

### TECHNICAL SITE PLAN

**SITE DATA:**  
 Acreage: 5.35 acres  
 Existing Zoning: R-3  
 Proposed Zoning: O-1 (CD)  
 Maximum Building Area: 40,000 square feet

**DEVELOPMENT STANDARDS**  
 Unless more stringent standards are established by this Site Plan or these Development Standards, all development standards established under the City of Charlotte Zoning Ordinance (the "Ordinance") for the O-1 zoning district classification shall be followed in connection with development taking place on the Site.

**PERMITTED USES**  
 1. The Site will be developed as an office park with uses as allowed in the O-1 zoning district classification with the exception of the following uses:

- dwellings,
- hotels and motels,
- civic, social service and fraternal facilities,
- armories,
- farms,
- government buildings,
- group homes,
- highway and railroad rights-of-way,
- outdoor seasonal sales,
- parks, greenways and arboretums
- religious institutions,
- subdivision sales offices,
- universities, colleges, and junior colleges,
- vocational schools,
- child care centers,
- bed and breakfasts,
- beneficial fill sites,
- boarding houses,
- cemeteries,
- dormitories,
- landfills,
- nursing homes, rest homes and homes for the aged,
- open space recreational uses,
- orphanages and
- outdoor recreation.

2. The gross floor area of all buildings constructed on the Site may not exceed, in the aggregate, 40,000 square feet.

3. Accessory uses as permitted under Section 9.70.4 shall be permitted on the Site.

**SETBACKS, SIDE YARDS AND REAR YARDS**  
 All buildings constructed on the Site shall be set back at least 30 feet from the right-of-way line of Highway 521 and at least 30 feet from the right-of-way line of Carolina Academy Road. All buildings shall also satisfy or exceed the rear and side yard requirements established under the Ordinance for the O-1 zoning district. The Petitioner reserves the right to subdivide the Site and create lots within the interior of the development with no side and/or rear yards as part of the unified development plan.

**SITE DESIGN**  
 1. All buildings which abut Highway 521 will be designed and constructed so that each building has windows that face Highway 521 and shall be substantially similar to the attached architectural renderings.

2. Mechanical equipment shall not be located between buildings and Highway 521 or Carolina Academy Road.

3. Parking shall not be located between buildings and Highway 521 or Carolina Academy Road.

**SIDEWALK**  
 1. A sidewalk system shall be provided throughout the Site generally as depicted on the Site Plan and as required by the Zoning Ordinance.

2. Sidewalk shall be provided throughout the Site in order to provide pedestrian access between the sidewalk along Highway 521 and Carolina Academy Road to each building entrance. Sidewalk shall also be provided between the various buildings on the Site as well as from the parking area to the entrance to each building. Sidewalk associated with each building will not be required to be installed until such time as the relevant building has been completed.

3. The public sidewalk along Highway 521 will not be located within the right-of-way of Highway 521 and will be placed on private property within a sidewalk easement.

**HIGHWAY 521 STREETSCAPE TREATMENT**  
 The streetscape treatment along Highway 521 shall include an eight-foot planting strip, a six-foot sidewalk and a landscape setback. No parking will be located between buildings and the right-of-way line of Highway 521. No buildings or parking will be located within the 30 foot setback along Highway 521. The sidewalk along Highway 521 shall not be located within the right-of-way of Highway 521.

**CAROLINA ACADEMY ROAD STREETSCAPE TREATMENT**  
 The streetscape treatment along Carolina Academy Road shall include an eight-foot planting strip, a five-foot sidewalk and a landscape setback. No parking will be located between buildings and the right-of-way line of Carolina Academy Road. No buildings or parking will be located within the 30 foot setback along Carolina Academy Road.

**SCREENING AND LANDSCAPED AREAS**  
 1. Screening shall conform with the standards and treatments specified in Section 12.30.3 of the Ordinance.

