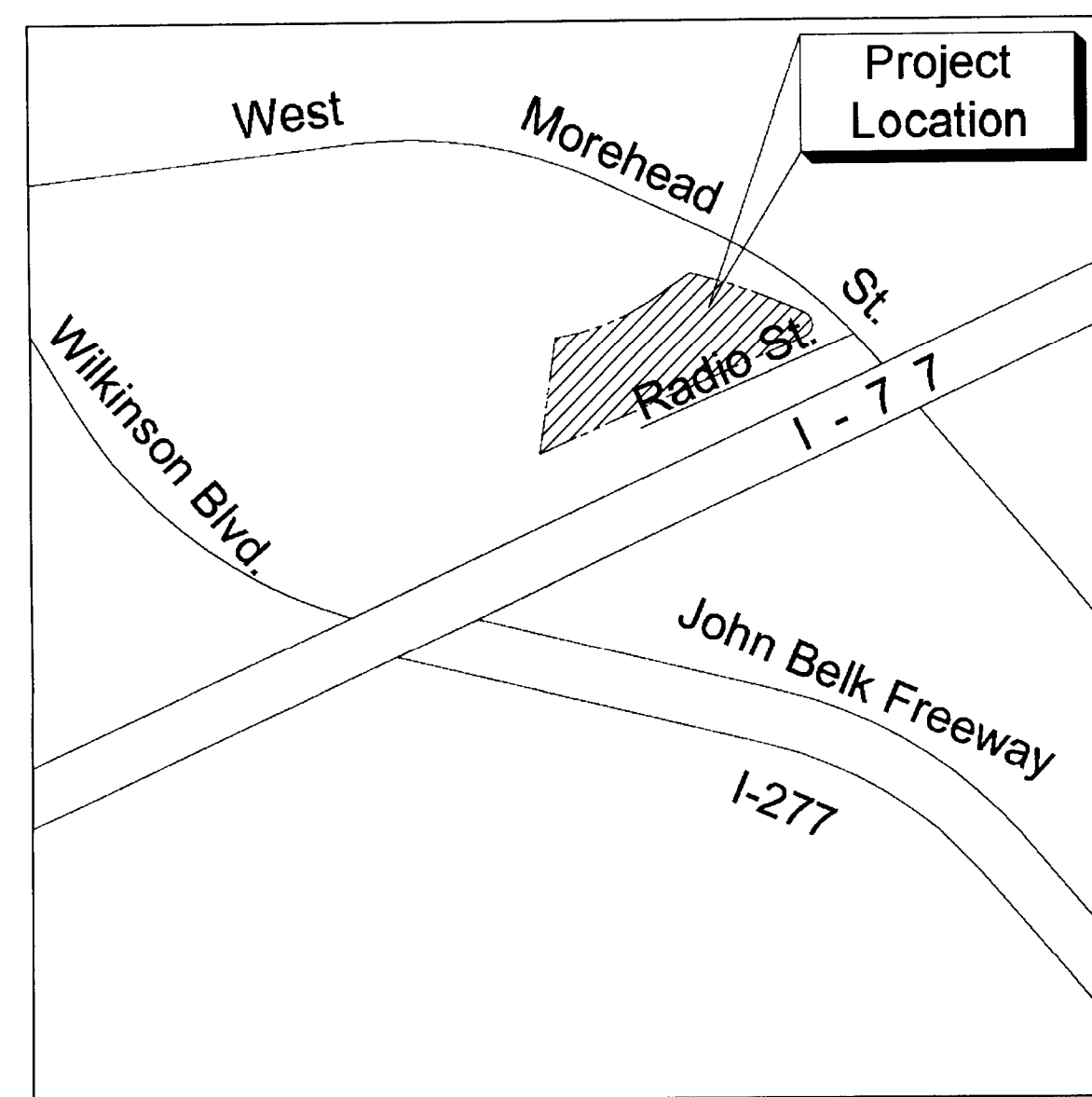


VICINITY MAP



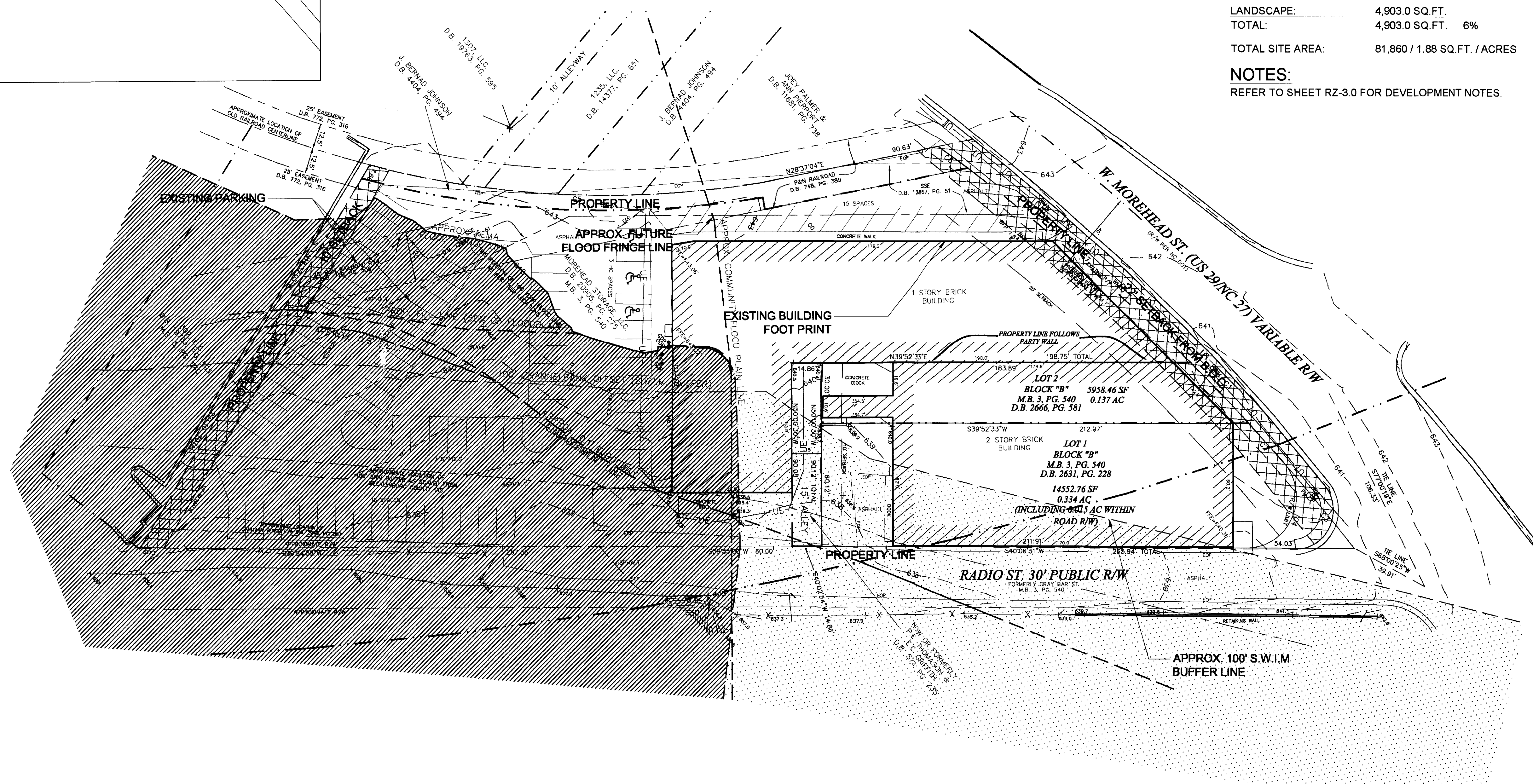
SITE LEGEND:

- APPROXIMATE LOCATION OF 100 YEAR FLOOD PLAN.
- APPROXIMATE LOCATION OF 100' S.W.I.M. BUFFER.
- SETBACK LOCATIONS (FRONT 22' B.O.C., REAR 10', & SIDEYARD 0'-5').

SITE DATA:

SITE TABULATION:	
EXISTING BUILDING 'A':	+/- 17,000 SQ.FT.
EXISTING BUILDING 'B':	+/- 14,000 SQ.FT.
EXISTING SITE PARKING:	85 STALLS
TOTAL EXISTING SITE PARKING: <b>85 STALLS</b>	
HANDICAP:	3 STALLS
STANDARD (8'-6" X 18'-6"):	82 STALLS
TOTAL EXISTING BIKE PARKING: <b>0 UNITS</b>	
LONG TERM:	0 UNITS
SHORT TERM:	0 UNITS
IMPERVIOUS SURFACES:	
BUILDING A:	17,000 SQ.FT.
BUILDING B:	14,000 SQ.FT.
PARKING AND WALKS:	45,957.0 SQ.FT.
TOTAL:	76,957.0 SQ.FT. 94%
PERVIOUS SURFACES:	
LANDSCAPE:	4,903.0 SQ.FT.
TOTAL:	4,903.0 SQ.FT. 6%
TOTAL SITE AREA:	81,860 / 1.88 SQ.FT. / ACRES

NOTES:  
REFER TO SHEET RZ-3.0 FOR DEVELOPMENT NOTES



SITE DATA CONT.:

EXISTING ZONING: B-1 (BUSINESS DISTRICT) PED  
 TOTAL SITE AREA: 1.88 ACRES  
 PROPOSED ZONING: B-D (CD) PED - OPTIONAL

PARCELS INCLUDED IN REZONING:

- A. B-1 (BUSINESS DISTRICT) PED - BUILDING 'B'  
JOHN CAMPBELL, A. SCOTT CAMPBELL,  
& CHARLES A. DIGGERS  
D.B. 2631 PG. 228  
PARCEL ID# 07325401
- B. B-1 (BUSINESS DISTRICT) PED - BUILDING 'B'  
JOHN CAMPBELL, A. SCOTT CAMPBELL,  
& CHARLES A. DIGGERS  
D.B. 2666 PG. 540  
PARCEL ID# 07325402

C.

B-1 (BUSINESS DISTRICT) - BUILDING - 'A'  
 MOREHEAD STORAGE, LLC.  
 D.B. 20905 PG. 275  
 PARCEL ID# 07325403

ADJOINERS PARCELS:

- 1. MUDD-0 (MIXED USE BUSINESS DISTRICT)  
JOEY PALMER & ANNE PIERPORT  
D.B. 11681 PG. 738  
PARCEL ID# 07325404
- 2. B-1 (BUSINESS DISTRICT)  
J. BERNAD JOHNSON  
D.B. 4404 PG. 494  
PARCEL ID# 07325405

3.

B-1 (BUSINESS DISTRICT)  
 1235, LLC.  
 D.B. 14377 PG. 851  
 PARCEL ID# 07325406

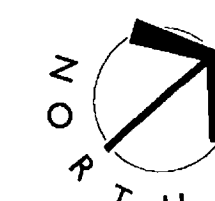
4.

MUDD (MIXED USE DEVELOPMENT DISTRICT)  
 1307, LLC  
 D.B. 19763 PG. 595  
 PARCEL ID# 07325407

5.

MUDD (MIXED USE DEVELOPMENT DISTRICT)  
 1307, LLC  
 D.B. 19763 PG. 595  
 PARCEL ID# 07325411

DISCLAIMER: ALL EXISTING LAND INFRASTRUCTURE AND ENVIRONMENTAL CONDITIONS INFORMATION WAS TAKEN FROM THE CITY OF CHARLOTTE'S GIS/PLANIMETRIC DATA.



