

LEGEND:

A - Arc Length
B - Chord Bearing
C - Chord Length
CB - Catch Basin
C.C. - Curb Cut
CI - Curb Inlet
C&G - Curb & Gutter
C/O - Clean Out
CONC - Concrete
DB - Dead Book
EB - Electric Box
EM - Electric Meter
EIP - Existing Iron Pipe
EIR - Existing Iron Road
EN - Existing Nail
ESMT - Easement
FH - Fire Hydrant
G - Gutter
GM - Gas Meter
GP - Gate Post
GV - Gas Valve
GW - Guy Wire
L - Arc Length
LP - Light Pole
OILANG - Overhang
PIN - Parcel Identification Number
PB - Plat Book
PG - Page
R - Radius
(R) - Recorded
PVC - Plastic Pipe
R/W - Right-Of-Way
RCP - Reinforced Concrete Pipe
SMH - Storm Drain Manhole
SSMH - Sanitary Sewer Manhole
(T) - Tied
TB - Telephone Box
TC - Top Of Curb
TCB - Traffic Control Box
TER - Terrace Pipe
TMIH - Telephone Manhole
TS - Traffic Sign
TSP - Traffic Signal Post
UB - Utility Box
UP - Utility Pole (Power)
UPL - Utility Pole (Light)
UTP - Utility Pole (Transformer)
WB - Water Box
WM - Water Meter
WMM - Water Manhole
WV - Water Valve

TREE LEGEND:

BCH - BEECH
BRC - BIRCH
BRAD - BRADFORD PEAR
CED - CEDAR
CHY - CHERRY
CMP - CREPE MYRTLE
DOG - DOGWOOD
HIC - HICKORY
HOL - HOLLY
LOC - LOCUST
MAG - MAGNOLIA
MAP - MAPLE
PEC - PECAN
PIN - PINE
POP - POPLAR
STC - STAMORE
WLN - WALNUT
WLC - WILD CHERRY

LINE LEGEND:

EASEMENT
FENCE
GUARD RAIL
PROPERTY LINE
PROPERTY LINE (NOT SURVEYED)
RIGHT-OF-WAY
RIGHT-OF-WAY (NOT SURVEYED)
SETRACK
CABLE TV LINE
FIBER OPTIC LINE
GAS LINE
POWER LINE
POWER LINE (UNDERGROUND)
SANITARY SEWER PIPE
STORM DRAIN PIPE
STORM DRAIN PIPE > 12"
TELEPHONE LINE
TELEPHONE LINE (UNDERGROUND)
WATER LINE
WOOD FENCE

PARKING:

NO MARKED PARKING EXISTS ON
SUBJECT PROPERTY

CHICAGO TITLE INSURANCE COMPANY

COMMITMENT NO: 15-23796WS, EFFECTIVE DATE: NOVEMBER 6, 2015
SCHEDULE B - II (EXCEPTIONS)

1. & 2. (NOT A SURVEY MATTER)

3. EASEMENT(S) TO DEPARTMENT OF TRANSPORTATION RECORDED IN:
BOOK 528, PAGE 512 & BOOK 5210, PAGE 963 (B/W TAKING FOR W. MALLARD CREEK CHURCH ROAD, RELATES TO
DOT PROJ. 8.1670901) AND LIES WITHIN R/W TAKING BY DOT PROJ. 9.8109086;
BOOK 6167, PAGE 680 (B/W TAKING FOR W. MALLARD CREEK CHURCH ROAD, RELATES TO DOT PROJ. 9.8109086,
PLOTTED AS SHOWN HEREON); AND
BOOK 6169, PAGE 587 (PLOTTED AS SHOWN HEREON)

4. EASEMENT(S) TO CITY OF CHARLOTTE RECORDED IN BOOK 1002, PAGE 494. (PLOTTED AS SHOWN HEREON)

5. TITLE TO ANY PORTION OF THE LAND LYING WITHIN THE RIGHT OF WAY OF WEST MALLARD CREEK CHURCH ROAD AND LEGRANGER ROAD.

6. (NOT A SURVEY MATTER)

UTILITIES:

POWER
DUKE POWER ENERGY
1-800-777-9898
TELEPHONE
BELL SOUTH TELECOMMUNICATIONS
1-888-737-6500
WATER & SEWER
CHAR-MECK. UTILITY DEPT. (CMUD)
(704) 336-2164 WATER
(704) 357-6064 SEWER
GAS
PIEDMONT NATURAL GAS CO.
1-800-732-7304
CABLE TELEVISION
TIME WARNER CABLE
1-800-892-2153

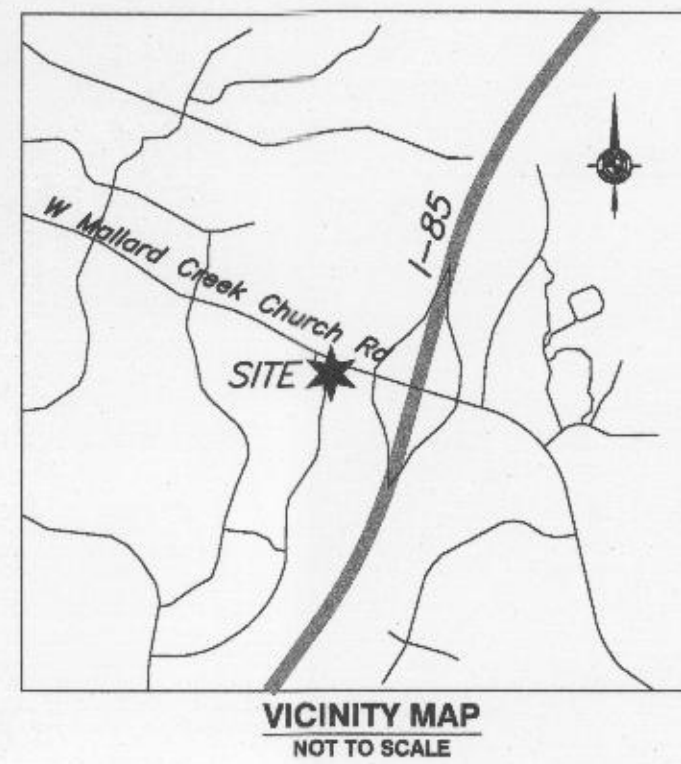


Know what's below.
Call before you dig.



