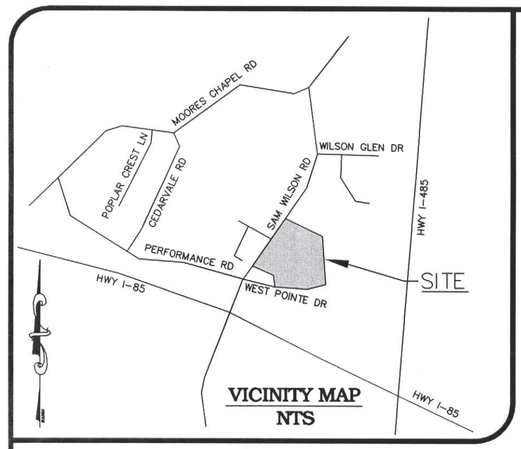
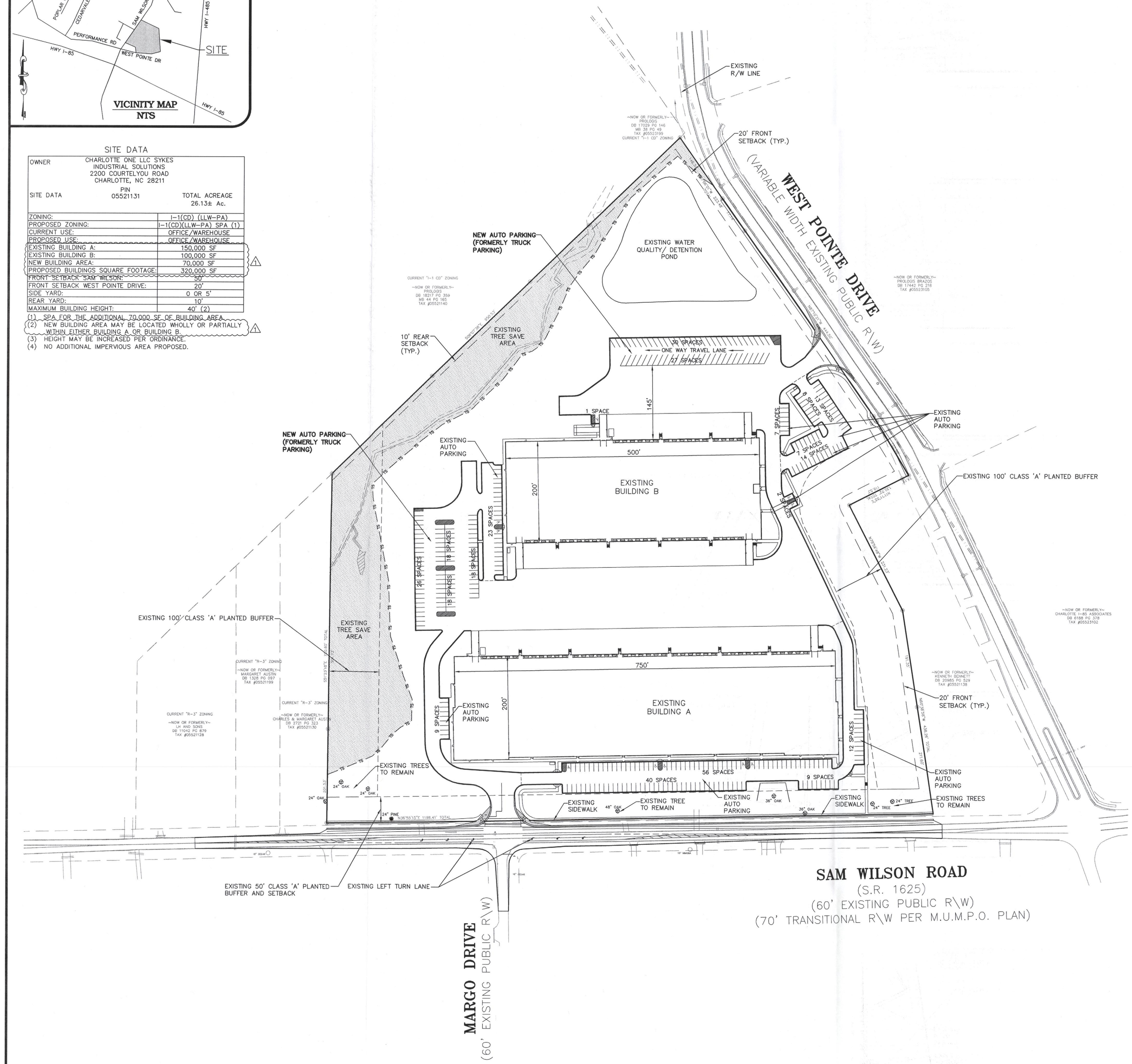