**CHARLOTTE/MECKLENBURG**  
 REQUIREMENTS: " FOR PUBLIC HEARING"  
 PETITION #: 2007-113

ATTACHED TO ADMINISTRATIVE APPROVAL  
 DATE: February 20, 2009  
 BY: DEBRA D. CAMPBELL

© 2008 ARCADIS



REV. ISSUED DATE DESCRIPTION

KEY PLAN

PROJECT TITLE  
 MOREHEAD STORAGE, LLC.  
 1213 W. MOREHEAD ST.  
 CHARLOTTE, NC

SHEET TITLE  
 REZONING PLAN

APPROVAL DATE 02/26/2008

**ARCADIS**  
 128 SOUTH TRYON STREET, SUITE 1100  
 CHARLOTTE, NC 28202  
 704-752-4258 MAIN  
 704-752-0271 FAX  
 WWW.ARCADIS-US.COM

SEAL

SEAL

PROJECT MANAGER S. STONE DEPARTMENT MANAGER L. BAKELY

LEAD DESIGN PROF. L. BAKELY CHECKED BY L. BAKELY

TASK/PHASE NUMBER TASK DRAWN BY C. ATUNCAR

PROJECT NUMBER DRAWING NUMBER

CNEDF010.0000 RZ-1.0

**CHARLOTTE - MECKLENBURG**  
 PLANNING COMMISSION  
 INTER - OFFICE COMMUNICATION

DATE: February 20, 2009

TO: Gary Huss  
 Zoning Coordinator

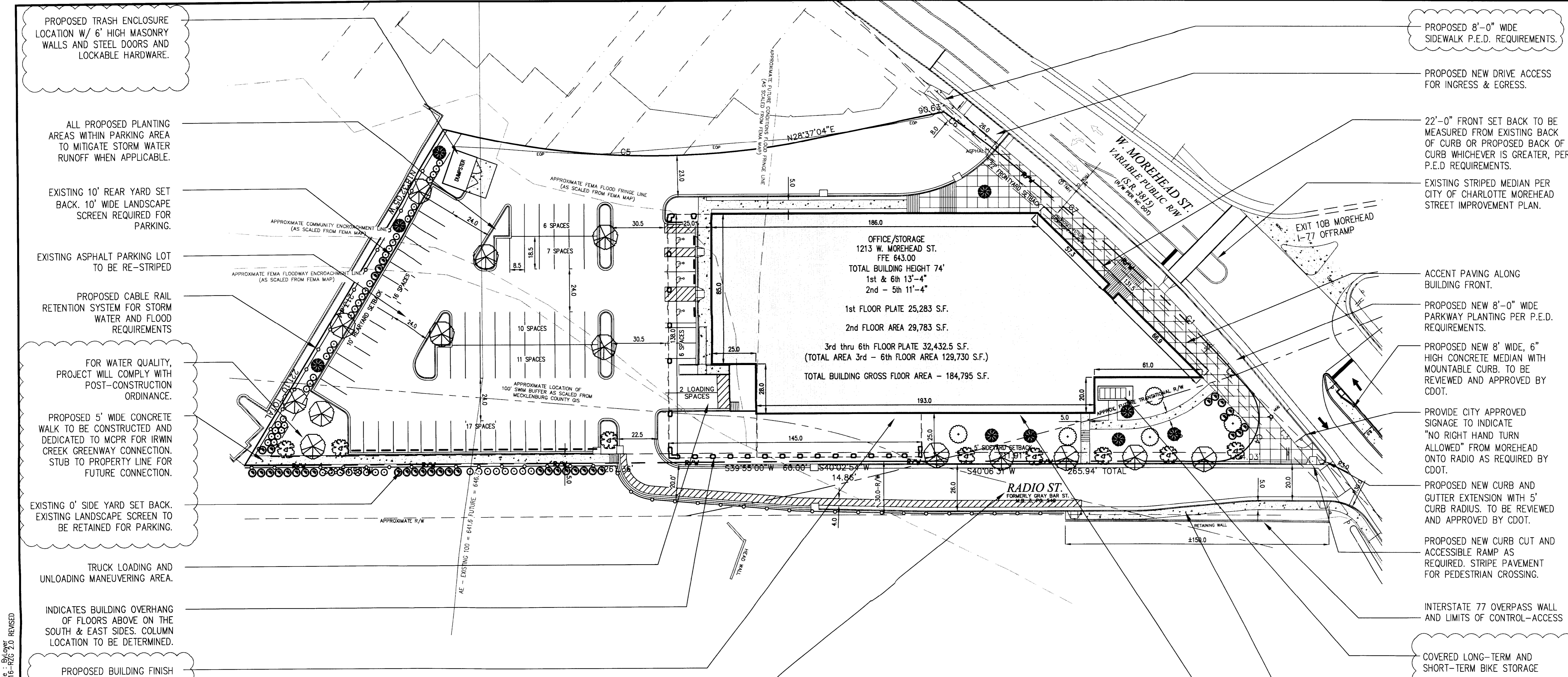
FROM: Debra Campbell  
 Planning Director

SUBJECT: Administrative Approval for Petition No. 2007-113 by Budget Development Partners

Attached are revised plans for the above petition. The plans have been revised to make minor changes to the site layout, make changes to the greenway sidewalk, and correct the site data table to reflect actual building square footage. Since these changes are minor and do not alter the intent of the development and meet the requirements of the Charlotte Zoning Ordinance Section 6.207 Alterations to Approval, minor changes, I am administratively approving these plans. Please use these plans when evaluating requests for building permits and certificates of occupancy.

Note all other ordinance requirements still apply.

Acad Version: RZ1.Dwg (AutoCAD) User Name: g.campbell  
 Path Name: C:\Users\g.campbell\Documents\Drawings\01 Site Plan-Morehead.dwg  
 Current Release: BldgPer Layout Tab: 01-27-08-10



PROPOSED TRASH ENCLOSURE LOCATION W/ 6" HIGH MASONRY WALLS AND STEEL DOORS AND LOCKABLE HARDWARE.

ALL PROPOSED PLANTING AREAS WITHIN PARKING AREA TO MITIGATE STORM WATER RUNOFF WHEN APPLICABLE.

EXISTING 10' REAR YARD SET BACK. 10' WIDE LANDSCAPE SCREEN REQUIRED FOR PARKING.

