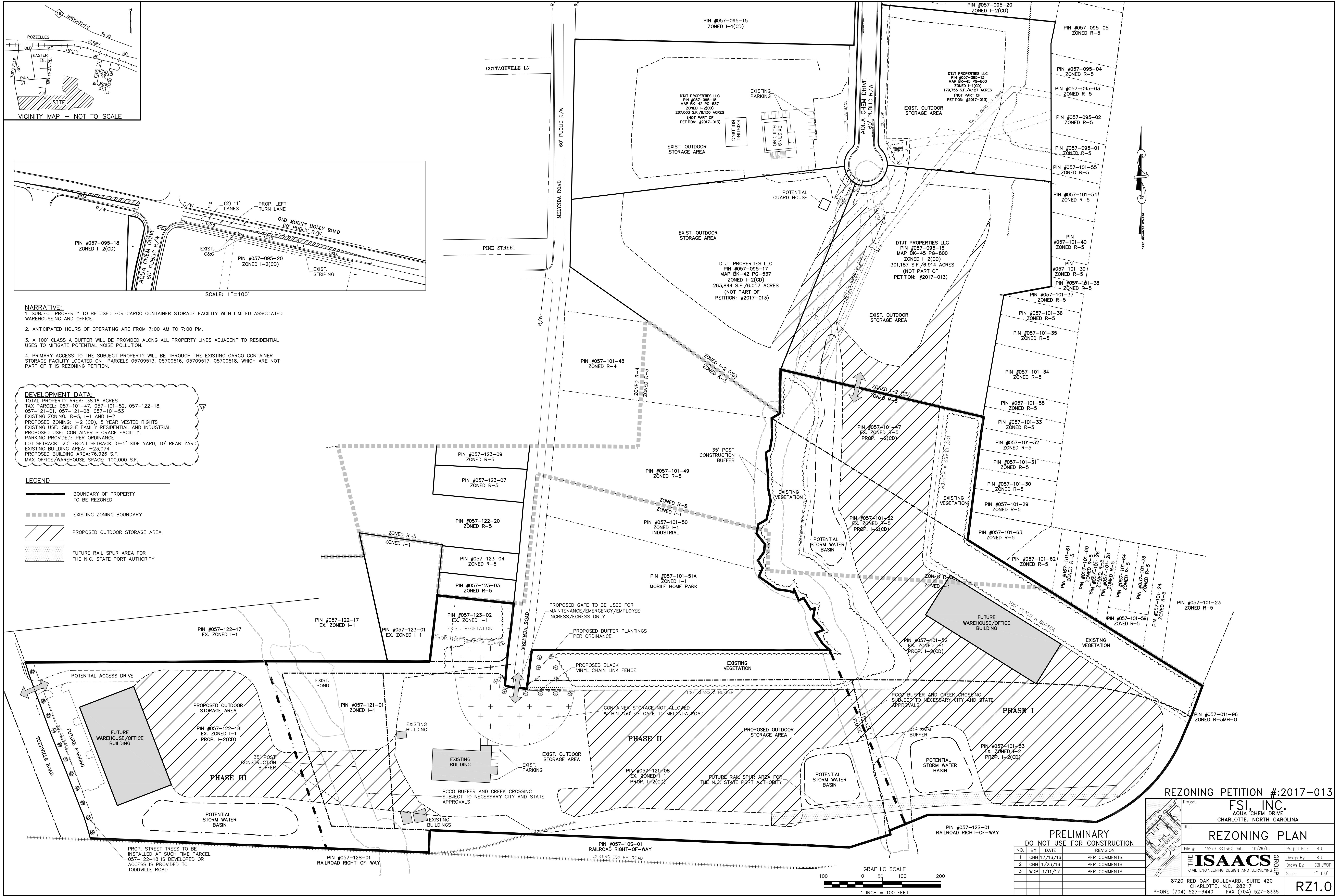


RECEIVED
By Michael Russell at 10:25 am, Mar 14, 2017



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, 057-123-02 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 BE MINOR IN NATURE AND 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 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.
- B. NO HAZARDOUS CHEMICALS SHALL BE STORED OR MANUFACTURED ON THE SITE.