VICINITY MAP
NTS

SITE DATA

OWNER	CHARLOTTE ONE LLC SYKES INDUSTRIAL SOLUTIONS 2200 COURTELYOU ROAD CHARLOTTE, NC 28211	
SITE DATA	PIN 05521131	TOTAL ACREAGE 26.13± Ac.
ZONING:	I-1(CD) (LLW-PA)	
PROPOSED ZONING:	I-1(CD)(LLW-PA) SPA (1)	
CURRENT USE:	OFFICE/WAREHOUSE	
PROPOSED USE:	OFFICE/WAREHOUSE	
EXISTING BUILDING A:	150,000 SF	
EXISTING BUILDING B:	100,000 SF	
NEW BUILDING AREA:	70,000 SF	
PROPOSED BUILDINGS SQUARE FOOTAGE:	320,000 SF	
FRONT SETBACK SAM WILSON:	50'	
FRONT SETBACK WEST POINTE DRIVE:	20'	
SIDE YARD:	0 OR 5'	
REAR YARD:	10'	
MAXIMUM BUILDING HEIGHT:	40' (2)	

(1) SPA FOR THE ADDITIONAL 70,000 SF OF BUILDING AREA.
(2) NEW BUILDING AREA MAY BE LOCATED WHOLLY OR PARTIALLY WITHIN EITHER BUILDING A OR BUILDING B.
(3) HEIGHT MAY BE INCREASED PER ORDINANCE.
(4) NO ADDITIONAL IMPERVIOUS AREA PROPOSED.



REZONING PETITION NO. 2009-059 NOTES:

THE FOLLOWING NOTES WERE TAKEN FROM REZONING PETITION NO. 2007-072 AND HAVE BEEN MODIFIED TO REFLECT CONSTRUCTION OF THE BUILDINGS, PARKING, STORMWATER FACILITIES AND OTHER IMPROVEMENTS PREVIOUSLY COMPLETED ON THIS SITE.

DEVELOPMENT STANDARDS:

A. GENERAL PROVISIONS

UNLESS MORE STRINGENT STANDARDS ARE ESTABLISHED BY THE TECHNICAL DATA SHEET, ALL DEVELOPMENT STANDARDS ESTABLISHED UNDER THE CITY OF CHARLOTTE ZONING ORDINANCE IN EFFECT AT THE TIME OF APPROVAL OF THIS PETITION (THE "ORDINANCE") FOR THE I-1 ZONING DISTRICT CLASSIFICATION SHALL BE FOLLOWED IN CONNECTION WITH DEVELOPMENT TAKING PLACE IN THE SITE.

THE DEVELOPMENT SHOWN ON THIS SITE EXISTS. MODIFICATIONS TO PARKING AREAS ARE THE ONLY SITE CHANGES CONTEMPLATED BY THIS PLAN. CHANGES TO STORMWATER MANAGEMENT FACILITIES AND SYSTEMS, BUFFERS, DRIVEWAYS, OFF-SITE ROAD IMPROVEMENTS AND OTHER EXISTING SITE IMPROVEMENTS ARE NOT CONTEMPLATED BY THIS SITE PLAN.

PARKING LAYOUTS MAY BE MODIFIED TO ACCOMMODATE BUILDING USE REQUIREMENTS. PARKING WILL MEET OR EXCEED THE REQUIRED PARKING. BICYCLE PARKING WILL BE PROVIDED PER ZONING REQUIREMENTS.

TREE 'SAVE' AREAS AS NOTED ON DRAWING HAVE BEEN PRESERVED.

