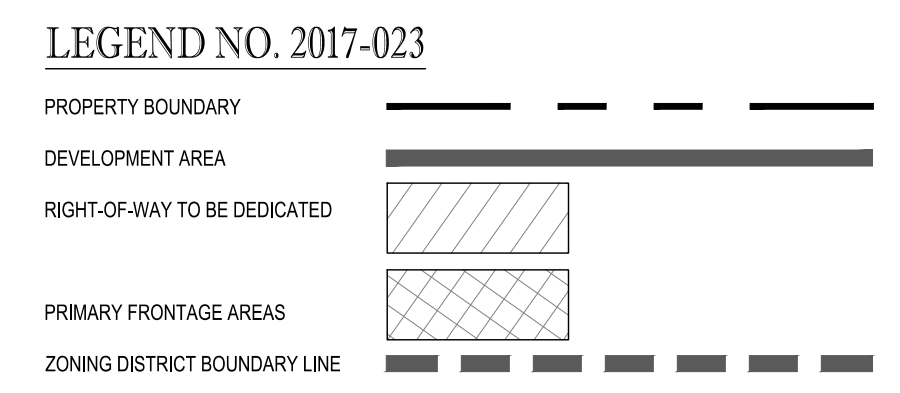


Parcel Table

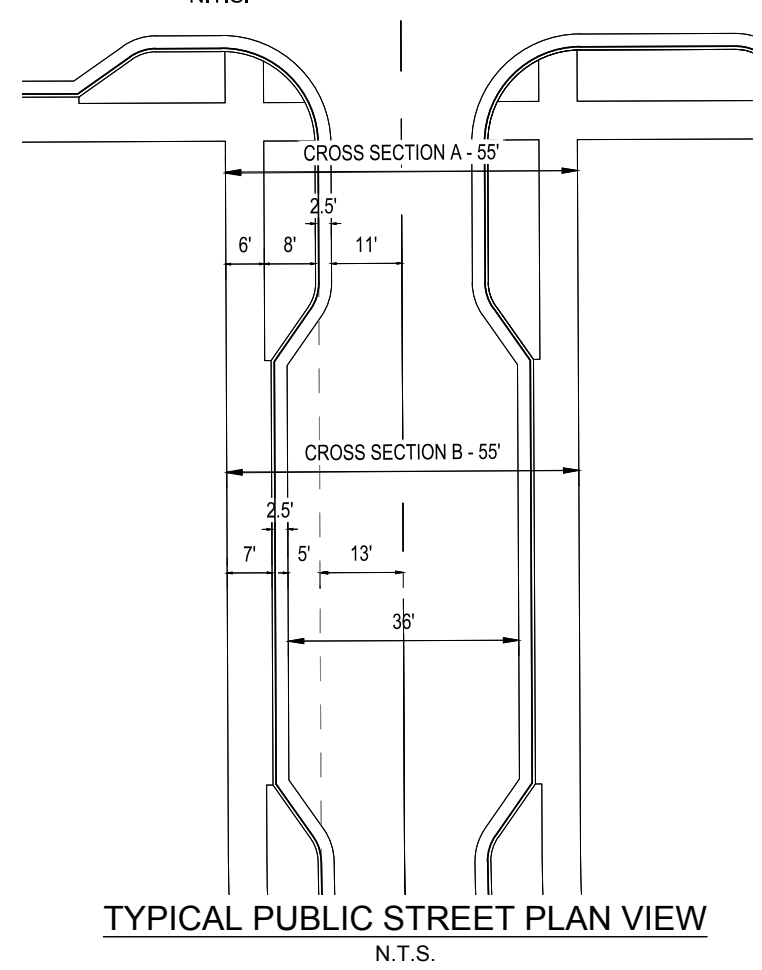
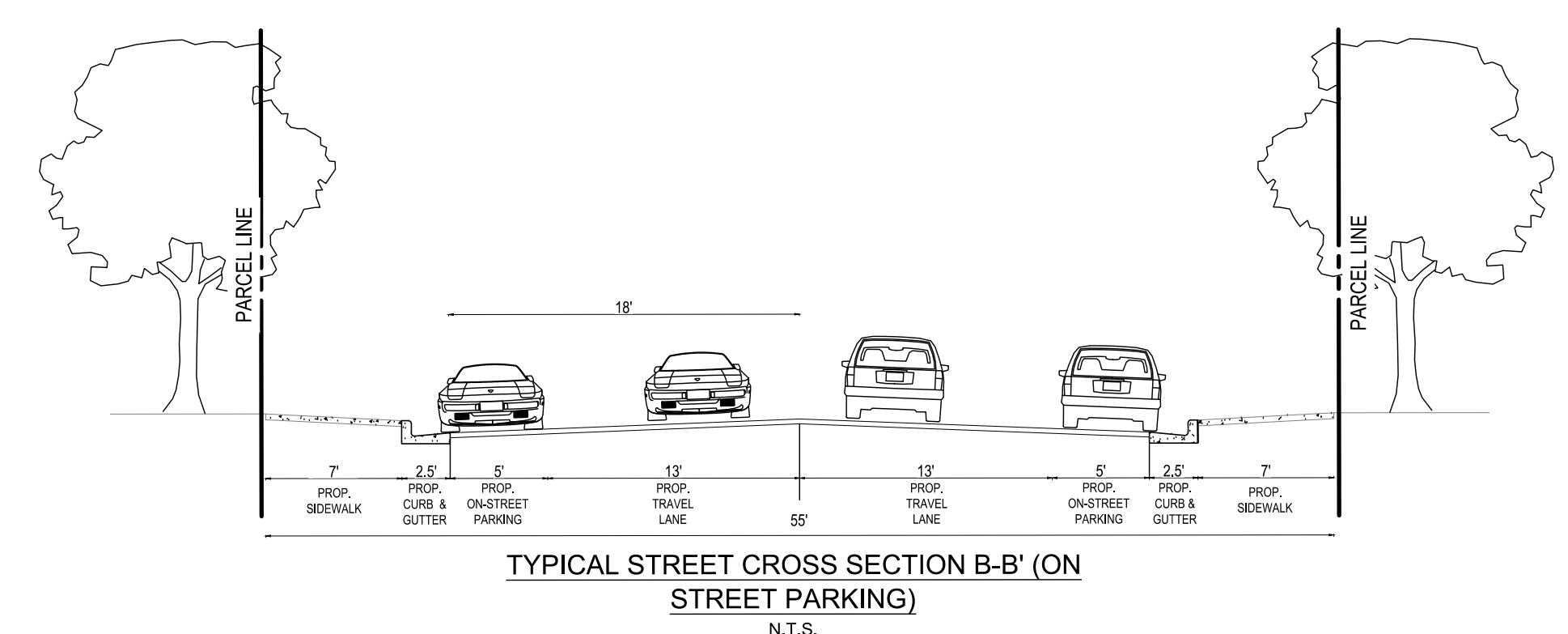
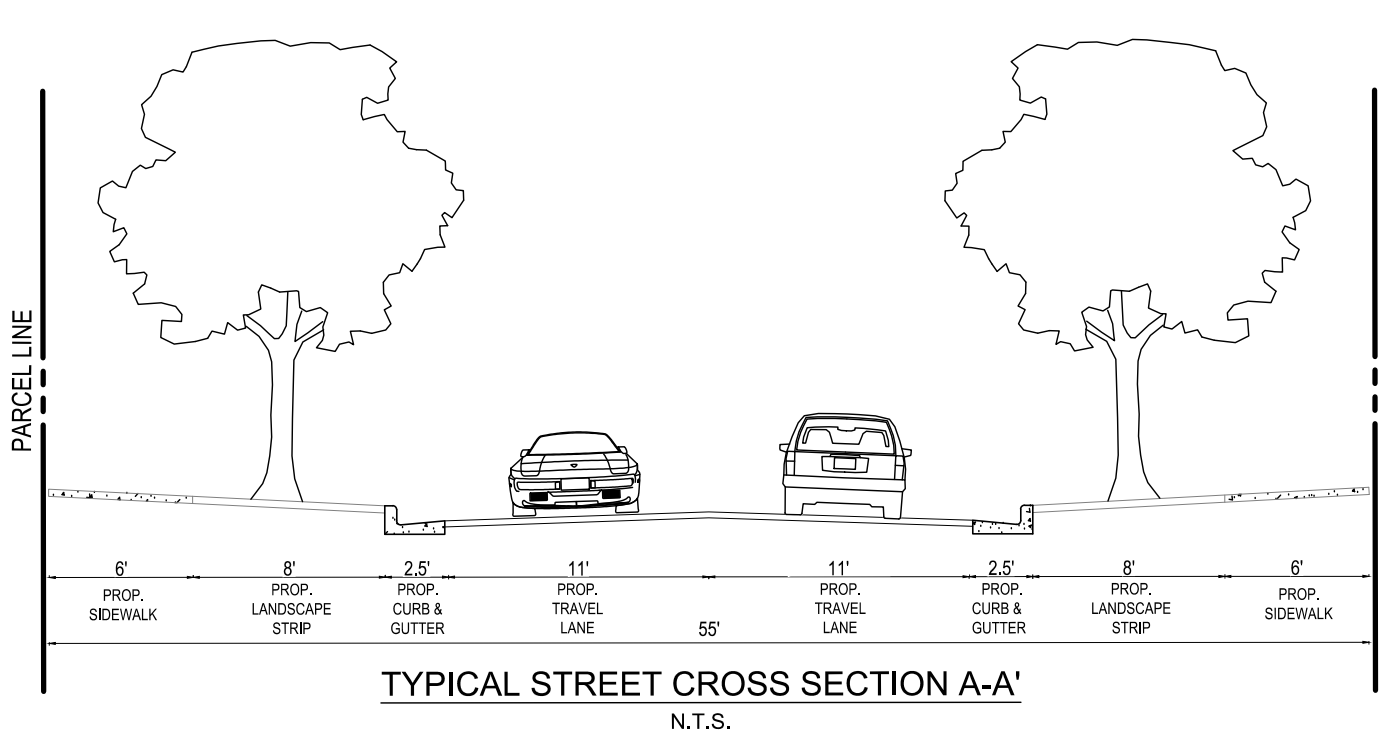
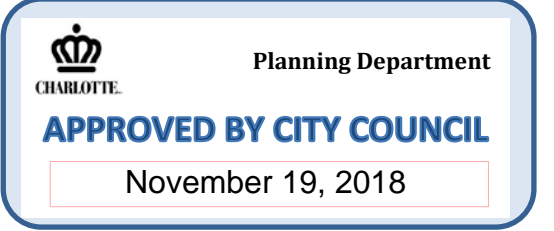
