

CONDITIONAL NOTES:

1. THE PROPOSED SITE PLAN REPRESENTS THE ARRANGEMENT OF BUILDINGS AND PARKING/CIRCULATION AREAS. HOWEVER, MINOR MODIFICATIONS PERTAINING TO THE SIZE, SHAPE AND ARRANGEMENT OF BUILDINGS, AS WELL AS THE PARKING AND CIRCULATION LAYOUT, ARE PERMITTED AS A MATTER OF RIGHT.
2. THE PROPOSED DEVELOPMENT SHALL COMPLY WITH ALL APPLICABLE MECKLENBURG COUNTY REGULATIONS PERTAINING TO OFF-STREET PARKING, SIGNAGE, BUFFERS/LANDSCAPING, SCREENING, DRAINAGE, AND EROSION CONTROL, ETC.
3. VEHICULAR ACCESS TO THE SITE SHALL BE LIMITED TO A MAXIMUM OF TWO POINTS OF INGRESS/EGRESS AS SHOWN ON THE SITE PLAN. HOWEVER, THE LOCATIONS MAY VARY SOMEWHAT FROM THAT DEPICTED. THE LOCATION AND DESIGN SHALL COMPLY WITH ALL APPLICABLE STANDARDS AND REQUIREMENTS OF MECKLENBURG COUNTY AND/OR THE N.C. DEPARTMENT OF TRANSPORTATION. IF REQUIRED BY NCDOT, THE PETITIONER SHALL PROVIDE A LEFT TURN LANE TO SERVE THE PROPOSED DRIVEWAYS.
4. THE PETITIONER SHALL DEDICATE LAND ALONG THE SITE'S U.S. 521 ROAD FRONTAGE SUFFICIENT TO ESTABLISH A 50 FOOT ROAD RIGHT-OF-WAY AS MEASURED FROM THE CENTERLINE OF THE ROAD. SUCH DEDICATION SHALL OCCUR PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT ASSOCIATED WITH THE PROPOSED DEVELOPMENT.
5. MAXIMUM BUILDING HEIGHTS SHALL BE LIMITED TO TWO STORIES.
6. A CLASS "B" BUFFER MEASURING 62 FEET IN WIDTH SHALL BE ESTABLISHED AS REQUIRED ALONG PORTIONS OF THE SITE'S PROPERTY LINES AS SHOWN. THESE BUFFER AREAS SHALL NOT BE GRADED EXCEPT WHERE NECESSARY TO ACCOMMODATE THE EXTENSION OF UTILITIES TO SERVE THE SITE, WHERE THERE IS INSUFFICIENT NATURAL VEGETATION TO COMPLY WITH BUFFER REQUIREMENTS. THE BUFFER SHALL BE IMPROVED WITH NEW LANDSCAPING IN ACCORDANCE WITH ALL APPLICABLE STANDARDS. FURTHERMORE, A 20 FOOT SETBACK SHALL BE ESTABLISHED ALONG U.S. 521 AND THE SETBACK SHALL BE MEASURED FROM THE NEW RIGHT-OF-WAY, AS DEPICTED ON THE SITE PLAN.
7. MAXIMUM HEIGHT OF LIGHTING SHALL BE 30 FEET. LIGHTING SHALL BE DESIGNED IN A MANNER TO SHIELD/DIRECT LIGHTING GLARE AWAY FROM RESIDENTIAL AREAS.
8. BUFFER AREAS SHALL NOT BE REDUCED IN-DEPTH FROM THAT DEPICTED ON THE PLAN.
9. NO FILLING OR GRADING SHALL BE ALLOWED WITHIN THE FLOOD WAY FRINGE AREA OF THE SITE.
10. THE END BUILDING ELEVATION OF ALL BUILDINGS FACING U.S.521 SHALL BE CONSTRUCTED WITH BRICK. ALSO THIS ELEVATION SHALL BE DESIGNED TO REFLECT A RESIDENTIAL CHARACTER. (SEE ATTACHED ARCHITECTURAL ELEVATION.)
11. BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM FIELD SURVEY PREPARED BY R.B. PHARR & ASSOCIATES DATED OCTOBER 26, 1998.
12. THIS SITE DISCHARGES DIRECTLY INTO A REGULATED FLOODPLAIN AND THUS NO STORM WATER DETENTION IS REQUIRED.
13. THE AREA SHOWN ON THE SITE PLAN SHALL BE DEDICATED TO MECKLENBURG COUNTY FOR GREENWAY PURPOSES. THIS DEDICATION SHALL OCCUR PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY ASSOCIATED WITH THE PROPOSED DEVELOPMENT.
14. ALL SIGNAGE ASSOCIATED WITH THIS PROJECT SHALL COMPLY WITH THE REGULATIONS SET FORTH IN THE MECKLENBURG COUNTY ZONING ORDINANCE. HOWEVER, DETACHED SIGNAGE SHALL BE DESIGNED AS A GROUND MOUNTED SIGN WITH A MAXIMUM AREA OF 50 SQUARE FEET AND A MAXIMUM HEIGHT OF 7 FEET.
15. IF APPLICABLE, THE PROPOSED DEVELOPMENT SHALL COMPLY WITH SECTION 12.208 OF THE MECKLENBURG COUNTY ZONING ORDINANCE.
16. THE DUMPSTER SHALL BE LOCATED WITHIN A SOLID WOOD ENCLOSURE WITH SOLID GATE.

