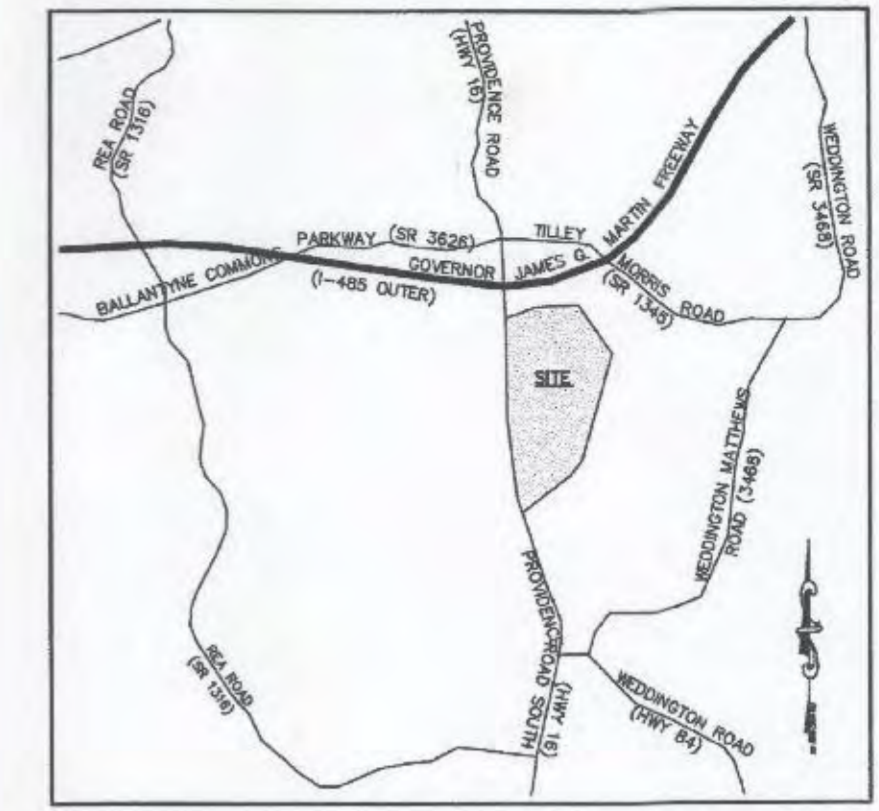


SITE LEGEND

- AMENDMENT AREA 
- SITE ACCESS 
- PUBLIC STREET 
- PRIVATE STREET 
- ZONING LINE 
- DEVELOPMENT AREA 
- BUILDING EDGE 



Vicinity Map
N.T.S.