APPROVED BY
CITY COUNCIL

MAR 21 2016



NOTES:

- THIS PLAT IS NOT FOR RECORDATION AS PER G.S. 47-30 AS AMENDED.
- ALL CORNERS MONUMENTED AS SHOWN.
- UNDERGROUND UTILITIES MAY EXIST THAT ARE NOT SHOWN HEREON. THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THIS MAP IS APPROXIMATE. BASED ON INFORMATION PROVIDED BY OTHERS OR BY FIELD LOCATION. UTILITY LOCATIONS AS SHOWN HEREON ARE INTENDED FOR PLANNING ONLY. ACTUAL LOCATION, SIZE, OR DEPTH OF LINE SHOULD BE VERIFIED WITH THE INDIVIDUAL UTILITY COMPANY BEFORE CONSTRUCTION.
- ELEVATIONS BASED ON N.G.S. MONUMENT "RANSON", ELEVATION = 785.10 FEET, NAVD 88.
- BROKEN LINES INDICATE PROPERTY LINES NOT SURVEYED.
- MALLARD CREEK CHURCH ROAD IS SHOWN AS A "MAJOR THOROUGHFARE" ON THE MECKLENBURG-UNION METROPOLITAN PLANNING ORGANIZATION THOROUGHFARE PLAN OF 2004 AND MAY BE SUBJECT TO A FUTURE RIGHT-OF-WAY OF 30' FROM CENTERLINE.
- THE OFF-SITE RIGHT-OF-WAY SHOWN HEREON IS FOR ILLUSTRATIVE PURPOSES ONLY. THE UNDERSIGNED CERTIFIES ONLY TO THE RIGHT-OF-WAYS SURVEYED, AND DOES NOT CERTIFY TO THE RIGHT OF WAY WIDTH OF ANY ADJACENT PROPERTIES.

ZONING:

SUBJECT PROPERTY ZONED: R-4
ZONING RESTRICTIONS AS PER ZONING ORDINANCE:

Zoned R-4
Minimum setback:
30' (From Right-of-way along a designated thoroughfare)
30' (From Right-of-way along local or collector streets)
Minimum side yard:
5' (Residential)
30' (Non-Residential)
Minimum rear yard:
40' (Residential)
40' (Non-Residential)
Maximum building height: 40'

FOR FURTHER INFORMATION CONTACT THE
CHARLOTTE-MECKLENBURG ZONING DEPARTMENT AT
704-336-3369

SURVEYOR'S DESCRIPTION

That certain tract or parcel of land situated, lying and being in the City of Charlotte, County of Mecklenburg, State of North Carolina and being more particularly described as follows:

BEGINNING at an existing metal monument on the southerly right-of-way margin of West Mallard Creek Church Road (variable width public R/W), said point also being the northern most corner of the property of the Duke Power Company (now or formerly) as described in Deed Book 5307, Page 677 in the Mecklenburg County Public Registry the "Registry"; Thence with and along said property of the Duke Power Company for the following three (3) courses and distances:

- S 01°59'02" W a distance of 347.61 feet to an existing iron rod;
- N 87°59'40" W a distance of 291.16 feet to an existing iron rod;
- N 16°49'38" W a distance of 31.45 feet to an existing metal monument on the easterly right-of-way margin of LeGranger Road (60 feet public R/W);

Thence with and along said easterly right-of-way margin of LeGranger Road for the following five (5) courses and distances:

- with a curve turning to the left having a radius of 388.10 feet and an arc length of 287.94 feet (chord bearing of N 08°18'18" W and a chord length of 281.38 feet) to a new iron rod;
- N 29°33'34" W a distance of 60.03 feet to a new iron rod;
- with a curve turning to the right having a radius of 515.67 feet and an arc length of 98.89 feet (chord bearing of N 24°03'57" W and a chord length of 98.74 feet) to a new iron rod;
- with a compound curve turning to the right having a radius of 130.00 feet and an arc length of 32.50 feet (chord bearing of N 11°24'37" W and a chord length of 32.42 feet) to a new iron rod;
- N 37°44'02" E a distance of 92.70 feet to a new iron rod on the southerly right-of-way margin of West Mallard Creek Church Road;

Thence with and along said southerly right-of-way margin of West Mallard Creek Church Road for the following four (4) courses and distances:

- with a curve turning to the left having a radius of 3859.72 feet and an arc length of 202.09 feet (chord bearing of S 65°38'34" E and a chord length of 202.07 feet) to a new iron rod;
- S 22°51'26" W a distance of 23.00 feet to a new iron rod;
- with a curve turning to the left having a radius of 3884.73 feet and an arc length of 190.14 feet (chord bearing of S 68°32'42" E and a chord length of 190.12 feet) to a new iron rod;
- S 01°59'02" W a distance of 19.05 feet to the point of BEGINNING;

having an area of 152,903 square feet or 3.5102 acres, as shown on a survey prepared by R. B. Pharr & Associates, P.A. dated October 21, 2015 (Map File W-4442; Job #84066).

GPS CERTIFICATION:

I, ANDREW B. BAKER, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:
(1) CLASS OF SURVEY: CLASS #1 (10,000)
(2) POSITIONAL ACCURACY: Horizontal = 0.03' Vertical = 0.03'
(3) TYPE OF GPS FIELD PROCEDURE: REAL-TIME KINEMATIC
(4) DATES OF SURVEY: October 8, 2015
(5) DATUM/EPOCH: NAD 1983 / NAVD 88
(6) PUBLISHED/FIXED-CONTROL USE: "RANSON"
(7) GEOD MODEL: Geoid03
(8) COMBINED GRID FACTOR(S): 0.99984084
(9) UNITS: U.S. Feet

ALTA/ACSM CERTIFICATION:

TO: FOURSTORE, LLC; CHICAGO TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ACSM, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(a), 7(a), 7(b), 7(c), 8, 9, 11(a), AND 13 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON OCTOBER 21, 2015.

Andrew B. Baker
ANDREW B. BAKER, PLS (L-4542)
email: abaker@bpharr.com

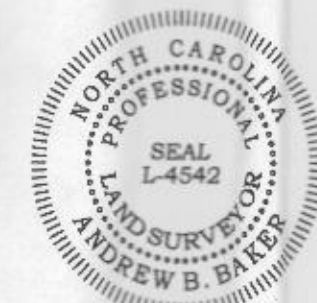
11/13/15
DATE

FLOOD CERTIFICATION

THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, DATED MARCH 2, 2009.
MAP NUMBER: 3710457800J (ZONE X)

THIS IS TO CERTIFY THAT ON THE 21st DAY OF OCTOBER, 2015, AN ACTUAL SURVEY WAS MADE UNDER MY SUPERVISION OF THE PROPERTY SHOWN ON THIS PLAT, AND THAT THE BOUNDARY LINES AND THE IMPROVEMENTS, IF ANY, ARE AS SHOWN HEREON. THIS PLAT MEETS THE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA, BOARD RULE 1990 (21 NCAC 36) AND THE RATIO OF PRECISION DOES NOT EXCEED AN ERROR OF CLOSURE OF ONE (1) FOOT PER 10,000 FEET OF PERIMETER SURVEYED NOR 26 SECONDS TIMES THE SQUARE ROOT OF THE NUMBER OF ANGLES TURNED.

