

LEGEND:

A - Arc Length
B - Chord Bearing
C - Chord Length
CB - Catch Basin
CC - Curb Cut
CI - Curb Inlet
C&G - Curb & Gutter
CO - Clean Out
CONC - Concrete
DB - Deed Book
EB - Electric Box
EM - Electric Meter
EIP - Existing Iron Pipe
EIR - Existing Iron Rod
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
OHANG - 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) - Total
TB - Telephone Box
TC - Top Of Curb
TCB - Traffic Control Box
TKR - Terra-cotta Pipe
TMH - Telephone Manhole
TS - Traffic Sign
TSP - Traffic Signal Post
UB - Utility Box
UP - Utility Pole (Power)
UPL - Utility Pole (Light)
UPT - Utility Pole (Transformer)
WB - Water Box
WM - Water Meter
WMH - Water Manhole
WW - Water Valve

TREE LEGEND:

BCH - BEECH
BRC - BIRCH
BRAD - BROADFORD PEAR
CED - CEDAR
CHY - CHERRY
CRP - CREPE MYRTLE
DOW - DOGWOOD
HIC - HICKORY
HOL - HOLLY
LOC - LOCUST
MAG - MAGNOLIA
MAP - MAPLE
PEC - PECAN
PIN - PINE
POP - POPLAR
SYC - SYCAMORE
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)
SETBACK
CABLE TV LINE
FIBER OPTIC LINE
GAS LINE
POWER LINE (UNDERGROUND)
SANITARY SEWER PIPE
STORM DRAIN PIPE
STORM DRAIN PIPE > 12"
TELEPHONE LINE
TELEPHONE LINE (UNDERGROUND)
WATER LINE
WOOD FENCE

PARKING:

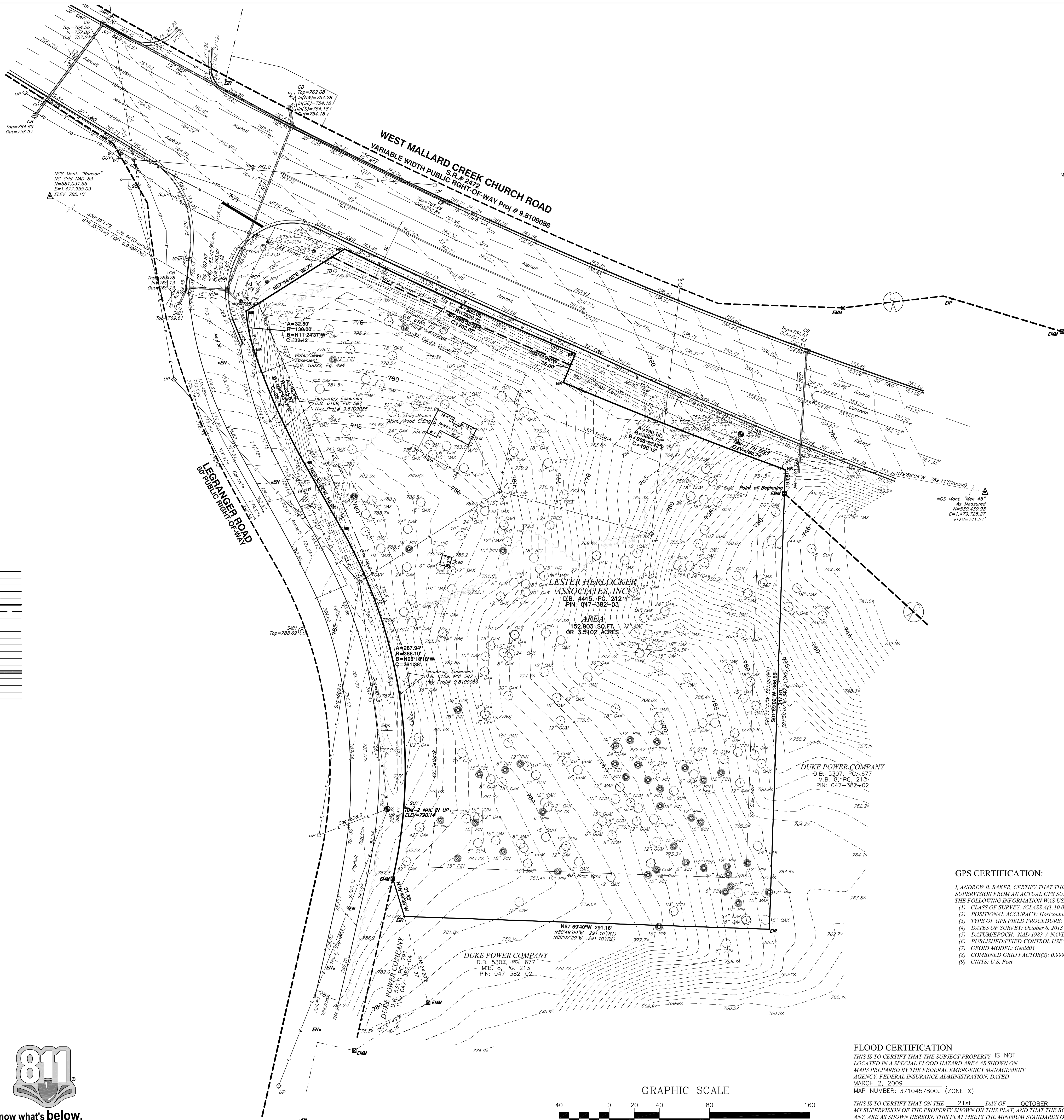
NO MARKED PARKING EXISTS ON
SUBJECT PROPERTY

