

NOTES: E.W.T. HARRIS BLVD. & THE PLAZA MINI-STORAGE SITE

GENERAL PROVISIONS
 Unless more stringent standards are established by the Technical Data Sheet or these Development Standards, all development standards established under the Mecklenburg County Zoning Ordinance (the "Ordinance") for the B-D zoning district classification shall be followed in connection with development taking place on the Site.

The configurations, placements and sizes of the buildings outlined on the Schematic Site Plan below are schematic in nature and subject only to the provisions set forth below under Architecture Controls, may be altered or modified during design development and construction document phases within the maximum building envelope lines established on this Technical Data sheet. Parking layouts may also be modified to accommodate final building locations.

PERMITTED USES
 1. The Site may only be used for a self-storage facility. The Petitioner also reserves the right to any accessory uses associated with this self-storage facility that are permissible under the Ordinance.

2. No outside storage shall be permitted on the Site either inside or outside the perimeter walls.

BUFFERS
 1. Buffer areas established on this Technical Data Sheet for this Site shall conform to the standards of Section 12.302 of the Ordinance, subject, however, to the provisions of Section 12.304 thereof and subject further to any wider buffers which are established on this Technical Data Sheet.

2. Buffers shall remain as open space, except to the extent necessary to accommodate pedestrian sidewalks or paths, utility walls, fences and drainage or utility construction which may cross the buffers at angles greater than 75 degrees.

3. Grading may be performed and slopes and berms may be installed within the areas identified as "Buffer" for this site.

4. Where existing trees and natural vegetation have been cleared to accommodate walls, berms, fences, grading and the installation of utility construction, the cleared, unimproved area will be landscaped with trees and shrubs.

5. Storm water detention areas may not be installed within buffers and setbacks.

6. Parking will not be permitted within buffers.

7. The buffer areas will be established as depicted on this Technical Data Sheet. In every instance, buffers shall satisfy the requirements of Section 12.302.

8. Buffer yard reduction by means of a 6' high wooden fence.

SETBACKS, SIDE YARDS AND REAR YARDS
 1. Unless wider areas are established on the Technical Data Sheet, all buildings constructed within this Site shall satisfy or exceed the setback, rear yard and side yard requirements established under the Ordinance for the B-D zoning district.

2. Building setbacks off of E.W.T. Harris Boulevard and The Plaza will be established in the manner depicted on this Technical Data Sheet preserving existing trees within setback.

3. No storm water detention facilities may be located within setback areas.

SCREENING AND LANDSCAPED AREAS
 1. Screening shall conform with the standards and treatments specified in Section 12.303 of the Ordinance. Landscaping shall be planned and improved to accommodate the development taking place on the Site. All landscaping will meet or exceed requirements of the Ordinance.

2. Landscaping installed along Harris Boulevard and The Plaza shall include two staggered rows of maturing trees. One row of trees is to be large maturing and one row to be small maturing trees.

3. All roof mounted mechanical equipment will be screened from view. Any dumpsters visible from a public street or from adjoining property will be screened with a solid-enclosure with gates.

PARKING
 1. Parking areas depicted on this Technical Data Sheet may vary in size and location but in all events, off-street parking will meet the minimum standards established under the Ordinance.

2. Parking areas may be constructed inside and outside building envelopes.

LIGHTING
 1. A uniform lighting system will be employed throughout the Site.

2. The maximum height of any free standing lighting fixture (including its base) may not exceed 10 feet in height. All lighting shall be designed such that the 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.

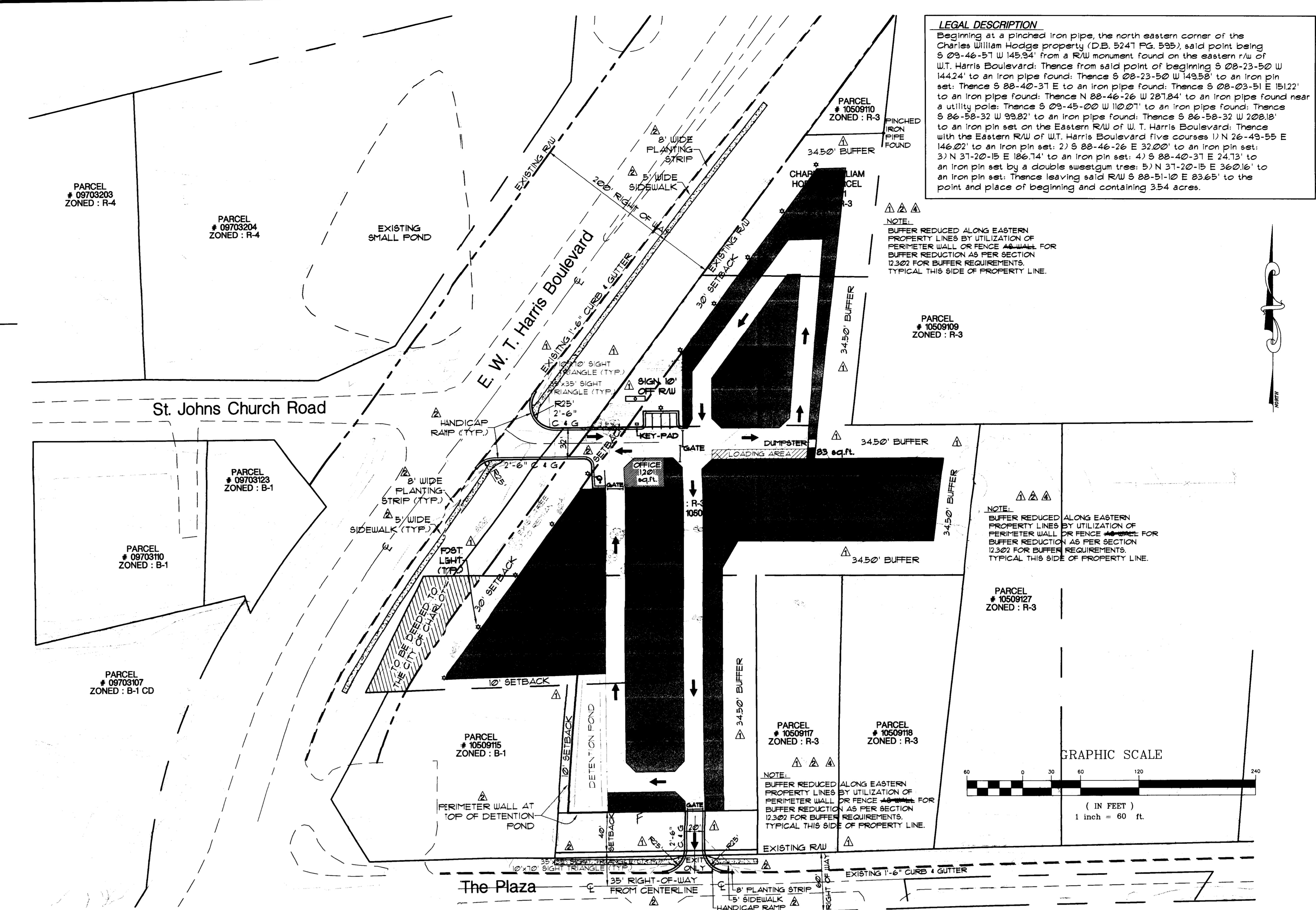
3. Wall pack lighting will not be allowed outside building perimeter. Interior lighting will not project above or beyond perimeter walls.