SIGNED: Andrew B. Baker



AREA = 152,903 SQ. FT. OR 3.5102 ACRES

ALTA/ACSM LAND TITLE SURVEY PREPARED FOR:

FOURSTORE, LLC

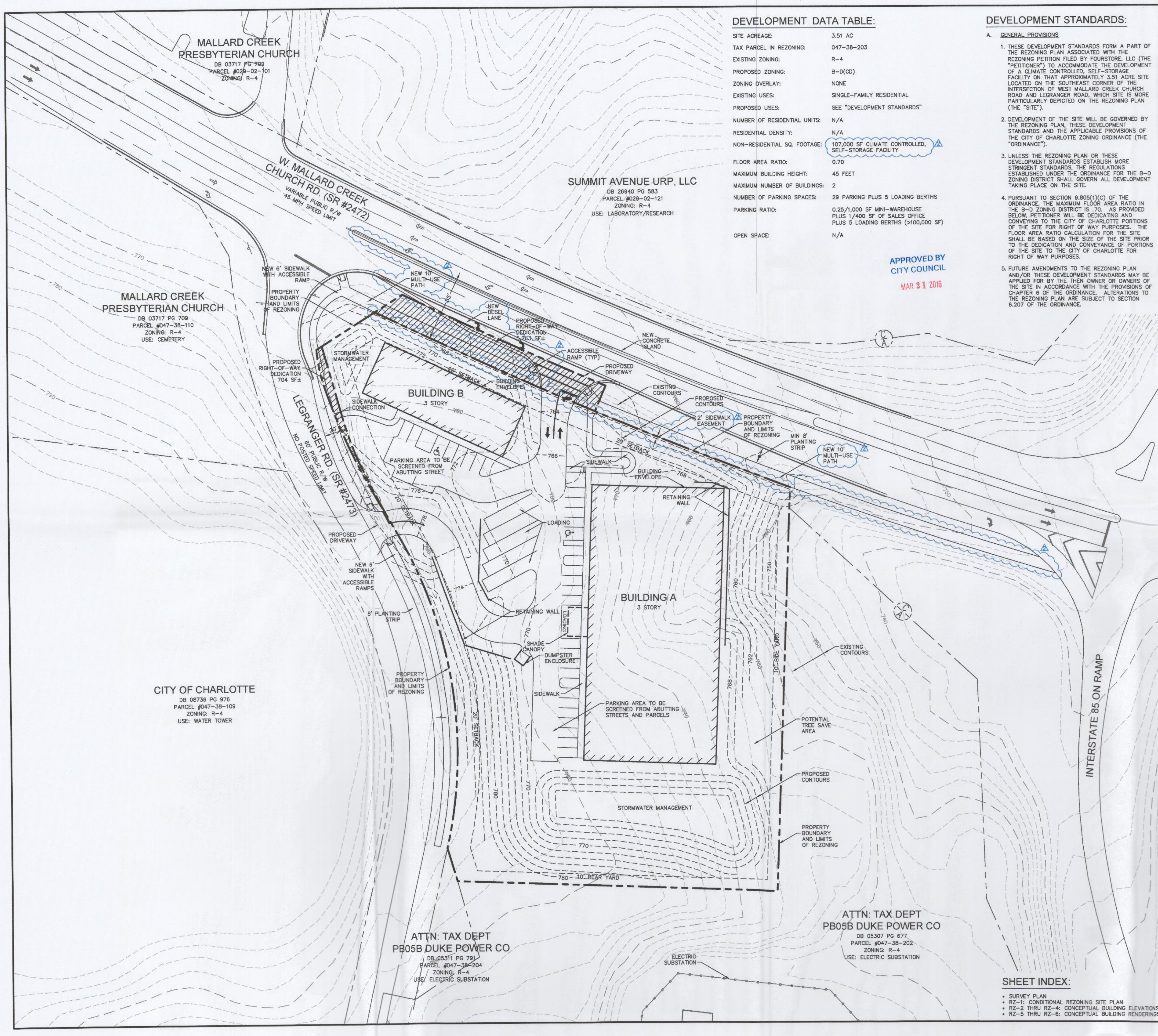
RE: UNIVERSITY CITY STORAGE
1325 WEST MALLARD CREEK CHURCH ROAD
CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA
DEED REFERENCE: BOOK 4415, PAGE 212
TAX PARCEL NO: 047-382-03

R.B. PHARR & ASSOCIATES, P.A.

SURVEYING & MAPPING
420 HAWTHORNE LANE, CHARLOTTE, N.C. 28204
TEL: (704) 376-2196

CREW:	DRAWN:	REVISED:	SCALE:	DATE:	FILE NO. W-4442
TR	ND		1" = 40'	OCT. 21, 2015	JOB NO. 84066

PLOTTED: 12/2/2015
G:\84\84066\DWG\84066.DWG



DEVELOPMENT DATA TABLE:

SITE ACREAGE:	3.51 AC
TAX PARCEL IN REZONING:	047-38-203
EXISTING ZONING:	R-4
PROPOSED ZONING:	B-D(CD)
ZONING OVERLAY:	NONE
EXISTING USES:	SINGLE-FAMILY RESIDENTIAL
PROPOSED USES:	SEE "DEVELOPMENT STANDARDS"
NUMBER OF RESIDENTIAL UNITS:	N/A
RESIDENTIAL DENSITY:	N/A
NON-RESIDENTIAL SQ. FOOTAGE:	107,000 SF CLIMATE CONTROLLED, SELF-STORAGE FACILITY
FLOOR AREA RATIO:	0.70
MAXIMUM BUILDING HEIGHT:	45 FEET
MAXIMUM NUMBER OF BUILDINGS:	2
NUMBER OF PARKING SPACES:	29 PARKING PLUS 5 LOADING BERTHS
PARKING RATIO:	0.25/1,000 SF MINI-WAREHOUSE PLUS 1/400 SF OF SALES OFFICE PLUS 5 LOADING BERTHS (>100,000 SF)
OPEN SPACE:	N/A

APPROVED BY
CITY COUNCIL
MAR 21 2016

DEVELOPMENT STANDARDS:

A. GENERAL PROVISIONS

- THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY FOURSTORE, LLC (THE "PETITIONER") TO ACCOMMODATE THE DEVELOPMENT OF A CLIMATE CONTROLLED, SELF-STORAGE FACILITY ON THAT APPROXIMATELY 3.51 ACRE SITE LOCATED ON THE SOUTHEAST CORNER OF THE INTERSECTION OF WEST MALLARD CREEK CHURCH ROAD AND LEGRANGER ROAD, WHICH SITE IS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (THE "SITE").
- DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN, THESE DEVELOPMENT STANDARDS, THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE").
- UNLESS THE REZONING PLAN OR THESE DEVELOPMENT STANDARDS ESTABLISH MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE B-D ZONING DISTRICT SHALL GOVERN ALL DEVELOPMENT TAKING PLACE ON THE SITE.
- PURSUANT TO SECTION 9.805(1)(C) OF THE ORDINANCE, THE MAXIMUM FLOOR AREA RATIO IN THE B-D ZONING DISTRICT IS .70. AS PROVIDED BELOW, PETITIONER WILL BE DEDICATING AND CONVEYING TO THE CITY OF CHARLOTTE PORTIONS OF THE SITE FOR RIGHT OF WAY PURPOSES. THE FLOOR AREA RATIO CALCULATION FOR THE SITE SHALL BE BASED ON THE SIZE OF THE SITE PRIOR TO THE DEDICATION AND CONVEYANCE OF PORTIONS OF THE SITE TO THE CITY OF CHARLOTTE FOR RIGHT OF WAY PURPOSES.
- FUTURE AMENDMENTS TO THE REZONING PLAN AND/OR THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE SITE IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 6 OF THE ORDINANCE. ALTERATIONS TO THE REZONING PLAN ARE SUBJECT TO SECTION 6.207 OF THE ORDINANCE.

