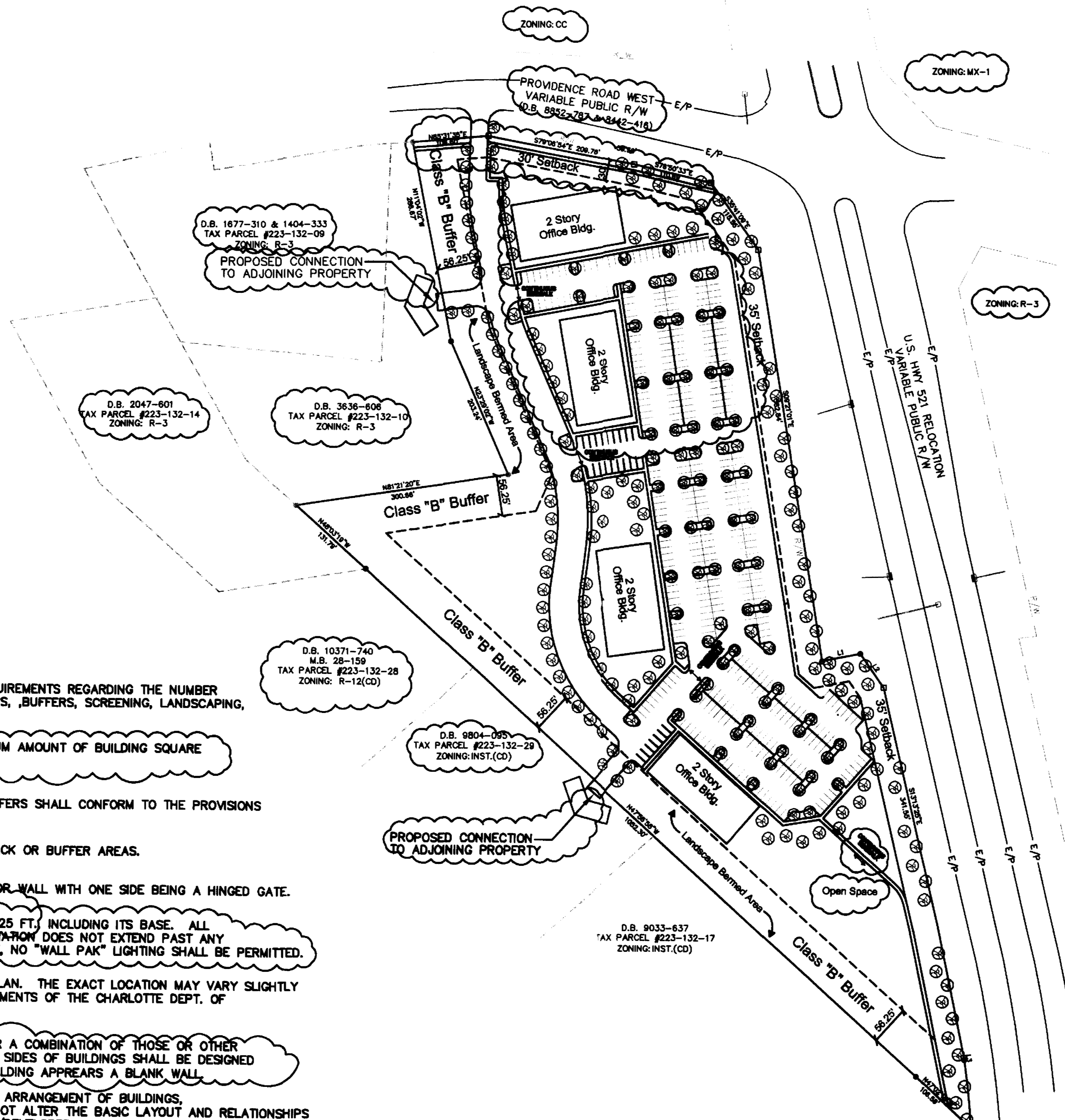
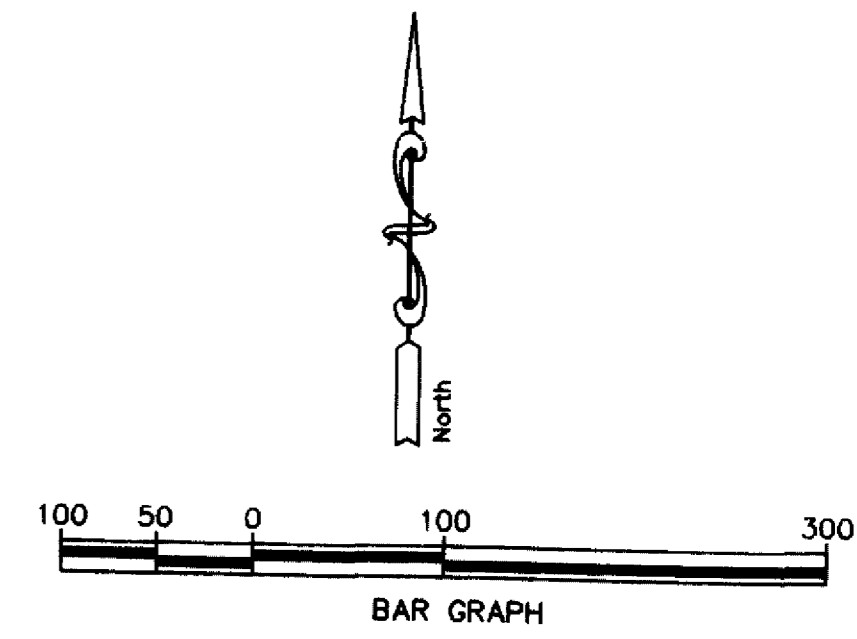