APPROVED BY
CITY COUNCIL

JUN 15 2015

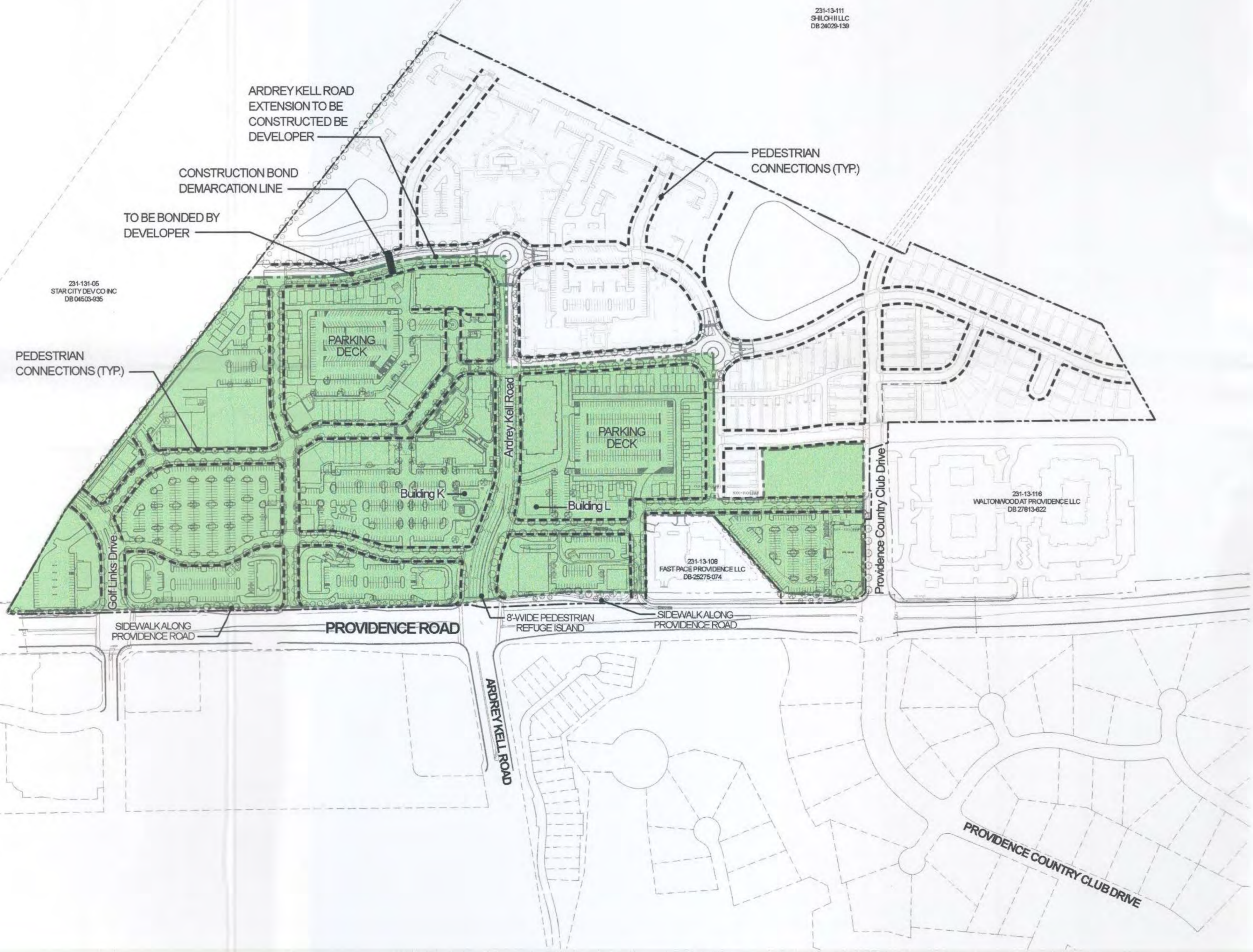
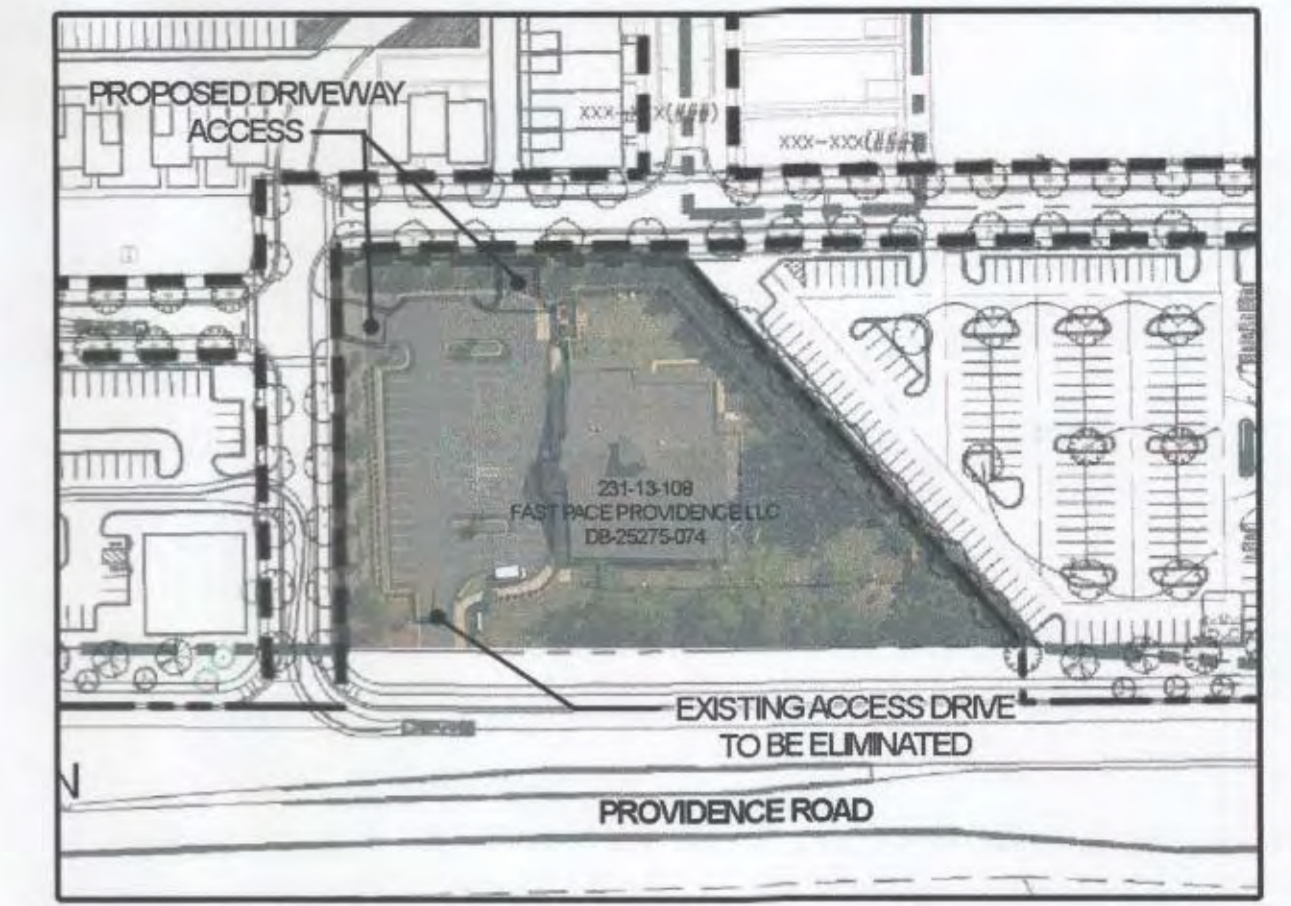
SITE DEVELOPMENT DATA

