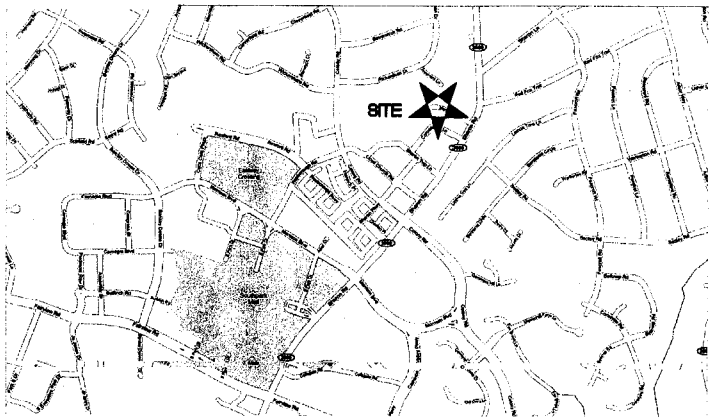
# Morrison - Tract 3

## Developer - Morrison Place, LLC
## 1523 Elizabeth Avenue, Suite 220
## Charlotte, NC 28204




VICINITY MAP
not to scale

### Index of Drawings: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Rezoning Petition
2009-022

12/28/08

| NO. | REASON | DATE |
|---|---|---|
| | Per Staff Review Comments | 02/13/09 |
| | Developer Revisions Per Community Comments | 03/20/09 |