TRANSPORTATION

- A. THE PROPOSED FSI SITE WILL GENERATE A MAXIMUM OF 150 TRIPS/DAY.
- B. OLD MOUNT HOLLY ROAD IS PRESENTLY CARRYING APPROXIMATELY 2,000 AADT.
- C. MELYNDA DRIVE 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.
- D. SITE TRIP GENERATION WILL BE 15.38 TRUCKS/HOUR OR APPROXIMATELY 1 TRUCK EVERY 4 MINUTES.
- E. CDOT HAS ADVISED THE PETITIONER NEITHER A TIA OR A TECH MEMO WILL BE REQUIRED FOR THIS REZONING.
- F. ACCESS ONTO TODDVILLE ROAD WILL BE TRIGGERED WHEN FSI BREAKS THE 150 TRIPS/DAY THRESHOLD.
- G. ACCORDING TO CDOT THE AADT ON TODDVILLE ROAD IS 5,700 VEHICLES PER DAY.
- H. A COMPLETE ROW INVESTIGATION OF TODDVILLE ROAD WILL BE NECESSARY TO DETERMINE IF RECORDED ROW IS AVAILABLE.
- I. NO C.O. WILL BE GRANTED FOR BUILDING AT TODDVILLE ROAD UNTIL NUMBER OF TRIPS ARE REPORTED TO CDOT FOR REVIEW AND APPROVAL.
- J. 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").
- K. 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.
- L. AS A CONDITION OF DEVELOPMENT, THE PETITIONER WILL IMPLEMENT A 150' WESTBOUND OLD MT. HOLLY RD LEFT TURN STORAGE LANE WITH APPROPRIATE BAY TAPERS AT AQUA CHEM DR.
- M. PAINT REMOVAL MUST BE IN THE STANDARD SPECIFICATIONS AND SHALL BE REMOVED SO THAT NO SIGN OF OLD STRIPING IS NOTICEABLE.
- N. NEW PAINT WILL BE THERMOPLASTIC.
- O. A SIGHT DISTANCE STUDY SHALL BE DONE FOR OLD TODDVILLE ROAD AND OLD MOUNT HOLLY ROAD.
- P. EXISTING LOW GROWING VEGETATION ALONG OLD MT. HOLLY ROAD SHALL BE TRIMMED TO IMPROVE SIGHT DISTANCE.
- Q. FSI HOURS OF OPERATION WILL BE 7AM-4:45 PM
- R. DEDICATION AND FEE SIMPLE CONVEYANCE OF ALL RIGHTS OF WAY TO THE CITY BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED.
- S. 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

- A. THE MAXIMUM HEIGHT OF THE PROPOSED FUTURE BUILDINGS 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 WALL AND A SOLID AND CLOSEABLE GATE.

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(S) TO BE CONSTRUCTED ON THE SITE SHALL BE DECORATIVE, CAPPED AND DOWNWARDLY DIRECTED.

PHASING:

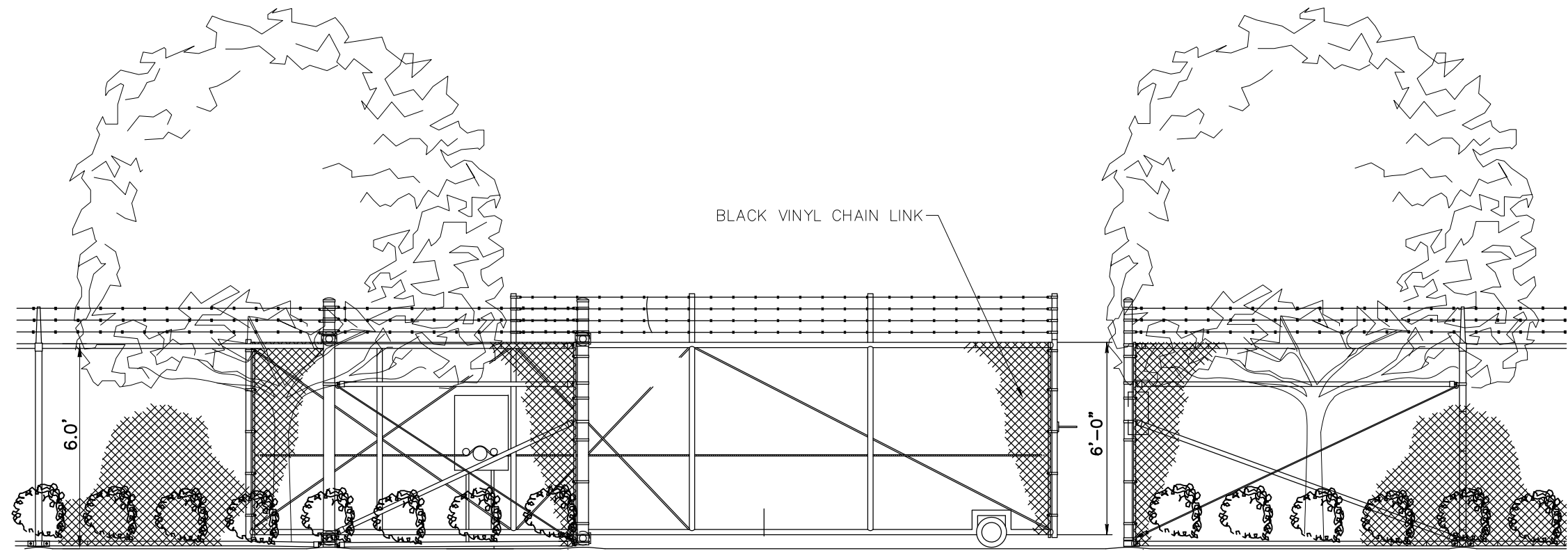
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- C. PHASE III WILL CONSIST OF PARCEL 057-122-18
- PHASES MAY BE DEVELOPED INDIVIDUALLY OR ALL SIMULTANEOUSLY.

BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS

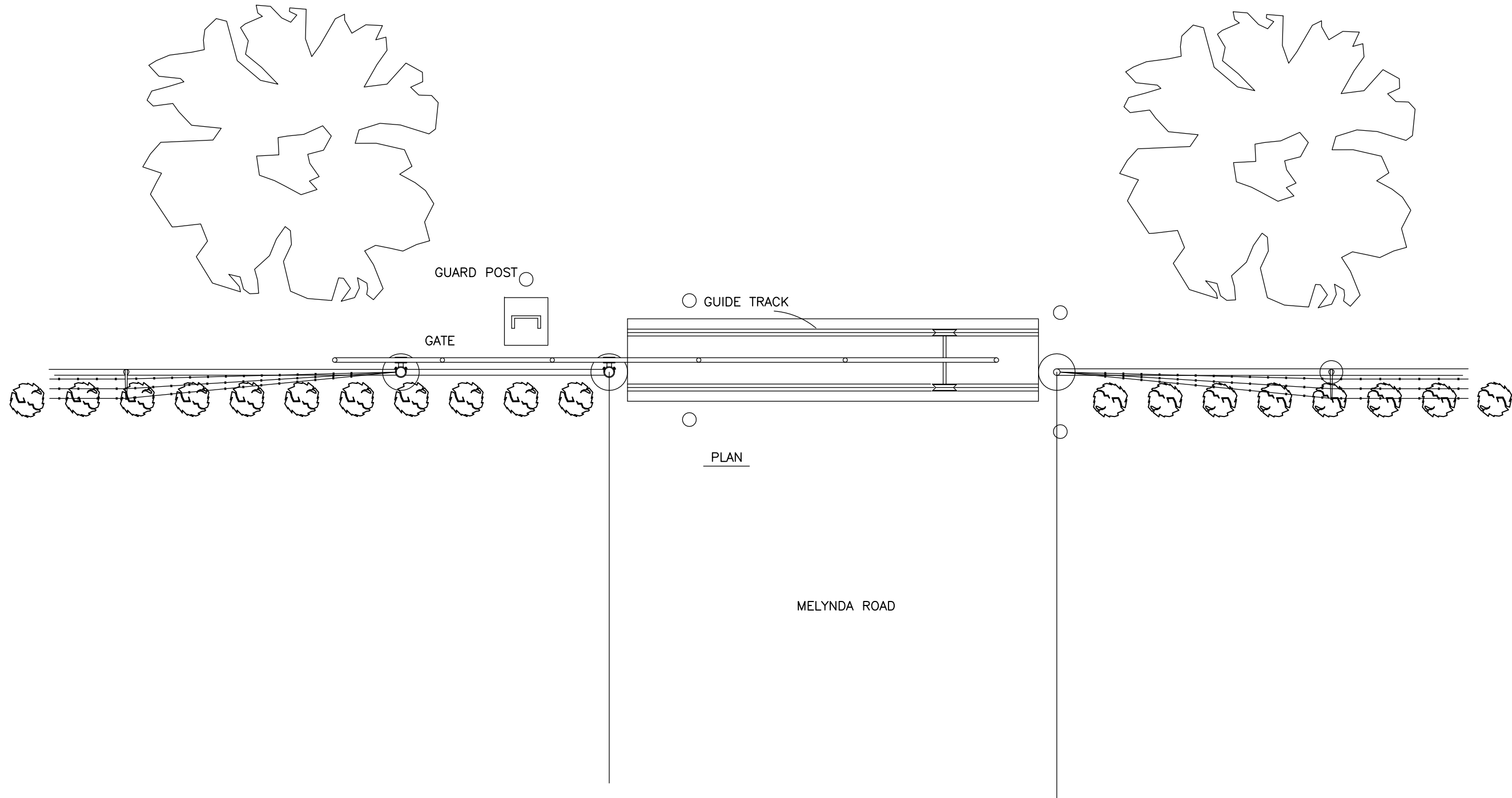
- A. IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE USE AND DEVELOPMENT OF THE SITE IMPOSED UNDER THESE DEVELOPMENT STANDARDS AND THE REZONING PLAN WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF PETITIONER AND THE 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.

