

GENERAL PROVISIONS

THESE DEVELOPMENT STANDARDS FORM A PART OF THE TECHNICAL DATA SHEET ASSOCIATED WITH THE REZONING PETITION FILED BY GREYSON RIDGE DEVELOPMENT, LLC TO ACCOMMODATE DEVELOPMENT OF A MIXED USE, NEIGHBORHOOD-SIZE CENTER ON AN APPROXIMATELY 68.90 ± ACRE SITE LOCATED ON NORTH TRYON STREET BETWEEN I-485 AND THE CABARRUS COUNTY LINE (THE "SITE"). THE SITE CURRENTLY CONSISTS OF FIVE (5) DISTINCT TAX PARCELS, EACH OF WHICH IS OWNED BY GREYSON RIDGE DEVELOPMENT, LLC, AS WELL AS A PORTION OF A TRACT OWNED BY THE CITY OF CHARLOTTE. THE PORTION OF THE CITY OF CHARLOTTE'S PROPERTY CONSISTS OF A SIXTY FOOT (60') WIDE PRIVATE DRIVEWAY PROVIDING ACCESS TO AND FROM THE MALLARD CREEK WASTEWATER TREATMENT PLANT. UNDER THE PROPOSED PLAN, GREYSON RIDGE AND THE CITY OF CHARLOTTE WILL SWAP LAND SO THAT GREYSON RIDGE TAKES OWNERSHIP OF THE EXISTING DRIVEWAY AND THE CITY OF CHARLOTTE TAKES OWNERSHIP OF LAND PROVIDING AN EQUIVALENT ACCESS DRIVEWAY TO THE TREATMENT PLANT, AS SHOWN ON THE SITE PLAN. THE REZONING APPLICATION HAS BEEN SIGNED BY THE CITY OF CHARLOTTE IN ORDER TO SIGNIFY THEIR AGREEMENT WITH THE PROPOSED PLAN, INCLUDING THE NECESSARY LAND SWAP, AND A COPY OF A LETTER FROM GREYSON RIDGE TO THE CHARLOTTE MECKLENBURG UTILITIES DEPARTMENT (EXECUTED BY CMUD SIGNIFYING ITS AGREEMENT WITH THE PROPOSED PLAN AND RELOCATION OF THE ACCESS DRIVEWAY AND ALSO SETTING FORTH CERTAIN CONDITIONS PERTAINING TO CMUD'S AGREEMENT TO THE PROPOSED PLAN) IS ATTACHED TO THE REZONING APPLICATION. GREYSON RIDGE ACCEPTS AND AGREES WITH THE CONDITIONS AS SET FORTH IN THE LETTER ATTACHED TO THE REZONING APPLICATION.

DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE TECHNICAL DATA SHEET, THESE DEVELOPMENT STANDARDS AND THE APPLICABLE PROVISIONS OF THE ZONING ORDINANCE OF THE CITY OF CHARLOTTE (THE "ORDINANCE"). THE SITE MAY BE DEVELOPED IN PHASES. UNLESS THE TECHNICAL DATA SHEET OR THESE DEVELOPMENT STANDARDS ESTABLISH MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE NS ZONING CLASSIFICATION SHALL GOVERN ALL DEVELOPMENT TAKING PLACE ON THE SITE.

1. PERMITTED USES

USES PERMITTED BY RIGHT IN THE NS ZONING DISTRICT ARE THOSE USES ALLOWED BY RIGHT AND UNDER PRESCRIBED CONDITIONS IN THE B-1 ZONING DISTRICT AND INCLUDE, AMONG OTHERS: RETAIL, OFFICE, HOTEL AND MOTEL, HEALTH AND INDOOR RECREATION FACILITIES, AND MULTI-FAMILY RESIDENTIAL UNITS.

2. MAXIMUM BUILDING AREAS AND DEVELOPMENT LIMITATIONS

THE SITE CONTAINS APPROXIMATELY 3,001,284 SQUARE FEET OF LAND AND, AS CURRENTLY ANTICIPATED, APPROXIMATELY 540,730 SQUARE FEET OF BUILDING SPACE, YIELDING A FLOOR AREA RATION OF 0.18.

ALL BUILDING HEIGHTS WILL CONFORM TO THE REQUIREMENTS SET FORTH IN THE ORDINANCE FOR THE NS ZONING DISTRICT.

3. SETBACKS, SIDE YARDS AND REAR YARDS

ALL BUILDINGS CONSTRUCTED ON THE SITE SHALL SATISFY OR EXCEED THE SETBACK, REAR YARD AND SIDE YARD REQUIREMENTS ESTABLISHED UNDER THE ORDINANCE FOR THE NS ZONING DISTRICT.

4. DESIGN AND PERFORMANCE STANDARDS

THE DEVELOPMENT DEPICTED ON THE SITE PLAN IS SCHEMATIC IN NATURE AND INTENDED TO DESCRIBE THE GENERAL ARRANGEMENT OF USES ON THE SITE. ACCORDINGLY, THE CONFIGURATIONS, PLACEMENTS, AND SIZES OF THE BUILDING FOOTPRINTS, AS WELL AS THE LOCATIONS OF STREETS SHOWN ON THE SITE PLAN ARE SCHEMATIC IN NATURE AND, SUBJECT TO THE PROVISIONS SET FORTH BELOW UNDER ARCHITECTURAL CONTROLS, MAY BE ALTERED OR MODIFIED DURING DESIGN DEVELOPMENT AND CONSTRUCTION PHASES. PARKING LAYOUTS MAY ALSO BE MODIFIED TO ACCOMMODATE FINAL BUILDING LOCATIONS TO THE EXTENT PERMITTED BY THE ORDINANCE.

(a) ARCHITECTURAL CONTROLS

(i) BUILDINGS CONSTRUCTED ALONG NORTH TRYON STREET WILL CONTAIN NON-OPAQUE WINDOWS WHICH FACE NORTH TRYON STREET.

