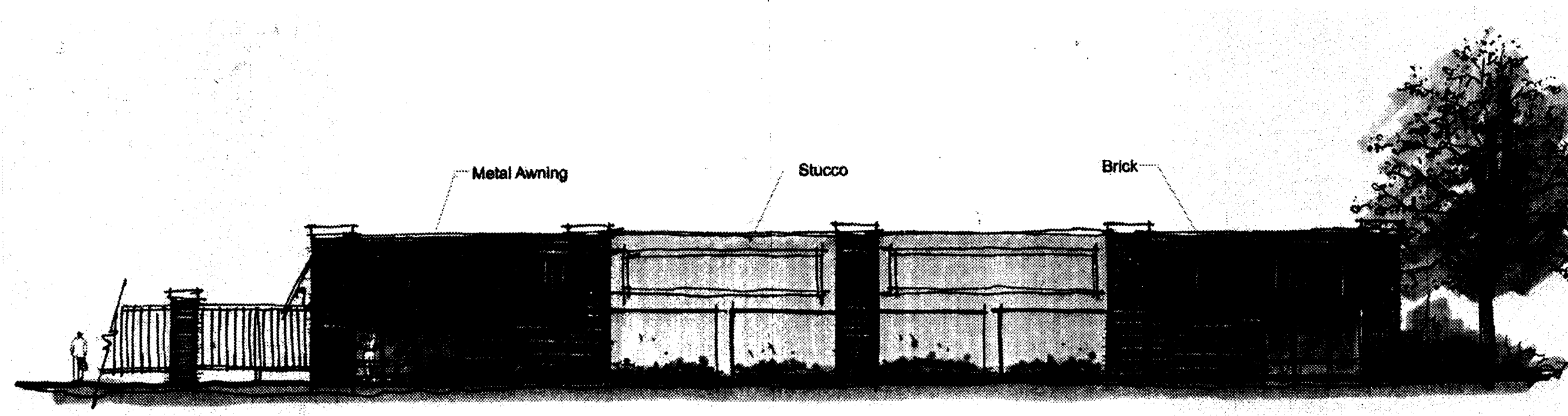


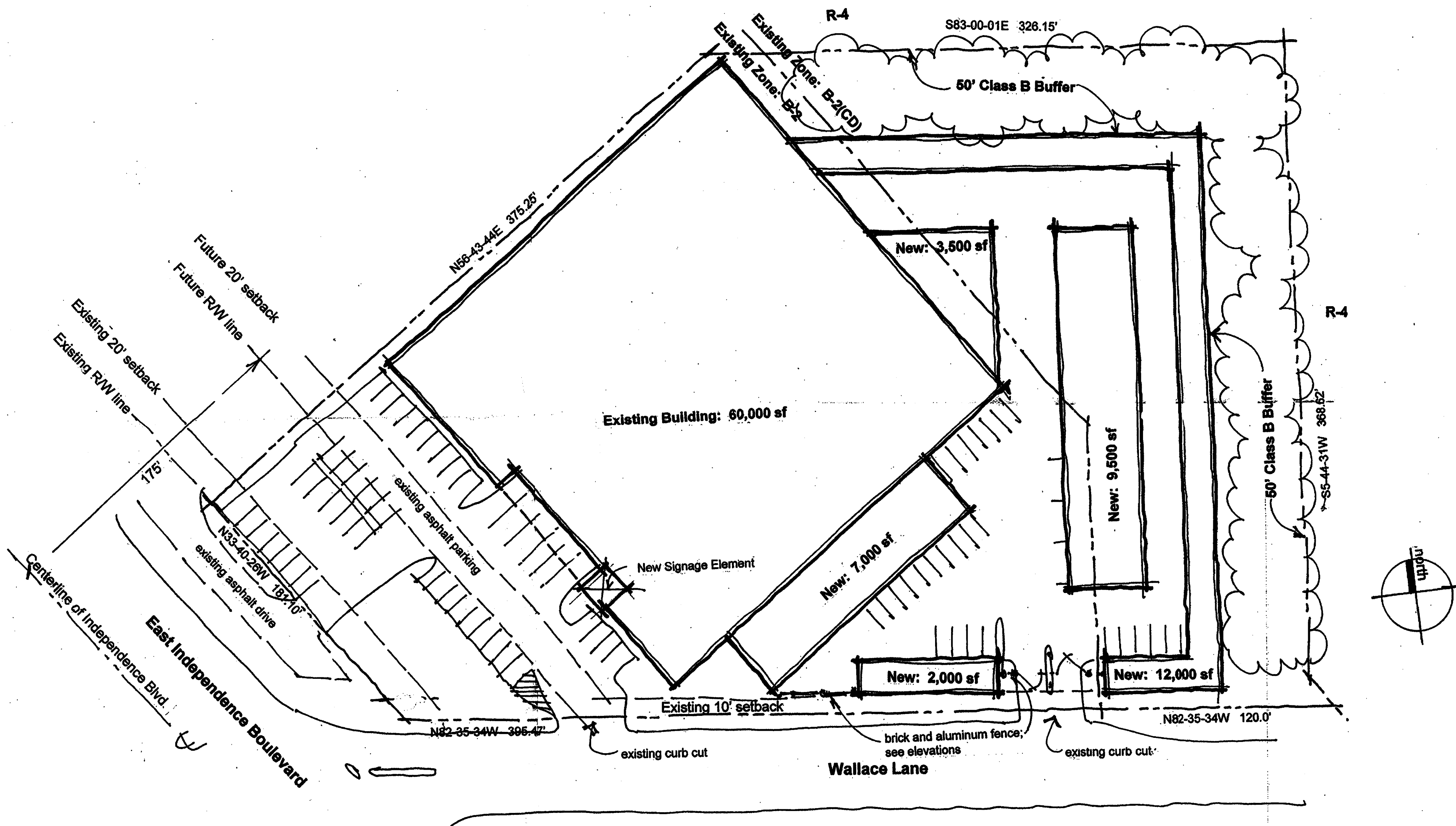
03 PROPOSED CHARACTER SKETCH- INDEPENDENCE BOULEVARD ELEVATION

