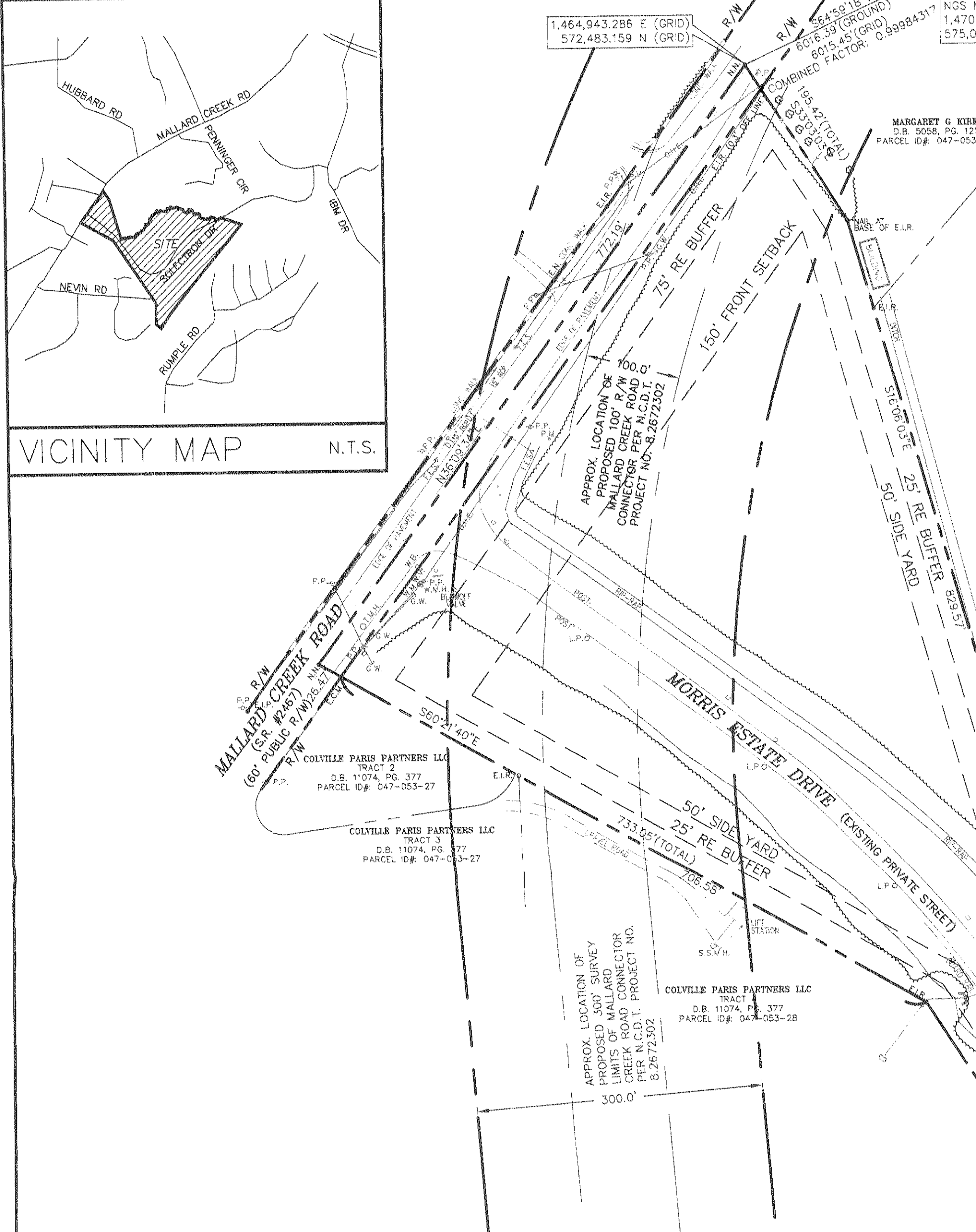
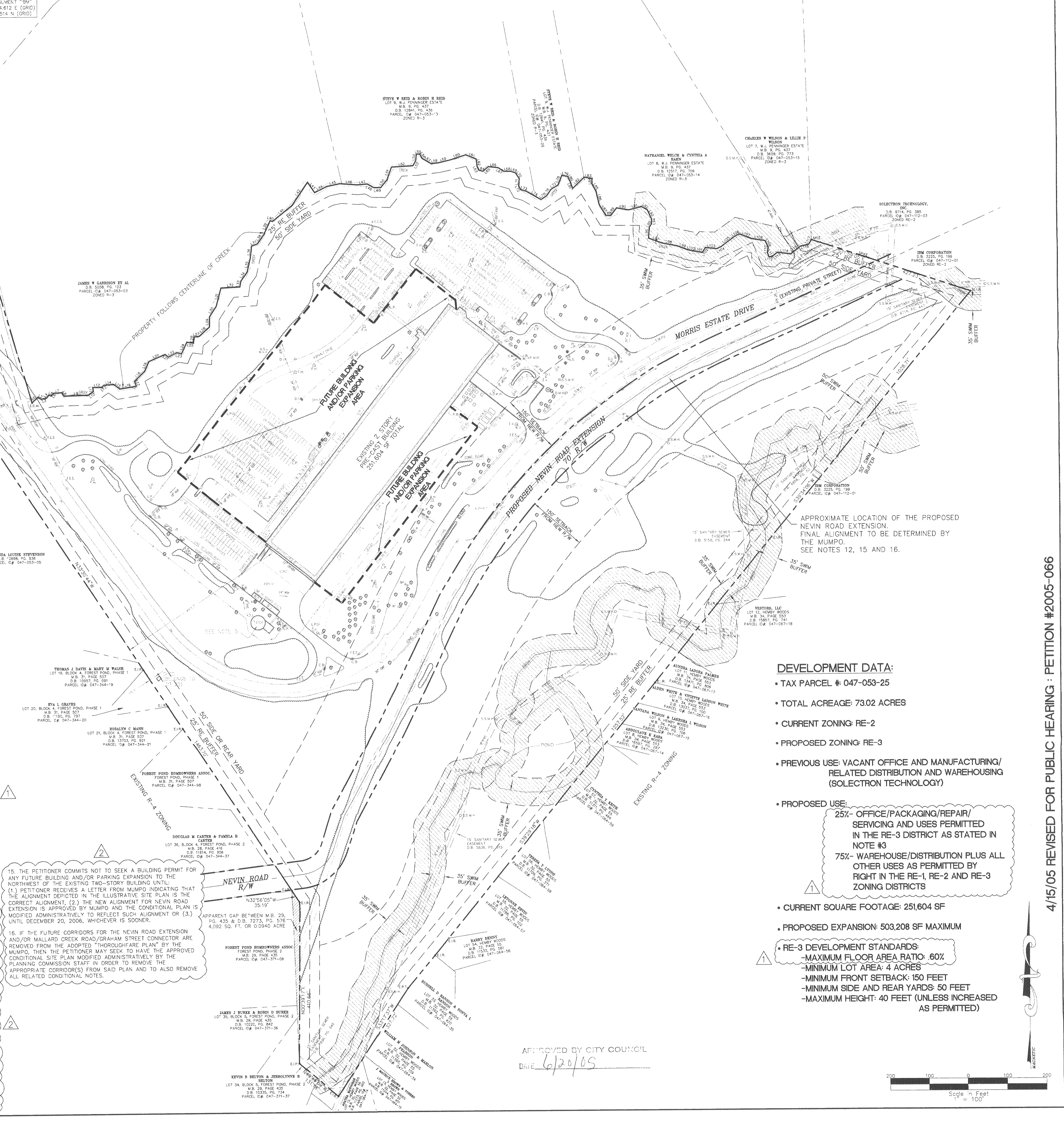


