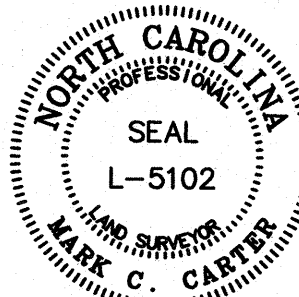


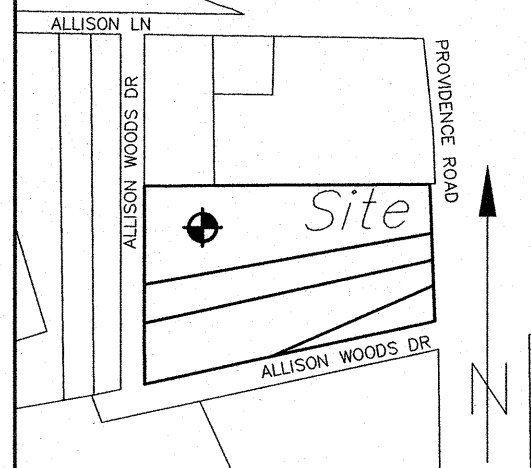
"I, MARK C. CARTER, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 12579, PAGE 755 OR OTHER REFERENCE SOURCE); THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION IN BOOK 33, PAGE 589 OR OTHER REFERENCE SOURCE; THAT THE RATIO OF PRECISION OR POSITION ACCURACY IS 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 07TH DAY OF JULY, 2018.

PROFESSIONAL LAND SURVEYOR



MAGGIE MOORE  
NOW OR FORMERLY  
LOT 1  
DB 3620 PG 263  
MB 42 PG 597  
TAX # 229-153-09

AUDIES MOORE  
NOW OR FORMERLY  
PART OF LOT 2  
DB 17974 PG 987  
MB 42 PG 597  
TAX # 229-153-04

VICINITY MAP  
(Not to Scale)

## NOTES

1. AREA CALCULATED BY COORDINATE COMPUTATION.
2. ADJOINING PROPERTY OWNERS NAMES WERE TAKEN FROM MECKLENBURG COUNTY TAX OFFICE RECORDS, AND ARE CONSIDERED AS NOW OF FORMERLY.
3. IRON RODS AT ALL CORNERS UNLESS NOTED.
4. THIS MAP IS SUBJECT TO ANY AND ALL APPLICABLE DEED RESTRICTIONS, EASEMENTS, RIGHT-OF-WAY, UTILITIES AND RESTRICTIVE COVENANTS AND PRELIMINARY PLAN WHICH MAY BE OF RECORD.
5. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES, MEASURED WITH ELECTRONIC MEASURING DEVICES.
6. LOT SUBJECT TO ALL ZONING ORDINANCES OF CITY OF CHARLOTTE. BUYER/OWNER MUST VERIFY THAT LOT IS IN COMPLIANCE WITH ALL COUNTY AND HOMEOWNERS ASSOCIATION ZONING ORDINANCES PRIOR TO ANY LAND DISTURBANCE OR CONSTRUCTION.
7. NO NCGS MONUMENT FOUND WITHIN 2000 FEET.

## LEGEND

RF	REBAR FOUND
RS	REBAR SET
R/W	RIGHT-OF-WAY
SF	SQUARE FEET
MB	MAP BOOK
DB	DEED BOOK
PG	PAGE
FS	FRONT SETBACK
RY	REAR YARD
SY	SIDE YARD
SSE	SANITARY SEWER EASEMENT
MNF	MAG NAIL FOUND
CMF	CONCRETE MONUMENT FOUND
P	OVERHEAD POWER LINES
SS	SANITARY SEWER LINE
SM	SANITARY SEWER MANHOLE
CB	CATCH BASIN
PP	POWER POLE
GW	GUY WIRE
DI	DROP INLET
GR	GRAVEL
CON	CONCRETE
COS	COMMON OPEN SPACE

## GRAPHIC SCALE



( IN FEET )  
1 inch = 40 ft.