NOT TO SCALE



02 PROPOSED CHARACTER SKETCH- WALLACE LANE ELEVATION

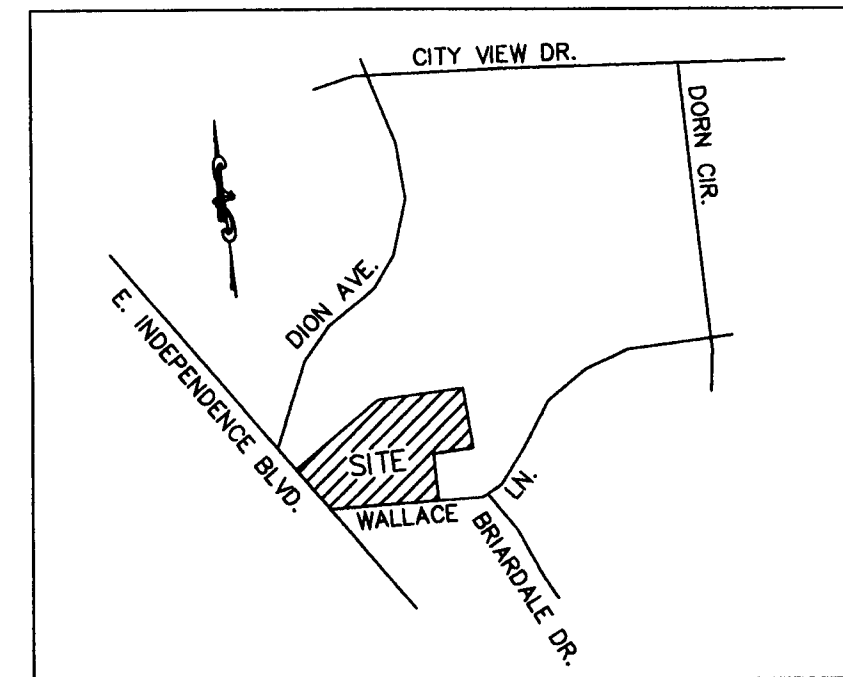
NOT TO SCALE



01 SITE PLAN

1" = 40'-0"

