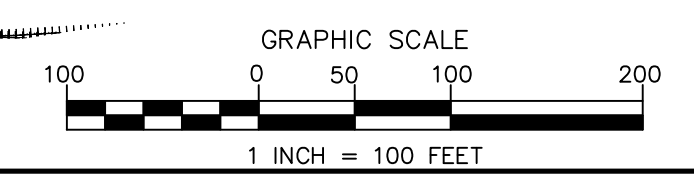
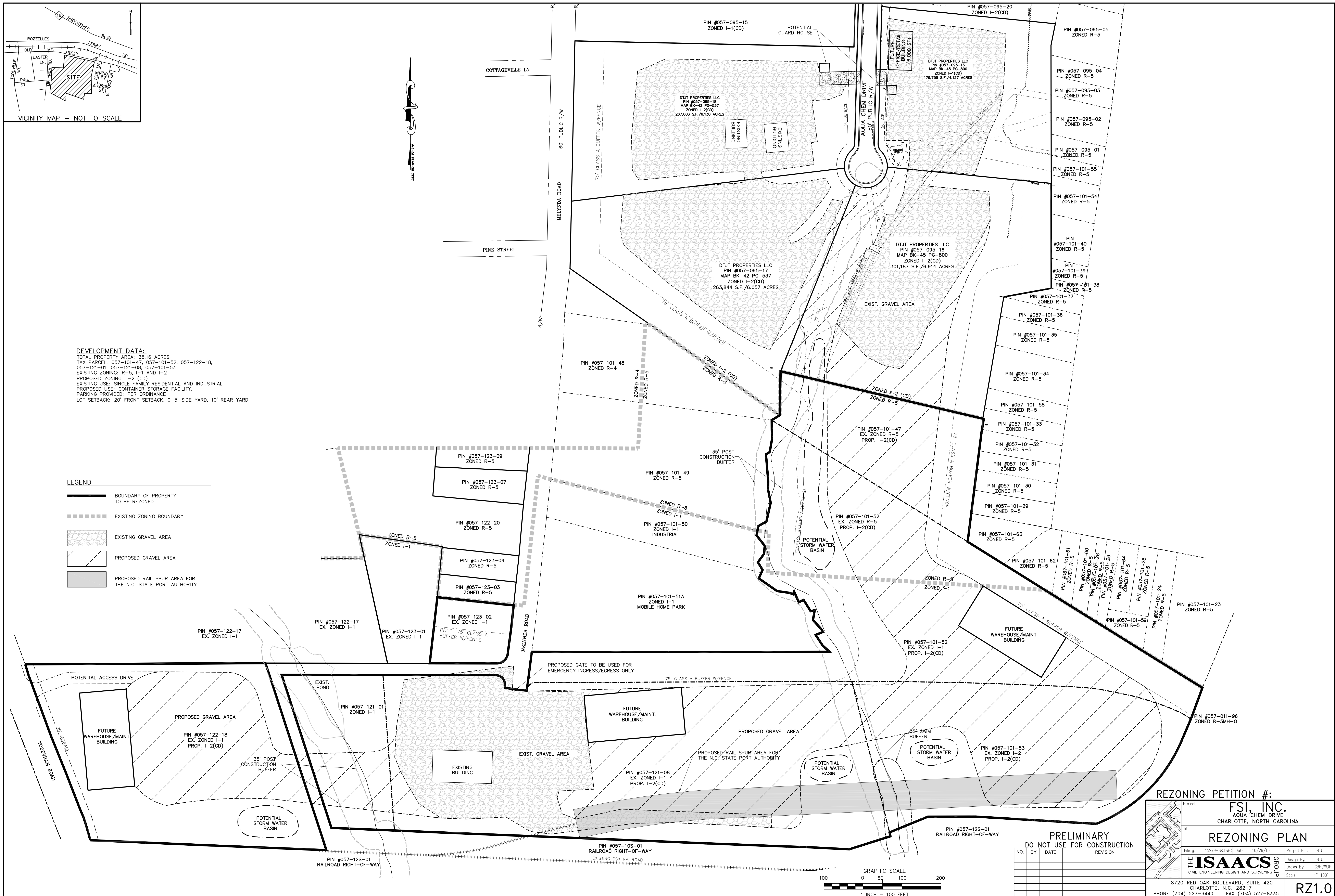


