

DEVELOPMENT STANDARDS

Unless more stringent standards are established by this Site Plan or these Development Standards, all development standards established under the City of Charlotte Zoning Ordinance (the "Ordinance") for the O-2 zoning district classification shall be followed in connection with development taking place on the Site.

A. PERMITTED USES

1. The Site may be developed with medical/general offices of up to 225,000 square feet of floor area.
2. Accessory uses as permitted under Section 9.704 shall be permitted on the Site.

B. SIDEWALK

1. A sidewalk system shall be provided throughout the Site generally as depicted on the Site Plan and as required by the Zoning Ordinance.
2. Sidewalk shall be provided throughout the Site in order to provide pedestrian access between the sidewalk along Highway 49 South and Highway 160.
3. The Petitioner shall install sidewalk of at least six feet in width and a planting strip of at least eight feet in width along the Site's frontage on Highway 49 South and Highway 160. The Petitioner shall install sidewalk of at least six feet in width and a planting strip of at least eight feet in width along both sides of the proposed new collector street which runs from Highway 49 South to old Highway 160.

C. SCREENING AND LANDSCAPED AREAS

1. Screening shall conform with the standards and treatments specified in Section 12.303 of the Ordinance.
2. Any dumpsters located on the Site shall be screened from view by a solid enclosure with a gate.
3. Roof top mechanical equipment shall be screened from public view.

D. PARKING

Off street vehicular and bicycle parking spaces will satisfy the minimum standards established under the Ordinance. On street parallel parking may be provided along the proposed new collector street subject to review and approval of CDOT.

E. BUFFER

1. Buffers shall conform to the standards of Section 12.302 of the Ordinance, subject, however, to the provisions of Section 12.302(B) and 12.304 thereof.
2. Buffers may be reduced or eliminated in the event that an adjacent parcel is rezoned to a zoning district which would not require a buffer or would require a lesser buffer under the Ordinance.
3. The Petitioner reserves the right to request a reduction or waiver of the buffer abutting Tax Parcel 219-12-110 due to its use as a utility substation.

F. LIGHTING

1. All freestanding lighting fixtures will be uniform in design.
2. Freestanding lighting fixtures, including the base, may not exceed 25 feet and shall be fully-shielded so that lighting is downwardly directed.
3. Wall pack lighting will not be allowed.

G. SIGNS

All signs placed on the Site will be erected in accordance with the requirements of the Ordinance.

H. ACCESS POINTS (DRIVEWAYS)

1. The number of vehicular access points to the Site shall be limited to the number depicted on this Site Plan.
2. The placement and configuration of each access point are subject to any minor modifications required to accommodate final site and architectural construction plans and designs and to any adjustments required for approval by the City of Charlotte and/or the North Carolina Department of Transportation.

I. TRANSPORTATION

1. The Petitioner agrees to dedicate and convey (by quitclaim deed and subject to a reservation for any necessary utility easements) those portions of the Site that may be required to provide right of way measuring 50 feet from the centerline of Highway 49 South and Highway 160 if such right-of-way does not already exist prior to the issuance of any certificate of occupancy for the Site.

Nothing in the above provision shall be deemed as a commitment by the Petitioner to provide for dedication of right-of-way of any property located outside the boundaries of this Rezoning Petition except as necessary in order to complete the required right-of-way improvements as outlined below.

2. Prior to the issuance of any certificates of occupancy for any buildings on the Site, the Petitioner shall provide for the following road improvements:

a. S. Tryon Street (NC 49) and Easternmost Access Point

- i. Phase I (Prior to closing of the Steele Creek Volunteer Fire Department median opening and construction of a public road opposite this access point):
 - Construct easternmost access point as a public street extending from S. Tryon Street (NC 49) to Old Highway 160.
 - Construct a southbound left-turn lane with a minimum 175 feet of storage and a 15:1 bay taper on S. Tryon Street (NC 49) within the existing median with raised concrete channelization to allow left-turns into the site from southbound NC 49 but to prevent left-turns exiting the site to southbound NC 49 (directional crossover).
 - Construct a northbound right-turn lane on S. Tryon Street (NC 49) with a minimum 150 feet of storage and a 20:1 bay taper.
 - Construct the westbound approach on easternmost access point to include dual left-turn lanes with 400 feet of combined storage, a through lane, and a right-turn lane with 200 feet of storage. Both the westbound exiting left turn lanes will be marked out during Phase I. The through lane will be marked out until a fourth approach is constructed.
- ii. Phase II (Following closing of the Steele Creek Volunteer Fire Department median opening and construction of a public road opposite this access point):
 - Install a traffic signal upon meeting applicable warrants and with CDOT and NCDOT approval.
 - Remove Phase I pavement markings and remark to allow for the intersection's ultimate lane configuration (see Phase II).

b. S. Tryon Street (NC 49) and Proposed Right-In/Right-Out Access

- Construct the westbound approach to include one exiting lane that terminates as a right-turn lane.

c. Steele Creek Road (NC 160) and Hamilton Road (SR 1106)