ENVIRONMENTAL FEATURES

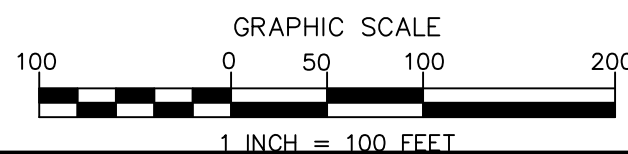
- A. THE LOCATION, SIZE, AND TYPE OF STORM WATER MANAGEMENT SYSTEMS DEPICTED ON THE REZONING PLAN ARE SUBJECT TO REVIEW AND APPROVAL AS PART OF THE FULL DEVELOPMENT PLAN SUBMITTAL AND ARE NOT IMPLICITLY APPROVED WITH THIS REZONING. ADJUSTMENTS MAY BE NECESSARY IN ORDER TO ACCOMMODATE ACTUAL WATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.



ELEVATION



SLIDING GATE FOR MELYNDA ROAD
N.T.S.

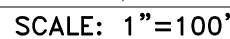
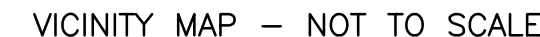


PRELIMINARY
DO NOT USE FOR CONSTRUCTION

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

REZONING PETITION #:2017-013

	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:	CBH/WDP	Scale: N.T.S.
8720 RED OAK BOULEVARD, SUITE 420 CHARLOTTE, N.C. 28217 PHONE (704) 527-3440 FAX (704) 527-8335			
RZ2.0			



