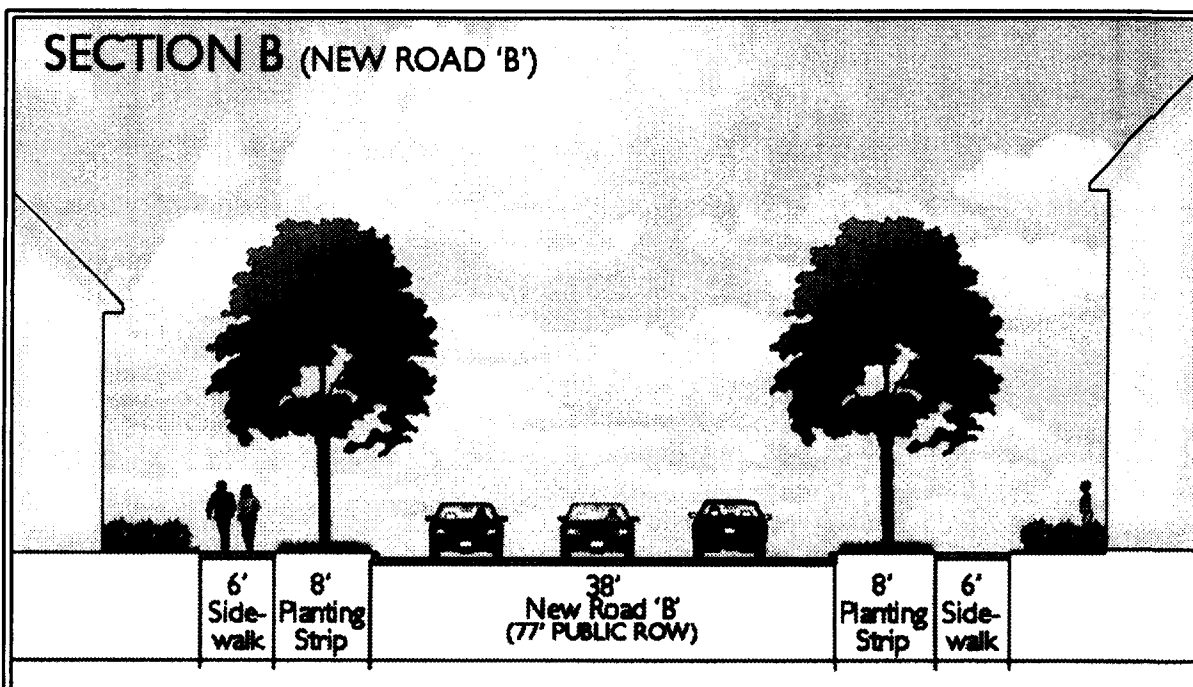
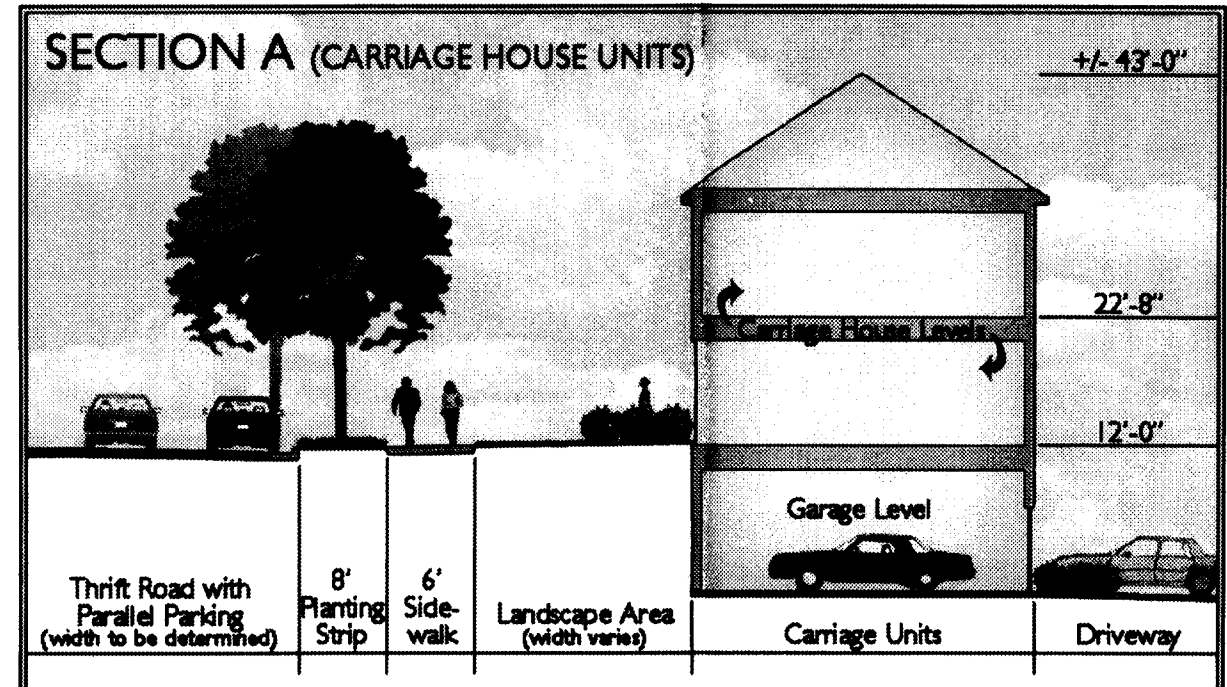
