORMATION PROVIDED BY OTHERS OR BY FIELD LOCATION. UTILITY LOCATIONS AS SHOWN HEREON ARE INTENDED FOR PLANNING ONLY. ACTUAL LOCATION, SIZE, OR DEPTH OF LINE SHOULD BE VERIFIED WITH THE INDIVIDUAL UTILITY COMPANY BEFORE CONSTRUCTION.

5. THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE COMMITMENT REPORT. R.B. PHARR & ASSOCIATES, P.A. DOES NOT CLAIM THAT ALL MATTERS OF RECORD WHICH MAY OR MAY NOT AFFECT THE SUBJECT PROPERTY ARE SHOWN HEREON.

6. ELEVATIONS BASED ON N.G.S. MONUMENT "", ELEVATION = FEET, NAVD 88.

7. BROKEN LINES INDICATE PROPERTY LINES NOT SURVEYED.

8. (road name) IS SHOWN AS A "MAJOR THOROUGHFARE" ON THE MECKLENBURG-UNION METROPOLITAN PLANNING ORGANIZATION THOROUGHFARE PLAN OF 2004 AND MAY BE SUBJECT TO A FUTURE RIGHT-OF-WAY OF 50' FROM CENTERLINE.

9. THE OFF-SITE RIGHT-OF-WAY SHOWN HEREON IS FOR ILLUSTRATIVE PURPOSES ONLY. THE UNDERSIGNED CERTIFIES ONLY TO THE RIGHT-OF-WAYS SURVEYED, AND DOES NOT CERTIFY TO THE RIGHT OF WAY WIDTH OF ANY ADJACENT PROPERTIES.

Total Site Area = 3.80 ac.
Total Gravel Area = 2.50 ac.
Req'd TreeSave = 15% = 0.57 ac.

BLUE FREIGHT TRANSPORT INC. - DEVELOPMENT STANDARDS
11/29/21 - REZONING PETITION NO. 2021: SITE DEVELOPMENT DATA:

12 - 55

--**ACREAGE:** ± 3.80 ACRES
--**TAX PARCEL #S:** 035-052-16
--**EXISTING ZONING:** R-4, I-2 & LWPA
--**PROPOSED ZONING:** I-2(CD) LWPA
--**EXISTING USES:** VACANT
--**PROPOSED USES:** THE SITE MAY BE DEVELOPED WITH USES ALLOWED BY RIGHT AND UNDER PRESCRIBED CONDITIONS IN THE I-2 ZONING DISTRICT TOGETHER WITH ACCESSORY USES AS ALLOWED IN THE I-2 ZONING DISTRICT (AS MORE SPECIFICALLY DESCRIBED AND RESTRICTED IN THE DEVELOPMENT STANDARDS BELOW).
--**MAXIMUM GROSS SQUARE FEET OF DEVELOPMENT:** UP TO 45,000 SQUARE FEET OF GROSS FLOOR AREA OF USES ALLOWED BY RIGHT AND UNDER PRESCRIBED CONDITIONS IN THE I-2 ZONING DISTRICT AND OUTDOOR STORAGE (AS MORE SPECIFICALLY DESCRIBED AND RESTRICTED IN THE DEVELOPMENT STANDARDS BELOW).
--**MAXIMUM BUILDING HEIGHT:** AS ALLOWED AND REQUIRED BY THE ORDINANCE.
--**PARKING:** AS REQUIRED BY THE ORDINANCE FOR THE PROPOSED USE.

1. GENERAL PROVISIONS:

A. SITE LOCATION. THESE DEVELOPMENT STANDARDS, THE TECHNICAL DATA SHEET, AND OTHER GRAPHICS SET FORTH ON ATTACHED SHEETS RZ-1 FORM THIS REZONING PLAN (COLLECTIVELY REFERRED TO AS THE "REZONING PLAN") ASSOCIATED WITH THE REZONING PETITION FILED BY BLUE FREIGHT TRANSPORT INC. ("PETITIONER") TO ACCOMMODATE THE DEVELOPMENT OF THE SITE WITH A VARIETY OF USES ALLOWED IN THE I-2 ZONING DISTRICT ON AN APPROXIMATELY 2.83 ACRE SITE LOCATED ON FRED D. ALEXANDER BLVD. JUST WEST OF HWY. 16 (THE "SITE").

B. **ZONING DISTRICTS/ORDINANCE**. DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN AS WELL AS THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE"). UNLESS THE REZONING PLAN ESTABLISHES MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE I-2 ZONING CLASSIFICATIONS SHALL GOVERN ALL DEVELOPMENT TAKING PLACE ON THE SITE.