2. Any dumpsters located on the Site shall be screened from view by a solid enclosure with a gate.

3. Roof top mechanical equipment shall be screened from public view.

4. Large maturing trees shall be installed along the frontage of Highway 521 and Carolina Academy Road in accordance with the City of Charlotte Tree Ordinance. A double, staggered row of large maturing trees shall be installed within the portion of the setback along Carolina Academy Road abutting the parking area as generally indicated on the Site Plan. The trees in the back row shall be a minimum of four inches caliper at the time of installation. In addition, groupings of three Nellie Stevens Hollies of five to six feet in height at the time of installation shall be interspersed within the landscape setback in this area. (See cross section detail on Site Plan).

5. The Site shall comply with the City of Charlotte Tree Ordinance.

**PARKING**  
 Off street parking spaces will satisfy the minimum standards established under the Ordinance.

**BUFFER**  
 A Class "C" buffer shall be provided along the westerly property line abutting residential uses. Such buffer shall measure at least 34 feet in width and shall conform to the standards of the Ordinance.

**LIGHTING**  
 1. All freestanding lighting fixtures will be uniform in design.  
 2. The height of any freestanding lighting fixture, including its base may not exceed 20 feet.  
 3. Wall pack lighting will not be allowed.

**SIGNS**  
 All signs placed on the Site will be erected in accordance with the requirements of the Ordinance.

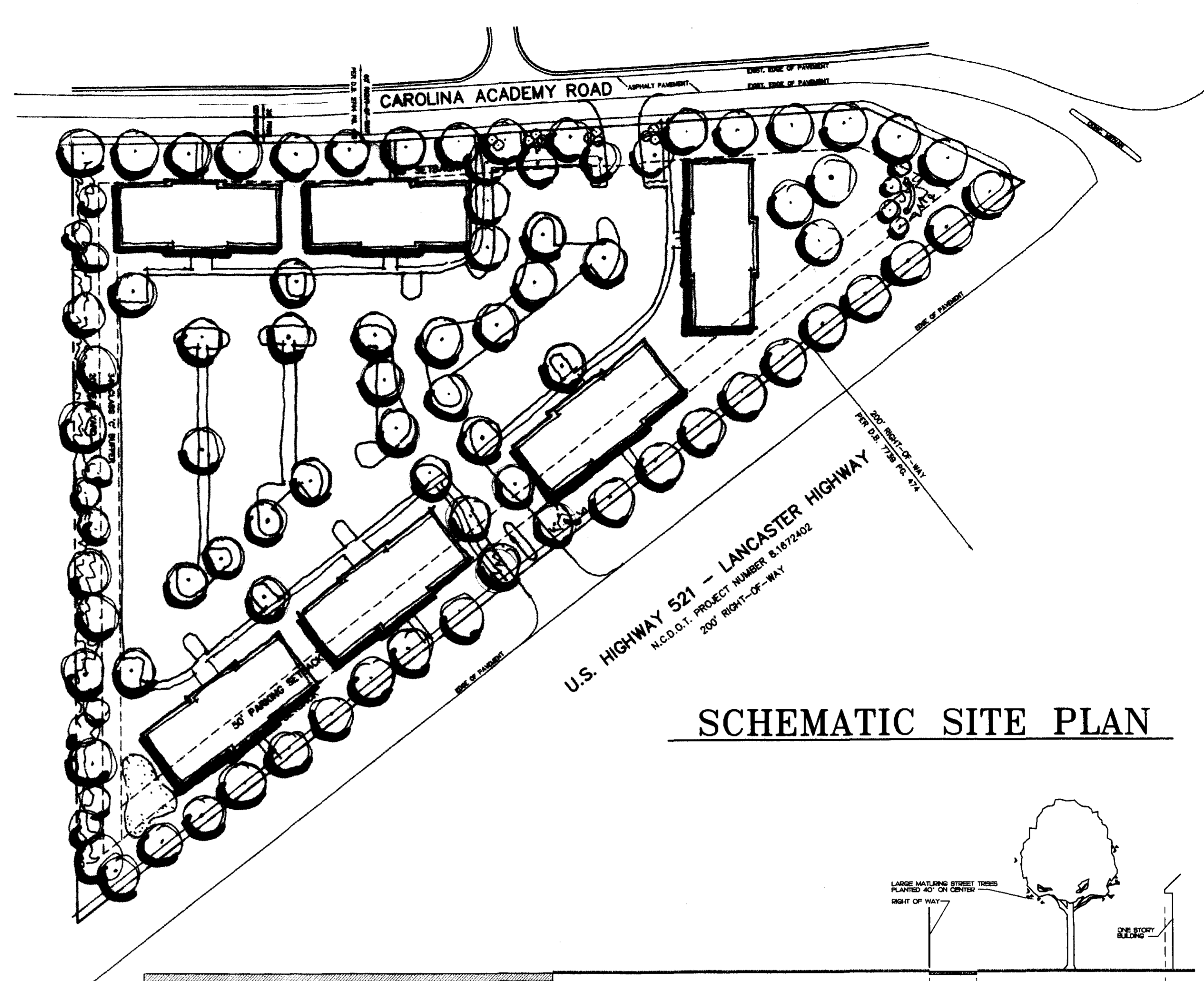
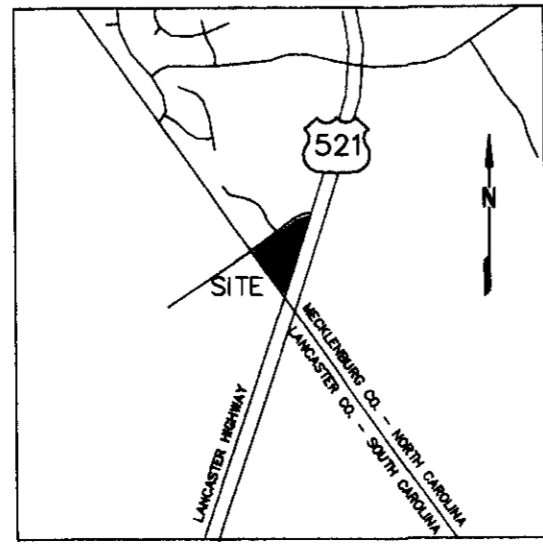
**ACCESS POINTS (DRIVEWAYS)**  
 1. The number of vehicular access points to the Site shall be limited to the number depicted on this Site Plan.  
 2. The placement and configuration of each access point are subject to any minor modifications required to accommodate final site and architectural construction plans and designs and to any adjustments required for approval by the City of Charlotte and/or the North Carolina Department of Transportation.

**FIRE PROTECTION**  
 Adequate fire protection in the form of fire hydrants will be provided to the Fire Marshal's specifications.

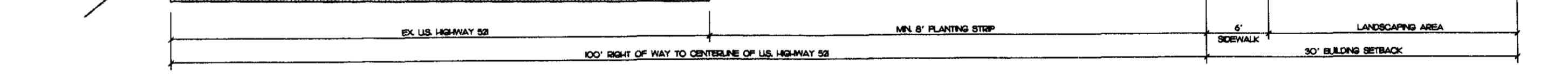
**STORM WATER MANAGEMENT**  
 1. Storm water runoff from the Site will be managed through proven techniques which satisfy the standards, if any, imposed by the City of Charlotte Engineering Department.  
 2. Surface level storm water detention will not be located in the buffer or the setbacks.

**AMENDMENTS TO REZONING PLAN**  
 Future amendments to this Site Plan and these Development Standards may be applied for by the then Owner or Owners of the Site in accordance with the provisions of Chapter 6 of the Ordinance.