EXISTING ASPHALT PARKING LOT TO BE RE-STRIPED

PROPOSED CABLE RAIL RETENTION SYSTEM FOR STORM WATER AND FLOOD REQUIREMENTS

FOR WATER QUALITY, PROJECT WILL COMPLY WITH POST-CONSTRUCTION ORDINANCE.

PROPOSED 5' WIDE CONCRETE WALK TO BE CONSTRUCTED AND DEDICATED TO MCPR FOR IRWIN CREEK GREENWAY CONNECTION. STUB TO PROPERTY LINE FOR FUTURE CONNECTION.

EXISTING 0' SIDE YARD SET BACK. EXISTING LANDSCAPE SCREEN TO BE RETAINED FOR PARKING.

TRUCK LOADING AND UNLOADING MANEUVERING AREA.

INDICATES BUILDING OVERHANG OF FLOORS ABOVE ON THE SOUTH & EAST SIDES. COLUMN LOCATION TO BE DETERMINED.

PROPOSED BUILDING FINISH FLOOR ELEVATION TO BE ABOVE FLOOD PLAN ELEVATION. PROVIDE WATERPROOFING AS REQUIRED.

RADIO STREET (PUBLIC R/W) TO BE ONE -WAY EGRESS ONLY AS INDICATED.

PROPOSED 8'-0" WIDE SIDEWALK P.E.D. REQUIREMENTS.

PROPOSED NEW DRIVE ACCESS FOR INGRESS & EGRESS.

22'-0" FRONT SET BACK TO BE MEASURED FROM EXISTING BACK OF CURB OR PROPOSED BACK OF CURB WHICHEVER IS GREATER, PER P.E.D REQUIREMENTS.

EXISTING STRIPED MEDIAN PER CITY OF CHARLOTTE MOREHEAD STREET IMPROVEMENT PLAN.

ACCENT PAVING ALONG BUILDING FRONT.

PROPOSED NEW 8'-0" WIDE PARKWAY PLANTING PER P.E.D. REQUIREMENTS.

PROPOSED NEW 8' WIDE, 6" HIGH CONCRETE MEDIAN WITH MOUNTABLE CURB. TO BE REVIEWED AND APPROVED BY CDOT.

PROVIDE CITY APPROVED SIGNAGE TO INDICATE "NO RIGHT HAND TURN ALLOWED" FROM MOREHEAD ONTO RADIO AS REQUIRED BY CDOT.

PROPOSED NEW CURB AND GUTTER EXTENSION WITH 5' CURB RADIUS. TO BE REVIEWED AND APPROVED BY CDOT.

PROPOSED NEW CURB CUT AND ACCESSIBLE RAMP AS REQUIRED. STRIPE PAVEMENT FOR PEDESTRIAN CROSSING.

INTERSTATE 77 OVERPASS WALL AND LIMITS OF CONTROL-ACCESS

COVERED LONG-TERM AND SHORT-TERM BIKE STORAGE

PROPOSED IRWIN CREEK OVERLAND CONNECTION WITH 5' WIDE CONCRETE WALK FOR 150'. ACCESSIBLE RAMP CONNECTS TO 4' STRIPED WALKWAY BEYOND WALL ALONG RADIO STREET, THEN CONNECT TO 5' WIDE SIDEWALK ALONG REAR PARKING AREA. ROUTE TO BE CONSTRUCTED AND DEDICATED TO MCPR FOR IRWIN CREEK GREENWAY CONNECTION.

INDICATES PROPOSED BUILDING LINE (FLEXIBLE SQ.FT.) ADJACENT TO TRANSITIONAL RIGHT-OF-WAY.

OFFICE/STORAGE  
1213 W. MOREHEAD ST.  
FFE 643.00  
TOTAL BUILDING HEIGHT 74'  
1st & 6th 13'-4"  
2nd - 5th 11'-4"  
1st FLOOR PLATE 25,283 S.F.  
2nd FLOOR AREA 29,783 S.F.  
3rd thru 6th FLOOR PLATE 32,432.5 S.F.  
(TOTAL AREA 3rd - 6th FLOOR AREA 129,730 S.F.)  
TOTAL BUILDING GROSS FLOOR AREA - 184,795 S.F.