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 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 SECTION 6.207 OF THE ORDINANCE.
SINCE THE PROJECT HAS NOT UNDERGONE THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASES, IT IS INTENDED THAT THIS REZONING 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 PER SECTION 6.207 OF THE ORDINANCE. THESE INSTANCES WOULD INCLUDE CHANGES TO GRAPHICS IF THEY ARE:

I. MINOR AND DON'T MATERIALLY CHANGE THE OVERALL DESIGN INTENT DEPICTED ON THE REZONING PLAN.

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 PER SECTION 6.207 OF THE ORDINANCE; IN EACH INSTANCE, HOWEVER, SUBJECT TO THE PETITIONER'S APPEAL RIGHTS SET FORTH IN THE ORDINANCE.

2. PERMITTED USES, DEVELOPMENT AREA LIMITATIONS:
A. THE SITE MAY BE DEVELOPED WITH OUTDOOR STORAGE AND UP TO 45,000 SQUARE FEET OF GROSS FLOOR AREA OF USES ALLOWED BY RIGHT AND UNDER PRESCRIBED CONDITIONS IN THE I-2 ZONING DISTRICT, TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE I-2 ZONING DISTRICT, SUBJECT TO THE RESTRICTION AND LIMITATIONS LISTED BELOW.

B. THE FOLLOWING USES WILL NOT BE ALLOWED ON THE SITE.

(i) THE FOLLOWING USES PERMITTED BY RIGHT IN THE I-2 ZONING DISTRICT WILL NOT BE ALLOWED.
AIRPORTS; AMUSEMENT, COMMERCIAL OUTDOORS; ANIMAL CREMATORIUMS; ASSEMBLY OF: INDUSTRIAL MACHINERY & EQUIPMENT, LUMBER AND WOOD PRODUCTS, PAPER & ALLIED PRODUCTS, PLASTIC & RUBBER PRODUCTS, METAL PRODUCTS; AUCTION SALES; AUTOMOTIVE SERVICE STATIONS; HELIPORTS & HELISTOPS, UNLIMITED; MANUFACTURED HOUSING REPAIR; POWER GENERATION PLANTS; PROTOTYPE PRODUCTION FACILITIES & PILOT PLANTS; RAILROAD FREIGHT YARDS, REPAIR SHOPS & MARSHALLING YARDS; RECYCLING CENTERS; EATING DRINKING & ENTERTAINMENT ESTABLISHMENTS (TYPE 1) WITH AN ACCESSORY DRIVE-THROUGH WINDOW; RETAIL ESTABLISHMENTS; THEATERS, DRIVE-IN MOTION PICTURE; TRUCK STOPS; TRUCK TERMINALS; AND UTILITY OPERATIONS CENTERS.

(ii) THE FOLLOWING USE PERMITTED UNDER PRESCRIBED CONDITIONS IN THE I-2 ZONING DISTRICT WILL NOT BE ALLOWED.
ABATTOIRS; AGRICULTURAL INDUSTRIES; CONSTRUCTION & DEMOLITION (C &D) LANDFILLS; CREMATORY FACILITIES; EATING DRINKING & ENTERTAINMENT FACILITIES (TYPE 2) WITH AN ACCESSORY DRIVE-THROUGH WINDOW; FOUNDRIES; JAILS & PRISONS; JUNKYARDS; LUMBER MILLS; MANUFACTURING (LIGHT USES): BOAT & SHIP BUILDING, FABRICATED METAL PRODUCTS, GRAIN MILLS, MEAT PRODUCTS; MANUFACTURING (HEAVY) USES; MEDICAL WASTE DISPOSAL FACILITIES; PETROLEUM STORAGE FACILITIES WITH STORAGE OF MORE THAN 200,000 GALLONS; QUARRIES; SANITARY LANDFILLS; SOLID WASTE TRANSFER STATIONS; TIRE RECAPPING & RETREADING; AND WASTE INCINERATORS.

FOR PURPOSES OF THE DEVELOPMENT LIMITATIONS SET FORTH IN THESE DEVELOPMENT STANDARDS (BUT NOT TO BE CONSTRUED AS A LIMITATION ON FAR REQUIREMENTS), THE FOLLOWING ITEMS WILL NOT BE COUNTED AS PART OF THE ALLOWED GROSS FLOOR AREA (FLOOR AREA AS DEFINED BY THE ORDINANCE) FOR THE SITE: SURFACE, AND ALL LOADING DOCK AREAS (OPEN OR ENCLOSED).

3. ACCESS:

A. ACCESS TO THE SITE WILL BE FROM FRED D. ALEXANDER BLVD. AS GENERALLY DEPICTED ON THE REZONING PLAN.

B. ANY REQUIRED ROADWAY IMPROVEMENT WILL BE APPROVED AND CONSTRUCTED PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY FOR THE FIRST BUILDING ON THE SITE SUBJECT TO THE PETITIONER ABILITY TO POST A BOND FOR ANY IMPROVEMENTS NOT IN PLACE AT THE TIME OF THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY.

