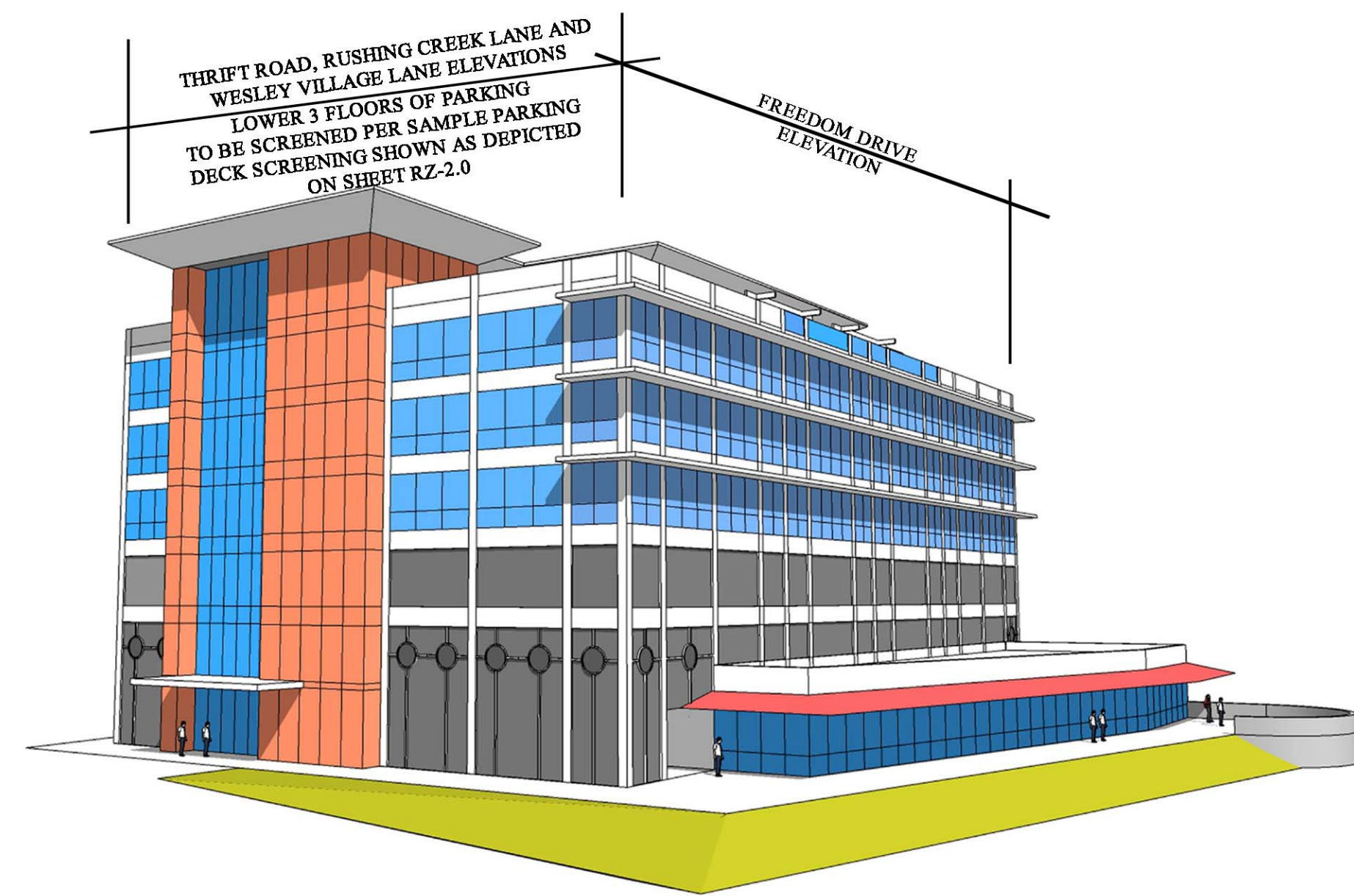
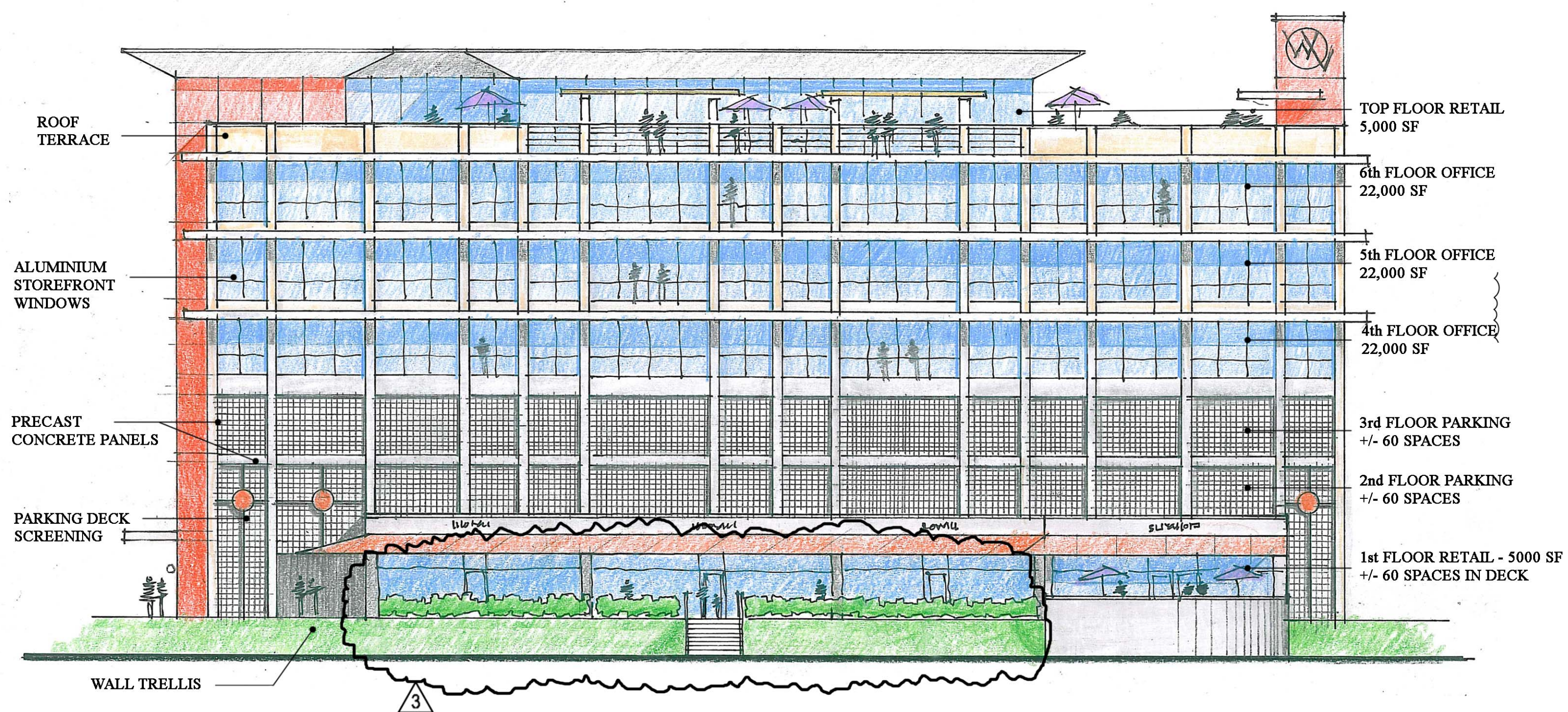


1. Development Data Table
- Site Acreage: 1.49 AC
 - Tax Parcels included in Rezoning: 071-041-13
 - Existing Zoning: MUDD-O
 - Proposed Zoning: MUDD-O-SPA
 - Square Footage of Non-Residential Uses by Type: 66,000 SF Office/10,000 SF (Retail, EDEE (eating/drinking/entertainment establishments), or combination thereof)
 - Floor Area Ratio: NA
 - Maximum Building Height: 90 Feet
 - Maximum Number of Buildings: One
 - Amount of open space: 1 SF/100 SF of lot size; Min. 750 sf provided on ground floor and roof.
