

**DEVELOPMENT SUMMARY**

- General Provisions**

These Development Standards form a part of the Rezoning Petition filed by the Petitioner to accommodate redevelopment of the 76.96 acre Site which lies between Westinghouse Blvd, I-485 and China Grove Church Road.

Development of the Site will be governed by accompanying Exhibits, these Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance").

Unless this Sheet or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the TOD-M & TOD-R Zoning Districts shall govern all development taking place on the Site.

Inasmuch as planning for the proposed redevelopment of the Site has not yet advanced beyond the formative stage, the ultimate layouts of the development proposed, the exact alignments of streets, points of access, the configurations and placements of parking areas and the heights and masses of buildings have not yet been determined. As a consequence, the configurations, placements and sizes of the buildings and parking areas depicted on Conceptual Site Plan (Sheet RZ-1) are schematic in nature and therefore are subject to refinements as part of the total design process. They may, therefore, be altered or modified during design development and construction document phases so long as the maximum density established herein are not violated and the proposed alterations or modifications do not exceed the parameters established under these Development Standards and under the Ordinance for the TOD-M & TOD-R Districts.
- Maximum Development**

The maximum development which may take place on the Site shall be as follows:

  - Up to 1,300 multi-family dwelling units (and any incidental or accessory uses associated therewith).

Areas devoted to outdoor dining, courtyards and plazas are not included in the square footage amounts noted above.

  - Setbacks, Side Yards and Rear Yards**

Except as may otherwise be provided herein, all buildings to be constructed on the Site shall, at a minimum, satisfy the requirements of the TO-M & TO-R Districts.
- Signs**

Except as otherwise provided under Section 5, all signs placed on the Site will be erected in accordance with the requirements of the TOD-M & TOD-R Districts.

A uniform signage and graphic system will be employed throughout the Site.
- Water Quality Protection Measures**

SWM buffers shall be provided as required by the Ordinance and as generally depicted on the Technical Data Sheet (Sheet RZ-1).

Storm water runoff will be managed through proven techniques which satisfy the standards imposed by the City of Charlotte regulations and the Charlotte-Mecklenburg Storm Water Design Manual. The detention shall tie-in to the existing storm water system(s). The developer shall have the receiving drainage system abutting the Site analyzed to ensure that it will not be taken out of standard due to this development. If it is found that the development will cause the receiving storm drainage system to be taken out of standard, the developer shall provide adequate detention to prevent this from occurring. Should the existing, receiving drainage system be deemed to be out of standard prior to development of the Site, the developer shall provide adequate detention to ensure that the system will not be additionally overburdened.

The following agencies will be contacted prior to construction regarding wetland and water quality permits, if applicable:

  - Section 401 Permit NCDENR-Raleigh Office
  - Section 404 Permit US Army Corps of Engineers
- Buffers**

Buffer areas will be provided in accordance with the requirements of the Ordinance.



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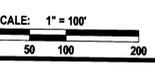
**HARRIS DEVELOPMENT GROUP, LLC**  
**WESTINGHOUSE T.O.D.**

**CONCEPTUAL SITE PLAN**  
**Petition #:**  
**2007-085**

**Project No.**  
**3669**

**Issued**  
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**RZ1.0**

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