(ii) LARGE EXPANSES OF SOLID WALLS EXCEEDING 20 LINEAR FEET FOR THESE BUILDINGS WILL BE AVOIDED THROUGH THE INTRODUCTION OF ARTICULATED FACADES AND OTHER SPECIALLY DESIGNED ARCHITECTURAL ELEMENTS.

(iii) DUMPSTER AREAS WILL BE ENCLOSED ON ALL FOUR SIDES BY AN OPAQUE ENCLOSURE WITH ONE SIDE BEING A HINGED OR PAQUE GATE. IF ONE OR MORE SIDES OF A DUMPSTER AREA ADJOIN A SIDE OR REAR WALL OF A BUILDING, THEN THE SIDE OR REAR WALL OF THAT BUILDING MAY BE SUBSTITUTED FOR A SIDE.

(iii) THE DESIGN TREATMENT WITHIN THE SITE SHALL INCLUDE, AT A MINIMUM, THE FOLLOWING AMENITIES:

- OUTDOOR DINING AREA(S)
- OUTDOOR SEATING AREA(S)
- COURTYARD(S)

(b) LANDSCAPING AND SCREENING

(i) INTERNAL AREAS OF THE SITE SHALL BE LANDSCAPED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CODE OF THE CITY OF CHARLOTTE.

(ii) ALL ROOF MOUNTED MECHANICAL EQUIPMENT WILL BE SCREENED FROM VIEW FROM ADJOINING PUBLIC RIGHTS-OF-WAY AND ABUTTING PROPERTIES AS VIEWED FROM GRADE.

(iii) ALL OTHER SCREENING AND LANDSCAPING SHALL CONFORM TO THE STANDARDS OF THE ORDINANCE.

(IV). THE SITE SHALL CONFORM TO THE CITY OF CHARLOTTE TREE ORDINANCE.

(c) STREETScape TREATMENT

(i) WITHIN THE SITE, THE STREETScape TREATMENTS WILL CONFORM TO THE REQUIREMENTS OF THE ORDINANCE.

(d) LIGHTING

(i) ALL FREESTANDING LIGHTING FIXTURES INSTALLED WITHIN THE SITE WILL BE UNIFORM IN DESIGN.

(ii) THE MAXIMUM HEIGHT OF ANY FREESTANDING LIGHTING FIXTURE IN THE SITE, INCLUDING ITS BASE, MAY NOT EXCEED 25 FEET.

(iii) ALL PARKING LOT LIGHTING IN THE SITE SHALL BE CAPPED, DOWNWARDLY DIRECTED AND FULLY SHIELDED.

(iv) ANY LIGHTING ATTACHED TO A BUILDING IN THE SITE SHALL BE CAPPED AND DOWNWARDLY DIRECTED.

(v) WALL-MOUNTED DECORATIVE LIGHT FIXTURES SUCH AS SCONCES ARE PERMITTED.

(vi) PEDESTRIAN SCALE LIGHTING OF NO MORE THAN 15 FEET IN HEIGHT WILL BE PROVIDED ALONG ALL PUBLIC AND PRIVATE STREETS.

(e) PARKING

(i) OFF-STREET PARKING AND LOADING AREAS WILL SATISFY THE STANDARDS ESTABLISHED UNDER THE ORDINANCE.

(ii) ON-STREET PARKING SHALL BE PERMITTED IN ACCORDANCE WITH NORMAL CITY STANDARDS.

(iii) WHILE AREAS DEVOTED TO OUTDOOR DINING, COURTYARDS AND PLAZAS WITHIN THE SITE ARE NOT INCLUDED IN THE SQUARE FOOTAGE MAXIMUM NOTED ABOVE, ANY OFF STREET PARKING REQUIRED BY THE ORDINANCE WILL BE PROVIDED FOR THESE AREAS.

(f) OTHER

(i) NO MORE THAN ONE INDEPENDENT, FREESTANDING, SINGLE TENANT BUILDING SHALL BE PERMITTED ON THE SITE. THE REMAINING FREESTANDING, SINGLE TENANT BUILDINGS SHALL BE INTERCONNECTED.

(ii) PARKING SHALL NOT BE LOCATED BETWEEN BUILDINGS AND ABUTTING PUBLIC STREETS GENERALLY AS INDICATED ON THE SITE PLAN.

(iii) MULTI FAMILY DEVELOPMENT WITHIN THE SITE SHALL CONFORM TO THE RELEVANT STANDARDS OF THE SECTION 9.303(19) OF THE ORDINANCE.

5. STORM WATER MANAGEMENT

(a) STORM WATER RUNOFF WILL BE MANAGED IN ACCORDANCE WITH THE RELEVANT ORDINANCE REQUIREMENTS THROUGH PROVEN TECHNIQUES WHICH SATISFY THE STANDARDS IMPOSED BY THE CITY OF CHARLOTTE ORDINANCES AND THE CHARLOTTE MECKLENBURG STORM WATER DESIGN MANUAL. SURFACE LEVEL STORM WATER DETENTION, IF PROVIDED, MAY BE LOCATED IN THE COMMON OPEN SPACE BUT SHALL NOT BE LOCATED IN THE REQUIRED SETBACKS OR BUFFERS.

(b) THE DETENTION SHALL TIE-IN TO THE EXISTING ABUTTING STORM WATER SYSTEM(S). THE PETITIONER SHALL HAVE THE RECEIVING DRAINAGE SYSTEM ANALYZED TO ENSURE THAT IT WILL NOT BE TAKEN OUT OF STANDARD DUE TO THE DEVELOPMENT. IF IT IS FOUND THAT DEVELOPMENT WILL CAUSE THE STORM DRAINAGE SYSTEM TO BE TAKEN OUT OF STANDARD, THE PETITIONER SHALL PROVIDE ALTERNATE METHODS TO PREVENT THIS FROM OCCURRING. SHOULD THE EXISTING RECEIVING DRAINAGE SYSTEM BE DEEMED TO BE OUT OF STANDARD PRIOR TO DEVELOPMENT OF ITS SITE, THE PETITIONER SHALL PROVIDE ADEQUATE DETENTION TO ENSURE THAT THE SYSTEM WILL NOT BE ADDITIONALLY OVERBURDENED.