VICINITY MAP (N.T.S.)



LINE TABLE		
LINE	LENGTH	BEARING
L1	54.67	N78°26'45"E
L2	58.13	S35°13'49"E
L3	2.71	S08°53'39"E

DEVELOPMENT STANDARDS:

1. ALL PROPOSED DEVELOPMENT ON THE SITE SHALL COMPLY WITH ORDINANCE REQUIREMENTS REGARDING THE NUMBER AND ARRANGEMENT OF OFF-STREET PARKING SPACES, SIGNAGE, YARD DIMENSIONS, BUFFERS, SCREENING, LANDSCAPING, ETC.
2. THE PROPOSED DEVELOPMENT SHALL CONSIST OF AN OFFICE PARK. THE MAXIMUM AMOUNT OF BUILDING SQUARE FOOTAGE SHALL BE 99,900 SQFT.
3. AS SHOWN ON THE SITE PLAN, REQUIRED BUFFERS SHALL BE ESTABLISHED. BUFFERS SHALL CONFORM TO THE PROVISIONS OF THE ZONING ORDINANCE.
4. STORMWATER DETENTION FACILITIES SHALL NOT BE LOCATED WITHIN FRONT SETBACK OR BUFFER AREAS.
5. DUMPSTER AREAS SHALL BE ENCLOSED ON ALL FOUR SIDES BY A SOLID FENCE OR WALL WITH ONE SIDE BEING A HINGED GATE.
6. THE MAXIMUM HEIGHT OF ANY FREESTANDING LIGHT FIXTURE SHALL NOT EXCEED 25 FT., INCLUDING ITS BASE. ALL DIRECT LIGHTING WITHIN THE SITE SHALL BE DESIGNED SUCH THAT DIRECT ILLUMINATION DOES NOT EXTEND PAST ANY PROPERTY LINE AND SHALL BE CONSISTENT WITH SECTION 12.402. FURTHERMORE, NO "WALL PAK" LIGHTING SHALL BE PERMITTED.
7. VEHICULAR ACCESS POINTS SHALL BE LIMITED TO THOSE SHOWN ON THE SITE PLAN. THE EXACT LOCATION MAY VARY SLIGHTLY FROM THAT DEPICTED, BUT SHALL COMPLY WITH ALL APPLICABLE DESIGN REQUIREMENTS OF THE CHARLOTTE DEPT. OF TRANSPORTATION AND/OR NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.
8. ALL BUILDINGS ON THE SITE SHALL BE CONSTRUCTED OF BRICK, STUCCO, AND/OR A COMBINATION OF THOSE OR OTHER MASONRY FINISHES. ALL BUILDINGS SHALL HAVE A SLOPED ROOF AND ALL FOUR SIDES OF BUILDINGS SHALL BE DESIGNED TO BE COMPLETED WITH WINDOWS AND/OR FLOORS SUCH THAT NO SIDE OF A BUILDING APPEARS A BLANK WALL.
9. THE SITE PLAN REPRESENTS A FIRM CONCEPT OF DEVELOPMENT WITH REGARD TO ARRANGEMENT OF BUILDINGS, PARKING, AND CIRCULATION PATTERNS. MINOR CHANGES OF DETAIL WHICH DO NOT ALTER THE BASIC LAYOUT AND RELATIONSHIPS TO ADJACENT SITES ARE PERMITTED AS A MATTER OF RIGHT FOR THE PETITIONER/DEVELOPER.
