

**1 REVISIONS IN BOLD TEXT**

UNLESS MORE STRINGENT STANDARDS ARE ESTABLISHED BY THE TECHNICAL DATA SHEET OR THESE DEVELOPMENT STANDARDS, ALL DEVELOPMENT STANDARDS ESTABLISHED UNDER THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE") FOR THE B-D ZONING DISTRICT CLASSIFICATION SHALL BE FOLLOWED IN CONNECTION WITH DEVELOPMENT TAKING PLACE ON THE SITE.

THE CONFIGURATION, PLACEMENT AND SIZE OF THE BUILDING DEPICTED ON THE SCHEMATIC SITE PLAN IS SCHEMATIC IN NATURE AND SUBJECT ONLY TO THE PROVISIONS SET FORTH BELOW UNDER ARCHITECTURAL CONTROLS, MAY BE ALTERED OR MODIFIED DURING DESIGN DEVELOPMENT AND CONSTRUCTION DOCUMENT PHASES WITHIN THE BUILDING ENVELOPE LINES ESTABLISHED ON THE TECHNICAL DATA SHEET. PARKING LAYOUTS MAY ALSO BE MODIFIED TO ACCOMMODATE FINAL BUILDING LOCATIONS.

1. THE SITE MAY BE DEVOTED ONLY TO A SELF STORAGE FACILITY, SUCH FACILITY'S RENTAL AND MANAGEMENT OFFICES AND TO ANY ACCESSORY USES THAT ARE CLEARLY INCIDENTAL AND RELATED THERETO.

2. ALL STORAGE SHALL BE LOCATED WITHIN THE BUILDING ON THE SITE, AND OUTSIDE STORAGE OF ANY TYPE, INCLUDING MOVING VANS AND, VEHICLES AND BOATS, SHALL NOT BE PERMITTED.
3. THE STORAGE OF HAZARDOUS MATERIALS IS PROHIBITED.

1. THE CLASS B BUFFER AREAS ESTABLISHED ON THE TECHNICAL DATA SHEET SHALL CONFORM TO THE STANDARDS FOR SUCH BUFFERS AS SET OUT IN SECTION 12.302 OF THE ORDINANCE, SUBJECT, HOWEVER TO THE PROVISIONS OF SECTION 12.304 THEREOF. PURSUANT TO SECTION 12.302(B) OF THE ORDINANCE, PETITIONER MAY REDUCE THE WIDTH OF THE REQUIRED BUFFER BY 25% BY PROVIDING A WALL, FENCE OR PERM THAT MEETS OR EXCEEDS THE STANDARDS OF SECTION 12.302(B) OF THE ORDINANCE.

2. IN THE EVENT THAT AN ADJACENT PARCEL IS EITHER REZONED TO A ZONING DISTRICT OR DEVOTED TO A USE THAT ELIMINATES OR REDUCES THE BUFFER REQUIREMENTS ON THE SITE, THE PETITIONER MAY REDUCE OR ELIMINATE, AS THE CASE MAY BE, THE BUFFER AREA(S) SET OUT ON THE TECHNICAL DATA SHEET ACCORDINGLY.

3. THE BUFFER AREAS SHALL REMAIN AS OPEN SPACE, EXCEPT TO THE EXTENT NECESSARY TO ACCOMMODATE GRADE CHANGES AND THE INSTALLATION AND MAINTENANCE OF A WALL, FENCE, BERM, LANDSCAPING, UTILITY LINES OR DRAINAGE FACILITIES AND ANY GRADING ASSOCIATED THEREWITH.

4. WHERE EXISTING TREES AND NATURAL VEGETATION HAVE BEEN CLEARED TO ACCOMMODATE GRADE CHANGES OR THE INSTALLATION AND MAINTENANCE OF A WALL, FENCE, BERM, LANDSCAPING, UTILITY LINES OR DRAINAGE FACILITIES AND ANY GRADING ASSOCIATED THEREWITH, THE CLEARED, UNIMPROVED AREAS WILL BE LANDSCAPED WITH TREES AND SHRUBS IN ACCORDANCE WITH THE REQUIREMENTS OF THE ORDINANCE.