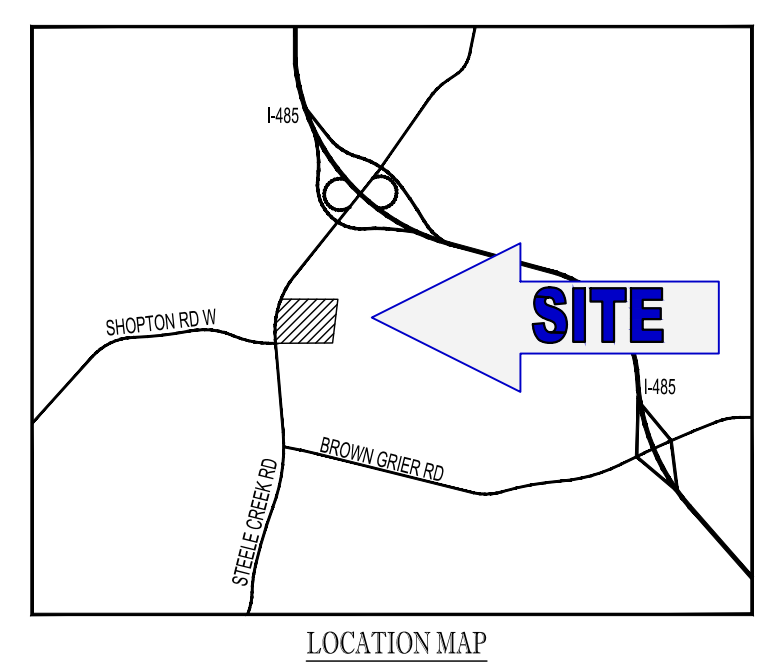
Line #/Curve #	Length	Direction/Delta	Radius
C1	52.072	012.4793	239.074
C2	7.882	002.2842	192.690
C3	13.777	002.8703	275.000
C4	43.885	009.1433	275.000
C5	36.571	007.6196	275.000
C6	36.601	007.6257	275.000
L1	101.701	N85° 14' 03.23"E	
L3	140.147	S75° 29' 29.62"E	
L5	100.130	N09° 57' 54.28"E	
L7	109.465	N07° 05' 41.11"E	
L9	319.046	N16° 14' 16.90"E	
L11	102.695	N08° 37' 06.32"E	
L13	52.054	N16° 14' 39.00"E	