(c) THE PETITIONER SHALL CONTROL AND TREAT THE DIFFERENCE IN STORM WATER RUNOFF VOLUME LEAVING THE PROJECT SITE BETWEEN THE PRE AND POST DEVELOPMENT RUNOFF CONDITIONS FOR THE 1-YEAR 24 HOUR STORM OR THE VOLUME GENERATED FROM THE FIRST 1-INCH OF RUNOFF PER THE NC DENR BMP MANUAL, WHICHEVER IS MORE STRINGENT. RUNOFF DRAW DOWN TIME SHALL BE A MINIMUM OF 24 HOURS, BUT NOT MORE THAN 120 HOURS. PEAK STORM WATER RELEASE RATES SHOULD MATCH PRE-DEVELOPMENT RATES FOR THE 2-YEAR AND 10-YEAR 6-HOUR STORM EVENTS.

(d) THE USE OF STRUCTURAL STORM WATER TREATMENT SYSTEMS (WET PONDS, EXTENDED DETENTION WETLANDS, BIO-RETENTION, ETC) SHALL BE INCORPORATED INTO THE SITE AND DESIGNED TO HAVE AN 85% AVERAGE ANNUAL REMOVAL FOR TOTAL SUSPENDED SOLIDS GENERATED FROM THE ACCORDING TO SPECIFICATIONS IN THE NC DEPARTMENT OF ENVIRONMENTAL AND NATURAL RESOURCES BEST MANAGEMENT PRACTICES MANUAL, APRIL 1999.

(E) THE FOLLOWING AGENCIES MUST BE CONTACTED PRIOR TO PLAN APPROVAL REGARDING WETLAND AND WATER QUALITY PERMITS:

SECTION 401 PERMIT NC DENR-RALEIGH OFFICE
SECTION 404 PERMIT US ARMY CORPS OF ENGINEERS

6. WATER QUALITY PROTECTION MEASURES/WATERSHED PROTECTION MEASURES

(a) SWIM BUFFERS SHALL BE PROVIDED AS REQUIRED BY THE ORDINANCE.

(b) THE SITE SHALL CONFORM TO WATERSHED PROTECTION MEASURES APPLICABLE TO THE MALLARD CREEK DISTRICT.

(c) TEMPORARY OR STAGED SEEDING SHALL BE PERFORMED ON GRADED AREAS IMMEDIATELY FOLLOWING THE COMPLETION OF LAND DISTURBING ACTIVITIES TO MINIMIZE THE POTENTIAL FOR OFF-SITE SEDIMENTATION.

(d) TWO ROWS OF WIRE-REINFORCED SILT FENCES SHALL BE USED IN CRITICAL AREAS OF THE SITE SUCH AS AT ALL INTERMITTENT AND PERENNIAL STREAMS, WETLANDS, AT THE BASE OF SLOPES, AND OTHER LOCATIONS WHERE THE POTENTIAL FOR OFF-SITE SEDIMENTATION IS GREATEST.

(e) TWO-STAGE SEDIMENT BASINS WITH OUTLET WEIRS SIZED FOR A 50-YEAR, 24-HOUR STORM EVENT SHALL BE EMPLOYED TO LESSEN THE RISK OF BASIN FAILURE.

7. VEHICULAR ACCESS AND ROAD IMPROVEMENTS

(a) VEHICULAR ACCESS SHALL BE AS GENERALLY DEPICTED ON THE TECHNICAL DATA SHEET.

(b) THE PLACEMENTS AND CONFIGURATIONS OF THESE ACCESS POINTS ARE SUBJECT TO ANY MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE AND ARCHITECTURAL CONSTRUCTION PLANS AND DESIGNS AND TO ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.

(c) DEVELOPMENT OF THE SITE WILL REQUIRE ACQUISITION BY GREYSON RIDGE OF THAT PORTION OF THE EXISTING SIXTY FOOT (60') PAVED ROADWAY FROM THE CITY OF CHARLOTTE. THE EXISTING ROADWAY WILL BE ABANDONED AND ACCESS TO THE ADJOINING CMUD FACILITY WILL BE BY WAY OF THAT ROADWAY. IN THE WESTERN PORTION OF THE SITE, AS MARKED ON THE SITE PLAN, A PERMANENT EASEMENT RIGHT OF ACCESS WILL BE GRANTED TO THE CITY OF CHARLOTTE AND/OR CMUD AS A REQUIREMENT OF THIS PROJECT.

IT IS ANTICIPATED THAT THE MAIN ROADWAY LOCATED IN THE CENTER OF THE SITE SHALL BE PUBLICLY DEDICATED. IT IS ANTICIPATED THAT THE REMAINING ROADWAY BE PRIVATELY MAINTAINED, HOWEVER, THEY MAY BE PUBLICLY DEDICATED AT SOME POINT IN THE FUTURE IF REQUIRED. IT IS NOT ANTICIPATED THAT ANY ROADWAY IMPROVEMENTS WILL NEED TO BE MADE TO NORTH TRYON STREET.

NOTHING IN THE ABOVE NOTE 7(C) SHALL BE DEEMED AS A COMMITMENT BY THE PETITIONER TO PROVIDE FOR DEDICATION OF RIGHT-OF-WAY OF ANY PROPERTY LOCATED OUTSIDE THE BOUNDARIES OF THIS REZONING PETITION EXCEPT AS NECESSARY IN ORDER TO COMPLETE THE REQUIRED RIGHT-OF-WAY IMPROVEMENTS AS OUTLINED BELOW.

