SITE DATA

EXISTING ZONING: B-2 AND B-2 (CD) PROPOSED ZONING : B-D (CD) TOTAL ACREAGE: ± 5.0 ACRES

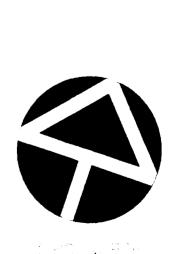
EXISTING USE: VACANT/2 NON-RESIDENTIAL BLDGS.

PROPOSED USE : MINI-STORAGE

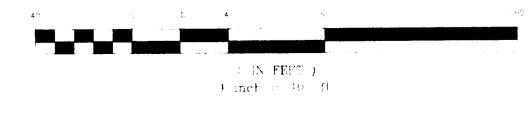
MAXIMUM FAR .70 = 152,400 S.F. ALLOWED MAXIMUM S.F. PROPOSED : 130,000 S.F.

CONDITIONAL NOTES

- THE DEVELOPMENT SHALL COMPLY WITH REGULATORY REQUIREMENTS PERTAINING TO OFF-STREET PARKING, SIGNAGE, BUFFERS AND SCREENING/LANDSCAPING.
- THE PETITIONER AGREES TO DEDICATE SUFFICIENT LAND ALONG THE PROPERTY'S FRONTAGE TO ESTABLISH A 40 FOOT RIGHT-OF-WAY AS MEASURED FROM THE CENTERLINE OF MARGARET WALLACE ROAD. THE RIGHT-OF-WAY WILL BE DEDICATED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THIS DEVELOPMENT.
- ACCESS TO THE SITE SHALL BE LIMITED TO A SINGLE CURB CUT ALONG MARGARET WALLACE ROAD. THE LOCATION SHOWN ON THE PLAN IS APPROXIMATE AND SHALL BE OFFICIALLY DETERMINED PER CDOT'S REGULATORY REQUIREMENTS.
- THE EXISTING NON-RESIDENTIAL BUILDINGS MAY BE CONVERTED/RENOVATED FOR MINI-STORAGE USE IF THE PETITIONER IS GRANTED A VARIANCE TO ALLOW THESE BUILDINGS TO REMAIN IN THE BUFFER.
- BUILDING SHALL BE A MAXIMUM OF 2 STORIES IN HEIGHT.
- 6. THE PROPOSED CLASS B AND C BUFFERS MAY BE REDUCED BY 25% PER ZONING ORDINANCE STANDARDS IF THE PETITIONER CHOOSES TO DO SO, EXCEPT THAT THE ENTIRE EDGE OF THE SITE WHERE IT ADJOINS THE MCALPINE GREENWAY SHALL NOT BE REDUCED AND THE 49' AND 30' BUFFERS SHALL REMAIN TO THE FULL BUFFER WIDTH REQUIREMENTS AS INDICATED. (MINI-WAREHOUSING IS CONSIDERED WAREHOUSING FOR BUFFER REQUIREMENTS.)
- BOUNDARY INFORMATION COMPILED FROM PARTIAL CERTIFIED BOUNDARY BY RICHARD B. BROOKS DATED DECEMBER 21, 1993 AND COMPUTER SERVICES.
- BUILDINGS LOCATED ALONG THE 20' FRONT SETBACK PORTION OF THE SITE SHALL BE SPECIALLY DESIGNED. BUILDINGS IN THIS AREA SHALL BE CONSTRUCTED OF BRICK TYPICAL OF RESIDENTIAL EXTERIOR CONSTRUCTION AND SHALL ALSO HAVE A PITCHED/SHINGLED ROOF, ALSO TYPICAL OF RESIDENTIAL BUILDINGS. THE AREA SHALL BE ATTRACTIVELY LANDSCAPED. INCLUDING A RESIDENTIAL STYLED FENCE ALONG THE FRONTAGE PORTION OF THE SITE.
- PETITIONER SHALL INSTALL A FIRE HYDRANT, IF SUCH HYDRANT DOES NOT ALREADY EXIST, WHICH IS LOCATED WITHIN 750' (AS THE FIRE TRUCK TRAVELS) OF THE MOST AND ACCESSIBLE POINT OF ALL BUILDINGS.
- 10. A MONUMENT-TYPE SIGN, RATHER THAN A POLE ON PYLON SIGN, SHALL BE USED AS THE ALLOWABLE DETACHED IDENTIFICATION SIGN.



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