- Site Acreage:** +/-47.55 Ac.
- Tax Parcels:** 231-131-10 and a portion of, 231-131-07, and 18
- Existing Zoning:** MUDD-O by Rezoning Petition No. 2013-085
- Proposed Zoning:** MUDD-O SPA
- Proposed Uses:** Uses permitted by right and under prescribed conditions together with accessory conditions together with accessory uses, as allowed in the MUDD-O zoning district (as more specifically described in Section 3 of the Development Standards).
- Maximum Gross Square feet of Development:** Up to 560,000 square feet of gross floor area of office, retail, EDEE (i.e. restaurants), personal services and other commercial uses (as more specifically described below in Section 3); hotel uses for up to 150 rooms; and up to 96 residential dwelling units of all types.
- Maximum Building Height:** Building height will be limited to 95 feet (for the purposes of this height limit, roof top mechanical equipment, and screens or devices used to screen roof top structures or equipment will not be considered for the calculation of allowed building height when located on a multi-story office building, otherwise building height will be measured as defined by the Ordinance).
- Parking:** As specified in Table 12.202 "Minimum Required Off-Street Parking Spaces by Use" of the Off-Street Parking and Loading Section of the Ordinance.
- Urban Character Guidebook:** The Petitioner has created an Urban Character Guidebook for Waverly. This Urban Character Guidebook creates a set of common guidelines for various site elements (i.e. benches, tables & chairs, planters & receptacles, bike racks, bollards, tree grates, paving materials, lighting and signage) for different areas within Waverly. This Urban Character Guidebook is to be used so that the various site elements used throughout the Site have a uniform and/or coordinated appearance. The Petitioner may update and modify the Urban Character Guidebook to add, delete and change the site elements proposed within each of the areas. Any proposed changes will be submitted to the Planning Department when updated or modified.