VICINITY MAP N.T.S.



CONDITIONAL NOTES:

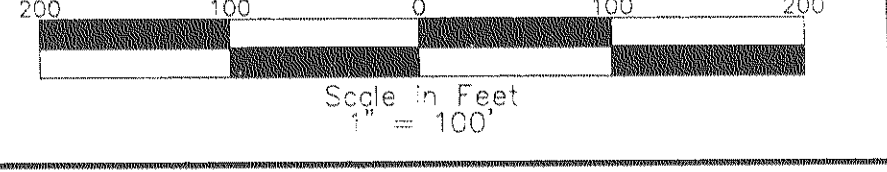
- IF THE PROPERTY OWNER ALONG SOLECTRON DRIVE TO THE EAST OF THE SUBJECT PROPERTY (CURRENTLY SOLECTRON) OPENS SOLECTRON DRIVE FOR CROSS ACCESS TRAFFIC, PETITIONER WILL PERMIT SUCH CROSS ACCESS TRAFFIC ON THE PORTION OF SOLECTRON DRIVE (MORRIS ESTATE DRIVE) WHICH IS ON PETITIONER'S PROPERTY.
- IF NEVIN 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 SYSTEM(S). 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 CONSTRUCT A NEW IMPERVIOUS AREA OF 20,000 SF. THE PETITIONER SHALL LEAVE 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 24 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 POND, 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 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 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)

APPROVED BY CITY COUNCIL
DATE 6/20/05



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

**TECHNICAL DATA SHEET/
ILLUSTRATIVE SITE PLAN**

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

SHEET TITLE: 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

Sheet: 1