

1. Development Data Table
 - a. Site Acreage: 1.49 AC
 - b. Tax Parcels included in Rezoning: 071-041-13
 - c. Existing Zoning: MUDD-O
 - d. Proposed Zoning: MUDD-O-SPA
 - e. Square footage of Non-Residential Uses by Type: 66,000 SF Office/10,000 SF Retail
 - f. Floor Area Ratio: NA
 - g. Maximum Building Height: 90 Feet
 - h. Maximum Number of Buildings: One
 - i. Number and/or Ratio of Parking Spaces: 1 Space/600 SF Office/Retail
 - j. Amount of open space: 1 SF/100 SF of lot size; Min. 750 sf provided on ground floor and roof.

2. General Provisions
 - a. 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.
 - b. Access to the site will be provided from the existing public roadway, Rushing Creek Lane, as shown on this site plan.
 - c. 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.
 - d. The project will comply with all MUDD standards and review processes.

3. Optional Provisions
 - a. 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
 - a. Development will be restricted to Office and Retail development along with associated parking and service areas. It will conform to the MUDD-O District requirements.

5. Transportation
 - a. Petitioner agrees to dedicate any additional right-of-way to City/NC DOT. Setbacks for proposed development will be from the future back of curb.

6. Architectural Standards
 - a. 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.
 - b. 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 construction on the site may vary from this illustration provided that the design intent is preserved.
 - c. No expanse of solid wall will exceed 20'-0" in length.
 - d. Signage will be provided per the ordinance.

7. Streetscape and Landscaping
 - a. Street trees will be planted at 40' O.C. outside of the existing or future rights-of-way.

8. Environmental Features
 - a. The petitioner will comply with the City of Charlotte Tree Ordinance.
 - b. For projects with defined watersheds greater than 24% built-upon area, construct water quality best management practices (BMPs) to achieve 85% Total Suspended Solid (TSS) removal for the entire post development runoff volume for the runoff generated from the first 1 inch of rainfall. BMPs must be designed and constructed in accordance with the NC Department of Environment and Natural Resources (NCDENR) Best Management Practices Manual, latest edition, Section 4.0 (Design Standards shall be met according to the City of Charlotte Best Management Practices Manual.)
 - c. For projects with greater than 24% BUA, built-upon area, the petitioner agrees to control the entire volume for the 1-year, 24 hour storm. Runoff volume drawdown time shall be a minimum of 24 hours, but not more than 120 hours. For projects with greater than 24% BUA, the petitioner agrees to control the peak to match the predevelopment runoff rates for the 10-year and 25-year, 6-hour storms or perform a downstream analysis to determine whether peak control is needed, and if so, for what level of storm frequency.
 - d. 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
 - a. Open space will conform to the requirements of Ordinance.