PRINCIPAL IN CHARGE
David Powlen, RLA LEED

PROJECT MANAGER
Mark Van Sickle, RLA

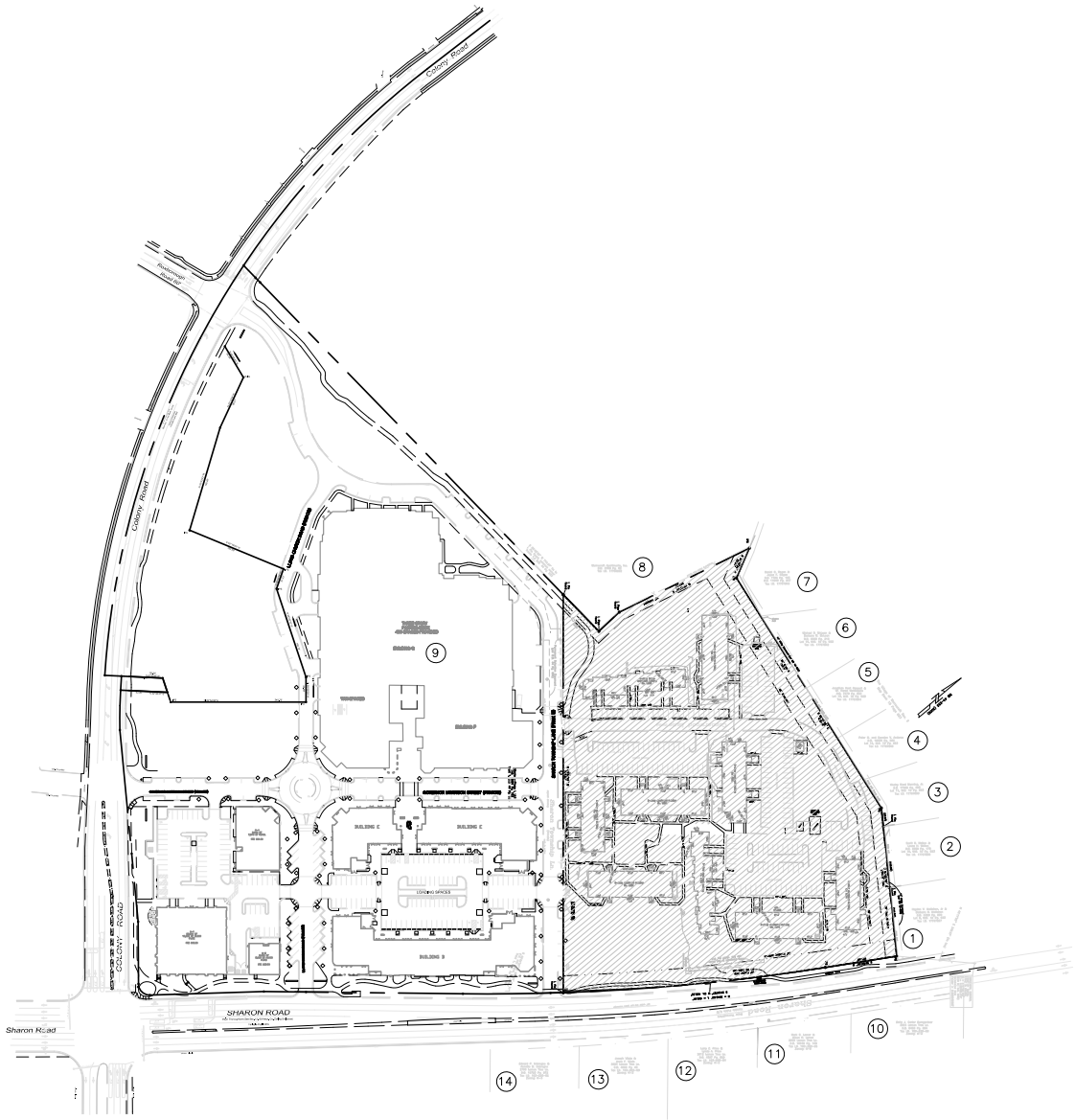
DESIGN TEAM
MVS

Morrison Place
Tract 3
Rezoning

101.5632.00

COVER SHEET

RZ-CS




ADJACENT OWNERS

1. V HAYDEN JR MCMAHON AND BARBARA N MCMAHON
   2501 MORROCROFT LN
   CHARLOTTE, NC 28211

2. D SCOTT WELTON AND LAURA H WELTON
   2515 MORROCROFT LN
   CHARLOTTE, NC 28211

3. STEFAN R LATORRE AND CINDY LATORRE
   2525 MORROCROFT LN
   CHARLOTTE, NC 28211

4. LOUIS D ROOT
   2535 MORROCROFT LN
   CHARLOTTE, NC 28211

5. JONATHAN KENT GANZERT AND KAREN MONTAQUILA
   2545 MORROCROFT LN
   CHARLOTTE, NC 28211

6. MICHAEL D MCLEAN AND BARBARA W MCLEAN
   2553 MORROCROFT LN
   CHARLOTTE, NC 28211

7. DANIEL G REGAN AND JOYCE F REGAN
   2557 MORROCROFT LN
   CHARLOTTE, NC 28211

8. MORROCROFT APARTMENTS INC
   2633 RICHARDSON DR
   CHARLOTTE, NC 28211

9. GRUBB PROPERTIES
   1523 ELIZABETH AVENUE
   SUITE 220
   CHARLOTTE, NC 28204

10. BETTY J CARTER L/T BUMGARDNER
    2524 LEMON TREE LN
    CHARLOTTE, NC 28211

11. MARK S LERNER AND ALISON R LERNER
    2600 LEMON TREE LN
    CHARLOTTE, NC 28211

12. LARRY E PRICE AND LYNDA A PRICE
    2612 LEMON TREE LN
    CHARLOTTE, NC 28211

13. JOSEPH VITALE AND STRAWN CATHCART
    2624 LEMON TREE LANE
    CHARLOTTE, NC 28211

14. EDWARD P IMBROGNO AND ANNETTE M IMBROGNO
    2700 LEMON TREE LN
    CHARLOTTE, NC 28211

GRAPHIC SCALE

100 0 50 100 200 400

( IN FEET )
1 inch = 100 ft.

LITTLE
DIVERSIFIED ARCHITECTURAL CONSULTING

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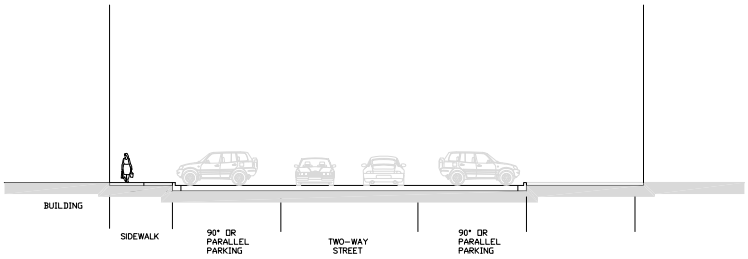
PROJECT TEAM
PRINCIPAL IN CHARGE
David Powlen, RLA LEED
PROJECT MANAGER
Mark Van Sickle, RLA
DESIGN TEAM
MVS

PROJECT NAME
Morrison Place
Tract 3
Rezoning

PROJECT NUMBER
101.5632.00

SHEET TITLE
EXISTING CONDITIONS

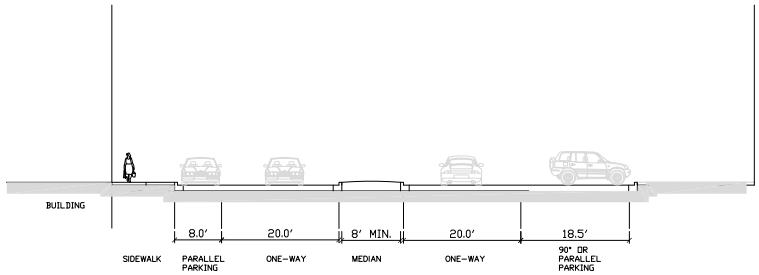
SHEET NUMBER
RZ-1



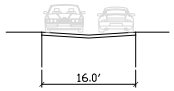

NOTES:

1. A MINIMUM OF A 5' SIDEWALK SHALL BE PROVIDE ON AT LEAST ONE SIDE OF EVERY INTERNAL STREET.
2. PARKING AND DRIVE AISLE DIMENSIONS SHALL MEET THE MINIMUM STANDARDS SET FORTH BY THE CITY OF CHARLOTTE DEPARTMENT OF TRANSPORTATION.
3. PARKING WILL BE ALLOWED ON ONE, BOTH OR NEITHER SIDE OF THE STREET.
4. ONE WAY DRIVE AISLES SHALL BE A MINIMUM OF 20' FC-FC PER CITY OF CHARLOTTE REQUIREMENTS.
5. PRIVATE ALLEYS SHALL HAVE INVERSE CROWN.