UTILITIES:

POWER
DUKE POWER ENERGY
1-800-777-9898
TELEPHONE
BELL SOUTH TELECOMMUNICATIONS
1-888-757-6300
WATER & SEWER
CHAR-MECK. UTILITY DEPT. (CMUD)
(704) 336-2564 WATER
(704) 357-6064 SEWER
GAS
PIEDMONT NATURAL GAS CO.
1-800-752-7504
CABLE TELEVISION
TIME WARNER CABLE
1-800-892-2253



Know what's below.
Call before you dig.



NOTES:

- THIS PLAT IS NOT FOR RECORDATION AS PER G.S. 47-30.45 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 50' 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.
- THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE COMMITMENT REPORT, R.B. PHARR & ASSOCIATES, P.A. DOES NOT CLAIM THAT ALL MATTERS OF RECORD WHICH MAY OR MAY NOT AFFECT THE SUBJECT PROPERTY ARE SHOWN HEREON.

ZONING:

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

Zoned R-4

Minimum setback:
40' (from Right-of-way along a designated thoroughfare)
27' (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
704-336-3569.

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 foot 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 513.67 feet and an arc length of 98.89 feet (chord bearing of N 24°02'57" 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 57°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:

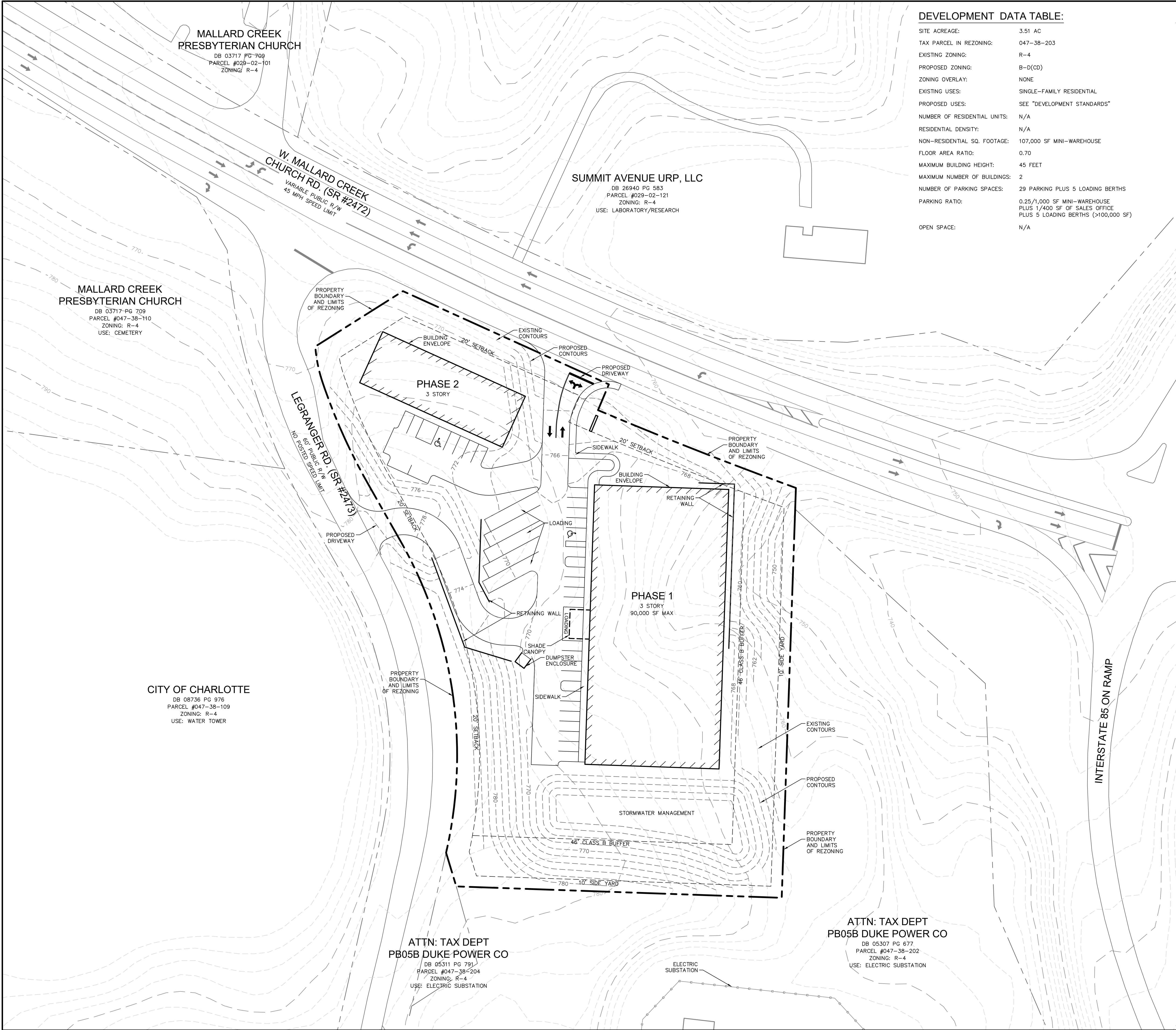
- with a curve turning to the left having a radius of 3859.72 feet and an arc length of 202.09 feet (chord bearing of S 65°38'34" E and a chord length of 202.07 feet) to a new iron rod;
- S 22°51'26" W a distance of 25.00 feet to a new iron rod;
- with a curve turning to the left having a radius of 3884.73 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).

ALTA/ACSM CERTIFICATION:

TO: FOURSTORE, LLC

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 NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 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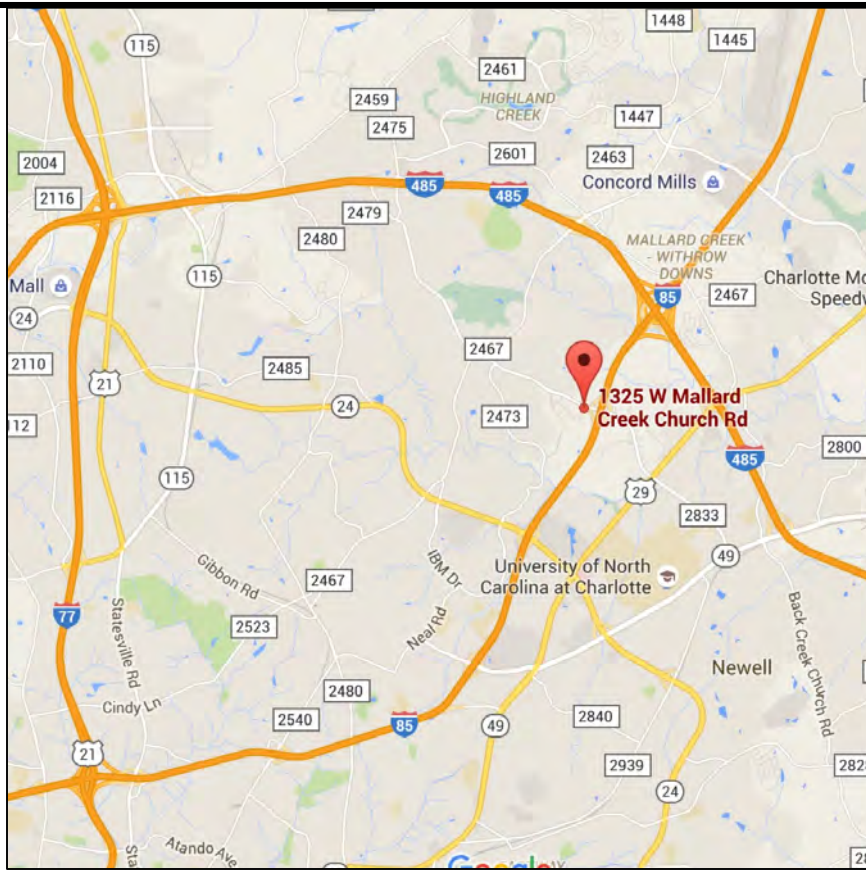


