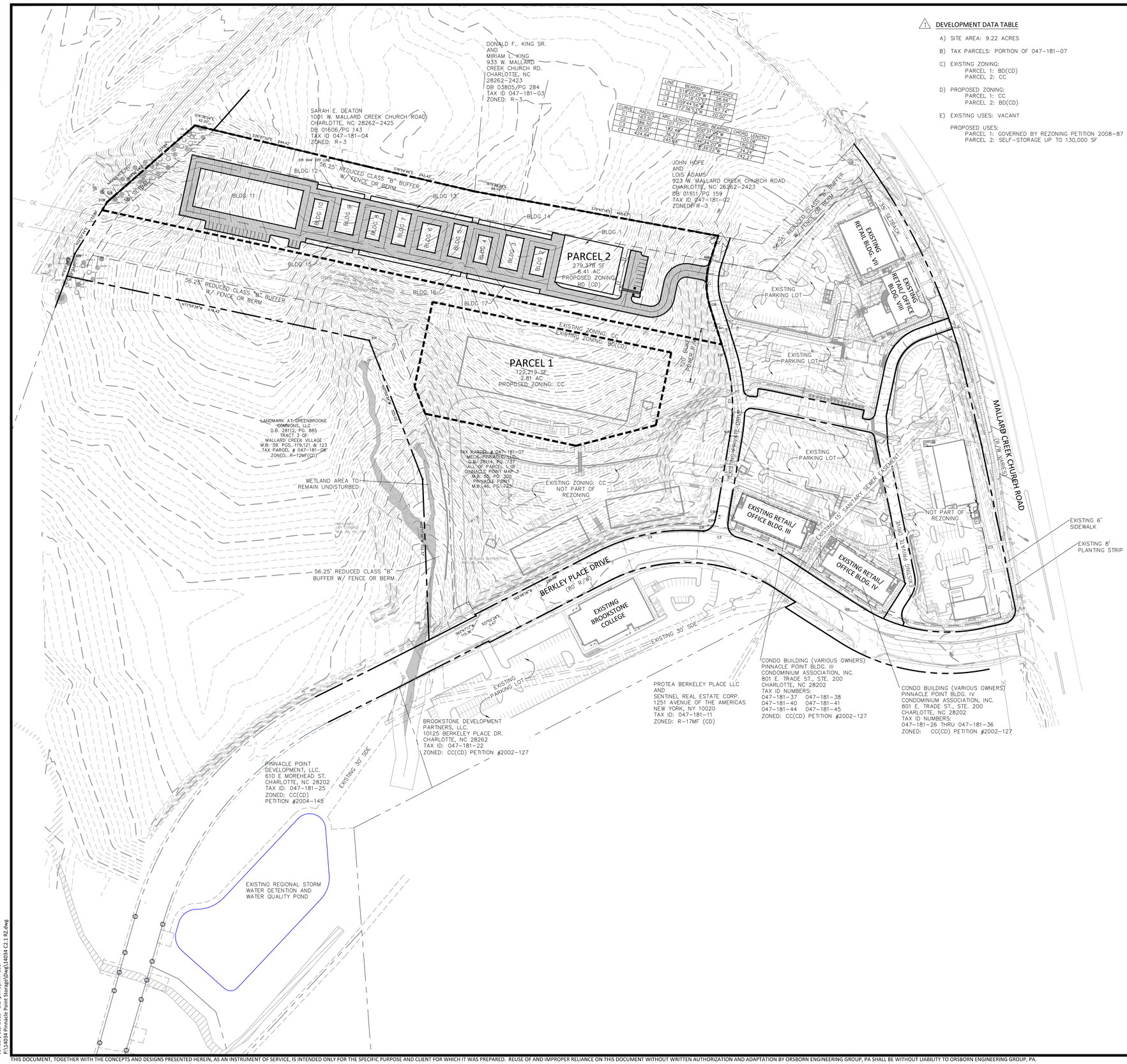

LINE	BEARING	DISTANCE
L1	S13°20'09"W	56.66'
L2	S18°18'10"E	108.37'
L3	S09°44'50"E	167.74'
L4	S12°36'55"W	20.00'

