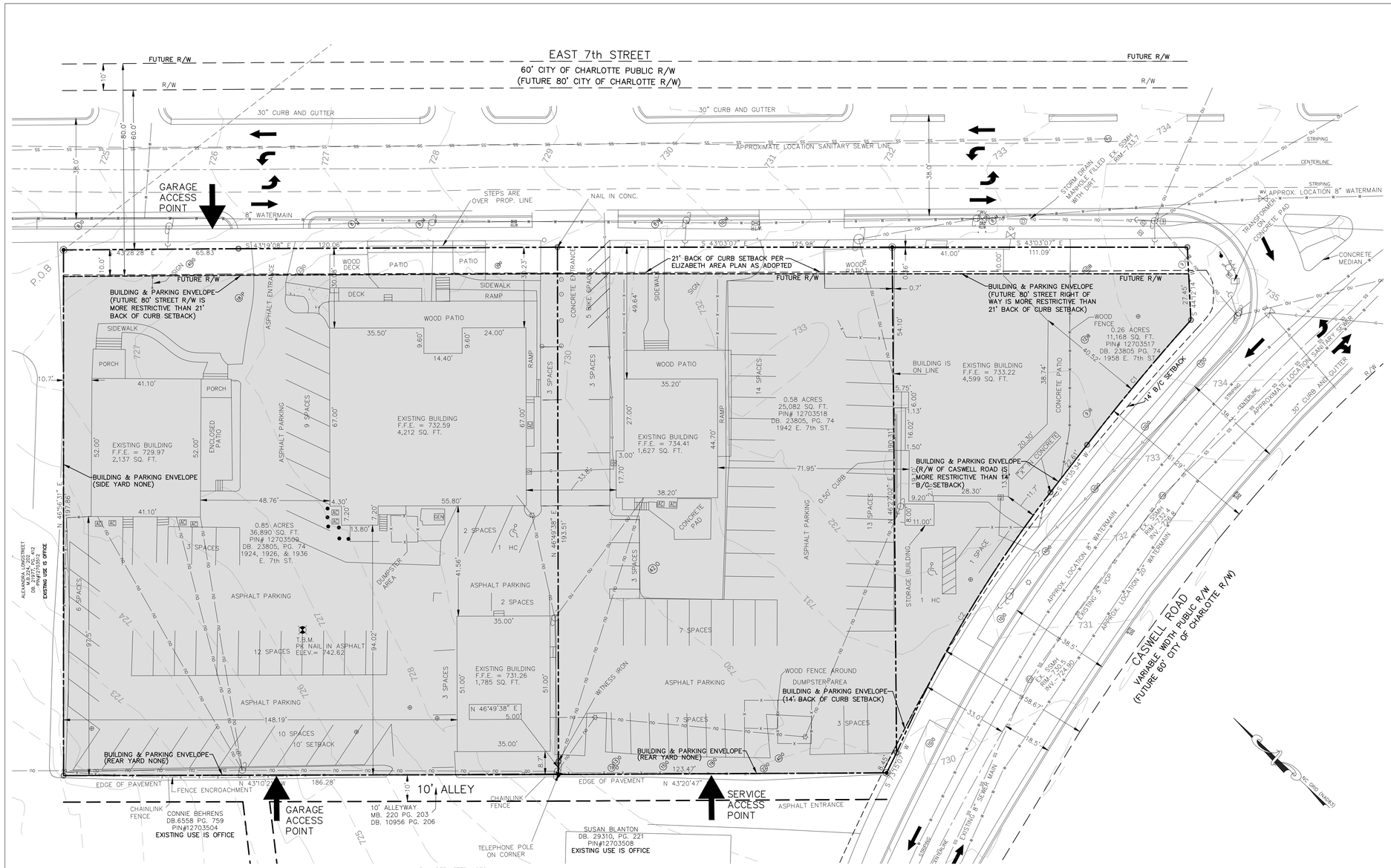

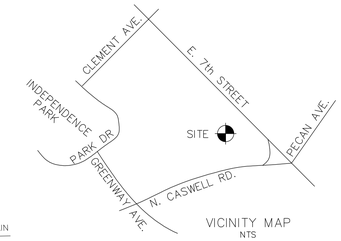

VICINITY MAP
NTS

DEVELOPMENT DATA:

SITE AREA : 1.679 ACRES (73,140 sq. ft)
TAX ID: 127-03-517, 127-03-518, 127-03-509
CURRENT ZONING: NS (NEIGHBORHOOD SERVICES)
PROPOSED ZONING: MUDD-O
EXISTING USE: COMMERCIAL
PROPOSED USE: MULTI-FAMILY RESIDENTIAL AND MIXED USE COMMERCIAL (SEE PERMITTED USES IN DEVELOPMENT STANDARDS NOTES)
NUMBER OF RESIDENTIAL UNITS BY TYPE: 200 MULTI-FAMILY UNITS
AREA OF NON-RESIDENTIAL USE BY TYPE: 15,000 SQ. FT.
MAXIMUM BUILDING HEIGHT : 60 FEET
MIN. PARKING REQUIRED: 225 (1 PER UNIT + 1 PER 600 SQ. FT MIXED USE)
MIN. OPEN SPACE REQUIRED: 1 SQ. FT. PER 100 SQ. FT. FLOOR AREA

LEGEND

- EXISTING IRON PIPE
- IRON PIPE SET
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- TELEPHONE PEDESTAL
- TELEPHONE MANHOLE
- ELECTRIC BOX
- LIGHT POLE
- POWER POLE
- BACKFLOW PREVENTOR
- GAS METER
- SIGN
- MONITORING WELL
- CAMERA POLE
- TRAFFIC SIGNAL BOX
- BOLLARD
- OU — OVERHEAD UTILITY LINE
- UE — UNDERGROUND ELECTRIC
- T — UNDERGROUND COMMUNICATIONS LINE
- W — WATER LINE
- SS — SANITARY SEWER LINE
- X — FENCE LINE
- G — GAS LINE (UNDERGROUND)
- BUILDING & PARKING ENVELOPE

DEVELOPMENT STANDARDS

1. GENERAL PROVISIONS

A. THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY FCD–DEVELOPMENT, LLC (THE "PETITIONER") TO ACCOMMODATE THE DEVELOPMENT OF A MIXED USE BUILDING CONTAINING MULTI–FAMILY RESIDENTIAL DWELLING UNITS AND GROUND FLOOR NON–RESIDENTIAL USES ON THAT APPROXIMATELY 1.45 ACRE SITE LOCATED ON THE WEST SIDE OF EAST 7TH STREET BETWEEN NORTH CASWELL ROAD AND CLEMENT AVENUE, WHICH SITE IS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (HEREINAFTER REFERRED TO AS THE "SITE").

B. THE DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN, THESE DEVELOPMENT STANDARDS AND THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE"). SUBJECT TO THE OPTIONAL PROVISIONS SET OUT BELOW, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE MUDD ZONING DISTRICT SHALL GOVERN THE DEVELOPMENT AND USE OF THE SITE.

C. THE DEVELOPMENT AND USES DEPICTED ON THE REZONING PLAN ARE SCHEMATIC IN NATURE AND ARE INTENDED TO DEPICT THE GENERAL ARRANGEMENT OF USES AND IMPROVEMENTS ON THE SITE. ACCORDINGLY, THE ULTIMATE LAYOUT, LOCATIONS AND SIZES OF THE DEVELOPMENT AND SITE ELEMENTS DEPICTED ON THE REZONING PLAN ARE GRAPHIC REPRESENTATIONS OF THE PROPOSED DEVELOPMENT AND SITE ELEMENTS, AND THEY MAY BE ALTERED OR MODIFIED IN ACCORDANCE WITH THE REQUIREMENTS SET FORTH ON THIS REZONING PLAN AND THE DEVELOPMENT STANDARDS, PROVIDED, HOWEVER, THAT ANY SUCH ALTERATIONS AND MODIFICATIONS SHALL NOT MATERIALLY CHANGE THE OVERALL DESIGN INTENT DEPICTED ON THE REZONING PLAN.

D. THE PARCELS OF LAND THAT COMPRISE THE SITE MAY BE RECOMBINED AT THE OPTION OF THE PETITIONER.

E. FUTURE AMENDMENTS TO THE REZONING PLAN AND/OR 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. ALTERATIONS TO THE REZONING PLAN ARE SUBJECT TO SECTION 6.207 OF THE ORDINANCE.

2. OPTIONAL PROVISIONS

THE FOLLOWING OPTIONAL PROVISIONS SHALL APPLY TO THE DEVELOPMENT OF THE SITE:

A. _____

B. _____

C. _____

3. PERMITTED USES

A. THE SITE MAY ONLY BE DEVOTED TO THE USES SET OUT BELOW.

(1) A RESIDENTIAL COMMUNITY CONTAINING A MAXIMUM OF 200 MULTI–FAMILY DWELLING UNITS AND ANY INCIDENTAL AND ACCESSORY USES RELATING THERETO THAT ARE ALLOWED IN THE MUDD ZONING DISTRICT. INCIDENTAL AND ACCESSORY USES MAY INCLUDE, WITHOUT LIMITATION, A LEASING AND MANAGEMENT OFFICE AND AMENITIES FOR USE BY THE RESIDENTS OF THE RESIDENTIAL COMMUNITY, SUCH AS A FITNESS CENTER.