PHYSICAL SURVEY  
AT PROPERTY KNOWN AS  
ALLISON WOODS DRIVE

TAX # 229-153-02, DB 32043 PG 807, MB 59 PG 83  
TAX # 229-153-03, DB 32043 PG 811, MB 59 PG 657  
TAX # 229-153-07, DB 25392 PG 914, MB 6 PG 261  
TAX # 229-153-08, DB 32043 PG 807, MB 59 PG 657  
TAX # 229-153-10, DB 32043 PG 820, MB 58 PG 612  
TAX # 229-153-11, DB 32043 PG 820, MB 58 PG 612  
TAX # 229-153-12, DB 32043 PG 820, MB 59 PG 657  
TAX # 229-153-13, DB 32043 PG 820, MB 59 PG 657  
TAX # 229-153-14, DB 32043 PG 811, MB 59 PG 657  
CITY OF CHARLOTTE, MECKLENBURG COUNTY, NC  
DATE: JULY 07, 2018



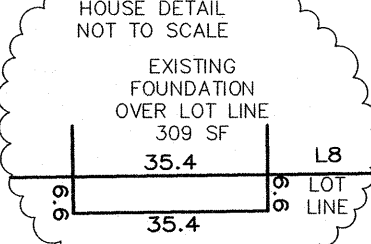
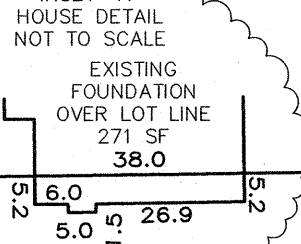
**PHOENIX LAND SURVEYING, INC**  
3316 OLD MONROE ROAD  
STALLINGS, NORTH CAROLINA 28104  
PH: (704)-335-1655  
EMAIL: INFO@PHOENIX-SURVEYING.COM  
FIRM # C-3912  
Land Surveying Land Planning FIELD WORK: RM ~ MAPPING: DC, DZ  
PROJ # 918-01-01 ALLISON WOODS

## SITE NOTES:

BUILDING SETBACK REQUIREMENTS (MINIMUM) ZONED R-3  
FRONT: 30 FEET  
SIDE YARD: 6 FEET  
REAR YARD: 45 FEET  
MINIMUM LOT WIDTH: 70 FEET  
MINIMUM LOT AREA: 12,000 SF