B. PERMITTED USES/DEVELOPMENT LIMITATIONS

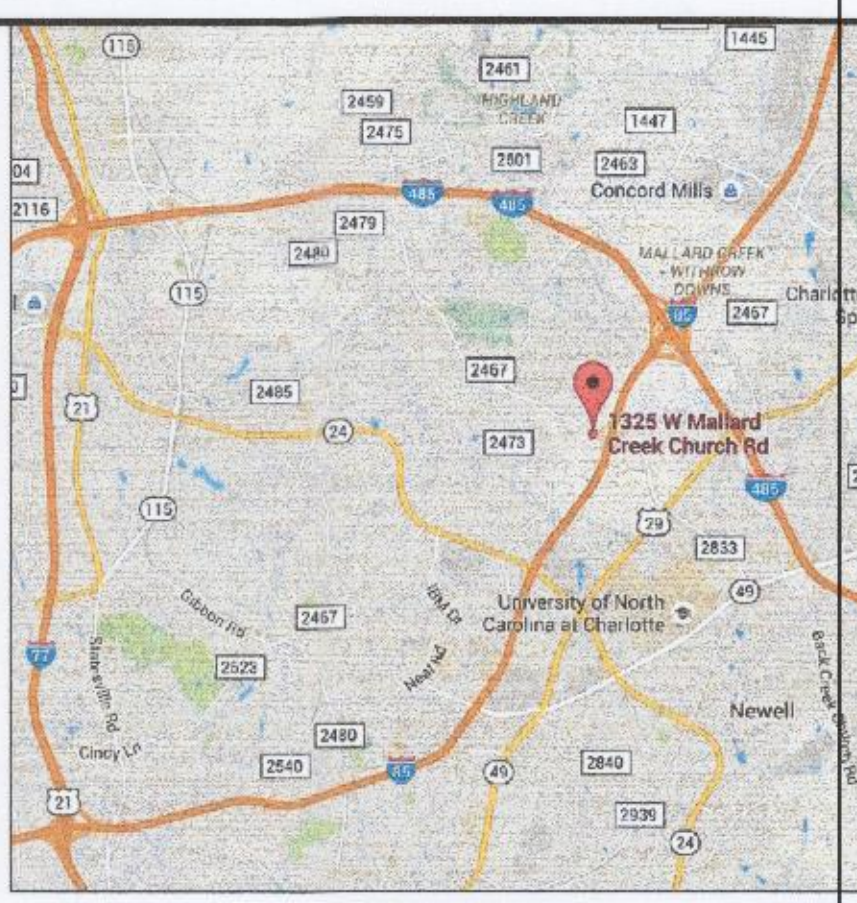
- THE BUILDINGS TO BE CONSTRUCTED ON THE SITE MAY BE DEVOTED ONLY TO A CLIMATE CONTROLLED, SELF-STORAGE FACILITY, SUCH FACILITY'S RENTAL AND MANAGEMENT OFFICES AND TO ANY INCIDENTAL OR ACCESSORY USES ASSOCIATED THEREWITH THAT ARE PERMITTED UNDER THE ORDINANCE IN THE B-D ZONING DISTRICT.
- A MAXIMUM OF TWO BUILDINGS MAY BE DEVELOPED ON THE SITE AS DEPICTED ON THE REZONING PLAN, AND THESE BUILDINGS ARE DESIGNATED AS BUILDING A AND BUILDING B ON THE REZONING PLAN.
- ALL STORAGE SHALL BE LOCATED WITHIN THE UNITS LOCATED IN THE BUILDINGS TO BE CONSTRUCTED ON THE SITE, AND OUTSIDE STORAGE OF ANY TYPE, INCLUDING THE OUTSIDE STORAGE OF MOVING VANS, VEHICLES AND BOATS, SHALL NOT BE PERMITTED.
- DIRECT ACCESS TO THE INDIVIDUAL SELF-STORAGE UNITS LOCATED IN THE BUILDINGS TO BE CONSTRUCTED ON THE SITE WILL NOT BE PROVIDED FROM THE EXTERIOR OF THE BUILDINGS, AS ACCESS TO THE INDIVIDUAL SELF-STORAGE UNITS WILL BE PROVIDED BY INTERNAL HALLWAYS.
- THE STORAGE OF HAZARDOUS MATERIALS IS PROHIBITED.
- THE TOTAL ALLOWED MAXIMUM GROSS FLOOR AREA OF THE BUILDINGS TO BE CONSTRUCTED ON THE SITE SHALL BE 107,000 SQUARE FEET.

