

VICINITY MAP N.T.S.

CONDITIONAL NOTES:

- IF THE PROPERTY OWNER ALONG SOLECTRON DRIVE TO THE EAST OF THE SUBJECT PROPERTY (CURRENTLY SOLECTRON) OPENS SOLECTRON DRIVE FOR CROSS ACCESS TRAFFIC, PETITIONER WILL PERMIT SUCH CROSS ACCESS TRAFFIC ON THE PORTION OF SOLECTRON DRIVE (MORRIS ESTATE DRIVE) WHICH IS ON PETITIONER'S PROPERTY.
- IF NEVIN ROAD IS EXTENDED AND CROSSES OVER OR IS ADJACENT TO PETITIONER'S PROPERTY, PETITIONER WILL PERMIT A ROAD CONNECTION BETWEEN SOLECTRON DRIVE (MORRIS ESTATE DRIVE) AND NEVIN ROAD. THIS DEVELOPMENT DOES NOT REQUIRE PETITIONER TO BUILD SUCH CONNECTOR ROAD AND DOES NOT REQUIRE PETITIONER TO DONATE LAND FOR NEVIN ROAD OR THE CONNECTOR ROAD.
- THE PERMITTED USES ARE THOSE USES ALLOWED IN RE-1 AND RE-2 AND THE FOLLOWING USES: MERCHANDISE SHOWROOMS, PRINTING AND PUBLISHING, MANUFACTURER'S REPRESENTATIVES (INCLUDING OFFICES, REPAIRS AND SERVICES FACILITIES) AND DISTRIBUTION (INCLUDING WAREHOUSING).
- PETITIONER WILL COMPLY WITH THE PARKING LOT MINIMUMS FOR RE-3 ZONING DISTRICT AS FOLLOWS:
 - RE-3 PARKING REQUIREMENTS (IN COMPLIANCE WITH CHAPTER 12 PART 2):
 - WAREHOUSE USE: 75% OF TOTAL SQUARE FOOTAGE= 188,703 SF / 1,000= 189 X 25= 47 SPACES REQUIRED
 - OFFICE USE: 25% OF TOTAL SQUARE FOOTAGE= 62,901 SF / 400= 157 SPACES REQUIRED
 - 204 PARKING SPACES REQUIRED
 - 505 PARKING SPACES EXISTING
 - 6 (10' X 50') LOADING SPACES REQUIRED
 - 10 + (10' X 50') LOADING SPACES EXISTING
- PETITIONER WILL COMPLY WITH THE REQUIREMENT THAT 25% OF BUILDINGS UP TO 200,000 SQUARE FEET, 35% OF BUILDINGS BETWEEN 200,000 SQUARE FEET AND 400,000 SQUARE FEET AND 50% OF BUILDINGS 400,000 SQUARE FEET AND ABOVE, WILL BE USED FOR ONE OR MORE OF THE FOLLOWING USES: OFFICE, REPAIR, SERVICING, SHOWROOM, SORTING, LABELING, PACKAGING, REPACKAGING, PROCESSING AND/OR PRICING. SHOULD THIS REQUIREMENT IN SECTION 11.703 BE REDUCED BY AMENDMENTS TO THE CHARLOTTE CODE, THEN THE REDUCED REQUIREMENT WILL APPLY.
- THIS DEVELOPMENT WILL COMPLY WITH THE CITY OF CHARLOTTE TREE ORDINANCE UPON EXPANSION OF 1,000 SF OF 5% OF THE BUILDING SQUARE FOOTAGE, WHICHEVER IS GREATER. AT PRESENT TIME NO EXPANSION IS ANTICIPATED AND THUS NO ACTION IS NEEDED REGARDING COMPLIANCE WITH THE TREE ORDINANCE.
- WHEN THE COMBINED EXISTING SQUARE FOOTAGE AND THE SQUARE FOOTAGE ASSOCIATED WITH NEW EXPANSION(S) EXCEEDS 400,000 SQUARE FEET, THEN THE CHARLOTTE DEPARTMENT OF TRANSPORTATION (CDOT) WILL DETERMINE IF A TRAFFIC IMPACT STUDY IS NEEDED. THE ANALYSIS OF THE NEED FOR A TRAFFIC IMPACT STUDY WILL BE TRIGGERED BY THE BUILDING PERMIT PROCESS WHEN A PROPOSED EXPANSION(S) RESULTS IN A COMBINED BUILD OF EXCEEDING 400,000 SF. IF A TRAFFIC IMPACT STUDY IS REQUIRED BY CDOT, THEN THE PETITIONER WILL CONDUCT SUCH STUDY TO BE REVIEWED AND APPROVED BY CDOT.