(2) A MAXIMUM OF 15,000 SQUARE FEET OF GROSS FLOOR AREA DEVOTED TO THE USES SET OUT BELOW (INCLUDING ANY COMBINATION OF SUCH USES), TOGETHER WITH ANY INCIDENTAL OR ACCESSORY USES ASSOCIATED THEREWITH THAT ARE PERMITTED UNDER THE ORDINANCE IN THE MUDD ZONING DISTRICT:

(i) SERVICE USES SUCH AS BARBER AND BEAUTY SHOPS;

(ii) EATING, DRINKING AND ENTERTAINMENT ESTABLISHMENTS (TYPE 1), AND EATING, DRINKING AND ENTERTAINMENT ESTABLISHMENTS (TYPE 2) SUBJECT TO THE APPLICABLE REGULATIONS OF SECTION 12.546 OF THE ORDINANCE;

(iii) PROFESSIONAL BUSINESS AND GENERAL OFFICES; AND

(iv) RETAIL SALES.

4. TRANSPORTATION

A. VEHICULAR ACCESS SHALL BE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PLACEMENT AND CONFIGURATION OF THE ACCESS POINTS ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED BY THE CHARLOTTE DEPARTMENT OF TRANSPORTATION ("CDOT") AND/OR THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION ("NCDOT").

B. WITH RESPECT TO THE RESIDENTIAL COMPONENT OF THE BUILDING TO BE CONSTRUCTED ON THE SITE, A MINIMUM OF 1 PARKING SPACE PER BEDROOM SHALL BE PROVIDED ON THE SITE. STUDIO APARTMENTS SHALL BE CONSIDERED TO BE 1 BEDROOM APARTMENTS.

C. PARKING FOR THE NON–RESIDENTIAL COMPONENT OF THE BUILDING TO BE CONSTRUCTED ON THE SITE SHALL BE PROVIDED AT THE RATE OF MINIMUM 1 PARKING SPACE PER 600 SQUARE FEET OF GROSS FLOOR AREA.

D. THE SITE SHALL BE SERVED BY A STRUCTURED PARKING FACILITY AS DEPICTED ON THE REZONING PLAN.

E. THE ALIGNMENT OF THE INTERNAL VEHICULAR CIRCULATION AREAS, ACCESS POINTS AND DRIVEWAYS MAY BE MODIFIED BY THE PETITIONER TO ACCOMMODATE CHANGES IN TRAFFIC PATTERNS, PARKING LAYOUTS AND ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY CDOT AND/OR NCDOT IN ACCORDANCE WITH APPLICABLE PUBLISHED STANDARDS.

F. BICYCLE PARKING WILL BE PROVIDED ON THE SITE AS REQUIRED BY THE ORDINANCE.

5. ARCHITECTURAL STANDARDS

A. THE MAXIMUM HEIGHT IN STORIES OF THE BUILDING TO BE CONSTRUCTED ON THE SITE SHALL BE FIVE (5) STORIES. THE MAXIMUM HEIGHT IN FEET OF THE BUILDING TO BE CONSTRUCTED ON THE SITE SHALL BE 60 FEET.

B. EXTERIOR DUMPSTER AREAS AND RECYCLING AREAS WILL BE ENCLOSED BY A SOLID WALL WITH ONE SIDE BEING A DECORATIVE GATE. THE WALL USED TO ENCLOSE THE DUMPSTER AND RECYCLING AREAS WILL BE ARCHITECTURALLY COMPATIBLE WITH THE BUILDING MATERIALS AND COLORS USED ON THE PRINCIPAL BUILDING. IF ONE OR MORE SIDES OF A DUMPSTER AND RECYCLING AREA ADJOIN A SIDE OR REAR WALL OF THE BUILDING, THEN THE SIDE OR REAR WALL MAY BE SUBSTITUTED FOR A SIDE. ADDITIONALLY, DUMPSTER AND RECYCLING AREAS MAY BE LOCATED WITHIN THE STRUCTURED PARKING FACILITY OR WITHIN THE INTERIOR OF THE BUILDING LOCATED ON THE SITE, AND ANY SUCH DUMPSTER AND RECYCLING AREAS MAY HAVE ROLL UP DOORS AND THE CONTAINERS CAN BE MOVED OUTSIDE TO BE EMPTIED AND THEN RETURNED TO THE INTERIOR OF THE STRUCTURED PARKING FACILITY OR THE BUILDING.

