

SITE DEVELOPMENT DATA :

- PETITIONER AND OWNER:
- ACREAGE:
- TAX PARCEL #
- EXISTING ZONING:
- PROPOSED ZONING:
- EXISTING LAND USE:
- PROPOSED LAND USE:
- MAXIMUM BUILDING HEIGHT:
- PARKING:
- OPEN SPACE:
- 1. <u>General Provisions</u>:

a. These Development Standards form a part of the Rezoning Site Plan Sheet RZ-1 associated with the Rezoning Petition filed by NRI Communities/Charlotte, LLC to accommodate development of a Hotel (previously approved) and a building for a mixture of non—residential uses on an approximately 7.55 acre site located on Johnston Road. (the "Site").

NRI Communities/Charlotte, LLC

CC by Rezoning Petition No. 2007-103

As required by the Ordinance.

areas as defined by the Tree Ordinance.

Vacant (a portion of the Streets of Toringdon Shopping Center) $\sim\sim\sim\sim\sim\sim\sim$

As allowed by the Ordinance. Hotel not to exceed five (5) stories.

 $\underline{\wedge}$ Up to 8,000 square feet of uses allowed in the CC district and $\overline{\cdot}$ up to 120 hotel rooms and as further restricted below.

A minimum of 15% of the Site will be established as tree save

+/- 7.55 ACRES

223-231-47

CC (SPA)

b. Development of the Site will be governed by the attached Rezoning Site Plan and these Development Standards (collectively referred to as the "Rezoning Plan") as well as the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). Unless the Rezoning Plan establishes more stringent standards, the regulations established under the Ordinance for the CC zoning district classification shall govern development taking place on the Site.

c. The development depicted on the Rezoning Plan is schematic in nature, and except as otherwise specified in these Development Standards, is intended to describe the possible arrangements of uses and site elements. The schematic depictions of the uses, parking areas, structures and buildings, and other site elements set forth on the Rezoning Plan should be reviewed in conjunction with the provisions of these Development Standards. Consequently, except as otherwise expressly specified on the Rezoning Site Plan Sheet and in these Development Standards, the ultimate layout of the development proposed; the exact alignments of streets and points of access; the numbers, the size, configuration and placements of buildings and parking areas; and the depictions of other site elements on the Rezoning Plan are preliminary graphic representations of the types and quality of development proposed. They may, therefore, be altered or modified during design development and construction document phases within the maximum building/parking envelope generally depicted on the Rezoning Plan. Changes to the Rezoning Plan will be reviewed and approved as allowed by Section 6.207.(2).

d. Parking layouts for surface and structured parking may be modified to accommodate final building locations and parking spaces may be located within the development area boundaries to the extent permitted by the Ordinance. Sidewalks generally depicted on the Rezoning Plan are intended to reflect the general pedestrian circulation for development on the Site but the specific locations of such sidewalks may be subject to variations that do not materially change the design intent generally depicted on the Rezoning Plan.

e. Notwithstanding the number of buildings shown on the Rezoning Plan, the total number of principal buildings to be developed on the Site shall not exceed three (3). Accessory buildings and structures located on the Site shall not be considered in any limitation on the number of buildings on the Site.

f. This Rezoning Petition is a Site Plan Amendment (SPA) for a portion of the previously approved conditional plan for the Streets of Toringdon shopping center (the "Existing Center"). This SPA is intended to only modify the 7.55 acres indicated on the Rezoning Plan to allow the addition of a building and a change to the configuration of the previously approved 120 room hotel. The building and uses that are part of this SPA amendment will be interconnected with the Existing Center, and will be considered an expansion of the Existing Center, as such the Existing Center and the uses and buildings proposed as part of this SPA shall be deemed as a unified development so that side or rear yards between the buildings or parcels will not be required. 2. <u>Permitted Uses & Development Area Limitation</u>:

a. The Site may be developed with a 120 room hotel and up to 8,000 square feet of uses allowed in the CC district together with accessory uses allowed in the CC zoning district except as restricted below. b. The following uses will not be permitted on the Site: restaurants or other businesses with drive through

3. Access

a. Access to the Site may be provided by connections to Johnston Road and by connections to Community House Road and Cooper Way as shown on the Rezoning Plan. All driveway and street connections are subject to approval by CDOT and NCDOT

b. Any driveway to Johnston Road shown on the Rezoning Plan will be designed to allow right—in, right—out, and left—in movements into the Site from Johnston Road. c. As part of the construction of the driveway to Johnston Road the Petitioner may construct a northbound directional cross-over in Johnston Road.