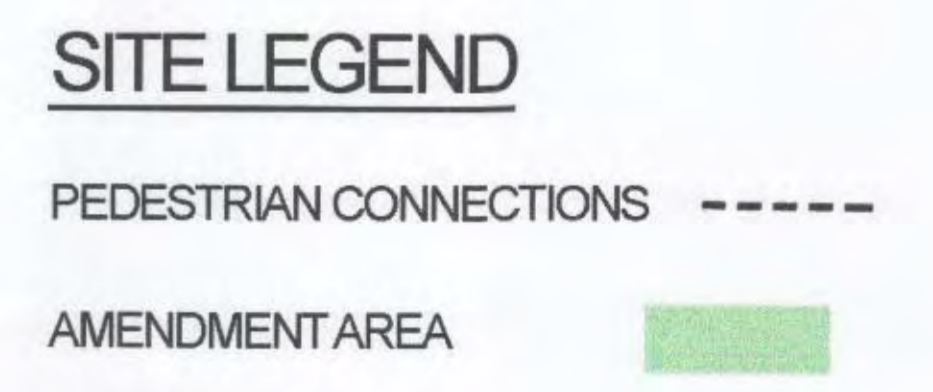


Waverly

Administrative Amendment to Rezoning Petition No. 2013-085
Technical Data Sheet - RZ-1



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CITY COUNCIL**
JUN 15 2015

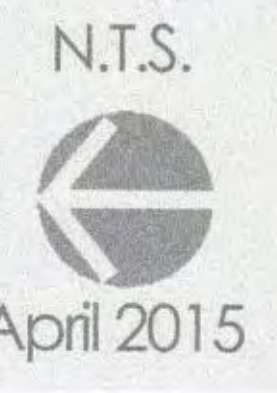


Petition No. 2015-055

Providence Road Farms, LLC

Waverly

Site Plan Amendment to Rezoning Petition No. 2013-085
Schematic Site Plan - RZ-2



Non-Residential Key

Fenestration Area
 The fenestration area is calculated as a percentage of the wall area zone from 3 foot above finish floor to 8 foot above finish floor for the length of the building / aggregate edge.

- Primary Frontage**
 - 60% Minimum fenestration (Area) required, measured as an aggregate edge (not per tenant or building)
 - Door Entry for Each Tenant
- Secondary Frontage**
 - 30% Minimum fenestration (Area) required (1/2 of which to be unobstructed views), measured as an aggregate edge (not per tenant or building)
 - Alternate Entry Permitted
- Critical Corridor**
 - 45% Minimum fenestration (Area) required, measured as an aggregate edge (not per tenant or building)
 - Alternate Entry Permitted
- Ardrey Kell (Limited Access + Out Parcel)**
 - 60% Minimum fenestration (Area) required, measured as an aggregate edge (not per tenant or building)
 - Alternate Entry Permitted
- MUDD Min. Requirement**

Note:
 A fenestration is an opening in the exterior building wall with windows allowing light and views between the interior and exterior and not screened from view. Glazing of windows shall be transparent under all lighting conditions; however, spandrel or colored glass may be used in the area above the height of the door head. The fenestration areas shall extend from a height of no more than three feet from the exterior average grade at the base of the building to at least the height of the door head. This requirement for fenestration will be applied to the noted Percentage of fenestration areas as noted above.

- Hardscape**
- Greenspace**

Note:
 Loading areas along critical corridor will be screened from view by a wall with a similar materiality as the architecture. This frontage will not contribute to the required fenestration.

Please see Development Standards for provisions allowing alterations or modifications of these graphic depictions.