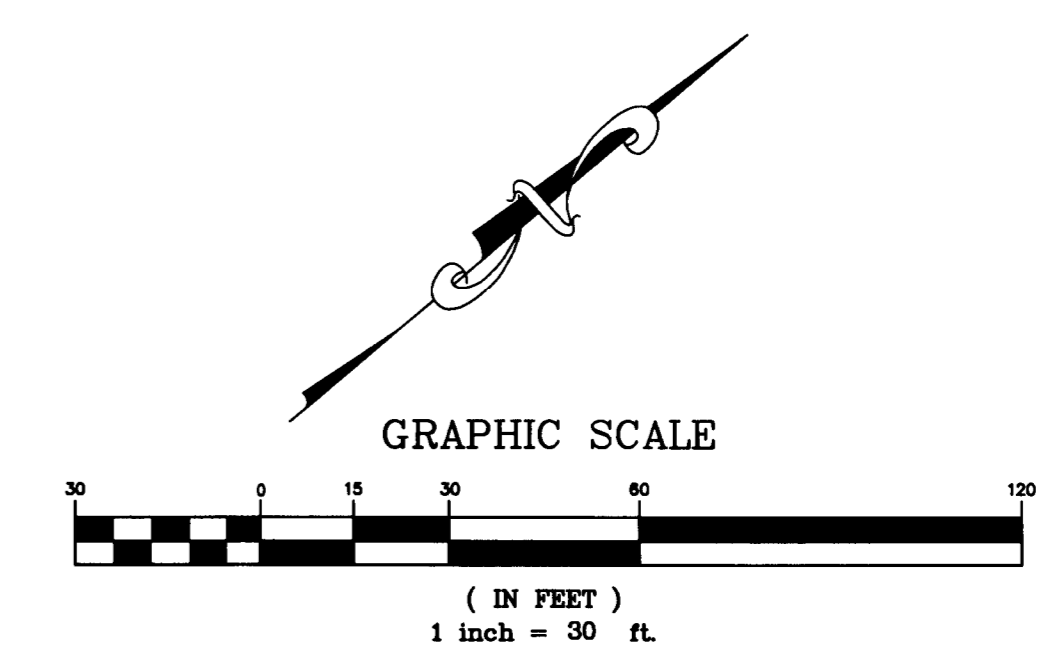
**PROPOSED USES:**

- OFFICE/STORAGE.
- SIZE:  
-BUILDING GROSS FLOOR PLATE - 25,283 SQ.FT.  
-OVERALL BUILDING GROSS - 210,000 SQ.FT.  
-5-10% GROSS OFFICE - 10,000-20,000 SQ.FT.  
- FIRST FLOOR (MIN. 5,000 / MAX. 10,000)  
- SIXTH FLOOR (MIN. 5,000 / MAX. 10,000)  
-90-95% GROSS STORAGE - 190,000-200,000 SQ.FT.
- HEIGHT:  
PROPOSED BUILDING HEIGHT SHALL BE A MAXIMUM HEIGHT OF 75', NOT TO EXCEED 6 STORIES AS MEASURED FROM THE MAIN ENTRY OF THE GROUND LEVEL OF THE BUILDING TO THE TOP OF THE ROOF STRUCTURE, EXCLUDING ARCHITECTURAL TOWERS, FEATURES AND/OR ELECTRICAL/MECHANICAL PENTHOUSES OR SCREENS.
- PARKING:  
(17 MIN./34 MAX./PED) 8.5' X 18.5' PARKING STALLS REQUIRED AT 1 STALL/600 SQ.FT. OFFICE (PED) AND (317 MIN./333 MAX.) REQUIRED AT 1 STALL/600 SQ.FT. STORAGE (PED) 2 - 10' X 30' LOADING/UNLOADING SPACES REQUIRED AT 1 STALL/ 100,000 SQ.FT. (PER P.E.D REQUIREMENTS)  
OPTIONAL REQUEST FOR STORAGE USE. - AT 0.25 STALLS/1000 SQ.FT. (48 MIN./50 MAX. STALLS REQUIRED)

**NOTES:**  
REFER TO SHEET RZ-3.0 FOR DEVELOPMENT NOTES.

CONNECTION AND CROSS-ACCESS EASEMENT WITH ADJACENT PARCEL (ID# 70325407) CANNOT BE PROVIDED DUE TO EXISTING SITE CONSTRAINTS BY BOTH PARCELS.

SIGNAGE TO BE PROVIDED ON SITE WITHIN THE DESIGNATED PARKING AREA TO INDICATE THAT THE PARKING LOT IS LOCATED WITHIN THE COMMUNITY FLOOD PLAIN AND IS SUBJECT TO FLOODING. SIGNS SHALL BE POSTED FOR PUBLIC SAFETY.



**CHARLOTTE/MECKLENBURG**

REQUIREMENTS: "FOR PUBLIC HEARING"      PETITION #: 2007-113

**SITE DATA**

SITE ADDRESS	1213 W. MOREHEAD ST. CHARLOTTE, NC 28208
PROPERTY OWNER	MOREHEAD STORAGE, LLC (336) 725-4334 (336) 217-4383 (FAX)
GENERAL CONTRACTOR	EDIFICE, INC. 1401 WEST MOREHEAD STREET CHARLOTTE, NC 28208 (704) 332-0900 (704) 309-7223 (FAX)
PROPOSED USE	STORAGE
EXISTING USE	WAREHOUSE
JURISDICTION	CITY OF CHARLOTTE
ZONING OF THE TRACT	B-D (CD) PED
TAX PARCEL ID #	073-254-01, 073-254-02, & 073-254-03
TOTAL PROPERTY AREA	1.912 ACRES (83,285 SQ. FT.)
DISTURBED AREA	1.912 ACRES (82,285 SQ. FT.) ON SITE
TOTAL DISTURBED AREA	2.489 (108,421 SQ. FT.) INCLUDING RADIO STREET IMPROVEMENTS.

**SITE DATA (CONT.)**

TOTAL BUILDING AREA	184,857 SQ. FT.
EXISTING IMPERVIOUS AREA	1.70 ACRES
PROPOSED IMPERVIOUS AREA	1.64 ACRES
TOTAL IMPERVIOUS AREA	85.77%
<b>PARKING REQUIREMENTS:</b>	
OFFICE PARKING REQUIRED:	1 SPACE PER 600 SF (1) 18,092 SF/600 SF = 30 SPACE
STORAGE PARKING REQUIRED:	.25 SPACES PER 1,000 SF OF STORAGE BLDG 166,765 SF./4,000 SF. = 42 SPACES
PARKING PROVIDED:	75 SPACES (4 HANDICAP & 2 LOADING SPACES)
BICYCLE PARKING REQUIRED:	3 SHORT TERM, 7 LONG TERM
BICYCLE PARKING PROVIDED:	3 SHORT TERM, 7 LONG TERM

REVISIONS:  
CHAR/MECK PLANNING 09.26.07  
CHAR/MECK PLANNING 11.12.07  
CHAR/MECK PLANNING 12.14.07  
CHAR/MECK PLANNING 02.15.08  
CHAR/MECK PLANNING 01.21.09

