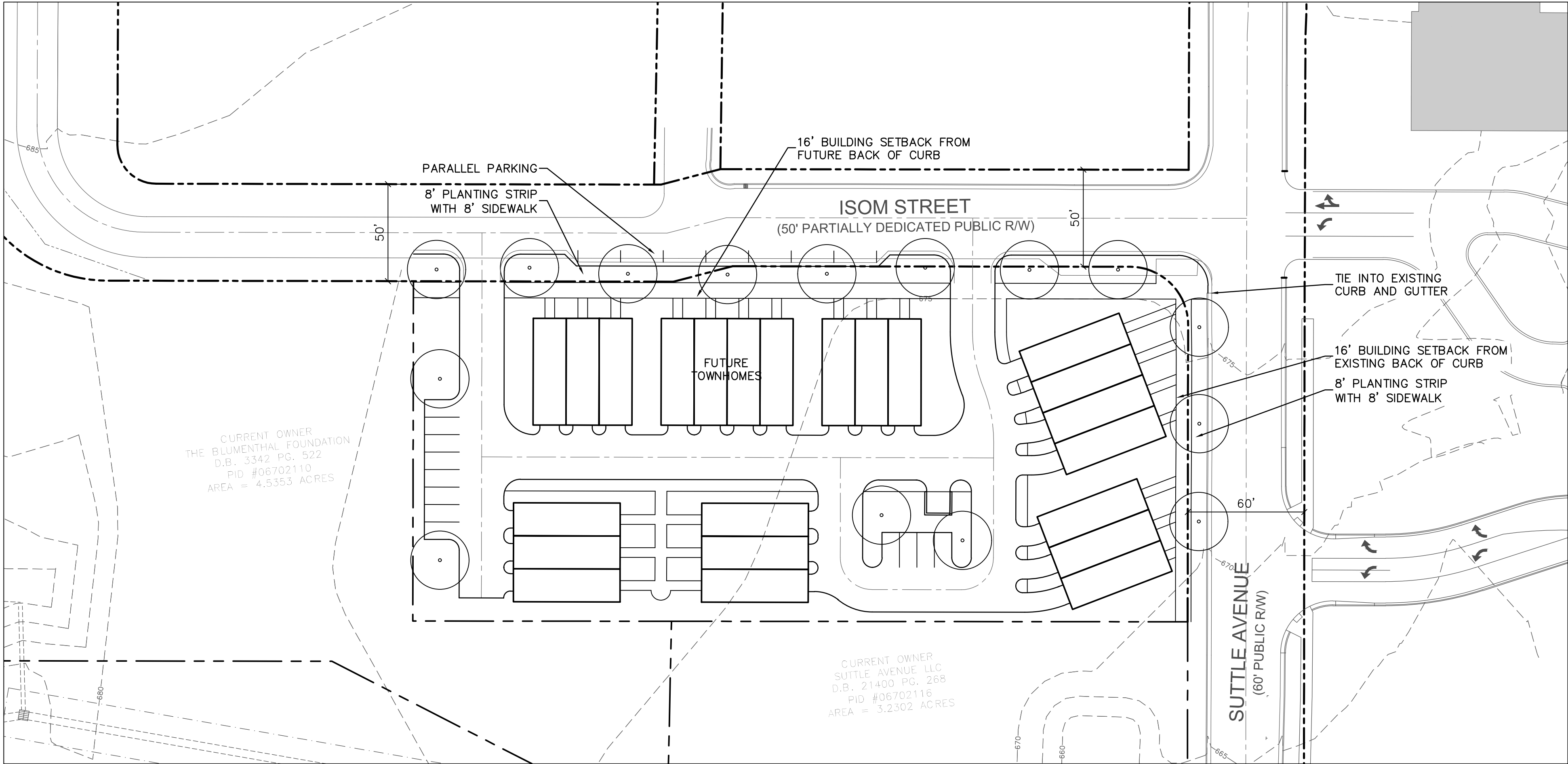


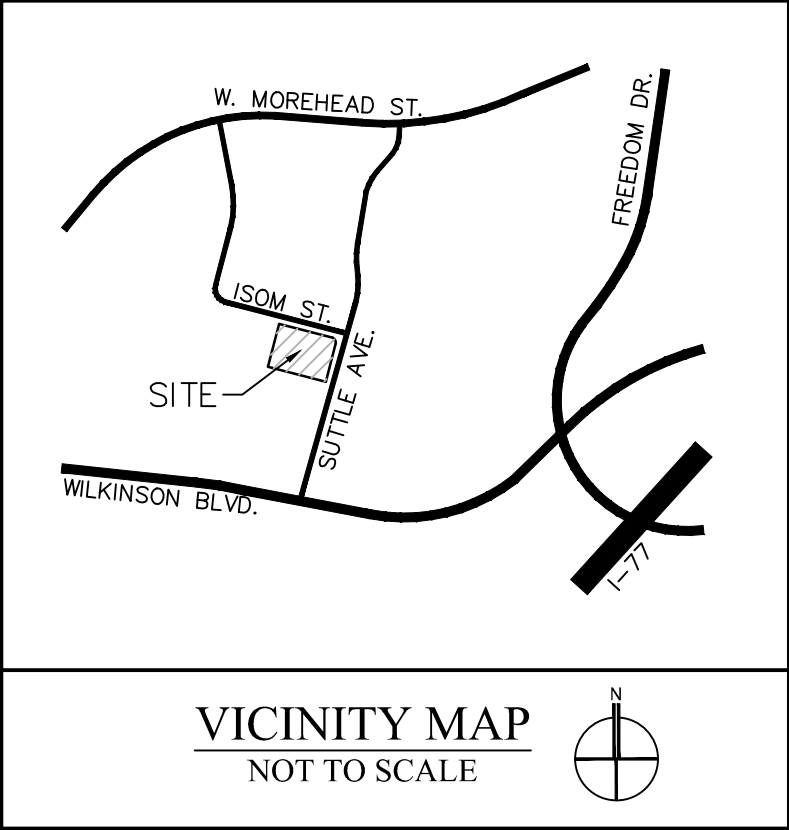
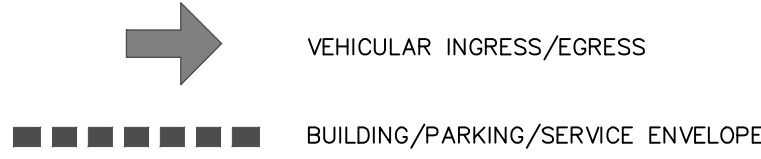
TECHNICAL DATA SHEET



