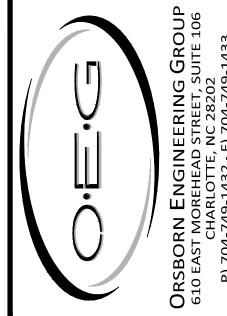
TAYLOR/THEUS DEVELOPMENT HOLDINGS, LLC. TAYLOR/THEUS DEVELOPMENT HOLDINGS, LLC. DEVELOPMENT STANDARDS DEVELOPMENT STANDARDS 4/21/15 REZONING PETITION NO. 2015-000 REZONING PETITION NO. 2015-000 SITE DEVELOPMENT DATA CONTINUED: SITE DEVELOPMENT DATA: --ACREAGE: \pm 5.67 ACRES 4. PARKING AREAS, ACCESS AND CIRCULATION DESIGN GUIDELINES. --TAX PARCEL #S: 229-011-23 (IN FEET) --EXISTING ZONÏNG: R-3 A. THE LOADING AREAS ASSOCIATED WITH THE PROPOSED CLIMATE CONTROLLED STORAGE FACILITY MAY NOT BE LOCATED ON THE PORTIONS OF THE CLIMATE CONTROLLED STORAGE FACILITY THAT FACES N. COMMUNITY HOUSE ROAD OR ARDREY KELL ROAD. 1 inch = 40 ft.-- PROPOSED ZONING: BD(CD) --EXISTING USES: VACANT --PROPOSED USES: GENERAL AND MEDICAL OFFICES USE, AND CLIMATE CONTROL STORAGE USES, EACH AS PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES, AS B. WITHIN DEVELOPMENT AREA A PARKING AREAS OR SPACES MAY NOT BE LOCATED BETWEEN THE ALLOWED IN THE BD ZONING DISTRICT (AS MORE SPECIFICALLY DESCRIBED IN THE DEVELOPMENT BUILDING(S) AND (I) ARDREY KELL ROAD, AND (II) N. COMMUNITY HOUSE ROAD (BUT MAY BE LOCATED STANDARDS BELOW). TO THE SIDE AND REAR OF SUCH BUILDING). -MAXIMUM GROSS SQUARE FEET OF DEVELOPMENT: UP TO: (I) 32,500 SQUARE FEET OF GROSS FLOOR \square AREA OF GENERAL AND MEDICAL OFFICE USES; AND (II) UP TO 105,000 SQUARE FEET OF GROSS SETBACKS, BUFFERS AND SCREENING FLOOR AREA OF CLIMATE CONTROL STORAGE; ALL AS ALLOWED BY RIGHT AND UNDER PRESCRIBED CONDITIONS IN THE BD ZONING DISTRICT (AS MORE SPECIFICALLY DESCRIBED IN THE DEVELOPMENT A. A 40 FOOT SETBACK WILL BE PROVIDED ALONG N. COMMUNITY HOUSE ROAD AND A 15 FOOT SETBACK STANDARDS BELOW). WILL BE PROVIDED ALONG ARDREY KELL ROAD AS GENERALLY DEPICTED ON THE REZONING PLAN. -MAXIMUM BUILDING HEIGHT: WITHIN DEVELOPMENT AREA A THE MAXIMUM ALLOWED BUILDING HEIGHT WILL BE TWO (2) STORIES NOT TO EXCEED 40 FEET; AND WITHIN DEVELOPMENT AREA B THE MAXIMUM ALLOWED BUILDING HEIGHT WILL BE THREE (3) STORIES NOT TO EXCEED 40 FEET; (FOR THE A 34 FOOT CLASS C BUFFER WILL BE PROVIDED ALONG THE SITE'S NORTHERN AND WESTERN PROPERTY LINES ADJACENT TO ARDREY KELL HIGH SCHOOL AS GENERALLY DEPICTED ON THE REZONING PLAN: PROVIDED, HOWEVER, THIS BUFFER MAY BE REDUCED IN WIDTH AS ALLOWED BY THE ORDNANCE. PURPOSES OF EACH OF THESE HEIGHT LIMITS, ROOF TOP MECHANICAL EQUIPMENT, AND SCREENS OR DEVICES USED TO SCREEN ROOF TOP STRUCTURES OR EQUIPMENT, SPIRES, MANSARDS, DOMES, OR UTILITY LINES MAY CROSS THE BUFFER AT ANGLES NO GREATER THAN 75 DEGREES. THE PETITIONER OTHER ARCHITECTURAL