C. TRANSPORTATION

- VEHICULAR ACCESS TO THE SITE SHALL BE AS GENERALLY DEPICTED ON THE REZONING PLAN, SUBJECT TO CHAPTER 6 OF THE ORDINANCE, THE ALIGNMENT AND CONFIGURATION OF THE VEHICULAR ACCESS POINTS ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE AND CONSTRUCTION PLANS AND DESIGNS AND TO ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY THE CHARLOTTE DEPARTMENT OF TRANSPORTATION AND/OR THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION ("NCDOT").
- THE LOCATION OF THE VEHICULAR ACCESS DRIVE ON LEGRANGER ROAD MAY BE REVISED TO ACCOMMODATE THE ALIGNMENT OF THE VEHICULAR ACCESS DRIVE. ADDITIONALLY, THE LOCATION AND CONFIGURATION OF THE INTERNAL DRIVES AND PARKING AREAS MAY BE REVISED AS A RESULT OF THE RELOCATION OF THE VEHICULAR ACCESS DRIVE ON LEGRANGER ROAD.
- THE ALIGNMENTS OF THE INTERNAL DRIVES TO BE LOCATED ON THE SITE ARE SUBJECT TO ANY MINOR MODIFICATIONS OR ALTERATIONS REQUIRED DURING THE CONSTRUCTION PERMITTING PROCESS.
- PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR ANY NEW BUILDING CONSTRUCTED ON THE SITE, PETITIONER SHALL DEDICATE AND CONVEY TO THE CITY OF CHARLOTTE (SUBJECT TO A RESERVATION FOR ANY NECESSARY UTILITY EASEMENTS) THOSE PORTIONS OF THE SITE IMMEDIATELY ADJACENT TO WEST MALLARD CREEK CHURCH ROAD AS REQUIRED TO PROVIDE RIGHT OF WAY MEASURING 65 FEET FROM THE EXISTING CENTERLINE OF THE WEST MALLARD CREEK CHURCH ROAD RIGHT OF WAY, TO THE EXTENT THAT SUCH RIGHT OF WAY DOES NOT ALREADY EXIST.
- PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR ANY NEW BUILDING CONSTRUCTED ON THE SITE, PETITIONER SHALL DEDICATE AND CONVEY TO THE CITY OF CHARLOTTE (SUBJECT TO A RESERVATION FOR ANY NECESSARY UTILITY EASEMENTS) FOR RIGHT OF WAY PURPOSES THAT PORTION OF THE SITE THAT IS LOCATED IMMEDIATELY ADJACENT TO LEGRANGER ROAD AND IS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN.
- PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR ANY NEW BUILDING CONSTRUCTED ON THE SITE, PETITIONER SHALL CONVEY TO THE CITY OF CHARLOTTE (SUBJECT TO A RESERVATION FOR ANY NECESSARY UTILITY EASEMENTS) A SIDEWALK UTILITY EASEMENT THAT WILL EXTEND 2 FEET BEHIND THE REAR EDGE OF THE 10 FOOT WIDE MULTI-USE PATH DESCRIBED BELOW AS GENERALLY DEPICTED ON THE REZONING PLAN.
- THE VEHICULAR ACCESS DRIVE ON WEST MALLARD CREEK CHURCH ROAD SHALL BE RESTRICTED TO RIGHT-IN, RIGHT-OUT MOVEMENTS. TO RESTRICT THE VEHICULAR ACCESS DRIVE ON WEST MALLARD CREEK CHURCH ROAD, PETITIONER SHALL INSTALL A 4 FOOT WIDE RAISED CONCRETE MEDIAN ON WEST MALLARD CREEK CHURCH ROAD. THIS 4 FOOT WIDE RAISED CONCRETE MEDIAN SHALL COMMENCE AT THAT POINT THAT IS LOCATED APPROXIMATELY 100 FEET WEST OF THE PROPOSED DRIVEWAY LOCATION, AND IT SHALL TERMINATE AND TIE INTO THE EXISTING RAISED MEDIAN ON WEST MALLARD CREEK CHURCH ROAD LOCATED TO THE EAST OF THE PROPOSED DRIVEWAY LOCATION NEAR THE I-85 ON RAMP.
- ALL PARKING AREAS SHALL BE SCREENED AS REQUIRED UNDER THE ORDINANCE.

D. ARCHITECTURAL STANDARDS

- THE MAXIMUM HEIGHT IN FEET OF THE BUILDINGS TO BE CONSTRUCTED ON THE SITE SHALL BE 45 FEET.
- THE MAXIMUM HEIGHT IN STORIES OF THE BUILDINGS TO BE CONSTRUCTED ON THE SITE SHALL BE 3 STORIES.
- ATTACHED TO THE REZONING PLAN ARE CONCEPTUAL ARCHITECTURAL DRAWINGS OF THE ELEVATIONS OF BUILDING A AND BUILDING B THAT ARE INTENDED TO DEPICT THE GENERAL CONCEPTUAL ARCHITECTURAL STYLE AND CHARACTER OF THE ELEVATIONS OF BUILDING A AND BUILDING B. ACCORDINGLY, THE ELEVATIONS OF BUILDING A AND BUILDING B SHALL BE DESIGNED AND CONSTRUCTED SO THAT SUCH ELEVATIONS ARE SUBSTANTIALLY SIMILAR IN APPEARANCE TO THE RELEVANT CONCEPTUAL ARCHITECTURAL DRAWINGS. NOTWITHSTANDING THE FOREGOING AND IN ACCORDANCE WITH SECTION 6.207 OF THE ORDINANCE, CHANGES AND ALTERATIONS WHICH DO NOT MATERIALLY CHANGE THE OVERALL CONCEPTUAL ARCHITECTURAL STYLE AND CHARACTER SHALL BE PERMITTED.
- THE PERMITTED EXTERIOR BUILDING MATERIALS FOR BUILDING A AND BUILDING B ARE DESIGNATED AND LABELLED ON THE CONCEPTUAL ARCHITECTURAL DRAWINGS OF BUILDING A AND BUILDING B ATTACHED TO THE REZONING PLAN.



VICINITY MAP

- DUMPSTER AREAS AND RECYCLING AREAS WILL BE ENCLOSED BY A SOLID WALL WITH ONE SIDE BEING A DECORATIVE GATE. THE WALL USED TO ENCLOSE THE DUMPSTER AREAS AND RECYCLING AREAS WILL BE ARCHITECTURALLY COMPATIBLE WITH THE EXTERIOR BUILDING MATERIALS AND COLORS USED ON THE PRINCIPAL BUILDINGS. IF ONE OR MORE SIDES OF A DUMPSTER AREA AND/OR A RECYCLING AREA ADJOIN A SIDE OR REAR WALL OF A BUILDING, THEN THE SIDE OR REAR WALL OF THE BUILDING MAY BE SUBSTITUTED FOR A PORTION OF THE WALL.

E. STREETScape AND LANDSCAPING

- SUBJECT TO THE APPROVAL OF NCDOT, PETITIONER SHALL INSTALL A MINIMUM 8 FOOT WIDE PLANTING STRIP AND A MINIMUM 10 FOOT WIDE MULTI-USE PATH ALONG THE SITE'S FRONTAGE ON WEST MALLARD CREEK CHURCH ROAD AS GENERALLY DEPICTED ON THE REZONING PLAN. THE MINIMUM 8 FOOT WIDE PLANTING STRIP AND THE MINIMUM 10 FOOT WIDE MULTI-USE PATH SHALL EXTEND TO THE I-85 RAMP AS GENERALLY DEPICTED ON THE REZONING PLAN. THE MULTI-USE PATH SHALL BE AN ASPHALT PATH AND IT SHALL BE INSTALLED IN LIEU OF A SIDEWALK AND BIKE LANE.
- PETITIONER SHALL INSTALL A MINIMUM 8 FOOT WIDE PLANTING STRIP AND A MINIMUM 6 FOOT WIDE SIDEWALK ALONG THE SITE'S FRONTAGE ON LEGRANGER ROAD AS GENERALLY DEPICTED ON THE REZONING PLAN.
- INTERNAL SIDEWALKS SHALL BE PROVIDED ON THE SITE, AS GENERALLY DEPICTED ON THE REZONING PLAN.