SIGNS
 1. All signs placed on the Site will be erected in accordance with the requirements of the Ordinance. Wall signs will not exceed 100 square feet each.

2. One sign may be erected along the Site frontage of E.W.T. Harris Boulevard in accordance with the requirements of the Ordinance. This sign may have a maximum face area of 100 sq. ft. and a maximum height of 7 feet. Any signage located on The Plaza will be limited to that necessary for the direction of traffic.

SIDEWALKS
 1. A 5-foot sidewalk shall be installed along the Site's frontage on Harris Boulevard, if allowed by NCDOT. It shall be within the purview of the City of Charlotte Engineering Department to determine whether NCDOT will allow sidewalk. Such sidewalk to be located within the public right-of-way and to be separated from the curb by an 8-foot planting strip also located in the public right-of-way.

2. A 5-foot sidewalk shall be installed along the Site's frontage on The Plaza separated from the curb by an 8-foot planting strip.



ACCESS POINTS (DRIVEWAYS)
 1. The number of vehicular access points to the Site shall be limited to the one access point depicted on the Technical Data Sheet on E.W.T. Harris Boulevard. Exit only onto The Plaza.

2. The placement and configuration of this access point is 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 Mecklenburg County Engineering Department and the North Carolina Department of Transportation.

FIRE PROTECTION
 1. 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 that building commences.

2. Fire hydrants will be located within 500 feet of any building constructed on the Site.

ARCHITECTURAL CONTROLS
 1. Building height shall not exceed one story. Perimeter walls shall not exceed an average height of 8 feet with all architectural features below 20 feet. All buildings shall be located within perimeter setbacks, 10'-0" minimum.

2. The exterior elevations of the facility will be as depicted on Sheet #2 of this Site Plan and attached color rendering provided by Little 4 Associates Architects, subject only to minor modifications.

3. All exterior buildings visible from any street will be constructed with masonry type materials including stucco and brick. Exterior building facades oriented to E.W.T. Harris Boulevard and The Plaza will include at least 50% brick, as shown on elevations.

4. All mechanical equipment including roof top equipment shall be screened from view.

5. There will be no garage doors directly fronting The Plaza and E.W.T. Harris Boulevard and garage doors will not be visible from roadways.

6. The dumpster area will be screened in accordance with the requirements of the Ordinance. Dumpster areas will be enclosed on all four sides by a wooden fence or brick wall with one side being ainged gate. If one or more sides of the dumpster area section a rear wall of a building, the rear wall may be substituted for the fence along each such side.

STORM WATER MANAGEMENT
 1. Storm water runoff from the Site will be managed through proven techniques which satisfy the standards, if any, imposed by the Mecklenburg County Engineering Department.

2. The detention pond indicated on the Technical Data Sheet shall be a facility designed to provide both water quality and storm water detention for the Site.

3. The perimeter wall shall extend around entire detention pond such that the pond is screened from view of vehicular traffic along Harris Boulevard and The Plaza.

4. Storm water detention will not be located in the buffer areas or setbacks.

PUBLIC ROADWAY IMPROVEMENTS
 1. Curb and gutter currently exists along E.W.T. Harris Boulevard and The Plaza. Curb cut, at the petitioner's expense, to provide for entrance and exit drive.

OPERATIONS
 1. The operation/facility will have only one (1) occupancy license.

2. No work by tenants will be allowed outside or inside units except common practices in storing contents.

3. Business hours will be limited to 7:00 a.m. to 7:00 p.m. Monday through Saturday and 9:00 a.m. to 5:00 p.m. Sunday. No on-site management will live on property.

AMENDMENTS TO REZONING PLAN
 1. Future amendments to the Technical Data Sheet and these Development Standards may be applied for by the then Owner or Owners of the parcel or parcels involved in accordance with the provisions of Chapter 6 of the Ordinance.

BINDING EFFECT OF THE REZONING APPLICATION
 1. If the Petitioner's Rezoning Petition is approved, the development program established under these Development Standards, the Technical Data Sheet, and other supportive documents shall, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioners and the current and subsequent owners of the Site and their respective heirs, and devisees, personal representatives, successors in interest, and assigns.

2. Throughout these Development Standards, the terms "Petitioners" and "Owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioner and the Owners.

