

DEVELOPMENT STANDARDS:

- 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 within 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 proposed use of the property will be for mixed-use office/retail uses along with associated parking, accessory uses and service areas. The existing residential development will not be affected by this site plan amendment.
- All dumpsters will be screened with solid enclosures and gates. Petitioner agrees to meet all requirements as stated in Chapters 9 and 12 of the Charlotte City Code regarding solid waste, compactor and recycling areas.
- 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.
- Parking will be provided that meets or exceeds the requirements of the Ordinance.
- The project will comply with all MUDD standards and review processes.
- Buildings shall have a minimum 10 feet separation from each other.
- Internal street trees along public Rights-of Way and internal drives shall be planted at 40' O.C.
- The petitioner acknowledges that other standard development of 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, 189, 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.
- Any jurisdictional wetlands or streams, if present, need to be protected or proper environmental permits obtained prior to their disturbance. For 401 permits contact NC DENR. For 404 permits, contact the Army Corps of Engineers.
- BMP's will be located in the upland and managed use zones of the SWIM buffer. Streamside zone grading and BMP's will be coordinated with stormwater services.
- For projects with defined watersheds greater than 24% built-up 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.)
- For projects with greater than 24% BUA, built-up 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.
- 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

DEVELOPMENT DATA SUMMARY:
 TAX PARCEL ID #'S: 071-041-11
 071-041-13

TOTAL SITE AREA: 20.98 AC

EXISTING ZONING: MUDD-0-CD (BY PETITION #: 2007-068)