REV. ISSUED DATE DESCRIPTION

KEYPLAN

PROJECT TITLE

MOREHEAD STORAGE, LLC.  
1213 W. MOREHEAD ST.  
CHARLOTTE, NC

SHEET TITLE

REZONING PLAN  
SCHEMATIC SITE PLAN -  
ALTERNATIVE PLAN

APPROVAL DATE 02/26/2008

**ARCADIS**

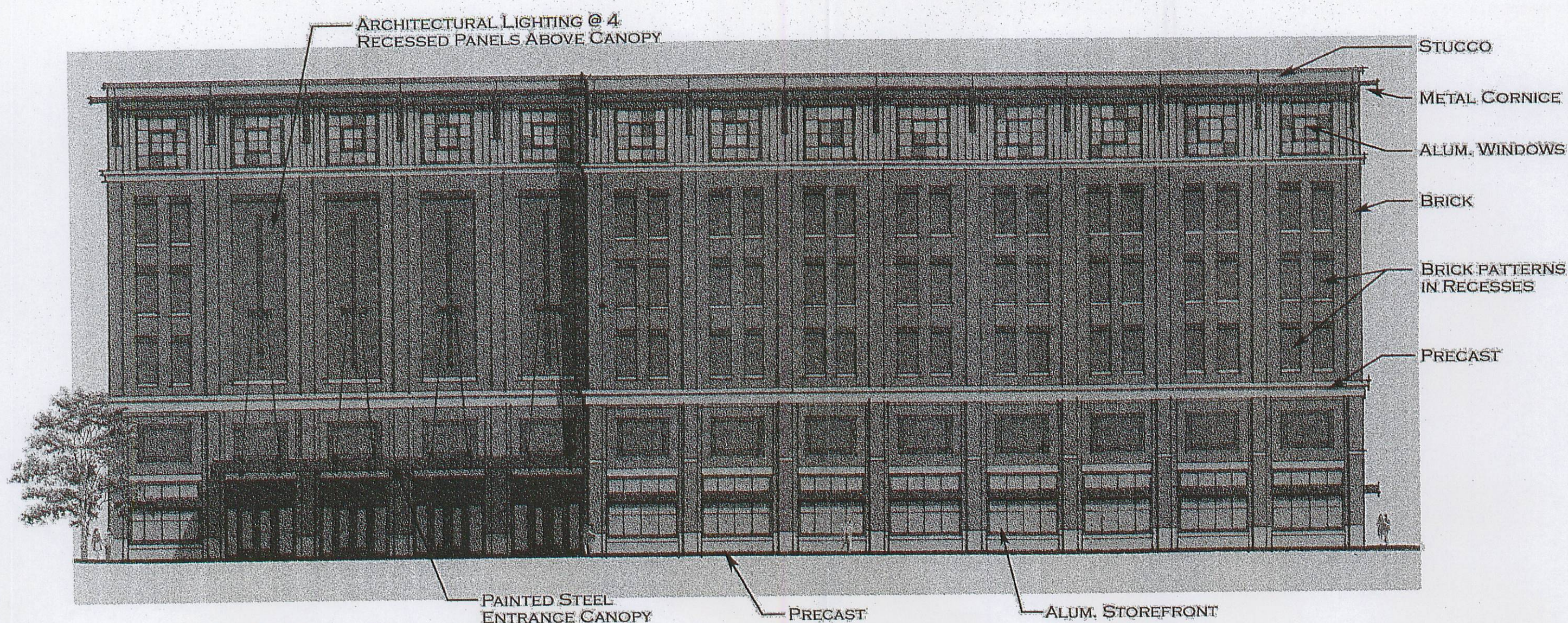
128 SOUTH TRYON STREET, SUITE 1100  
CHARLOTTE, NC 28202  
704-752-4258 MAIN  
704-752-0271 FAX  
WWW.ARCADIS-US.COM

SEAL ATTACHED TO ADMINISTRATIVE APPROVAL  
DATE: February 20, 2009  
BY: DEBRA D. CAMPBELL

PROJECT MANAGER S. STONE	DEPARTMENT MANAGER L. BAKELY
LEAD DESIGN PROF. L. BAKELY	CHECKED BY L. BAKELY
TASK/PHASE NUMBER TASK	DRAWN BY C. ATUNCAR
PROJECT NUMBER CNEDF010.0000	DRAWING NUMBER RZ-2.0

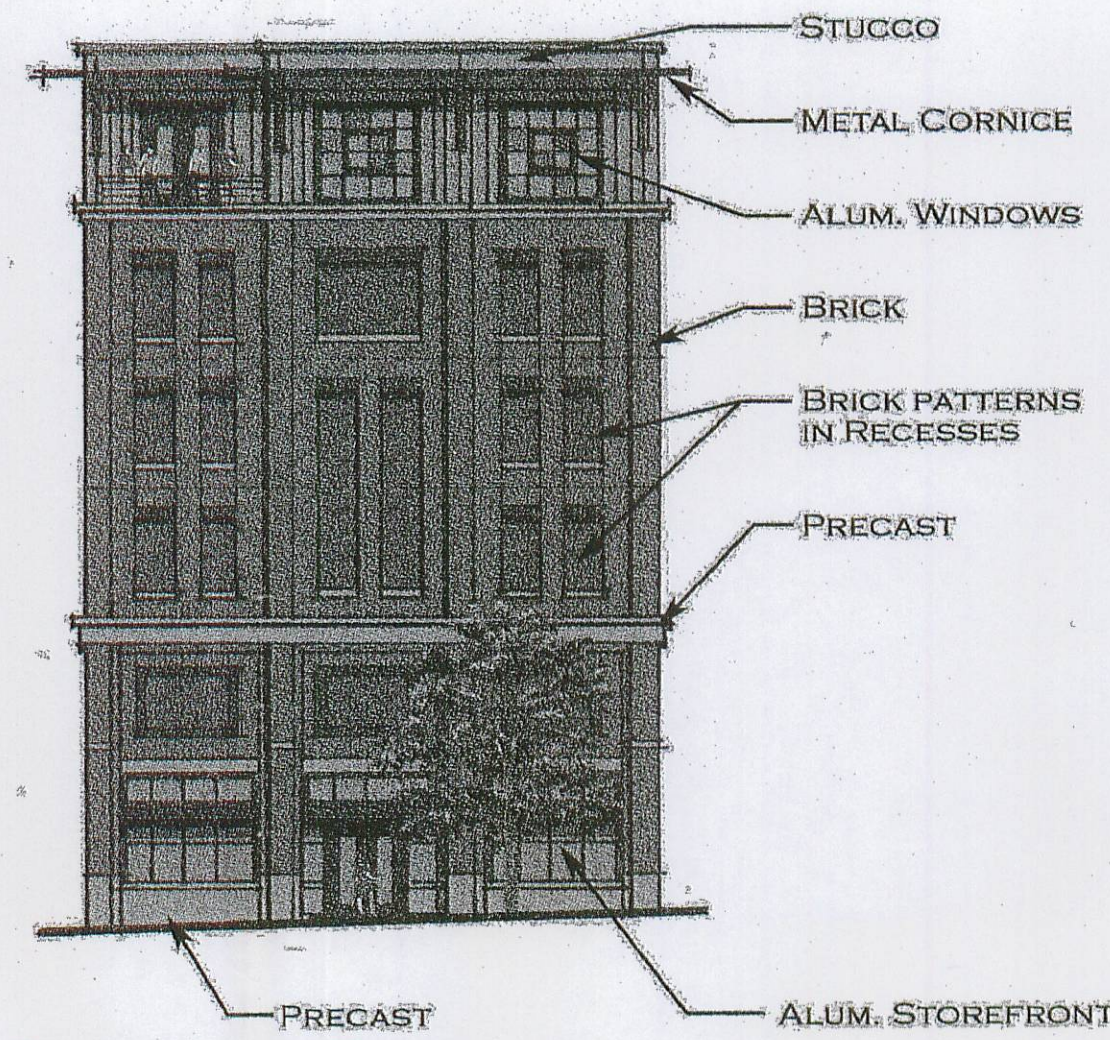
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 Layout Tab: RZ-2.0  
 REVISION