F. ENVIRONMENTAL FEATURES

- DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY OF CHARLOTTE TREE ORDINANCE. THE TREE SAVE AREAS DESIGNATED ON THE REZONING PLAN ARE POTENTIAL TREE SAVE AREAS, AND THE LOCATION OF THE ACTUAL TREE SAVE AREAS SHALL BE DETERMINED DURING THE DEVELOPMENT REVIEW AND PERMITTING PROCESS.
- THE LOCATION, SIZE AND TYPE OF STORM WATER MANAGEMENT SYSTEMS DEPICTED ON THE REZONING PLAN ARE SUBJECT TO REVIEW AND APPROVAL AS PART OF THE FULL DEVELOPMENT PLAN SUBMITTAL AND ARE NOT IMPLICITLY APPROVED WITH THIS REZONING. ADJUSTMENTS MAY BE NECESSARY IN ORDER TO ACCOMMODATE ACTUAL STORM WATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.

G. LIGHTING

- ALL FREESTANDING LIGHTING FIXTURES INSTALLED ON THE SITE (EXCLUDING LOWER, DECORATIVE LIGHTING THAT MAY BE INSTALLED ALONG THE DRIVEWAYS, SIDEWALKS AND PARKING AREAS AND LANDSCAPING LIGHTING) SHALL BE FULLY CAPPED AND SHIELDED AND THE ILLUMINATION DOWNWARDLY DIRECTED SO THAT DIRECT ILLUMINATION DOES NOT EXTEND PAST ANY PROPERTY LINE OF THE SITE.
- THE MAXIMUM HEIGHT OF ANY FREESTANDING LIGHTING FIXTURE INSTALLED ON THE SITE SHALL BE 20 FEET.
- ANY LIGHTING FIXTURES ATTACHED TO THE BUILDING TO BE CONSTRUCTED ON THE SITE SHALL BE DECORATIVE, CAPPED AND DOWNWARDLY DIRECTED.

H. BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS

- IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE USE AND DEVELOPMENT OF THE SITE IMPOSED UNDER THESE DEVELOPMENT STANDARDS AND THE REZONING PLAN WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF PETITIONER AND THE CURRENT AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE SUCCESSORS IN INTEREST AND ASSIGNS.
- THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERM "PETITIONER" SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS OF PETITIONER OR THE OWNER OR OWNERS OF THE SITE FROM TIME TO TIME WHO MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREOF.
- ANY REFERENCE TO THE ORDINANCE HEREIN SHALL BE DEEMED TO REFER TO THE REQUIREMENTS OF THE ORDINANCE IN EFFECT AS OF THE DATE THIS REZONING PETITION IS APPROVED.

REZONING PETITION #2016-010

REVISIONS:
12/16/2015 PER STAFF REVIEW COMMENTS
02/18/2016 PER STAFF REVIEW COMMENTS

UNIVERSITY CITY STORAGE
1325 W. MALLARD CREEK CHURCH ROAD
CHARLOTTE, NORTH CAROLINA

CONDITIONAL REZONING SITE PLAN

FourStore LLC

3630 CLEMMONS RD., #1781
CLEMMONS, NC 27102
(813) 310-8520 (PH)
(813) 746-4663 (FAX)

DATE:
10/23/2015
SHEET
RZ-1

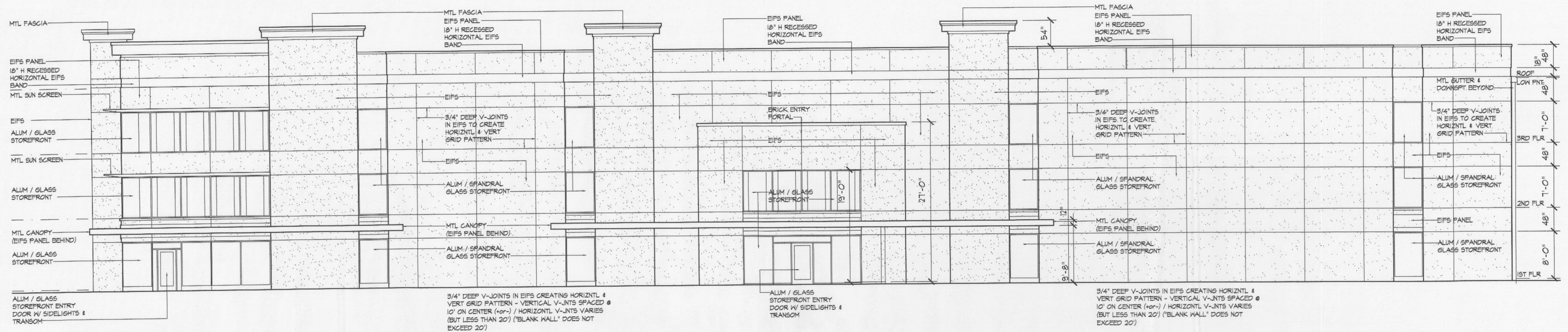
SHEET INDEX:

- SURVEY PLAN
- RZ-1: CONDITIONAL REZONING SITE PLAN
- RZ-2 THRU RZ-4: CONCEPTUAL BUILDING ELEVATIONS
- RZ-5 THRU RZ-6: CONCEPTUAL BUILDING RENDERINGS