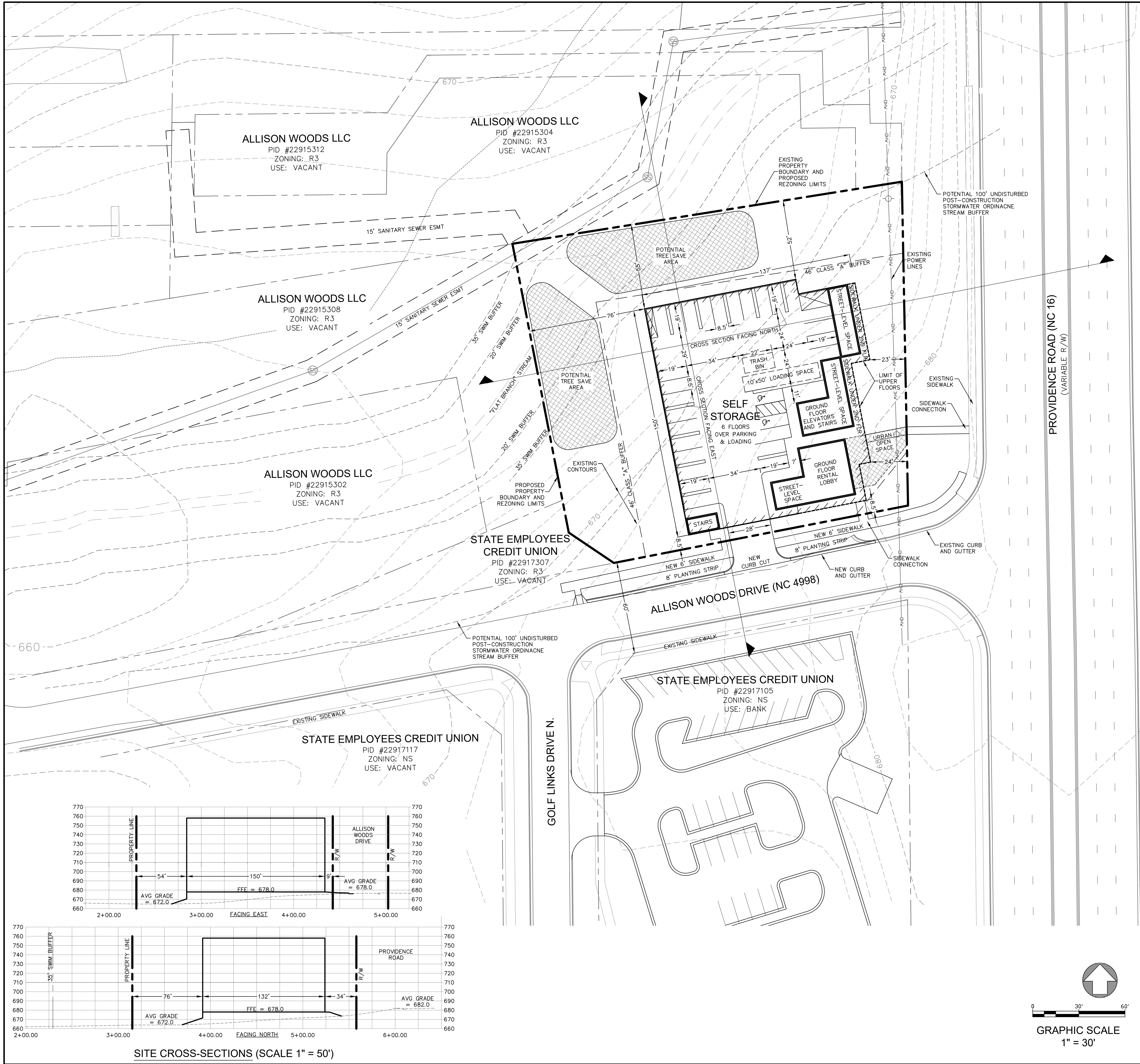
## FLOOD NOTE:

NO PORTION OF THE SUBJECT PROPERTY SHOWN HEREON LIES WITHIN A SPECIAL FLOOD HAZARD AREA PER F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL 3710446800K, DATED: FEBRUARY 19, 2014.