SITE DATA TABLE
TAX PARCEL NO.: 165-071-01 & 70
STREET ADDRESS: 6191 East Independence Blvd.
SITE AREA: Approx. 4.4154 Acres (22,191 SF)
EXISTING ZONING: B-2 & B-2(CD)
PROPOSED ZONING: B-D (CD)
MAXIMUM PROPOSED BUILDING HEIGHT: 40'-0"
MAXIMUM PROPOSED BUILDING AREA: 94,000 sf



VICINITY MAP
NOT TO SCALE

DEVELOPMENT STANDARDS

January 18, 2007

GENERAL PROVISIONS

Unless more stringent standards are established by the Rezoning Plan or these Development Standards, all development standards established under the City of Charlotte Zoning Ordinance (the "Ordinance") for the B-D zoning district classification shall be followed in connection with development taking place on the Site.

The configuration, placement and size of the buildings depicted on the Rezoning Plan are schematic in nature and subject only to the provisions set forth below under Architectural Controls, may be altered or modified during design development and construction document phases within the Building Envelope lines established on the Rezoning Plan. Parking layouts may also be modified to accommodate final building locations.

PERMITTED USES

1. The Site may be devoted only to a self storage facility, such facility's rental and management offices and any accessory uses that are clearly incidental and related thereto.
2. All storage shall be located within the buildings on the Site, and outside storage of any type, including the outside storage of moving vans, trailers, vehicles and boats, shall not be permitted.
3. The storage of hazardous materials is prohibited.

BUFFERS

1. A 50 foot Class B buffer area shall be established on that portion of the Site more particularly depicted on the Rezoning Plan, and the buffer area shall conform to the standards for such a buffer as set out in Section 12.302 of the Ordinance subject, however, to the provisions of Section 12.304 thereof. The width of the Class B buffer area may not be reduced except as provided below in paragraph 2.
2. In the event that an adjacent parcel of land is either rezoned to a zoning district or devoted to a use that eliminates or reduces the buffer requirements on the Site, the Petitioner may reduce or eliminate, as the case may be, the buffer area set out on the Rezoning Plan accordingly.
3. The buffer area shall remain as open space except to the extent necessary to accommodate grade changes and the installation and maintenance of a wall, fence or berm, utility lines or drainage facilities and any grading associated therewith.
4. Where existing trees and natural vegetation have been cleared within the buffer area to accommodate grade changes or the installation and maintenance of a wall, fence or berm, utility lines or drainage facilities and any grading associated therewith, the cleared, unimproved areas will be landscaped with trees and shrubs in accordance with the requirements of the Ordinance.
5. Above ground storm water detention facilities may not be located within the buffer area.
6. No buildings, parking spaces or maneuvering areas may be located within the buffer area.

SETBACKS, SIDE YARDS AND REAR YARDS

1. Development of the Site shall comply with the setback, rear yard and side yard requirements established under the Ordinance for the B-D zoning district, which requirements are more particularly depicted on the Rezoning Plan.
2. No buildings, parking spaces or maneuvering areas may be located within the setback.

SCREENING/TREE ORDINANCE

1. Screening shall conform with the standards and treatments specified in Section 12.303 of the Ordinance.
2. All roof mounted mechanical equipment placed on any building located on the Site will be screened from view at grade from adjoining public rights of way and abutting properties.
3. Any dumpsters visible from a public street or from an adjoining parcel of land will be screened from view by a solid-enclosure with gates. If one or more sides of the dumpster area adjoin the rear wall of a building, the rear wall may be substituted for the fence along each such side.
4. Development of the Site shall comply with the City of Charlotte Tree Ordinance.

PARKING

Off-street parking and loading will meet the minimum requirements set out in the Ordinance.

LIGHTING

1. The maximum height of any free standing lighting fixture (including its base) installed on the Site shall be 20 feet. All free standing lighting fixtures installed on the Site shall be capped and fully shielded and the illumination downwardly directed so that direct illumination does not extend past any property line of the Site. Consideration will be given to the impact of lighting both within and without the perimeter of the Site. Items for consideration will include intensity, cut-off angles, color, energy efficiency and shielding of sources of light, the intent being to eliminate glare towards public streets and adjacent properties.
2. No wall pack style light fixtures will be permitted on the Site, and any wall mounted light fixtures installed on the Site shall be capped and fully shielded so that illumination does not extend past any property line of the Site.