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	163.50'	101.18'	S02°31'09"W	99.58'
C2	380.50'	207.49'	S03°14'48"E	204.93'
C3	26.50'	189.49'	S44°21'03"W	180.79'
C4	424.84'	36.23'	S03°14'48"E	36.22'
		245.68'	S18°33'23"W	243.27'

DEVELOPMENT DATA TABLE

A) SITE AREA: 9.22 ACRES

B) TAX PARCELS: PORTION OF 047-181-07

C) EXISTING ZONING:
PARCEL 1: BD(CD)
PARCEL 2: CC

D) PROPOSED ZONING:
PARCEL 1: CC
PARCEL 2: BD(CD)

E) EXISTING USES: VACANT

PROPOSED USES:
PARCEL 1: GOVERNED BY REZONING PETITION 2008-87
PARCEL 2: SELF-STORAGE UP TO 130,000 SF

PINNACLE POINT STORAGE
CONDITIONAL DEVELOPMENT STANDARDS

GENERAL PROVISIONS.

A. DEVELOPMENT OF THE SITE WILL BE CONTROLLED BY THE STANDARDS DEPICTED ON THIS SITE PLAN AND BY THE STANDARDS OF THE CHARLOTTE ZONING ORDINANCE. THE DEVELOPMENT DEPICTED ON THIS PLAN IS INTENDED TO REFLECT THE ARRANGEMENT OF PROPOSED USES ON THE SITE, BUT THE EXACT CONFIGURATION, PLACEMENT, AND SIZE OF INDIVIDUAL SITE ELEMENTS MAY BE ALTERED OR MODIFIED WITHIN THE LIMITS PRESCRIBED BY THE ORDINANCE DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASES AS ALLOWED UNDER THE PROVISIONS OF SECTION 6.2 OF THE ZONING ORDINANCE.

B. THE PETITIONER ACKNOWLEDGES THAT OTHER STANDARD DEVELOPMENT REQUIREMENTS IMPOSED BY OTHER CITY ORDINANCES, SUCH AS THOSE THAT REGULATE STREETS, SIDEWALKS, TREES, BICYCLE PARKING, AND SITE DEVELOPMENT, MAY APPLY TO THE DEVELOPMENT OF THIS SITE. THESE ARE NOT ZONING REGULATIONS, ARE NOT ADMINISTERED BY THE ZONING ADMINISTRATOR, AND ARE NOT SEPARATE ZONING CONDITIONS IMPOSED BY THIS SITE PLAN. UNLESS SPECIFICALLY NOTED IN THE CONDITIONS FOR THIS SITE PLAN, THESE OTHER STANDARD DEVELOPMENT REQUIREMENTS WILL BE APPLIED TO THE DEVELOPMENT OF THIS SITE AS DEFINED BY THOSE OTHER CITY ORDINANCES.

C. THROUGHOUT THIS REZONING PETITION, THE TERMS "OWNER", "OWNERS", "PETITIONER" OR "PETITIONERS," SHALL, WITH RESPECT TO THE SITE, BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNEES OF THE OWNER OR OWNERS OF THE SITE WHO MAY BE INVOLVED IN ITS DEVELOPMENT FROM TIME TO TIME.

PURPOSE

THE PURPOSE OF THIS REZONING APPLICATION IS TO PROVIDE FOR THE DEVELOPMENT OF A STORAGE FACILITY THAT WILL INCLUDE BOTH CONDITIONED AND UNCONDITIONED SPACE IN THE REAR PORTION OF THE PINNACLE POINT SITE SIMILAR TO A PREVIOUSLY APPROVED STORAGE FACILITY ON THE SITE. TO ACHIEVE THIS PURPOSE, THE APPLICATION SEEKS THE REZONING OF THE SITE FROM ITS CURRENT CC ZONING DISTRICT TO A BD CONDITIONAL DISTRICT (BD- (CD)). A SECONDARY PURPOSE OF THE REZONING IS TO RETURN A PREVIOUSLY REZONED PARCEL FROM BD-(CD) BACK TO CC AS IT HAD ORIGINALLY BEEN REZONED AS PART OF THE LARGER PINNACLE POINT MASTER PLANNED DEVELOPMENT. IT WILL THEN REVERT TO THE DEVELOPMENT STANDARDS THAT WERE APPROVED AS PART OF THE PINNACLE POINT MASTER PLANNED DEVELOPMENT AND AMENDMENTS TO THAT DEVELOPMENT.