(d) THE PETITIONER WILL BE RESPONSIBLE FOR THE COSTS ASSOCIATED WITH THE DESIGN AND CONSTRUCTION OF ANY AND ALL ROADWAY IMPROVEMENTS AND/OR MODIFICATIONS AS DETERMINED BY CDOT AND NCDOT. THE DESIGN OF THESE IMPROVEMENTS MUST MEET APPLICABLE REQUIREMENTS AS DETERMINED BY AND BE SUBJECT TO THE REVIEW/APPROVAL OF CDOT AND THE NCDOT.

(e) A DRIVEWAY WILL BE PROVIDED, AS SHOWN ON THE SITE PLAN, TO PROVIDE FOR ACCESS TO AND FROM THE ADJOINING MALLARD CREEK WASTEWATER TREATMENT PLANT AND NORTH TRYON STREET. THIS DRIVEWAY SHALL BE LOCATED OUT OF THE FLOODPLAIN AND ANY APPLICABLE SWIM BUFFERS. THE NEW DRIVEWAY SHALL NOT HAVE ANY OTHER STREET OR ACCESS POINTS FOR PUBLIC USE ALONG ITS LENGTH, AS SHOWN ON THE SITE PLAN. THE DRIVEWAY SHALL BE CONSTRUCTED TO MEET CDOT STANDARDS FOR PUBLIC STREET CONSTRUCTION FOR AN INDUSTRIAL AREA AND SHALL BE CONSTRUCTED AT GREYSON RIDGE'S SOLE COST AND EXPENSE (INCLUDING ANY AND ALL COSTS AND EXPENSES ASSOCIATED WITH RELOCATING ANY UTILITIES SERVING THE WASTEWATER TREATMENT PLANT). FURTHERMORE, GREYSON RIDGE SHALL BE RESPONSIBLE FOR RELOCATION OF ALL SIGNAGE SIGNIFYING THE ENTRANCE TO THE WASTEWATER TREATMENT PLANT AND GREYSON RIDGE SHALL BE RESPONSIBLE FOR ALL BUFFER/SCREENING PLANTINGS ALONG THE RELOCATED DRIVEWAY.

8. CONNECTIVITY

(a) PEDESTRIAN AND VEHICULAR CONNECTIONS THROUGHOUT THE SITE WILL BE PROVIDED IN THE MANNER GENERALLY DEPICTED AS SHOWN ON THE TECHNICAL DATA SHEET. WHERE INTERNAL SIDEWALKS ARE LOCATED BETWEEN BUILDINGS AND PARKING BAYS, EITHER A SIDEWALK AT LEAST SEVEN FEET IN WIDTH OR WHEELSTOPS SHALL BE PROVIDED.

(b) A PEDESTRIAN/BICYCLE TRAIL OF AT LEAST 10 FEET IN WIDTH MAY BE PROVIDED ALONG THE CREEK. IF SO, SUCH TRAIL WOULD BE COMPOSED OF GRAVEL OR OTHER POROUS MATERIAL AND MAY BE LOCATED WITHIN THE BUFFER ALONG THE STREAM.

9. BICYCLE PARKING

BICYCLE PARKING SPACES (BIKE RACKS) SHALL BE PROVIDED IN ACCORDANCE WITH THE ORDINANCE.

10. FIRE PROTECTION

ADEQUATE FIRE PROTECTION IN THE FORM OF FIRE HYDRANTS WILL BE PROVIDED TO THE CHARLOTTE FIRE MARSHAL'S SPECIFICATIONS.

11. SIGNS

(a) ALL SIGNS PLACED ON THE SITE WILL BE ERECTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE ORDINANCE.

12. SOLID WASTE

(a) AS THE SITE IS CURRENTLY VACANT LAND, NO DEMOLITION ACTIVITIES ARE NECESSARY. TO THE EXTENT NECESSARY, THE PETITIONER SHALL SUBMIT A SOLID WASTE MANAGEMENT PLAN PRIOR TO INITIATING ACTIVITIES TO INCLUDE, AT A MINIMUM, THE PROCEDURES THAT WILL BE USED TO RECYCLE ALL CLEAN WOOD, METAL, AND CONCRETE GENERATED DURING CONSTRUCTION ACTIVITIES.

(b) THE MULTI-FAMILY COMPLEX LOCATED ON THE SITE SHALL MEET THE REQUIREMENTS OF CHAPTER 9 AND 12 OF THE CHARLOTTE CITY CODE REGARDING SOLID WASTE, DUMPSTER, COMPACTOR AND RECYCLING AREAS.

13. COMMON OPEN SPACE

THE COMMON OPEN SPACE ON THE SITE SHALL BE AS SHOWN ON THE SITE PLAN AND SHALL BE OTHERWISE IN CONFORMANCE WITH THE REQUIREMENTS OF THE ORDINANCE.

14. AMENDMENTS TO REZONING PLAN

FUTURE AMENDMENTS TO THE TECHNICAL DATA SHEET, THE SITE PLAN, THE ELEVATION AND THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE PARCEL OR PARCELS WITHIN THE SITE INVOLVED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 6 OF THE ORDINANCE.

15. BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS

(a) IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO DEVELOPMENT OF THE SITE IMPOSED UNDER THESE DEVELOPMENT STANDARDS AND THE TECHNICAL DATA SHEET WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONER AND THE CURRENT AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE SUCCESSORS IN INTEREST AND ASSIGNS.

(b) 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 THE SITE FROM TIME TO TIME WHO MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREOF.