REZONING PETITION NO. 2017-023

SITE DEVELOPMENT DATA:

- ACREAGE: ± 16.2 ACRES
- TAX PARCEL: 201-091-07, 201-091-05, 201-091-17, 201-091-06
- EXISTING ZONING: R-3
- PROPOSED ZONING: MUDD-D AND NS WITH FIVE (5) YEAR VESTED RIGHTS.
- EXISTING USES: SINGLE FAMILY VACANT
- PROPOSED USES: USES PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE MUDD AND NS ZONING DISTRICTS.
- MAXIMUM DEVELOPMENT:
  - a. UP TO 45,000 SQUARE FEET OF COMMERCIAL USES INCLUDING RETAIL, EDEE, PERSONAL SERVICE, OFFICE, GROCERY, INDOOR RECREATION AND FINANCIAL INSTITUTIONS.
  - b. UP TO 230 MULTI-FAMILY RESIDENTIAL UNITS.
- MAXIMUM BUILDING HEIGHT: UP TO 75 FEET FOR THE MUDD DEVELOPMENT AREA AND 60 FEET FOR THE NS DEVELOPMENT AREA (FOR THE PURPOSES OF THIS HEIGHT LIMIT, ARCHITECTURAL FEATURES, SUCH AS PARAPETS, SPIRES, MANSARDS, DOMES AND DORMERS), 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).
- PARKING: AS REQUIRED BY THE ORDINANCE FOR THE MUDD AND NS ZONING DISTRICTS.



TREE SAVE CALCULATION

	NS	MUDD
AREA OUTSIDE ROW	5.51 AC	7.06 AC
TREE SAVE REQUIRED (15% OF SITE)	0.827 AC	1.06 AC
TREE SAVE PROVIDED	0 AC	1.06 AC

\*PAYMENT IN LIEU MITIGATION FOR TREE SAVE IN NS ZONING DISTRICT

**BOHLER ENGINEERING NC, PLLC**

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NC@BohlerEng.com

STATE OF NORTH CAROLINA  
REGISTERED PROFESSIONAL ENGINEER  
LICENSE NO. 48874  
BOHLER ENGINEERING NC, PLLC  
1927 S. TRYON STREET, SUITE 310  
CHARLOTTE, NC 28203

REVISIONS

REV	DATE	COMMENT	BY
1	04/10/17	PER DEVELOPER RESPONSE	JMO
2	06/15/17	PER STAFF COMMENTS	JMO
3	08/07/17	PER CITY COMMENTS	JMO
4	09/17/17	PER CITY COMMENTS	JMO
5	08/13/18	PER CITY COMMENTS	RMH
6	10/04/18	PER CITY COMMENTS	PCM
7	10/22/18	PER CITY COMMENTS	PCM
8	11/05/18	PER CITY COMMENTS	PCM

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PROJECT No.: NCC162008  
DRAWN BY: JMO  
CHECKED BY: JG  
DATE: 11/16/2018  
SCALE: 1"=60'-0"  
CAD I.D.: NCC182129 R28

PROJECT: FREEMAN PLACE

FOR  
**MADISON CAPITAL GROUP, LLC**

LOCATION OF SITE  
STEELE CREEK ROAD  
CITY OF CHARLOTTE, NC

**BOHLER ENGINEERING NC, PLLC**

1927 S. TRYON STREET, SUITE 310  
CHARLOTTE, NC 28203  
Phone: (860) 272-3400  
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NC@BohlerEng.com

SHEET TITLE:  
**TECHNICAL DATA SHEET**

SHEET NUMBER:  
**RZ-1**



STEELE CREEK/DIXIE RIVER RD EXTENSION DEVELOPMENT STANDARDS

REZONING PETITION NO. 2016-023

MADISON CAPITAL GROUP, LLC - PETITIONER

11/1/18

SITE DEVELOPMENT DATA

- ACREAGE: ± 16.2 ACRES
-TAX PARCEL: 201-091-07, 201-091-05, 201-091-17, 201-091-06
-EXISTING ZONING: R-3
-PROPOSED ZONING: MUDD-O AND NS WITH FIVE (5) YEAR VESTED RIGHTS.

