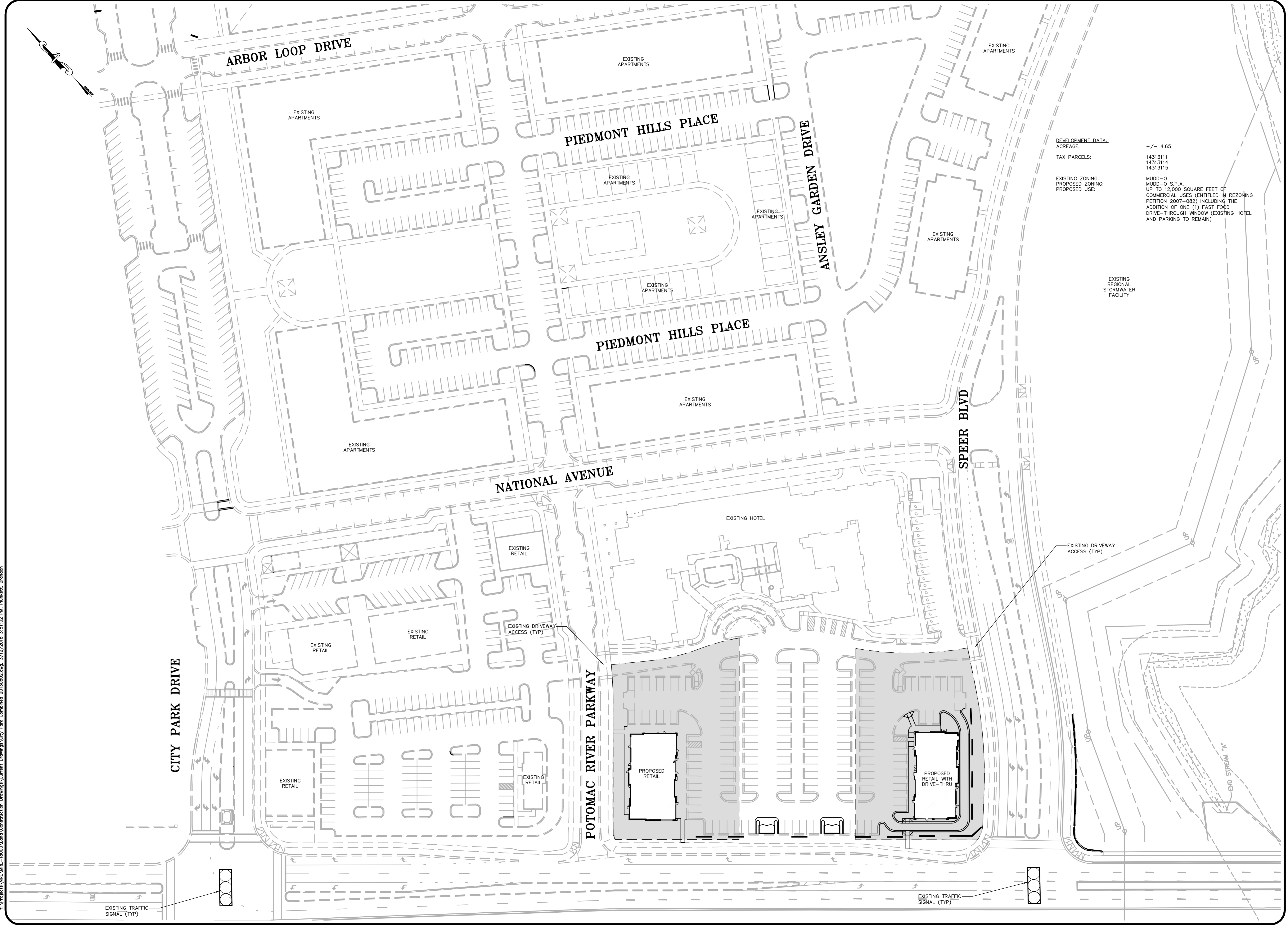
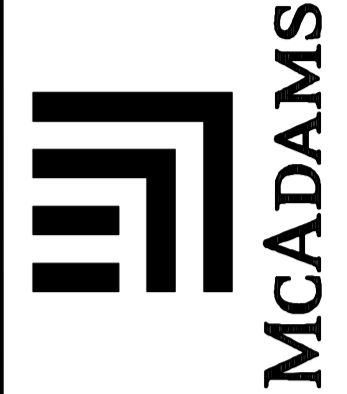


X:\Projects\MRE-18000\Land\Construction Drawings\Current Drawings\Cty Park Combined 20130802.dwg, 3/12/2018 3:51:02 PM, Plunkett, Brandon



DEVELOPMENT DATA:
 ACREAGE: +/- 4.65
 TAX PARCELS: 14313111
 14313114
 14313115
 EXISTING ZONING: MUDD-0
 PROPOSED ZONING: MUDD-0 S.P.A.
 PROPOSED USE: UP TO 12,000 SQUARE FEET OF COMMERCIAL USES (ENTITLED IN REZONING PETITION 2007-082) INCLUDING THE ADDITION OF ONE (1) FAST FOOD DRIVE-THROUGH WINDOW (EXISTING HOTEL AND PARKING TO REMAIN)