DEVELOPMENT SUMMARY

R	RESIDENTIAL UNITS PROVIDED:	570 UNITS
RT	RETAIL PROVIDED:	122,400 SF
OF	OFFICE PROVIDED:	64,800 SF
HC	HEALTH CLUB / RECREATION PROVIDED:	100,000 SF
H	HOTEL:	90 ROOMS

SITE ACREAGE TABULATION

RESIDENTIAL ACREAGE: 34.0 AC

RETAIL /OFFICE ACREAGE: 20.6 AC

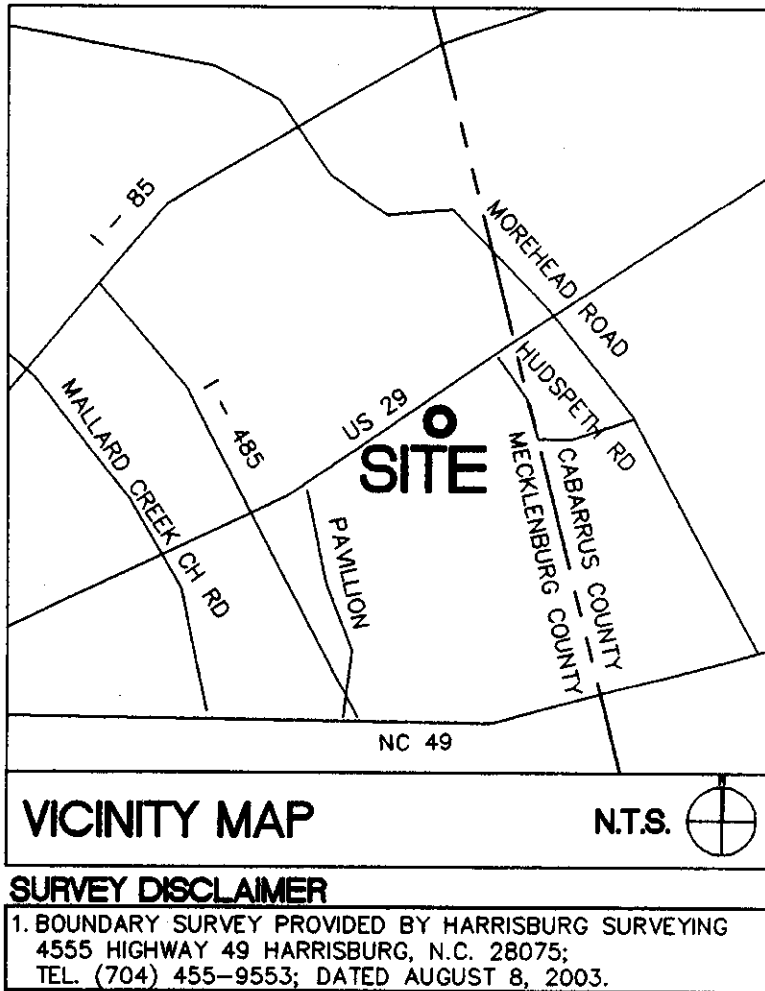
HEALTH CLUB / RECREATION: 12.0 AC

HOTEL ACREAGE: 2.6 AC

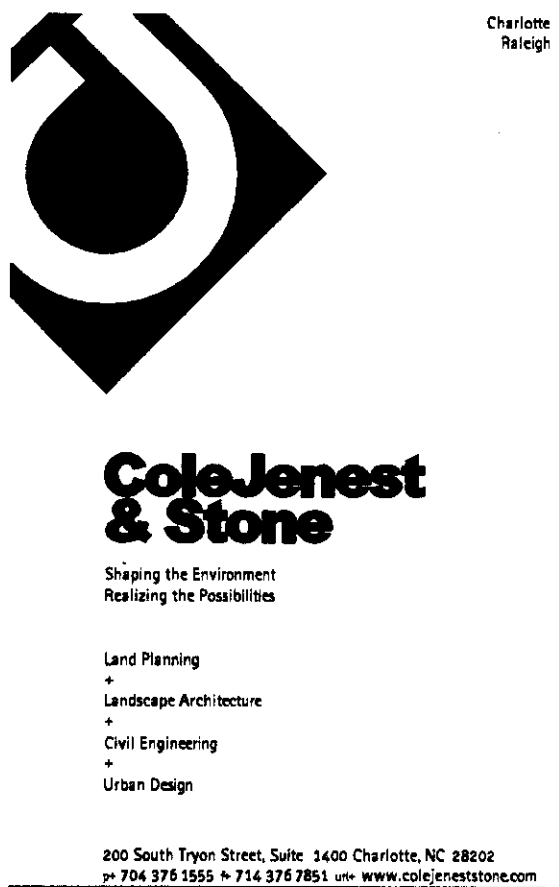
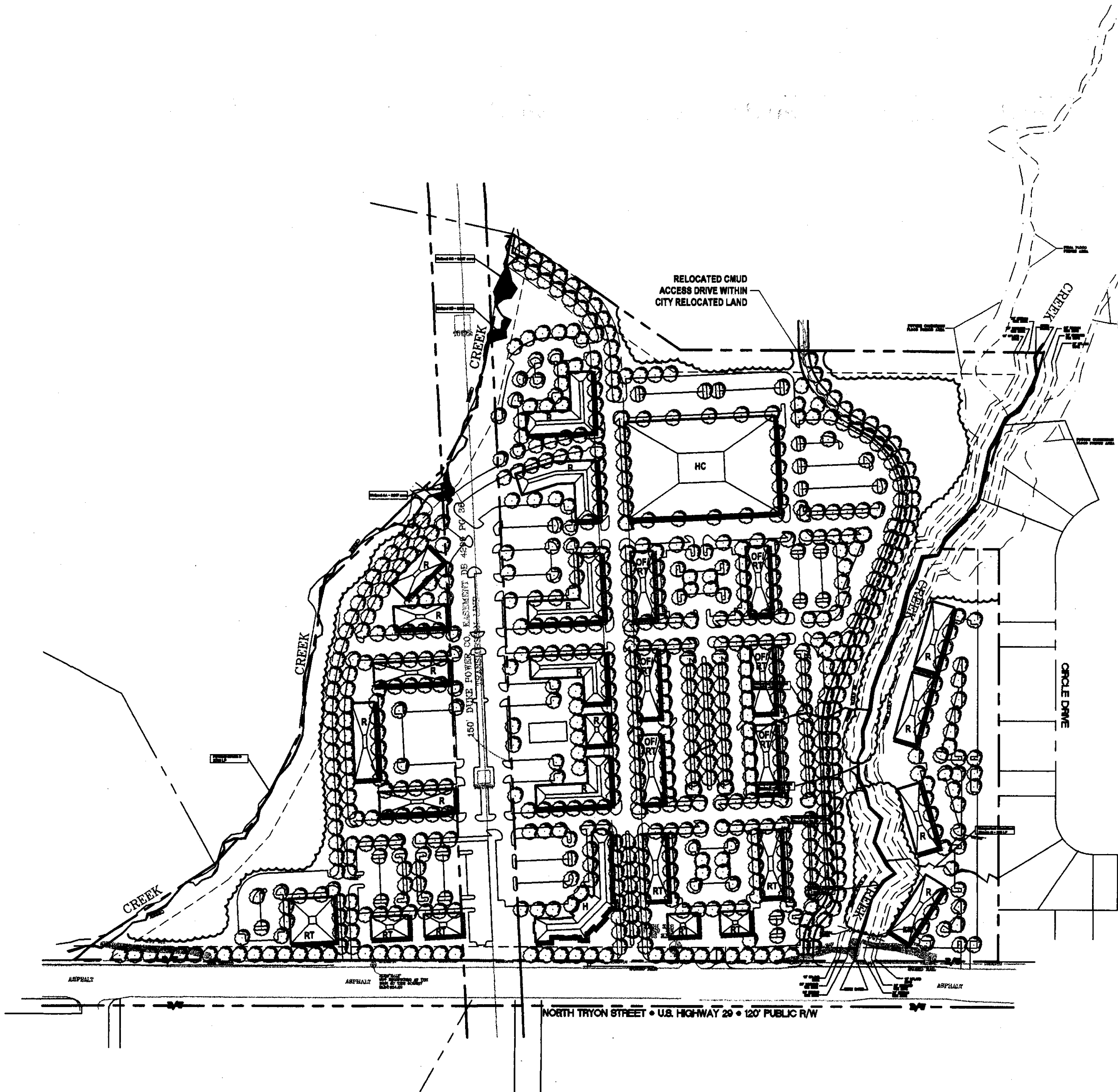
TOTAL SITE ACREAGE: 68.90 AC