4. Architectural Standards

service or gasoline convenience facilities.

a. Buildings constructed on the Site will be architecturally compatible with the buildings in the Existing Center by the use of similar building materials, architectural styles and treatments.

b. All buildings shall be constructed of brick, stucco and/or a combination of those or other masonry materials. Although some architectural diversity will be permitted among the various buildings, there will be a requirement for complementary building materials, roof material/design, colors, etc. Such that an overall common design theme is achieved for the mixed use retail/office core area of the site.

A c. The one-story retail building will be designed so that it will have an exterior building height similar to a two-story building/façade, the minimum building height allowed will be 18 feet as measured to the top of the parapet. No parking and/or maneuvering for parking will be allowed between the one-story retail building and Johnston Road. The portion of the one-story building facade that faces Johnston Road will be designed to avoid blank walls that exceed 20 feet in length through the use of a variety of architectural treatments including but not limited to building ornamentation, decoration and changes in building materials and colors. The elevations for the retail buildings shall be reviewed by Planning Department prior to the issuance of any building permit. d. Meter banks will be screened.

e. Roof top HVAC and related mechanical equipment will be screened from public view at grade.

Dumpster areas and recycling areas will be enclosed by a solid wall with one side being a decorative gate. The wall used to enclose the dumpster will be architecturally compatible with the building materials and colors used on the buildings. 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.

5. <u>Streetscape, Buffers and Landscaping</u>

a. Buffers will be provided as required by the Ordinance. Required buffers on the Site may be eliminated if the use or the zoning on the adjoining parcel(s) is changed so that a buffer is no longer required.

b. The Petitioner will construct a mixed use development in general conformity with the site plan illustrated on Sheet RZ—2 of the Rezoning Plan. This site plan is intended to illustrate the emphasis on architecture massing as a "Street Wall" along the main internal streets within the development. The street wall will provide for building elevations to be the dominant component of the street frontage and will provide enhanced pedestrian scale and quality. Furthermore, the petitioner will provide pedestrian connections from within the site to other site elements and uses

c. The streetscape elements (sidewalk widths, pedestrian scale lighting, tree planting, landscaping and other amenities designed to enhance the pedestrian environment) that have been established throughout the Existing Center will be continued and implemented as part of the development of this Site. d. Screening requirements of the Ordinance will be met.

e. Above ground backflow preventers will be screened from public view and will be located outside of the

required setback. A 6. Environmental Features and Greenway Essement:

a. The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance. The existing water quality BMP facility was designed, constructed, and permitted by others in conjunction with wetland disturbances permitted through US Army Corps of Engineers and NC Department of Water Quality

b. The location, size and type of storm water management systems depicted on the Rezoning Plan is subject to review and approval as part of the full development plan submittal and is not implicitly approved with this rezoning. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and natural site discharge points

c. The Site will comply with the Tree Ordinance. A d. A greenway path easement as generally depicted on the site plan shall be provided by the petitioner/developer. The minimum width of the easement shall be 40 feet except in one location where the minimum width of the easement shall be increased to 60 feet as indicated on the site plan. The location of the easement is shown only to depict a general conceptual location. It is intended for this easement to connect from the northerly end of the Site at Johnston Road to the proposed public pathway. The final, precise location of the easement shall be determined at a future time depending upon site constraints, other public easements, public improvements, structures, etc. In no event shall the easement be located in such a manner as to negatively impact or conflict with developer/petitioner planned improvements, buildings, parking areas, sidewalks, etc. As outlined by the proposed site plan, said easement shall be provided prior to the issuance of a building

permit in association with the aforementioned hotel use or within two years of the approval of this site plan amendment, whichever occurs first.

a. Signage as allowed by the Ordinance will be provided.