PROPOSED ZONING: MUDD-0-CD-SPA

PROPOSED USE: MAXIMUM 500 DWELLING UNITS
 66,000 SF OFFICE
 10,000 SF RETAIL

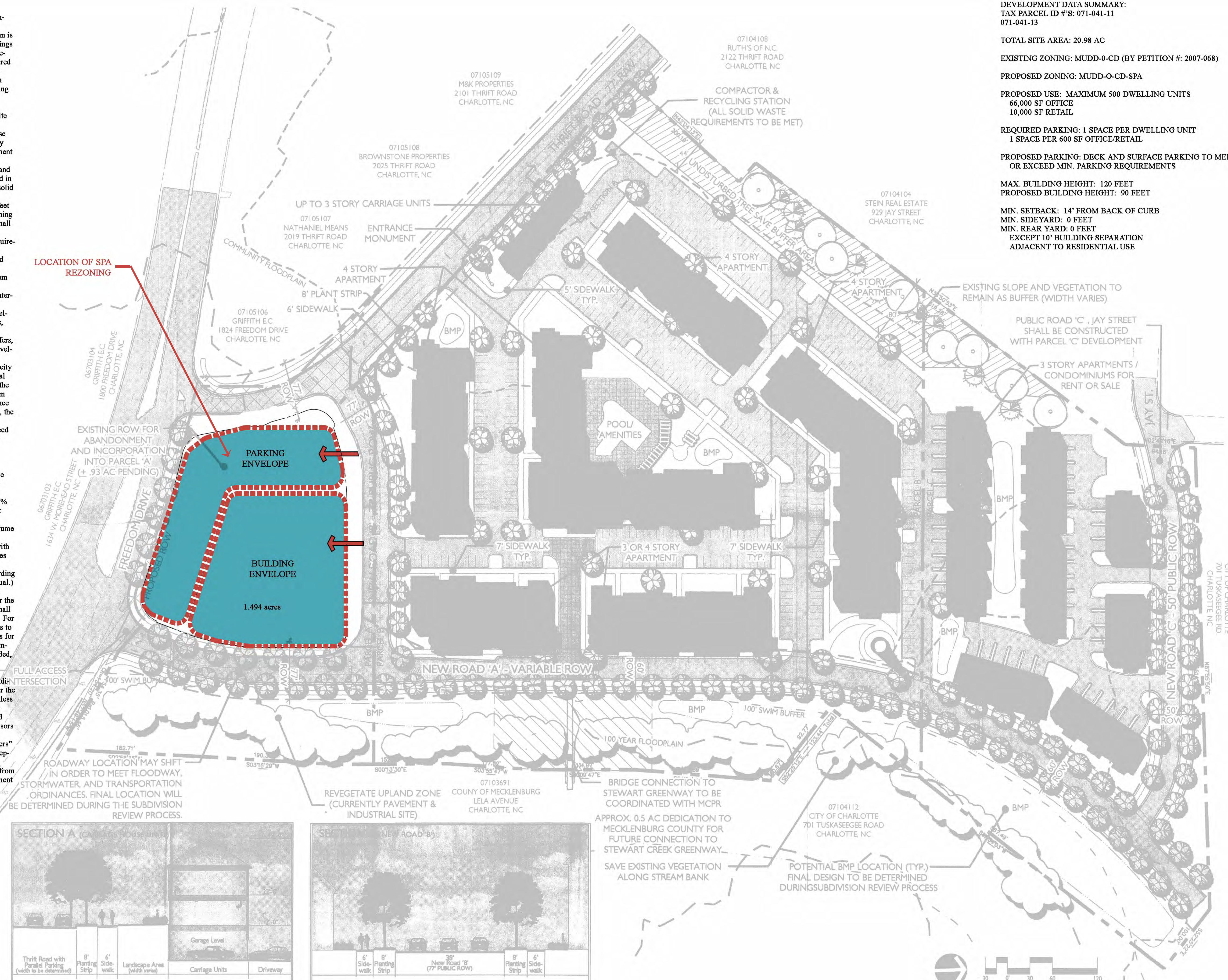
REQUIRED PARKING: 1 SPACE PER DWELLING UNIT
 1 SPACE PER 600 SF OFFICE/RETAIL

PROPOSED PARKING: DECK AND SURFACE PARKING TO MEET OR EXCEED MIN. PARKING REQUIREMENTS

MAX. BUILDING HEIGHT: 120 FEET
 PROPOSED BUILDING HEIGHT: 90 FEET

MIN. SETBACK: 14' FROM BACK OF CURB
 MIN. SIDEYARD: 0 FEET
 MIN. REAR YARD: 0 FEET
 EXCEPT 10' BUILDING SEPARATION
 ADJACENT TO RESIDENTIAL USE

LOCATION OF SPA
 REZONING



EXISTING ROW FOR
 ABANDONMENT
 AND INCORPORATION
 INTO PARCEL 'A'
 (+ 93 AC PENDING)