DEVELOPMENT DATA TABLE:

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 MINI-WAREHOUSE
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

DEVELOPMENT STANDARDS:

- A. GENERAL PROVISIONS
- THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PETITION FILED BY FOURSTORE, LLC (THE "PETITIONER") TO ACCOMMODATE THE DEVELOPMENT OF A CLIMATE CONTROLLED, SELF-STORAGE FACILITY ON THAT APPROXIMATELY 4.3 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 AND 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.
 - 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 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.
 - ALL STORAGE SHALL BE LOCATED WITHIN 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 BUILDING TO BE CONSTRUCTED ON THE SITE WILL NOT BE PROVIDED FROM THE EXTERIOR OF THE BUILDING, AS ACCESS TO THE INDIVIDUAL SELF-STORAGE UNITS WILL BE PROVIDED BY INTERNAL HALLWAYS.
 - THE STORAGE OF HAZARDOUS MATERIALS IS PROHIBITED.
 - THE TOTAL 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 PLACEMENT 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.
 - 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.
- D. ARCHITECTURAL STANDARDS
- THE MAXIMUM HEIGHT IN FEET OF THE BUILDING TO BE CONSTRUCTED ON THE SITE SHALL BE 45 FEET.
 - THE MAXIMUM HEIGHT IN STORIES OF THE BUILDING TO BE CONSTRUCTED ON THE SITE SHALL BE 3 STORIES.
 - SET OUT ON SHEET RZ-2 ARE CONCEPTUAL ARCHITECTURAL RENDERINGS OF THE NORTH ELEVATION (THE ELEVATION FACING WEST MALLARD CREEK CHURCH ROAD) AND THE WEST ELEVATION (THE ELEVATION FACING LEGRANGER ROAD) OF THE PHASE 1 BUILDING THAT ARE INTENDED TO DEPICT THE GENERAL CONCEPTUAL ARCHITECTURAL STYLE AND CHARACTER OF THE NORTH ELEVATION AND THE WEST ELEVATION OF THE PHASE 1 BUILDING. ACCORDINGLY, THE NORTH ELEVATION AND THE WEST ELEVATION OF THE PHASE 1 BUILDING SHALL BE DESIGNED AND CONSTRUCTED SO THAT SUCH ELEVATIONS ARE SUBSTANTIALLY SIMILAR IN APPEARANCE TO THE RELEVANT CONCEPTUAL ARCHITECTURAL RENDERINGS. NOTWITHSTANDING THE FOREGOING, CHANGES AND ALTERATIONS WHICH DO NOT MATERIALLY CHANGE THE OVERALL CONCEPTUAL ARCHITECTURAL STYLE AND CHARACTER SHALL BE PERMITTED.
 - THE PERMITTED EXTERIOR BUILDING MATERIALS FOR THE BUILDING TO BE CONSTRUCTED ON THE SITE ARE DESIGNATED AND LABELLED ON THE CONCEPTUAL ARCHITECTURAL RENDERINGS SET OUT ON SHEET RZ-2.
 - 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.



