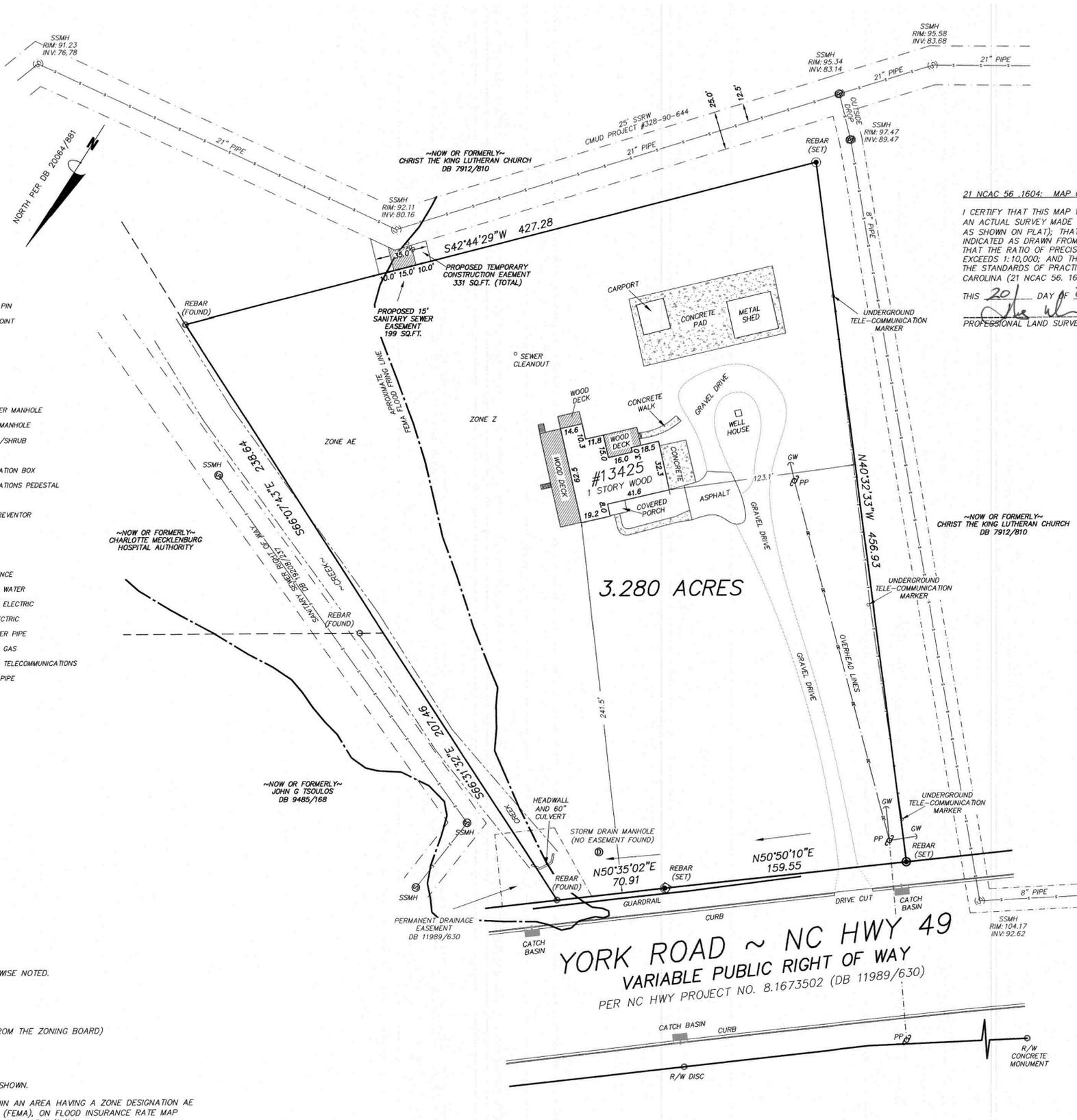


LEGEND:

- EIP = EXISTING IRON PIN
- OIP = OLD IRON PIPE
- SIP = SET IRON PIN
- PWR = POWER PAD
- PM = POWER METER
- GM = GAS METER
- AC = AIR CONDITIONING
- TELE = TELEPHONE PEDESTAL
- CATV = CABLE TELEVISION
- WM = WATER METER
- R/W = RIGHT OF WAY
- PP = POWER POLE
- LP = LIGHT POLE
- CO = SEWER CLEAN OUT
- YI = YARD INLET
- FES = FLARED END SECTION
- CB = CATCH BASIN
- SDE = STORM DRAINAGE EASEMENT
- SSE = SANITARY SEWER EASEMENT
- SDMH = STORM DRAIN MANHOLE
- SSMH = SANITARY SEWER MANHOLE
- BC = BACK OF CURB
- OE = OVERHEAD ELECTRICITY
- CP = COVERED PORCH
- SIP (circle with dot) = SET IRON PIN
- EIP (circle with dot) = EXISTING IRON PIN
- OIP (circle with dot) = OLD IRON PIPE
- GV (circle with cross) = GAS VALVE
- WV (circle with cross) = WATER VALVE
- MB (circle with cross) = MAIL BOX
- WM (circle with cross) = WATER METER
- FH (circle with cross) = FIRE HYDRANT
- SSMH (circle with cross) = SANITARY SEWER MANHOLE
- SDMH (circle with cross) = STORM DRAIN MANHOLE
- LP (circle with cross) = LIGHT POLE
- TELE (circle with cross) = TELECOMMUNICATION BOX
- TP (circle with cross) = TELECOMMUNICATIONS PEDESTAL
- PP (circle with cross) = POWER POLE
- BFP (circle with cross) = BACK FLOW PREVENTOR
- GW (circle with cross) = GUY WIRE
- CB (circle with cross) = CATCH BASIN
- DI (circle with cross) = DROP INLET
- CHAIN LINK FENCE
- UNDERGROUND WATER
- UNDERGROUND ELECTRIC
- OVERHEAD ELECTRIC
- SANITARY SEWER PIPE
- UNDERGROUND GAS
- UNDERGROUND TELECOMMUNICATIONS
- STORM DRAIN PIPE

NOTES:

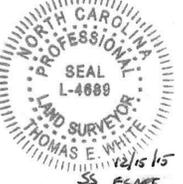
1. IRON PINS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
2. PROPERTY ZONED: R-3
MINIMUM SETBACK 30' FROM BACK OF CURB
MINIMUM SIDE YARD 6'
MINIMUM REAR YARD 45'
(SETBACKS ARE SUBJECT TO AN INTERPRETATION FROM THE ZONING BOARD)
3. TAX PARCEL NUMBER 21912112.
4. DEED REFERENCE: DB 20064 PG 881.
5. BOUNDARY SURVEY ONLY THROUGH POINTS AS SHOWN.
6. A PORTION OF THIS PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION AE BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP (FIRM) NO. 3710440900J, WITH A DATE OF IDENTIFICATION OF 3/2/09.
7. THIS PROPERTY MAY BE SUBJECT TO ADDITIONAL RECORDED OR UNRECORDED EASEMENTS, RIGHTS-OF-WAY, OR RESTRICTIVE COVENANTS, OTHER THAN SHOWN. SURVEY MADE WITHOUT THE BENEFIT OF A TITLE EXAMINATION.
8. AREA COMPUTED BY COORDINATED METHOD.
9. NO NCGS MONUMENT FOUND WITHIN 2000'.
10. UTILITY LOCATIONS SHOWN ARE LOCATED BASED ON SITE CONDITIONS AND MARKINGS AT THE TIME OF SURVEY. CONTRACTORS ARE TO HAVE ALL UTILITIES ACCURATELY MARKED PRIOR TO CONSTRUCTION.
11. NOT ALL FEATURES SHOWN.



21 NCAC 56.1604: MAP CERTIFICATION

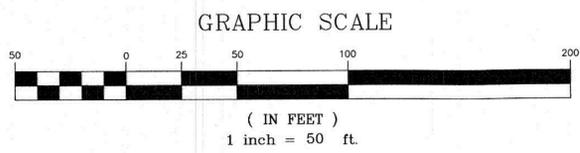
I CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (TITLE REFERENCES AS SHOWN ON PLAT); THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM TITLE REFERENCES AS SHOWN ON PLAT; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY MEETS OR EXCEEDS 1:10,000; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600).

THIS 20 DAY OF JANUARY, 2016.
[Signature]
PROFESSIONAL LAND SURVEYOR



CAROLINA SURVEYORS, INC.
P.O. BOX 267 PINEVILLE, N.C. 28134 - 0267
HUSH E. WHITE, JR., N.C.R.L.S. & S.C.R.L.S. 889 - 7661
CERTIFICATE OF AUTHORIZATION NO. C-1442 8C-888

A PHYSICAL SURVEY OF
#13425 YORK ROAD
SURVEYED FOR: REES & REETHA RUSSELL
AREA: 3.280 ACRES
CITY OF CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA



DEVELOPMENT STANDARDS

Site Development Data:

- Acreage: ± 3.48 acres
--Tax Parcel #: 219-121-12
--Existing Zoning: O-1(CD)
--Proposed Zoning: BD(CD)
--Existing Uses: Single Family.
--Proposed Uses: Indoor climate control storage uses, as permitted by right and under prescribed conditions together with accessory uses, as allowed in the BD zoning district (as more specifically described in the Development Standards below).
--Maximum Gross Square feet of Development: Up to 80,000 square feet of gross floor area of indoor climate control storage; all as allowed by right and under prescribed conditions in the BD zoning district (as more specifically described in the Development Standards below).
--Maximum Building Height: The maximum allowed building height will be three (3) stories not to exceed 40 feet; building height will be measured as defined by the Ordinance.
--Parking: As required by the Ordinance for the proposed use.