FEATURES WILL NOT BE CONSIDERED FOR THE CALCULATION OF ALLOWED BUILDING HEIGHT; OTHERWISE BUILDING HEIGHT WILL BE MEASURED AS DEFINED BY THE ORDINANCE). RESERVES THE RIGHT TO INSTALL A FIVE (5) FOOT HIGH BLACK VINYL CHAIN LINK FENCE ON THE INTERIOR SIDE OF THE CLASS C BUFFER (THIS FENCE MAY NOT BE USED TO REDUCE THE WIDTH OF -PARKING: AS REQUIRED BY THE ORDINANCE FOR THE PROPOSED USES. THE BUFFER BUT AN OPAQUE FENCE MAY BE INSTALLED AND RESULT IN SUCH A REDUCTION). ∞ GENERAL PROVISIONS: DUE TO THE PRESENCE OF AN EXISTING BUFFER ON THE ADJACENT ARDREY KELL HIGH SCHOOL, THE O SITE LOCATION. THESE DEVELOPMENT STANDARDS, THE TECHNICAL DATA SHEET, SCHEMATIC SITE PLAN PETITIONER RESERVES THE RIGHT TO APPLY FOR AN "ALTERNATIVE BUFFER" APPROVAL PER SECTION 12.304 OF THE ORDINANCE. THE "ALTERNATIVE BUFFER" APPROVAL MAY REDUCE OR ELIMINATE THE AND OTHER GRAPHICS SET FORTH ON ATTACHED SHEETS RZ-1 AND RZ-2 FORM THIS REZONING PLAN (COLLECTIVELY REFERRED TO AS THE "REZONING PLAN") ASSOCIATED WITH THE REZONING PETITION AMOUNT OF LANDSCAPE MATERIAL THAT IS REQUIRED TO BE INSTALLED AS PART OF A CLASS C FILED BY TAYLOR/THEUS DEVELOPMENT HOLDINGS, LLC ("PETITIONER") TO ACCOMMODATE THE **VICINITY MAP** DEVELOPMENT OF A HIGH QUALITY CLIMATE CONTROL STORAGE FACILITY, AND GENERAL AND MEDICAL OFFICE USES (INCLUDING, WITHOUT LIMITATION, FINANCIAL INSTITUTION USES) ON AN APPROXIMATELY D. A MAJORITY OF THE EXISTING TREES WITHIN THE 40 FOOT SETBACK ALONG N. COMMUNITY HOUSE ROAD NOT TO SCALE 7 5.67 ACRE SITE LOCATED ON THE NORTHWEST CORNER OF THE INTERSECTION OF N. COMMUNITY HOUSE WITHIN DEVELOPMENT AREA B WILL BE PRESERVED. # ROAD AND ARDREY KELL ROAD (THE "SITE"). NOILLI PARKING AREAS LOCATED ALONG ARDREY KELL ROAD WILL BE SCREENED BY A LOW WALL (3.0' TO 3.5' ZONING DISTRICTS/ORDINANCE. DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN FEET HIGH) AND WITH LOW ACCENT PLANTINGS; AND SUCH WALL WILL BE CONSTRUCTED OF BUILDING MATERIALS GENERALLY COMPATIBLE WITH THE BUILDINGS TO WHICH THEY RELATE AS WELL AS THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE"). UNLESS THE REZONING PLAN ESTABLISHES MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE BD ZONING CLASSIFICATION SHALL GOVERN THE CORNER OF N. COMMUNITY HOUSE ROAD AND ARDREY KELL ROAD WILL BE ATTRACTIVELY COUNTY OF MECKLENBURG, NORTH CAROLINA ALL DEVELOPMENT TAKING PLACE ON THE SITE. s S LANDSCAPED WITH A VARIETY OF LANDSCAPE MATERIALS (TREES, SHRUBS, ORNAMENTAL GRASSES, DB 18276 PG 939 GRASS, AND/OR AREAS OF SEASONAL COLOR) AS CONCEPTUALLY ILLUSTRATED AND GENERALLY GRAPHICS