THE PETITIONER ACKNOWLEDGES THAT OTHER STANDARD DEVELOPMENT REQUIREMENTS IMPOSED BY OTHER CITY ORDINANCES, STANDARDS, POLICIES, AND APPROPRIATE DESIGN MANUALS WILL EXIST. THOSE CRITERIA (FOR EXAMPLE, THOSE THAT REQUIRE BUFFERS, REGULATE STREETS, SIDEWALKS, TREES, STORM WATER, AND SITE DEVELOPMENT, ECT.) WILL APPLY TO THE DEVELOPMENT SITE. THIS INCLUDES CHAPTERS 6, 9, 12, 17, 18, 19, 20, AND 21 OF THE CITY CODE. CONDITIONS SET FORTH IN THIS PETITION ARE SUPPLEMENTAL REQUIREMENTS IMPOSED ON THE DEVELOPMENT IN ADDITION TO OTHER STANDARDS. WHERE CONDITIONS ON THIS PLAN DIFFER FROM ORDINANCES, STANDARDS, POLICIES, AND APPROACHES IN EXISTENCE AT THE TIME OF FORMAL ENGINEERING PLAN REVIEW SUBMISSION, THE STRICTER CONDITION OR EXISTING REQUIREMENTS SHALL APPLY.

B. PERMITTED USES

THE SITE MAY BE DEVOTED TO OFFICE, RETAIL, RESTAURANT, MANUFACTURING AND WAREHOUSE/DISTRIBUTION USES (INCLUDING ANY ACCESSORY USES) AS PERMITTED UNDER THE ORDINANCE.

C. BUILDING LIMITATIONS

THE SITE MAY BE DEVELOPED WITH UP TO 320,000 SQUARE FEET OF OFFICE, RETAIL, RESTAURANT AND INDUSTRIAL FLOOR AREA OF WHICH NO MORE THAN 25,000 SQUARE FEET WILL BE DEVOTED TO RETAIL SPACE.

D. BUFFERS, SETBACKS, SIDE YARDS AND REAR YARDS

1) THE BUFFERS SHOWN ON THIS PLAN EXISTS AND CONFORM TO THE STANDARDS OF SECTION 12.302 OF THE ORDINANCE. ALL REQUIRED BUFFERS CAN BE REDUCED WITH THE USE OF A WALL OR FENCE PER SECTION 12.302 OF THE ORDINANCE EXCEPT WITH RESPECT TO THE 50 FOOT BUFFER ALONG SAM WILSON ROAD WHICH SHALL NOT BE REDUCED IN SUCH MANNER. IN THE EVENT THE ABUTTING RESIDENTIALLY ZONED PROPERTIES SHOULD BE REZONED, THE REQUIRED BUFFER FOR THIS PROPERTY MAY BE ADJUSTED ACCORDINGLY TO MEET THE MINIMUM REQUIREMENTS FOR BUFFERING AND SCREENING PER THE ORDINANCE.
2) IN THE EVENT DISSIMILAR LAND USES ARE LOCATED ON THE SITE SUCH THAT A REQUIREMENT FOR BUFFERS BETWEEN USES IS IMPOSED, THE PETITIONER RESERVES THE RIGHT TO PURSUE A VARIANCE FROM THE ZONING BOARD OF ADJUSTMENT, ALTERNATIVE BUFFER PLAN, OR OTHER CONSIDERATION IN ORDER TO REDUCE OR ELIMINATE REQUIRED BUFFERS.
3) ALL BUILDINGS CONSTRUCTED WITHIN THE SITE SATISFY THE SETBACK, REAR YARD AND SIDE YARD REQUIREMENTS ESTABLISHED UNDER THE ORDINANCE FOR THE I-1 ZONING DISTRICT.
4) A CLASS "A" BUFFER OF 50 FEET IN WIDTH (AS MEASURED FROM THE RIGHT-OF-WAY LINE 35 FEET FROM CENTERLINE) IS PROVIDED ALONG THE SITE'S FRONTAGE ON SAM WILSON ROAD. THE REQUIRED 20 FOOT BUILDING SETBACK IS INCLUDED WITHIN THE 50 FOOT BUFFER.
5) THE SITE IS A UNIFIED DEVELOPMENT PLAN AND, AS SUCH, SIDE YARD AND REAR YARDS ARE NOT REQUIRED BETWEEN BUILDINGS WITHIN THE DEVELOPMENT. THE PETITIONERS RESERVE THE RIGHT TO SUBDIVIDE THE SITE AND CREATE LOTS WITHIN THE SITE WITH NO SIDE AND/OR REAR YARDS AS PART OF THE UNIFIED DEVELOPMENT PLAN.