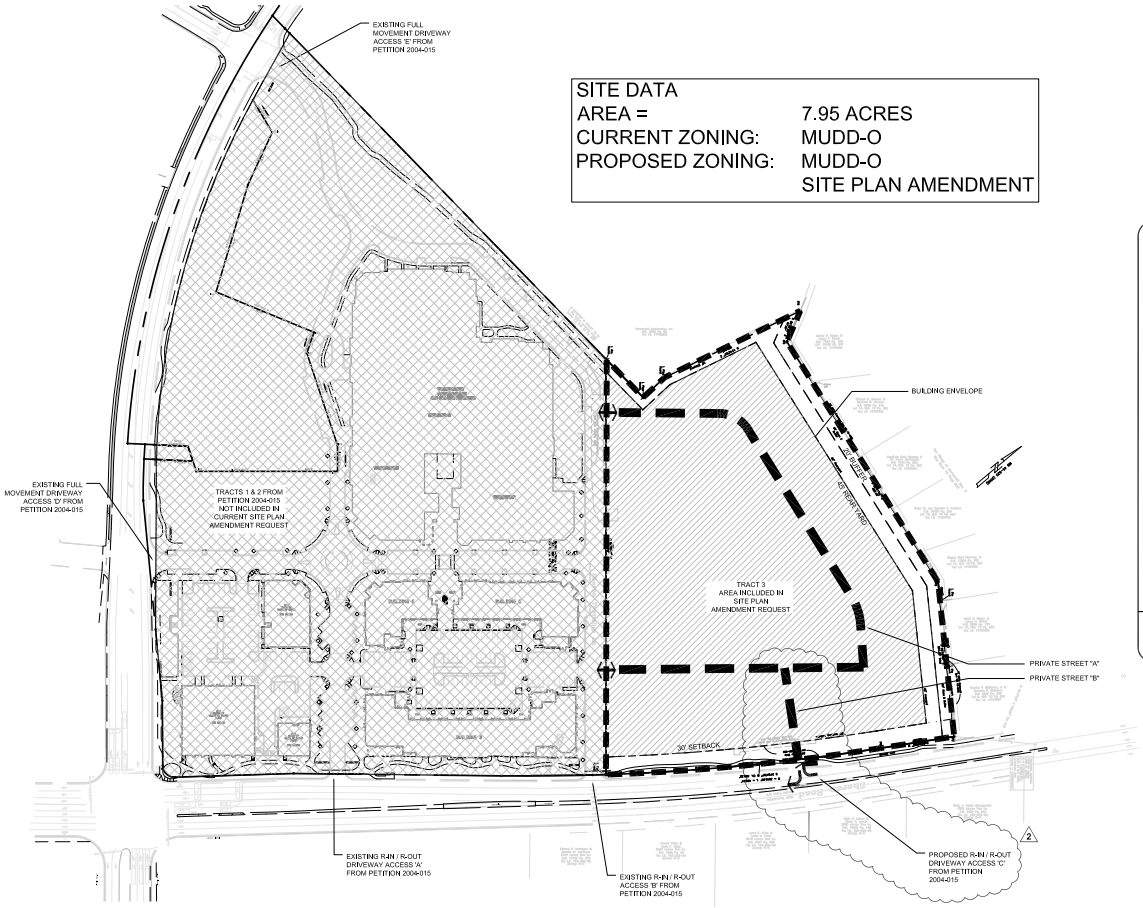
PRIVATE STREETS "A" & "B"




PRIVATE STREETS "A" & "B"

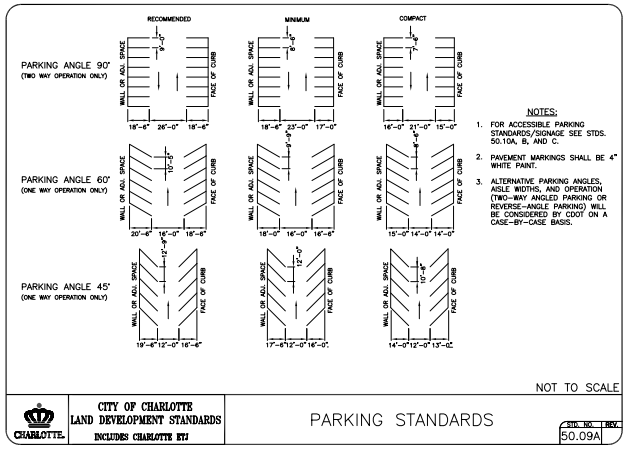



PRIVATE ALLEYS




SITE DATA

| | |
|---|---|
| AREA = | 7.95 ACRES |
| CURRENT ZONING: | MUDD-O |
| PROPOSED ZONING: | MUDD-O |
| | SITE PLAN AMENDMENT |




GRAPHIC SCALE

100 0 50 100 200 400

( IN FEET )
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| 2 | Developer Revisions Per Community Comments | 03/20/09 |

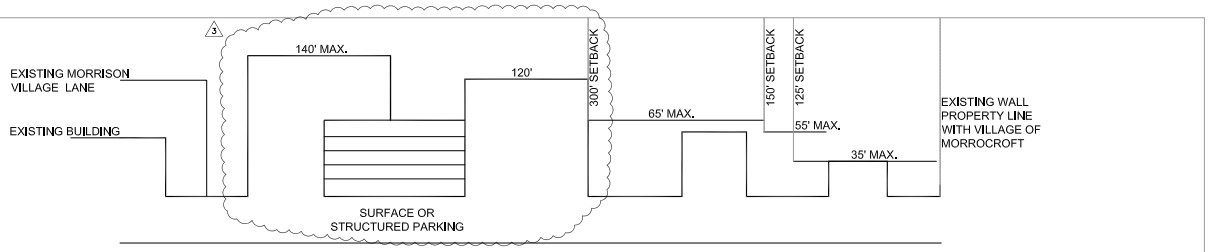
PROJECT TEAM
PRINCIPAL IN CHARGE
David Powlen, RLA LEED
PROJECT MANAGER
Mark Van Sickle, RLA
DESIGN TEAM
MVS