AND ALTERATIONS. THE SCHEMATIC DEPICTIONS OF THE USES, PARKING AREAS, SIDEWALKS, PID #229-011-30 DEPICTED ON THE REZONING PLAN. STRUCTURES AND BUILDINGS. BUILDING ELEVATIONS, DRIVEWAYS, STREETS, DEVELOPMENT AREAS (AS DEFINED BELOW) AND OTHER DEVELOPMENT MATTERS AND SITE ELEMENTS (COLLECTIVELY THE 6. ARCHITECTURAL STANDARDS DESIGN GUIDELINES. Z "DEVELOPMENT/SITE ELEMENTS") SET FORTH ON THE REZONING PLAN SHOULD BE REVIEWED IN CONJUNCTION WITH THE PROVISIONS OF THESE DEVELOPMENT STANDARDS. THE LAYOUT LOCATIONS THE PRINCIPAL BUILDINGS CONSTRUCTED ON THE SITE MAY USE A VARIETY OF BUILDING MATERIALS SIZES AND FORMULATIONS OF THE DEVELOPMENT/SITE ELEMENTS DEPICTED ON THE REZONING PLAN THE BUILDING MATERIALS USED FOR BUILDINGS WILL BE A COMBINATION OF THE FOLLOWING: GLASS, BRICK, STONE, SIMULATED STONE, PRE—CAST STONE, PRECAST CONCRETE, SYNTHETIC STONE, STUCCO, ARE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT/SITE ELEMENTS PROPOSED. CHANGES TO THE REZONING PLAN NOT ANTICIPATED BY THE REZONING PLAN WILL BE REVIEWED AND APPROVED AS EVIDENCE OF POWERLINE EASEMENT (UNABLE TO DETERMINE AT TIME OF SURVEY) CEMENTITIOUS SIDING (SUCH AS HARDI-PLANK), EIFS OR WOOD. VINYL AS A BUILDING MATERIAL WILL ALLOWED BY SECTION 6.207 OF THE ORDINANCE. NOT BE ALLOWED EXCEPT ON WINDOWS AND SOFFITS. SINCE THE PROJECT HAS NOT UNDERGONE THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASES, IT SIT IS INTENDED THAT THIS REZONING PLAN PROVIDE FOR FLEXIBILITY IN ALLOWING SOME ALTERATIONS OR B. THE ATTACHED ILLUSTRATIVE BUILDING ELEVATIONS ARE INCLUDED TO REFLECT AN ARCHITECTURAL MODIFICATIONS FROM THE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT/SITE FLEMENTS. STYLE AND A QUALITY OF THE BUILDINGS THAT MAY BE CONSTRUCTED ON THE SITE (THE ACTUAL N67°19'28"E 343.07' THEREFORE THERE MAY BE INSTANCES WHERE MINOR MODIFICATIONS WILL BE ALLOWED WITHOUT BUILDINGS CONSTRUCTED ON THE SITE MAY VARY FROM THESE ILLUSTRATIONS PROVIDED THAT THE REQUIRING THE ADMINISTRATIVE AMENDMENT PROCESS PER SECTION 6.207 OF THE ORDINANCE. THESE DESIGN INTENT IS PRESERVED). INSTANCES WOULD INCLUDE CHANGES TO GRAPHICS IF THEY ARE: C. METER BANKS WILL BE SCREENED FROM ADJOINING PROPERTIES AND FROM N. COMMUNITY HOUSE ROAD EXPRESSLY PERMITTED BY THE REZONING PLAN (IT IS UNDERSTOOD THAT IF A MODIFICATION IS AND ARDREY KELL ROAD. EXPRESSLY PERMITTED BY THE REZONING PLAN IT IS DEEMED A MINOR MODIFICATION FOR THE PURPOSES OF THESE DEVELOPMENT STANDARDS); OR D. HVAC AND RELATED MECHANICAL EQUIPMENT WILL BE SCREENED FROM PUBLIC VIEW AND FROM VIEW OF MINOR AND DON'T