8. <u>Lighting</u>

a. All new lighting shall be full cut—off type lighting fixtures excluding lower, decorative lighting that may be installed along the driveways, sidewalks, and parking areas. b. Detached lighting on the Site will be limited to 20 feet in height.

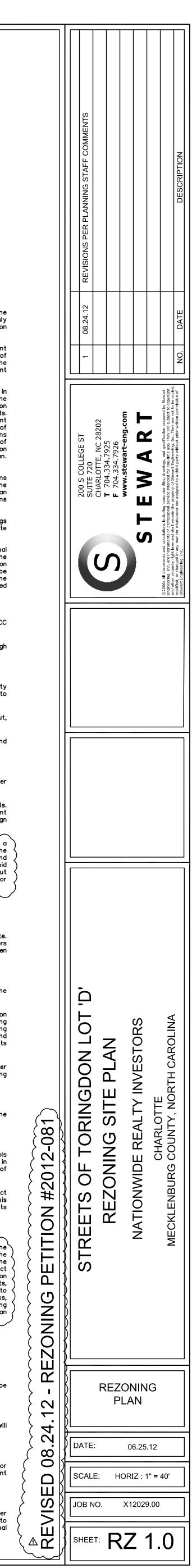
c. No "wall pak" lighting will be allowed, however architectural lighting on building facades, such as sconces, will be permitted.

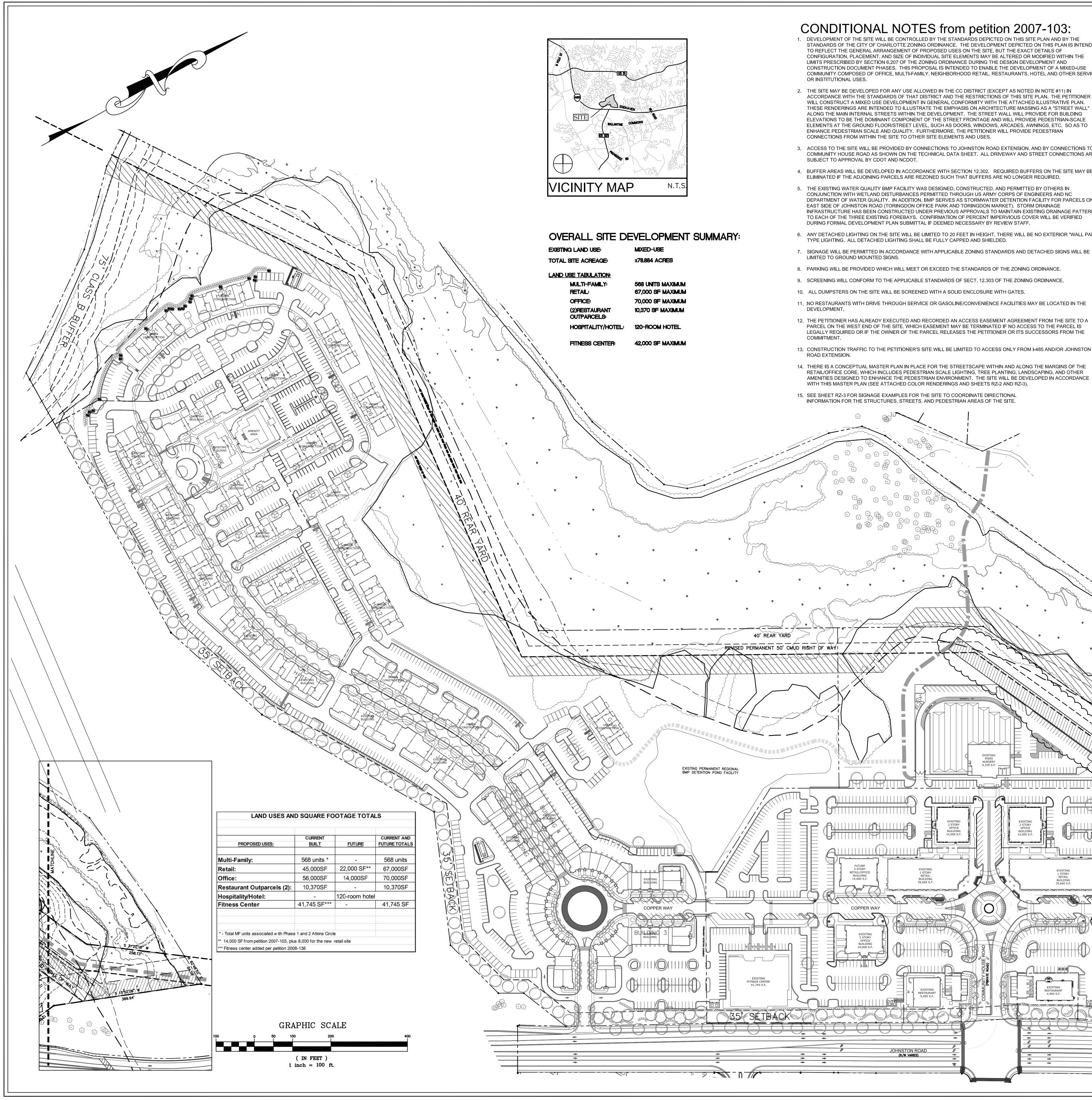
9. Amendments to the Rezoning Plan:

a. Future amendments to the Rezoning Plan (which includes these Development Standards) may be applied for by the then Owner or Owners of the applicable Development Area portion of the Site affected by such amendment in accordance with the provisions of Chapter 6 of the Ordinance.

10. Binding Effect of the Rezoning Application:

a. If this Rezoning Petition is approved, all conditions applicable to the development of the Site imposed under the Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site and their respective heirs, devisees, personal representatives, successors in interest or assigns.





CONDITIONAL NOTES from petition 2007-103:

1. DEVELOPMENT OF THE SITE WILL BE CONTROLLED BY THE STANDARDS DEPICTED ON THIS SITE PLAN AND BY THE STANDARDS OF THE CITY OF CHARLOTTE ZONING ORDINANCE. THE DEVELOPMENT DEPICTED ON THIS PLAN IS INTENDED TO REFLECT THE GENERAL ARRANGEMENT OF PROPOSED USES ON THE SITE, BUT THE EXACT DETAILS OF CONFIGURATION, PLACEMENT, AND SIZE OF INDIVIDUAL SITE ELEMENTS MAY BE ALTERED OR MODIFIED WITHIN THE LIMITS PRESCRIBED BY SECTION 6.207 OF THE ZONING ORDINANCE DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION DOCUMENT PHASES. THIS PROPOSAL IS INTENDED TO ENABLE THE DEVELOPMENT OF A MIXED-USE COMMUNITY COMPOSED OF OFFICE, MULTI-FAMILY, NEIGHBORHOOD RETAIL, RESTAURANTS, HOTEL AND OTHER SERVICE

2. THE SITE MAY BE DEVELOPED FOR ANY USE ALLOWED IN THE CC DISTRICT (EXCEPT AS NOTED IN NOTE #11) IN ACCORDANCE WITH THE STANDARDS OF THAT DISTRICT AND THE RESTRICTIONS OF THIS SITE PLAN. THE PETITIONER WILL CONSTRUCT A MIXED USE DEVELOPMENT IN GENERAL CONFORMITY WITH THE ATTACHED ILLUSTRATIVE PLAN. THESE RENDERINGS ARE INTENDED TO ILLUSTRATE THE EMPHASIS ON ARCHITECTURE MASSING AS A "STREET WALL" ALONG THE MAIN INTERNAL STREETS WITHIN THE DEVELOPMENT. THE STREET WALL WILL PROVIDE FOR BUILDING ELEVATIONS TO BE THE DOMINANT COMPONENT OF THE STREET FRONTAGE AND WILL PROVIDE PEDESTRIAN-SCALE ELEMENTS AT THE GROUND FLOOR/STREET LEVEL, SUCH AS DOORS, WINDOWS, ARCADES, AWNINGS, ETC. SO AS TO ENHANCE PEDESTRIAN SCALE AND QUALITY. FURTHERMORE, THE PETITIONER WILL PROVIDE PEDESTRIAN

