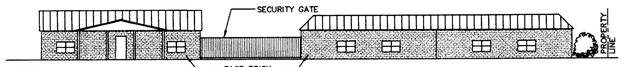
SITE DATA

TOTAL SITE AREA:		2.55 AC. (PARCELS A AND B)
EXISTING ZONING:	PARCEL A:	BD(CD)
	PARCEL B:	B2
PROPOSED ZONING:	PARCEL A:	BD(CD) TO REMAIN
	PARCEL B:	BD(CD)
AREA OF PROPOSED REZONED LOT:	(PARCEL B)	0.43 AC.
PROPOSED USE:	MINI WAREHOUSING (STORAGE) △1	
PROPOSED BUILDING SQUARE FOOTAGE:	STORAGE:	52,000 SF MAXIMUM
	OFFICE:	1,200 SF MAXIMUM
REQUIRED PARKING:		1 PER 4,000 SF –STORAGE = 13 1 PER 400 SF –OFFICE = 3
PARKING PROVIDED:		17 SPACES INCLUDING 1 HANDICAP SPACE △1
TYPICAL PARKING SPACE:	9' X 18' △1	
TYPICAL HANDICAP SPACE:	16' X 18' △1	
TYPICAL PARALLEL SPACE:	9' X 22' △1	

DEVELOPMENT NOTES

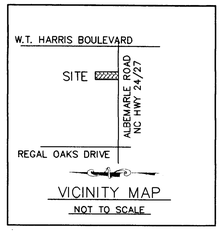
1. THIS TECHNICAL DATA PLAN IS A SCHEMATIC REPRESENTATION DEPICTING A GENERALIZED DEVELOPMENT SCENARIO WITH RESPECT TO THE ARRANGEMENT OF THE BUILDINGS, THE BUILDING FOOTPRINTS, PARKING AND CIRCULATION AREAS, ETC. THE TECHNICAL DATA PLAN IS INTENDED TO DEPICT THE ANTICIPATED DEVELOPMENT RELATIONSHIPS AND OVERALL LAYOUT OF THE SITE, BUT CHANGES TO THE PLAN MAY OCCUR AND WILL BE PERMITTED DEPENDING UPON TOPOGRAPHY OR OTHER SITE CONSTRAINTS, ARCHITECTURAL CONSIDERATIONS, ZONING ORDINANCE REQUIREMENTS, FINAL SITE DESIGN CRITERIA, ETC. HOWEVER, IN NO CASE WILL THE PROPOSED PROJECT IMPROVEMENTS EXCEED THE DEVELOPMENT LIMITS DEPICTED ON THE TECHNICAL DATA PLAN.
2. THE COMMERCIAL DEVELOPMENT WILL BE ACCESSED VIA A DRIVEWAY CONNECTION TO ALBEMARLE ROAD. THE PRECISE LOCATION OF THE DRIVEWAY MAY VARY SLIGHTLY FROM THAT DEPICTED DEPENDING UPON FINAL CONSTRUCTION DRAWINGS. THE DRIVEWAY CONNECTION WILL BE CONSTRUCTED IN ACCORDANCE WITH APPLICABLE STATE AND/OR LOCAL STANDARDS.
3. LANDSCAPING AND SCREENING SHALL BE PROVIDED IN ACCORDANCE WITH THE CITY OF CHARLOTTE TREE ORDINANCE AND ZONING ORDINANCE REQUIREMENTS.
4. TRASH COMPACTORS AND/OR DUMPSTERS, IF VISIBLE BEYOND THE PROPERTY LINE, WILL BE SCREENED WITH SOLID WALLS OR FENCES WITH GATES TO A MINIMUM HEIGHT OF 6 FEET.
5. PARKING WILL BE PROVIDED TO MEET CITY OF CHARLOTTE ZONING ORDINANCE REQUIREMENTS.
6. △1 THE PROPOSED DEVELOPMENT WILL CONFORM WITH CITY OF CHARLOTTE ZONING ORDINANCE REGULATIONS PERTAINING TO SIGNAGE, SETBACK/YARD DIMENSIONS AND LOADING SPACES.
7. NO WALL PACKS WILL BE MOUNTED ON THE BUILDINGS.
8. NO STORM WATER DETENTION WILL OCCUR WITHIN THE SETBACKS AND BUFFERS.
9. ALL GROUND MOUNTED SIGNS SHALL BE 4' HIGH AND NO LARGER THAN 50 SQ. FT.
10. NO WALL SIGNS WILL BE ALLOWED AT THE PROPERTY.
11. THE HEIGHT OF ALL DETACHED LIGHTS WILL BE 15' MAXIMUM.
12. PROPOSED BUILDINGS WILL BE A MAXIMUM OF 1 STORY.
13. △1 ALL EXTERIOR WALLS FOR THE OFFICE BUILDING WILL HAVE FACE BRICK AND EXTERIOR WALLS FOR BUILDING #1 WILL HAVE FACE BRICK ON WALL SURFACES THAT ARE IN VIEW FORM ALBEMARLE ROAD AS NOTED ON THE SITE PLAN.
14. △1 DECORATIVE ALUMINUM FENCE AND SECURITY GATE WILL BE PROVIDED AS SHOWN.
15. A FIRE HYDRANT WILL BE PROVIDED WITHIN 750' OF THE MOST REMOTE POINT ACCESSIBLE BY PAVED DRIVEWAY, OF ANY BUILDING, AS THE TRUCK TRAVELS.
16. △1 IT IS INTENDED THAT COLORS USED WILL BE SOFT TONES.
17. △1 GRADING PERMIT WILL BE ACQUIRED IN ACCORDANCE WITH CHAPTER 18 OF THE CITY CODE.
18. △1 HOURS OF OPERATIONS SHALL BE: MONDAY THRU FRIDAY – 9 AM UNTIL 6 PM
SATURDAY – 9 AM UNTIL 3 PM
SUNDAY – CLOSED
19. △1 WAX MYRTLE IS AN ALTERNATE IF LEYLAND CYPRESS IS NOT AVAILABLE AND SHALL BE 7' TO 8' ON CENTER.