I. GENERAL PROVISIONS

- a. SITE DESCRIPTION. THESE DEVELOPMENT STANDARDS AND THE TECHNICAL DATA SHEET FORM THE REZONING PLAN (HEREAFTER COLLECTIVELY REFERRED TO AS THE "REZONING PLAN") ASSOCIATED WITH THE REZONING PETITION FILED BY MADISON CAPITAL GROUP, LLC (PETITIONER) TO ACCOMMODATE DEVELOPMENT OF A MIXED USE COMMERCIAL AND RESIDENTIAL COMMUNITY ON AN APPROXIMATELY 16.2 ACRE SITE.

II. OPTIONAL PROVISIONS FOR THE MUDD-O AREA

- a. THE PETITIONER REQUESTS THE ABILITY TO PROVIDE A PEDESTRIAN TRAIL NETWORK THROUGH PORTIONS OF THE SITE LABELED AS POTENTIAL TREE SAVE AREAS.

III. PERMITTED USES

SUBJECT TO THE MAXIMUM DEVELOPMENT PROVISIONS SET FORTH UNDER SECTION IV BELOW, THE SITE MAY BE DEVOTED TO ANY COMMERCIAL AND RESIDENTIAL USES PERMITTED BY RIGHT OR UNDER PRESCRIBED CONDITIONS IN THE MUDD OR NS ZONING DISTRICT, IN AREAS AS INDICATED ON THE REZONING PLAN, TOGETHER WITH ANY INCIDENTAL OR ACCESSORY USES ASSOCIATED THEREWITH EXCEPT FOR THE FOLLOWING:

- CAR WASHES;
AUTOMOBILE SERVICE STATIONS;
CONVENIENCE STORES WITH GAS SALES OR;
NO MORE THAN ONE (1) DRIVE-THROUGH SERVICE WINDOW, AS AN ACCESSORY TO EITHER A FINANCIAL INSTITUTION OR NEIGHBORHOOD FOOD AND BEVERAGE SERVICE USES.

IV. DEVELOPMENT AREA LIMITATIONS, TRANSFER AND CONVERSION RIGHTS

- a. THE REZONING PLAN SETS FORTH TWO (2) DEVELOPMENT AREAS AS GENERALLY DEPICTED ON THE TECHNICAL DATA SHEET AS THE NS DEVELOPMENT AREA AND THE MUDD DEVELOPMENT AREA (EACH A "DEVELOPMENT AREA" AND COLLECTIVELY THE "DEVELOPMENT AREAS").

V. TRANSPORTATION

- a. ALL PUBLIC ROADWAY IMPROVEMENTS WILL BE SUBJECT TO THE STANDARDS AND CRITERIA OF CDOT AND NCDOT, AS APPLICABLE, TO THE ROADWAY IMPROVEMENTS WITHIN THEIR RESPECTIVE ROAD SYSTEM AUTHORITY.
b. PETITIONER SHALL COORDINATE WITH CATS REGARDING THE CONSTRUCTION OF A POTENTIAL BUS STOP LOCATION ALONG THE SITE'S FRONTAGE ON STEELE CREEK ROAD DURING THE PERMITTING PHASE OF DEVELOPMENT.

VI. DESIGN GUIDELINES

- 1. AS RELATED TO THE SIGNALIZED INTERSECTION OF STEELE CREEK ROAD AND SHOPTON ROAD WEST EXTENSION, PETITIONER SHALL:
i. WIDEN THE EASTBOUND APPROACH OF SHOPTON ROAD W TO INCLUDE DUAL LEFT-TURN LANES, ONE THROUGH LANE AND ONE RIGHT-TURN LANE WITH 125 FEET OF STORAGE.

- 1. THE PRINCIPAL BUILDINGS CONSTRUCTED ON THE SITE MAY USE A VARIETY OF BUILDING MATERIALS. THE BUILDING MATERIALS USED FOR BUILDINGS WILL BE A COMBINATION OF THE FOLLOWING: GLASS, BRICK, METAL, STONE, SIMULATED STONE, PRE-CAST STONE, ARCHITECTURAL PRECAST CONCRETE, SYNTHETIC STONE, STUCCO, CEMENTITIOUS SIDING (SUCH AS HARDI-PLANK), OR WOOD.
2. AS USED HEREIN, PRIMARY FRONTAGE AREA SHALL MEAN THE AREAS IDENTIFIED ON THE REZONING PLAN. BUILDINGS SHALL OCCUPY A MINIMUM OF 60% OF THIS FRONTAGE AREA.