THE JOHN R. MCADAMS COMPANY, INC.
 2905 Meridian Parkway
 Durham, North Carolina 27713
 Phone: 919-487-0288
 Fax: 919-487-0289
 Email: info@mcadamsco.com
 (800) 733-5646 • mcadamsco.com



REVISIONS:

NO.	DATE	DESCRIPTION

OWNER:
 APOLLO HOLDING COMPANY, LLC
 5720 CHEERMOOR ROAD, SUITE 205
 RALEIGH, NORTH CAROLINA 27612

**CITY PARK RETAIL
 PETITION #2018-001**
 CITY OF CHARLOTTE, NORTH CAROLINA

PROJECT NO. MRE-13040

FILENAME:

DESIGNED BY: BGP

DRAWN BY: BGP

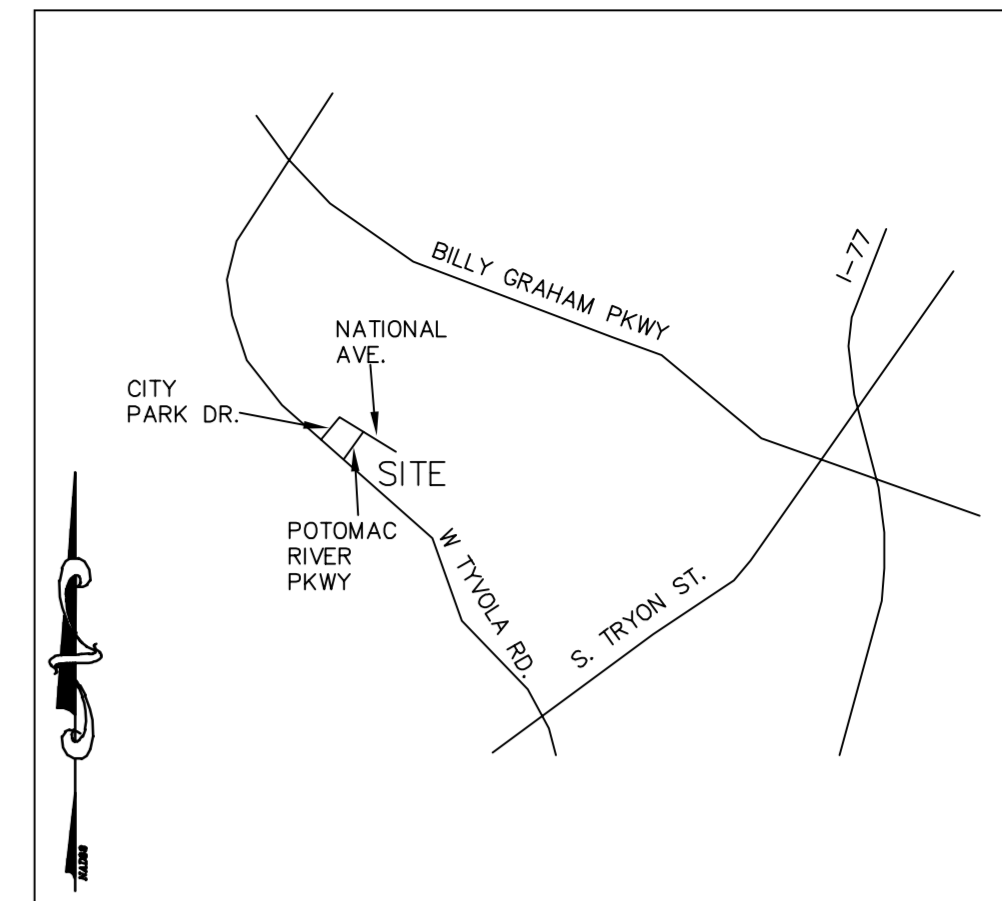
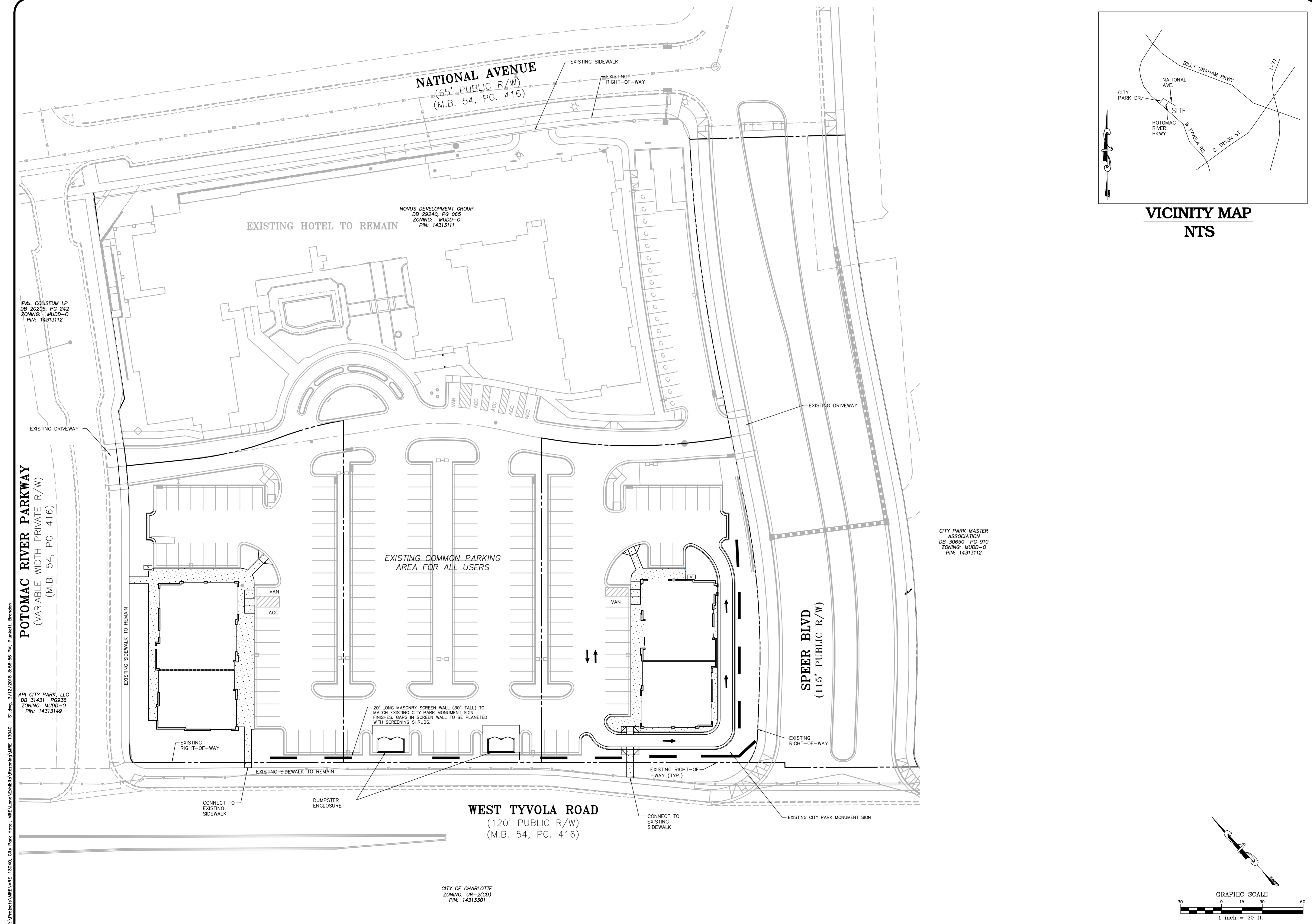
SCALE:

DATE: 12-15-2017

SHEET NO. **RZ-1**

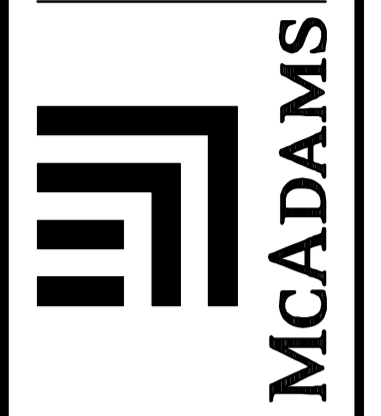
McAdams

TECHNICAL DATA SHEET



VICINITY MAP
NTS

THE JOHN B. MCADAMS
COMPANY, INC.
2905 Meridian Parkway
Durham, North Carolina 27713
License No.: C-0293
(800) 735-5646 • McAdamsCo.com



REVISIONS:

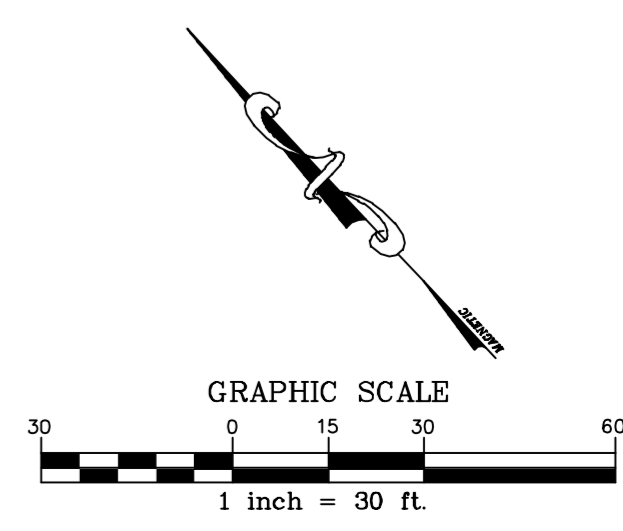
NO.	DATE	DESCRIPTION

OWNER:
APOLLO HOLDING
COMPANY, LLC
5720 CREEDMOOR ROAD, SUITE 205
RALEIGH, NORTH CAROLINA 27612

**CITY PARK RETAIL
PETITION #2018-001**
CITY OF CHARLOTTE, NORTH CAROLINA

TECHNICAL DATA SHEET

PROJECT NO.	MRE-13040
FILENAME	MRE13040-S1
DESIGNED BY	BGP
DRAWN BY	BGP
SCALE	1" = 30'
DATE	12-15-2017
SHEET NO.	RZ-2



P&L COUSEUM LP
DB 22235, PG 242
ZONING: MUDD-O
PIN: 14313112

POTOMAC RIVER PARKWAY
(VARIABLE WIDTH PRIVATE R/W)
(M.B. 54, PG. 416)