- Extend the proposed westbound right-turn lane on Hamilton Road to provide 300 feet of storage and a 20:1 bay taper.

d. Steele Creek Road (NC 160) and Westinghouse Boulevard (SR 1410)

- Construct a southbound left turn lane on Steele Creek Road (NC 160) with a minimum 150 feet of storage and a 15:1 bay taper with 45:1 through lane tapers.
- Construct a northbound left turn lane on Steele Creek Road (NC 160) with a minimum 150 feet of storage and a 15:1 bay taper with 45:1 through lane tapers.

e. Steele Creek Road (NC 160) and Full Movement Access

- i. Phase I (prior to connection of collector street to Rivergate signal at NC 160):
 - Construct a northbound left turn lane on Steele Creek Road (NC 160) with a minimum 150 feet of storage and a 15:1 bay taper with a 45:1 through lane taper.
 - Construct a southbound right-turn lane on Steele Creek Road (NC 160) with a minimum 150 feet of storage and a 20:1 bay taper.
 - Construct the eastbound approach on full movement access point to include two exiting lanes. The through-lane should terminate as a right turn lane and add a left turn lane with a minimum of 150 feet of storage.
- ii. Phase II (Upon connection of collector street to Rivergate signal at NC 160):
 - Construct a channelizing median within NC 160 to continue to allow left turns into the site from northbound NC 160 but to prevent left turns exiting the site to northbound NC 160 (directional crossover).
 - Mark out the eastbound left turn lane to provide only a right turn exit lane.

f. Steele Creek Road (NC 160) and Proposed Right-In / Right - Out Access

- Construct the eastbound approach to include one exiting lane that terminates as a right turn lane.
- Construct a minimum 4-foot monolithic median within NC 160 from right-in/right-out access point south to the bridge. This will limit the access to right-in/right out.

J. GREENWAY

The Petitioner shall dedicate to the Mecklenburg County Parks and Recreation Department that portion of Walker's Branch as indicated on the Technical Data Sheet prior to the issuance of any certificates of occupancy for development on the Site.

K. STORM WATER MANAGEMENT

1. Storm water runoff from the Site will be managed through proven techniques which satisfy the standards, if any, imposed by the City of Charlotte Engineering Department.
2. Surface level storm water detention will not be located in required buffers or setbacks.

3. The detention shall tie-in to the existing abutting storm water system(s). The Petitioner shall have the receiving drainage system to and including the culvert under Steele Creek Road analyzed to ensure that it will not be taken out of standard due to the development. If it is found that development will cause the storm drainage system to be taken out of standard, the Petitioner shall provide alternate methods to prevent this from occurring. Should the existing receiving drainage system be deemed to be out of standard prior to development of its Site, the Petitioner shall provide adequate detention to ensure that the system will not be additionally overburdened.
4. The Petitioner shall control and treat the difference in storm water runoff volume leaving the project site between the pre and post development runoff conditions for the 1-year 24 hour storm. Runoff draw down time shall be a minimum of 24 hours, but not more than 120 hours. Peak storm water release rates should match pre-development rates for the 2-year and 10-year 6-hour storm events.
5. The use of structural storm water treatment systems (wet ponds, extended detention wetlands, bio-retention, etc) shall be incorporated into the site and designed to have an 85% average annual removal for Total Suspended Solids generated from the development according to specifications in the NC Department of Environmental and Natural Resources Best Management Practices Manual, April 1999.
6. Best Management Practices (BMP's) will be incorporated within the development where appropriate. The BMP's will be designed and constructed in accordance with the NC Department of Environmental and Natural Resources (NCDENR) Best Management Practices Manual, April 1999, Section 4.0. The BMP's are to be designed to achieve 85 % total suspended solids (TSS) removal from the first inch of rainfall. The BMP's are to be designed to control the runoff volume produced from the 1-year, 24 hour storm. The draw down period for the BMP's is to be no less than 24 hours and no more than 120 hours.

L. SEDIMENTATION AND EROSION CONTROL

1. Temporary or staged seeding shall be performed on graded areas immediately following the completion of land disturbing activities to minimize the potential for off-site sedimentation.
2. Two rows of wire-reinforced silt fences shall be used in critical areas of the site such as at all intermittent and perennial streams, wetlands, at the base of slopes, and other locations where the potential for off-site sedimentation is greatest.
3. Two-stage sediment basins with outlet weirs sized for a 50-year, 24-hour storm event shall be employed to lessen the risk of basin failure.

M. GROUNDWATER AND WASTEWATER

In the event wells are abandoned or installed on the Site, the Mecklenburg County Groundwater and Wastewater Services staff will be contacted prior to such abandonment or installation of wells to ensure compliance with any applicable regulations.

N. FIRE PROTECTION

Adequate fire protection in the form of fire hydrants will be provided to the Fire Marshal's specifications.

O. AMENDMENTS TO REZONING PLAN

Future amendments to this Site Plan and these Development Standards may be applied for by the then Owner or Owners of the Site in accordance with the provisions of Chapter 6 of the Ordinance.

P. BINDING EFFECT OF THE REZONING APPLICATION

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