PROJECT NAME
Morrison Place
Tract 3
Rezoning

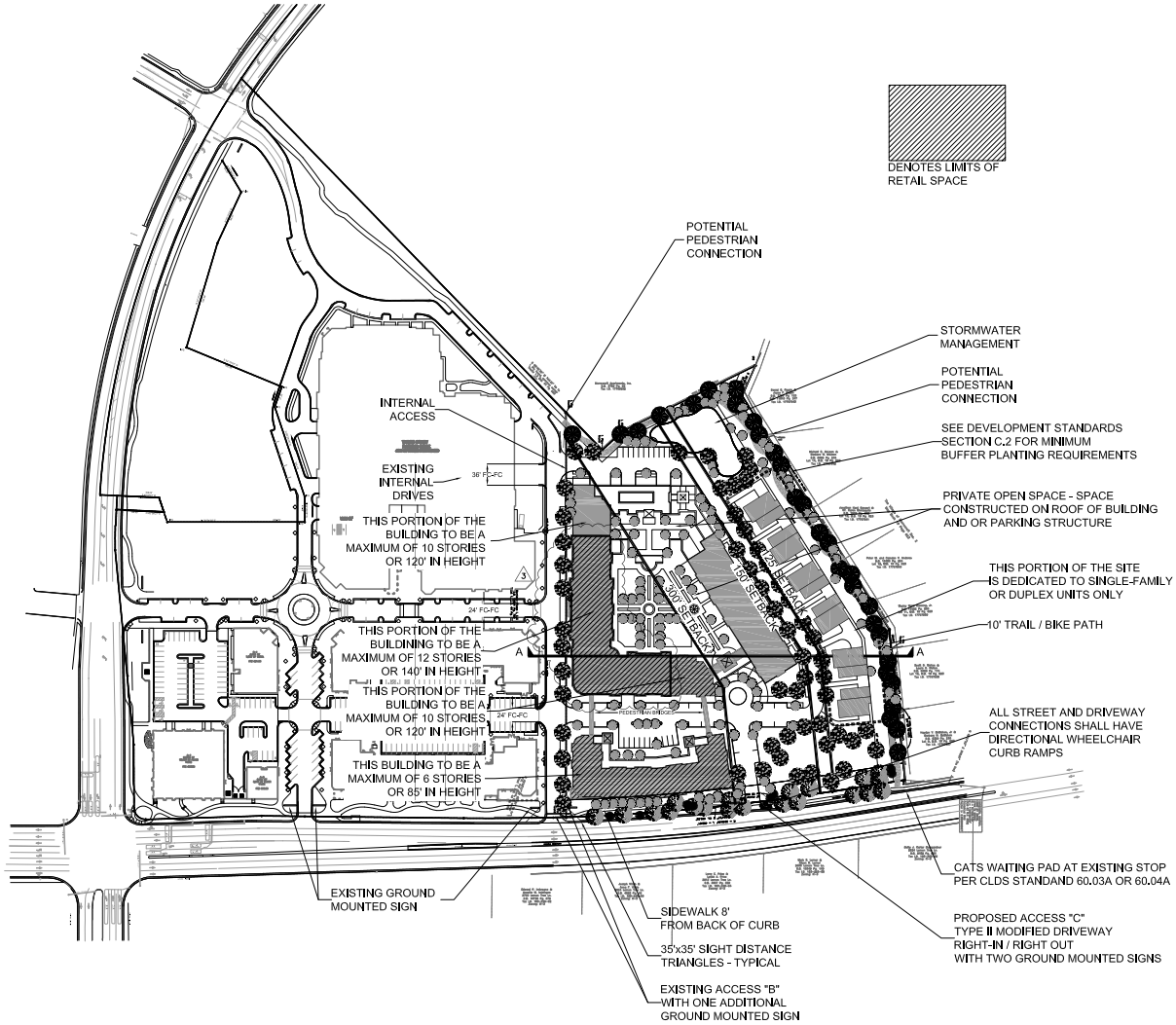
PROJECT NUMBER
101.5632.00

SHEET TITLE
TECHNICAL DATA SHEET

SHEET NUMBER
RZ-2




SECTION A-A



ARCHITECTURAL CHARACTER

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GRAPHIC SCALE

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| 1 | Per Staff Review Comments | 12/13/09 |
| 2 | Developer Adjustments Per Community Comments | 03/20/09 |
| 3 | Developer Adjustments Per Review Comments | 04/22/09 |

PROJECT TEAM
PRINCIPAL IN CHARGE
David Powlen, RLA LEED
PROJECT MANAGER
Mark Van Sickle, RLA
DESIGN TEAM
Developer Adjustments

PROJECT NAME
Morrison Place
Tract 3
Rezoning

PROJECT NUMBER
101.5632.00

SHEET TITLE
Per Review Comments
04/22/09

SHEET NUMBER
RZ-3

F:\SDS\SiteCivil\101-5632-00 Morrison Tract 3 Rezoning\RZ-3 SITE PLAN.dwg Apr 24, 2009-10:52am

**DEVELOPMENT STANDARDS-REZONING PETITION NO. 2009-22**

**A Portion of the Morrison Development, Sharon and Colony Roads**

**General Provisions**

These Development Standards form a part of the Technical Data Sheet associated with the MUDD-O Site Plan Amendment filed by Crosle Properties (Sheet RZ-3) to accommodate several revisions to the previously approved development plan for Tract 3 of the Morrison development at SouthPark, a mixed use, pedestrian-friendly village center located on the northeasterly corner of the intersection formed by Sharon Road and Colony Road. Tract 3 contains approximately 7.95 acres located within the easterly portion of Morrison, all as more particularly described on the Technical Data Sheet (hereinafter referred to as the "Site").

