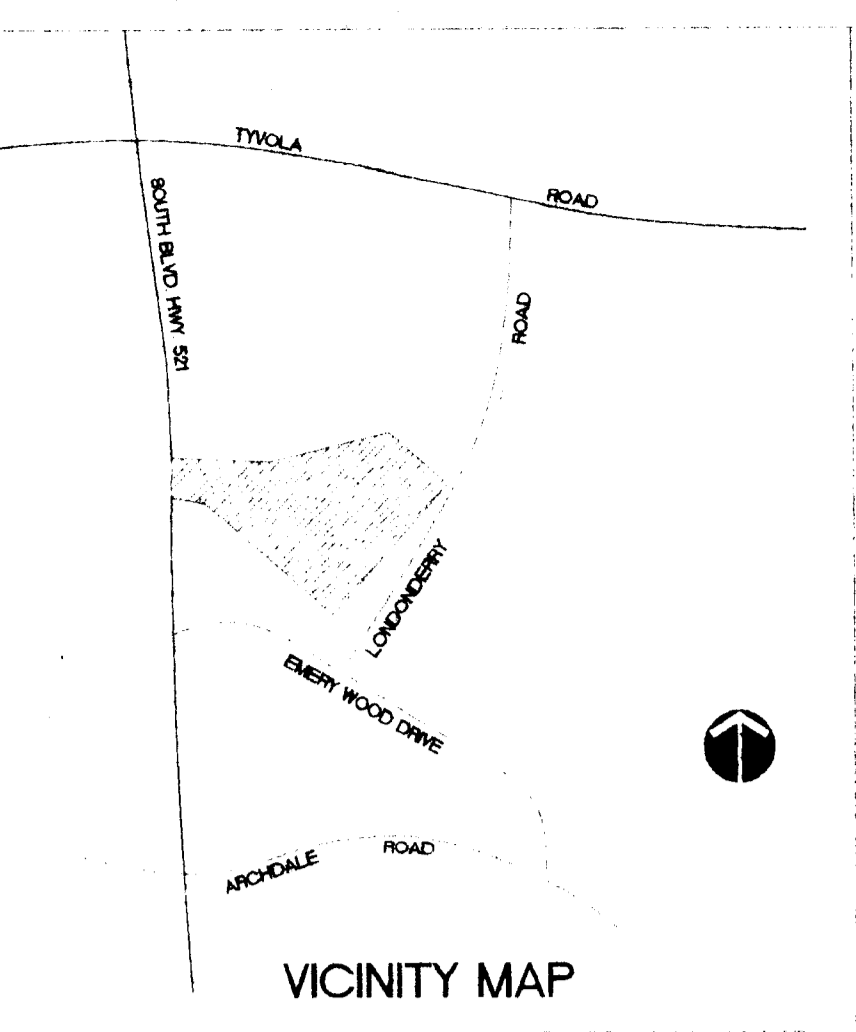


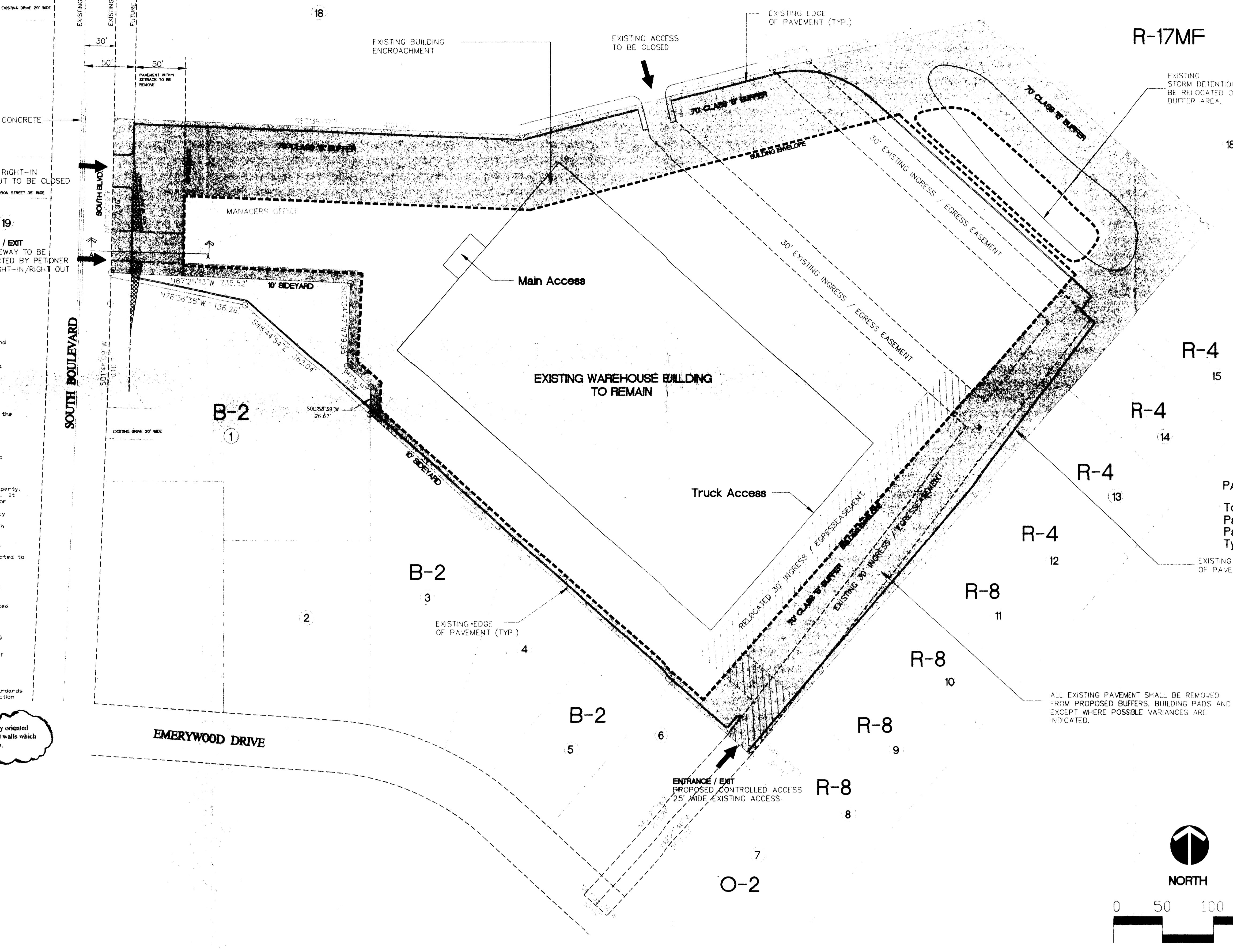
DEVON SELF-STORAGE

CHARLOTTE, NORTH CAROLINA



- GENERAL NOTES**
- DEVON OFFICE MANAGEMENT
- (1) The intent of the zoning is to permit the redevelopment and re-use of an existing large warehouse building previously used for retail purposes to be re-used as a storage facility. Additionally, some new construction will occur on those portions of the parking lot which are no longer needed for that function.
- (2) About the entire property is presently bounded with either building or pavement. The pavement, in most instances, extends about 10 feet from the building. The portion of the property which is not currently paved, which extends into the rear-most portion of the property, is to be paved. In the event the portion of the property which is not currently paved, pavement must remain in order to give access to the site. It is the intent of the Designer to file a request for variance with the Board of Adjustment to recognize the existing pavement which must remain and existing building which encroaches into the new buffer area.
- (3) The existing storm retention basin located at the northeast corner of the site will be re-located as necessary to bring into compliance with current standards and relocated outside of buffer. Detention will not be allowed in buffers or setbacks. Basin will be verified to drain within 24 hours.
- (4) There are existing access easements which traverse this property, and the site plan has been prepared to respect those locations. It is the intent of the Designer to examine and determine if any or all of those easements can be extinguished in order to more adequately control access to and movement through the property.