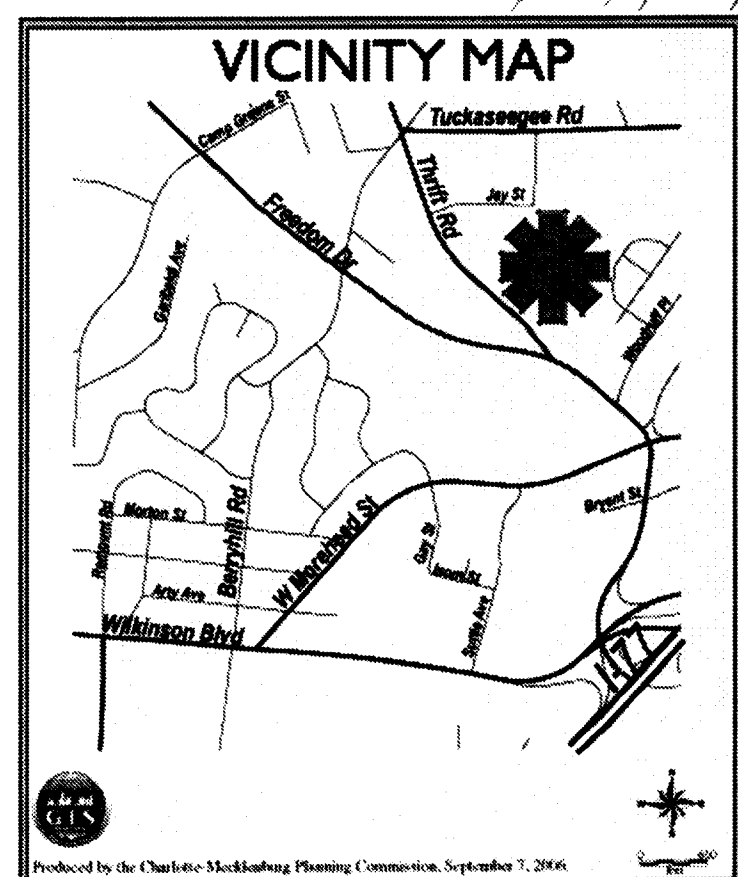
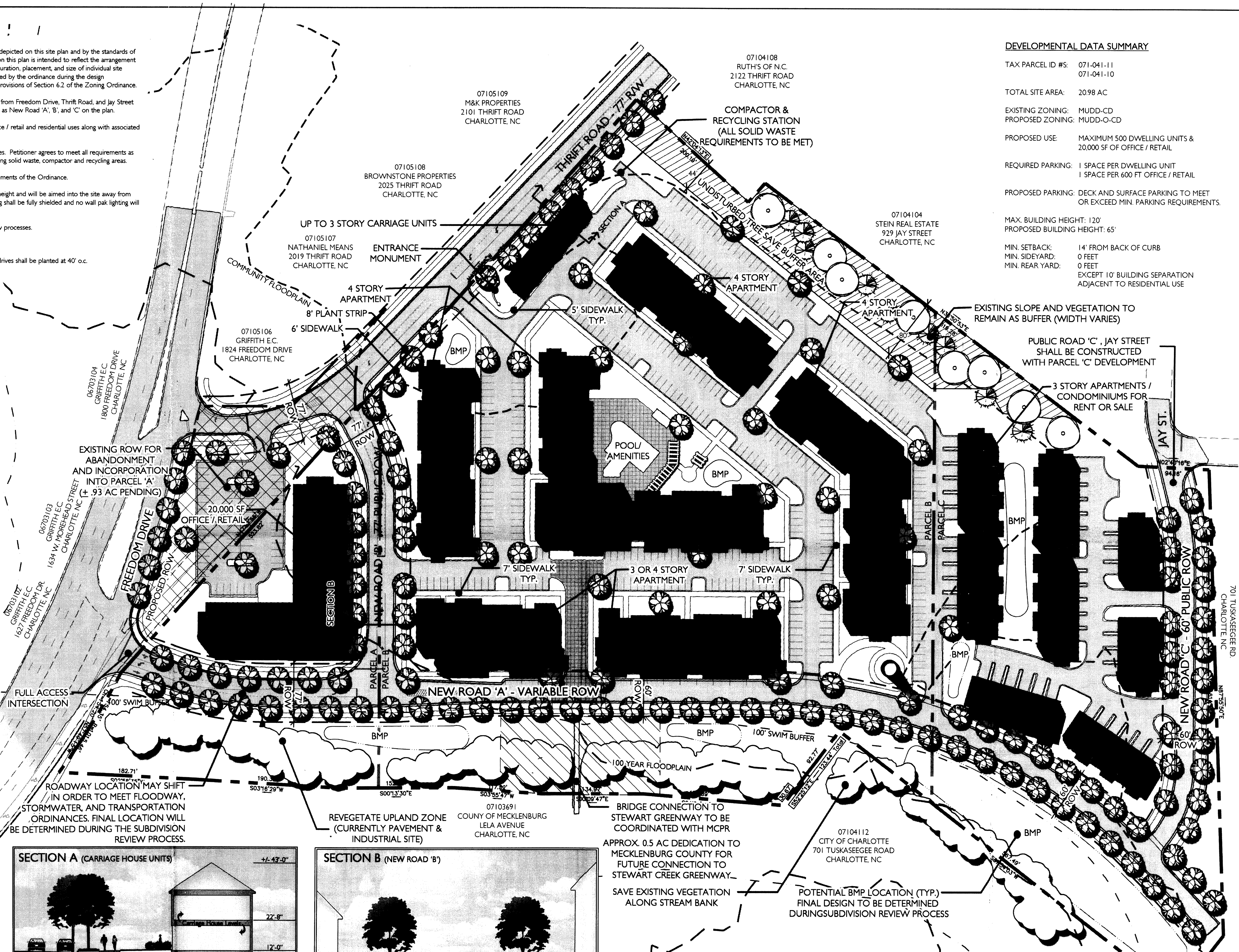