SIGNS

All signs placed on the Site will be erected in accordance with the requirements of the Ordinance.

ACCESS POINTS (DRIVEWAYS) AND RIGHT OF WAY DEDICATION

1. The number of vehicular access points to the Site shall be limited to the number depicted on the Rezoning Plan.
2. The placement and configuration of each access point are subject to any minor modifications required to accommodate final site and architectural construction plans and designs and to any adjustments required for approval by the City of Charlotte Department of Transportation and/or the North Carolina Department of Transportation.

FIRE PROTECTION

Adequate fire protection in the form of fire hydrants will be provided to the Mecklenburg County Fire Marshal's specifications. Plans for each building will be submitted to the Fire Marshal's office for approval before the construction of each building commences.

STORM WATER

Storm water runoff from the Site will be managed through proven techniques which satisfy the standards, if any, imposed by the City of Charlotte Engineering Department.

ARCHITECTURAL CONTROLS

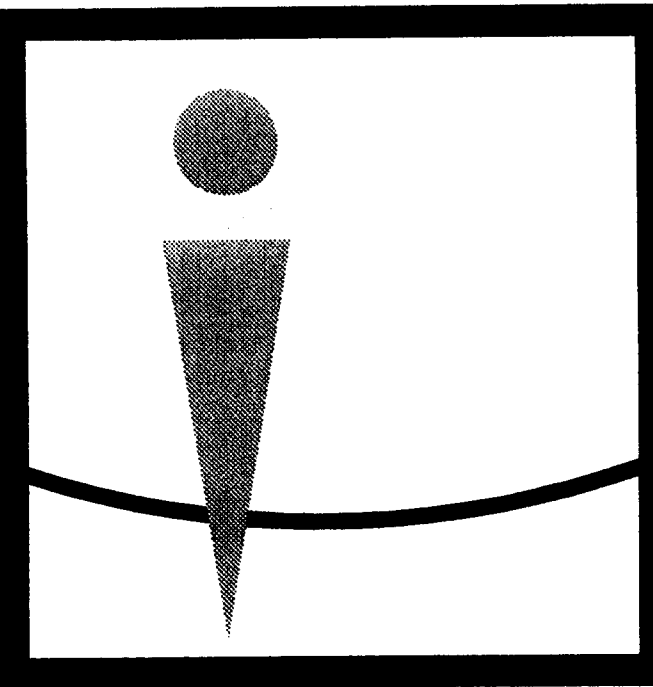
1. The maximum height of any building located on the Site shall be 40 feet.
2. The total maximum gross floor area of the buildings to be constructed on the Site shall be 94,000 square feet. The buildings to be constructed on the Site must be located within the building envelope lines depicted on the Rezoning Plan.
3. Attached hereto are architectural renderings of the Independence Boulevard and Wallace Lane elevations of the buildings proposed to be constructed on the Site that will be visible from Independence Boulevard and Wallace Lane, and they are intended to portray the basic character and quality of these building elevations. Accordingly, the Independence Boulevard and Wallace Lane elevations of the buildings proposed to be constructed on the Site that will be visible from Independence Boulevard and Wallace Lane shall be designed and constructed so that they are substantially similar in appearance to the corresponding attached elevations.

AMENDMENTS TO REZONING PLAN

Future amendments to the Rezoning Plan and 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.

BINDING EFFECT OF THE REZONING APPLICATION

If this Rezoning Petition is approved, all conditions applicable to the 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 the Petitioner and subsequent owners of the Site and their respective heirs, devisees, personal representatives, successors in interest or assigns.



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Budget Development Partners

Budget
Storage

Independence Boulevard
Charlotte, North Carolina

2007-044

ISSUED : MM/DD/YY
FOR REVIEW : 01/22/07

FOR PUBLIC HEARING
PETITION NUMBER

SITE PLAN

SP1.1

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ODA No. 062080 CADD File: 2080_SP1.1.dwg