3. ACCESS TO THE SITE WILL BE PROVIDED BY CONNECTIONS TO JOHNSTON ROAD EXTENSION, AND BY CONNECTIONS TO COMMUNITY HOUSE ROAD AS SHOWN ON THE TECHNICAL DATA SHEET. ALL DRIVEWAY AND STREET CONNECTIONS ARE

4. BUFFER AREAS WILL BE DEVELOPED IN ACCORDANCE WITH SECTION 12.302. REQUIRED BUFFERS ON THE SITE MAY BE ELIMINATED IF THE ADJOINING PARCELS ARE REZONED SUCH THAT BUFFERS ARE NO LONGER REQUIRED.

5. THE EXISTING WATER QUALITY BMP FACILITY WAS DESIGNED, CONSTRUCTED, AND PERMITTED BY OTHERS IN CONJUNCTION WITH WETLAND DISTURBANCES PERMITTED THROUGH US ARMY CORPS OF ENGINEERS AND NC DEPARTMENT OF WATER QUALITY. IN ADDITION, BMP SERVES AS STORMWATER DETENTION FACILITY FOR PARCELS ON EAST SIDE OF JOHNSTON ROAD (TORINGDON OFFICE PARK AND TORINGDON MARKET). STORM DRAINAGE INFRASTRUCTURE HAS BEEN CONSTRUCTED UNDER PREVIOUS APPROVALS TO MAINTAIN EXISTING DRAINAGE PATTERNS TO EACH OF THE THREE EXISTING FOREBAYS. CONFIRMATION OF PERCENT IMPERVIOUS COVER WILL BE VERIFIED

6. ANY DETACHED LIGHTING ON THE SITE WILL BE LIMITED TO 20 FEET IN HEIGHT. THERE WILL BE NO EXTERIOR "WALL PAK" TYPE LIGHTING. ALL DETACHED LIGHTING SHALL BE FULLY CAPPED AND SHIELDED.

8. PARKING WILL BE PROVIDED WHICH WILL MEET OR EXCEED THE STANDARDS OF THE ZONING ORDINANCE. 9. SCREENING WILL CONFORM TO THE APPLICABLE STANDARDS OF SECT. 12.303 OF THE ZONING ORDINANCE.

11. NO RESTAURANTS WITH DRIVE THROUGH SERVICE OR GASOLINE/CONVENIENCE FACILITIES MAY BE LOCATED IN THE

12. THE PETITIONER HAS ALREADY EXECUTED AND RECORDED AN ACCESS EASEMENT AGREEMENT FROM THE SITE TO A PARCEL ON THE WEST END OF THE SITE, WHICH EASEMENT MAY BE TERMINATED IF NO ACCESS TO THE PARCEL IS LEGALLY REQUIRED OR IF THE OWNER OF THE PARCEL RELEASES THE PETITIONER OR ITS SUCCESSORS FROM THE

13. CONSTRUCTION TRAFFIC TO THE PETITIONER'S SITE WILL BE LIMITED TO ACCESS ONLY FROM I-485 AND/OR JOHNSTON

RETAIL/OFFICE CORE, WHICH INCLUDES PEDESTRIAN SCALE LIGHTING, TREE PLANTING, LANDSCAPING, AND OTHER AMENITIES DESIGNED TO ENHANCE THE PEDESTRIAN ENVIRONMENT. THE SITE WILL BE DEVELOPED IN ACCORDANCE WITH THIS MASTER PLAN (SEE ATTACHED COLOR RENDERINGS AND SHEETS RZ-2 AND RZ-3). 15. SEE SHEET RZ-3 FOR SIGNAGE EXAMPLES FOR THE SITE TO COORDINATE DIRECTIONAL

EXISTING RESTAURANT 4,965 S.F.