6. STREETSCAPE/LANDSCAPING/OPEN SPACE

A. THE DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE APPLICABLE LANDSCAPING AND SCREENING REQUIREMENTS OF THE ORDINANCE.

B. URBAN OPEN SPACE WILL BE PROVIDED ON THE SITE AS REQUIRED BY THE ORDINANCE.

C. PETITIONER SHALL INSTALL A MINIMUM 13 FOOT PLANTING STRIP AND A MINIMUM 8 FOOT SIDEWALK ALONG THE SITE'S FRONTAGES ON EAST 7TH STREET AND A MINIMUM 8 FOOT PLANTING STRIP AND A MINIMUM 6 FOOT SIDEWALK ALONG THE SITE'S FRONTAGE ON NORTH CASWELL ROAD AS GENERALLY DEPICTED ON THE REZONING PLAN.

7. SIGNS

A. ALL SIGNS INSTALLED ON THE SITE SHALL COMPLY WITH THE REQUIREMENTS OF THE ORDINANCE.

8. LIGHTING

A. ALL FREESTANDING LIGHTING FIXTURES INSTALLED ON THE SITE (EXCLUDING STREET LIGHTS, LOWER, DECORATIVE LIGHTING THAT MAY BE INSTALLED ALONG THE DRIVEWAYS, SIDEWALKS AND PARKING AREAS AND LANDSCAPING LIGHTING) SHALL BE FULLY CAPPED AND SHIELDED AND THE ILLUMINATION DOWNWARDLY DIRECTED SO THAT DIRECT ILLUMINATION DOES NOT EXTEND PAST ANY PROPERTY LINE OF THE SITE.

B. THE MAXIMUM HEIGHT OF ANY FREESTANDING LIGHTING FIXTURE INSTALLED ON THE SITE SHALL BE 20 FEET.

C. ANY LIGHTING FIXTURES ATTACHED TO THE BUILDING TO BE CONSTRUCTED ON THE SITE SHALL BE DECORATIVE, CAPPED AND DOWNWARDLY DIRECTED.

9. BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS

A. IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE USE AND DEVELOPMENT OF THE SITE IMPOSED UNDER THESE DEVELOPMENT STANDARDS AND THE REZONING PLAN WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF PETITIONER AND THE CURRENT AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE SUCCESSORS IN INTEREST AND ASSIGNS.

B. THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERM "PETITIONER" SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS OF PETITIONER OR THE OWNER OR OWNERS OF THE SITE FROM TIME TO TIME WHO MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREOF.

C. ANY REFERENCE TO THE ORDINANCE HEREIN SHALL BE DEEMED TO REFER TO THE REQUIREMENTS OF THE ORDINANCE IN EFFECT AS OF THE DATE THIS REZONING PETITION IS APPROVED.

TOPOGRAPHIC SURVEY BASE MAP TAKEN FROM A SURVEY PREPARED BY JOHN R. McADAMS COMPANY, INC, DATED FEBRUARY 18, 2015. THE MAP AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(A), 7(A), 7(B)(1), 7(C), 8, 9, 11(A), 13, 16, 17, 18 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON FEBRUARY 16, 2015.

EXISTING TREE LEGEND

- CEDAR
- OAK
- PINE
- CRM CREPE MYRTLE
- B BIRCH

PETITION # 2015-xxx
SUBMITTAL #1, JUNE 5, 2015

SCALE: 1" = 20'

Faison

E 7th Street @ N Caswell Road

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NC FIRM LICENSE:C–279(LA)