GRAPHIC SCALE
1" = 40'
PRELIMINARY
NOT FOR CONSTRUCTION

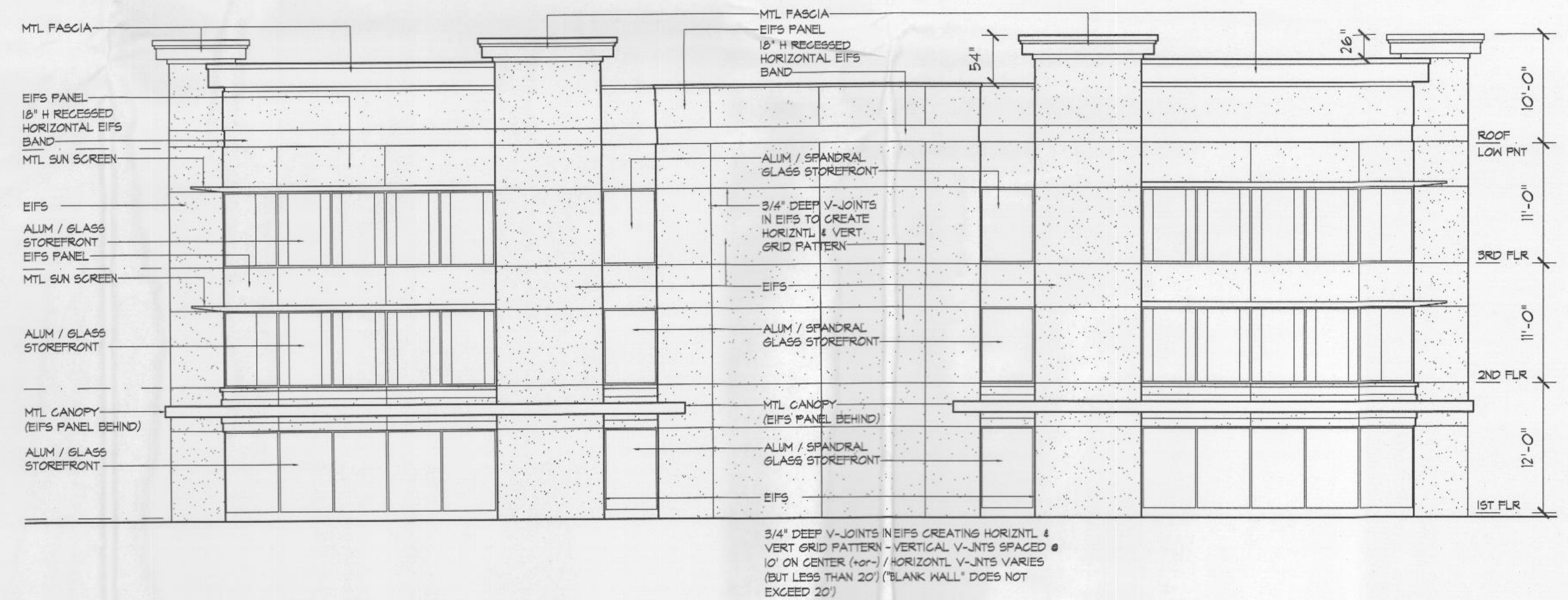
ATTN: TAX DEPT
PB05B DUKE POWER CO
DB 05307 PG 677
PARCEL #047-38-202
ZONING: R-4
USE: ELECTRIC SUBSTATION

ATTN: TAX DEPT
PB05B DUKE POWER CO
DB 05311 PG 791
PARCEL #047-38-204
ZONING: R-4
USE: ELECTRIC SUBSTATION



WEST ELEVATION (SIDE FACING LEGRANGER ROAD)

APPROVED BY
CITY COUNCIL
MAR 21 2016



NORTH ELEVATION (SIDE FACING WEST MALLARD CREEK CHURCH ROAD)

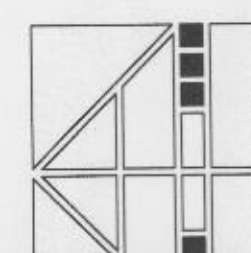
BUILDING A (PHASE ONE) -
CONCEPTUAL BUILDING ELEVATIONS

ONE EIGHTH INCH EQUALS ONE FOOT

REZONING PETITION #2016-010

REVISIONS

REVISIONS 1 - 12.16.15 PER STAFF REVIEW COMMENTS (ADDED BUILDING B ELEVATIONS)



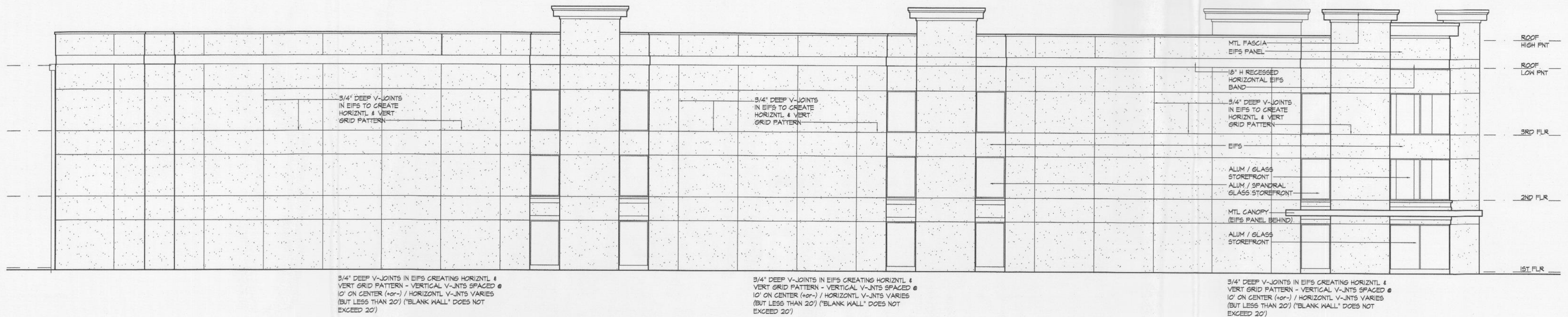
RANDOLPH C. HENNING, ARCHITECT
6285 SHALLOWFORD ROAD, SUITE 130
OFFICE - (336) 946-2445
COPYRIGHT 2015
LEWISVILLE, NC 27023-8801
E-MAIL - rchenh@rcharchitect.com
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UNIVERSITY CITY STORAGE
1325 MALLARD CREEK CHURCH ROAD
CHARLOTTE, NORTH CAROLINA

JOB 1517
DATE 11.09.15
SHEET
RZ-2

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1517-UnivCityStorage-RZ2-12.16.15.dwg



EAST ELEVATION (SIDE FACING LEGRANGER ROAD)

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MAR 21 2016



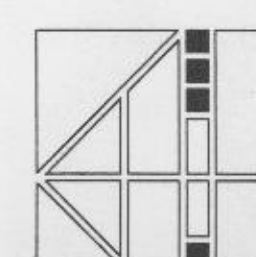
SOUTH ELEVATION (SIDE FACING WEST MALLARD CREEK CHURCH ROAD)

BUILDING A (PHASE ONE) -
CONCEPTUAL BUILDING ELEVATIONS

ONE EIGHTH INCH EQUALS ONE FOOT

REZONING PETITION #2016-010

REVISIONS
REVISIONS 1 - 12.16.15 PER STAFF REVIEW COMMENTS (ADDED BUILDING B ELEVATIONS)



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UNIVERSITY CITY STORAGE
1325 MALLARD CREEK CHURCH ROAD
CHARLOTTE, NORTH CAROLINA

JOB 1517
DATE 12.16.15
SHEET
RZ-3

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1517-UnivCityStorage-RZ3-12.16.15