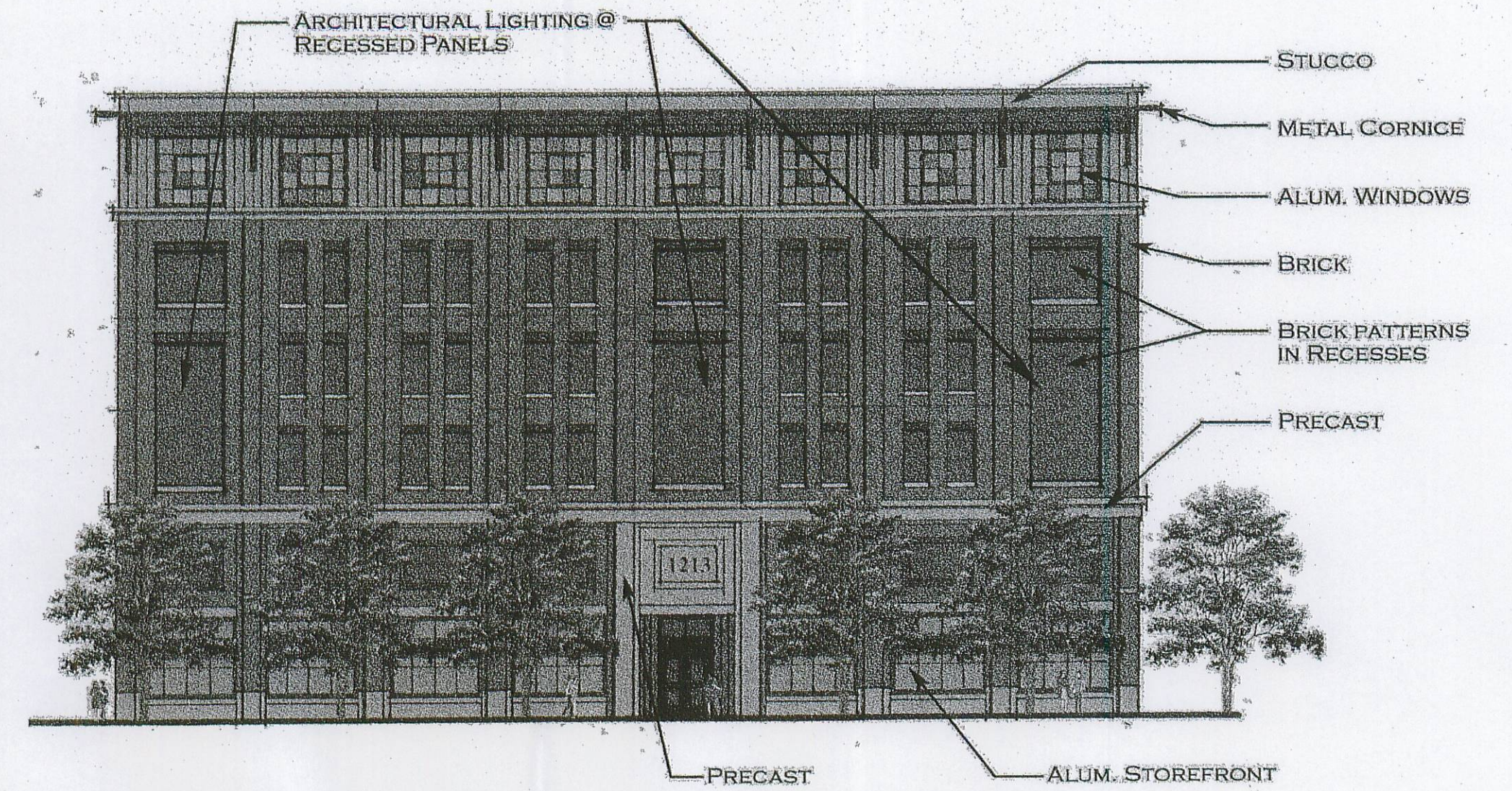
**Left Side Elevation**

Scale: 1/16" = 1'-0" (Drive entrance off W. Morehead Street)