RESIDENTIAL SF	=	187,860
RETAIL SF	=	122,400
OFFICE SF	=	64,800
HOTEL SF	=	65,670
HEALTH CLUB SF	=	100,000
GROSS SF	=	540,730

LAND AREA	=	3,001,284
FAR	=	0.18



SURVEY DISCLAIMER
1. BOUNDARY SURVEY PROVIDED BY HARRISBURG SURVEYING
4555 HIGHWAY 49, HARRISBURG, PA, 17105
TEL. (704) 455-9553; DATED AUGUST 8, 2003.



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TECHNICAL
DATA SHEET -
NOTES

Project No.
3318

Issued
12/27/05

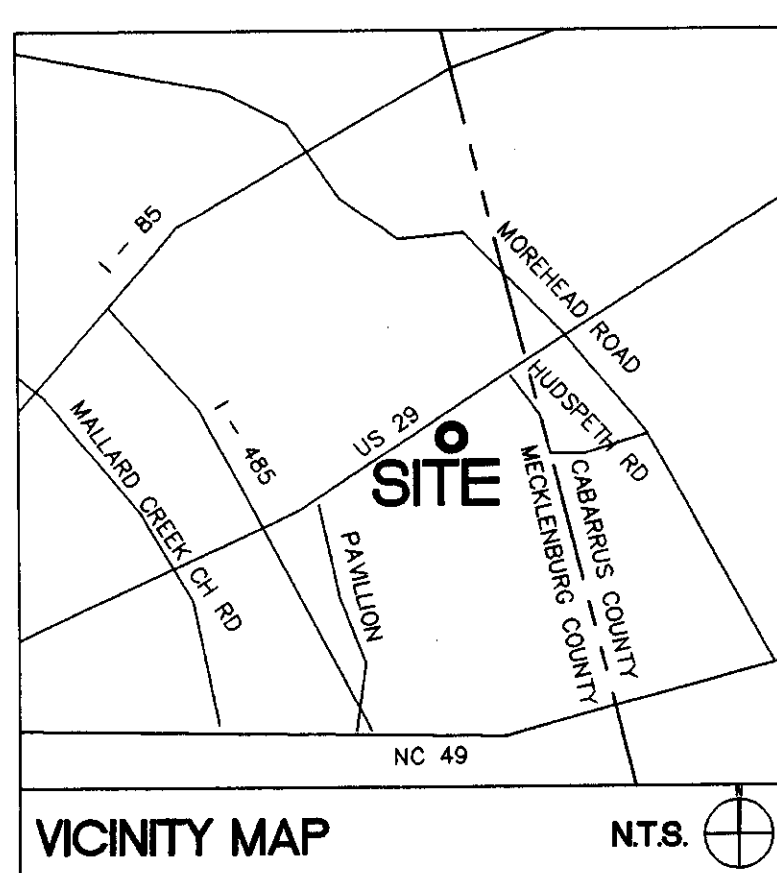
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SCALE: N.T.S.
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RZ2.0 of 4