E. SCREENING AND LANDSCAPE AREAS

1) SCREENING CONFORMSWITH THE STANDARDS AND TREATMENTS SPECIFIED IN SECTION 12 OF THE ORDINANCE.
2) THE SITE SHALL CONFORM TO THE TREE ORDINANCE.
3) ALL PARKING WILL BE SCREENED IN ACCORDANCE WITH THE ORDINANCE.

F. VEHICULAR PARKING AND LOADING AREAS

1) OFF STREET PARKING WILL MEET THE MINIMUM STANDARDS ESTABLISHED UNDER THE ORDINANCE.
2) THE BUILDING ALONG AND FACING SAM WILSON ROAD (BUILDING A) WILL NOT HAVE ANY LOADING DOCK FACILITIES FACING SAM WILSON ROAD. THERE ARE NO BUILDINGS FACING WEST POINTE DRIVE.

G. DEDICATION OF RIGHT-OF-WAY & TRANSPORTATION COMMITMENTS

1)THE PETITIONER HAS DEDICATED AND CONVEYED FOR RIGHT-OF-WAY PURPOSES THAT PORTION OF THE SITE REQUIRED TO PROVIDE A 35 FEET OF RIGHT-OF-WAY FROM THE CENTERLINE OF SAM WILSON ROAD.
2)THE PETITIONER HAS CONSTRUCTED A LEFT-HAND TURN LANE FOR MARGO DRIVE AND THE NEW DRIVEWAY, EACH WITH 150 FEET OF STORAGE LENGTH, 15:1 BAY TAPERS, AND 50:1 THROUGH TAPERS.

H. SIDEWALKS AND PLANTING STRIPS

1) THE PETITIONER HAS CONSTRUCTED SIDEWALKS OF AT LEAST SIX FEET IN WIDTH AND PLANTING STRIPS OF AT LEAST 8 FEET IN WIDTH ALONG THE SITE'S FRONTAGE ON SAM WILSON ROAD AND WEST POINTE DRIVE. DIRECTIONAL WHEELCHAIR RAMPS HAVE BEEN CONSTRUCTED AT ALL INTERSECTIONS OF PUBLIC AND PRIVATE DRIVES.
2) SIDEWALKS OT AT LEAST FIVE FEET IN WIDTH HAVE BEEN CONSTRUCTED WITHIN THE SITE SO THAT SIDEWALKS EXTEND FROM EACH BUILDING WITHIN THE SITE TO THE SIDEWALK ALONG SAM WILSON ROAD AND WEST POINTE DRIVE IN ACCORDANCE WITH SECTION 12.529 OF THE ZONING ORDINANCE.

I. ENVIRONMENTAL AIR QUALITY

DEVELOPMENT OF THIS SITE MAY REQUIRE SUBMISSION OF AN ASBESTOS NOTIFICATION OF DEMOLITION AND RENOVATION TO MCAQ DUE TO POSSIBLE DEMOLITION OR RENOVATION OF AN EXISTING STRUCTURE. A LETTER OF NOTIFICATION AND THE REQUIRED FORMS WILL BE MAILED DIRECTLY TO THE PETITIONER BY MCAQ.

GROUNDWATER & WASTEWATER SERVICES

THE MECKLENBURG COUNTY GROUNDWATER & WASTEWATER SERVICES PROGRAM (GWS) SHOULD BE CONTACTED AT 704-338-5500 PRIOR TO ANY INSTALLATION OR ABANDONMENT OF WELLS ON THESE PROPERTIES TO ENSURE COMPLIANCE WITH THESE REGULATIONS. ABANDONMENT OF WELLS DISCOVERED DURING THE DEVELOPMENT PROCESS SHOULD BE DONE IN ACCORDANCE WITH THE MECKLENBURG COUNTY GROUNDWATER WELL REGULATIONS AND NORTH CAROLINA'S 15A NCAC 2C RULE .0133-"ABANDONMENT OF WELLS."

