

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 ON THE SITE.

THE DEVELOPMENT CONTEMPLATED FOR THE SITE IS SCHEMATIC IN NATURE. ACCORDINGLY, THE CONFIGURATION, PLACEMENT, AND SIZE OF THE BUILDING FOOTPRINTS MAY BE ALTERED OR MODIFIED.

PARKING LAYOUTS MAY BE MODIFIED TO ACCOMMODATE FINAL BUILDING LOCATIONS.

PROVIDE TREE 'SAVE' AREA AS NOTED ON DRAWING.

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, STORMWATER, AND SITE DEVELOPMENT, ETC.) 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, 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 250,000 SQUARE FEET OF OFFICE 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 BUFFER AREAS ESTABLISHED ON THE TECHNICAL DATA SHEETS SHALL 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 THE 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 SHALL 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 NEW RIGHT-OF-WAY LINE OF 35 FEET FROM CENTERLINE) WILL BE PROVIDED ALONG THE SITE'S FRONTAGE ON SAM WILSON ROAD. THE REQUIRED 20 FOOT BUILDING SETBACK WILL BE INCLUDED WITHIN THE 50 FOOT BUFFER.

5. THE SITE IS A UNIFIED DEVELOPMENT PLAN AND, AS SUCH, SIDE 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 LANDSCAPING AREAS

1. SCREENING SHALL CONFORM WITH THE STANDARDS AND TREATMENTS SPECIFIED IN SECTION 12 OF THE ORDINANCE.

2. THE SITE SHALL CONFORM TO THE TREE 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

IF THIS REZONING PETITION IS APPROVED, THE PETITIONER MAKES THE FOLLOWING TRANSPORTATION COMMITMENTS:

1. TO DEDICATE AND CONVEY 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 IF SUCH RIGHT-OF-WAY DOES NOT EXIST ALREADY, PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT FOR THE SITE.

2. TO CONSTRUCT OR CAUSE TO BE 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. SIDEWALKS OF AT LEAST SIX FEET IN WIDTH AND PLANTING STRIPS OF AT LEAST 8 FEET IN WIDTH WILL BE CONSTRUCTED ALONG THE SITE'S FRONTAGE ON SAM WILSON ROAD AND WEST POINTE DRIVE. DIRECTIONAL WHEELCHAIR RAMPS SHALL BE CONSTRUCTED AT ALL INTERSECTIONS OF PUBLIC AND PRIVATE DRIVES.

2. SIDEWALKS OF AT LEAST FIVE FEET IN WIDTH WILL BE CONSTRUCTED WITHIN THE SITE SO THAT SIDEWALK EXTENDS FROM EACH BUILDING WITHIN THE SITE TO THE SIDEWALK ALONG THE NEW INTERIOR PUBLIC STREET IN ACCORDANCE WITH SECTION 12.529 OF THE ZONING ORDINANCE.

3. ANY REQUIRED OR NON-REQUIRED SIDEWALK AND/OR PLANTING STRIPS THROUGHOUT THE SITE MAY BE LOCATED INSIDE OR OUTSIDE OF PUBLIC RIGHT-OF-WAY. IN THE EVENT A REQUIRED SIDEWALK IS LOCATED ON PRIVATE PROPERTY, AN EASEMENT IN FAVOR OF THE APPLICABLE GOVERNMENTAL ENTITY SHALL BE ESTABLISHED FOR SUCH SIDEWALK.

DEVELOPMENT STANDARDS (CONT)

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 704-336-5500 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

1. THE PROJECT IS LOCATED IN THE LOWER LAKE WYLIE WATERSHED OVERLAY-PROTECTED AREA. FOR PROJECTS WITH GREATER THAN 24% BUA, THE HIGH DENSITY OPTION SHALL APPLY, WHICH REQUIRES 100-FOOT UNDISTURBED BUFFERS ALONG PERENNIAL STREAMS AND BMPs.

2. STORM WATER RUNOFF FROM THE SITE WILL BE MANAGED THROUGH PROVEN TECHNIQUES WHICH SATISFY THE STANDARDS IMPOSED BY THE MECKLENBURG COUNTY STORM WATER QUALITY PROGRAM, THE CITY OF CHARLOTTE AND THE CHARLOTTE MECKLENBURG STORM WATER DESIGN MANUAL. THE LOCATION, SIZE, AND TYPE OF ANY STORMWATER MANAGEMENT SYSTEM DEPICTED ON THE REZONING SITE PLAN IS SUBJECT TO REVIEW AND APPROVAL WITH FULL DEVELOPMENT PLAN SUBMITTAL AND IS NOT IMPLICITLY APPROVED WITH THIS REZONING. ADJUSTMENTS MAY BE NECESSARY IN ORDER TO ACCOMMODATE ACTUAL STORMWATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.