MATERIALLY CHANGE THE OVERALL DESIGN INTENT DEPICTED ON THE REZONING ADJACENT PROPERTIES AT GRADE. PLAN; SUCH AS MINOR MODIFICATIONS TO THE CONFIGURATIONS OF THE DEVELOPMENT AREAS (AS DEFINED BELOW), DRIVEWAY AND PARKING AREA DIMENSIONS AND THE LIKE AS LONG AS THE DUMPSTER AREAS AND RECYCLING AREAS WILL BE ENCLOSED BY A SOLID WALL OR FENCE WITH ONE MODIFICATIONS MAINTAIN THE GENERAL BUILDING/PARKING ORIENTATION AND CHARACTER OF THE SIDE BEING A DECORATIVE GATE. THE WALL OR FENCE USED TO ENCLOSE THE DUMPSTER WILL BE ARCHITECTURALLY COMPATIBLE WITH THE BUILDING MATERIALS AND COLORS USED ON THE PRINCIPAL DEVELOPMENT GENERALLY DEPICTED ON THE REZONING PLAN; OR S THE LOCATION OF THE PROPOSED DUMPSTER AND RECYCLING AREAS IS GENERALLY MODIFICATIONS TO MOVE STRUCTURES GRAPHICALLY DEPICTED ON THE REZONING PLAN CLOSER TO ADJACENT PROPERTIES BUT NO CLOSER THAN THE "EXTERNAL BUILDING LINE" (IN THIS CASE THE EXISTING 6' EXTERNAL SETBACKS, SIDE OR REAR YARDS) INDICATED ON SHEET RZ-1: OR SIDEWALK MODIFICATIONS TO ALLOW MINOR INCREASES OR DECREASES IN THE MASS OF THE BUILDINGS THAT DO NOT MATERIALLY CHANGE THE DESIGN INTENT DEPICTED ON OR DESCRIBED IN THE REZONING PLAN. 7. ENVIRONMENTAL FEATURES: THE PLANNING DIRECTOR WILL DETERMINE IF SUCH MINOR MODIFICATIONS ARE ALLOWED PER THIS A. THE SITE SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST AMENDED PROCESS, AND IF IT IS DETERMINED THAT THE ALTERATION DOES NOT MEET THE CRITERIA CONSTRUCTION CONTROLS ORDINANCE. THE LOCATION, SIZE, AND TYPE OF STORM WATER MANAGEMENT 'LOR/THEUS /ELOPMENT LDINGS, LLC. DESCRIBED ABOVE, THE PETITIONER SHALL THEN FOLLOW THE ADMINISTRATIVE AMENDMENT PROCESS SYSTEMS DEPICTED ON THE REZONING PLAN ARE SUBJECT TO REVIEW AND APPROVAL AS PART OF THE DEVELOPMENT AREA B PER SECTION 6.207 OF THE ORDINANCE; IN EACH INSTANCE, HOWEVER, SUBJECT TO THE PETITIONER'S FULL DEVELOPMENT PLAN SUBMITTAL AND ARE NOT IMPLICITLY APPROVED WITH THIS REZONING. APPEAL RIGHTS SET FORTH IN THE ORDINANCE. ADJUSTMENTS MAY BE NECESSARY IN ORDER TO ACCOMMODATE ACTUAL STORM WATER TREATMENT STREET REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS. NUMBER OF BUILDINGS PRINCIPAL AND ACCESSORY. NOTWITHSTANDING THE NUMBER OF BUILDINGS SHOWN ON THE REZONING PLAN, THE TOTAL NUMBER OF PRINCIPAL BUILDINGS TO BE DEVELOPED ON (50' PUBLIC R/W) B. THE SITE WILL COMPLY WITH TREE ORDINANCE. THE SITE WILL BE LIMITED FOUR (4). ACCESSORY BUILDINGS AND STRUCTURES LOCATED ON THE SITE SHALL NOT BE CONSIDERED IN ANY LIMITATION ON THE NUMBER OF BUILDINGS ON THE SITE. ACCESSORY BUILDINGS AND STRUCTURES WILL BE