Development of the Site will be governed by the Technical Data Sheet (Sheet RZ-2), the Illustrative Site Plan (Sheet RZ-3), these Development Standards, and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"), subject to the Optional Provisions set forth under Section A below. Unless the Technical Data Sheet or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the Mixed Use Development District (MUDD) zoning classification, shall govern all development taking place on the Site.

The exact alignments of internal streets and driveways have not been determined and are subject to final design and engineering plans. Minor modifications or alternations of these alignments may therefore take place during design development and construction phases.

The exact locations of buildings and parking areas have also not been determined and are subject to final design and engineering plans. Accordingly, flexibility shall be granted to the Petitioner / Developer to make adjustments to the precise building sizes and locations shown on the Illustrative Site Plan during final design changes. However, buildings shall be located within the building envelope depicted on the Technical Data Sheet, their placements shall be generally consistent with the locations depicted on the Illustrative Site Plan and they shall satisfy all other Ordinance standards.

Locations of trees, plantings, open space and landscape amenities may be altered or modified to accommodate Site plan configuration changes. Parking layouts may also be modified to accommodate final building locations and parking spaces may be located on surface or within parking decks to the extent permitted by the Ordinance.

All such changes are subject to approval per Section 6.206(2) of the Ordinance.

**A. Optional Provisions**

The Petitioner requests a variation from the signage provisions under the Ordinance for the MUDD Zoning classification in order to allow for detached, ground-mounted signs in the locations indicated on Sheet RZ-3. (See Signs provision below). The sign on the Site located at Access B will be no more than 5 feet in height as measured from the final grade and no greater than 65 square feet in size. The area of the copy of this sign shall not exceed 50 square feet. The signs located at Access C will be no more than 4 feet in height as measured from the final grade and no greater than 32 square feet in size. The area of the copy of this sign shall not exceed 28 square feet.

**B. Permissible Development and Uses**

1. **Permitted Uses:** The Site may be devoted to any combination of residential uses, health/ medical/ wellness/ fitness uses, continuing care retirement community uses and ground floor retail and/or office uses, along with any accessory uses and structures clearly incidental and related to the permitted principal uses or structures, as allowed in the MUDD Zoning Classification and subject to any restrictions and provisions hereinafter provided.
2. **Permitted Development:** Development of the Site will be subject to the following limitations and provisions:
   a. for sale residential units may be developed on the Site up to a maximum of 195 units; or continuing care retirement community units and/or beds may be developed in lieu of undeveloped for sale residential units as permitted under Paragraph B. 2. e. above at a rate not to exceed two independent living units for each for sale residential unit that is not developed on or transferred from the Site up to a maximum of 296 independent living units; and 3 assisted living/ skilled nursing units and/or beds for each for sale residential unit that is not developed on or transferred from the Site up to a maximum of 66 units or beds.
   b. no more than 30,000 square feet of floor area devoted to health/medical, wellness/ fitness uses may be developed on the Site.
   c. no more than 20,000 square feet of ground floor retail and/or office uses may be developed on the Site, subject to the following restrictions:
1. individual retail establishments may not exceed 8,500 square feet of floor area;
2. no retail uses may be located outside the area generally depicted for commercial development on Sheet RZ-3.

   The uses permitted under Paragraphs B. 2. a. and b. of these Development Standards may be located above the retail and/or office uses.
3. **Building Descriptions / Restrictions**

No portion of any building situated on the Site which falls within 125 feet of the property line of the abutting Village of Morrocroft development (see Illustrative Site Plan) shall exceed two stories or 35 feet in height measured from the average grade of the building.

No portion of any building situated on the Site between 125 feet and 150 feet from the property line of the abutting Village of Morrocroft development (see Illustrative Site Plan) shall exceed three stories or 55 feet in height (measured from the average grade of the building).

No portion of any building situated on the Site between 150 feet and 300 feet from the property line of the abutting Village of Morrocroft development (see Illustrative Site Plan) shall exceed five stories or 65 feet in height below the slope of the roof (measured from the average grade of the building).

No portion of any building situated on the Site which falls within 100 feet of the right-of-way for Sharon Road may exceed 4 stories or 55 feet in height.

The heights of those portions of the building situated on the site which front on Sharon Township Lane and on either side of its intersection with Governor Morrison Street (see Illustrative Site Plan) and are beyond 300 feet from the property line of the abutting Village of Morrocroft development may vary, but may not exceed the maximum heights established on the Illustrative Site Plan (Sheet RZ-3).

Any residential or independent living units situated on the Site within 125 feet of the property line of the abutting Village of Morrocroft development must be single family or duplex residential or independent living units and no more than 12 such units may be constructed within this area of the Site. **Other Use Conditions and Limitations**

Accessory uses to residential development include but are not limited to, laundry rooms, leasing offices, property management offices, pools, clubhouses, fitness r oms, storage/janitorial rooms, lobbies, concierge areas, loading docks, trash/recycling areas, and outdoor patios/courtyards/plazas all of which shall not be included in the calculation of the maximum floor areas or residential units noted above.

Accessory uses to the retail and/or office development are limited to loading docks, utility rooms, outdoor patios/courtyards/plazas and trash/recycling areas, all of which shall not be included in the calculation of the maximum floor areas or allowable retail and/or office square footage noted above.