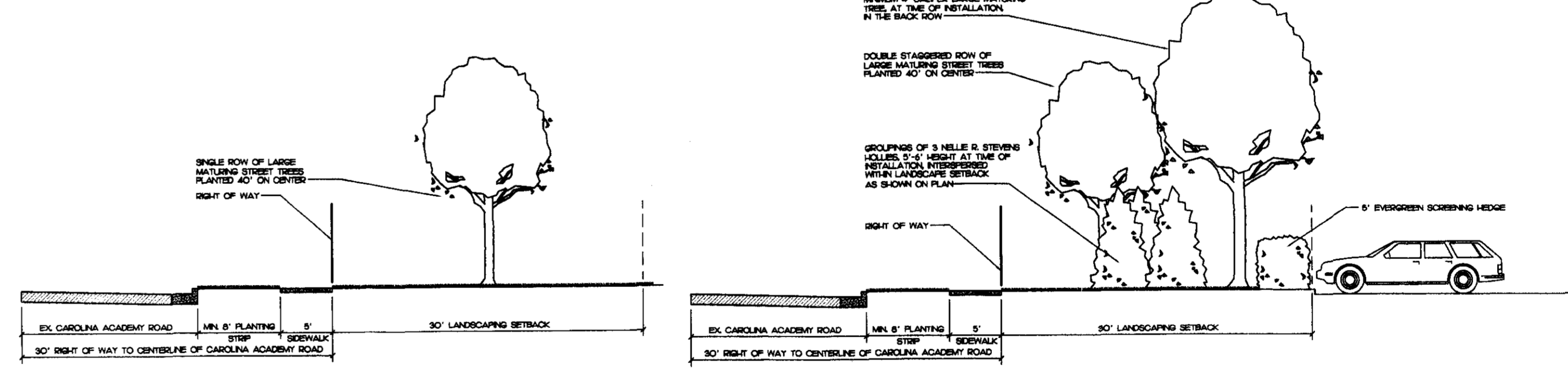
**BINDING EFFECT OF THE REZONING APPLICATION**  
 If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under these Development Standards and this Site Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of Petitioner and subsequent owners of the Site and their respective heirs, devisees, personal representatives, successors in interest or assigns.



### SCHEMATIC SITE PLAN



100' R.O.W. ALONG U.S. HIGHWAY 521 SECTION



60' R.O.W. ALONG CAROLINA ACADEMY ROAD SECTION  
 60' R.O.W. ALONG CAROLINA ACADEMY ROAD WHEN ABUTTING THE PARKING AREA SECTION



PERSPECTIVE FROM CAROLINA ACADEMY ROAD

**BALLANCOURT BUSINESS PARK**  
 PROVIDENCE TOWNSHIP, MECKLENBURG COUNTY,  
 NORTH CAROLINA  
**KENT OLSON**  
 8712 HIGGINS ST.  
 CHARLOTTE, NORTH CAROLINA 28277

**Design Resource Group**  
 1230 West Morehead Street, Suite 214  
 Charlotte, NC 28208  
 704.343.0608 fax 704.358.3093  
 www.drgrp.com

- Landscape Architecture
- Urban Design
- Civil Engineering
- Land Planning

**DRG**

**REZONING PETITION**  
 FOR PUBLIC HEARING  
 PETITION #2002-43

APR 18 2002  
 NORTH

Scale: 1" = 60'  
 Date: 23 JAN. 2002  
 Project No.: 121-001  
 Revisions:  
 15 MARCH 2002  
 12 APRIL 2002

Sheet 1 of 2

# Ballancourt Business Park



FRONT AND REAR ELEVATION

BALLANCOURT BUSINESS PARK  
 PROVIDENCE TOWNSHIP, MECKLENBURG COUNTY,  
 NORTH CAROLINA

KENT OLSON  
 8712 HIGHGROVE ST.  
 CHARLOTTE, NORTH CAROLINA 28277

*Design*  
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REZONING  
 PETITION

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