5. ABOVE GROUND STORM WATER DETENTION FACILITIES MAY NOT BE LOCATED WITHIN THE BUFFER AREAS.
6. NO BUILDINGS, PARKING SPACES OR MANEUVERING AREAS MAY BE LOCATED WITHIN THE BUFFER AREAS.

7. WITH RESPECT TO THOSE PORTIONS OF THE CLASS B BUFFER THAT ARE HATCHED ON THE SCHEMATIC 9 PLAN, PETITIONER IS SEEKING THE APPROVAL OF AN ALTERNATIVE BUFFER PURSUANT TO SECTION 12.30

- THE ORDINANCE THAT WILL REDUCE THE WIDTH OF THOSE PORTIONS OF THE CLASS B BUFFER. PETITIONER IS SEEKING A REDUCTION IN THE WIDTH OF THE RELEVANT PORTIONS OF THE CLASS B BUFFER DUE TO THE SIZE AND UNUSUAL SHAPE OF THE RELEVANT PORTIONS OF THE SITE.

8. WITH RESPECT TO THAT PORTION OF THE CLASS B BUFFER LOCATED WITHIN THE EXISTING CEMETERY, PETITIONER IS SEEKING THE APPROVAL OF AN ALTERNATIVE BUFFER PURSUANT TO SECTION 12.304 OF THE ORDINANCE THAT WILL REDUCE OR ELIMINATE THE TREE AND SHRUB PLANTING REQUIREMENTS SO AS TO MINIMIZE ANY DISTURBANCE TO THE EXISTING CEMETERY.

1. DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE SETBACK, REAR YARD AND SIDE YARD REQUIREMENTS ESTABLISHED UNDER THE ORDINANCE FOR THE B-D ZONING DISTRICT.

2. NO BUILDINGS, PARKING SPACES OR MANEUVERING AREAS MAY BE LOCATED WITHIN THE SETBACKS.
3. NO ABOVE GROUND STORM WATER DETENTION FACILITIES MAY BE LOCATED WITHIN THE REQUIRED SETBACK.

1. SCREENING SHALL CONFORM WITH THE STANDARDS AND TREATMENTS SPECIFIED IN SECTION 12.303 OF THE ORDINANCE. ALL LANDSCAPING INSTALLED ON THE SITE WILL MEET OR EXCEED THE REQUIREMENTS OF THE ORDINANCE.

2. ALL ROOF MOUNTED MECHANICAL EQUIPMENT PLACED ON ANY BUILDING LOCATED ON THE SITE WILL BE SCREENED FROM VIEW AT GRADE FROM ADJOINING PUBLIC RIGHTS OF WAY AND ABUTTING PROPERTIES.

3. ANY DUMPSTERS VISIBLE FROM A PUBLIC STREET OR FROM AN ADJOINING PARCEL OF LAND WILL BE SCREENED FROM VIEW BY A SOLID-ENCLOSURE WITH GATES. IF ONE OR MORE SIDES OF THE DUMPSTER AREA ADJOIN A REAR WALL OF A BUILDING, THE REAR WALL MAY BE SUBSTITUTED FOR THE FENCE ALONG EACH SUCH SIDE.

4. DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE CITY OF CHARLOTTE TREE ORDINANCE.

5. A MINIMUM OF 15 PERCENT OF THE SITE SHALL BE DEVOTED TO TREE SAVE AREAS.

6. AN INTERNAL SIDEWALK SYSTEM SHALL BE PROVIDED AS GENERALLY DEPICTED ON THE SCHEMATIC SITE PLAN

OFF-STREET PARKING AND LOADING WILL MEET THE MINIMUM REQUIREMENTS SET OUT IN THE ORDINANCE.

1. THE MAXIMUM HEIGHT OF ANY FREE STANDING LIGHTING FIXTURE (INCLUDING ITS BASE) INSTALLED ON THE SITE SHALL BE 20 FEET. ALL FREE STANDING LIGHTING FIXTURES INSTALLED ON THE SITE SHALL BE CAPPED AND FULLY SHIELDED AND THE ILLUMINATION DOWNWARDLY DIRECTED SO THAT 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.