- 1. DESIGN STANDARDS RELATED TO RESIDENTIAL USES (MUDD DEVELOPMENT AREA)
1. PREFERRED EXTERIOR BUILDING MATERIALS SHALL BE BRICK, NATURAL STONE, OR ITS SYNTHETIC EQUIVALENT, STUCCO OR OTHER MATERIAL APPROVED BY THE PLANNING DIRECTOR.
2. PROHIBITED EXTERIOR BUILDING MATERIALS:
a. VINYL SIDING (BUT NOT VINYL HAND RAILS, WINDOWS OR DOOR TRIM); AND
b. CONCRETE MASONRY UNITS NOT ARCHITECTURALLY FINISHED.

- 1. BUILDING PLACEMENT AND SITE DESIGN SHALL FOCUS ON AND ENHANCE THE PEDESTRIAN ENVIRONMENT ON PUBLIC OR PRIVATE NETWORK REQUIRED STREETS, THROUGH THE FOLLOWING:
a. BUILDINGS SHALL FRONT A MINIMUM OF 50% OF THE PRIMARY FRONTAGE AREAS ON THE SITE (EXCLUSIVE OF DRIVEWAYS, PEDESTRIAN ACCESS POINTS, ACCESSIBLE OPEN SPACE, TREE SAVE AND NATURAL AREAS, TREE REPLANTING AREAS AND STORM WATER FACILITIES).

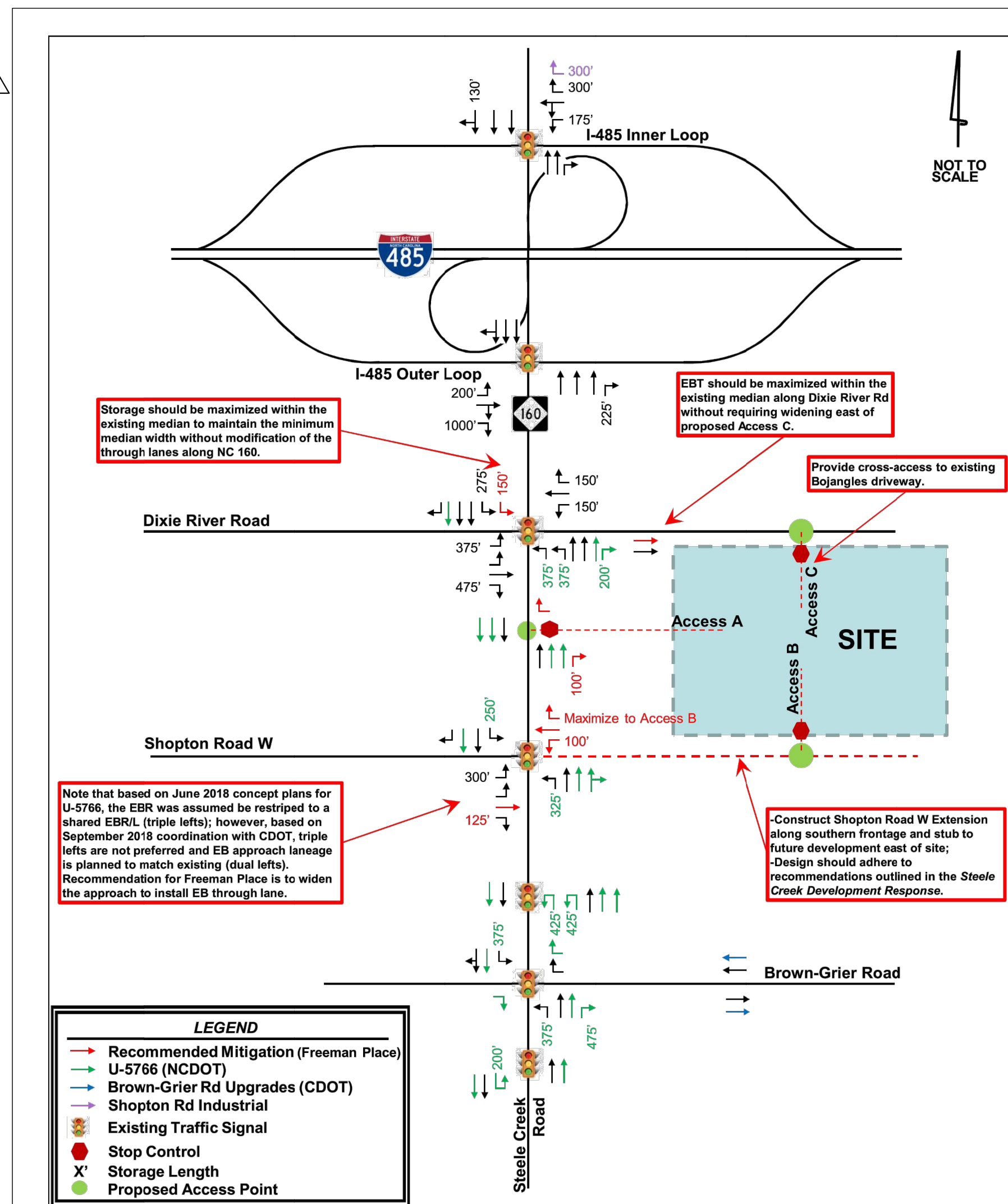
- 1. PETITIONER SHALL PROVIDE OPEN SPACES THROUGHOUT THE SITE AND MAY PROVIDE A TRAIL NETWORK, AS SHOWN ON THE REZONING PLAN, SUBJECT TO URBAN FORESTRY APPROVAL.
2. PETITIONER SHALL PROVIDE PUBLICLY ACCESSIBLE AMENITY AREAS IN THE LOCATIONS AS GENERALLY DEPICTED IN THE REZONING PLAN.