CONSTRUCTED UTILIZING SIMILAR BUILDING MATERIALS, 8. SIGNAGE COLORS, ARCHITECTURAL ELEMENTS AND DESIGNS AS THE PRINCIPAL BUILDING(S) LOCATED WITHIN THE **BUILDING** A. WALL SIGNS WITHIN DEVELOPMENT AREA B WILL BE LIMITED TO 100 SQUARE FEET OF SIGN SURFACE SAME DEVELOPMENT AREA AS THE ACCESSORY STRUCTURE/BUILDING. -APPROXIMATE TREE AREA PER WALL OR 5% OF THE WALL AREA TO WHICH THEY ARE ATTACHED, WHICHEVER IS LESS. THE SAVE AREA SIGN AREA OF THE WALL SIGNS MAY BE INCREASED BY 10% IF INDIVIDUAL LETTERS ARE USED. PLANNED/UNIFIED DEVELOPMENT. THE SITE SHALL BE VIEWED IN THE AGGREGATE AS A APPROXIMATE TREE~ PLANNED/UNIFIED DEVELOPMENT PLAN AS TO THE ELEMENTS AND PORTIONS OF THE SITE GENERALLY B. WALL SIGNS WITHIN DEVELOPMENT AREA A WILL BE ALLOWED BY THE ORDINANCE. SAVE AREA DEPICTED ON THE REZONING PLAN. AS SUCH, SIDE AND REAR YARDS, BUFFERS, BUILDING HEIGHT C DETACHED SIGNS ALONG N. COMMUNITY HOUSE AND APDREY KELL ROAD MUST BE GROUND MOUNTE EPARATION STANDARDS. FAR REQUIREMENTS. AND OTHER SIMILAR ZONING STANDARDS WILL NOT BE SIGNS. THE MAXIMUM HEIGHT OF THE DETACHED SIGNS ALONG N. COMMUNITY HOUSE ROAD WILL BE REQUIRED INTERNALLY BETWEEN IMPROVEMENTS AND OTHER SITE ELEMENTS LOCATED ON THE SITE SEVEN (7) FEET AND MAY NOT CONTAIN MORE THAN 50 SQUARE FEET OF SIGN AREA. THE MAXIMUM THE PETITIONER AND/OR OWNER(S) OF THE SITE RESERVE THE RIGHT TO SUBDIVIDE THE PORTIONS OR HEIGHT OF THE DETACHED SIGNS LOCATED ALONG ARDREY KELL ROAD WILL BE SEVEN (7) FEET AND ALL OF THE SITE AND CREATE LOTS WITHIN THE INTERIOR OF THE SITE WITHOUT REGARD TO ANY SUCH MAY NOT CONTAIN MORE THAN 64 SQUARE FEET OF SIGN AREA. INTERNAL SEPARATION STANDARDS, PUBLIC/PRIVATE STREET FRONTAGE REQUIREMENTS AND FAR REQUIREMENTS, PROVIDED, HOWEVER, ALL SUCH SEPARATION STANDARDS ALONG THE EXTERIOR THE USES LOCATED WITHIN DEVELOPMENT AREAS A AND B WILL BE ALLOWED ONE DETACHED GROUND COUNTY OF MECKLENBURG. BOUNDARY OF THE SITE SHALL BE ADHERED TO AND ALL FAR REQUIREMENTS WILL BE REGULATED BY MOUNTED SIGN PER DEVELOPMENT AREA ALONG ON ARDREY KELL ROAD AND N. COMMUNITY HOUSE NORTH CAROLINA ANY DEVELOPMENT LIMITATIONS SET FORTH IN SECTION 2 BELOW AS TO THE SITE, TAKEN AS A WHOLE ROAD PER THE STANDARDS ABOVE (I.E. A TOTAL OF TWO DETACHED SIGNS PER STREET FRONT). DB 18276 PG 939 AND NOT INDIVIDUAL PORTIONS OR LOTS LOCATED THEREIN. E. ON PREMISES DIRECTIONAL AND INSTRUCTIONAL SIGNS MAY BE LOCATED THROUGHOUT THE SITE PER PID #229-011-30 THE STANDARDS OF THE ORDINANCE PERMITTED USES, DEVELOPMENT AREA LIMITATIONS: F. SIGNS MAY NOT BE PLACED ON WINDOWS WITH CLEAR VISION GLASS. FOR