

SITE DESIGN & PARKING DATA

- TOTAL SITE AREA: 5.53 ACRES
- PROPERTY ADDRESS: 5527 BALLANTYNE COMMONS PKWY.
- PROPOSED LAND USE: STORAGE
- CURRENT ZONING: R-3
- PROPOSED ZONING: B-D(CD)
- REZONING PETITION: 2006-059
- PARCEL TAX NUMBER: 22915104
- 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
- OFF STREET PARKING SPACES:
 - PARKING CALCULATIONS
 - 125,000SF X 1 SP/4,000SF = 31 SPACES
 - 800 SF X 1 SP/400 SF = 2 SPACES
 - TOTAL REQUIRED PARKING = 33 SPACES
- OFF STREET PARKING SPACES SHOWN: 33
- TREE SAVE AREA REQUIRED = 17.5%
TREE SAVE AREA PROVIDED = 18.0%

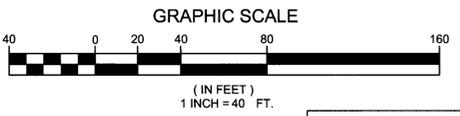
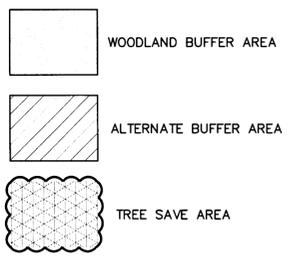
FLOOR AREA RATIO (FAR) DATA

- TOTAL SITE BOUNDARY: 5.53 AC (240,887 SF.)
- BD-CD FAR: 0.7
- ALLOWABLE FLOOR AREA
0.70 X 240,887SF = 168,621SF
- PROPOSED FLOOR AREA = 125,000SF

DEVELOPED BY:

DEVELOPMENT MANAGEMENT, INC.
P.O. BOX 35349
CHARLOTTE, NC 28235-5349
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HATCH KEY



HATCH LEGEND

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CMS/PROMENADE PARK LLC
TAX# = 22915101
ZONING = R-8MF(CD)
USE = HOUSING

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TAX# = 22915101
ZONING = R-8MF(CD)
USE = HOUSING

6' HIGH DECORATIVE FENCE ADJACENT TO PROPERTY LINE

NO.	DATE	DESCRIPTION

200 S COLLEGE ST
SUITE 720
CHARLOTTE, NC 28202
P. O. BOX 35349
CHARLOTTE, NC 28235
F. 704.334.7925
www.stewart-eng.com

STEWART

ENGINEERING

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

SCHEMATIC SITE PLAN

DATE: 11-28-06

SCALE: HORIZ: 1" = 40'

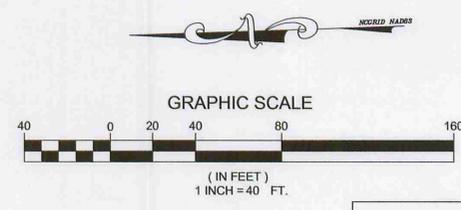
JOB NO. X5019

SHEET: 2 OF 2

FOR PUBLIC HEARING
PETITION NUMBER 2006-59



PLANTING LEGEND & SCHEDULE				
SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE
	PRUNUS SERRULATA 'KWANZAN'	KWANZAN CHERRY	PER PLAN	10' HT.
	QUERCUS PHELLOS	WILLOW OAK	PER PLAN	2.5" MIN. B&B, 12' HT.
	ACER RUBRUM	RED MAPLE	PER PLAN	2.5" MIN. B&B, 12' HT.
	CYPRESSOCYPARIS LEYLANDII	LEYLAND CYPRESS	PER PLAN	2.5" MIN. B&B, 12' HT.
	RHODODENDRON INDICA 'CORAL BELLS'	CORAL BELLS AZALEA	PER PLAN	36" MIN. HT.
	PRUNUS X YEDOENSIS	YOSHINO CHERRY	PER PLAN	2.5" MIN. B&B, 10' HT.
	LIGUSTRUM JAPONICUM	WAX LEAF LIGUSTRUM	PER PLAN	36" MIN. HT.
	RAPHIOLEPIS UMBELLATA 'INDIAN PRINCESS'	INDIAN HAWTHORN	PER PLAN	36" MIN. HT.
	ILEX X ATTENUATA 'FOSTERI'	FOSTER HOLLY	PER PLAN	2.5" MIN. B&B, 12' HT.
	ABELIA X GRANDIFLORA	GLOSSY ABELIA	PER PLAN	36" MIN. HT.