- 1. IN THE AREA ON THE REZONING PLAN LABELED "AMENITY AREA OPEN SPACE" FRONTING STEELE CREEK ROAD, THE PETITIONER SHALL PROVIDE A FOUNTAIN OR OTHER WATER FEATURE AND A MINIMUM OF AT LEAST TWO (2) OF THE FOLLOWING ELEMENTS: OUTDOOR SEATING, DECORATIVE LIGHTING, SPECIALTY HARDSCAPE, SCULPTURES, AND/OR LANDSCAPED GARDEN AREAS. THIS SHALL BE A MINIMUM OF 3,000 SQUARE FEET.

- 1. THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION CONTROLS ORDINANCE. THE LOCATION, SIZE, AND TYPE OF STORM WATER MANAGEMENT SYSTEMS DEPICTED ON THE REZONING PLAN ARE SUBJECT TO REVIEW AND APPROVAL AS PART OF THE FULL DEVELOPMENT PLAN SUBMITTAL AND ARE NOT IMPLICITLY APPROVED WITH THIS REZONING.

- 1. ALL NEW LIGHTING SHALL BE FULL CUTOFF-TYPE LIGHTING FIXTURES EXCLUDING LOWER, DECORATIVE LIGHTING THAT MAY BE INSTALLED ALONG THE DRIVEWAYS, SIDEWALKS, AND PARKING AREAS.
2. DETACHED LIGHTING ON THE SITE, EXCEPT STREET LIGHTS LOCATED ALONG PUBLIC AND PRIVATE STREETS, WILL BE LIMITED TO 31 FEET IN HEIGHT.

- 1. FUTURE AMENDMENTS TO THE REZONING PLAN 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 HEREIN AND OF SECTION 6.207 OF THE ORDINANCE.
2. BINDING EFFECT OF THE REZONING APPLICATION:
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 HEREIN AND UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONER AND SUBSEQUENT OWNERS OF THE SITE OR DEVELOPMENT AREAS, AS APPLICABLE, AND THEIR RESPECTIVE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST OR ASSIGNS.



Freeman Place Traffic Impact Study Identified Mitigation Improvements Figure 1.1

BOHLER ENGINEERING NC, PLLC logo and contact information including address (1927 S. TRYON STREET, SUITE 310) and phone numbers.

Table with 3 columns: REV, DATE, COMMENT, BY. Lists revision history for the document.

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FREEMAN PLACE FOR MADISON CAPITAL GROUP, LLC. LOCATION OF SITE: STEELE CREEK ROAD, CITY OF CHARLOTTE, NC.

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DEVELOPMENT STANDARDS RZ-2 SHEET NUMBER.



THIS DRAWING IS CONCEPTUAL IN NATURE TO ILLUSTRATE DESIGN INTENT, AND THEREFORE IS SUBJECT TO REASONABLE CHANGES AND MODIFICATIONS AS THE DESIGN IS DEVELOPED AND REFINED, INCLUDING BUT NOT LIMITED TO COLORS, MATERIALS, EXACT BUILDING LOCATION, MASSING AND NUMBER OF STORIES SHOWN.