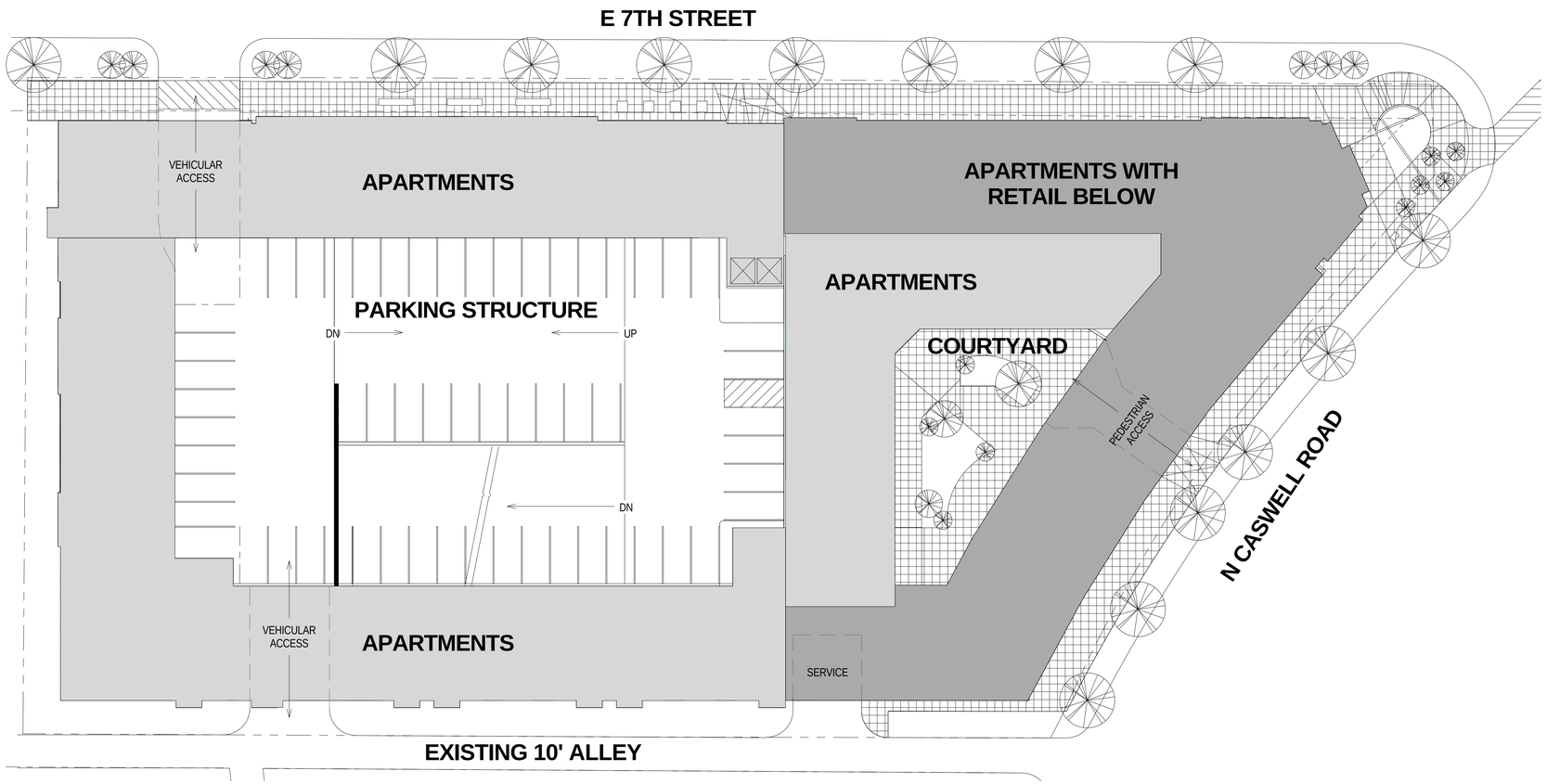
No.	Description	Date

bhm ARCHITECTS PA
1928 South Boulevard
Charlotte, NC 28203
704.333.5931
www.bhmarc.com

Project Number 2000.01
Date 05 June, 2015

TECHNICAL DATA SHEET

SHEET RZ-1
1"=20'



1 Illustrative Site Plan
1" = 20'-0"

THIS CONCEPTUAL SITE PLAN IS INTENDED TO DEPICT THE GENERAL CONCEPTUAL LAYOUT OF THE BUILDING ON THE SITE. CHANGES AND ALTERATIONS WHICH DO NOT MATERIALLY AFFECT THE OVERALL CONCEPTUAL LAYOUT SHALL BE PERMITTED BASED UPON FINAL DESIGN AND CONSTRUCTION DRAWINGS. THE BUILDING MAY CHANGE IN SIZE, LOCATION, AND ORIENTATION SO LONG AS IT IS CONSISTENT WITH THE OVERALL CONCEPT SHOWN ABOVE AND MEET THE SPECIFIC REQUIREMENTS OF THE TECHNICAL DATA SHEET SUBMITTED AS PART OF THIS REZONING PROCESS.

Faison

E 7th St @
N Caswell Rd

Consultant
Address
Address
Address
Phone

No.	Description	Date

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Project Number -

Date 06/05/15

Illustrative
Site Plan

SHEET RZ - 2

Scale

6/5/2015 2:51:56 PM