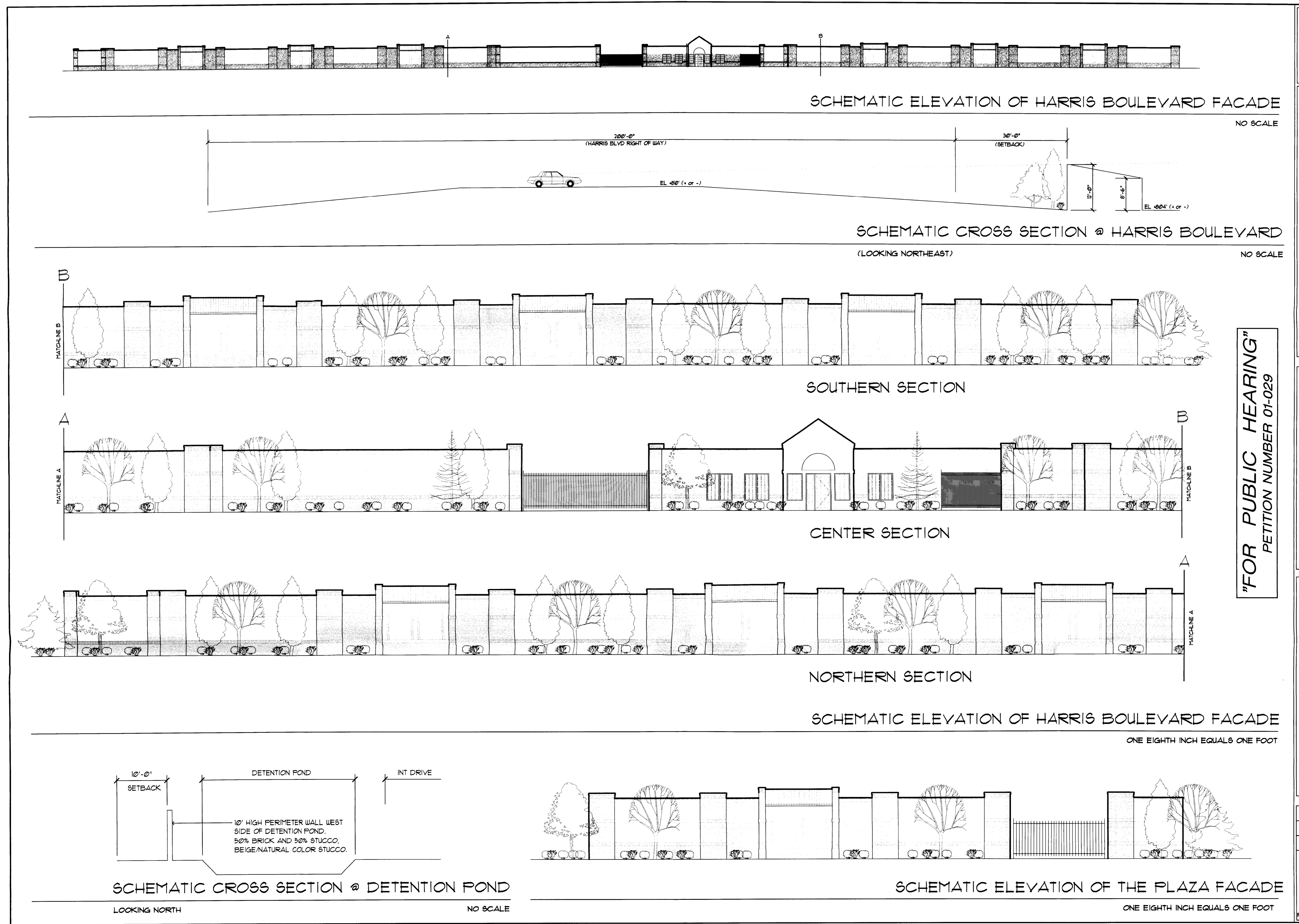
"FOR PUBLIC HEARING"
 PETITION NUMBER 01-029

SITE DATA	
PROP. SITE USAGE: STORAGE	
PROP. ZONING: B-D (DISTRIBUTIVE BUSINESS)	
REAR YARD SETBACK: 10'-0" (MINIMUM)	
SIDE YARD SETBACK: 10'-0" (MINIMUM)	
FRONT SETBACK: 20'-0" (MINIMUM)	
TOTAL SITE AREA	
APPROX. 4.64 ACRES	
APPROX. 202,118 SQ. FT.	
TOTAL AREA DEEDED TO CITY	
APPROX. 0.14 ACRES	
APPROX. 6,098 SQ. FT.	
PARKING DATA	
ONE SPACE PER 300 SQ. FT. OF OFFICE SPACE	
4 REQUIRED - 5 PROVIDED	
TOTAL BUILDING SPACE	
APPROX. 194 ACRES	
APPROX. 84,407 SQ. FT.	
TOTAL OPEN SPACE	
APPROX. 4.25 ACRES	
APPROX. 111,613 SQ. FT.	

Dewberry & Davis, Inc.
 A Dewberry Company
 600 Lexington Avenue
 Charlotte, NC 28203
 Telephone: (704) 342-0401
 Fax: (704) 332-3468
 www.dewberry.com

E.W.T. HARRIS BLVD. & THE PLAZA MINI-STORAGE SITE
 ENSI DEVELOPMENT CORPORATION
 CHARLOTTE, NORTH CAROLINA

ATTACHED TO ADMINISTRATION OF TECHNICAL DATA SHEET FOR PUBLIC HEARING FOR PETITION NUMBER 01-029
 BY: MARTIN R. CRAMTON, JR.
 2001-029



RANDOLPH C. HENNING, ARCHITECT
 400 NORTH CHERRY STREET, SUITE 201
 WINSTON-SALEM, NC 27101-8810
 PHONE: (704) 724-4010 FAX: (704) 724-4444
 E-MAIL: rdhenning@rc-henning.com

REVISIONS

NO.	DATE	DESCRIPTION
1	11/16/01	REVISION PERMETER WALL HEIGHT - 11/16/01
2	11/20/01	REVISION PERMETER WALL HEIGHT - 11/20/01

