1. An 8 foot planting strip and a 6 foot sidewalk shall be installed along the Site's frontage on the Site.  If this Rezoning Petition is approved, all conditions applicable to the use and development of the Site shall be met.

2. Exterior Specifications will include:
   1. Firebox brick laid in standing running bond.  Wood framed chimneys with hardcoat smooth finish under stucco finish.
   2. Finished floor elevations shall be a minimum of 18" above curb height.
   3. Main roof pitches shall be a minimum of 8/12" pitch.  Secondary and rear roofing may be 4/12" pitch as to reduce the massing effect on adjoining properties.
   4. Garages may have ¼" fall per foot.

3. Landscape features will include:
   1. The Site will comply with the City of Charlotte Tree Ordinance.
   2. A 10' Class 'C' Buffer with a 6' masonry wall shall be installed along the southern property boundary.
   3. The proposed woonerf shall be designed to accommodate multi-modal access for cars, bicycles and pedestrians and shall utilize varied pavers to distinguish between travel lanes and pedestrian zones.
   4. Lighting fixtures attached to the buildings to be constructed on the Site shall be decorative, shielded and the illumination downwardly directed so that direct illumination does not extend past the building line.

4. All transportation improvements shall be approved and constructed before the site's first building occupancy.

5. The proposed site plan, shall be planted with an evergreen hedge. The hedge shall consist of large shrubs or small trees (wax myrtle or similar) planted approximately 10 feet on center and which will attain a minimum 10 foot height at time of maturity. The hedge will be placed on private lots and within a landscape easement; the Homeowners Association shall be responsible for maintenance and upkeep thereof.

6. The actual buildings constructed on the Site may have minor variations from these renderings, but will still adhere to the architectural standards.

ILLUSTRATIVE EXAMPLES
These renderings are provided to reflect the architectural style and quality of the buildings to be constructed on the Site. The actual buildings constructed on the Site may have minor variations from these renderings, but will still adhere to the architectural standards.