SOLID WASTE

MECKLENBURG COUNTY SOLID WASTE REQUESTS THE PETITIONER SUBMIT A SOLID WASTE MANAGEMENT PLAN PRIOR TO INITIATING DEMOLITION AND/OR CONSTRUCTION ACTIVITIES TO INCLUDE, AT A MINIMUM, THE PROCEDURES THAT WILL BE USED TO RECYCLE ALL CLEAN WOOD, METAL AND CONCRETE GENERATED DURING DEMOLITION AND CONSTRUCTION ACTIVITIES. THE PLAN SHALL SPECIFY THAT MONTHLY REPORTING OF ALL TONNAGE DISPOSED AND RECYCLED WILL BE MADE TO THE MECKLENBURG COUNTY SOLID WASTE PROGRAM. THE REPORT SHALL INCLUDE THE IDENTIFICATION AND LOCATION OF FACILITIES RECEIVING DISPOSED OR RECYCLED MATERIALS.
MECKLENBURG COUNTY IS COMMITTED TO REDUCTION OF CONSTRUCTION/DEMOLITION WASTE. TECHNICAL ASSISTANCE IS AVAILABLE AT NO CHARGE TO THOSE COMPANIES WILLING TO PARTNER WITH THE COUNTY IN THIS EFFORT. PLEASE CONTACT DIANE DAVIS AT 704-432-0399 FOR MORE INFORMATION REGARDING THE COUNTY'S TECHNICAL ASSISTANCE SERVICES AND FOR SUBMISSION OF YOUR SOLID WASTE MANAGEMENT PLAN.

J. STORM WATER MANAGEMENT

THE STORMWATER MANAGEMENT FACILITIES AND SYSTEM DEPICTED ON THIS REZONING SITE PLAN EXISTS AND HAVE BEEN REVIEWED AND APPROVED WITH FULL DEVELOPMENT SUBMITTAL TO THE CITY OF CHARLOTTE ENGINEERING DEPARTMENT. THE EXISTING STORMWATER MANAGEMENT FACILITIES AND SYSTEM WERE DESGINED AND CONSTRUCTED (1) SUCH THAT THE RECEIVING DRAINAGE SYSTEM(S) WERE NOT TAKEN OUT OF STANDARD DUE TO THIS DEVELOPMENT; (2) TO ACHIEVE STORMWATER QUALITY CONTROL OF 85% TOTAL SUSPENDED SOLIDS (TSS) REMOVAL FOR THE ENTIRE POST-DEVELOPMENT RUNOFF VOLUME FOR THE RUNOFF GENERATED FROM THE FIRST 1-INCH OF RAINFALL; AND (3) IN ACCORDANCE WITH CITY VOLUME AND PEAK CONTROL REQUIREMENTS FOR COMMERCAIL PROJECTS WITH GREATER THAN 24% BUILT UPON AREA.

K. SIGNAGE/LIGHTING

1) ALL SIGNS WILL CONFORM TO THE ORDINANCE
2) LIGHT POLES SHALL NOT EXCEED 35' IN HEIGHT AND SHALL BE FULLY SHIELDED. WALL LIGHTING IS NOT ALLOWED ON BUILDING'S FACING SAM WILSON ROAD.

L. AMENDMENTS TO REZONING PLAN

FUTURE AMENDMENTS TO THE TECHNICAL DATA SHEET AND THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE TRACT OR TRACTS WITHIN THE SITE INVOLVED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 6 OF THE ORDINANCE.

M. WETLANDS

ANY JURISDICTIONAL WETLANDS OR STREAMS, IF PRESENT, NEED TO BE PROTECTED OR PROPER ENVIRONMENTAL PERMITS OBTAINED PRIOR TO THEIR DISTURBANCE.

APPROVED BY CITY COUNCIL
JUL 20 2009

RECEIVED
JUN 10 2009

GRAPHIC SCALE
100 0 50 100 200
1 inch = 100 ft.
PRELIMINARY DRAWING

THE JOHN R. McADAMS COMPANY, INC.
ENGINEERS/PLANNERS/SURVEYORS
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CHARLOTTE, NORTH CAROLINA 28226
(704) 527-0800 WWW.JOHNRMCADAMS.COM

REVISIONS:
1 2009-06-15 CITY COMMENTS

OWNER:
CHARLOTTE ONE LLC
SYKES INDUSTRIAL SOLUTIONS
2200 CORTELYOU ROAD
CHARLOTTE, NORTH CAROLINA 28211

SYKES INDUSTRIAL PARK
SAM WILSON ROAD
CHARLOTTE, NORTH CAROLINA
REZONING PLAN

PROJECT NO.	DAR-09000
FILENAME:	DAR09000-RZ
DESIGNED BY:	BGP/RMR
DRAWN BY:	RMR
SCALE:	1"=100'
DATE:	05-11-2008
SHEET NO.	RZ-1

McADAMS