Surface, on-street, and/or structured parking facilities may be constructed within the Site. Any surface level parking or structured parking facilities shall not be included in the calculations of any applicable maximum floor area ratio.

Any for sale residential units permitted under Paragraph B. 2. e. above which are not converted to other uses in accordance with the provisions of Paragraphs B. 2. a. above or developed on this Site may be transferred from this Site to Tract 1 of Morrison (see previous Rezoning Petition No. 2004-015) subject to the maximum residential unit count established for the Morrison site in Rezoning Petition No. 2004-015. Additional residential units may not be transferred to this Site.

**C. Setbacks, Side Yards, Rear Yards and Edge Treatments**

1. All buildings constructed within the Site shall satisfy or exceed the setback, rear yard and side yard requirements established under the Ordinance for the Mixed Use Development District (MUDD), and under the Technical Data Sheet.
2. No building may be located on the Site any closer than 45 feet from the Site's common line with the abutting Village of Morrocroft (See Sheet RZ-2).
3. The edge treatment along the abutting Village of Morrocroft property line (see Sheet RZ-2) shall include a landscaped strip which is at least 20 feet in width that includes, at a minimum, sufficient planting materials to satisfy the following standards:

   8 trees per 100 feet

   and

   20 shrubs per 100 feet

   This 20 foot landscaped strip may be installed within the 45 foot rear yard established on Sheet RZ-2, and Paragraph C.2. above.

4. The walking trail/bike path described in Paragraph G.3. below may meander throughout the 45 foot rear yard established on Sheet RZ-2 and under C.2. above.

**D. Architectural Controls**

1. Buildings constructed on the Site will utilize four-sided architecture. Buildings constructed along Sharon Road will contain windows and doors that face street and these doors shall be operational. Large expanses of solid walls for these buildings will be avoided through the introduction of articulated facades and other specially designed architectural elements in accordance with the Ordinance.
2. Dumpster areas will be enclosed on all four sides by an opaque wall with one side being a hinged opaque 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 may be substituted for a side. Dumpsters will be screened in accordance with the Ordinance. No dumpsters will be located within 100 feet of the northerly or easterly property lines abutting residential zoning classifications.
3. All residential units presently existing on the Site may be either demolished or preserved subject to being included in the count to determine the maximum number of units allowed. All such buildings which are preserved may be up-fitted without bringing them into compliance with Section 9.8506 of the Ordinance.
4. Subject to its being able to obtain approvals to do so from the utilities involved, the Petitioner will cause all new utility lines (not including relocations or replacements of existing lines) installed on the Site to be buried.
5. The building materials for all elevations shall include brick or similar masonry materials and glass as the primary construction materials with accents of stucco, architectural concrete block, EIFS, natural or manufactured stone, pre-cast concrete, and architectural metals. At least 90% of the exterior opaque vertical surfaces below the eaves (not including the doors and windows) of each exterior elevation of all buildings constructed on the Site will be composed of brick.
6. The conceptual rendering depicted on Exhibit A which accompanies the Technical Data Sheet is intended to portray the character of the elevations of the Continuing Care Retirement Community proposed for this Site.
7. Petitioner shall provide a sloped roof on the building facing Sharon Road and on portions of the building facing the Village of Morrocroft over the areas depicted on Exhibit A and Exhibit B.

**E. Phases**

Any or all portions of the development permitted on the Site may be constructed at any point subject to Section O below. Temporary interim parking may be provided throughout the Site subject to the standards of the Ordinance.

**F. Tree Plantings Along the Opposite Side of Sharon Road Across from the Site**

Subject only to the conditions set forth in the next succeeding paragraphs, the Petitioner commits to plant large maturing and/or small maturing trees within the grassy strip between the southeasterly margin of Sharon Road and the existing brick wall located at the rear of lots fronting on Lemon Tree Lane which runs along and across Sharon Road from the Site. Such trees shall be planted within this grassy strip between the southeastern corner of the intersection formed by Sharon Road and Colony Road and the point of the intersection formed by the southeasterly margin of the right-of-way for Sharon Road and an extension (across Sharon Road) of the easterly side line of the Site.

If large maturing trees are planted, each tree shall have a minimum caliper of three inches and one such tree shall be planted for every 40 a feet of frontage on Sharon Road or fraction thereof. If small maturing trees are planted, each tree shall have a minimum caliper of two inches and one such tree shall be planted for every 30 a feet of frontage on Sharon Road or fraction thereof. All such plantings shall be completed before the issuance of any certificate of occupancy for new development taking place on the Site.

The commitments made in the preceding paragraphs are conditioned upon the Petitioner's gaining approval of this Rezoning Petition and are further conditioned upon and subject to the Petitioner's obtaining the necessary approvals, consents and encroachment agreements from the City of Charlotte and any utility having an easement over all or any part of the grassy strip described in such paragraph to plant such trees; and, if all or any part of the grassy strip falls outside the right-of-way for Sharon Road, are further conditioned upon the Petitioners obtaining the necessary consent, approval and encroachment easement from the owner or owners of each lot fronting on Lemon Tree Road within which any part of this grassy strip falls.