2. General Provisions
- Development of the site will be controlled by the standards on this site plan and the standards of the Charlotte Zoning Ordinance. The development depicted on this plan is intended to reflect the arrangement of the proposed buildings and the uses on the site, but the exact configuration, placement, and size of the individual site elements may be altered or modified with the limits prescribed by the ordinance during the design development and construction phases in accordance with the provisions of Section 6.2 of the Zoning Ordinance.
 - Access to the site will be provided from the existing public roadway, Rushing Creek Lane, as shown on this site plan.
 - The petitioner acknowledges that other standard development or requirements imposed by other city ordinances, standards, policies, and appropriate design manuals will exist. Those criteria (for example, those that require buffers, regulate streets, sidewalks, trees, stormwater, and site development, etc.) will apply to the development site. This includes chapters 6, 9, 12, 17, 18, 19, 20 and 21 of the city code. Conditions set forth in the petition are supplemental requirements imposed on the development in addition to the other standards. Where conditions on this plan differ from ordinances, standards, policies, and approaches in existence at the time of formal engineering plan review submission, the stricter condition or existing requirements shall apply.
3. Optional Provisions
- Parking to be allowed between building frontages on Freedom Drive and Thrift Road. This is to avoid relocations of existing utility mains in these areas that are existing under Thrift Road before it was re-aligned.
4. Permitted uses
- Development will be restricted to Office and Retail development along with associated parking and service areas.
5. Transportation
- Petitioner agrees to dedicate any additional right-of-way to City/NC DOT. The proposed zoning district has a setback measured from an existing or proposed future curbline. The existing curbline is in the correct future location.
 - Vehicular access shall be provided by driveway access off of Rushing Creek Lane. The placement and configuration of the access points are subject to any minor modification required by CDOT.
 - Parking will be provided by both surface lot (+/- 56 spaces) and a structured parking facility (+/- 180 spaces) as depicted on the Rezoning Plan.
 - The structured parking facility shall contain three levels of parking and for purposes of these development standards, these levels are designated as 1st floor parking, 2nd floor parking, and 3rd floor parking, with 1st floor parking the lower level and 3rd floor parking being the upper level of the structured parking facility. The first three floors of the proposed seven floor building will be designated for parking.
 - Vehicular ingress and egress into the structured parking facility shall be by way of the vehicular access point located along the site's frontage on Rushing Creek Lane.
6. Architectural Standards
- Building Materials used on the building constructed on the site will be a combination of portions of the following: brick, stone, precast concrete, synthetic stone, cementitious fiber board, Stucco, EIFS, decorative block and/or wood. Vinyl or aluminum as a building material may only be used on windows, soffits and on handrails/railings.
 - The attached illustrative 3D massing is included to reflect the building scale and design intent. The intent of the material selections is to complement the character of the surrounding development. Actual building constructed on the site may vary from this illustration provided that the design intent is preserved.
7. Streetscape and Landscaping
- Street trees will be planted at 40' O.C. outside of the existing or future rights-of-way.
 - Street trees in the right of way on Thrift Road, Rushing Creek Lane, and Wesley Village Road are protected by the Tree Ordinance. No trees can be removed from or planted in the right of way without permission of the City Arborist's office. (Contact the City Arborist's office for a permit before removing trees in the right of way.)
 - Street trees in the right of way on Freedom Drive are protected by the Tree Ordinance. No trees can be removed from or planted in the right of way without permission of NC Department of Transportation and the City Arborist's office. (Contact the City Arborist's office for a tree planting permit before planting trees in the NCDOT right of way.)
 - Development of the site shall comply with the requirements of the City of Charlotte Tree Ordinance.