3. ANY WETLANDS AND/OR JURISDICTIONAL STREAM, IF PRESENT SHALL BE PROTECTED OR PROPER ENVIRONMENTAL PERMITS OBTAINED PRIOR TO THEIR DISTURBANCE. THE FOLLOWING AGENCIES MUST BE CONTACTED PRIOR TO CONSTRUCTION REGARDING WETLAND AND WATER QUALITY PERMITS, IF APPLICABLE:

4. LOCATION, SIZE, AND TYPE OF ANY STORMWATER MANAGEMENT SYSTEMS DEPICTED ON REZONING SITE PLAN IS SUBJECT TO REVIEW AND APPROVAL WITH FULL DEVELOPMENT PLAN SUBMITTAL AND IS NOT IMPLICITLY APPROVED WITH THIS ZONING. ADJUSTMENTS MAY BE NECESSARY IN ORDER TO ACCOMMODATE ACTUAL STORMWATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.

SECTION 401 PERMIT NCDENR-RALEIGH OFFICE
SECTION 404 PERMIT US ARMY CORPS OF ENGINEERS

4. **STORM WATER QUANTITY CONTROL**- THE PETITIONER SHALL TIE-IN 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.

5. **STORM WATER QUALITY TREATMENT**- FOR PROJECTS WITH DEFINED WATERSHEDS GREATER THAN 24% BUILT-UPON AREA, CONSTRUCT WATER QUALITY BEST MANAGEMENT PRACTICES (BMPs) TO ACHIEVE 85% TOTAL SUSPENDED SOLIDS (TSS) REMOVAL FOR THE ENTIRE POST-DEVELOPMENT RUNOFF VOLUME FOR THE RUNOFF GENERATED FROM THE FIRST 1-INCH OF RAINFALL. BMPs MUST BE DESIGNED IN ACCORDANCE WITH THE N.C. DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES (NCDENR) BEST MANAGEMENT PRACTICES MANUAL, APRIL 1999, SECTION 4.0 (DESIGN STANDARDS SHALL BE MET ACCORDING TO THE CITY OF CHARLOTTE BEST MANAGEMENT PRACTICES MANUAL, WHEN AVAILABLE). USE OF LOW IMPACT DEVELOPMENT (LID) TECHNIQUES IS OPTIONAL.

6. **VOLUME AND PEAK CONTROL**- FOR PROJECTS WITH DEFINED WATERSHEDS GREATER THAN 24% BUILT-UPON AREA, CONTROL THE ENTIRE VOLUME FOR THE 1-YEAR, 24-HOUR STORM. RUNOFF VOLUME DRAWDOWN TIME SHALL BE A MINIMUM OF 24 HOURS, BUT NOT MORE THAN 120 HOURS.

FOR COMMERCIAL PROJECTS WITH GREATER THAN 24% BUA, CONTROL THE PEAK TO MATCH THE PRE-DEVELOPMENT RUNOFF RATES FOR THE 10-YR., 6-HR. STORM AND PERFORM A DOWNSREAM FLOOD ANALYSIS TO DETERMINE WHETHER ADDITIONAL PEAK CONTROL IS NEEDED AND IF SO, FOR WHAT LEVEL OF STORM FREQUENCY, OR IF A DOWNSREAM ANALYSIS IS NOT PERFORMED, CONTROL THE PEAK FOR THE 10-YR. AND 25-YR., 6-HR. STORMS.

FOR COMMERCIAL PROJECTS WITH LESS THAN OR EQUAL TO 24% BUA, BUT GREATER THAN ONE ACRE OF DISTURBED AREA, CONTROL THE PEAK TO MATCH THE PREDEVELOPMENT RUNOFF RATES FOR THE 2 AND 10-YR., 6-HR. STORMS.

K. SIGNAGE / LIGHTING

ALL SIGNS WILL CONFORM TO THE ORDINANCE.