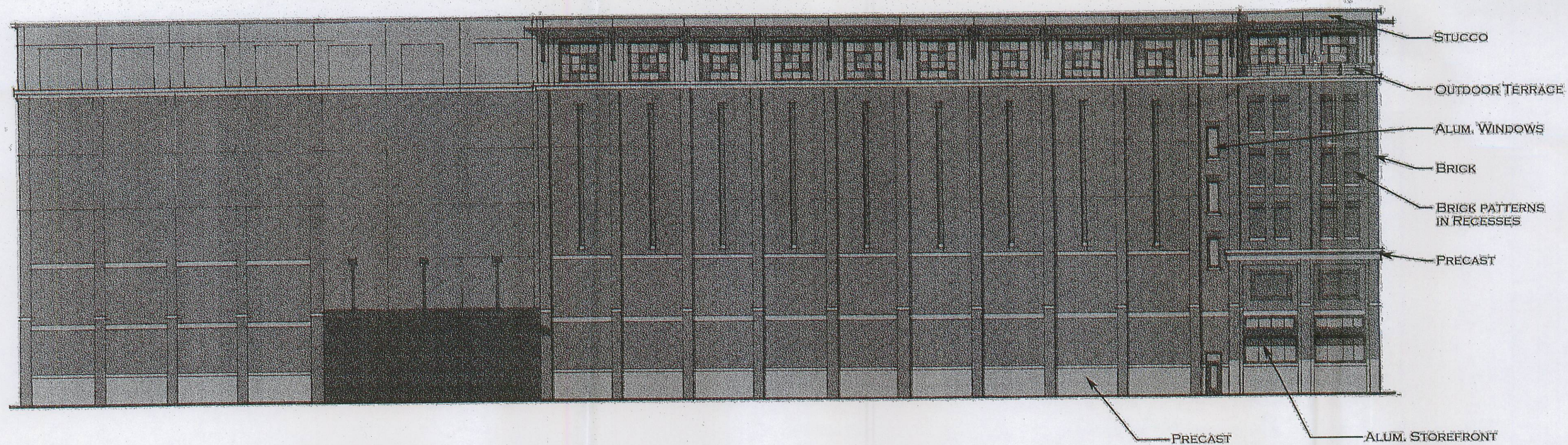
**Front Left Elevation**

Scale: 1/16" = 1'-0" (Facing W. Morehead & Radio Street)



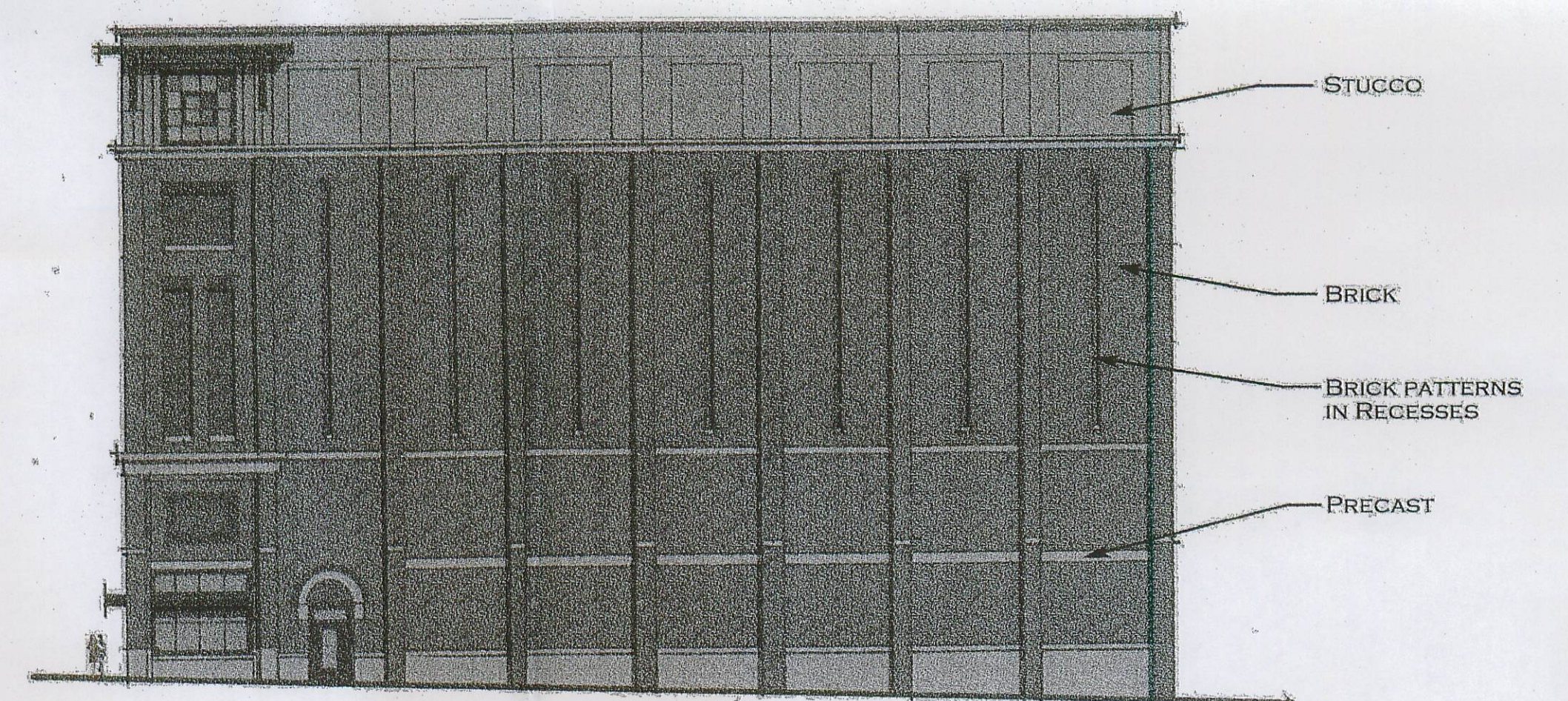
**Front Elevation**

Scale: 1/16" = 1'-0" (Facing W. Morehead Street)



**Right Side Elevation**

Scale: 1/16" = 1'-0" (Facing Radio Street, view from 77 Freeway)



**Rear Elevation**

Scale: 1/16" = 1'-0" (Facing existing parking area)

ATTACHED TO ADMINISTRATIVE  
APPROVAL  
DATED: *February 20, 2009*  
BY: DEBRA D. CAMPBELL