BUDGET SELF STORAGE FACILITY
 HARRIS BOULEVARD & THE PLAZA - CHARLOTTE, NC

ENSI DEVELOPMENT CORPORATION
 BY: WINSTON-SALEM, NC - 27113-8177
 JOB 0109
 DATE 4/10/01
 DRAWN RCH
 SHEET 2 OF 4

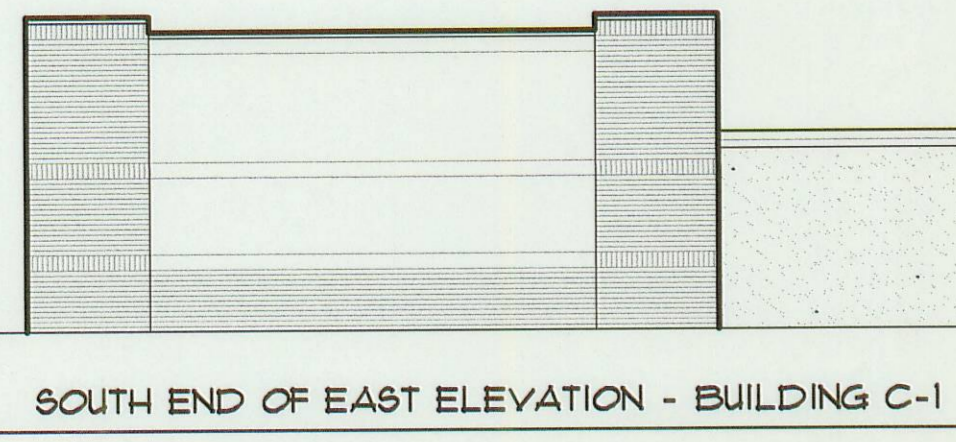
The Plaza Mini *te*



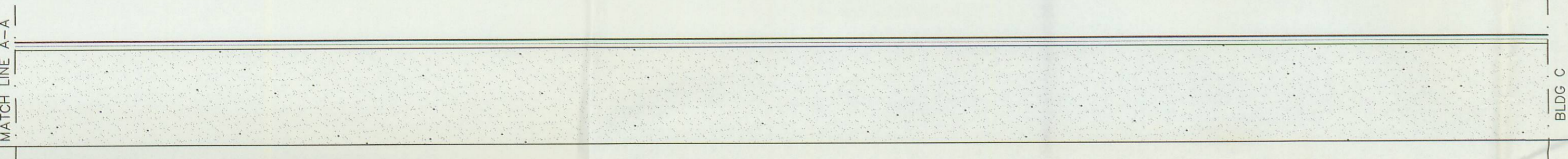
perspective

H. W. T. Harris Blvd.

May 2001



SOUTH END OF EAST ELEVATION - BUILDING C-1



NORTH END OF EAST ELEVATION - BUILDING C-1



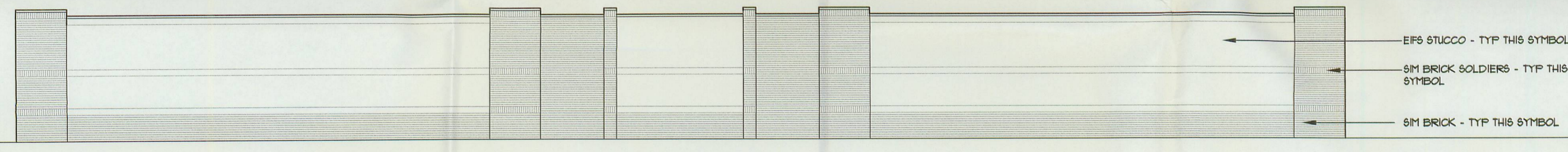
SOUTH ELEVATION - BUILDING C (FACING THE PLAZA)



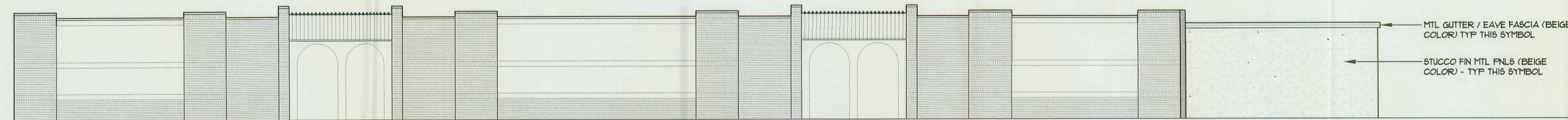
SOUTH END OF EAST ELEVATION - BUILDING E-1



NORTH END OF EAST ELEVATION - BUILDING E-1



WEST ELEVATION OF DETENTION POND WALL (FACING THE CORNER OF THE PLAZA & HARRIS BOULEVARD)



SOUTH ELEVATION - BUILDING A (FACING THE PLAZA)

SCHEMATIC ELEVATIONS
ONE EIGHTH INCH EQUALS ONE FOOT

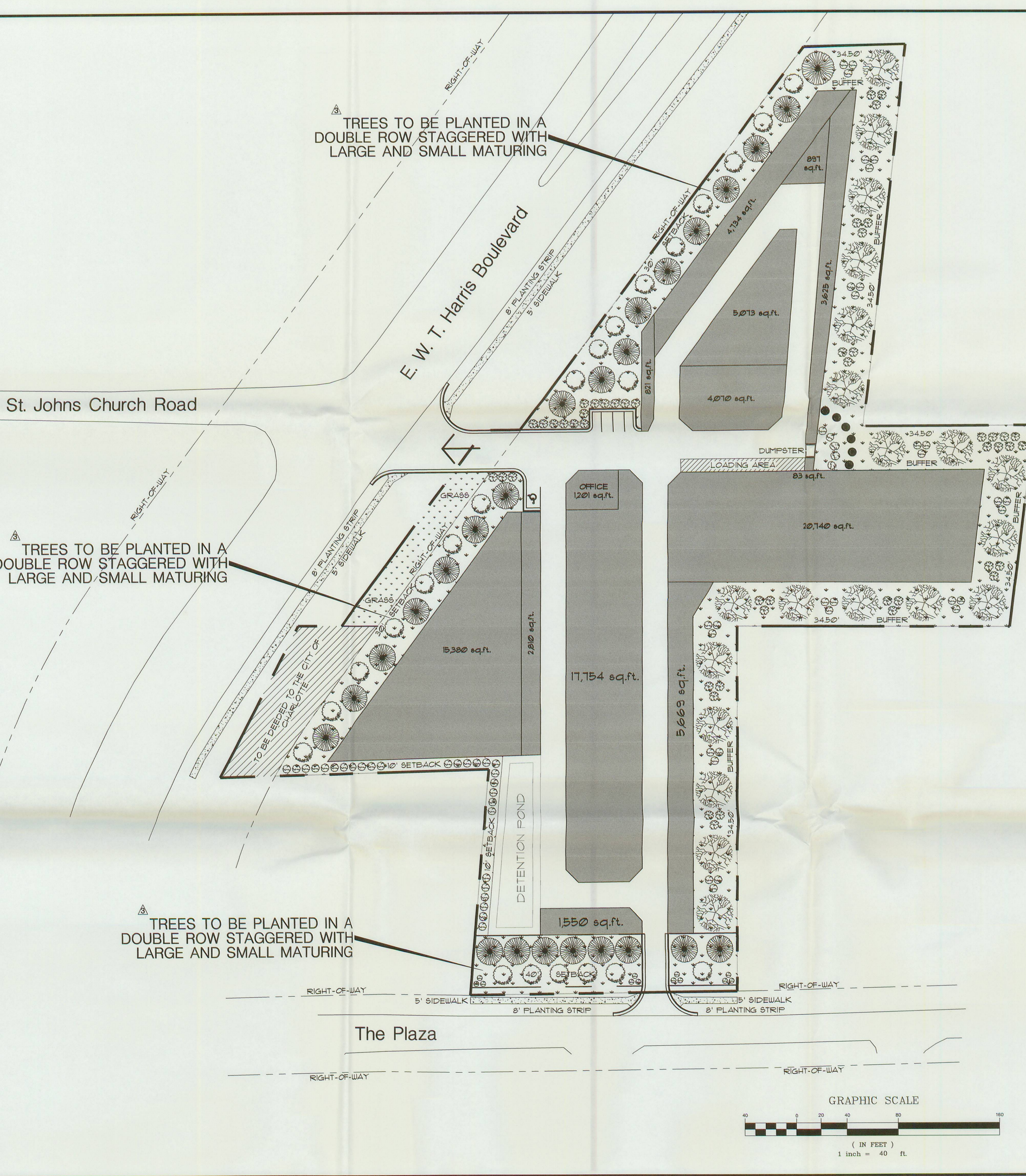
RANDOLPH C. HENNING, ARCHITECT
1000 W. HARRIS BOULEVARD, SUITE 100
CHARLOTTE, NC 28203
PHONE: (704) 342-5401 FAX: (704) 342-5404
E-MAIL: rchenning@rcd.com
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REVISIONS
ADDED THIS SHEET