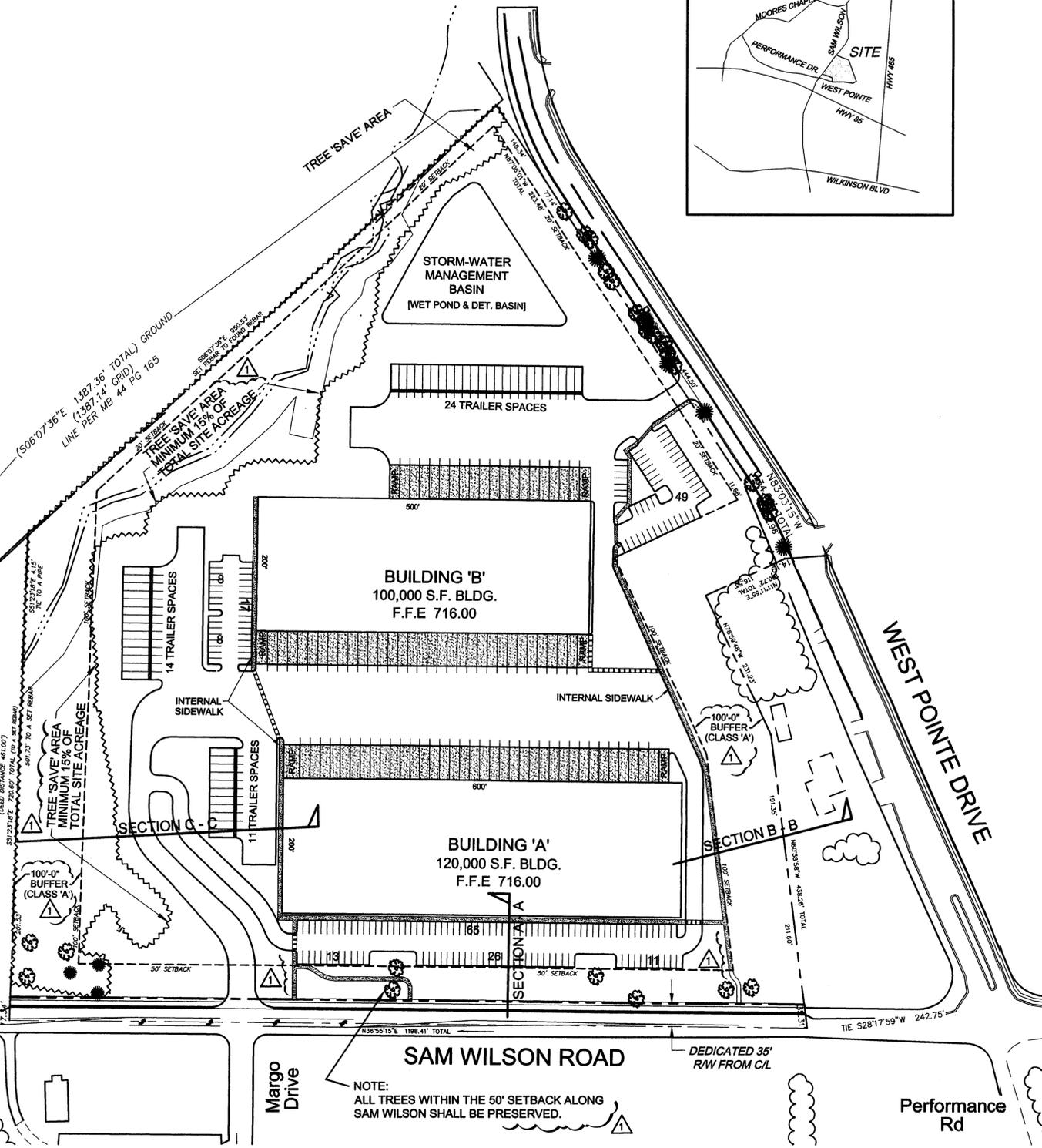
LIGHT POLES SHALL NOT EXCEED 35' IN HEIGHT AND SHALL BE FULLY SHIELDED WALL PAK LIGHTING NOT ALLOWED IN BUILDING'S FACING SAM WILSON ROAD.

L. AMENDMENTS TO REZONING PLAN

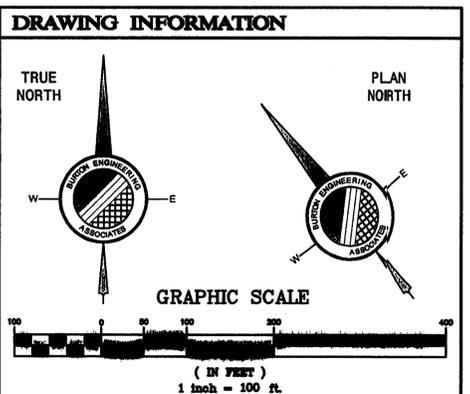
FUTURE AMENDMENTS TO THE TECHNICAL DATA SHEET AND THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE TRACT OR TRACTS WITHIN THE SITE INVOLVED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 6 OF THE ORDINANCE.

