

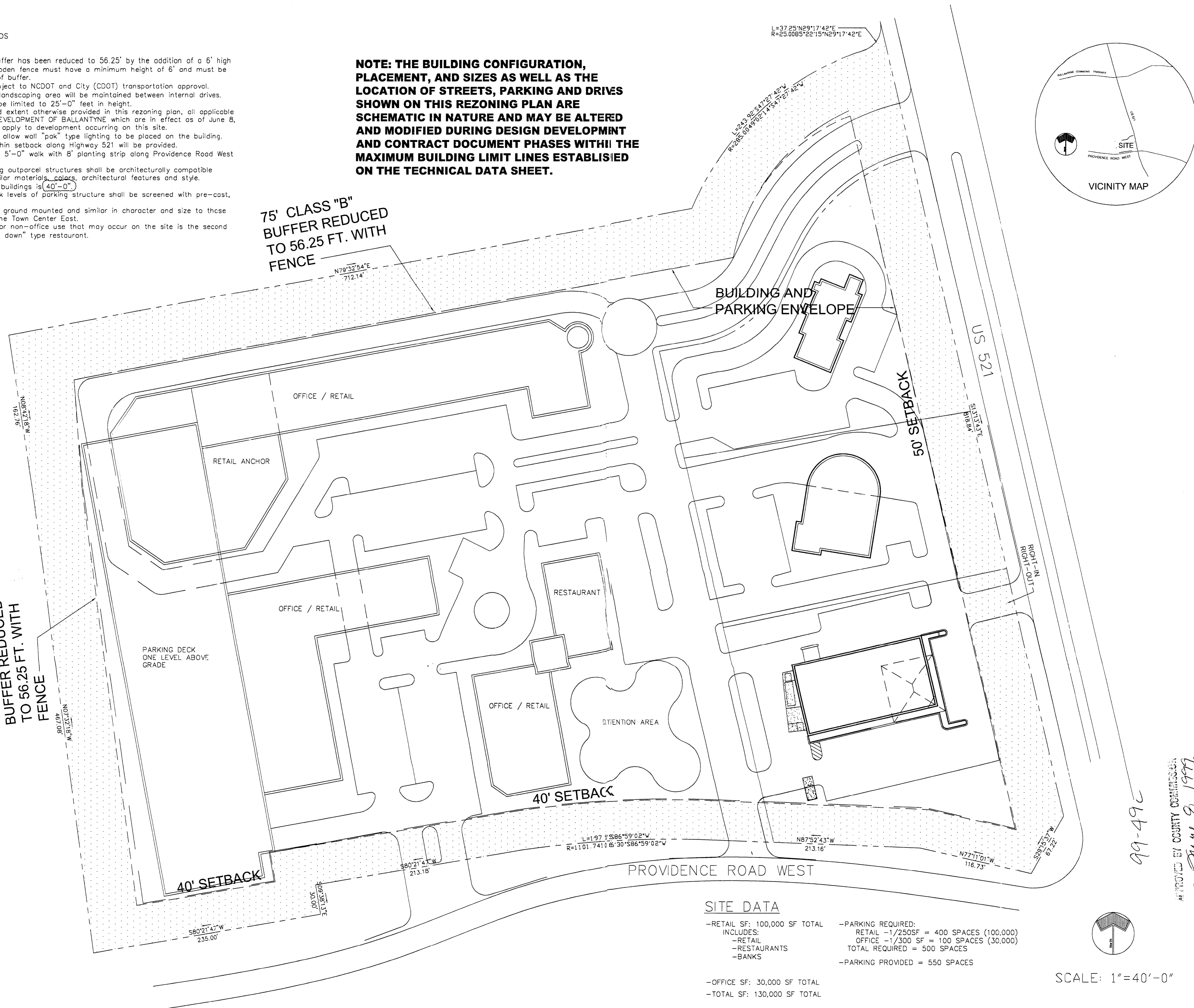
DEVELOPMENT STANDARDS

1. The 75' Class "B" buffer has been reduced to 56.25' by the addition of a 6' high wooden fence. The wooden fence must have a minimum height of 6' and must be located on inside half of buffer.
2. All driveways are subject to NCDOT and City (CDOT) transportation approval.
3. A minimum 10'-15' landscaping area will be maintained between internal drives.
4. Detached lights will be limited to 25'-0" feet in height.
5. Except to the limited extent otherwise provided in this rezoning plan, all applicable STANDARDS FOR THE DEVELOPMENT OF BALLANTYNE which are in effect as of June 8, 1999, shall continue to apply to development occurring on this site.
6. Development will not allow wall "pik" type lighting to be placed on the building.
7. A 5'-0" sidewalk within setback along Highway 521 will be provided.
8. A curb/gutter and a 5'-0" walk with 8' planting strip along Providence Road West will be provided.
9. All buildings, including outparcel structures shall be architecturally compatible through the use of similar materials, colors, architectural features and style.
10. Maximum height of buildings is (40'-0").
11. All cars on all deck levels of parking structure shall be screened with pre-cast, or grillwork.
12. All signage shall be ground mounted and similar in character and size to those incorporated in Ballantyne Town Center East.
13. The only second floor non-office use that may occur on the site is the second story of a 2-story, "sit down" type restaurant.

**NOTE: THE BUILDING CONFIGURATION, PLACEMENT, AND SIZES AS WELL AS THE LOCATION OF STREETS, PARKING AND DRIVES SHOWN ON THIS REZONING PLAN ARE SCHEMATIC IN NATURE AND MAY BE ALTERED AND MODIFIED DURING DESIGN DEVELOPMENT AND CONTRACT DOCUMENT PHASES WITHIN THE MAXIMUM BUILDING LIMIT LINES ESTABLISHED ON THE TECHNICAL DATA SHEET.**

75' CLASS "B" BUFFER REDUCED TO 56.25 FT. WITH FENCE

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SITE DATA

- RETAIL SF: 100,000 SF TOTAL
- OFFICE SF: 30,000 SF TOTAL
- TOTAL SF: 130,000 SF TOTAL
- PARKING REQUIRED:
  - RETAIL -1/250SF = 400 SPACES (100,000)
  - OFFICE -1/300 SF = 100 SPACES (30,000)
  - TOTAL REQUIRED = 500 SPACES
- PARKING PROVIDED = 550 SPACES

SCALE: 1"=40'-0"

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Project: **BALLANTYNE REZONING**  
US 521 - PROVIDENCE ROAD WEST

Sheet Title: **TECHNICAL DATA SHEET**

Division President  
JAY HENSON

Job Captain  
GARY FANKHAUSER

Drawn By

Date Drawn  
6/8/99

Drawing File Name

Revisions

No.	Date	Description
1	6/10/99	
No.	Date	
No.	Date	
No.	Date	

Issue Date:

Project Number  
**18-9674-01**

Sheet Of 1  
**1**

APPROVED BY COUNTY COMMISSION  
DATE June 8, 1999

99-49c