- (5) The Designer will dedicate seasonal right-of-way along South Boulevard to a minimum of 20 feet from center line in order to provide for future widening purposes. This dedication shall be shown on the plat for any building permits for the site.
- (6) Access to the site from South Boulevard is presently restricted to right-in, right-out only due to a concrete median located in the center of that roadway. The existing driveway along South Boulevard will be relocated to the location shown on plan and the existing driveway will be closed. It is anticipated that the use of the property will continue to be served by that right-in and right-out only movement.
- (7) Any exterior lighting on the site will be controlled and directed in order to prevent light spill over the property. The light fixtures placed within the parking lots will be no taller than 20 feet. No exterior lighting shall be mounted on buildings.
- (8) Signage on the site will be permitted as allowed by the Zoning Ordinance.
- (9) Screening, screening and buffering all meet the requirements of the zoning regulations.
- (10) No overnight parking of trucks and trailers on the site.
- (11) The width of required buffers may be reduced by 25% if a wall, fence, or berm is provided that meets the standards set forth in the City of Charlotte Zoning Ordinance Part 3, section 2202 Buffer Requirements.
- (12) Height of new buildings to be between 7' and 12'.
- (13) No wall signs shall be permitted on building sides which are primarily oriented to residential uses. Wall signs will only be placed on the highway oriented walls which are located generally along the westerly and southerly sides of the property.