10. THE PROPOSED VEHICULAR CONNECTIONS TO THE ADJACENT PROPERTIES SHALL BE BUILT TO THE PROPERTY LINE AS SHOWN AS PART OF THE PROPOSED DEVELOPMENT PROJECT. THE EXACT LOCATIONS MAY VARY SOMEWHAT FROM THE DEPICTED. THE PETITIONER/DEVELOPER SHALL RECORD A PERMANENT ACCESS EASEMENT ALLOWING INGRESS/EGRESS TO ADJACENT PROPERTIES.
11. A 5 FT. SIDEWALK WITH AN 8 FT. PLANTING STRIP SHALL BE PROVIDED ALONG THE SITE'S PROVIDENCE ROAD WEST FRONTAGE.
12. THE PETITIONER/DEVELOPER SHALL CONSTRUCT A LEFT TURN LANE TO SERVE THE TRAFFIC USING THE PROPOSED DRIVEWAY CONNECTION TO PROVIDENCE ROAD WEST. FURTHERMORE, THE LEFT TURN LANE SHALL BE A SIDE BY SIDE LEFT TURN LANE WITH THE LEFT TURN LANE ON EAST BOUND PROVIDENCE RD WEST TO NORTH BOUND HWY 521. SUCH A LEFT TURN LANE WILL REQUIRE ADDITIONAL IMPROVEMENTS EXTENDING EAST ALONG PROVIDENCE RD WEST BEYOND ITS INTERSECTION WITH HWY 521. ALSO REQUIRED WILL BE THE CONSTRUCTION OF A CONCRETE MEDIAN IN PROVIDENCE RD. WEST BETWEEN THE SITE'S DRIVEWAY AND HWY 521.
13. LANDSCAPE ISLANDS SHOWN IN THE PARKING LOT REPRESENT A FIRM LANDSCAPING CONCEPT WITH RESPECT TO THE NUMBER AND LOCATION OF LANDSCAPING ISLANDS SHOWN.
14. THE SOUTHERLY END OF THE SITE SHALL BE PRESERVED AS OPEN SPACE AS SHOWN ON THE SITE PLAN AND SHALL BE IMPROVED WITH LAWN/LANDSCAPING, PEDESTRIAN PATHS, BENCHES, PICNIC TABLES, AND/OR OTHER ORNAMENTAL FEATURES.

YARD REQUIREMENTS

Setback HWY 521: 35'-0"
 Setback Providence Rd West: 30'-0"
 Side Yard: 10'-0"
 Rear Yard: 20'-0"

FOR PUBLIC HEARING 2002-15

DEVELOPMENT DATA:

EXISTING ZONING: R-3
 PROPOSED ZONING: O-1 (CD)
 PROPOSED USE: OFFICE PARK
 MAX. TOTAL BLDG. SQ.FT.: 99,900 SQ.FT.
 TOTAL SITE ACREAGE: 12.54 ACRES

APPROVED BY CITY COUNCIL
 DATE 4/5/02

1/14/02	Revisions made based on City of Charlotte comments.	BMR	SCALE	DATE	PREPARED BY	SHEET
2/28/02	Revisions based on Planning Committee meeting	BMR	1" = 100'	NOVEMBER **, 2001	RealtiCorp	
		BMR	F.L.D. BK. PG.	DRAWN BY	Intersection of HWY 521 & Providence Rd. W.	1
			JOB NO.	CHECKED BY	MECKLENBURG COUNTY, N.C.	1
			13	BMR	REZONING PLAN	

14120 BALLANTYNE CORPORATE PLACE, SUITE 160
 CHARLOTTE, N.C. 28277
 PHONE: (704) 542-7773
 FAX: (704) 542-5854