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PETITION NUMBER 2006-59

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STEWART
ENGINEERING

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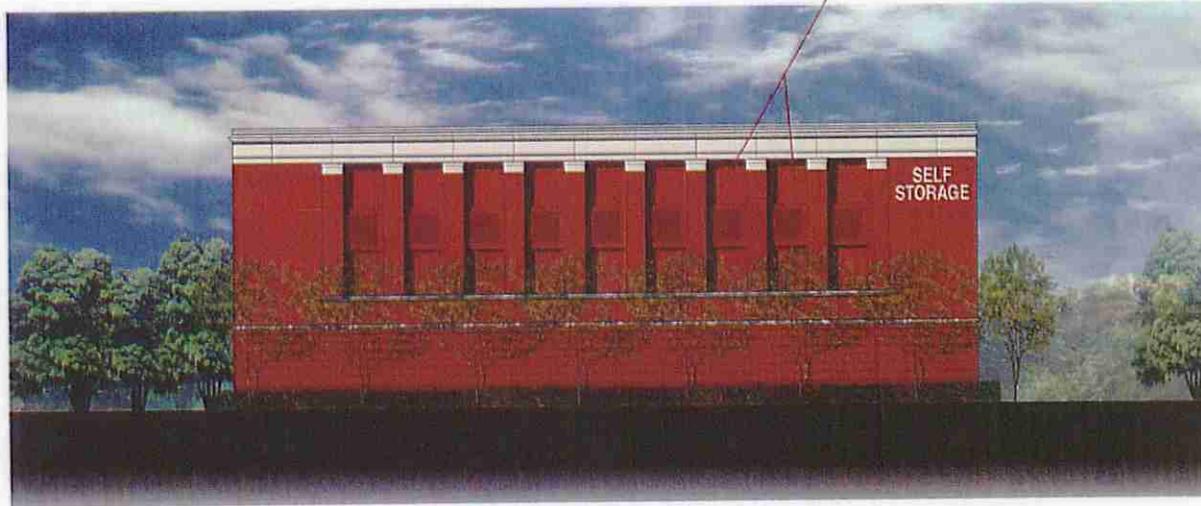
dmi
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BALLANTYNE COMMONS
STORAGE
CONDITIONAL REZONING PLAN
BALLANTYNE COMMONS PARKWAY
CITY OF CHARLOTTE
MECKLENBURG COUNTY, NORTH CAROLINA

LANDSCAPE PLAN

DATE: 11-28-06
SCALE: HORIZ: 1" = 40'
JOB NO. X5019
SHEET: 1 OF 1

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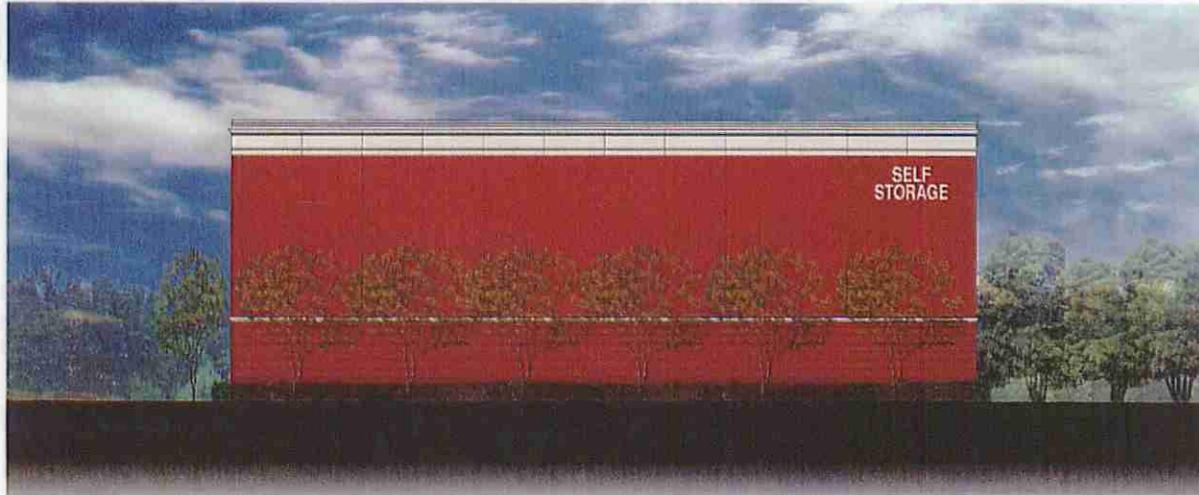
EAST ELEVATION

7 September 2006

Architects

Jenkins • Peer

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WEST ELEVATION

7 September 2006

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RELIEF IN BAYS BETWEEN
PILASTER TYP.

SPANDREL GLASS
OR CLEAR GLASS
WITH SHADOW BOX

EIFS

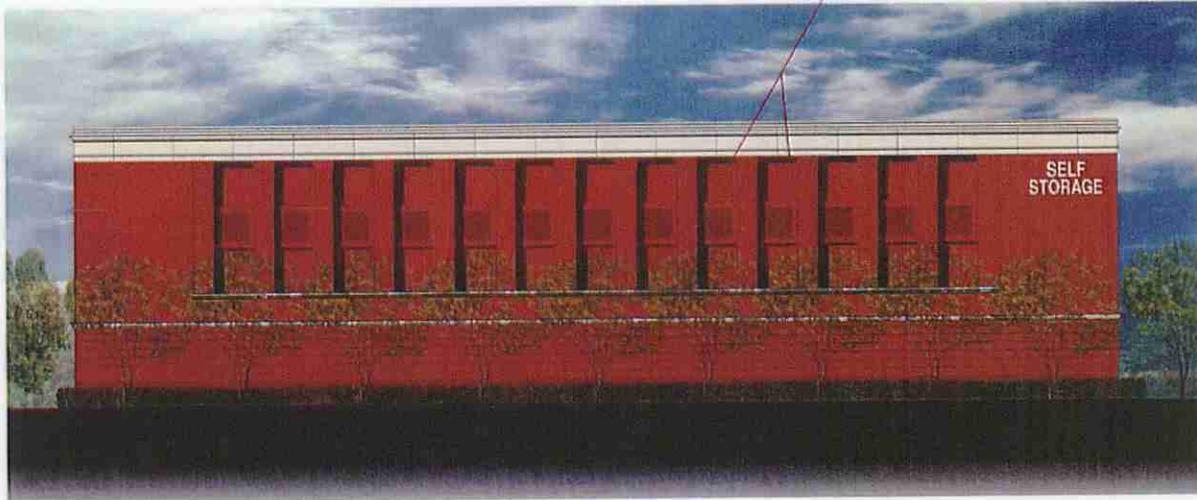
NORTH ELEVATION

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RELIEF IN BAYS BETWEEN
PILASTER TYP.



SOUTH ELEVATION

7 September 2006

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Architects

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Architects