1. **General Description**
   The architectural standards form a part of the site’s master plan, designed in such a way as to maintain the integrity of the site’s form and substructure. They are intended to depict the general conceptual architectural style, design treatment and character of the site. Design standards shall govern the development and use of the site. The standards shall be applied to the principal buildings to be constructed on the site. The general conceptual architectural style design treatment and character shall be maintained.

2. **Permitted Uses**
   a. The Site may only be devoted to a multi-family residential community containing a maximum of 250 dwelling units and is not subject to the terms of these development standards.
   b. The maximum height of any freestanding lighting fixture installed on site shall be 21 feet from grade.
   c. Any lighting fixtures attached to principal buildings to be constructed on the site shall be adequate, coupled and discreetly located.
   d. An entry feature with landscaping and project identity signage will be provided at main entry along Ridge Road.

3. **Architectural Standards**
   a. Principal signage for the Site shall consist of a monument style sign to be located at project entry and will be in accordance with the Charlotte Land Development Standards Manual and per ordinance.
   b. The maximum height in stories of the principal buildings to be constructed on site shall be measured as the height of the roof or roof deck above the grade.
   c. The maximum height in feet of the principal buildings to be constructed on site shall conform to the Local Residential Medium Street Typical Height of 50 feet.
   d. Future amendments to the rezoning plan and/or these development standards may be applied 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 site are subject to the terms of these development standards and the ordinance.

4. **Development of the Site**
   a. Public Street A - Local Residential Medium Street
   b. The site will utilize private streets and private driveway connections constructed on site. Changes and alternations to the exterior of principal buildings to be constructed on site shall be permitted.
   c. Any lighting fixtures attached to principal buildings to be constructed on site shall be adequate, coupled and discreetly located.
   d. The alignment of the internal driveways and vehicular circulation patterns may be adjusted required for approval by the Charlotte Department of Transportation (CDOT) and/or the North Carolina Department of Transportation (NCDOT).
   e. The maximum height of any freestanding lighting fixture installed on the site shall be 21 feet from grade.
   f. All transportation improvements will be approved and constructed in accordance with applicable published standards, and the dedication and fee simple conveyance of all rights of way to the City shall occur before the site's first building certificate of occupancy is issued.

5. **Prepared For**
   Redwood Ridge Road
   Ridge Road
   Charlotte, NC 28269

Prepared For: design.net

Redwood Living

Sheet Title: Conditional Rezoning Request: Public Street Detail and Development Standards

Sheet #: RZ2.0