6. Petitioner shall provide for pedestrian and vehicular connectivity to the adjacent office parcel. The exact location of the connection may vary depending on final site layout.

7. Stormwater detention has been accomplished on the adjacent apartment site, Magnolia Station Apartments, as such, no stormwater structures are anticipated on this site. If stormwater detention structures are provided on site, they will not be located in the setbacks.

8. The petition shall tie-in to the existing stormwater systems. The petitioner shall have the receiving drainage system(s) analyzed to ensure that it will not be taken out of standard due to development. If it is found that development will cause the storm drainage system(s) to be taken out of standard, the petitioner shall provide alternate methods to prevent this from occurring.

9. An 8' planting strip and a 6' sidewalk shall be installed along York Road, Grandiflora Drive and Little Gem Lane. The 5' setbacks on York Road shall be landscaped in the same manner as the adjacent apartment project, Magnolia Station Apartments.

10. A 5' setback shall be maintained along Grandiflora Drive and Little Gem Lane. Buildings and parking shall not be allowed in the setbacks.

11. A 40' setback is required along York Road.

12. The height of any freestanding lighting fixture, including its base may not exceed 20 feet. All lighting shall be capped.

13. Wall pack lighting is not permitted.

14. The site shall comply with all City of Charlotte Zoning Ordinance requirements.

15. Screening shall conform to section 12.2.10 of the Ordinance.

16. Signage shall be limited to 7' height monument signs with a maximum of 32 square feet sign area. Signs shall conform to section 13.11.08 of the Ordinance.

17. Fire protection shall be provided in accordance with the Fire Marshall's requirements.

18. The total number of buildings shall be limited to five.

19. Building architectural style shall be traditional in nature. 50% of the wall face materials shall be brick. In addition, expanses of blank wall shall not exceed 20% in length and clear vision glass windows shall be used at street level.

20. Buildings facing the public streets shall have pedestrian friendly entrance and connection to the public sidewalks.

21. Petitioner shall dedicate sidewalk easement for any required public street sidewalks that fall outside of the right of way.