API CITY PARK, LLC
DB 31431, PG 936
ZONING: MUDD-O
PIN: 14313149

Y:\Projects\MRE-13040_City Park Retail_MRE\Urban\Submittals\Planning\MRE-13040_S1.dwg, 3/12/2018, 3:56:56 PM, Plunkett, Brandon

NOVUS DEVELOPMENT GROUP
DB 29240, PG 065
ZONING: MUDD-O
PIN: 14313111

CITY PARK MASTER
ASSOCIATION
DB 30650, PG 910
ZONING: MUDD-O
PIN: 14313112

WEST TYVOLA ROAD
(120' PUBLIC R/W)
(M.B. 54, PG. 416)

CITY OF CHARLOTTE
ZONING: UR-2(CD)
PIN: 14313301

IMPROVEMENTS DESCRIBED ABOVE HAVE BEEN COMPLETED:

(C) MINIMUM ROADWAY IMPROVEMENTS FOR PHASE THREE DEVELOPMENT

FOR PURPOSES OF THIS SECTION 11(C), PHASE THREE DEVELOPMENT SHALL BE DEEMED TO INCLUDE 750 ADDITIONAL DWELLING UNITS. THE PETITIONER MAY NOT APPLY FOR BUILDING PERMITS FOR PHASE THREE DEVELOPMENT UNTIL AFTER THE LETTING OF CONTRACTS FOR THE FOLLOWING ROADWAY IMPROVEMENT, ALL OF WHICH MUST BE DESIGNED IN ACCORDANCE WITH THE CITY'S STANDARDS AND BE SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL:

- MODIFICATION OF THE OFF-RAMP FROM SOUTHBOUND BILLY GRAHAM PARKWAY TO TYVOLA ROAD TO REMOVE THE FREE-FLOW RIGHT-TURN LANE AND EXPAND THE SIGNALIZED INTERSECTION APPROACH FROM TWO TO THREE LANES (ONE LEFT-TURN, ONE LEFT-RIGHT AND ONE RIGHT-TURN) WITH AT LEAST 1000 FEET OF STORAGE;
MODIFICATION OF THE PAVEMENT MARKINGS ON EASTBOUND YORKMONT ROAD AT S. TRYON STREET TO PROVIDE AT LEAST 500 FEET OF DUAL LEFT-TURN LANE STORAGE; AND
THE ADDITION OF A SOUTHBOUND THROUGH LANE ON YORKMONT ROAD AT BEAM ROAD. THIS IMPROVEMENT IS TO BE COMPLETED BY OTHERS AND IS NOT THE RESPONSIBILITY OF THE PETITIONER.

THE PETITIONER MAY NOT RECEIVE CERTIFICATES OF OCCUPANCY FOR ANY PHASE THREE DEVELOPMENT UNTIL AFTER THE PHASE THREE ROADWAY IMPROVEMENTS DESCRIBED ABOVE HAVE BEEN COMPLETED. IF PETITIONER IS UNABLE TO ACQUIRE ANY ADDITIONAL RIGHT-OF-WAY NEEDED TO MAKE THE ROADWAY IMPROVEMENTS ASSOCIATED WITH PHASES I, II OR III WHICH PETITIONER ELECTS TO MAKE AND IF THE PETITIONER, AFTER A GOOD FAITH EFFORT, IS UNABLE TO ACQUIRE ANY SUCH ADDITIONAL RIGHT-OF-WAY VOLUNTARILY, THE PETITIONER MAY REQUEST THE CITY TO CONDEMN THE PROPERTY PROVIDED THE PETITIONER AGREES TO PAY FOR ALL COSTS AND EXPENSES ASSOCIATED THEREWITH.

12. PHASING ADJUSTMENTS

TO PROVIDE FLEXIBILITY FOR ADDRESSING EMERGING MARKETS, THE SQUARE FOOTAGE ALLOTMENTS FOR RETAIL AND OFFICE DEVELOPMENT, THE NUMBER OF HOTEL ROOMS AND THE NUMBER OF DWELLING UNITS SPECIFIED FOR EACH USE IN A PARTICULAR PHASE CAN BE CHANGED FROM ONE USE TO ANOTHER USE PROVIDED THAT THE TOTAL NET NEW EXTERNAL TRIPS GENERATED BY THE SITE WITHIN THAT PHASE DO NOT EXCEED THE TOTAL NET NEW EXTERNAL TRIPS THAT WOULD HAVE BEEN GENERATED BY THE LAND USES SPECIFIED FOR THE PHASE INVOLVED AND PROVIDED FURTHER THAT IN NO EVENT MAY ANY USE CATEGORY OR COMPONENT OF THE MIXED/MULTI USE DEVELOPMENT CONTEMPLATED FOR THE SITE EXCEED, IN THE AGGREGATE, THE MAXIMUM SQUARE FOOTAGE OR NUMBER OF UNITS ESTABLISHED FOR THAT PARTICULAR USE CATEGORY OR COMPONENT UNDER SECTION 4 ABOVE. BY WAY OF AN EXAMPLE, THE MAXIMUM AMOUNT OF OFFICE SPACE THAT COULD BE BUILT ON THE SITE WOULD BE 400,000 SQUARE FEET IN THE EVENT THAT ONE OR MORE OF THE TRANSPORTATION IMPROVEMENTS TIED TO A PARTICULAR PHASE ARE COMPLETED DURING A PRECEDING PHASE. THE PHASING PROVISIONS CONTAINED IN SECTION 11 ABOVE MAY BE ALTERED TO ACCOMMODATE ADDITIONAL DEVELOPMENT WARRANTED BY SUCH IMPROVEMENT OR IMPROVEMENTS BY WAY OF AN ADMINISTRATIVE SITE PLAN AMENDMENT THE APPLICATION OF WHICH MUST BE JOINED IN BY CDOT.