PERMITTED USES

THE SITE MAY BE USED FOR A CONDITIONED AND UNCONDITIONED STORAGE FACILITY.

TRANSPORTATION

A. THE SITE CURRENTLY HAS PRIVATE DRIVE ACCESS FROM BERKLEY PLACE IN THE PINNACLE POINT DEVELOPMENT.

B. PARKING AREAS ARE GENERALLY DEPICTED ON THE CONCEPT PLAN FOR THE SITE.

ARCHITECTURAL STANDARDS

ARCHITECTURAL COMPATIBILITY OF BUILDINGS WITHIN THE DEVELOPMENT SHALL BE ASSURED BY THE ESTABLISHMENT OF AN ARCHITECTURAL REVIEW COMMITTEE WITH JURISDICTION OVER THE ACCEPTABLE MATERIALS AND DETAILS.

STREETSCAPE AND LANDSCAPING

DUE TO SEVERE TOPOGRAPHY ON THE SITE, THE PETITIONER RESERVES THE RIGHT TO PROPOSE ALTERNATE SOLUTIONS OR TO APPLY FOR A VARIANCE FOR THE ORDINANCE PROVISION REQUIRING THAT BUILDING ENTRANCES BE CONNECTED TO PUBLIC STREET SIDEWALKS IF IT IS DETERMINED THAT THAT ORDINANCE PROVISION APPLIES TO THIS USE ON THIS SITE.

ENVIRONMENTAL FEATURES

THE PETITIONER SHALL INCLUDE DOCUMENTATION IN THE FORMAL PLAN SUBMITTAL FOR PERMITTING CONFIRMING THE PROPER EASEMENTS HAVE BEEN ESTABLISHED PER CITY STANDARDS AND THAT THE POND WAS PROPERLY DESIGNED AND CONSTRUCTED TO MANAGE STORM WATER RUNOFF FROM ALL PARCELS SERVED BY THE POND.

PARKS, GREENWAYS, AND OPEN SPACE

RESERVED

FIRE PROTECTION

RESERVED

SIGNAGE

RESERVED

LIGHTING

FREESTANDING LIGHT WILL BE FULLY SHIELDED AND DOWNWARDLY DIRECTED. ALL NEW DETACHED LIGHTING INSTALLED ON THE SITE WILL BE LIMITED TO 20' IN HEIGHT.

PHASING

THE PETITIONER WILL SUBMIT AN APPLICATION FOR AN ADMINISTRATIVE SITE PLAN AMENDMENT THAT WILL ADJUST THE REMAINING ORIGINAL SITE PLAN TO ACCOUNT FOR THE DEVELOPMENT OF THE PROPERTY INCLUDED IN THIS REZONING APPLICATION. THIS ADMINISTRATIVE APPLICATION WILL BE SUBMITTED AND REVIEWED SO THAT IT IS READY FOR FINAL APPROVAL UPON THE APPROVAL OF THIS REZONING APPLICATION.

INITIAL SUBMISSION- 11-24-14
REVISED PER STAFF COMMENTS. 1-16-15, 1.2.1

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ILLUSTRATIVE SITE PLAN
FOR
PINNACLE POINT SELF STORAGE
PETITION #2015-015
CHARLOTTE, NORTH CAROLINA

J.R. DAVIS, LLC
8527 W. COLFAX AVE., SUITE 203
LAKEWOOD, CO 80215

NORTH CAROLINA PROFESSIONAL ENGINEERING CORPORATE SEAL C-3139 ORSBORN ENGINEERING GROUP, P.A.

	DATE	REVISIONS
1	01/13/15	REVISED PER COMMENTS

JOB #	14034
DATE:	11/05/14
SCALE:	1" = 100'
DRAWN BY:	JAW
APPROVED BY:	JCO

C2.1

January 15, 2015 - 1:24pm By: HP User
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