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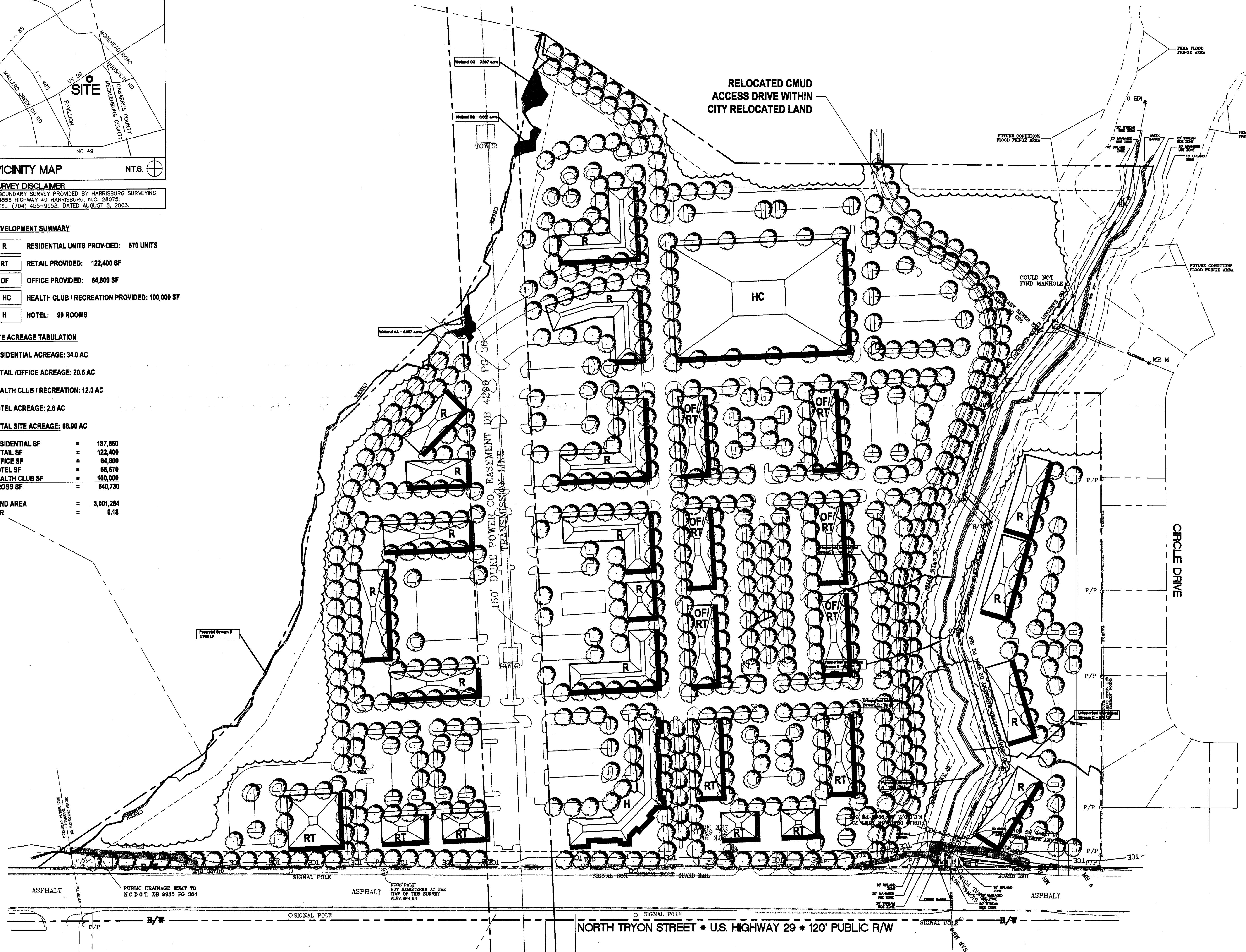
HEALTH CLUB / RECREATION: 12.0 AC

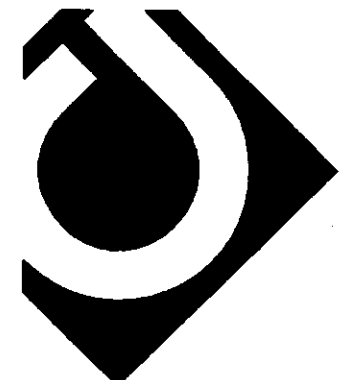
HOTEL ACREAGE: 2.6 AC

TOTAL SITE ACREAGE: 68.90 AC

RESIDENTIAL SF	=	187,860
RETAIL SF	=	122,400
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HEALTH CLUB SF	=	100,000
GROSS SF	=	540,730