13. TRANSIT

PRIOR TO THE ISSUANCE OF CERTIFICATES OF OCCUPANCY FOR MORE THAN 100,000 SQUARE FEET OF RETAIL SPACE, THE OWNER OR OWNERS INVOLVED SHALL PROVIDE AT ITS OR THEIR EXPENSE THE FOLLOWING TRANSIT IMPROVEMENTS (AND SHALL DEDICATE AND CONVEY TO THE CHARLOTTE AREA TRANSIT SYSTEM ("CATS") EASEMENTS TO ACCOMMODATE THE SAME):

- TWO PULL OFF TYPE TRANSIT STOP AREAS WITHIN THE SITE THAT WILL ACCOMMODATE UP TO TWO BUSES EACH. THE OWNER SHALL SEEK FROM CATS COMMENTS ON THE DESIGN(S) AND TIMING OF THE CONSTRUCTION OF THESE BUS STOP FACILITIES AND GIVE CONSIDERATION TO ANY SUCH COMMENTS PRIOR TO MAKING FINAL DECISIONS WITH REGARD THERETO.
BUS SHELTERS AT EACH OF THESE BUS STOPS WHICH SHALL BE CONSTRUCTED IN ACCORDANCE WITH EXISTING CATS PROTOTYPE DESIGNS OR, SUBJECT TO PRIOR APPROVAL BY CATS, IN ACCORDANCE WITH AN INDIVIDUAL DESIGN OR DESIGNS.

THE FORM AND CONTENT OF EACH OF THE EASEMENTS DESCRIBED ABOVE SHALL BE MUTUALLY SATISFACTORY WITH COUNSEL FOR CATS AND COUNSEL FOR THE OWNER OR OWNERS INVOLVED.

14. DESIGN AND PERFORMANCE STANDARDS

- THE INTENT OF THE CITY PARK REDEVELOPMENT CONCEPT IS TO CREATE A VARIETY OF ARCHITECTURAL EXPERIENCES. THE REDEVELOPMENT WILL UTILIZE PRIMARILY STONE, BRICK, STUCCO AND/OR ARCHITECTURAL FACE BLOCK CONSTRUCTION MATERIALS. THE ATTACHED PERSPECTIVE RENDERING IS INTENDED TO DESCRIBE THE CONCEPTUAL ARCHITECTURAL THEME PROPOSED FOR CITY PARK. HOWEVER, IT SHOULD BE NOTED THAT THE PERSPECTIVE SHOWN IS SCHEMATIC IN NATURE. ACCORDINGLY, THE ARCHITECTURAL CONCEPT MAY BE ALTERED OR SIMPLIFIED DURING DESIGN DEVELOPMENT AND CONSTRUCTION PHASES.
EXCEPT AS OTHERWISE PROVIDED UNDER SECTION 6 ABOVE, ALL BUILDINGS CONSTRUCTED ON THIS SITE SHALL CONFORM TO THE MUDD URBAN DESIGN AND DEVELOPMENT STANDARDS OUTLINED IN SECTION 9.8506 OF THE ORDINANCE.
EXCEPT AS OTHERWISE PROVIDED UNDER SECTION 6 ABOVE, SURFACE LEVEL OFF-STREET PARKING SHALL NOT BE LOCATED BETWEEN BUILDINGS FRONTING ON PUBLIC OR PRIVATE STREETS AND THE PUBLIC OR PRIVATE STREETS ON WHICH THE BUILDINGS FRONT. HOWEVER, PARKING MAY BE LOCATED TO THE SIDE AND/OR REAR OF BUILDINGS LOCATED ALONG THE PUBLIC OR PRIVATE STREETS.
ANY LIGHTING ATTACHED TO A REAR EXTERIOR BUILDING WALL FACING A RESIDENTIAL COMPONENT SHALL BE CAPPED AND DOWNWARDLY DIRECTED.
ALL STREET AND PARKING LOT LIGHTING FIXTURES WILL BE FULLY SHIELDED;
PEDESTRIAN SCALE LIGHTING WILL BE PROVIDED WITHIN THE SITE ALONG PUBLIC AND PRIVATE STREETS.
DUMPSTER AREAS WILL BE ENCLOSED ON ALL FOUR SIDES BY AN OPAQUE WALL WITH ONE SIDE BEING A HINGED OPAQUE GATE. IF ONE OR MORE SIDES OF A DUMPSTER AREA ADJOIN A SIDE OR REAR WALL OF A BUILDING, THEN THE SIDE OR REAR WALL MAY BE SUBSTITUTED FOR A SIDE.
INTERNAL AREAS OF THE SITE SHALL BE LANDSCAPED IN ACCORDANCE WITH THE REQUIREMENTS OF THE ORDINANCE.
ALL ROOF MOUNTED MECHANICAL EQUIPMENT WILL BE SCREENED FROM VIEW FROM ADJOINING PUBLIC RIGHTS-OF-WAY AND ABUTTING PROPERTIES AS VIEWED FROM GRADE.
ALL OTHER SCREENING AND LANDSCAPING SHALL CONFORM TO THE STANDARDS OF THE ORDINANCE.
THE STREET ELEVATIONS OF THE FIRST FLOORS OF ALL BUILDINGS IN WHICH GROUND FLOOR RETAIL USES ARE TO BE LOCATED ON CITY PARK DRIVE AND CITY PARKWAY WILL BE DESIGNED TO ENCOURAGE AND COMPLEMENT PEDESTRIAN - SCALE INTEREST AND ACTIVITY BY THE USE OF DOORS WHICH SHALL REMAIN OPEN DURING BUSINESS HOURS AND TRANSPARENT STORE FRONT GLASS SO THAT THE USES ARE VISIBLE FROM AND ACCESSIBLE TO THE STREET.
EXPANSES OF BLANK WALLS EXCEEDING 20 FEET IN LENGTH THAT WOULD NOT ADD TO THE CHARACTER OF THE STREETScape WILL BE ELIMINATED THROUGH USE OF ANY ONE OR MORE OF THE FOLLOWING DESIGN ELEMENTS:

- AWNINGS,
DISPLAY WINDOWS,
ORNAMENTATION,
MOLDING,
STRING COURSES,
BELT COURSES,
FOUNTAINS,
STREET FURNITURE,
LANDSCAPING AND GARDEN AREAS, AND
DISPLAY AREAS.

PROVIDED, HOWEVER, THAT THE USE OF OPAQUE OR REFLECTIVE GLASS MAY NOT BE UTILIZED AS A MEANS FOR ADDRESSING BLANK WALLS.

- METER BOXES, BACK FLOW PREVENTORS, AND SIMILAR ITEMS WILL BE SCREENED FROM PUBLIC VIEW.

- EXCEPT AS OTHERWISE PROVIDED UNDER SECTION 5 AND SECTION 6 ABOVE, THE STREETScape TREATMENT ALONG ANY PUBLIC STREET FRONTAGE WILL MEET OR EXCEED THE STANDARDS OF THE ORDINANCE AND INCLUDE LARGE MATURING TREES, SUPPLEMENTAL SHRUBBERY, SIDEWALKS OF AT LEAST SIX FEET IN WIDTH AND PLANTING STRIPS OF AT LEAST 8 FEET IN WIDTH. SIDEWALKS MAY MEANDER TO PRESERVE EXISTING TREES.
OFF-STREET PARKING MAY BE PROVIDED EITHER THROUGH SURFACE LOTS OR THROUGH PARKING STRUCTURES.
PRIVATE STREETS, AS IDENTIFIED ON THE TECHNICAL DATA SHEET, WILL BE DESIGNED IN ACCORDANCE WITH THE CDOT URBAN STREET DESIGN GUIDELINES (ADOPTED BY CITY COUNCIL ON OCTOBER 22, 2007). ALL PRIVATE STREETS MAY BE CONVERTED TO PUBLIC STREETS AT THE PETITIONER'S OPTION, PROVIDED THEY ARE DESIGNED TO CITY STANDARDS.

WITH RESPECT TO THE PROPOSED COMMERCIAL BUILDINGS CONTEMPLATED AS PART OF THIS REZONING PETITION 2018-001, THE FOLLOWING ADDITIONAL STANDARDS SHALL APPLY:

- ALL BUILDINGS SHALL CONTAIN A MINIMUM OF TWO (2) TENANTS.
FACADES FRONTING STREETS SHALL INCLUDE A COMBINATION OF WINDOWS AND OPERABLE DOORS FOR A MINIMUM OF 60% OF EACH FRONTAGE ELEVATION TRANSPARENT GLASS BETWEEN 2' AND 10' ON THE FIRST FLOOR. UP TO 20% OF THIS REQUIREMENT MAY BE COMPRISED OF DISPLAY WINDOWS. THESE DISPLAY WINDOWS MUST MAINTAIN A MINIMUM OF 3'-0" CLEAR DEPTH BETWEEN WINDOW AND REAR WALL. WINDOWS WITHIN THIS ZONE SHALL NOT BE SCREENED BY FILM, DECALS, AND OTHER OPAQUE MATERIAL, GLAZING FINISHES OR WINDOW TREATMENTS. THE MAXIMUM SILL HEIGHT FOR REQUIRED TRANSPARENCY SHALL NOT EXCEED 4'-0" ABOVE ADJACENT STREET SIDEWALK.
THE FACADES OF FIRST/GROUND FLOOR OF THE BUILDINGS ALONG STREETS SHALL INCORPORATE A MINIMUM OF 30% MASONRY MATERIALS SUCH AS BRICK OR STONE.
DIRECT PEDESTRIAN CONNECTION SHALL BE PROVIDED BETWEEN STREET FACING DOORS, CORNER ENTRANCE FEATURES TO SIDEWALKS ON ADJACENT STREETS.
BUILDING ELEVATIONS SHALL NOT HAVE EXPANSES OF BLANK WALLS GREATER THAN 20 FEET IN ALL DIRECTIONS AND ARCHITECTURAL FEATURES SUCH AS BUT NOT LIMITED TO BANDING, MEDALLIONS OR DESIGN FEATURES OR MATERIALS WILL BE PROVIDED TO AVOID A STERILE, UNARTICULATED BLANK TREATMENT OF SUCH WALLS.
BUILDING ELEVATIONS SHALL BE DESIGNED WITH VERTICAL BAYS OR ARTICULATED ARCHITECTURAL FEATURES WHICH SHALL INCLUDE A COMBINATION OF AT LEAST THREE (3) OF THE FOLLOWING: A COMBINATION OF EXTERIOR WALL OFFSETS (PROJECTIONS AND RECESSES), COLUMNS, PILASTERS, CHANGE IN MATERIALS OR COLORS, AWNINGS, ARCADES, OR OTHER ARCHITECTURAL ELEMENTS.
BUILDINGS SHALL BE A MINIMUM HEIGHT OF TWENTY-TWO (22) FEET.