- THE PETITIONER AGREES TO A MAXIMUM FLOOR AREA RATIO (FAR) OF .60.
- UPON EXPANSION OF THE EXISTING FACILITY RESULTING IN A NEW IMPERVIOUS AREA OF 20,000 SF, THE PETITIONER SHALL CONNECT TO THE EXISTING STORM WATER SYSTEMS. THE PETITIONER SHALL HAVE THE RECEIVING DRAINAGE SYSTEM(S) ANALYZED TO ENSURE THAT IT WILL NOT BE TAKEN OUT OF STANDARD DUE TO THE DEVELOPMENT. IF IT IS FOUND THAT DEVELOPMENT WILL CAUSE THE STORM DRAINAGE SYSTEM(S) TO BE TAKEN OUT OF STANDARD, THE PETITIONER SHALL PROVIDE ALTERNATE METHODS TO PREVENT THIS FROM OCCURRING.
- UPON EXPANSION OF THE EXISTING FACILITY RESULTING IN A NEW IMPERVIOUS AREA OF 20,000 SF, THE PETITIONER SHALL CONTROL AND TREAT THE DIFFERENCE IN STORM WATER RUNOFF VOLUME LEAVING THE PROJECT SITE BETWEEN THE PRE AND POST DEVELOPMENT RUNOFF CONDITIONS FOR THE 1-YEAR 24-HOUR STORM. RUNOFF DRAW DOWN TIME SHALL BE A MINIMUM OF 4 HOURS, BUT NOT MORE THAN 120 HOURS. PEAK STORM WATER RELEASE RATES SHOULD MATCH PRE-DEVELOPMENT RATES FOR THE 2-YEAR AND 10-YEAR 6-HOUR STORM EVENTS.
- UPON EXPANSION OF THE EXISTING FACILITY RESULTING IN A NEW IMPERVIOUS AREA OF 20,000 SF, THE USE OF STRUCTURAL STORM WATER TREATMENT SYSTEMS (MET PONDAS, EXTENDED DETENTION WETLANDS, BIO-RETENTION, ETC.) SHALL BE INCORPORATED INTO THE SITE AND BE DESIGNED TO HAVE AN 85% AVERAGE ANNUAL REMOVAL FOR TOTAL SUSPENDED SOLIDS GENERATED FROM THE DEVELOPMENT ACCORDING TO SPECIFICATIONS IN THE N.C. DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES BEST MANAGEMENT PRACTICES MANUAL, APRIL, 1999.
- THE PETITIONER AGREES TO NOT CONSTRUCT ANY IMPROVEMENTS WITHIN THE PROPOSED TENTATIVE ALIGNMENT CORRIDOR FOR THE NEVIN ROAD EXTENSION, WHICH APPEARS TO CROSS A NORTHERLY PORTION OF THE SUBJECT PROPERTY IN THE VICINITY OF THE EXISTING RAIL CORRIDOR WITH A TOTAL OF A 70 FOOT RIGHT OF WAY EQUALLY STRADDLING THE CENTER OF THE EXISTING RAIL CORRIDOR AND 150 FOOT FRONT SETBACK ON THE BUILDING SIDE MEASURED FROM THE 70 FOOT RIGHT OF WAY OR WITHIN AN ALIGNMENT APPROVED BY MUMPO AS ADDRESSED IN NOTE 15 BELOW.
- THE PETITIONER AGREES TO NOT CONSTRUCT ADDITIONAL IMPROVEMENTS IN THE ALIGNMENT CORRIDOR FOR THE FUTURE MALLARD CREEK ROAD/GRAHAM STREET CONNECTOR AS SHOWN ON THIS SITE PLAN.
- TO THE EXTENT THAT THIS SUBJECT FACILITY DOES COMPLY WITH THE R-3 DISTRICT REQUIREMENTS FOR SECTION 11.705(3) FOR LANDSCAPE EDGE AND INTERNAL PLANTING REQUIREMENTS, SAID CONDITIONS SHALL CONTINUE AS EXISTING. TO THE EXTENT THAT THIS PROPERTY DOES NOT COMPLY WITH SECTION 11.705(3), THE PETITIONER SHALL BRING THE PROPERTY INTO COMPLIANCE WHEN AN EXPANSION OF GREATER THAN 1,000 SQUARE FEET OR 5% OF EXISTING IMPROVEMENTS, WHICHEVER IS GREATER, OCCURS.