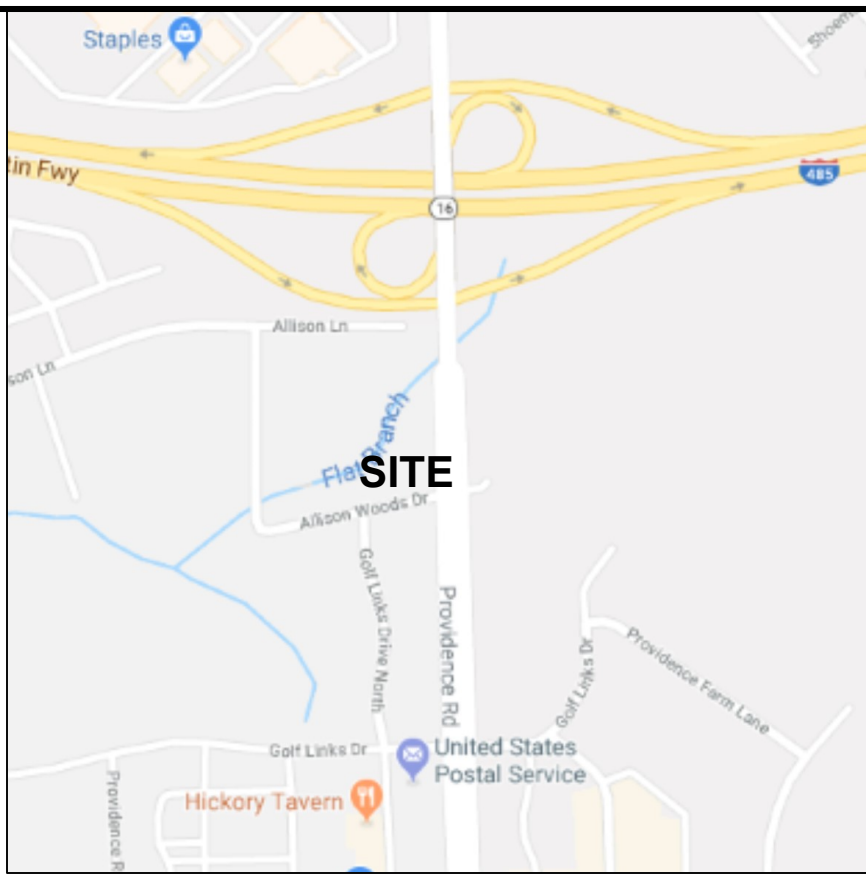
LINE	BEARING	DISTANCE
L1	N 00°44'29" E	66.26
L2	N 00°46'20" E	51.65
L3	N 00°45'18" E	72.03
L4	S 01°20'04" E	50.00
L5	S 01°20'04" E	12.30
L6	N 89°41'01" E	20.40
L7	S 00°19'12" E	38.05
L8	N 89°24'05" E	125.03
L9	N 89°24'05" E	125.02
L10	S 00°45'18" W	57.03
L11	S 00°45'18" W	15.00
L12	S 00°45'18" W	51.65
L13	S 00°45'18" W	47.61
L14	N 89°24'05" E	15.00
L15	S 00°45'18" W	48.01
L16	S 00°45'18" W	5.00
L17	S 01°20'04" E	35.00
L18	S 01°20'04" E	35.00
L19	N 89°23'56" E	30.00
L20	N 00°19'12" W	39.89
L21	N 89°23'56" W	35.35
L22	S 01°20'04" E	35.00
L23	S 35°02'04" W	59.52
L24	S 00°45'18" W	26.65
L25	N 89°24'02" E	21.01
L26	N 00°46'54" E	15.43





DEVELOPMENT DATA TABLE:

SITE ACREAGE:	1.151 AC
TAX PARCELS IN REZONING:	PORTIONS OF 229-15-307 AND 229-15-308
EXISTING ZONING:	R-3
PROPOSED ZONING:	MUDD-O (CD)
ZONING OVERLAY:	NONE
EXISTING USES:	VACANT
PROPOSED USES:	WAREHOUSING WITHIN AN ENCLOSED BUILDING, PROFESSIONAL BUSINESS AND GENERAL OFFICES, RETAIL SALES (EXCLUDING CONVENIENCE STORES AND CHECK CASHING ESTABLISHMENTS) AND TYPE 1 AND TYPE 2 EATING/DRINKING/ENTERTAINMENT ESTABLISHMENTS AS ALLOWED IN MUDD ZONING
NUMBER OF RESIDENTIAL UNITS:	N/A
RESIDENTIAL DENSITY:	N/A
NON-RESIDENTIAL SQ. FOOTAGE:	120,000 SF (WAREHOUSING USES NOT TO EXCEED 108,000 SF)
FLOOR AREA RATIO:	2.39
MAXIMUM BUILDING HEIGHT:	80 FEET ALONG THE PROVIDENCE ROAD AND ALLISON WOODS DRIVE FRONTAGES; 90 FEET ON ALL OTHER FRONTAGES, AS MEASURED FROM AVERAGE GRADE
MAXIMUM NUMBER OF BUILDINGS:	1
NUMBER OF PARKING SPACES:	26 PARKING (SEE OPTIONAL PROVISIONS REQUEST BELOW), PLUS 1 LOADING BERTH
PARKING RATIO:	0.25/1,000 SF MINI-WAREHOUSE PLUS 1/600 SF STREET-LEVEL SPACE PLUS 1 LOADING BERTH
OPEN SPACE:	1,200 SF URBAN OPEN SPACE