2. NO WALL PACK STYLE LIGHT FIXTURES WILL BE PERMITTED ON THE SITE, AND ANY WALL MOUNTED LIGHT FIXTURES INSTALLED ON THE SITE SHALL BE CAPPED AND FULLY SHIELDED SO THAT ILLUMINATION DOES NOT EXTEND PAST ANY PROPERTY LINE OF THE SITE.

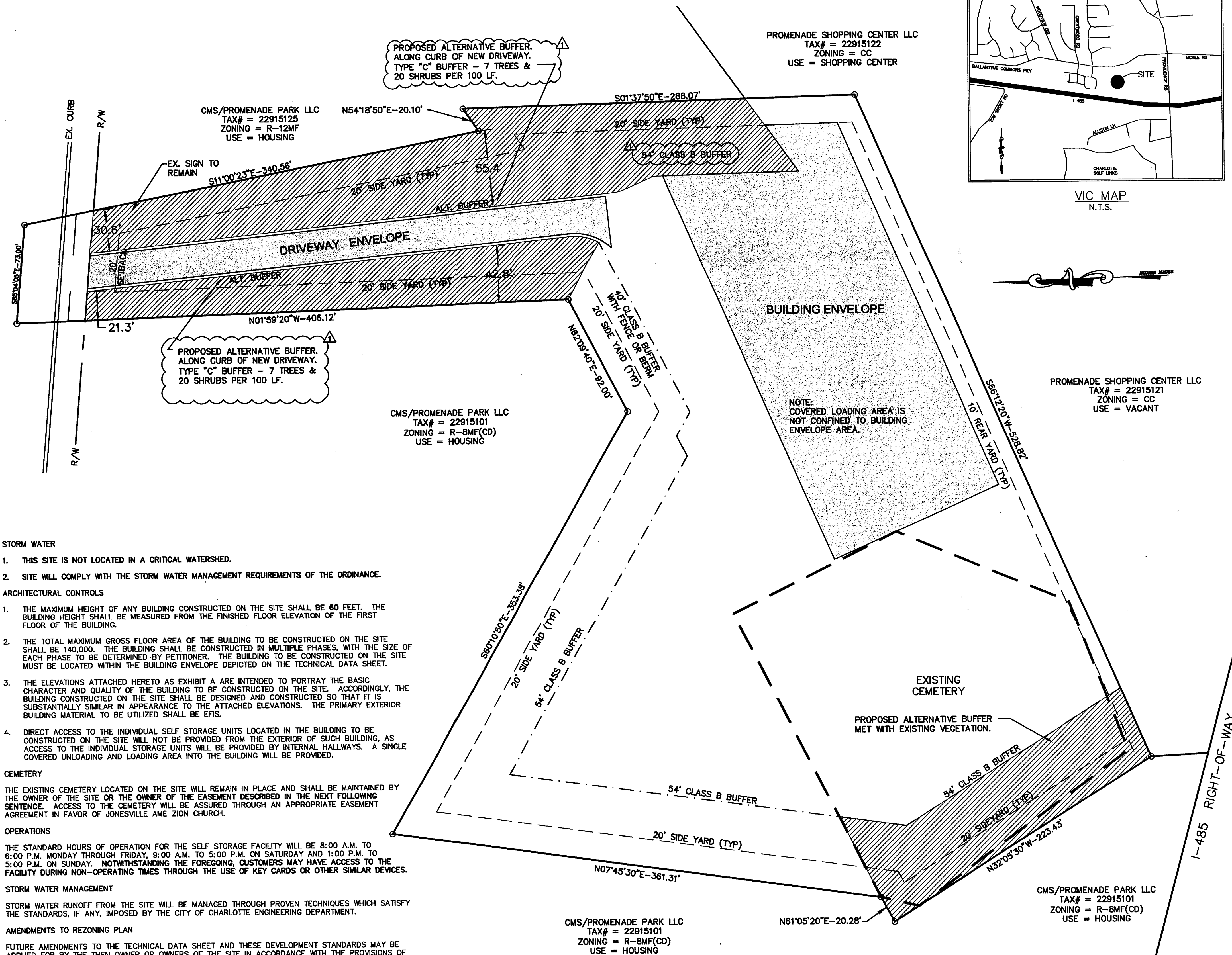
1. ALL SIGNS PLACED ON THE SITE WILL BE ERECTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE ORDINANCE.