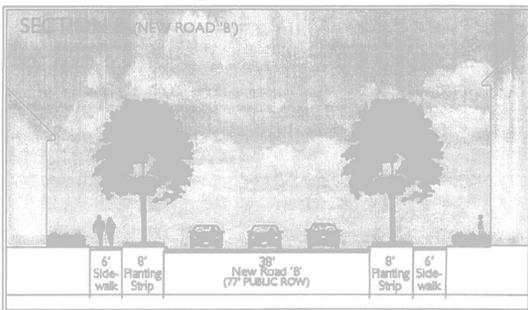
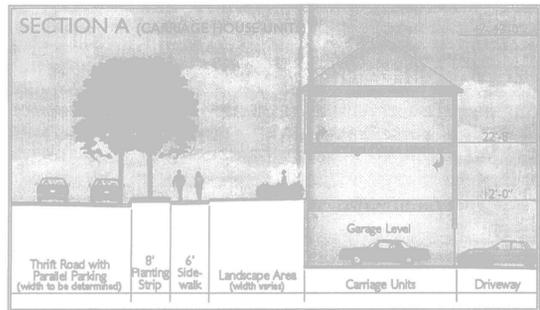
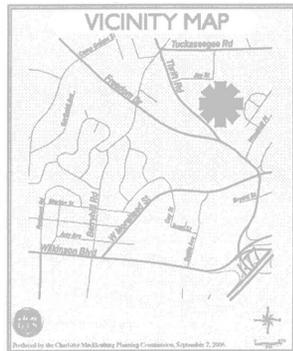
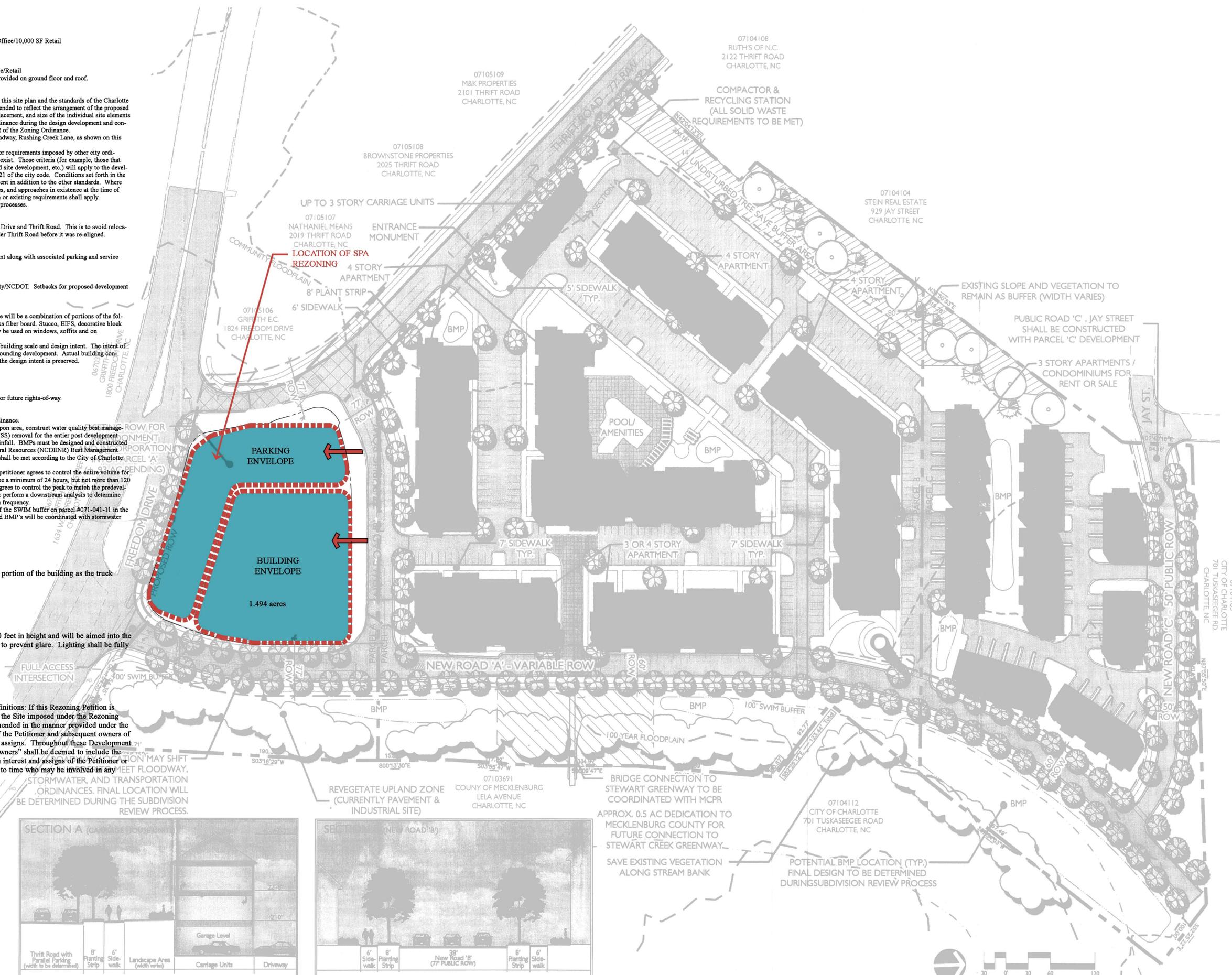
10. Fire Protection
 - a. A fire hydrant is required within 750 of the furthest portion of the building as the truck travels. Petitioner agrees to meet this requirement.