DEVELOPMENT DATA:

- TAX PARCEL #: 047-053-25
- TOTAL ACREAGE: 73.02 ACRES
- CURRENT ZONING: RE-2
- PROPOSED ZONING: RE-3
- PREVIOUS USE: VACANT OFFICE AND MANUFACTURING/ RELATED DISTRIBUTION AND WAREHOUSING (SOLECTRON TECHNOLOGY)
- PROPOSED USE:
 - 25%- OFFICE/PACKAGING/REPAIR/ SERVICING AND USES PERMITTED IN THE RE-3 DISTRICT AS STATED IN NOTE #3
 - 75%- WAREHOUSE/DISTRIBUTION PLUS ALL OTHER USES AS PERMITTED BY RIGHT IN THE RE-1, RE-2 AND RE-3 ZONING DISTRICTS
- CURRENT SQUARE FOOTAGE: 251,604 SF
- PROPOSED EXPANSION: 503,208 SF MAXIMUM
- RE-3 DEVELOPMENT STANDARDS:
 - MAXIMUM FLOOR AREA RATIO: .60%
 - MINIMUM LOT AREA: 4 ACRES
 - MINIMUM FRONT SETBACK: 150 FEET
 - MINIMUM SIDE AND REAR YARDS: 50 FEET
 - MAXIMUM HEIGHT: 40 FEET (UNLESS INCREASED AS PERMITTED)

LINE	BEARING	DISTANCE
11	N48°21'32"E	15.83
12	S68°22'38"E	10.36
13	N02°16'21"E	12.89
14	N39°20'54"E	10.12
15	S59°56'21"E	7.59
16	S35°13'17"E	7.68
17	N48°20'58"E	11.58
18	S33°59'24"E	10.44
19	N48°28'08"E	81.74
20	N52°34'50"E	15.37
21	S08°24'03"E	10.87
22	S88°45'18"E	22.57
23	N48°45'35"E	8.42
24	N02°11'47"E	24.56
25	S44°32'18"E	20.20
26	N02°11'47"E	42.89
27	N40°53'50"E	12.54
28	N02°11'47"E	22.57
29	N44°13'48"E	27.30
30	N60°55'20"E	10.54
31	S08°24'03"E	10.87
32	N61°00'26"E	23.85
33	S01°11'02"E	12.64
34	N24°45'08"E	31.46
35	S01°11'02"E	12.64
36	N24°45'08"E	31.46
37	N24°45'08"E	31.46
38	N48°45'35"E	8.42
39	N02°11'47"E	24.56
40	N44°13'48"E	27.30
41	N60°55'20"E	10.54
42	N02°11'47"E	22.57
43	N40°53'50"E	12.54
44	N02°11'47"E	22.57
45	N44°13'48"E	27.30
46	N60°55'20"E	10.54
47	N02°11'47"E	22.57
48	N44°13'48"E	27.30
49	N60°55'20"E	10.54
50	N02°11'47"E	22.57
51	N44°13'48"E	27.30
52	N60°55'20"E	10.54
53	N02°11'47"E	22.57
54	N44°13'48"E	27.30
55	N60°55'20"E	10.54
56	N02°11'47"E	22.57
57	N44°13'48"E	27.30
58	N60°55'20"E	10.54
59	N02°11'47"E	22.57
60	N44°13'48"E	27.30
61	N60°55'20"E	10.54
62	N02°11'47"E	22.57
63	N44°13'48"E	27.30
64	N60°55'20"E	10.54
65	N02°11'47"E	22.57
66	N44°13'48"E	27.30
67	N60°55'20"E	10.54
68	N02°11'47"E	22.57
69	N44°13'48"E	27.30
70	N60°55'20"E	10.54
71	N02°11'47"E	22.57
72	N44°13'48"E	27.30
73	N60°55'20"E	10.54
74	N02°11'47"E	22.57
75	N44°13'48"E	27.30
76	N60°55'20"E	10.54
77	N02°11'47"E	22.57
78	N44°13'48"E	27.30
79	N60°55'20"E	10.54
80	N02°11'47"E	22.57
81	N44°13'48"E	27.30
82	N60°55'20"E	10.54
83	N02°11'47"E	22.57
84	N44°13'48"E	27.30
85	N60°55'20"E	10.54
86	N02°11'47"E	22.57
87	N44°13'48"E	27.30
88	N60°55'20"E	10.54
89	N02°11'47"E	22.57
90	N44°13'48"E	27.30
91	N60°55'20"E	10.54
92	N02°11'47"E	22.57
93	N44°13'48"E	27.30
94	N60°55'20"E	10.54
95	N02°11'47"E	22.57
96	N44°13'48"E	27.30
97	N60°55'20"E	10.54
98	N02°11'47"E	22.57
99	N44°13'48"E	27.30
100	N60°55'20"E	10.54
101	N02°11'47"E	22.57
102	N44°13'48"E	27.30
103	N60°55'20"E	10.54
104	N02°11'47"E	22.57
105	N44°13'48"E	27.30
106	N60°55'20"E	10.54
107	N02°11'47"E	22.57