BUDGET SELF STORAGE FACILITY
HARRIS BOULEVARD & THE PLAZA - CHARLOTTE, NC
By
ENSI DEVELOPMENT CORPORATION
POB 5177 - WINSTON-SALEM, NC - 27115-5177

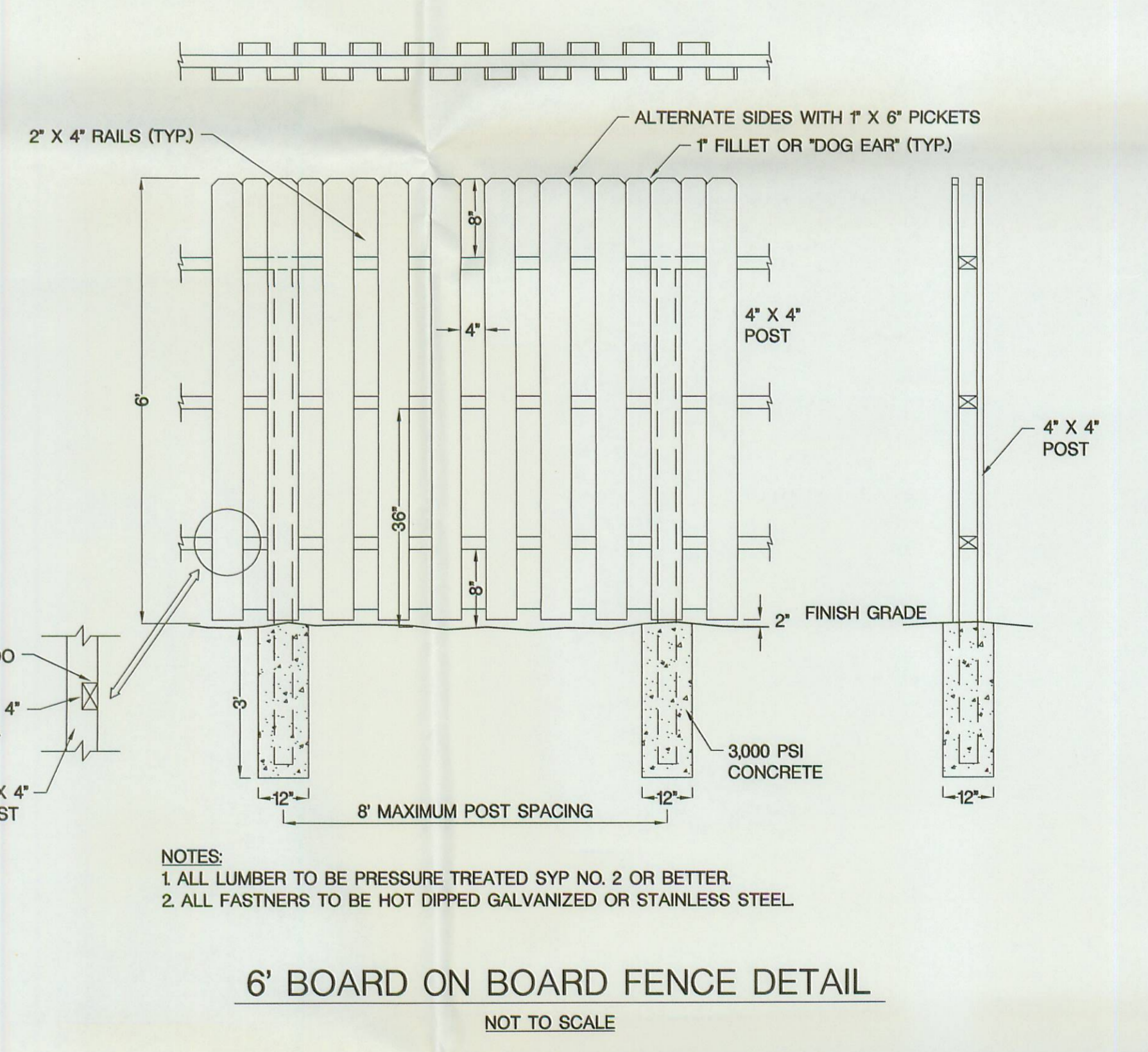
JOB 0109
DATE 11/15/01
DRAWN RCH
SHEET 4
OF 4

RCR Harris Blvd & Plaza Rev-1102



LEGEND

	LARGE MATURING TREE
	SMALL MATURING TREE
	DECORATIVE TREE
	SHRUBBERY
	SHRUBBERY
	SHRUBBERY



SITE DATA

PROP. SITE USAGE : STORAGE
PROP. ZONING : B-D (DISTRIBUTIVE BUSINESS)
REAR YARD SETBACK : 10'-0" (MINIMUM)
SIDE YARD SETBACK : 10'-0" (MINIMUM)
FRONT SETBACK : 20'-0" (MINIMUM)

TOTAL SITE AREA
APPROX. : 4.64 ACRES
APPROX. : 202,118 SQ. FT.