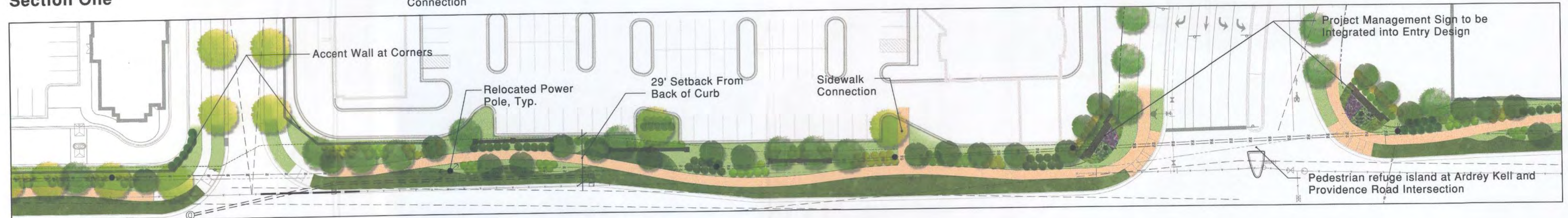
Multi-Family Street Frontage Key

- Primary Frontage**
 - 55% Building Frontage*
- Secondary Frontage**
 - 35% Building Frontage*
- The buildings must have at least 40% fenestration in the aggregate, but in no case will any individual building have less than 25% fenestration
- *Plazas, Greenspace, and Buiding Edges may count towards this requirement.
- Pedestrian Connections**