VICINITY MAP

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 SITE 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 MUDD 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. OPTIONAL PROVISIONS
- THE PETITIONER REQUESTS AN OPTIONAL PROVISION TO ALLOW A DEVIATION FROM THE MUDD PARKING REQUIREMENTS FOR WAREHOUSING USES. THE PETITIONER SHALL PROVIDE A MINIMUM OF TWENTY-SIX (26) PARKING SPACES FOR ALL USES AT THE SITE.
- C. DEVELOPMENT LIMITATIONS
- 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.
- D. 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 ("NCDOT").
  - 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.
  - ALL PARKING AREAS SHALL BE SCREENED AS REQUIRED UNDER THE ORDINANCE.
  - THE PETITIONER SHALL PROVIDE CURB CUTS AND RAMPS AT THE TERMINATION OF THE SIDEWALKS AT THE INTERSECTION OF ALLISON WOODS DRIVE AND PROVIDENCE ROAD, AS GENERALLY DEPICTED ON THE REZONING PLAN.
  - PETITIONER SHALL DEDICATE AND CONVEY IN FEE SIMPLE ALL RIGHTS OF WAY TO THE CITY OF CHARLOTTE PRIOR TO THE ISSUANCE OF THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY.
  - ALL TRANSPORTATION IMPROVEMENTS SHALL BE APPROVED AND CONSTRUCTED BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED.
- E. ARCHITECTURAL STANDARDS
- THE PROPOSED 7 STORY BUILDING WILL HAVE ARCHITECTURAL ARTICULATION AND DETAILING FOR THE FACADES TO APPEAR AS A 4 STORY BUILDING, AS GENERALLY DEPICTED ON THE RENDERING INCLUDED IN THIS REZONING PLAN. THE BUILDING SHALL NOT EXCEED 80' IN HEIGHT, MEASURED FROM THE AVERAGE GRADE ON ANY STREET-FACING FACADE, OR 90' IN HEIGHT AS MEASURED FROM THE AVERAGE GRADE OF ANY NON-STREET-FACING FACADE. AS THE BUILDING WILL APPEAR AS A 4 STORY BUILDING, EACH OF THE "VISUAL FLOORS" 2, 3 AND 4 SHALL HAVE WINDOWS THAT COVER 25% OF THE LENGTH OF ANY STREET-FACING FACADE.
  - THE BUILDING WILL BE CONSTRUCTED OF BRICK, STONE, STUCCO, OR SYNTHETIC STUCCO OR SMOOTH METAL PANELS. MINIMUM MASONRY REQUIREMENT WILL BE 30% CUMULATIVE OF ALL SIDES. ANY SLOPING METAL ROOFS TO BE STANDING SEAM METAL.
- F. STREETScape AND LANDSCAPING
- INTERNAL SIDEWALKS SHALL BE PROVIDED ON THE SITE AS GENERALLY DEPICTED ON THE REZONING PLAN.
  - THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION STORMWATER ORDINANCE.
- G. 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.
- H. 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
- I. 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 BUILDING RENDERING