TOTAL AREA DEEDED TO CITY
APPROX. : 0.14 ACRES
APPROX. : 6,098 SQ. FT.

PARKING DATA
ONE SPACE PER 300 SQ. FT. OF OFFICE SPACE
4 REQUIRED - 5 PROVIDED

TOTAL BUILDING SPACE
APPROX. : 194 ACRES
APPROX. : 84,407 SQ. FT.

TOTAL OPEN SPACE
APPROX. : 258 ACRES
APPROX. : 116,119 SQ. FT.

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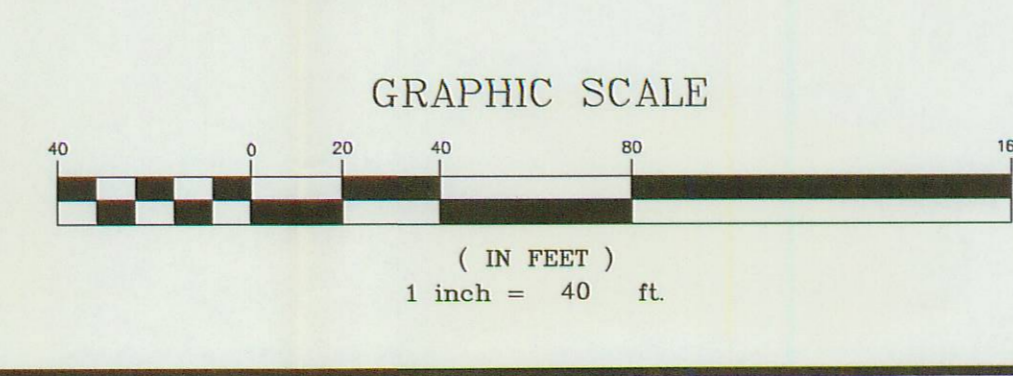
REVISIONS

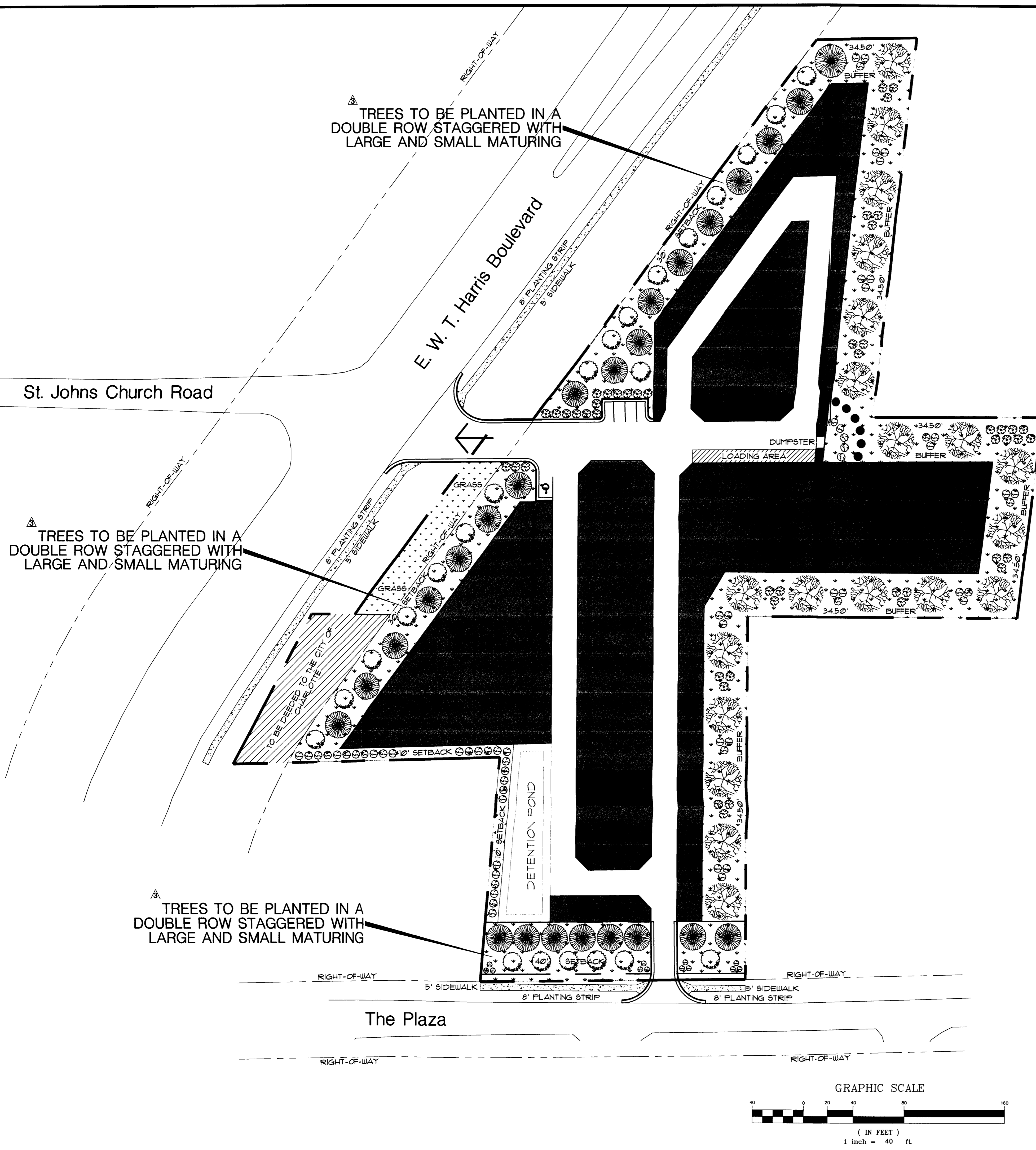
Rev.	By	Date	Description
1	AD	04/10/2001	ADDED LEGEND
2	AD	05/29/2001	REVISED PER PLAN CORRAL COMMENTS