- 16. WITH REGARD TO THE MAIN ACCESS STREET INTO THE SITE THAT INTERSECTS WITH COMMUNITY HOUSE DRIVE, THE PETITIONER WILL DESIGN THAT ENTRANCE SUCH THAT IT CLEARLY REFLECTS ATTENTION TO ARCHITECTURE DETAIL/MASSING AND, ESPECIALLY, AN EMPHASIS ON LANDSCAPING, SIGNAGE AND PEDESTRIAN SCALE AND ACCESS, WHILE AT THE SAME TIME BALANCING THE NEED FOR VEHICULAR MOVEMENT. (THIS DESIGN REQUIREMENT HAS BEEN CONSTRUCTED)
- 17. THE PETITIONER/DEVELOPER SHALL PROVIDE A MINIMUM 10 FOOT WIDE SIDEWALK AND VARIABLE WIDTH PLANTING STRIPS IN FRONT OF THE RETAIL/OFFICE (NOT INCLUDING RESTAURANT OUTPARCELS) PER THE SECTION ON SHEET RZ-2. STREETSCAPE IMPROVEMENTS ON BOTH SIDES OF COMMUNITY HOUSE ROAD AND COPPER WAY, IN AREAS ADJACENT TO THE OUTPARCEL PARKING LOTS, SHALL HAVE A VARIABLE WIDTH PLANTING STRIP AND 5' MIN. SIDEWALK. THE DEVELOPER RESERVES THE RIGHT TO SUBSTITUTE TREES IN GRATES IN LIEU OF GRASS PLANTING STRIPS. OTHER USES ON THIS SITE SHALL ALSO HAVE A MINIMUM 5' FRONT SIDEWALK. ANY USE OF TREE GRATES SHALL COMPLY WITH THE STANDARDS AND REQUIREMENTS OF THE CHARLOTTE-MECKLENBURG LAND DEVELOPMENT STANDARDS.
- 18. THE PETITIONER/DEVELOPER SHALL CONTRIBUTE TO THE OVERALL TOTAL COST OF THE SIGNALIZATION OF THE JOHNSTON ROAD/COMMUNITY HOUSE ROAD INTERSECTION. THE CONTRIBUTION WAS MADE IN ASSOCIATION WITH PRIVATE CONTRACTS AND THE DOCUMENTATION OF SUCH CONTRIBUTION SHALL BE MADE AVAILABLE TO THE STAFF OF THE CHARLOTTE-MECKLENBURG PLANNING COMMISSION. THE PETITIONER/DEVELOPER SHALL ALSO CONTRIBUTE TOWARD THE CONSTRUCTION OF STEEL POST MAST ARM SUPPORTS FOR SUCH SIGNALIZATION BY CONTRIBUTING THE TOTAL COST OF SUCH SUPPORTS WHICH WILL BE LOCATED ON THE PETITIONER'S PROPERTY. (THIS DESIGN REQUIREMENT HAS BEEN COMPLETED)
- 19. THE PETITIONER/DEVELOPER SHALL CONSTRUCT A PUBLIC PEDESTRIAN PATHWAY FROM THE MIXED USE CORE ACROSS THE PUBLIC GREENWAY AS DEPICTED ON THE SITE PLAN. THE PUBLIC GREENWAY PATH SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ENGINEERING/CONSTRUCTION PLANS PREPARED BY STEWART ENGINEERING AND TITLED "ATKINS CIRCLE GREENWAY TRAIL" AND DATED 10.05.07. THIS CONNECTION SHALL BE REQUIRED TO BE COMPLETED PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT ASSOCIATED WITH THE PROPOSED HOTEL PLANNED AT THE NORTHERLY END OF THE REZONING SITE OR WITHIN 2 YEARS OF THE APPROVAL OF THE SITE PLAN AMENDMENT, WHICHEVER OCCURS FIRST. FURTHERMORE, THE PETITIONER/DEVELOPER SHALL DEDICATE A 40 FT. WIDE EASEMENT ALONG THIS PATHWAY FROM THE EDGE OF THE ASPHALT PAVEMENT OR NEAREST SIDEWALK WITHIN THE MIXED USE CORE, AS CONCEPTUALLY ILLUSTRATED, TO THE PROPERTY ALREADY OWNED BY MECKLENBURG COUNTY.