2. ONLY ONE DETACHED SIGN SHALL BE PERMITTED ON THE SITE, AND IT SHALL BE LOCATED ALONG BALLANTYNE COMMONS PARKWAY. THE MAXIMUM HEIGHT OF THE DETACHED SIGN SHALL BE 8 FEET, 6 INCHES AND THE MAXIMUM SIGN FACE AREA PER SIDE SHALL BE 50 FEET.
3. A WALL SIGN MAY BE INSTALLED ON THREE OF THE BUILDING'S WALLS, AND EACH WALL SIGN SHALL BE LIMITED IN SIZE TO 100 SQUARE FEET.

1. THE NUMBER OF VEHICULAR ACCESS POINTS TO THE SITE SHALL BE LIMITED TO THE ACCESS POINT DEPICTED ON THE TECHNICAL DATA SHEET.

2. THE PLACEMENT AND CONFIGURATION OF THE ACCESS POINT ARE 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 CITY OF CHARLOTTE DEPARTMENT OF TRANSPORTATION.

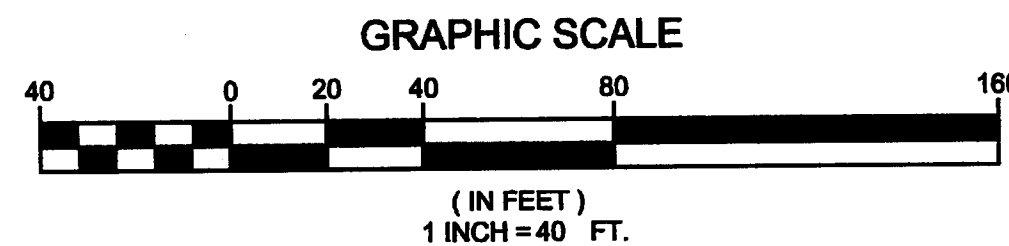
ADEQUATE FIRE PROTECTION IN THE FORM OF FIRE HYDRANTS WILL BE PROVIDED TO THE MECKLENBURG COUNTY FIRE MARSHAL'S SPECIFICATIONS. PLANS FOR EACH BUILDING WILL BE SUBMITTED TO THE FIRE MARSHAL'S OFFICE FOR APPROVAL BEFORE THE CONSTRUCTION OF THAT BUILDING COMMENCES.

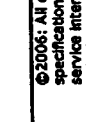


**DEVELOPMENT MANAGEMENT, INC.**  
P.O. BOX 35349  
CHARLOTTE, NC 28235-5349  
704.343.0056 PHONE  
704.343.0059 FAX  
dmi@dmi-nc.com

RECEIVED  
MAR 20 2006  
BY: \_\_\_\_\_

FOR PUBLIC HEARING  
PETITION NUMBER 2006-59

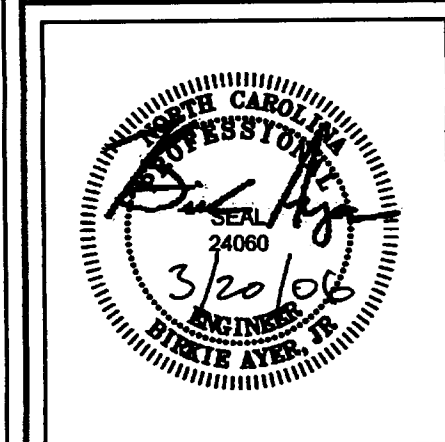
[illegible]

 200 S COLLEGE ST  
SUITE 770  
RAVENNA, IN 46820  
T 704.334.7925  
F 704.334.7926  
[www.stewart-eng.com](http://www.stewart-eng.com)

**STEWART**

©2005, All documents and calculations including Computer Aided Design, are the property of Stewart Engineering, Inc. The user agrees to indemnify and hold Stewart Engineering, Inc. harmless from all claims, damages, losses and shall retain the property of Stewart Engineering, Inc. They agree to return all documents and calculations to Stewart Engineering, Inc. upon request or upon written permission of Stewart Engineering, Inc.