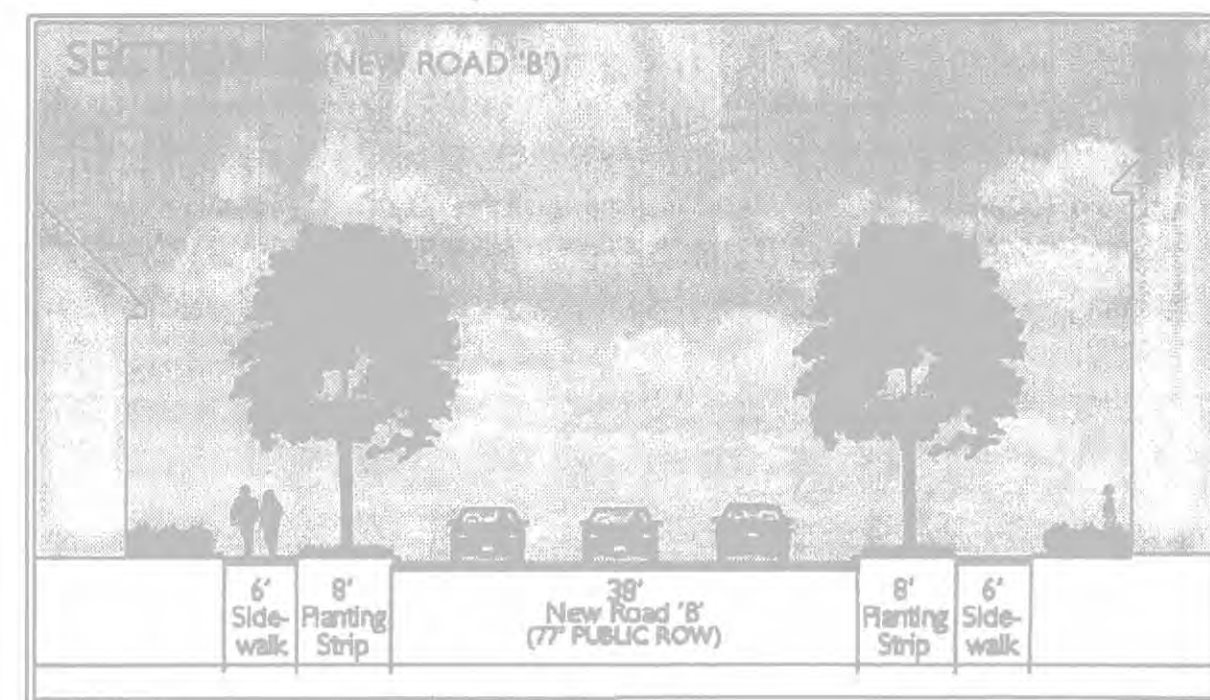
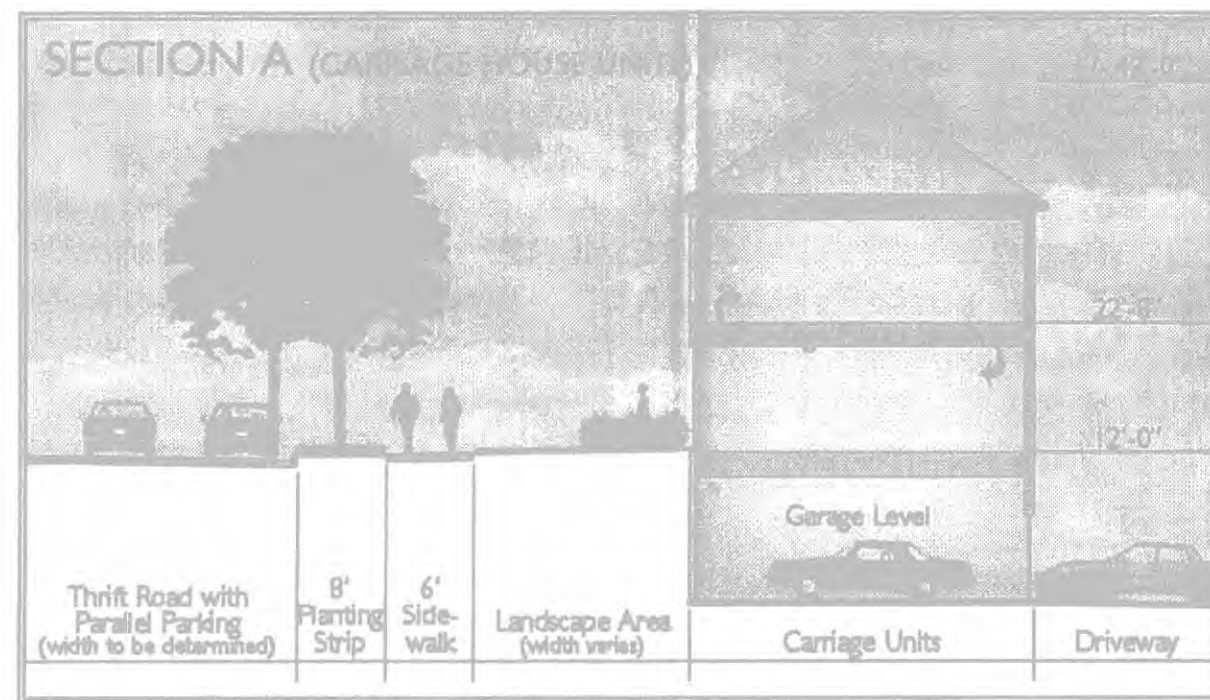
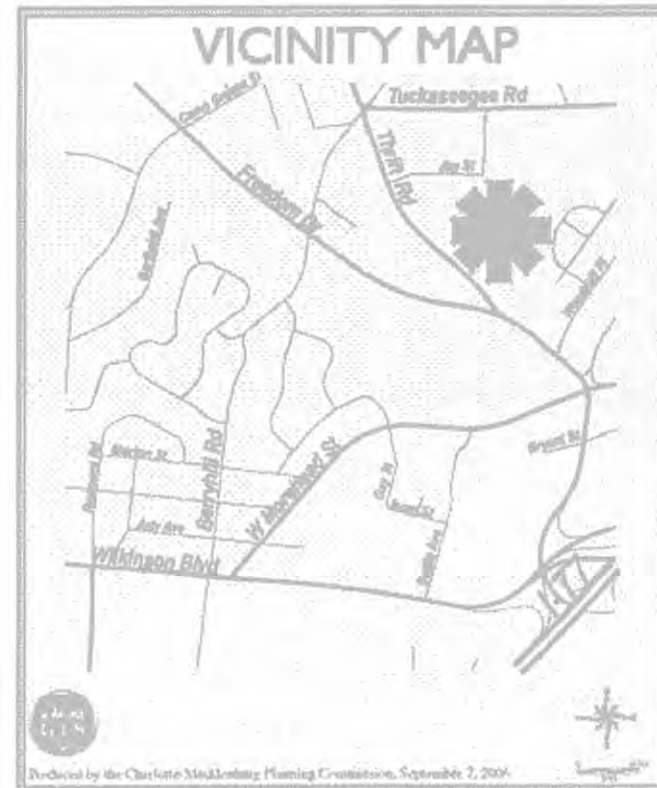
FULL ACCESS
 INTERSECTION

ROADWAY LOCATION MAY SHIFT
 IN ORDER TO MEET FLOODWAY,
 STORMWATER, AND TRANSPORTATION
 ORDINANCES. FINAL LOCATION WILL
 BE DETERMINED DURING THE SUBDIVISION
 REVIEW PROCESS.