E. W. T. HARRIS BLVD. & THE PLAZA MINI-STORAGE SITE
ENSI DEVELOPMENT CORPORATION
CHARLOTTE, NORTH CAROLINA

LANDSCAPE SCHEMATIC FOR PUBLIC HEARING
PETITION No. 01-029

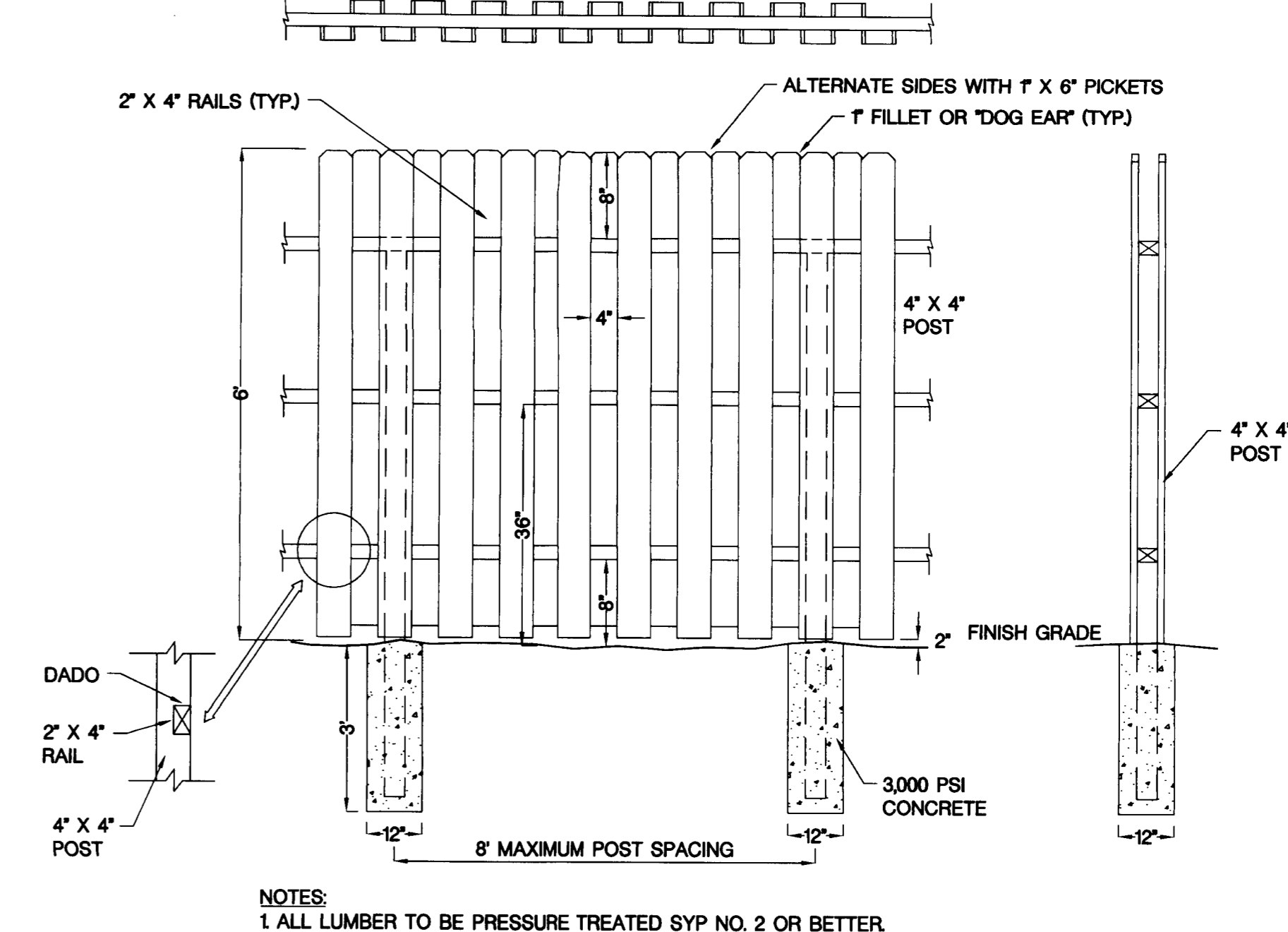
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Date APRIL 10, 2001
DDI Project Code C0101
Drawing File Name 3of4.dwg
Sheet 3 of 4
File Number C0101





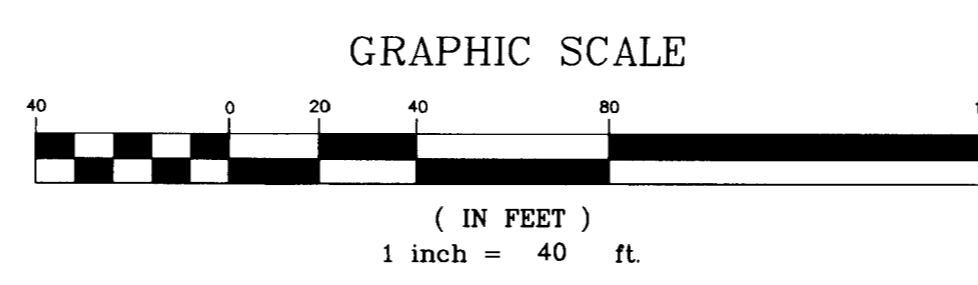
LEGEND

	LARGE MATURING TREE
	SMALL MATURING TREE
	DECORATIVE TREE
	SHRUBBERY
	SHRUBBERY
	SHRUBBERY



"FOR PUBLIC HEARING"
PETITION NUMBER 01-029

SITE DATA	PROP. SITE USAGE - STORAGE PROP. ZONING B-D (DISTRIBUTIVE BUSINESS) REAR YARD SETBACK: 10'-0" (MINIMUM) SIDE YARD SETBACK: 10'-0" (MINIMUM) FRONT SETBACK: 20'-0" (MINIMUM)
TOTAL SITE AREA	APPROX.: 484 ACRES
TOTAL AREA DEEDED TO CITY	APPROX.: 6088 SQ. FT.
PARKING DATA	ONE SPACE PER 300 SQ. FT. OF OFFICE SPACE 4 REQUIRED - 5 PROVIDED
TOTAL BUILDING SPACE	APPROX.: 194 ACRES APPROX.: 84,407 SQ. FT.
TOTAL OPEN SPACE	APPROX.: 256 ACRES APPROX.: 1,169,930 SQ. FT.