LAND AREA	=	3,001,284
FAR	=	0.18





**ColeJenest
& Stone**
Shaping the Environment
Realizing the Possibilities

Land Planning
Landscape Architecture
Civil Engineering
Urban Design

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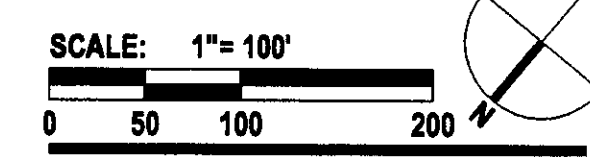
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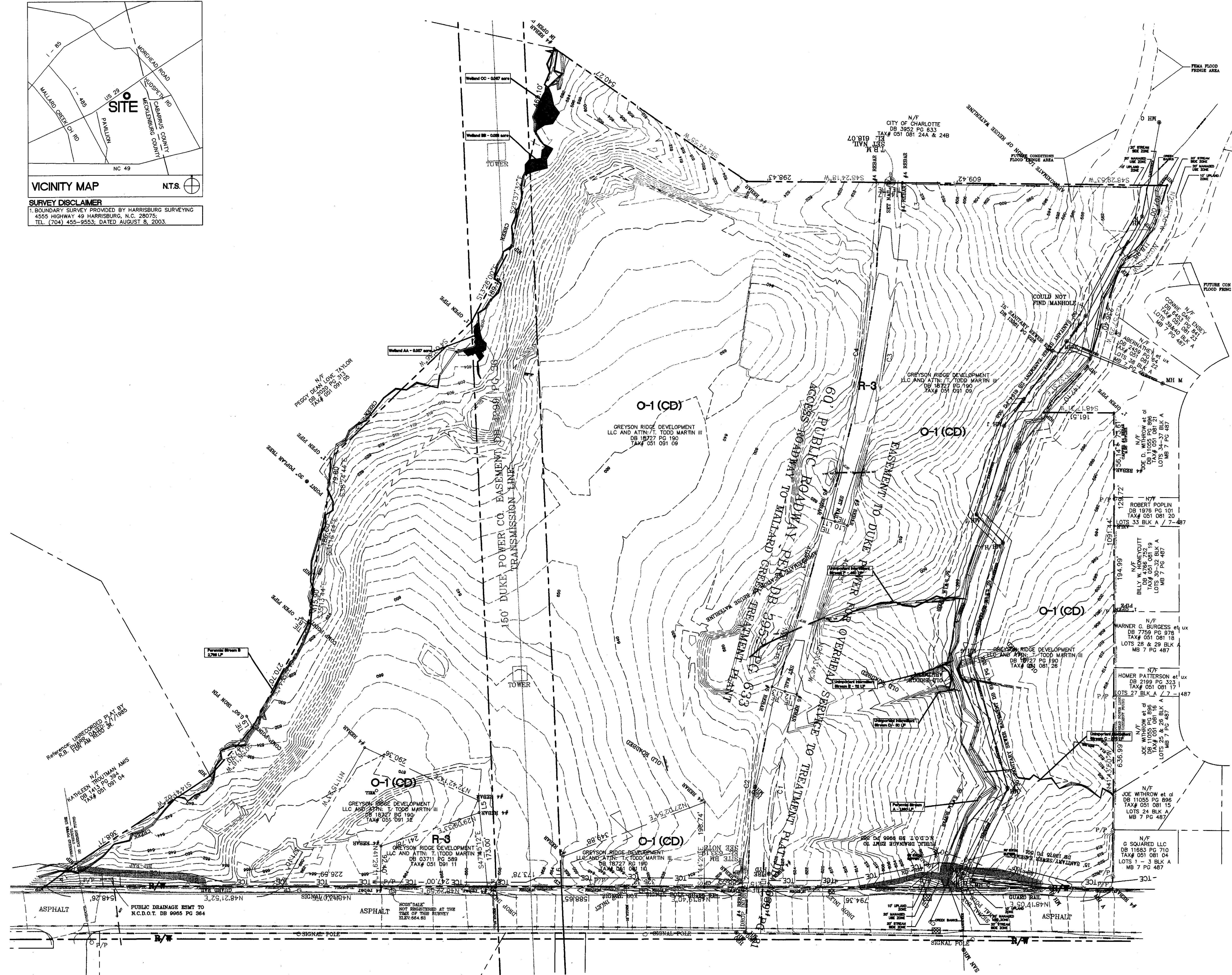
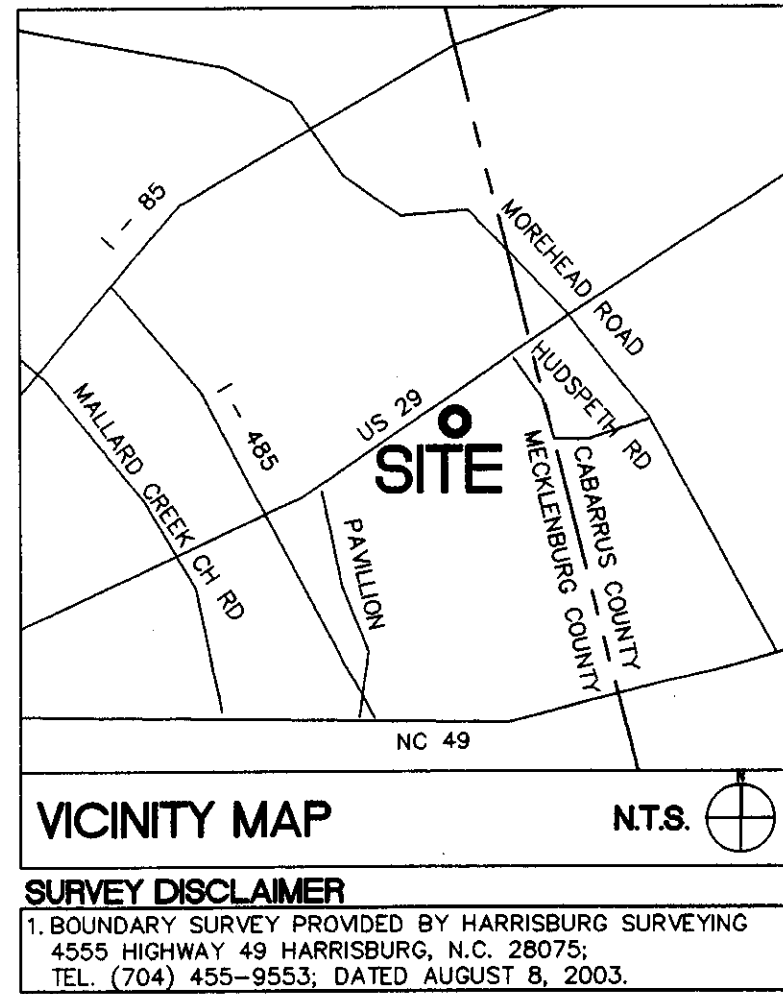
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**SCHEMATIC
SITE PLAN**

Project No.
3318
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Revised





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SITE SURVEY

Project No.
3318

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12/27/05

Revised

SCALE: 1"=100'

0 50' 100' 200'

RZ4.0 of 4

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