11. Signage
 - a. Signage will be provided per the ordinance.

12. Lighting
 - a. 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 and no wall pack lighting will be used.

13. Phasing
 - a. The project will not be phased.

14. Other
 - a. 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.

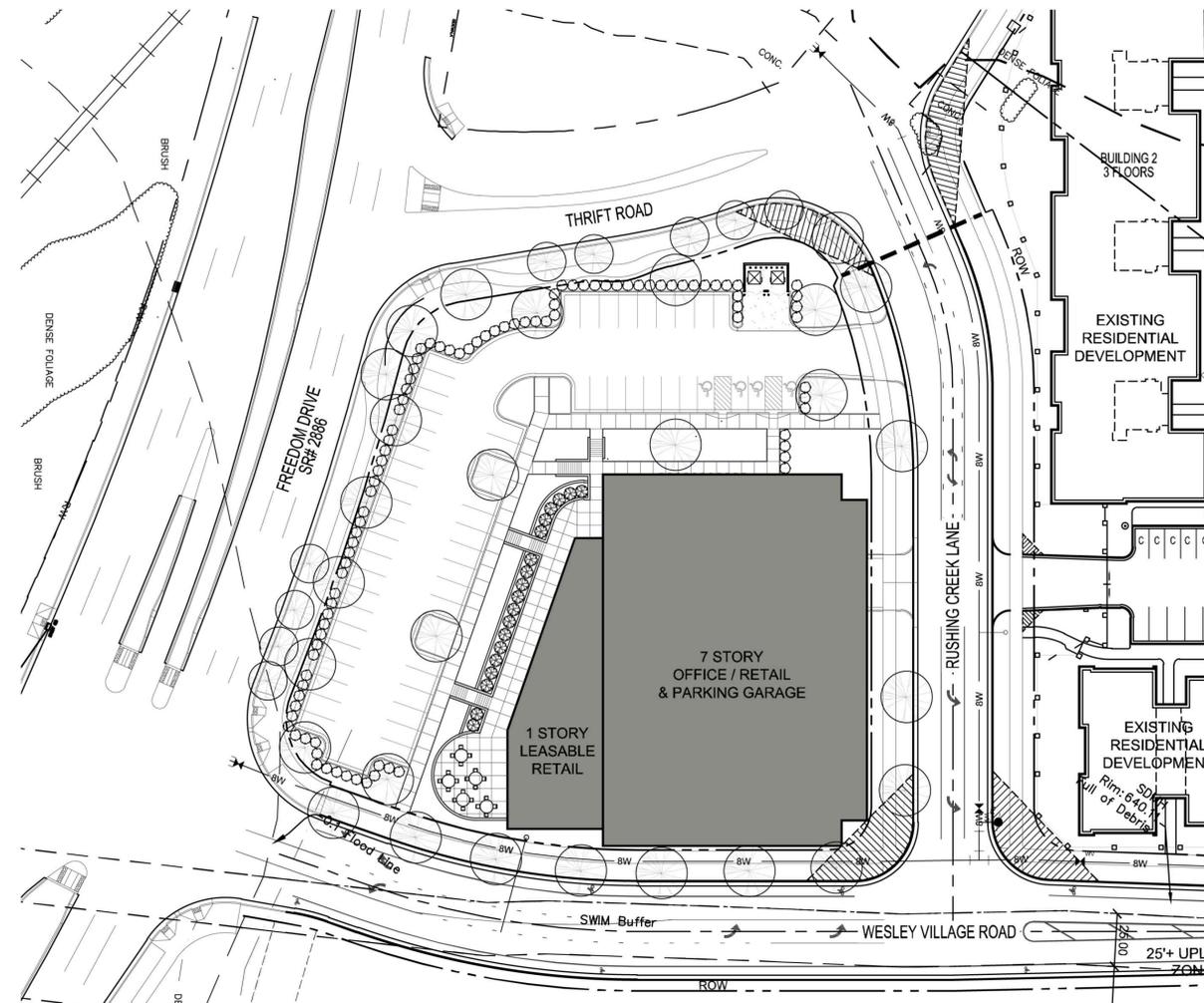




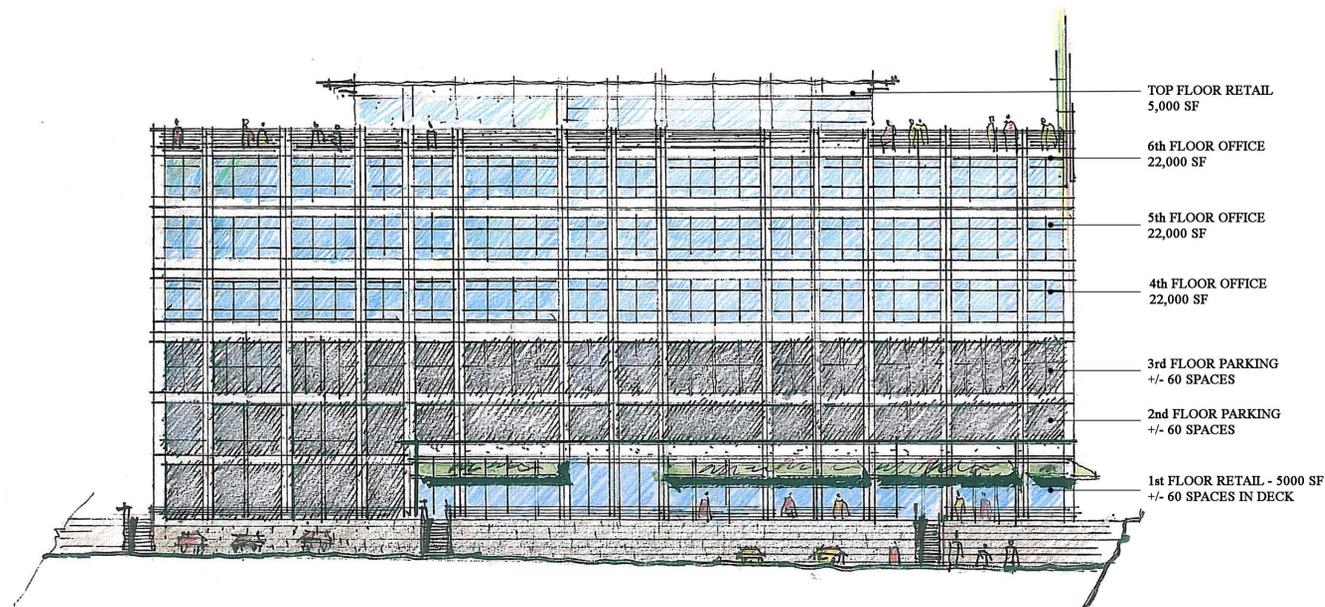
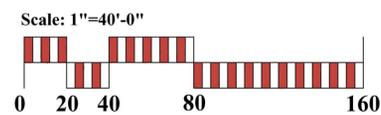
VIEW FROM FREEDOM DRIVE & THRIFT ROAD



SAMPLE PARKING DECK SCREENING



SITE PLAN



VIEW FROM FREEDOM DRIVE