DEVELOPMENT DATA:
 TOTAL PROPERTY AREA: 38.16 ACRES
 TAX PARCEL: 057-101-47, 057-101-52, 057-122-18, 057-121-01, 057-121-08, 057-101-53
 EXISTING ZONING: R-5, I-1 AND I-2
 PROPOSED ZONING: I-2 (CD)
 EXISTING USE: SINGLE FAMILY RESIDENTIAL AND INDUSTRIAL
 PROPOSED USE: CONTAINER STORAGE FACILITY.
 PARKING PROVIDED: PER ORDINANCE
 LOT SETBACK: 20' FRONT SETBACK, 0-5' SIDE YARD, 10' REAR YARD

LEGEND

- BOUNDARY OF PROPERTY TO BE REZONED
- EXISTING ZONING BOUNDARY
- EXISTING GRAVEL AREA
- PROPOSED GRAVEL AREA
- PROPOSED RAIL SPUR AREA FOR THE N.C. STATE PORT AUTHORITY



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NO.	BY	DATE	REVISION

REZONING PETITION #:

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

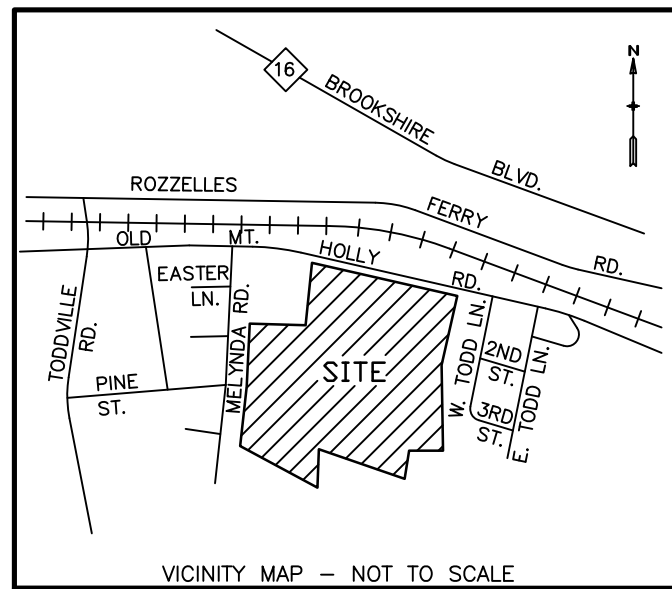
Title: **REZONING PLAN**

File #: 15279-SK.DWG Date: 10/26/15 Project Egr: BTU
 Design By: BTU
 Drawn By: CBN/WOP
 Scale: 1"=100'

ISAACS GROUP
 CIVIL ENGINEERING DESIGN AND SURVEYING

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

RZ1.0



GENERAL PROVISIONS

- A. THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY FSI, INC. (PETITIONER) TO ACCOMMODATE THE REDEVELOPMENT OF APPROXIMATELY 38.16 ACRE SITE LOCATED ON THE SOUTH SIDE OF AQUA CHEM DRIVE AND NORTH OF THE CSX RAILROAD.
- B. THE SITE IS COMPRISED OF TAX PARCEL NUMBERS, 057-101-47, 057-101-52, 057-122-18, 057-121-01, 057-121-08, AND 057-101-53.
- C. 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.
- D. UNLESS THE REZONING PLAN OR THESE DEVELOPMENT STANDARDS ESTABLISH MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE I-2(CD) ZONING DISTRICT SHALL GOVERN ALL DEVELOPMENT TAKING PLACE ON THE SITE.
- E. 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 ALTERATIONS AND/OR MODIFICATIONS SHALL NOT MATERIALLY CHANGE THE OVERALL INTENT OF THE DESIGN DEPICTED ON THE REZONING PLAN, AND SHALL BE IN ACCORDANCE WITH SECTION 6.207 OF THE ORDINANCE.
- F. THE DEVELOPMENT OF THIS SITE IS PROPOSED WITHIN MULTIPLE ADJACENT PARCELS THAT ARE TO BE CONSOLIDATED. THEREFORE, ANY YARD, BUFFER, BUILDING HEIGHT SEPARATION REQUIREMENTS, AND OTHER SIMILAR STANDARDS REQUIRED BY ZONING, SHALL NOT BE REQUIRED INTERNALLY.
- G. FUTURE AMENDMENTS TO THE REZONING PLAN AND/OR THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY OWNERS OF THE SITE IN ACCORDANCE 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.
- H. THE PETITIONER IS REQUESTING 5 YEAR VESTED RIGHTS.