**G. Streetscape Treatment**

1. The streetscape treatment along Sharon Road will conform to Section 9.8506 of the Ordinance and include either existing or proposed large or small maturing trees and supplemental shrubbery.
2. The Petitioner shall make every reasonable effort to preserve all existing trees six inches in caliper and larger located within the 30-foot setback along Sharon Road with the exception of trees which may be removed in order to install driveways across the setbacks. The Petitioner will utilize tree protection measures such as barricades during the construction process and tree maintenance measures such as automatic irrigation in an effort to preserve such trees.
3. The Petitioner shall cause to be installed on the Site six-foot wide sidewalks and eight-foot wide planting strips along its frontage on Sharon Road as new development occurs adjacent to the street.
4. Sidewalks of at least 5 feet in width shall be provided on at least one side of all internal streets and extending from the Interior of the Site out to the sidewalk system along Sharon Road.
5. Large maturing trees, spaced approximately 40 feet on center, shall be provided along both sides of al Internal streets.

**H. Screening and Landscaping Areas**

1. The Petitioner shall cause to be installed within the setback areas along Sharon Road, trees and other materials in accordance with the City of Charlotte Tree Ordinance, and shall thereafter maintain or cause to be maintained all such materials (including replacement of all dead or dying trees and/or other plant materials).
2. Internal areas of the Site shall be landscaped in accordance with the requirements of the City Code.
3. The landscape area along the rear project edge shall conform to the standards and treatments delineated on the Illustrative Site Plan and will include large or small maturing trees and a walking trail/bike path. Upon its completion, the walking trail/bike path will be open and available for use by the general public. This path shall be at least 10 feet in width through the back portion of the Site and may be bifurcated in certain areas to save existing trees. Consistent with its agreement with the residents of the abutting Morrocroft Village Development, the Petitioner agrees to mark the proposed alignment for this walking trail/bike path for their review and comments prior to proceeding with its actual construction.
4. Petitioner agrees to provide a walking path from the Property Line of the Village of Morrocroft Development to the internal street sidewalk of the Site to provide for a pedestrian connection.
5. All roof mounted mechanical equipment will be screened from view from adjoining public rights-of-way and abutting properties.
6. Storm water retention areas will be located to the rear of the Site and each of these areas will contain heavy landscaping.
7. All other screening and landscaping shall meet or exceed the standards of the Ordinance.

**I. Parking and Loading**

1. Except as otherwise provided in the next succeeding sentence, off-street parking and loading will meet or exceed the minimum standards established under the Ordinance. Off-street parking spaces for all non-residential uses (medical office, wellness/fitness and ground floor retail and/or office) will be provided at a ratio of 1 space per 250 square feet.
2. Parking areas may include surface parking and/or structured parking. Surface parking areas will be screened in accordance with the Ordinance. Developer is allowed to vary the location, quantity and configuration of the proposed parking areas identified on the Illustrative Site Plan in accordance with the provisions of Section 6.207 of the Ordinance. Structured parking will be treated architecturally or screened by buildings and/or landscaping in order to avoid large expanses of blank walls.
3. Angled, parallel or perpendicular parking may be provided along internal streets within the Site.
4. Bicycle parking will be provided on Site as required by the Ordinance.

**J. Lighting**

1. The Petitioner shall provide pedestrian-scale lighting along Sharon Road, along the internal streets, at vehicular entrances to the Site from Sharon Road and along the walking trail. The Petitioner shall thereafter maintain or cause to be maintained all such lighting. All pedestrian-scale lighting will be shielded with full cut off.
2. The maximum height of any freestanding lighting fixture erected on the Site (other than streetlights on public rights-of-way) including its base, shall not exceed 20 feet. All parking lot lighting shall be designed such that direct illumination does not extend beyond any exterior property line of Morrison.
3. No wall pack light fixtures will be allowed on any structures constructed on the Site. However, wall-mounted decorative light fixtures such as sconces are permitted.

**K. Signs (See Optional Provisions above)**

1. A master signage and graphics system will be implemented throughout the Site.
2. Any detached signage shall be ground-mounted or monument-style. Commercial detached signage will be no more than 5 feet in height as measured from the final grade and no more than 65 square feet in size. The area of the copy on any Commercial detached signage shall not exceed 50 square feet per sign. Residential detached signage will be no more than 4 feet in height as meas. ured from the final grade and no more than 32 square feet in size. The area of the copy on any residential detached signage shall not exceed 28 square feet per sign.
3. Any freestanding signage erected on the Site which fronts on Sharon Road may not be higher than the first floor of the building to be constructed on the Site which will front on Sharon Road and any signage installed on any building constructed on the Site which will front on Sharon Road may not be placed higher than the first floor of that building.

**L. Access Point**

1. Access C will be limited to a right-in, right-out driveway, as generally indicated on the Technical Data Sheet. Placement and configuration of access is subject to any minor modification required to accommodate final site and architectural construction plans and designs and to any adjustments required for approval by the Charlotte Department of Transportation.

**M. Fire Protection**

Adequate fire protection in the form of fire hydrants will be provided to the Charlotte Fire Marshal's specifications. Plans for each building will be submitted to the Fire Marshal's office for approval before the construction of that building commences.

**N. Storm Water Management**

All impervious areas on the Site in excess of 146,800 square feet (the existing coverage) shall be treated for water quality per the Post Construction Controls Ordinance. The Petitioner will utilize standard BMPs to provide treatment of stormwater runoff from the impervious areas in excess of the existing coverage, including, but not limited to, all parking areas. The BMPs shall be designed and constructed in accordance with the latest revision of the Charlotte-Mecklenburg County BMP Design Manual to achieve 85% Total Suspended Solids removal for the runoff generated from the first 1-inch of rainfall from the impervious areas in excess of the existing coverage. As an option to installing standard BMPs, the Petitioner shall be permitted to install pervious concrete (or pavers) according to the specifications from Charlotte Storm Water Services in lieu of the BMPs to treat parking areas. If the developer chooses this method of treating the storm water runoff, Petitioner will provide a storm system design and sampling manholes as required by Charlotte Storm Water Services to allow for monitoring of the runoff from the impervious areas in excess of the existing coverage.