SCHEMATIC SITE PLAN

SITE DEVELOPMENT DATA

SITE ACREAGE:	±1.6 ACRES
TAX PARCEL #:	PORTION OF 067-021-10
EXISTING ZONING:	O-1
PROPOSED ZONING:	MUDD-O
EXISTING USE:	VACANT
PROPOSED USE:	TOWNHOMES
PROPOSED DENSITY:	26 UNITS MAXIMUM
BUILDING HEIGHT:	3 STORIES (75')
PARKING PROVIDED:	SHALL SATISFY OR EXCEED MUDD MINIMUM REQUIREMENTS



SITE PLAN IS SCHEMATIC IN NATURE. SOME VARIATION TO PLAN MAY OCCUR IN FINAL DESIGN BUT SHALL MEET THE OVERALL INTENT OF THIS PLAN AND SHALL COMPLY WITH THE APPLICABLE ORDINANCE REQUIREMENTS

I. General Provisions

These Development Standards form a part of the Technical Data Sheet associated with the Rezoning Petition filed by Saussy Burbank, LLC to rezone the property from the O-1 Zoning District to the MUDD-O Zoning District in order to accommodate redevelopment of 26 townhome units on an approximately 1.6 acre tract of the overall parcel at the corner of Suttle Avenue and Isom Street, as depicted on the Technical Data Sheet (the "Site").

Development of the Site will be governed by the accompanying Technical Data Sheet, these Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). The Technical Data Sheet is intended to reflect maximum development rights, building envelopes, the arrangements and locations of access points, setbacks and dedicated open space areas.

Except as otherwise provided under the MUDD-Optional provisions set forth under Section 3 below and unless the Technical Data Sheet or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the MUDD Zoning District shall govern all development taking place on the Site.

Alterations or modifications which, in the opinion of the Planning Director, substantially alter the character of the development proposed or significantly alter the Technical Data Sheet or these Development Standards, constitute changes which increase the intensity of development shall not be deemed to be minor and may only be made in accordance with the provisions of Subsections 6.207(1) or (2) of the Ordinance, as applicable.

II. MUDD-Optional Provisions

This Petition proposes utilization of the MUDD-O provisions to allow for the following optional deviations:

a) [Reserved]

III. Permitted Uses

The Site may be devoted to townhome uses and any incidental or accessory uses associated therewith.

IV. Maximum Development

V. Transportation

- a) Vehicular access will be as generally depicted on the Technical Data Sheet. The placements and configurations of the vehicular access points shown on the Technical Data Sheet are subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required by CDOT for approval.
- b) Gates may be installed to control vehicular access to the site, but pedestrian access through the site shall not be restricted (except for access points to buildings).
- VI. Architectural Standards/Streetscape and Landscaping
- a) The architectural design and exterior elements of the townhomes developed on the Site shall be substantially similar to the Technical Data Sheet provided.
- b) Exterior building materials will consist of primarily brick, glass, stucco, metal and composite panels, and/or cementitious siding.
- c) Meter boxes, back flow preventers, dumpsters and similar items will be screened from public view.
- d) All roof mounted mechanical equipment will be screened from view from adjoining public rights-of-way and abutting properties as viewed from grade.
- e) All other screening and landscaping shall conform to the standards of the Ordinance.
- f) Petitioner shall provide an eight (8) foot wide sidewalk and planting strip along the Site's Isom Street and Suttle Avenue frontages.

VII. Signage

All signage shall meet the requirements of the MUDD zoning district.

VIII. Internal Side Yards and Rear Yards

The Petitioner may subdivide the Site and create lots within the Site with no side or rear yards as part of a unified development plan.

IX. Parking

Parking will be provided that is sufficient to accommodate all uses at the Site and shall meet or exceed Ordinance requirements.

X. Environmental Features

- a) The Petitioner shall satisfy the requirements of the Post Construction Controls Ordinance
- b) The Petitioner shall comply with the requirements of the City of Charlotte Tree Ordinance.

XI. Lighting

- a) All street and parking area lighting fixtures will be shielded with full cut-off fixtures.
- b) Pedestrian scale lighting will be provided within the site.

XII. Amendments to Rezoning Plan

Future amendments to the Technical Data Sheet and these Development Standards may be applied for by the then Owner or Owners of a particular Tract within the Site involved in accordance with the provisions of Chapter 6 of the Ordinance.

XIII. Binding Effect of the Rezoning Documents and Definitions

If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under the Technical Data Sheet and these Development Standards 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 successors in interest and assigns.

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 any part of the Site from time to time who may be involved in any future development thereof.