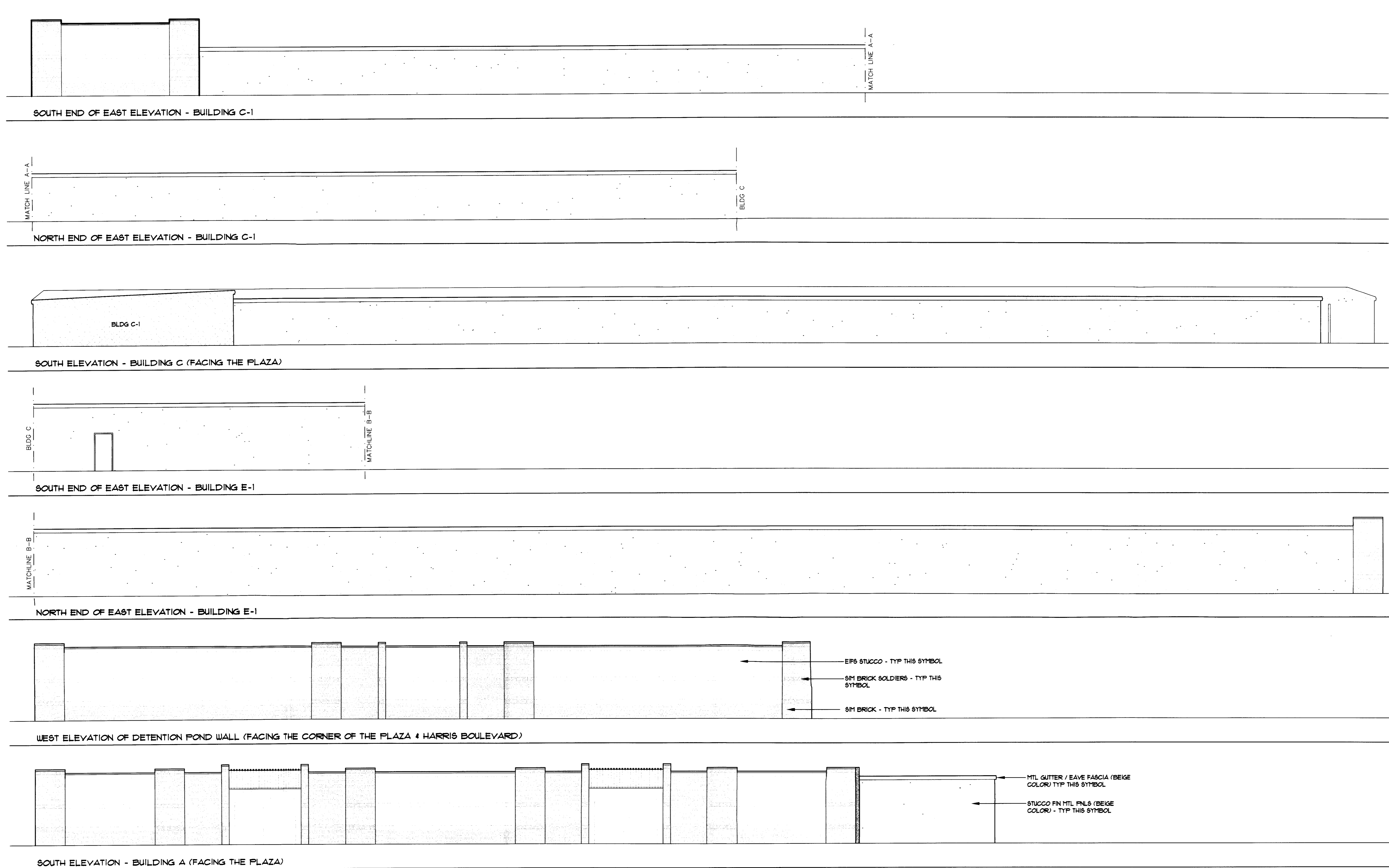


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E. W. T. HARRIS BLVD. & THE PLAZA MINI-STORAGE SITE
LANDSCAPE SCHEMATIC FOR PUBLIC HEARING
PETITION No. 01-029
ENSI DEVELOPMENT CORPORATION
CHARLOTTE, NORTH CAROLINA

DESIGNED BY: CFC
DATE: APRIL 10, 2001
DRAWING FILE NAME: 01-029.dwg
SHEET: 3 OF 4
FILE NUMBER: C001

"FOR PUBLIC HEARING"
PETITION NUMBER 01-029



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ENSI DEVELOPMENT CORPORATION
POB 8177 - WINSTON-SALEM, NC - 27155-5177

JOB: 0109
DATE: 11/15/01
DRAWN: RCH
SHEET: 4 OF 4

SCHEMATIC ELEVATIONS
ONE EIGHTH INCH EQUALS ONE FOOT

**CHARLOTTE - MECKLENBURG
PLANNING COMMISSION**

INTER - OFFICE COMMUNICATION

DATE: December 5, 2001

FROM: *TFN*
Martin R. Cramton, Jr.
Planning Director

TO: Robert Brandon
Zoning Administrator

SUBJECT: Administrative Approval for Petition No. 2001-29 by ENSI Development, Inc.

Attached are revised plans for the above petition. The plans have been revised to add additional elevations to clarify building materials that will be used and to show a 6-foot high wood fence to be used for the buffer reduction. NOTE that the color of materials will be beige or natural. Since these changes are minor and do not alter the intent of the plan I am administratively approving this revised plans. Please use these plans when evaluating requests for building permits and certificates of occupancy.