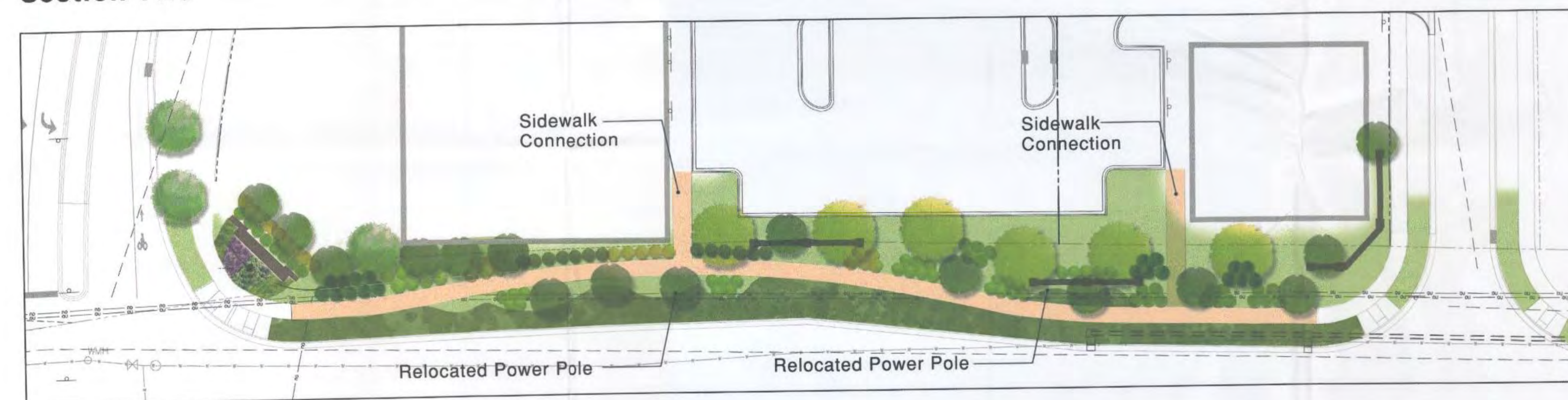




Section One



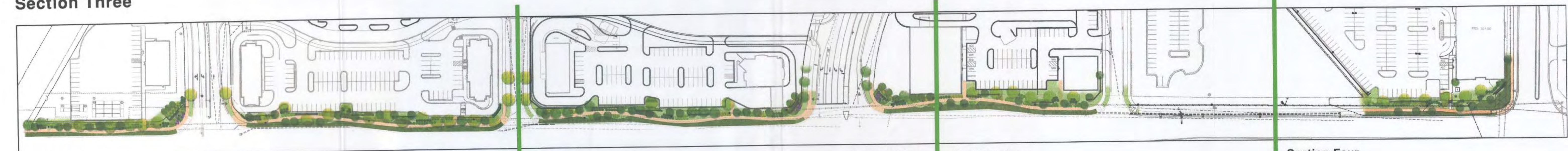
Section Two



Section Three



Section Four



Overall Plan

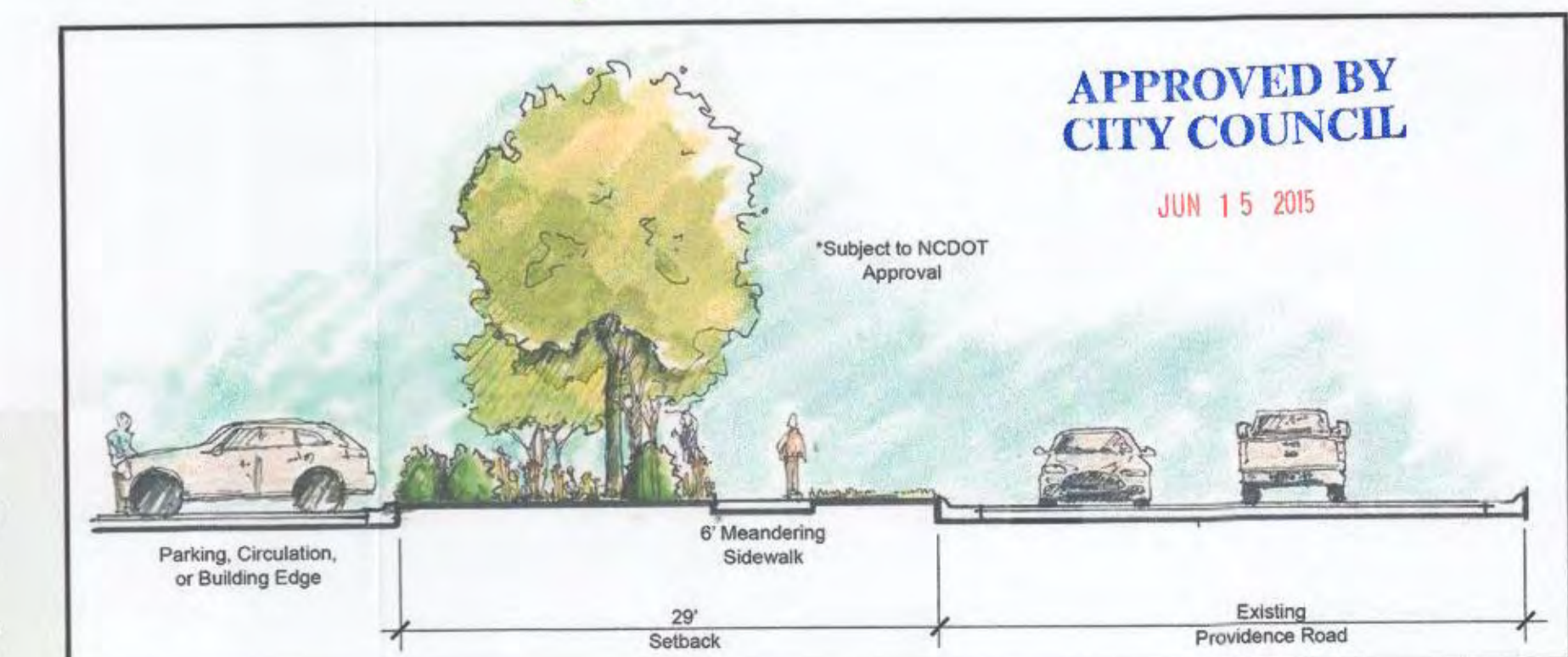
Section One

Section Two

Section Two

Section Three

Section Four



Providence Road Outparcel Section

Petition No. 2015-055