108	N44°13'48"E	27.30
109	N60°55'20"E	10.54
110	N02°11'47"E	22.57
111	N44°13'48"E	27.30
112	N60°55'20"E	10.54
113	N02°11'47"E	22.57
114	N44°13'48"E	27.30
115	N60°55'20"E	10.54
116	N02°11'47"E	22.57
117	N44°13'48"E	27.30
118	N60°55'20"E	10.54
119	N02°11'47"E	22.57
120	N44°13'48"E	27.30
121	N60°55'20"E	10.54
122	N02°11'47"E	22.57
123	N44°13'48"E	27.30
124	N60°55'20"E	10.54
125	N02°11'47"E	22.57
126	N44°13'48"E	27.30
127	N60°55'20"E	10.54
128	N02°11'47"E	22.57
129	N44°13'48"E	27.30
130	N60°55'20"E	10.54
131	N02°11'47"E	22.57
132	N44°13'48"E	27.30
133	N60°55'20"E	10.54
134	N02°11'47"E	22.57
135	N44°13'48"E	27.30
136	N60°55'20"E	10.54
137	N02°11'47"E	22.57
138	N44°13'48"E	27.30
139	N60°55'20"E	10.54
140	N02°11'47"E	22.57
141	N44°13'48"E	27.30
142	N60°55'20"E	10.54
143	N02°11'47"E	22.57
144	N44°13'48"E	27.30
145	N60°55'20"E	10.54
146	N02°11'47"E	22.57
147	N44°13'48"E	27.30
148	N60°55'20"E	10.54
149	N02°11'47"E	22.57
150	N44°13'48"E	27.30
151	N60°55'20"E	10.54
152	N02°11'47"E	22.57
153	N44°13'48"E	27.30
154	N60°55'20"E	10.54
155	N02°11'47"E	22.57
156	N44°13'48"E	27.30
157	N60°55'20"E	10.54
158	N02°11'47"E	22.57
159	N44°13'48"E	27.30
160	N60°55'20"E	10.54
161	N02°11'47"E	22.57
162	N44°13'48"E	27.30
163	N60°55'20"E	10.54
164	N02°11'47"E	22.57
165	N44°13'48"E	27.30
166	N60°55'20"E	10.54
167	N02°11'47"E	22.57
168	N44°13'48"E	27.30
169	N60°55'20"E	10.54
170	N02°11'47"E	22.57
171	N44°13'48"E	27.30
172	N60°55'20"E	10.54
173	N02°11'47"E	22.57
174	N44°13'48"E	27.30
175	N60°55'20"E	10.54
176	N02°11'47"E	22.57
177	N44°13'48"E	27.30
178	N60°55'20"E	10.54
179	N02°11'47"E	22.57
180	N44°13'48"E	27.30
181	N60°55'20"E	10.54
182	N02°11'47"E	22.57
183	N44°13'48"E	27.30
184	N60°55'20"E	10.54
185	N02°11'47"E	22.57
186	N44°13'48"E	27.30
187	N60°55'20"E	10.54
188	N02°11'47"E	22.57
189	N44°13'48"E	27.30
190	N60°55'20"E	10.54
191	N02°11'47"E	22.57
192	N44°13'48"E	27.30
193	N60°55'20"E	10.54
194	N02°11'47"E	22.57
195	N44°13'48"E	27.30
196	N60°55'20"E	10.54
197	N02°11'47"E	22.57
198	N44°13'48"E	27.30
199	N60°55'20"E	10.54
200	N02°11'47"E	22.57

GNA DESIGN ASSOCIATES, Inc.
 428 East Fourth Street
 Suite 408 (704) 373-1907
 Charlotte, NC 28202
 Surveying • Landscape Architecture • Civil Engineering

**PRELIMINARY
NOT FOR
CONSTRUCTION**

© Copyright
 The use of these drawings
 without written permission
 from the architect/engineer
 is prohibited. Violations
 will be subject to legal
 action.

**CONDITIONAL REZONING REQUEST
BY: MORRIS HOLDINGS, LLC**

**TECHNICAL DATA SHEET/
ILLUSTRATIVE SITE PLAN**

Project No. **57866**

Checked by: T.L.H.
 Drawn by: P.A.B.
 Initial Filing Date: 02.28.05

Revisions:
 04.15.05 REVISED FOR PUBLIC HEARING
 05.24.05 NOTES AND PROPOSED NEVIN ROAD EXTENSION
 ADDED PER CMPC STAFF

Scale: 1" = 100'

Sheet **1**

4/15/05 REVISED FOR PUBLIC HEARING : PETITION #2005-066

APPROVED BY CITY COUNCIL
 DATE 6/20/05