1. General Provisions:

- a. Site Location. These Development Standards, the Technical Data Sheet, Schematic Site Plan and other graphics set forth on attached Sheet RZ-1 form this rezoning plan (collectively referred to as the "Rezoning Plan") associated with the Rezoning Petition filed by K & H Holdings, Inc. ("Petitioner") to accommodate the development of a high quality indoor climate control storage facility on an approximately 3.48 acre site located on South Tryon Street (the "Site").
b. Zoning Districts/Ordinance. Development of the Site will be governed by the Rezoning Plan 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 all development taking place on the Site.
c. Graphics and Alterations. The schematic depictions of the uses, parking areas, sidewalks, structures and buildings, building elevations, driveways, streets, and other development matters and site elements (collectively the "Development/Site Elements") set forth on the Rezoning Plan should be reviewed in conjunction with the provisions of these Development Standards. The layout, locations, sizes and formulations of the Development/Site Elements depicted on the Rezoning Plan 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 allowed by Section 6.207 of the Ordinance.

Since the project has not undergone the design development and construction phases, it is intended that this Rezoning Plan provide for flexibility in allowing some alterations or modifications from the graphic representations of the Development/Site Elements. Therefore, there may be instances where minor modifications will be allowed without requiring the Administrative Amendment Process per Section 6.207 of the Ordinance. These instances would include changes to graphics if they are:

- i. minor and don't materially change the overall design intent depicted on the Rezoning Plan; these include minor modifications to the configurations of the building location, driveway and parking area dimensions and the like as long as the modifications maintain the general building/parking orientation and character of the development generally depicted on the Rezoning Plan; or
ii. modifications to move structures graphically depicted on the Rezoning Plan closer to adjacent properties but no closer than the setback lines indicated on Sheet RZ-1.

The Planning Director will determine if such minor modifications are allowed per this amended process, and if it is determined that the alteration does not meet the criteria described above, the Petitioner shall then follow the Administrative Amendment Process per Section 6.207 of the Ordinance; in each instance, however, subject to the Petitioner's appeal rights set forth in the Ordinance.

- d. 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 the Site will be limited to two (2). 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, colors, architectural elements and designs as the principal building(s).

2. Permitted Uses, Development Area Limitations:

- a. Subject to the restrictions and limitations listed below in b. and c., the principal building constructed on the Site may be developed with up to 80,000 square feet of gross floor area of indoor climate controlled storage uses ("warehousing within an enclosed building") together with accessory uses allowed in the BD zoning district.
b. Outdoor storage will not be allowed.
c. Truck rental associated with the climate controlled storage facility will not be allowed.

For purposes of the development limitations set forth in these Development Standards (but not to be construed as a limitation on FAR requirements), the following items will not be counted as part of the allowed gross floor area (floor area as defined by the Ordinance) for the Site: surface or structured parking facilities, and all loading dock areas (open or enclosed).

3. Access:

- a. Access to the Site will be from South Tryon Street as generally depicted on the Rezoning Plan, subject to adjustments as set forth below.
b. Petitioner will provide a new 10 foot wide sidewalk and 8 foot wide planting strip (the width of the planting strip may be adjusted to avoid existing utility poles) on South Tryon Street. The sidewalk will fulfill the required sidewalk requirement as well as provide an overland connector for the Walker Branch Tributary Greenway.
c. The exact alignment, dimensions and location of the access point and parking and maneuvering to the Site, and the driveways on the Site may be modified from the elements shown on the Rezoning Plan provided that the overall design intent is not materially altered and requirements described in this Section 3 are met.

4. Parking Areas, Access and Circulation Design Guidelines:

- a. The loading areas associated with the proposed indoor climate controlled storage facility may not be located on the side of Building 1 that faces South Tryon Street (i.e. side facing the northern property line).

5. Setbacks, Buffers and Screening:

- a. The Ordinance required setback is 30 feet from future right of way. The provided building setback areas will predominately contain areas of existing trees, new trees/ and/or landscaping.
b. As generally depicted on the Rezoning Plan, a 28.5 foot reduced Class B Buffer will be provided along the Site's northern property line, a 22 foot Class C Buffer will be provided along the Site's eastern property line, and a 16.5 foot reduced Class C Buffer will be provided along the Site's southern property line. Subject to Section 5.b. above, utility lines may cross the buffer at angles no greater than 75 degrees.