C. THE PETITIONER WILL DEDICATE VIA FEE SIMPLE CONVEYANCE ANY ADDITIONAL RIGHT-OF-WAY INDICATED ON THE REZONING PLAN AS RIGHT-OF-WAY TO BE DEDICATED, THE ADDITIONAL RIGHT-OF-WAY WILL BE DEDICATED PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY.

D. THE EXACT ALIGNMENT, DIMENSIONS AND LOCATION OF THE ACCESS POINTS TO THE SITE, THE DRIVEWAYS ON THE SITE MAY BE MODIFIED FROM THE ELEMENTS SHOWN ON THE REZONING PLAN.

4. SETBACKS, BUFFERS AND SCREENING.
A. A 30-FOOT BUILDING AND PARKING SETBACK WILL BE PROVIDED ALONG FRED D. ALEXANDER BLVD. AS GENERALLY DEPICTED ON THE REZONING PLAN.
B. A 64-FOOT CLASS A BUFFER AS REQUIRED BY ORDINANCE WILL BE PROVIDED AS GENERALLY DEPICTED ON THE REZONING PLAN. BUFFER WIDTH MAY BE REDUCED TO 48-FEET AS ALLOWED BY THE ORDINANCE.

5. DESIGN GUIDELINES.
A. HVAC AND RELATED MECHANICAL EQUIPMENT WILL BE SCREENED FROM PUBLIC VIEW AND FROM VIEW OF ADJACENT PROPERTIES AT GRADE.

B. DUMPSTER AREAS AND RECYCLING AREAS WILL BE ENCLOSED BY A SOLID WALL OR BERM WITH ONE SIDE BEING A DECORATIVE GATE. THE WALL OR BERM USED TO ENCLOSE THE DUMPSTER WILL BE ARCHITECTURALLY COMPATIBLE WITH THE BUILDING MATERIALS AND COLORS USED ON THE PRINCIPAL BUILDING.

6. ENVIRONMENTAL FEATURES:

THE SITE SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION CONTROLS ORDINANCE. THE LOCATION, SIZE, AND TYPE OF STORM WATER MANAGEMENT SYSTEMS DEPICTED ON THE REZONING 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.

B. THE SITE WILL COMPLY WITH TREE ORDINANCE.

7. SIGNAGE:

A. SIGNS AS ALLOWED BY THE ORDINANCE MAY BE PROVIDED.

8. LIGHTING:

A. ALL NEW LIGHTING SHALL BE FULL CUT-OFF TYPE LIGHTING FIXTURES EXCLUDING LOWER, DECORATIVE LIGHTING THAT MAY BE INSTALLED ALONG THE DRIVEWAYS, SIDEWALKS, AND PARKING AREAS.
B. LIGHTING FIXTURES THAT ARE DECORATIVE, CAPPED AND DOWNWARDLY DIRECTED WILL BE ALLOWED ON THE PROPOSED BUILDING WALLS.

9. AMENDMENTS TO THE REZONING PLAN:

A. FUTURE AMENDMENTS TO THE REZONING PLAN (WHICH INCLUDES THESE DEVELOPMENT STANDARDS) MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS IN ACCORDANCE WITH THE PROVISIONS HEREIN AND OF CHAPTER 6 OF THE ORDINANCE.

10. BINDING EFFECT OF THE REZONING APPLICATION:

A. IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE DEVELOPMENT OF THE SITE IMPOSED UNDER THE REZONING PLAN WILL, UNLESS AMENDED IN THE MANNER PROVIDED HEREIN AND UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONER AND SUBSEQUENT OWNERS OF THE SITE OR DEVELOPMENT AREAS, AS APPLICABLE, AND THEIR RESPECTIVE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST OR ASSIGNS.

N
W E
S

0 30' 60'
(IN FEET)
1 inch = 30ft.

Know what's **below.**
Call before you dig.

PRELIMINARY NOT FOR CONSTRUCTION

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NO.	DATE	APPV'D	DESCRIPTION
3	DDS	8/15/22	REVISED PER MECK. CO. COMMENTS
2	DDS	7/11/22	REVISED PER MECK. CO. COMMENTS
1	DDS	6/13/22	REVISED PER MECK. CO. COMMENTS

REVISIONS

OWNER APPROVAL:
DATE:
FILE NAME: R_REYNOLDS.dwg
DWN BY: DDS
CHK BY: AWM
DATE: 04/28/2021
SCALE: 1" = 30'

REZONING PETITION 2021-281
6519 BROOKSHIRE BOULEVARD
CHARLOTTE, NORTH CAROLINA

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SC HONDROS & ASSOCIATES, INC.

C1.0 - SITE/REZONING PLAN

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