REVEGETATE UPLAND ZONE
 (CURRENTLY PAVEMENT &
 INDUSTRIAL SITE)

BRIDGE CONNECTION TO
 STEWART GREENWAY TO BE
 COORDINATED WITH MCPR
 APPROX. 0.5 AC DEDICATION TO
 MECKLENBURG COUNTY FOR
 FUTURE CONNECTION TO
 STEWART CREEK GREENWAY.
 SAVE EXISTING VEGETATION
 ALONG STREAM BANK

POTENTIAL BMP LOCATION (TYP.)
 FINAL DESIGN TO BE DETERMINED
 DURING SUBDIVISION REVIEW PROCESS



**WESLEY VILLAGE
 CHARLOTTE, NORTH CAROLINA**

TECHNICAL DATA SHEET

REVISIONS:

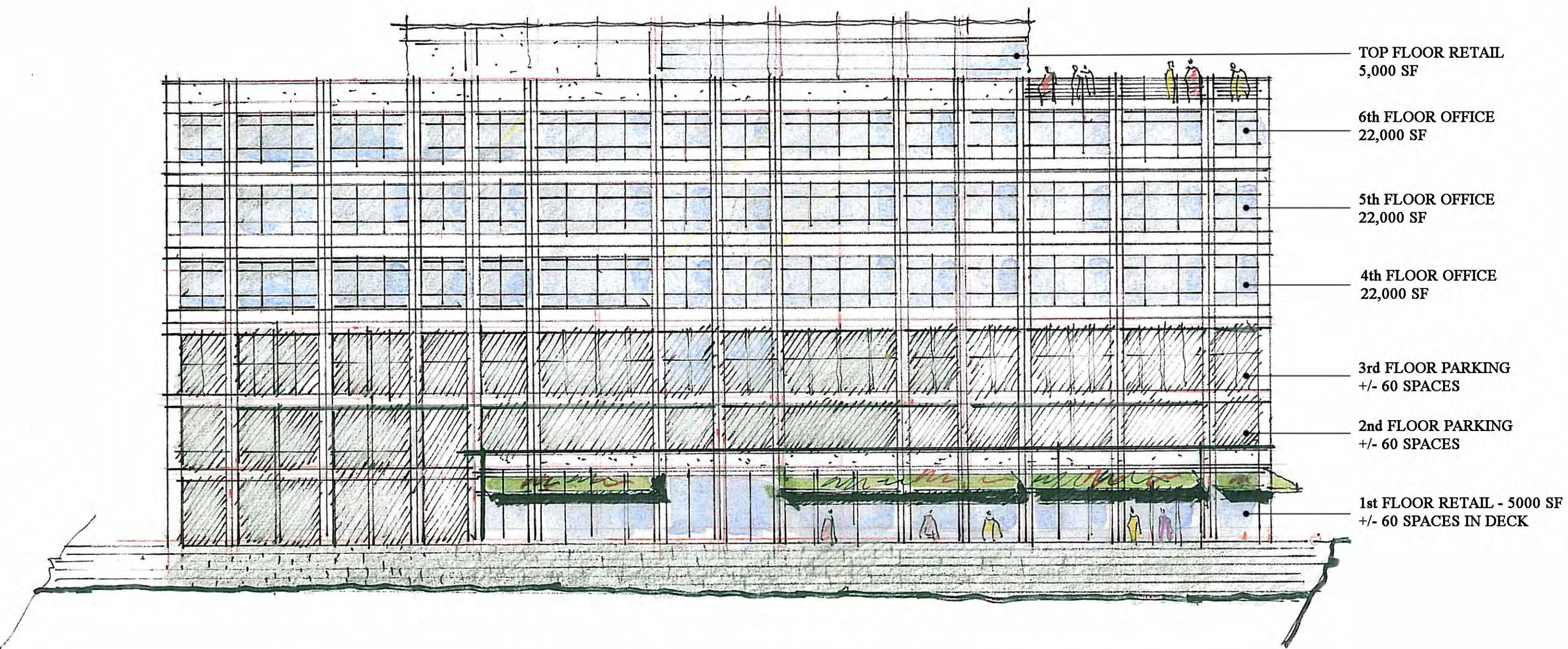
DATE: 07-21-16
 DESIGNED BY: GNV
 DRAWN BY: CKG
 CHECKED BY: GNV
 SCALE: 1"=60'
 PROJECT #:

SHEET #:
RZ-1.0





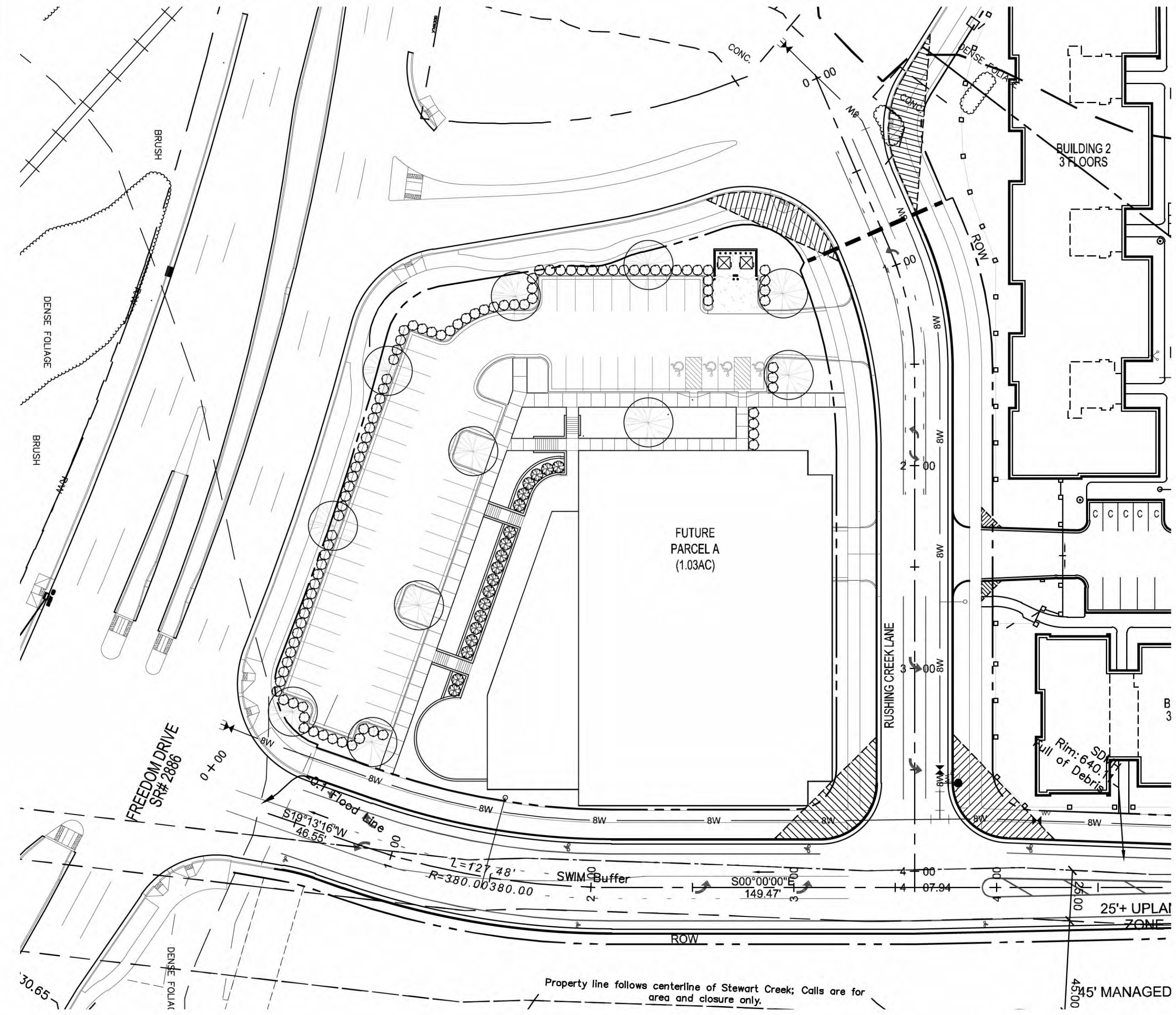
VIEW FROM FREEDOM DRIVE & THRIFT ROAD



VIEW FROM FREEDOM DRIVE



SAMPLE PARKING DECK SCREENING



SITE PLAN