M. WETLANDS

ANY JURISDICTIONAL WETLANDS OR STREAMS, IF PRESENT, NEED TO BE PROTECTED OR PROPER ENVIRONMENTAL PERMITS OBTAINED PRIOR TO THEIR DISTURBANCE. FOR 401 PERMITS



SITE DATA	
TAX PARCEL(S) #05521131, 05521132, 05521133, 05521134, 05521135, 05521136, 05521137, 05521139	
EXISTING ZONING : R-3 / R-17MF	
PROPOSED ZONING : I - 1 (CD)	
PROPOSED BUILDING(S) - 250,000 S.F.	
GROSS ACREAGE : ± 26.106 TOTAL ACRES	
THE SITE IS LOCATED IN THE LOWER LAKE WYLIE WATERSHED DISTRICT. (PROTECTED AREA)	



FOR PUBLIC HEARING PETITION NO. 2007-072

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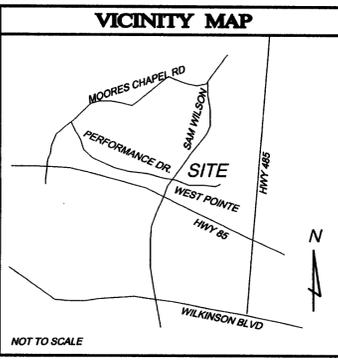
SYKES INDUSTRIAL PARK
CHARLOTTE, NORTH CAROLINA

TECHNICAL DATA SHEET

Project: CTB
Engineer: SLB
Drawn By: 5/22/07
Date:

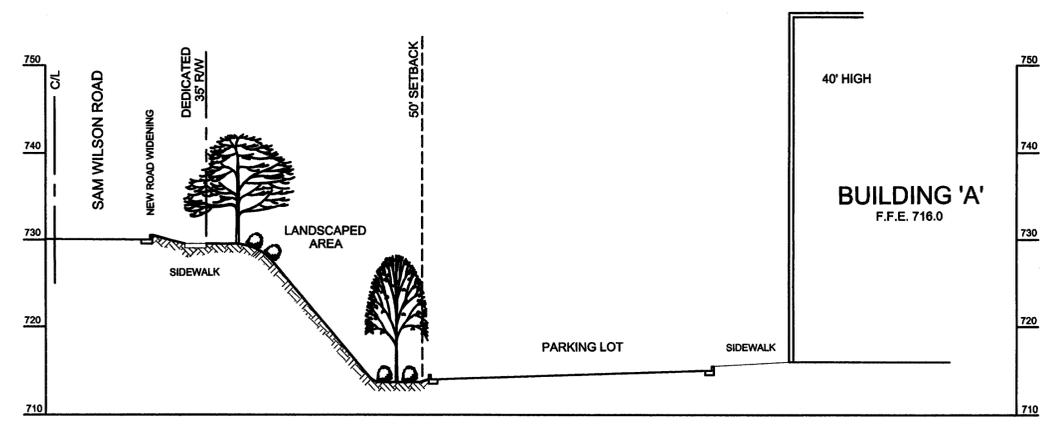
Revisions:
ADD/DELETE COMMENTS PER REVIEWER 6/13/07