6. Architectural Standards Design Guidelines:

- a. The principal building constructed on the Site may use a variety of building materials. 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, cementitious siding (such as hard-plank), metal panels (excluding the Building 1 facade on South Tryon), EIFS or wood. Vinyl as a building material will not be allowed except on windows and soffits.
b. HVAC and related mechanical equipment will be screened from public view and from view of adjacent properties at grade.
c. Dumpster areas and recycling areas will be enclosed by a solid wall or fence with one 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 building. The location of the proposed dumpster and recycling areas is generally depicted on the Rezoning Plan.
d. Direct access to the individual self-storage units located in the building shall not be provided from the exterior of the building. Access to the individual self-storage storage units shall be provided only by internal hallways.
e. The buildings shall meet the following additional design requirements:
i. The ground floor of the building fronting South Tryon Street shall have a minimum of 25% clear vision glass principally comprised of windows and, as applicable, building entrance in a zone 12 feet in height from the base of the building; and the upper story shall have a minimum of 25% clear vision and/or spandrel glass principally comprised of windows in a zone 12' in height measured from a minimum of 2' below the parapet and above the midpoint of the facade. The above 25% standard will be determined by a horizontal measurement within said zones.
ii. Where expanses of solid wall are necessary on elevations, other than noted above, the facade of any floor of the building (including a facade that does not front a public street), may not have a blank or unarticulated wall that exceeds twenty (20) feet in length. Design elements that may be utilized to break up expanses of solid wall include, without limitation, ornamentation, molding, string courses, belt courses and/or changes in material or color.
iii. Pedestrian entrances will feature prominent architectural elements.

7. Environmental Features:

- a. The Site shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance. 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. Above ground Water Quality and Detention BMPs will be aesthetically appealing through the use of grass, landscaping, water features, rain gardens, or other like forms. The Petitioner reserves the right to provide BMPs as above ground or underground facilities.
b. The Site will comply with Tree Ordinance.
c. The Petitioner agrees to provide at a minimum a permanent 20 foot wide access easement through a portion of the 35' SWIM buffer along the entire length of the Site's northern boundary for future greenway use. The final location of the easement will be determined during the Design development, construction and permitting phases of the project.

8. Signage:

- a. Wall signs will be limited to 110 square feet of sign surface area per wall or 5% of the wall area to which they are attached, whichever is less. These wall signs must utilize individual letters that are LED internally illuminated and shall not use box/cabinet signage (other than for the logo sign portion). Digital/reader board type or neon wall signs will not be allowed.
b. One ground mounted sign may be located at the entrance along South Tryon Street; such ground mounted sign shall have a maximum height of seven (7) feet and may not contain more than 64 square feet of sign area. No pole signs shall be allowed. Digital/reader board type or neon ground mounted signs will not be allowed.
c. On premises directional and instructional signs may be located throughout the Site per the standards of the Ordinance.
d. Signs are not permitted on windows with clear vision glass.
e. Signs are permitted on non-clear vision glass windows and will be treated as wall signs.

9. Lighting:

- a. All new lighting shall be full cut-off type lighting fixtures excluding lower, decorative lighting that may be installed along the driveways, sidewalks, and parking areas.
b. Detached lighting on the Site, except street lights located along public streets, will be limited to 22 feet in height.
c. Lighting fixtures that are decorative, capped and downwardly directed will be allowed on the proposed building walls.

10. Additional Security Measures:

- a. The indoor climate controlled self-storage building will be fully enclosed with access points to the interior storage units controlled by key pad entry.
b. The hours of access for the building shall be limited to 6:00 AM to 10:00 PM E.S.T.
c. Security cameras for the interior and exterior of the building shall be provided.
d. The exterior of the building will be well lit with downward casting lights as described above.

11. Amendments to the Rezoning Plan:

- a. Future amendments to the Rezoning Plan (which includes these Development Standards) may be applied for by the then Owner or Owners in accordance with the provisions herein and of Chapter 6 of the Ordinance.

12. Binding Effect of the Rezoning Application:

- a. If this Rezoning Petition is approved, all conditions applicable to the development of the Site imposed under the Rezoning Plan will, unless amended in the manner provided herein and under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site or Development Areas, as applicable, and their respective heirs, devisees, personal representatives, successors in interest or assigns.



URBAN DESIGN PARTNERS

1318-e6 central ave. # 704-334-3303
charlotte, nc 28205 # 704-334-3305
urbandesignpartners.com

K&H Development, Inc.

PO Box 1259
Waxhaw, NC 28173

Steele Creek Climate Controlled Storage

Development Standards and Notes
Charlotte, North Carolina

NO. DATE: BY: REVISIONS:

Project No.: 16-077
Date: 06.22.2016
Designed by: udp
Drawn By: udp
Scale: 1"=30'
Sheet No:

RZ-2.0