SITE DEVELOPMENT DATA:

- TAX PARCEL #S: 221-121-02 (A PORTION OF) 221-121-03
- ACREAGE: 7.46 ACRES NET (8.1742 ACRES GROSS)
- EXISTING ZONING: R-3 AND B-D (CD)
- PROPOSED ZONING: B-D (CD) AND B-D (CD) SITE PLAN AMENDMENT
- EXISTING LAND USE: VACANT
- PROPOSED LAND USE: CLIMATE CONTROLLED SELF STORAGE FACILITY
- MAXIMUM SQUARE FOOTAGE: 96,000 SF

AREA TO BE DEDICATED FOR GREENWAY

FLOODWAY FRINGE (100 YEAR FLOODWAY)

N.T.S.

TAX PARCEL #221-121-01
CITY OF CHARLOTTE
2354-311

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CITY OF CHARLOTTE
2354-311

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2354-311

- LEGEND**
- E.I.P. - EXISTING IRON PIN
 - E.I.R. - EXISTING IRON ROD
 - N.I.R. - NEW IRON ROD
 - P.P. - POWER POLE
 - R/W - RIGHT-OF-WAY
 - NGCS - NORTH CAROLINA GEODETIC STATION

PROPERTY TO BE DEDICATED TO MECKLENBURG COUNTY FOR GREENWAY PURPOSE

MANAGER'S RESIDENCE

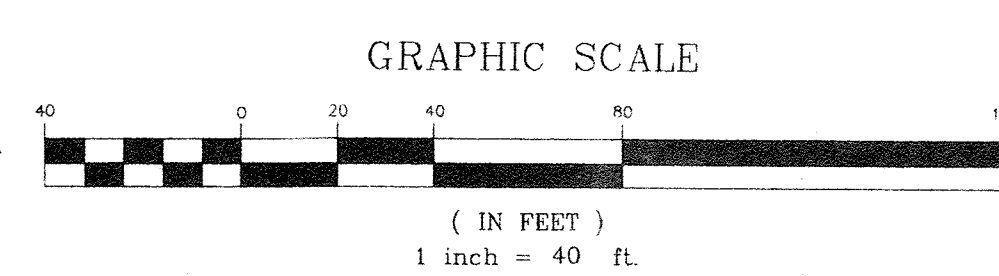
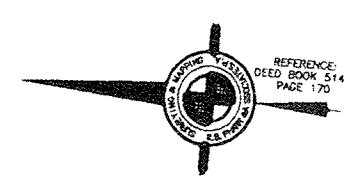
ENCLOSED DUMPSTER
SEE NOTE #16

LANCASTER HIGHWAY
(U.S. HIGHWAY 521)
(60' PUBLIC R/W)

NEW 26' 2-WAY DRIVEWAYS
(APPROXIMATE LOCATIONS)

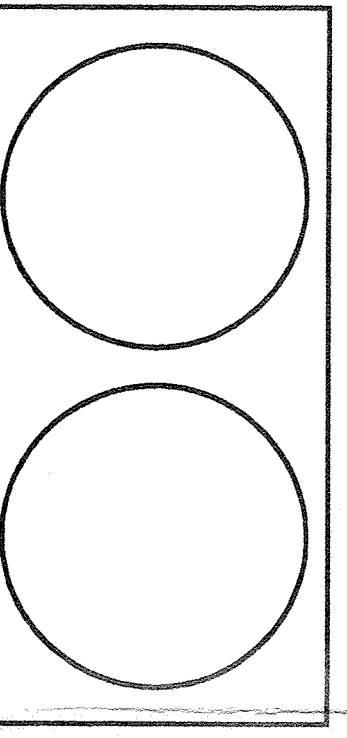
TAX PARCEL #223-012-04
WERNER KUHN & WF MARIA ANNA ETAL
4294-0070

APPROVED BY COUNTY COMMISSIONER
DATE 5-11-99
99-20c
22112102,03



FOR PUBLIC HEARING PETITION # 99-20(c)

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CLIMATE CONTROLLED SELF STORAGE
US 521 LANCASTER HIGHWAY
MECKLENBURG COUNTY, NC

CONDITIONAL REZONING SITE PLAN
GUR MANAGEMENT HOLDINGS, LP
1240 BLALOCK SUITE 220, HOUSTON, TX 77055

Project No.	43045
Checked by	TLH
Drawn by	DLP
Date Drawn	1/25/99
Revisions	
1	3/19/99
REVISED FOR PUBLIC HEARING	
Sheet	1 OF 1

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