Project Number: 491-001
Sheet of: RZ-1 3

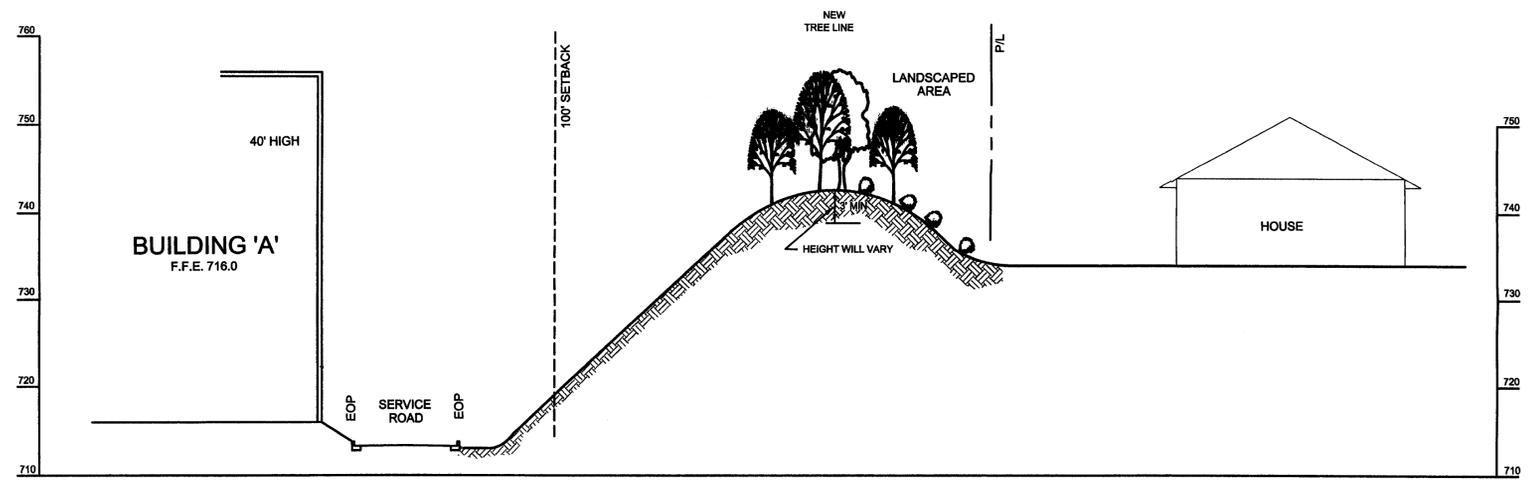


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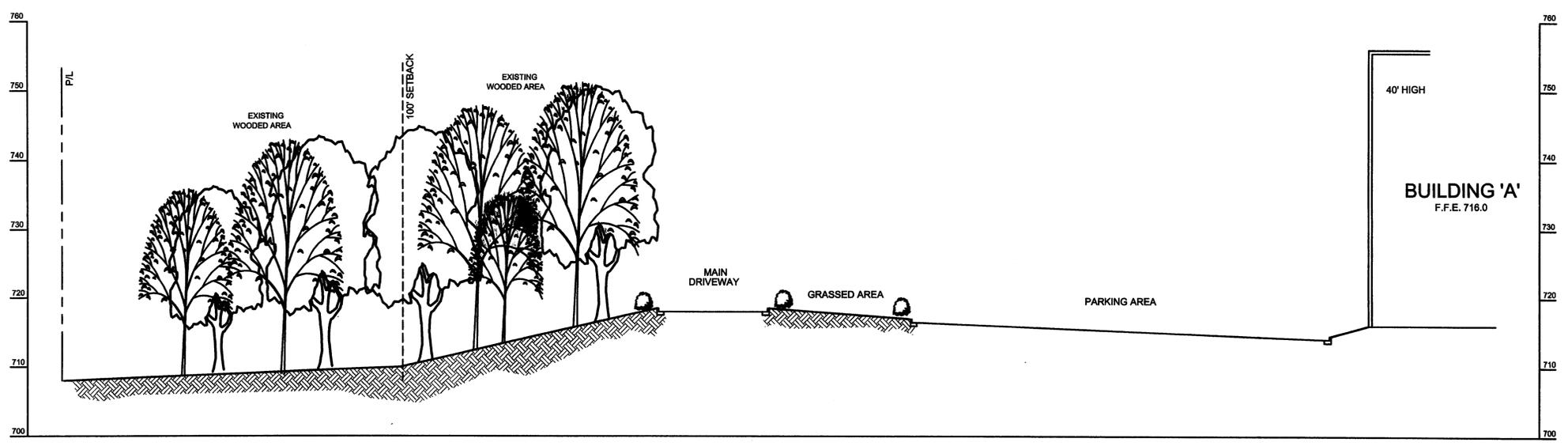
BURTON ENGINEERING ASSOCIATES
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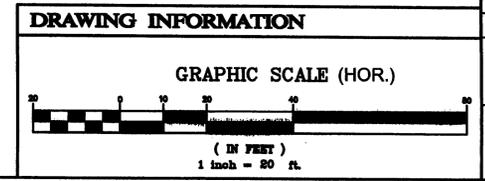
SECTION A - A



SECTION B - B



SECTION C - C



SYKES INDUSTRIAL PARK
 CHARLOTTE, NORTH CAROLINA
SITE SECTIONS / DETAILS

Project	CTB
Engineer	SLB
Drawn By	5/14/07
Date	
Revisions	

Project Number	491-001
Sheet	of
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FOR PUBLIC HEARING PETITION NO. 2007-072