## DEVELOPMENT STANDARDS

1. Development of the site will be controlled by the standards depicted on this site plan and by the standards of the Charlotte Zoning Ordinance. The development depicted on this plan is intended to reflect the arrangement of proposed buildings and uses on the site, but the exact configuration, placement, and size of 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.
2. Access to the site will be provided by new public roadways from Freedom Drive, Thrift Road, and Jay Street as shown on this site plan. these new public roads are depicted as New Road 'A', 'B', and 'C' on the plan.
3. The proposed use of the property will be for mixed-use office / retail and residential uses along with associated parking, accessory uses, and service areas.
4. 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.
5. Parking will be provided which meets or exceeds the requirements of the Ordinance.
6. 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 pak lighting will be used.
7. The project will comply with all MUDD standards and review processes.
8. Buildings shall have minimum 10' separation from each other.
9. Internal street trees along public Rights-of-Way and internal drives shall be planted at 40' o.c.
10. The petitioner agrees to construct the trail and bridge connection to the Stewart Creek Greenway. The petitioner will dedicate 0.5 AC to the county at such time when this connection is made. The trail and bridge will be constructed to county standards. (The petitioner will work with MCPR and field locate the bridge and associated trail dedication prior to final Certificates of Occupancy of Parcel 'B' development.
11. Petitioner will remove existing paved / developed areas within the SWIM buffer zones and revegetate to establish new tree cover. These revegetated zones plus trees save areas will attain the min. 10% tree save requirements.
12. The petitioner acknowledges that other standard development 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 this petition are supplemental requirements imposed on the development in addition to 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.
13. Any jurisdictional wetlands or streams, if present, need to be protected or proper environmental permits obtained prior to their disturbance. For 401 permits contact DEHNR. For 404 permits contact the Army Corps of Engineers.
14. BMPs 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.
15. 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 N.C. Department of Environment and Natural Resources (NCDENR) Best Management Practices Manual, April 1999, Section 4.0 (Design Standards shall be met according to the city of Charlotte Best Management Practices Manual, when available).
16. The construction of Public Roads 'A', 'B' and the Thrift Road connector shall be completed prior to the issuance of the final Certificate of Occupancy on Parcel B development.

## DEVELOPMENTAL DATA SUMMARY

TAX PARCEL ID #S:	071-041-11 071-041-10
TOTAL SITE AREA:	20.98 AC
EXISTING ZONING:	MUDD-CD
PROPOSED ZONING:	MUDD-O-CD
PROPOSED USE:	MAXIMUM 500 DWELLING UNITS & 20,000 SF OF OFFICE / RETAIL
REQUIRED PARKING:	1 SPACE PER DWELLING UNIT 1 SPACE PER 600 FT OFFICE / RETAIL
PROPOSED PARKING:	DECK AND SURFACE PARKING TO MEET OR EXCEED MIN. PARKING REQUIREMENTS.
MAX. BUILDING HEIGHT:	120'
PROPOSED BUILDING HEIGHT:	65'
MIN. SETBACK:	14' FROM BACK OF CURB
MIN. SIDEYARD:	0 FEET
MIN. REAR YARD:	0 FEET EXCEPT 10' BUILDING SEPARATION ADJACENT TO RESIDENTIAL USE



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