VICINITY MAP

- E. STREETSCAPE AND LANDSCAPING/BUFFER
- A 46 FOOT CLASS B BUFFER SHALL BE ESTABLISHED ALONG THE SITE'S SOUTHERN AND EASTERN BOUNDARY LINES AS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN, WHICH BUFFER SHALL CONFORM TO THE STANDARDS OF SECTION 12.302 OF THE ORDINANCE, SUBJECT, HOWEVER, TO THE PROVISIONS OF SECTION 12.304 THEREOF. PURSUANT TO SECTION 12.302(8) OF THE ORDINANCE, THE WIDTH OF THE REQUIRED BUFFER MAY BE REDUCED BY 25% BY PROVIDING A WALL OR FENCE THAT MEETS OR EXCEEDS THE STANDARDS OF SECTION 12.302(8) OF THE ORDINANCE.
 - 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, PETITIONER MAY REDUCE OR ELIMINATE, AS THE CASE MAY BE, THE RELEVANT BUFFER AREAS ACCORDINGLY.
 - INTERNAL SIDEWALKS SHALL BE PROVIDED ON THE SITE AS GENERALLY DEPICTED ON THE REZONING PLAN.
- F. 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.
- G. PHASING
- THE SITE MAY BE DEVELOPED IN TWO SEPARATE PHASES AS FOLLOWS:
 - (A) PHASE 1 SHALL BE COMPRISED OF A BUILDING CONTAINING A MAXIMUM OF 90,000 SQUARE FEET OF GROSS FLOOR AREA, AND THE ASSOCIATED PARKING AND SITE IMPROVEMENTS. THE PHASE 1 BUILDING IS DESIGNATED ON THE REZONING PLAN.
 - (B) PHASE 2 SHALL BE COMPRISED OF A BUILDING CONTAINING A MAXIMUM OF 17,000 SQUARE FEET OF GROSS FLOOR AREA, AND THE ASSOCIATED PARKING AND SITE IMPROVEMENTS. THE PHASE 2 BUILDING IS DESIGNATED ON THE REZONING PLAN.
 - AT THE OPTION OF PETITIONER, THE PHASE 1 BUILDING AND THE PHASE 2 BUILDING MAY BE DEVELOPED CONCURRENTLY.
- 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.

SHEET INDEX:

- SURVEY PLAN
- RZ-1: CONDITIONAL REZONING SITE PLAN
- RZ-2: CONCEPTUAL ARCHITECTURAL RENDERING

REZONING PETITION #2015-_____

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

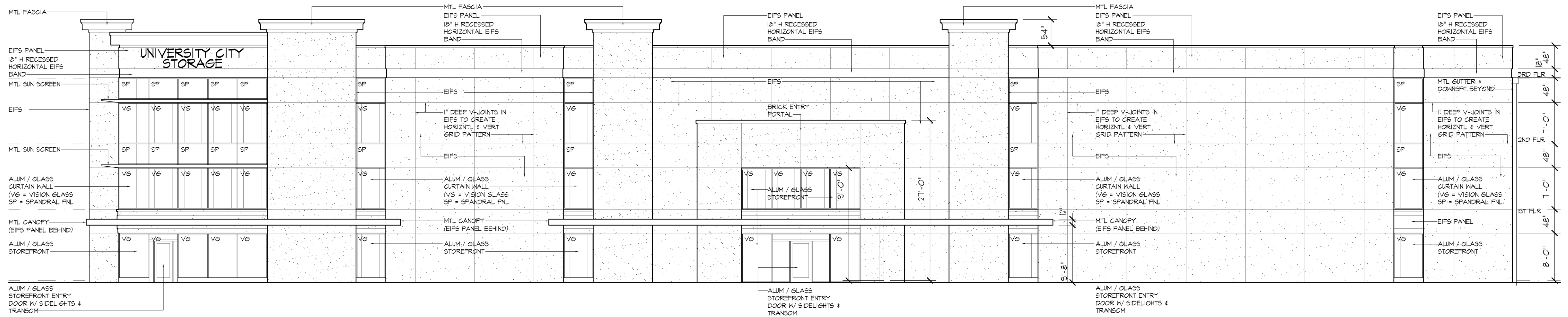
CONDITIONAL REZONING SITE PLAN

FourStore
LLC

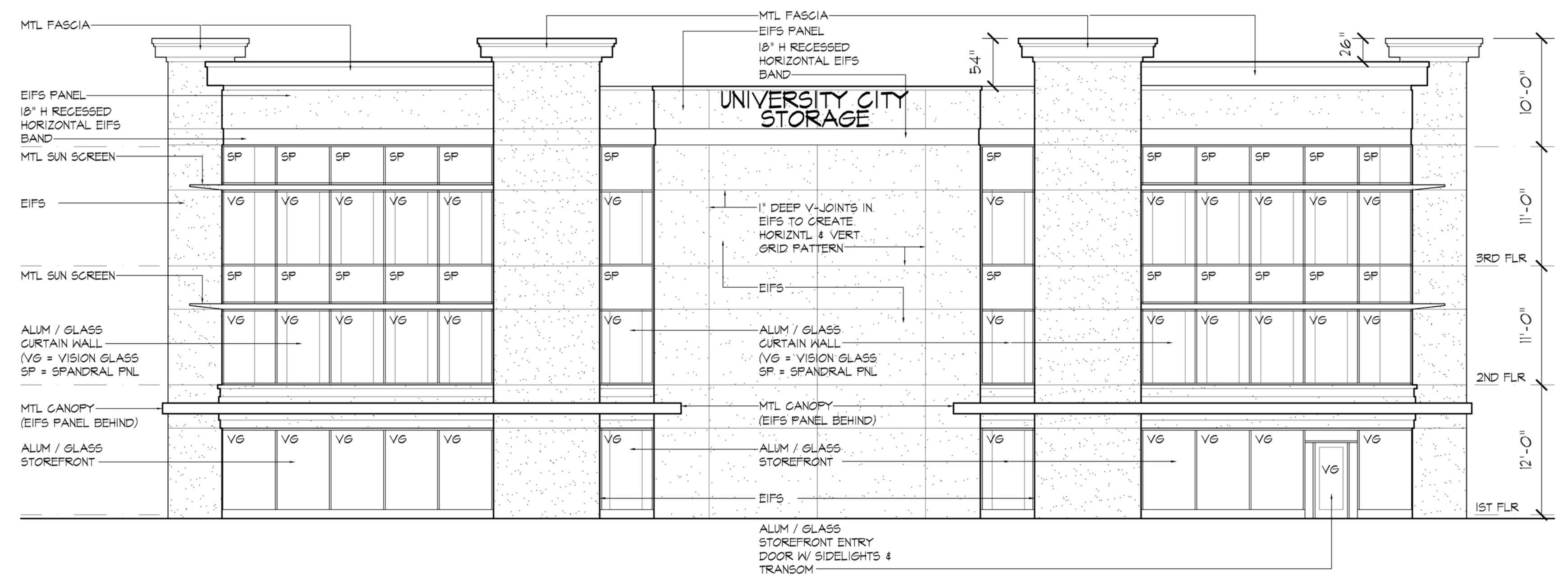
3630 CLEMMONS RD., #1761
CLEMMONS, NC 27102
(813) 310-8520 (PH)
(813) 746-4663 (FAX)

DATE:
10/23/2015
SHEET
RZ-1

PRELIMINARY
NOT FOR CONSTRUCTION



WEST ELEVATION (SIDE FACING LEGRANGER ROAD)

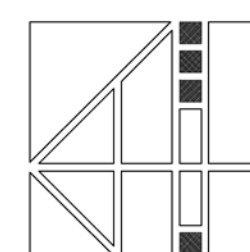


NORTH ELEVATION (SIDE FACING WEST MALLARD CREEK CHURCH ROAD)

EXTERIOR ELEVATIONS
ONE EIGHTH INCH EQUALS ONE FOOT

REVISIONS

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

JOB 1517
DATE 10.23.15

SHEET
RZ-2

1517-UnivCityStorage-ExtElevatns1-10.21.15.dwg