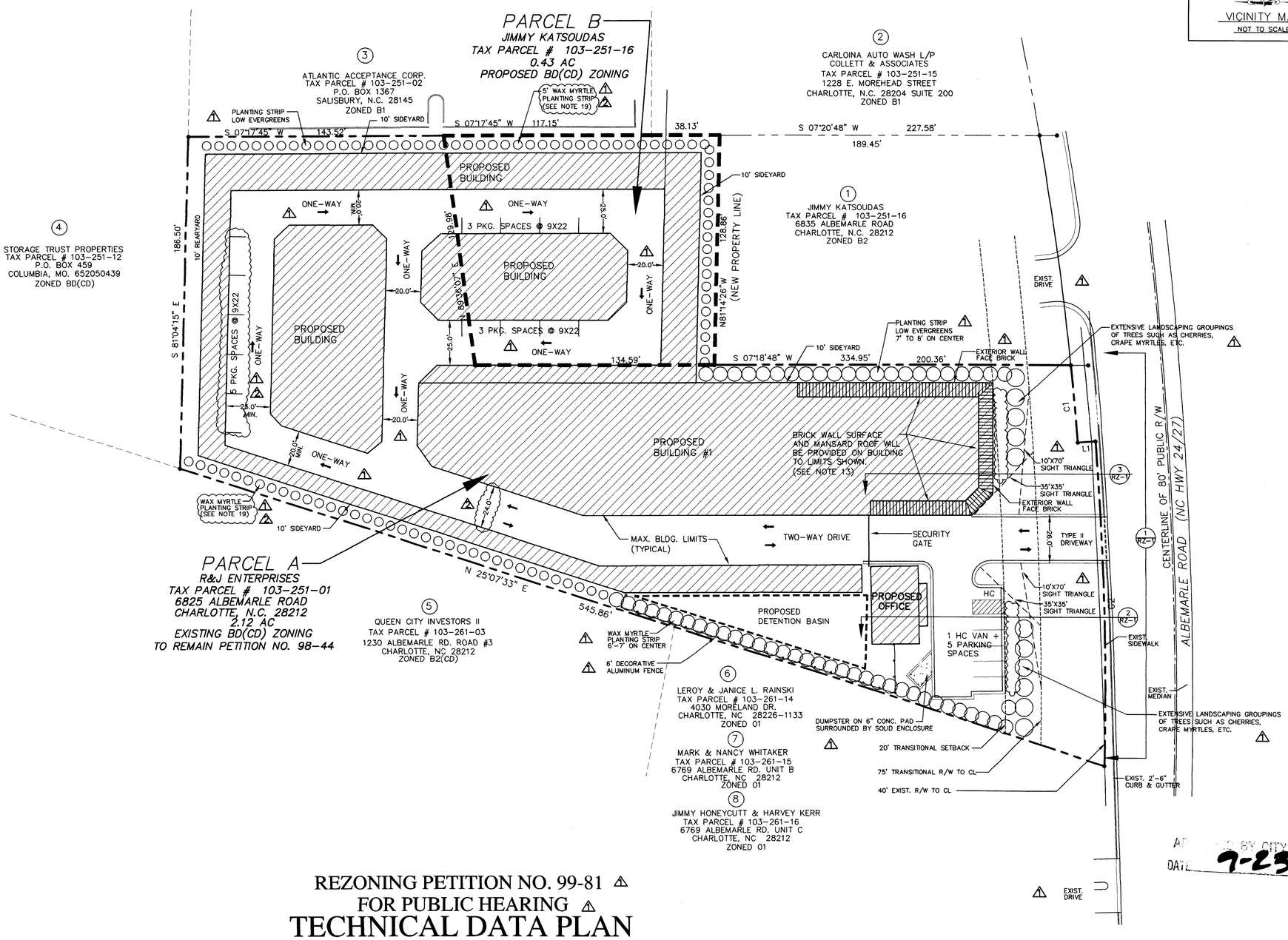


△1 (1) RZ–1 FRONT ELEVATION
SCALE 1" = 20'

△1 (2) RZ–1 CROSS SECTION
SCALE 1" = 20'

△1 (3) RZ–1 CROSS SECTION
SCALE 1" = 20'





APPROVED BY CITY COUNCIL
DATE 9-23-99

REZONING PETITION NO. 99-81 △1
FOR PUBLIC HEARING △2
TECHNICAL DATA PLAN
CITY WIDE MINI STORAGE

CHARLOTTE, NORTH CAROLINA
PETITIONER: R & J ENTERPRISES, L.L.C.

DATE: 4/14/99
△1 REV.: 6/18/99 △1
△2 REV.: 9/9/99 △2

SCALE 1"=30'
0 30 60 120

DPR JOB# 99040.02

DPR ASSOCIATES, INC.
Landscape Architects
Planners & Engineers
420 Hawthorne Lane
Charlotte, NC 28204
704/332–1204
DESIGN·PLANNING·RESEARCH

Sheet Number
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