REZONING PETITION #2018-090

ALLISON WOODS STORAGE  
ALLISON WOODS DRIVE  
CHARLOTTE, NORTH CAROLINA

CONDITIONAL REZONING SITE PLAN



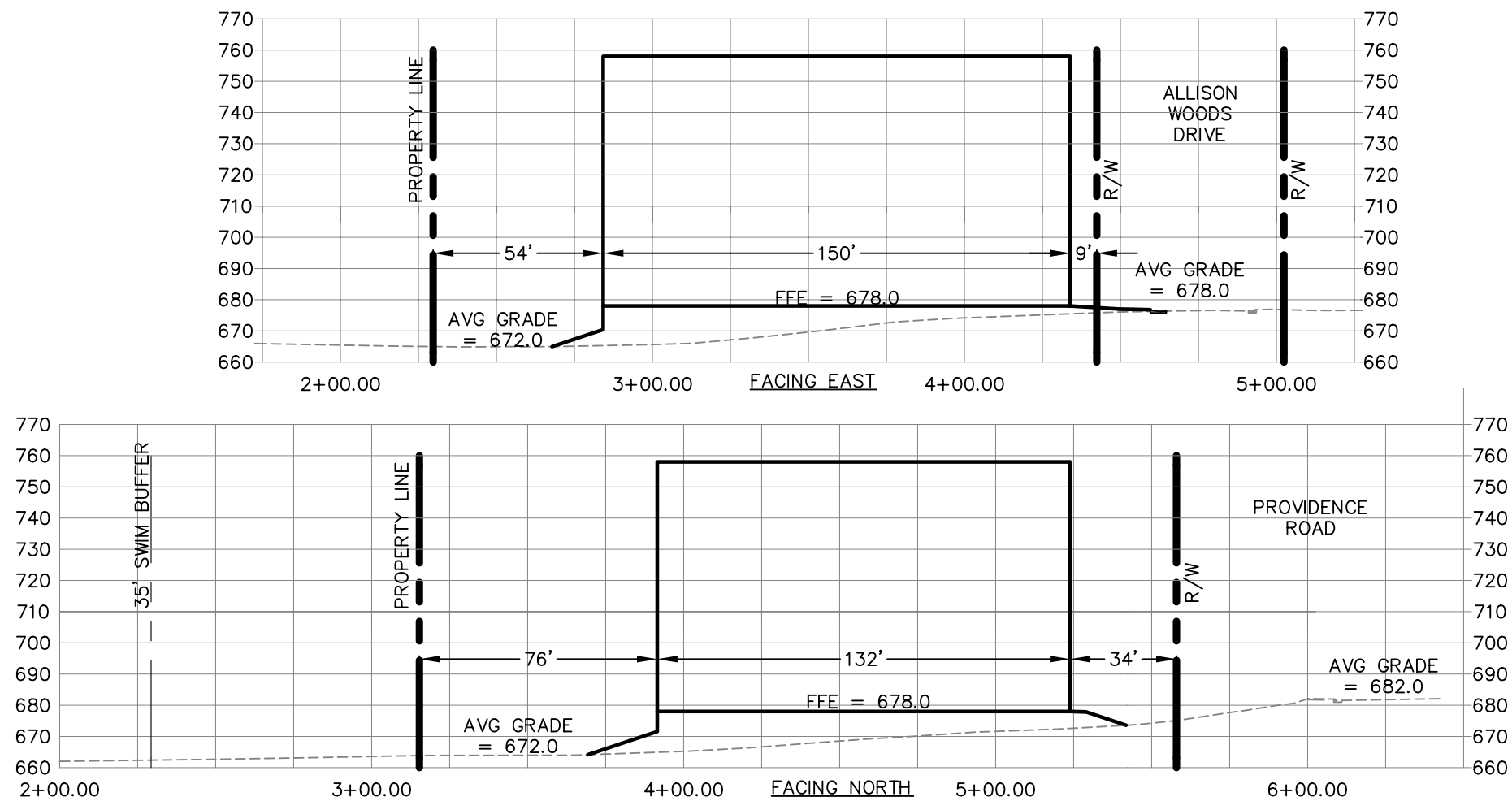
3630 CLEMMONS RD., #1761  
CLEMMONS, NC 27012  
(813) 310-8520 (PH)  
(813) 746-4663 (FAX)

DATE:  
09/10/2018  
SHEET  
RZ-1

GRAPHIC SCALE  
1" = 30'

PRELIMINARY  
NOT FOR CONSTRUCTION

SITE CROSS-SECTIONS (SCALE 1" = 50')







# ALLISON WOODS LIFESTYLE STORAGE

CHARLOTTE, NORTH CAROLINA

06 SEPTEMBER 2018

EXTERIOR RENDERING

