

**DEVELOPMENT STANDARDS**

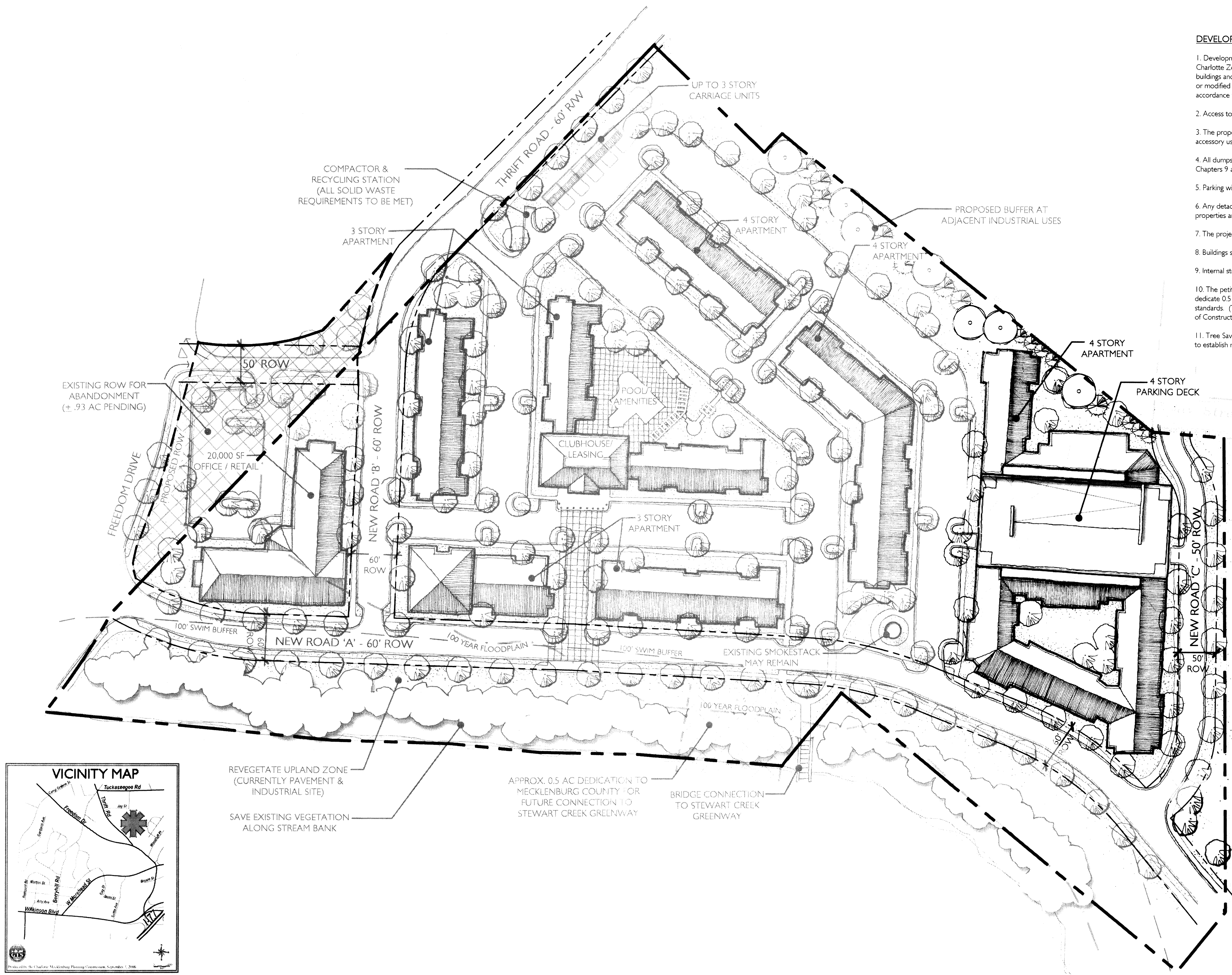
1. Development of the site will be controlled by the standards depicted on this site plan and by the standards of the Charlotte Zoning Ordinance. The development depicted on this plan is intended to reflect the arrangement of proposed buildings and uses on the site, but the exact configuration, placement, 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 and Thrift Road as shown on this site 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 on wall pak lighting.
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 MCDPR and field locate the bridge and associated trail dedication prior to issuance of Construction Documents.
11. Tree Save Notes: 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.

**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-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, UNDERGROUND, AND SURFACE PARKING TO MEET OR EXCEED MIN. PARKING REQUIREMENTS.
MAX. BUILDING HEIGHT:	120'
MIN. SETBACK:	14' FROM BACK OF CURB
MIN. SIDEYARD:	0 FEET
MIN. REAR YARD:	0 FEET EXCEPT 10' BUILDING SEPARATION ADJACENT TO RESIDENTIAL USE

2007-068





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