REVISIONS: 1. 11/15/96
2. 11/15/96
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SITE TABULATION

Total Site Area	8872 AC
Existing Zoning	B-2
Proposed Zoning	BD-(CD)
Building Envelope	5.19 AC
Proposed Use	Storage
Existing	98,400
Proposed	53,060
Total Bldg Area	151,460
F.A.R.	.39

PARKING SUMMARY

Total Building S.F.	146,800
Parking Spaces Required	38 (25 space per 1000 S.F.)
Parking Spaces Provided	38
Typical Parking Module	9' x 17'

TECHNICAL DATA SHEET
FOR PUBLIC HEARING
PETITION NO. 96-71

Paul Design

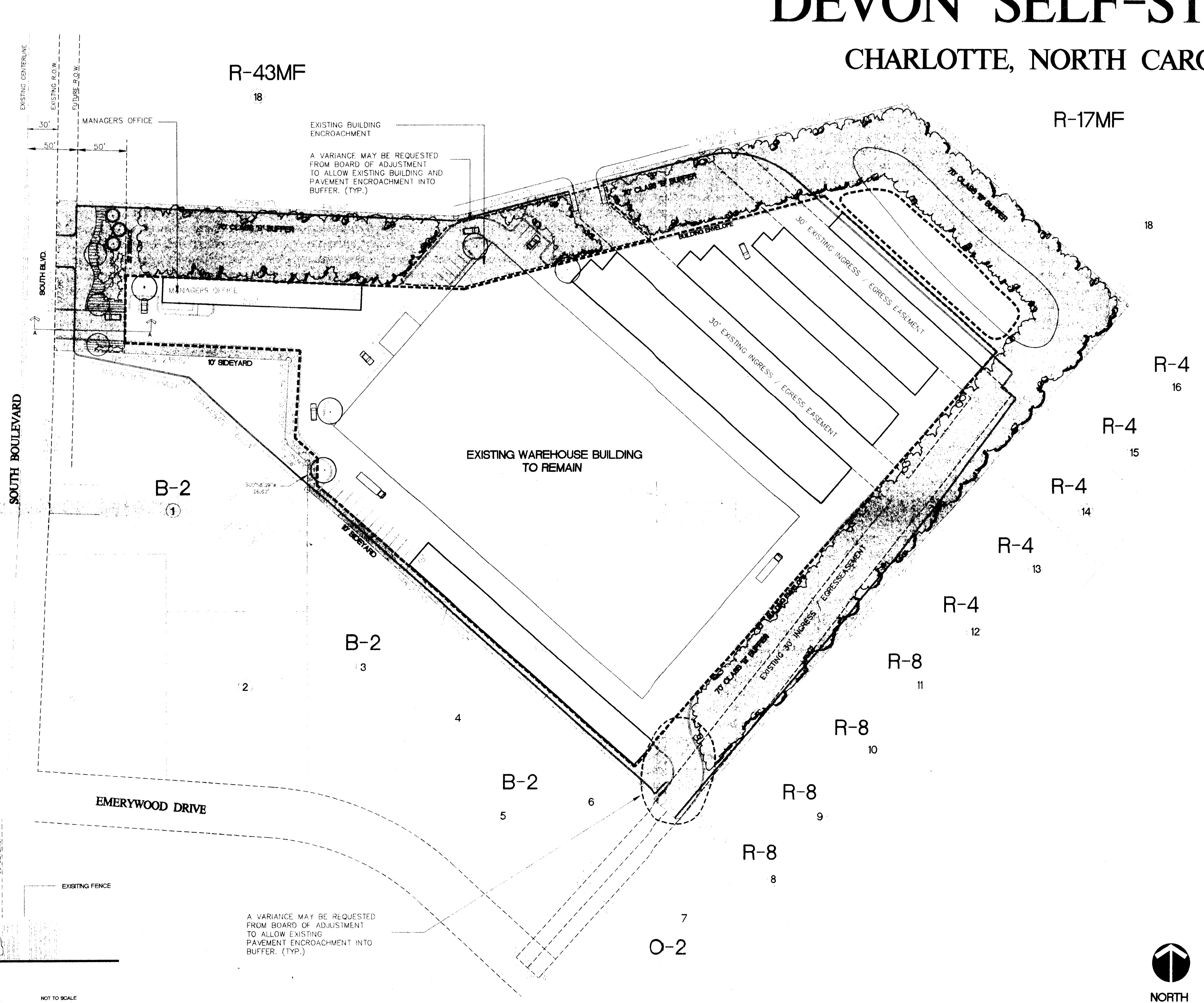
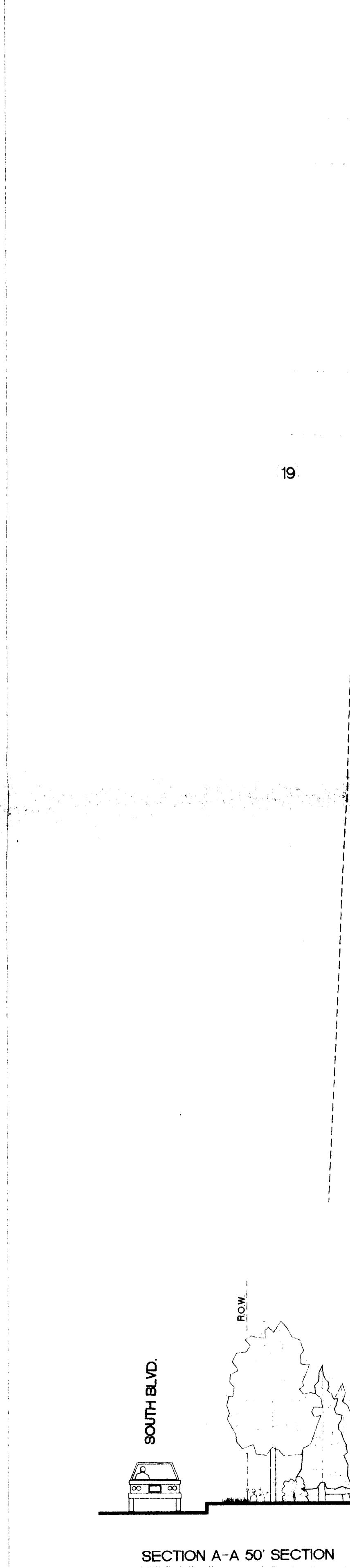
DATE: JUNE 18, 1996
PROJECT NO.: 16145
REVISIONS: AUGUST 15, 1996
SEPTEMBER 25, 1996

LandDesign Inc.
Landscape Architecture Land Planning
Urban Design

SHEET NO.: 1
FILE NAME: DEVON SURVEY OF: 2

DEVON SELF-STORAGE

CHARLOTTE, NORTH CAROLINA



SCHMATIC SITE PLAN
FOR PUBLIC HEARING
PETITION NO. 96-71

Paul Design

DATE: JUNE 18, 1996
PROJECT NO.: 16145
REVISIONS: AUGUST 15, 1996

LandDesign Inc.
Landscape Architecture Land Planning
Urban Design

SHEET NO.: 2
FILE NAME: DEVON SURVEY OF: 2

THIS PLAN IS SCHEMATIC IN NATURE AND IS INTENDED TO SHOW DESIGN / BUILDING / CIRCULATION CONCEPTS AND RELATIONSHIPS. IT DEPICTS ONE DEVELOPMENT SCENARIO, BUT CHANGES AND ALTERATIONS ARE PERMITTED BASED UPON TENANT NEEDS, CONSTRAINTS, FINAL CONSTRUCTION DRAWINGS, ETC.