8. Environmental Features
- Development of the site shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance. BMPs must be designed and constructed in accordance with the latest edition of the Charlotte-Mecklenburg BMP Design Manual.
 - BMP's will be located in the upland and managed use zones of the SWIM buffer on parcel #071-041-11 in the general area shown on the site plan. Streamside zone grading and BMP's will be coordinated with stormwater services.
9. Parks, Greenways, and Open Space
- Open space will conform to the requirements of Ordinance.
10. Fire Protection
- Fire protection will be provided per the Fire Code.
11. Signage
- Signage will be provided per the ordinance.
12. Lighting
- Any detached lighting on the site will not exceed 20 feet in height and will be aimed into the site away from adjoining properties and public streets to prevent glare. Lighting shall be fully shielded.
13. Phasing
- The project will not be phased.
14. Other
- Binding Effect of the Rezoning Documents and Definitions: If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under the Rezoning Plan and these Development Standards will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site and their respective successors in interest and assigns. Throughout these Development Standards, the terms, "Petitioner" and "Owner" or "Owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioner or the owner or owners of any part of the Site from time to time who may be involved in any future development there.

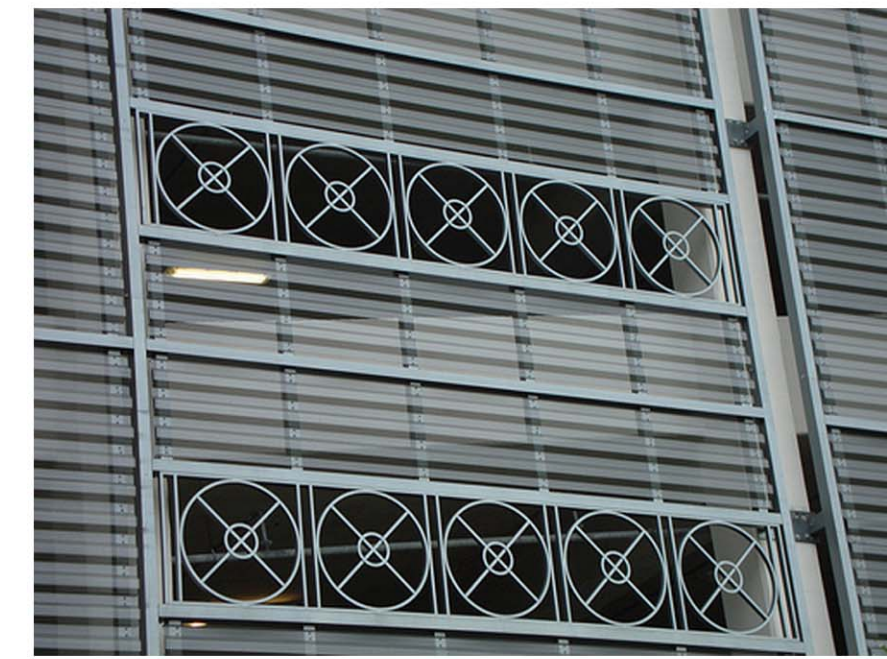




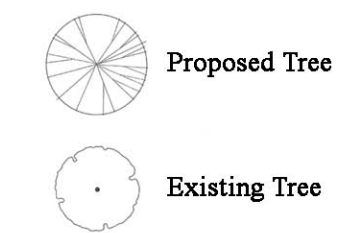
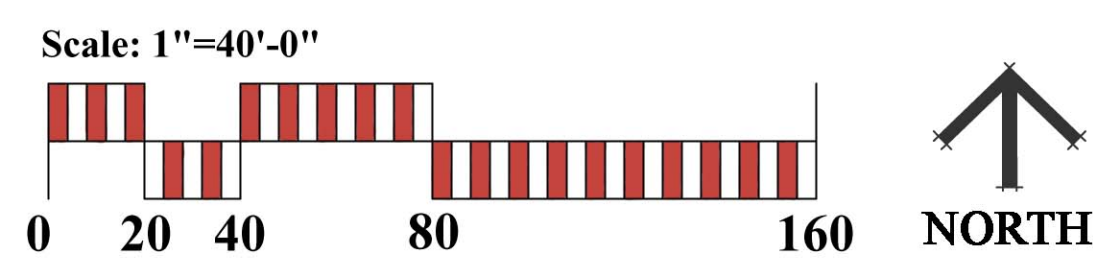
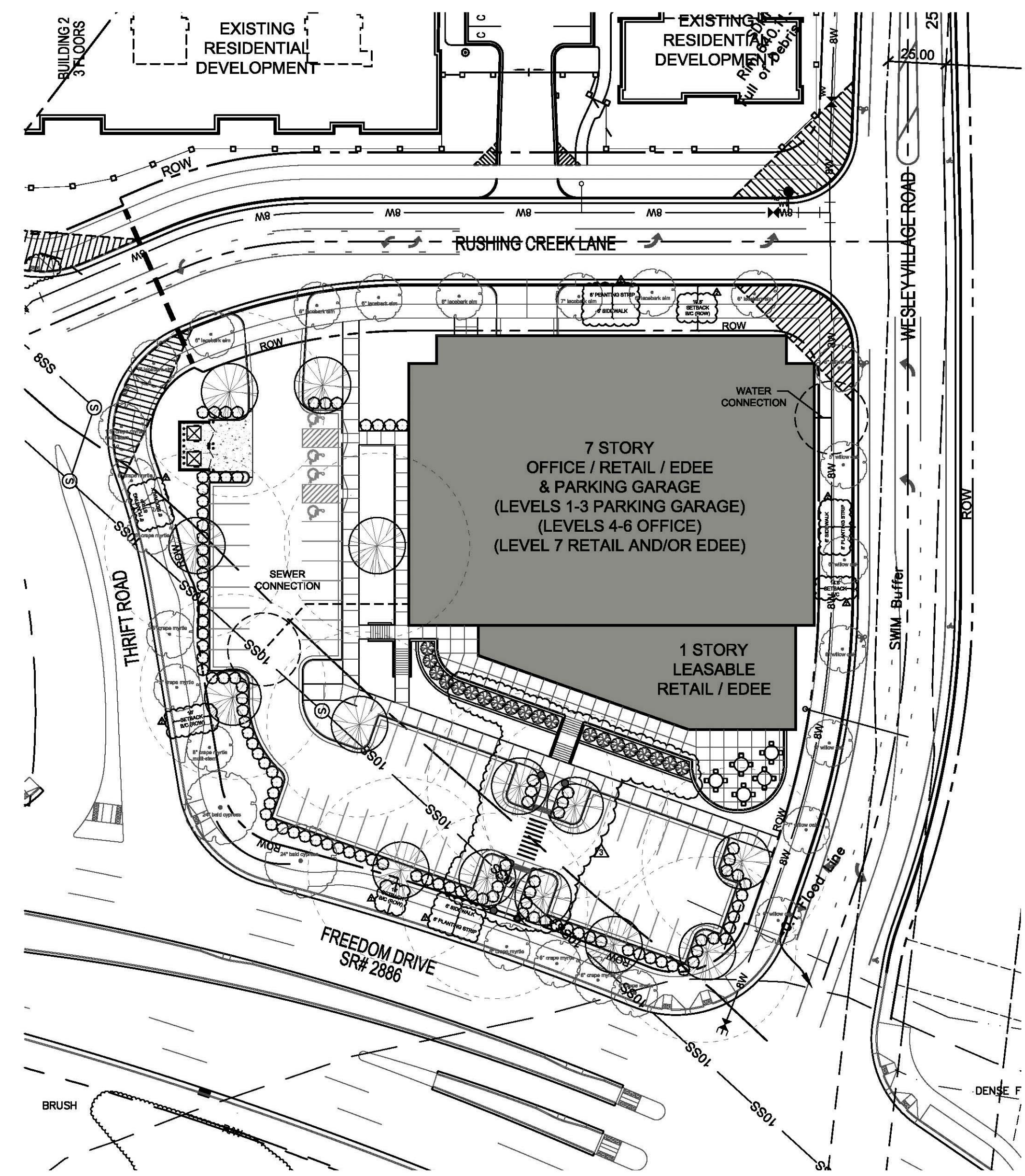
VIEW FROM FREEDOM DRIVE & THRIFT ROAD



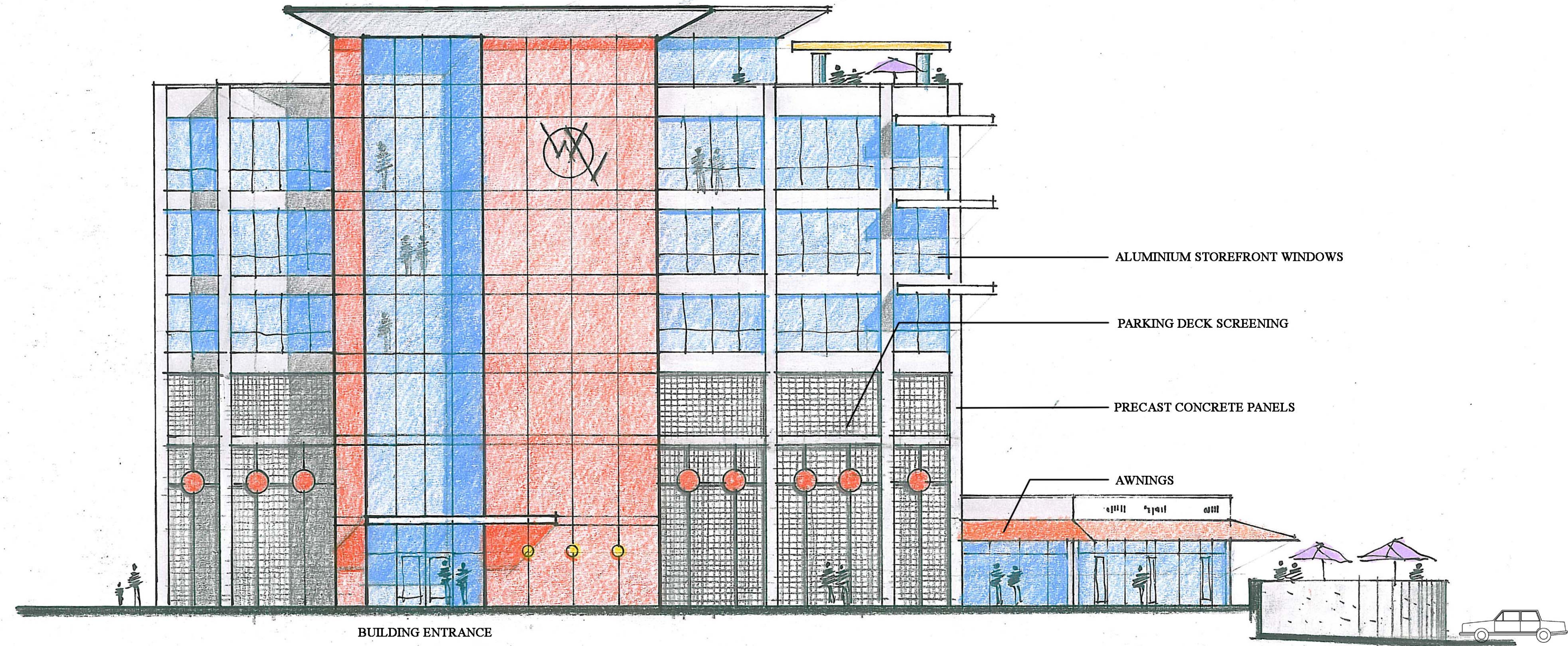
VIEW FROM FREEDOM DRIVE



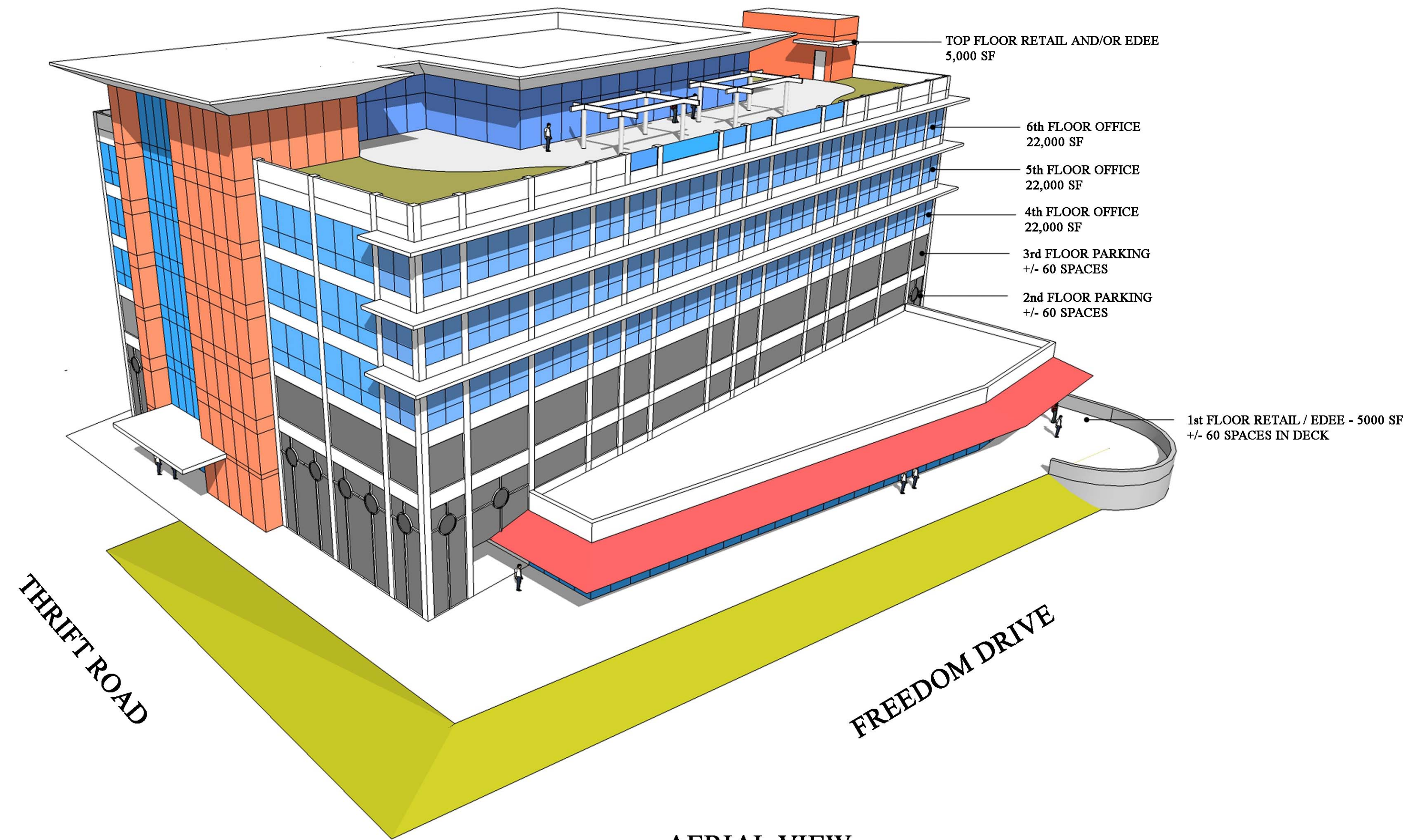
SAMPLE PARKING DECK SCREENING



SITE PLAN



VIEW FROM THRIFT ROAD



AERIAL VIEW