This Petitioner will provide stormwater volume control for the 1-year, 24-hour storm for the runoff generated from the first 1-inch of rainfall from the impervious areas in excess of the existing coverage. Runoff volume drawdown time shall be a minimum of 24-hours but not more than 120 hours. As an option to installing standard BMPs, the Petitioner shall be permitted to install pervious concrete (or pavers) according to the specifications from Charlotte Storm Water Services in lieu of the BMPs to treat parking areas. If the developer chooses this method of treating the storm water runoff, Petitioner will provide a storm system design and sampling manholes as required by Charlotte Storm Water Services to allow for monitoring of the runoff from the areas in excess of the existing coverage.

The Petitioner shall limit the peak runoff at each storm water outfall to the existing conditions for the 2-year, the 10-year, and 25-year storms.

**O. Petitioner shall submit a Solid Waste Management Plan prior to initiating any land clearing, demolition and/or construction activities**

**P. Interior Streets**

All internal streets will be private.

**Q. Transportation Commitments:**

1. The Petitioner shall construct Access C (a new right in/right out driveway to Sharon Road closest to Morrocroft Lane) prior to the issuance of any certificates of occupancy for any new development on the Site.
2. Until the design of the roadway/intersection improvement described in this Paragraph Q.1. above is completed and reviewed / approved by CDOT, no site plans may be approved for any building/driveway permits.

**R. CATS Waiting Pad**

The Petitioner will construct a CATS Waiting Pad and provide a bicycle rack along Sharon Road in the area generally depicted on Sheet RZ-3.

**S. Pedestrian Safety Improvements.**

If this Petition is approved, the Petitioner agrees to contribute the sum of $20,000 to the City of Charlotte prior to the issuance of the first certificate of occupancy for development on the Site. This contribution shall be devoted to such pedestrian safety improvements as CDOT may, in its sole discretion, elect to install along Colony Road between its intersection with Runnymeade Road and Sharon Road.

**T. Restrictions Applicable to Construction Activities**

The following construction activities will be prohibited during the hours of 9:00 pm and 7:00 am:

1. Operation of a front-end loader for the handling of refuse or building material collection or delivery.
2. Operation of construction machinery.
3. Any mechanical noise which registers 60 dbl(A) the nearest exterior property line of Morrison.

**U. Posting Signage Limiting Truck Traffic**

Subject only to the approval of the Charlotte Department of Transportation and the provisions of the Ordinance, the Petitioner agrees to post signage limiting heavy commercial truck traffic on the portion of the proposed internal street of Tract 3 which parallels the Property Line of the abutting Village of Morrocroft Development.

**V. Amendments to Rezoning Plan**

Future amendments to the Technical Data Sheets, the Illustrative Site Plan 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.

**W. Binding Effect of the Rezoning Documents and Definitions**

1. If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under the Technical Data Sheets 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.
2. 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.

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PROJECT NAME
Rezoning Petition 2009-022

ISSUE DATE
12/28/08

REVISIONS

| NO. | REASON | DATE |
|---|---|---|
| 1 | Per Staff Review Comments | 12/31/08 |
| 2 | Developer Revisions Per Community Comments | 03/02/09 |
| 3 | Developer Revisions Per Review Comments | 04/24/09 |

PRINCIPAL IN CHARGE
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Mark Van Sickle, RLA

DESIGN TEAM
MVS

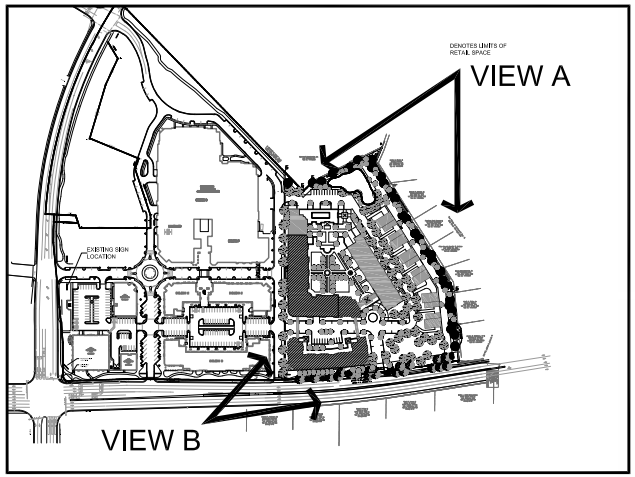
PROJECT NAME
Morrison Place
Tract 3
Rezoning

PROJECT NUMBER
101.5632.00

SHEET TITLE
DEVELOPMENT STANDARDS

SHEET NUMBER
RZ-4

F:\SDS\SiteCivil\101-5632-00 Morrison Tract 3 Rezoning\RZ-3 SITE PLAN & RZ-5 Conceptual Renderings.dwg Apr 27, 2009-8:12am



VIEW A

VIEW B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REVISIONS

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|---|---|---|
| | | |

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Morrison Place
Tract 3
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SHEET TITLE
CONCEPTUAL RENDERINGS EXHIBITS A & B

SHEET NUMBER
RZ-5