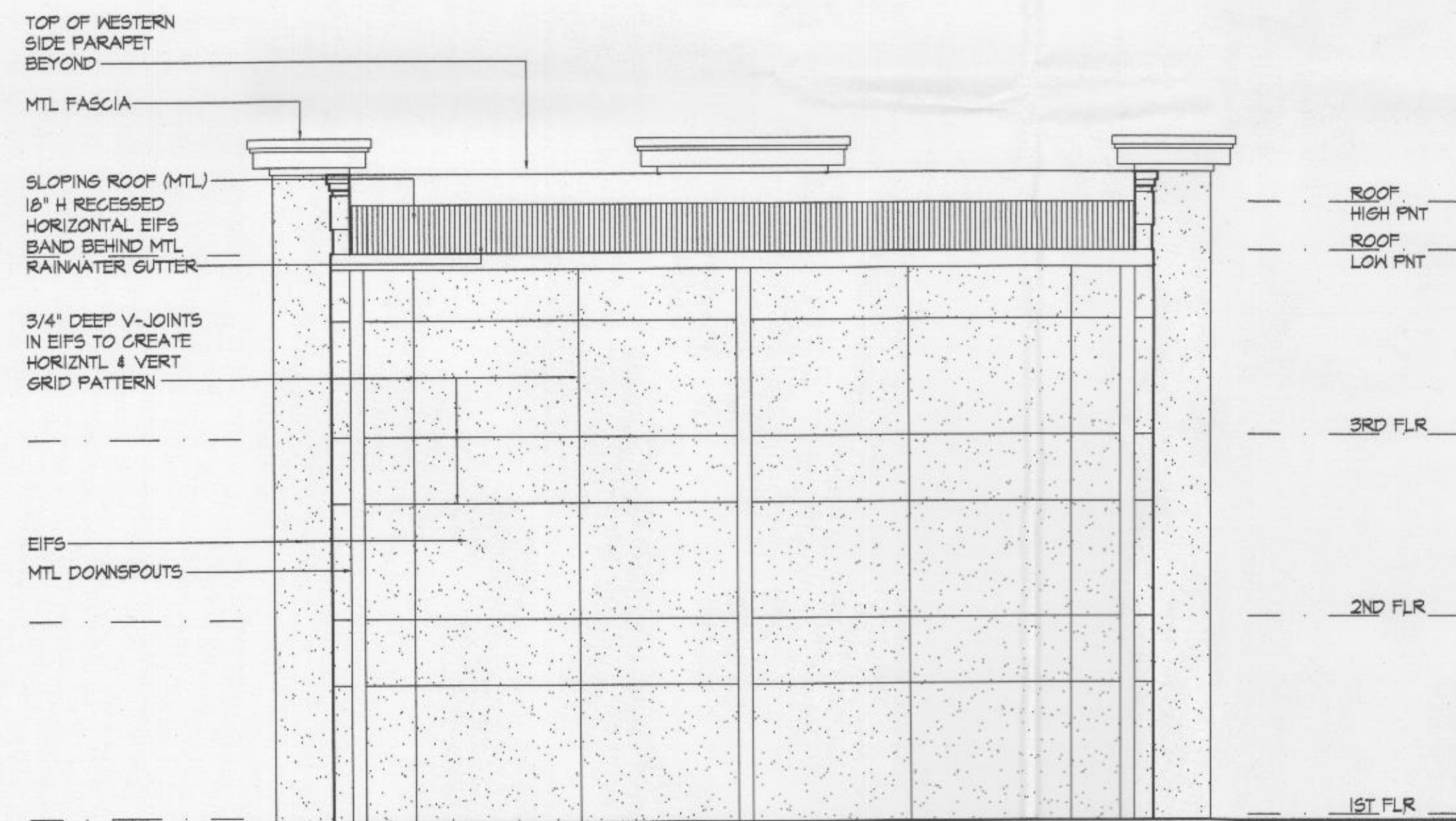


EASTERN ELEVATION

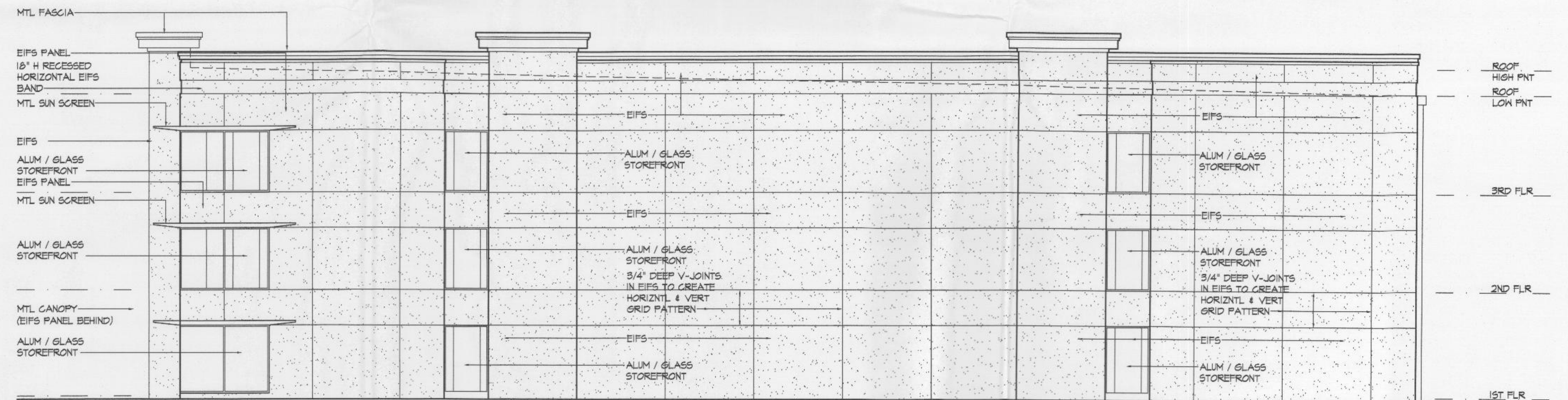


SOUTHERN ELEVATION (FACING LEGRANGER ROAD)

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WESTERN ELEVATION

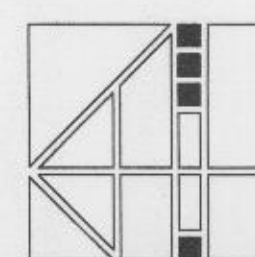


NORTHERN ELEVATION (SIDE FACING WEST MALLARD CREEK CHURCH ROAD)

BUILDING B (PHASE TWO) -
CONCEPTUAL BUILDING ELEVATIONS
ONE EIGHTH INCH EQUALS ONE FOOT

REZONING PETITION #2016-010

REVISIONS
REVISIONS 1 - 12.16.15 PER STAFF REVIEW COMMENTS (ADDED BUILDING B ELEVATIONS)



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CHARLOTTE, NORTH CAROLINA

JOB 1517
DATE 11.09.15
SHEET
RZ-4

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UNIVERSITY CITY STORAGE

1325 W. MALLARD CREEK CHURCH ROAD

REZONING CASE #2016-010

DECEMBER 16, 2015

APPROVED BY
CITY COUNCIL
MAR 21 2016



RZ-5



UNIVERSITY CITY STORAGE

1325 W. MALLARD CREEK CHURCH ROAD

REZONING CASE #2016-010

DECEMBER 16, 2015

APPROVED BY
CITY COUNCIL
MAR 21 2016



RZ-6