ALSO, A PRIVATE PEDESTRIAN PATH SHALL BE INSTALLED BY THE PETITIONER/DEVELOPER IN THE LOCATION GENERALLY INDICATED BY THE SITE PLAN, WHICH WILL CONNECT FROM THE PETITIONER/DEVELOPER'S EXISTING MULTI-FAMILY AREA OF THE SITE TO THE AFOREMENTIONED PUBLIC PATH. THIS PRIVATE PATH SHALL BE INSTALLED AT A TIME TO BE DETERMINED BY THE PETITIONER/DEVELOPER. FINALLY, A GREENWAY PATH EASEMENT AS INDICATED ON THE SITE PLAN SHALL BE PROVIDED BY THE

PETITIONER/DEVELOPER. THE LOCATION OF THE EASEMENT IS SHOWN ONLY TO DEPICT A GENERAL, CONCEPTUAL LOCATION. IT IS INTENDED FOR THIS EASEMENT TO CONNECT FROM THE NORTHERLY END OF THE SITE AT JOHNSTON ROAD TO THE PROPOSED PUBLIC PATHWAY, THE FINAL PRECISE LOCATION OF THE EASEMENT SHALL BE DETERMINED AT A FUTURE TIME DEPENDING UPON SITE CONSTRAINTS, OTHER PUBLIC EASEMENTS, PUBLIC IMPROVEMENTS, STRUCTURES, ETC. IN NO EVENT SHALL THE EASEMENT BE LOCATED IN SUCH A MANNER AS TO NEGATIVELY IMPACT OR CONFLICT WITH DEVELOPER/PETITIONER PLANNED IMPROVEMENTS, BUILDINGS, PARKING AREAS, SIDEWALKS, ETC., AS OUTLINED BY THE PROPOSED SITE PLAN. SAID EASEMENT SHALL BE PROVIDED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT IN ASSOCIATION WITH THE AFOREMENTIONED HOTEL USE OR WITHIN TWO YEARS OF THE APPROVAL OF THIS SITE PLAN AMENDMENT, WHICHEVER OCCURS FIRST.

20. THE PETITIONER/DEVELOPER SHALL PROVIDE A FIRE HYDRANT WITH 750 FEET, AS THE FIRE TRUCK TRAVELS, OF THE MOST REMOTE AND ACCESSIBLE POINT OF ALL BUILDINGS IF SUCH HYDRANT DOES NOT ALREADY EXIST.

21. THE ATTACHED ARCHITECTURAL ELEVATIONS SHOWN ON SHEET RZ-2 ARE INTENDED TO ILLUSTRATE THE OVERALL SCALE, MASSING AND GENERAL ARCHITECTURAL THEME OF THE PROPOSED DEVELOPMENT WITHIN THE MIXED USE RETAIL/OFFICE CORE AREA OF THE SITE. ALL BUILDINGS SHALL BE CONSTRUCTED OF BRICK, STUCCO AND/OR A COMBINATION OF THOSE OR OTHER MASONRY MATERIALS. ALTHOUGH SOME ARCHITECTURAL DIVERSITY WILL BE PERMITTED AMONG THE VARIOUS BUILDINGS, THERE WILL BE A REQUIREMENT FOR COMPLEMENTARY BUILDING MATERIALS, ROOF MATERIAL/DESIGN, COLORS, ETC. SUCH THAT AN OVERALL COMMON DESIGN THEME IS ACHIEVED FOR THE MIXED USE RETAIL/OFFICE CORE AREA OF THE SITE.