PERMITTED USES

- A. PARKING FOR EMPLOYEES, TRACTOR TRAILER TRUCKS, TRAILERS, CONTAINER STORAGE, LIMITED WAREHOUSING, RAILROAD SPUR AND ASSOCIATED OFFICES.

TRANSPORTATION

- A. 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").
- B. OFF-STREET VEHICULAR PARKING SHALL MEET THE MINIMUM REQUIREMENTS OF THE ORDINANCE.
- C. THE ALIGNMENT OF THE INTERNAL VEHICULAR CIRCULATION AREAS MAY BE MODIFIED BY PETITIONER TO ACCOMMODATE CHANGES IN TRAFFIC PATTERNS, PARKING LAYOUTS AND ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY CDOT AND/OR NCDOT IN ACCORDANCE WITH APPLICABLE PUBLISHED STANDARDS.

ARCHITECTURAL AND DESIGN STANDARDS

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

STREETSCAPE AND LANDSCAPING/SCREENING

- A. LANDSCAPING WILL MEET OR EXCEED THE REQUIREMENTS OF THE ORDINANCE.

FIRE PROTECTION

- A. FIRE LANES WILL BE PROVIDED AS REQUIRED BY THE ORDINANCE.

SIGNS

- A. ALL NEW SIGNS INSTALLED ON THE SITE SHALL COMPLY WITH THE REQUIREMENTS OF THE ORDINANCE.

LIGHTING

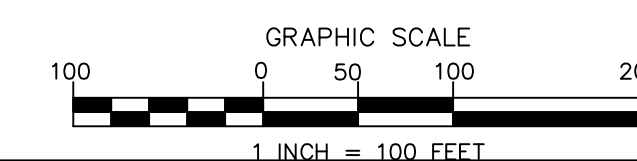
- A. ALL NEWLY INSTALLED FREESTANDING LIGHTING FIXTURES INSTALLED ON THE SITE (EXCLUDING LOWER, DECORATIVE LIGHTING THAT MAY BE INSTALLED ALONG THE DRIVEWAYS, SIDEWALKS AND PARKING AREAS AND LANDSCAPING LIGHTING) SHALL BE FULLY CAPPED AND SHIELDED AND THE ILLUMINATION DOWNWARDLY DIRECTED SO THAT DIRECT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

BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS

- A. 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.
- B. THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERM "PETITIONER" SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS OF PETITIONER OR THE OWNER OR OWNERS OF THE SITE FROM TIME TO TIME WHO MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREOF.
- C. 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.

PRELIMINARY
DO NOT USE FOR CONSTRUCTION

NO.	BY	DATE	REVISION



REZONING PETITION #:

Project: FSI, INC. AQUA CHEM DRIVE CHARLOTTE, NORTH CAROLINA	
Title: REZONING PLAN	
File # 15279-SK.DWG	Date: 10/26/15
Project Egr: BTJ	Design By: BTJ
Drawn By: CBH/MDP	Scale: N.T.S.
8720 RED OAK BOULEVARD, SUITE 420 CHARLOTTE, N.C. 28217 PHONE (704) 527-3440 FAX (704) 527-8335	
RZ2.0	