RZ1.0

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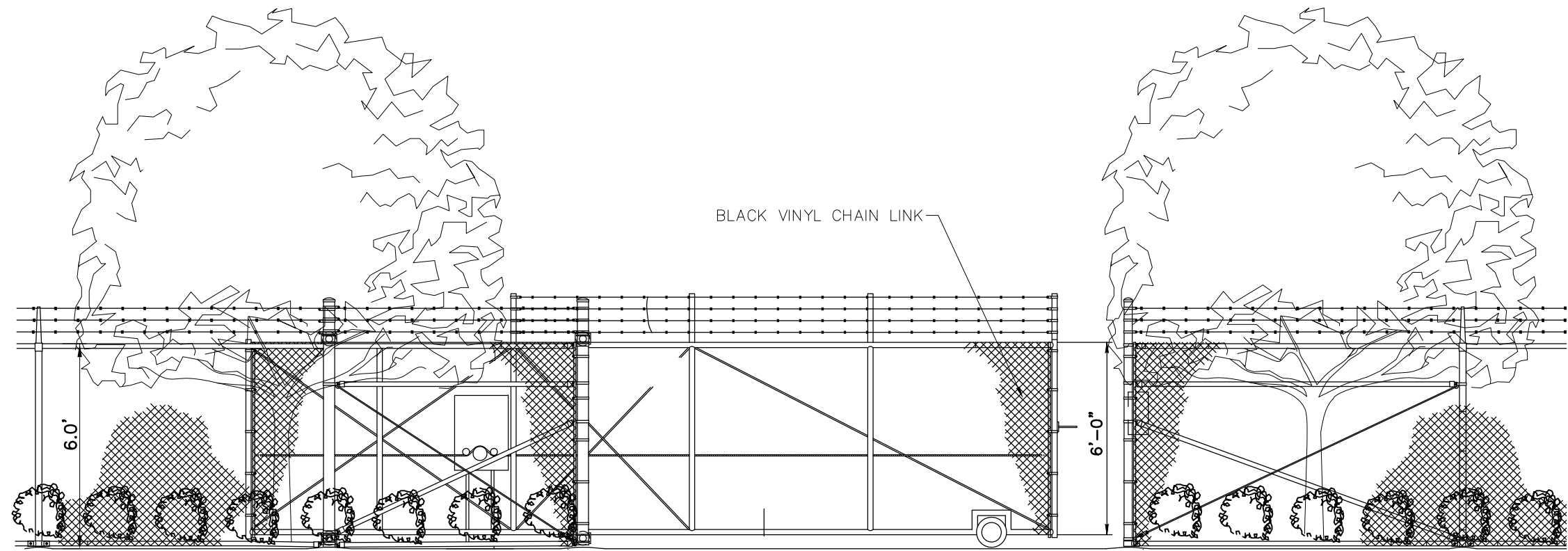
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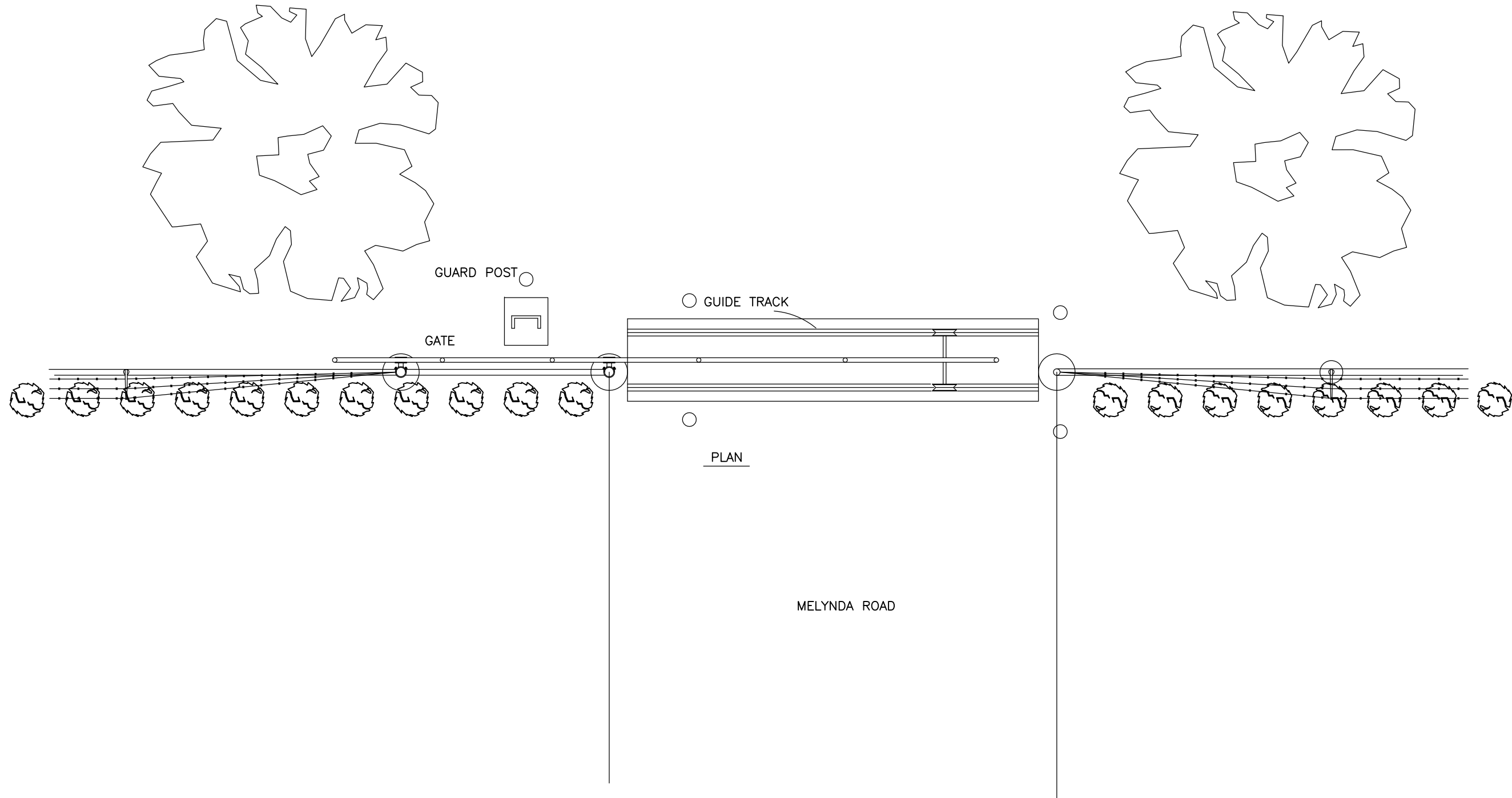
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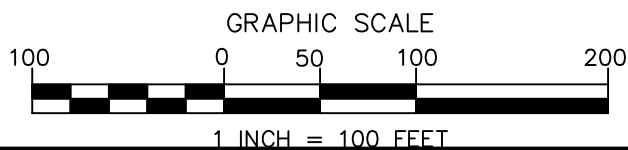
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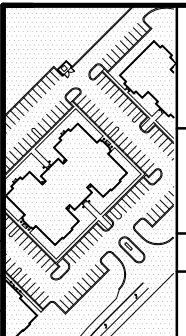
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