EASE OF REFERENCE, THE REZONING PLAN SETS FORTH TWO (2) DEVELOPMENT AREAS AS GENERALLY DEPICTED ON THE TECHNICAL DATA SHEET AS DEVELOPMENT AREAS A AND B (EACH A MMUNIT "DEVELOPMENT AREA" AND COLLECTIVELY, THE "DEVELOPMENT AREAS"). A. ALL NEW LIGHTING SHALL BE FULL CUT-OFF TYPE LIGHTING FIXTURES EXCLUDING LOWER, DECORATIVE DEVELOPMENT AREA B SUBJECT TO THE RESTRICTIONS AND LIMITATIONS LISTED BELOW, THE PRINCIPAL BUILDINGS LIGHTING THAT MAY BE INSTALLED ALONG THE DRIVEWAYS, SIDEWALKS, AND PARKING AREAS. _ _ _ _ _ CONSTRUCTED ON THE SITE MAY BE DEVELOPED WITH UP TO: (1) 32,500 SQUARE FEET OF GROSS B. DETACHED LIGHTING ON THE SITE, EXCEPT STREET LIGHTS LOCATED ALONG PUBLIC STREETS, WILL BE DEVELOPMENT AREA A FLOOR AREA OF MEDICAL AND GENERAL OFFICE USES IN DEVELOPMENT AREA A; AND (II) 105,000 EXISTING 6 SQUARE FFFT OF GROSS FLOOR AREA OF CLIMATE CONTROLLED STORAGE USES ("WAREHOUSING WITHIN SIDEWALK AN FNCLOSED BUILDING") WITHIN DEVELOPMENT AREA B; TOGETHER WITH AS TO (I) AND (II) C. WALL PAK TYPE LIGHTING WILL NOT BE ALLOWED. HOWEVER, LIGHTS ON BUILDING WALLS THAT ARE ACCESSORY USES ALLOWED IN THE BD ZONING DISTRICT DIRECTED DOWNWARD AND ARE FULLY SHIELDED ARE ALLOWED. THE ALLOWED CLIMATE CONTROLLED STORAGE USE MUST BE LOCATED WITHIN DEVELOPMENT AREA B. ∕EXISTING 8' 10. AMENDMENTS TO THE REZONING PLAN: PLANTING STRIP OUTDOOR STORAGE WILL NOT BE ALLOWED. A. FUTURE AMENDMENTS TO THE REZONING PLAN (WHICH INCLUDES THESE DEVELOPMENT STANDARDS) MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE APPLICABLE DEVELOPMENT AREA PÓRTION TRUCK RENTAL ASSOCIATED WITH THE CLIMATE CONTROLLED STORAGE FACILITY WILL NOT BE ALLOWED. OF THE SITE AFFECTED BY SUCH AMENDMENT IN ACCORDANCE WITH THE PROVISIONS HEREIN AND OF CHAPTER 6 OF THE ORDINANCE. FOR PURPOSES OF THE DEVELOPMENT LIMITATIONS SET FORTH IN THESE DEVELOPMENT STANDARDS (BUT NOT TO BE CONSTRUED AS A LIMITATION ON FAR REQUIREMENTS), THE TERM "GROSS FLOOR . BINDING EFFECT OF THE REZONING APPLICATION: ÀREA"OR "GFA"SHALL MEAN AND REFER TO THE SUM OF THE GROSS HORIZONTAL AREAS OF EACH FLOOR OF A PRINCIPAL BUILDING ON THE SITE MEASURED FROM THE OUTSIDE OF THE EXTERIOR WALLS IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE DEVELOPMENT OF THE OR FROM THE CENTER LINE OF PARTY WALLS; PROVIDED, HOWEVER, SUCH TERM SHALL EXCLUDE ANY SITE IMPOSED UNDER THE REZONING PLAN WILL, UNLESS AMENDED IN THE MANNER PROVIDED HEREIN SURFACE OR STRUCTURED PARKING FACILITIES, AREAS USED FOR BUILDING AND EQUIPMENT ACCESS AND UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONER AND (SUCH AS