22. THE REQUIRED TREE SURVEY PER SECTION 45 CHAPTER 21 OF THE CHARLOTTE CITY CODE SHALL BE PROVIDED FOR THE 35' SETBACK AREA ALONG JOHNSTON ROAD.

- 23. THE MAXIMUM SIZE FOR INDIVIDUAL RETAIL STORES SHALL NOT EXCEED 30,000 SF. 24. THE PARKING ARRANGEMENT IN THE URBAN RETAIL/OFFICE CORE MAY BE EITHER 90° TWO-WAY
- DEVELOPMENT STANDARDS. 25. STREETSCAPE TREES ALONG COMMUNITY HOUSE ROAD AND COPPER WAY SHALL BE PLANTED IN EITHER VARIABLE PLANTING STRIPS (5' MIN. WIDTH) BETWEEN THE SIDEWALK AND BACK OF CURB OR IN TREE GRATES AS SHOWN ON THE URBAN RETAIL/OFFICE CROSS SECTION ON SHEET RZ-3. TREES IN THE PLANTING STRIPS SHALL BE EITHER SMALL OR LARGE MATURING DEPENDING UPON THE PLANTING STRIP WIDTH. '(NOTE: EXCEPT FOR THE AREA ASSOCIATED WITH THE REES HAVE BEEN PREVIOUSLY INSTALLED IN F ALONG COPPER WAY AS WELL AS COMMUNITY HOUSE ROAD. THE FIVE FOOT PLANTING STRIPS ARE CONSISTENT WITH PREVIOUS ZONING COMMITMENTS. THE REMAINING SMALL AREA ALONG COPPER WAY WILL LIKEWISE BE PLANTED IN FIVE FOOT PLANTING AREAS WITH SIMILAR STREET TREES FOR DESIGN UNIFORMITY AND CONSISTENCY WITH EXISTING CONDITIONS.)" ANY USE OF TREE GRATES SHALL COMPLY WITH THE STANDARDS AND REQUIREMENTS OF CITY OF CHARLOTTE ENGINEERING REQUIREMENTS.
- 26. THE ONE-STORY RETAIL BUILDINGS WILL BE DESIGNED SO THAT THEY HAVE THE APPEARANCE OF A TWO-STORY BUILDING/FACADE. THE ELEVATIONS FOR THE RETAIL BUILDINGS SHALL BE REVIEWED BY PLANNING COMMISSION STAFF PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT.
- 27. AS INDICATED ON THIS SITE PLAN. THE PETITIONER/DEVELOPER PLANS TO DEVELOP A MAXIMUM OF 75 TOWN HOMES FOR SALE. HOWEVER, ALTERNATIVE INSTITUTIONAL USES AS NOTED IN THE "LAND USES AND SQUARE FOOTAGE TOTALS" TABLE MAY BE SUBSTITUTED IN TOWN HOMES FOR SALE LOCATION. ANY SUCH INSTITUTIONAL USE SHALL BE REVIEWED AND APPROVED VIA THE TYPICAL/NORMAL ADMINISTRATIVE PROCEDURES AS SET FORTH IN THE ZONING ORDINANCE.
- 28. THE TEMPORARY CONSTRUCTION ENTRANCE BETWEEN THE SOUTHERNMOST DRIVEWAY AND THE INTERSECTION OF COMMUNITY HOUSE ROAD SHALL BE REMOVED PRIOR TO THE FINAL APPROVAL OF THE PROPOSED TOWN HOMES/ALTERNATE INSTITUTIONAL USES.
- 29. ANY JURISDICTIONAL WETLANDS OR STREAMS, IF PRESENT, NEED TO BE PROTECTED OR PROPER ENVIRONMENTAL PERMITS OBTAINED PRIOR TO THEIR DISTURBANCE. FOR 401 PERMITS CONTACT NCDENR AND FOR 404 PERMITS CONTACT THE ARMY CORPS OF ENGINEERS.

HOTEL

antima

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