**dmi**  
DEVELOPMENT MANAGEMENT, INC.  
P.O. BOX 35349  
CHARLOTTE, NC 28235  
704.343.0056 PHONE  
704.343.0059 FAX  
dmi@dmi-nc.com



**BALLANTYNE COMMONS  
STORAGE  
CONDITIONAL REZONING PLAN**  
BALLANTYNE COMMONS PARKWAY  
CITY OF CHARLOTTE  
MECKLENBURG COUNTY, NORTH CAROLINA

# TECHNICAL DATA SHEET

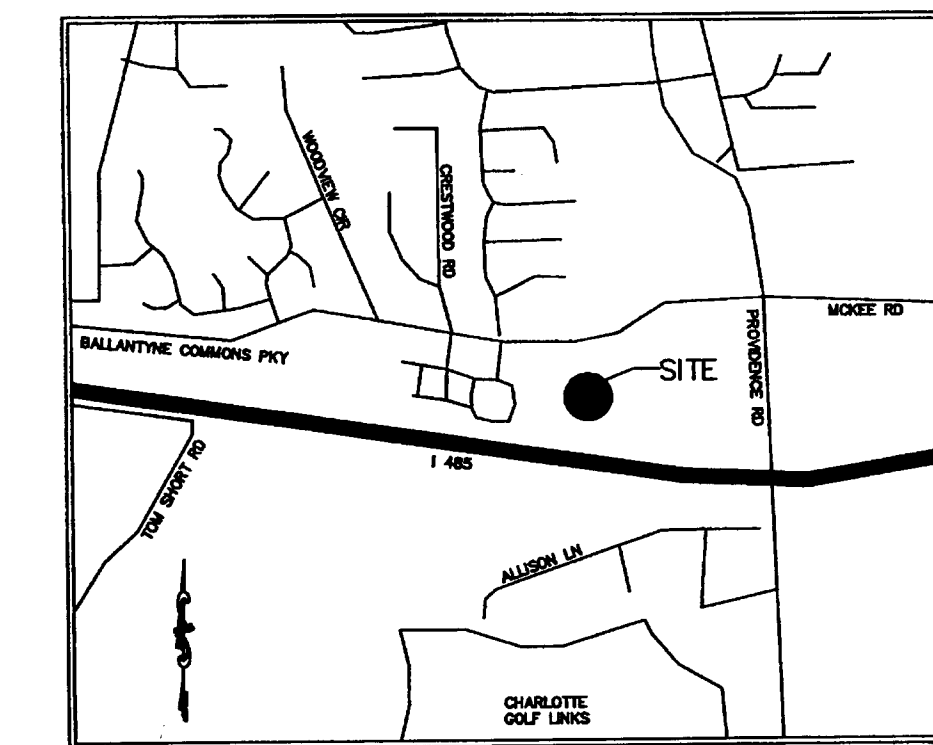
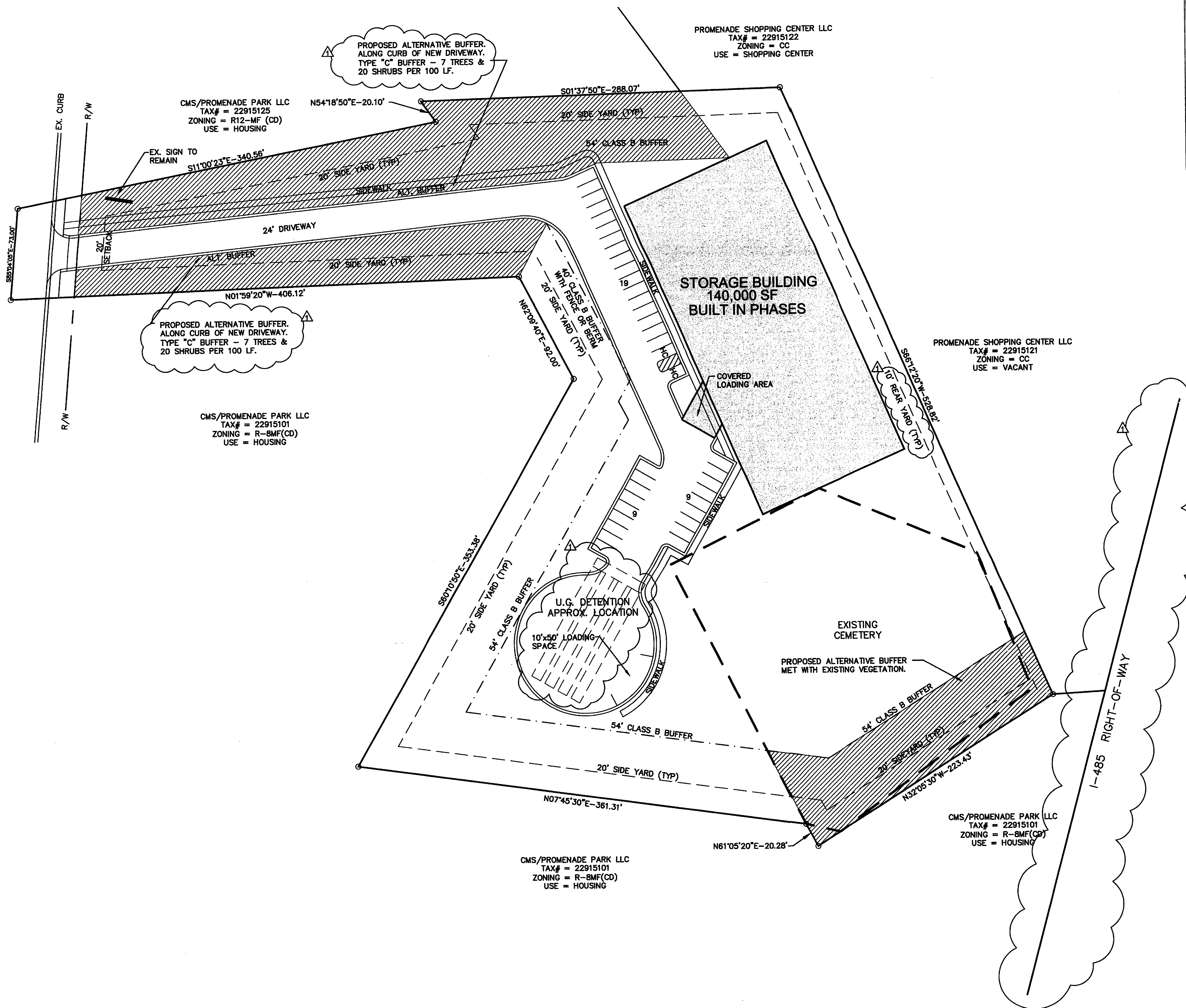
DATE: 2-21-06