STAIRS, ELEVATOR SHAFTS, VESTIBULES, ROOF TOP EQUIPMENT ROOMS AND MAINTENANCE SUBSEQUENT OWNERS OF THE SITE OR DEVELOPMENT AREAS, AS APPLICABLE, AND THEIR RESPECTIVE BUILDING CRAWL SPACES), AREAS ASSOCIATED WITH ENCLOSED ESCALATORS AND PUBLIC OPEN SPACE, ALL HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST OR ASSIGNS. LOADING DOCK AREAS (OPEN OR ENCLOSED), OUTDOOR COOLERS AND OUTDOOR DINING AREAS WHETHER ON THE ROOF OF THE BUILDING(S) OR AT STREET LEVEL (PARKING FOR OUTDOOR DINING AREAS WILL BE PROVIDED AS REQUIRED BY THE ORDINANCE OR THESE DEVELOPMENT STANDARDS). ACCESS TO THE SITE WILL BE FROM N. COMMUNITY HOUSE ROAD AND ARDREY KELL ROAD AS GENERALLY DEPICTED ON THE REZONING PLAN, SUBJECT TO ADJUSTMENTS AS SET FORTH BELOW. BUILDING B. THE PETITIONER WILL EXTEND THE EXISTING EAST BOUND LEFT TURN LANE ON ARDREY KELL ROAD TO SERVE THE PROPOSED DRIVEWAY INTO THE SITE FROM ARDREY KELL ROAD, BY REPAINTING THE EXISTING PAVEMENT MARKINGS. THE PETITIONER WILL ALSO RE-STRIPE THE EXISTING SOUTHBOUND LEFT TURN LANE ON N. COMMUNITY HOUSE ROAD TO ALLOW LEFT TURNS INTO THE SITE. CONSTRUCTION EASEMENT THE EXISTING SIDEWALK AND PLANTING STRIP WILL BE MAINTAINED ALONG N. COMMUNITY HOUSE ROAD AND ARDREY KELL ROAD. STORM WATER BASIN THE PETITIONER WILL PROVIDE A SIDEWALK AND A CROSS-WALK NETWORK THAT LINKS THE BUILDINGS AND PARKING AREAS ON THE SITE WITH ONE ANOTHER BY WAY OF LINKS TO SIDEWALKS ALONG THE ABUTTING PUBLIC STREETS AND THE INTERNAL PRIVATE DRIVE. THE MINIMUM WIDTH FOR THESE INTERNAL SIDEWALKS WILL BE FIVE (5) FEET. THE EXACT ALIGNMENT, DIMENSIONS AND LOCATIONS OF THE ACCESS POINTS TO THE SITE, THE DRIVEWAYS ON THE SITE AND STREETSCAPE CROSS—SECTIONS FOR THE PRIVATE DRIVE ON THE SITE MAY BE MODIFIED FROM THE ELEMENTS SHOWN ON THE REZONING PLAN PROVIDED THAT THE OVERALL \$61°43'19"W 231.57' _ DESIGN INTENT IS NOT MATERIALLY ALTERED AND REQUIREMENTS DESCRIBED IN THIS SECTION 3. ARE EXISTING 5' SIDEWALK - 660 EXISTING 5' SIDEWALK -EXISTING 2' PLANTING STRIP EXISTING/FUTURE CURB-EXISTING 6' PLANTING STRIP ARDREY KELL ROAD (NC 3632) * * 14039 04/22/15 SCALE 1" = 40' DRAWN BY JAW EXISTING 100' R/W APPROVED BY: JCO **RZ-1**

IS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT LIABILITY TO ORSBORN ENGINEERING GROUP, PA



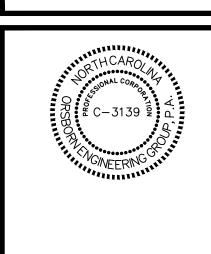
SELF STORAGE BUILDING (VIEW FROM ARDREY KELL ROAD)

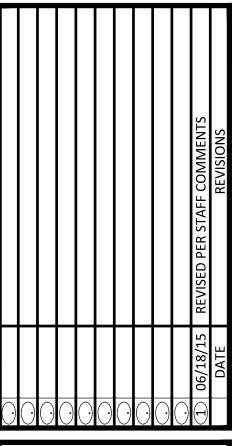




SCHEMATIC SITE PLAN PETITION #2015-000 FOR

EVELOPMENT
OLDINGS, LLC.
213 LADY STREET





RZ-2		
	APPROVED BY:	JCO
	DRAWN BY:	JAW
	SCALE:	NTS
	DATE:	04/22/15
	JOB#	14039