SCALE: HORIZ : 1" = 40'

JOB NO.	X5019
---------	-------

SHEET: 1 OF 2





VIC MAP  
N.T.S.

### SITE DESIGN & PARKING DATA

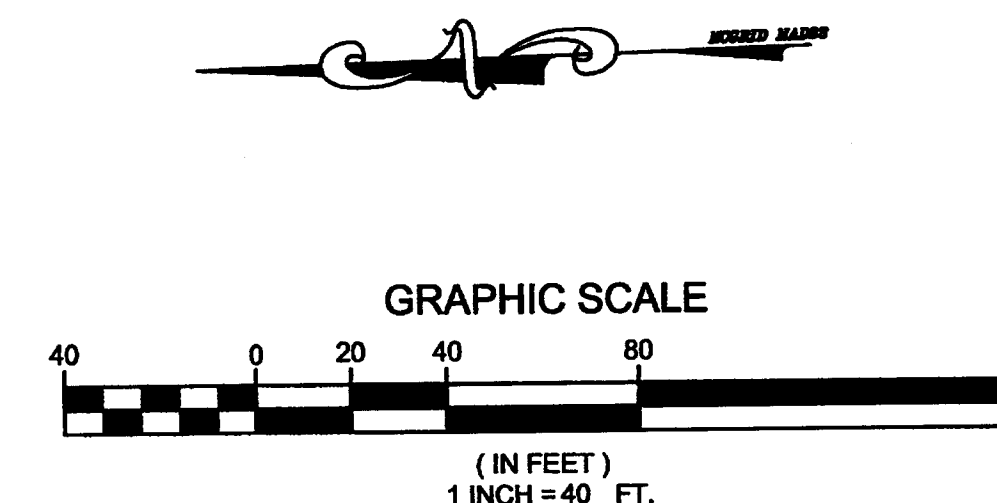
1. TOTAL SITE AREA: 5.53 ACRES
2. PROPERTY ADDRESS: 5527 BALLANTYNE COMMONS PKWY.
3. PROPOSED LAND USE: STORAGE
4. CURRENT ZONING: R-3.
5. PROPOSED ZONING: B-D(CD)
6. REZONING PETITION: 2006-059
7. PARCEL TAX NUMBER: 22915104
8. OFF-STREET PARKING SPACES WILL BE PROVIDED IN ACCORDANCE WITH THE FOLLOWING SCHEDULE:
  - A. SELF STORAGE: .25 SPACES PER 1,000 SF
  - B. SELF STORAGE OFFICE: 1 SPACE PER 400 SF
9. OFF STREET PARKING SPACES:
  - PARKING CALCULATIONS
  - 139,200SF X 1 SP/4,000SF = 35 SPACES
  - 800 SF X 1 SP/400 SF = 2 SPACES
  - TOTAL REQUIRED PARKING = 37 SPACES
10. OFF STREET PARKING SPACES SHOWN: 37

### FLOOR AREA RATIO (FAR) DATA

1. TOTAL SITE BOUNDARY: 5.53 AC (240,887 SF.)
2. BD-CD FAR: 0.7
3. ALLOWABLE FLOOR AREA  
0.70 X 240,887SF = 168,621SF
4. PROPOSED FLOOR AREA = 140,000SF

### DEVELOPED BY:

DEVELOPMENT MANAGEMENT, INC.  
P.O. BOX 35349  
CHARLOTTE, NC 28235-5349  
704.343.0056 PHONE  
704.343.0059 FAX  
dmi@dmi-nc.com



FOR PUBLIC HEARING  
PETITION NUMBER 2006-59

NO.	DATE	REV. PER CITY REVIEW	DESCRIPTION
1	3-17-06		

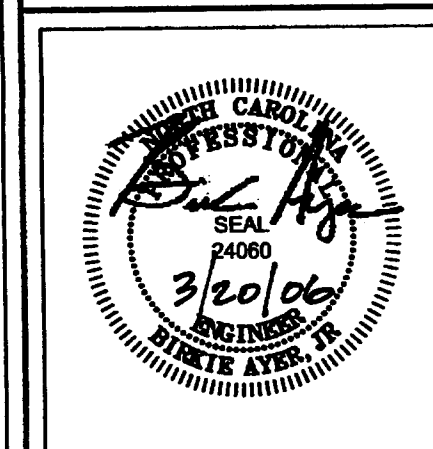
200 S COLLEGE ST  
SUITE 720  
CHARLOTTE, NC 28202  
T 704.334.7925  
F 704.334.7925  
www.stewart-sing.com

**STEWART**

2006-059  
REZONING PETITION  
FROM R-3 TO B-D(CD)  
FOR 5527 BALLANTYNE COMMONS PARKWAY  
CHARLOTTE, NC 28235  
DEVELOPMENT MANAGEMENT, INC.  
P.O. BOX 35349  
CHARLOTTE, NC 28235-5349  
704.343.0056 PHONE  
704.343.0059 FAX  
dmi@dmi-nc.com

**dmi**

DEVELOPMENT MANAGEMENT, INC.  
P.O. BOX 35349  
CHARLOTTE, NC 28235  
704.343.0056 PHONE  
704.343.0059 FAX  
dmi@dmi-nc.com



BALLANTYNE COMMONS  
STORAGE  
CONDITIONAL REZONING PLAN  
BALLANTYNE COMMONS PARKWAY  
CITY OF CHARLOTTE  
MECKLENBURG COUNTY, NORTH CAROLINA

### SCHEMATIC SITE PLAN

DATE: 2-21-06

SCALE: HORIZ: 1" = 40'

JOB NO. X5019

SHEET: 2 OF 2