15. SIGNS

- ALL SIGNS AND GRAPHICS PLACED ON THE SITE WILL BE ERECTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE MUDD DISTRICT EXCEPT AS OTHERWISE PERMITTED UNDER THE MUDD-OPTIONAL PROVISIONS SET FORTH UNDER PARAGRAPH (A) OF SECTION 6 ABOVE AND EXCEPT FOR PETITIONER'S RESERVATION OF AN OPTION TO SEEK SUCH VARIANCES FROM THE CITY'S SIGN REGULATIONS AS MAY BE PERMITTED BY THE ORDINANCE.
A UNIFORM SIGNAGE AND GRAPHIC SYSTEM WILL BE EMPLOYED THROUGHOUT THE SITE.

16. PARKING

EXCEPT AS OTHERWISE PROVIDED UNDER SECTION 5, OFF STREET PARKING AND LOADING WILL MEET THE STANDARDS ESTABLISHED UNDER THE ORDINANCE.

17. FIRE PROTECTION

ADEQUATE FIRE PROTECTION IN THE FORM OF FIRE HYDRANTS WILL BE PROVIDED TO THE CHARLOTTE FIRE MARSHAL'S SPECIFICATIONS. PLANS FOR EACH BUILDING WILL BE SUBMITTED TO THE FIRE MARSHAL'S OFFICE FOR APPROVAL BEFORE THE CONSTRUCTION OF THAT BUILDING COMMENCES.

18. STORMWATER DETENTION AND QUALITY PROTECTION MEASURES

- (a) S.W.I.M. BUFFERS SHALL BE PROVIDED AS REQUIRED BY THE ORDINANCE.

STORM WATER RUNOFF WILL BE MANAGED THROUGH PROVEN TECHNIQUES WHICH SATISFY THE STANDARDS IMPOSED BY THE CITY OF CHARLOTTE ORDINANCES AND THE CHARLOTTE MECKLENBURG STORM WATER DESIGN MANUAL IN PLACE AT THE TIME THIS REZONING PETITION WAS FILED, EXCEPT AS MODIFIED BELOW. WHERE REQUIRED, SURFACE LEVEL STORM WATER DETENTION MAY BE LOCATED IN COMMON OPEN SPACE AREAS BUT NOT WITHIN SETBACK OR S.W.I.M. BUFFER AREAS. SPECIFICALLY, THE PETITIONER SHALL PROVIDE FOR THE FOLLOWING BASED ON THE DRAINAGE BASINS IDENTIFIED ON THE SUPPLEMENTAL DATA SHEET (R25.0), AS WELL AS THE ATTACHED SUPPLEMENTAL DRAINAGE BASIN EXHIBIT DATED 02/18/09:

- (b) BASIN 1 (FORMER COLISEUM AND PARKING LOT DRAINING TO SUGAR CREEK) -

FOR WATERSHEDS EXCEEDING 24% BUILT-UPON AREA WITHIN SUBAREAS 1A, 1B, AND 1C, THE PETITIONER WILL UTILIZE BIORETENTION AREA(S), SAND FILTERS, OR OTHER ALTERNATE BMPs TO PROVIDE TREATMENT OF STORM WATER RUNOFF FROM SURFACE PARKING AREAS. THE BMP(S) SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE MECKLENBURG COUNTY BMP DESIGN MANUAL, JULY 2007, TO ACHIEVE 85% TOTAL SUSPENDED SOLIDS REMOVAL FOR THE RUNOFF GENERATED FROM THE FIRST 1-INCH OF RAINFALL. THE PETITIONER SHALL BE PERMITTED TO RELOCATE, ELIMINATE, OR COMBINE REQUIRED TREE PLANTING ISLANDS TO CREATE SUFFICIENT AREAS WITHIN THE PARKING LOT TO ACCOMMODATE THE BMP(S). AS AN OPTION TO INSTALLING BIORETENTION AREAS, SAND FILTERS, OR ALTERNATE BMPs DUE TO SLOPE OR OTHER CONSIDERATIONS, THE PETITIONER SHALL BE PERMITTED TO INSTALL PERVIOUS CONCRETE ACCORDING TO SPECIFICATIONS FROM STORM WATER SERVICES IN LIEU OF THE BMPs TO TREAT SURFACE PARKING AREAS. AS AN ADDITIONAL OPTION TO INSTALLING BIORETENTION AREAS, SAND FILTERS, OR ALTERNATE BMPs DUE TO SLOPE AND OTHER CONSIDERATIONS IN SUB-AREAS 1B AND 1C ONLY, THE PETITIONER SHALL BE PERMITTED TO INSTALL PROPRIETARY FILTER-TYPE BMPs IN THESE SPECIFIC SUB-AREAS ACCORDING TO THE SPECIFICATIONS AND APPROVAL FROM CHARLOTTE STORM WATER SERVICES. IN LIEU OF THE STANDARD CONVENTIONAL BMPs TO TREAT SURFACE PARKING AREAS AS FOLLOWS: FOR SUB-AREA 1B, THE PETITIONER MAY UTILIZE PROPRIETARY CATCH BASIN FILTER-TYPE BMPs FOR THE UPSTREAM HALF OF SUB-AREA 1B (A.K.A. RETAIL BLOCK A), AND, PROPRIETARY IN-LINE FILTER-TYPE BMPs FOR THE DOWNSTREAM HALF OF SUB-AREA 1B (A.K.A. RETAIL BLOCK A-1). FOR SUB-AREA 1C, IF THE PETITIONER CHOOSES TO UTILIZE PROPRIETARY CATCH BASIN FILTER-TYPE BMPs IN THE UPSTREAM HALF OF SUB-AREA 1B, THEN NO BMPs OR WATER QUALITY TREATMENT OF THE STORMWATER RUNOFF FROM THE DOWNSTREAM HALF OF SUB-AREA 1C (A.K.A. RETAIL BLOCK B) ARE REQUIRED; HOWEVER, THE PETITIONER WILL PROVIDE A STORM SYSTEM DESIGN AND SAMPLING MANHOLES AS REQUIRED BY CHARLOTTE STORM WATER SERVICES TO ALLOW FOR MONITORING OF THE RUNOFF FROM THIS PORTION OF THE SUB-AREA. IN ADDITION, WATER QUALITY TREATMENT OF THE STORMWATER RUNOFF FROM THE UPSTREAM HALF OF SUB-AREA 1C (A.K.A. RETAIL BLOCK C) IS REQUIRED AND THE PETITIONER MAY UTILIZE PROPRIETARY IN-LINE FILTER-TYPE BMPs FOR TREATMENT OF STORMWATER RUNOFF FROM THIS PORTION OF SUB-AREA 1C. ALL PROPRIETARY FILTER-TYPE BMPs IN SUB-AREAS 1B AND 1C SHALL BE DESIGNED, SIZED, AND CONSTRUCTED TO TREAT THE RUNOFF GENERATED FROM THE FIRST 1-INCH OF RAINFALL FROM SURFACE PARKING AREAS WITHIN THESE SUB-AREAS.

WITHIN SUBAREA 1D THE CONCEPTUAL SITE PLAN ANTICIPATES THAT NO SURFACE PARKING LOTS WILL BE CONSTRUCTED. ACCORDINGLY, IN LIEU OF PROVIDING BMP(S) FOR THIS AREA, THE PETITIONER SHALL INSTALL 1-1/2 INCH CALIPER TREES NOT TO EXCEED 500 STEMS, IN AREAS CLEARED BY THE CITY OF CHARLOTTE IN CONNECTION WITH THE PROPOSED CHANNEL RESTORATION PROJECT AT THE TRIBUTARY ADJOINING THE EAST PROPERTY BOUNDARY. THE TREES WILL CONSIST OF MIXED NATIVE HARDWOODS AND PLANTED ACCORDING TO THE LANDSCAPE PLAN DEVELOPED BY CHARLOTTE STORM WATER SERVICES. ADDITIONALLY, THE PETITIONER AGREES TO DONATE A 50-FOOT WIDE CONSERVATION EASEMENT, MEASURED FROM THE PROPERTY LINE ALONG THE EAST PROPERTY BOUNDARY FROM THE CONFLUENCE WITH TYVOLA ROAD TO THE UPPER LIMIT OF JURISDICTIONAL STREAM CHANNEL. ALL STORMWATER DISCHARGES FROM THE PROJECT SITE TO THE CONSERVATION EASEMENT, EXCEPT THOSE DISCHARGES PREVIOUSLY APPROVED AND PERMITTED BY THE CITY PRIOR TO THE DATE OF THIS ADMINISTRATIVE REZONING NOTE AMENDMENT, SHALL BE DISCHARGED AT THE LANDWARD OUTSIDE EDGE OF THE EASEMENT AND SHALL BE DISCHARGED THROUGH DIFFUSE FLOW METHODS INTO THE EASEMENT (I.E. LEVEL SPREADERS, ETC.) IN A MANNER THAT WILL PREVENT EROSION OF SOILS WITHIN THE EASEMENT.

- (c) BASIN 2 (AREA DRAINING TO UNNAMED TRIBUTARY ADJACENT TO RENAISSANCE PARK) - FOR WATERSHEDS EXCEEDING 24% BUILT-UPON AREA, THE PETITIONER WILL PROVIDE STORMWATER VOLUME CONTROL FOR THE 1-YEAR, 24-HOUR STORM. RUNOFF VOLUME DRAWDOWN TIME SHALL BE A MINIMUM OF 24-HOURS, BUT NOT MORE THAN 120 HOURS.

FOR WATERSHEDS EXCEEDING 24% BUILT-UPON AREA, THE PETITIONER WILL CONSTRUCT WATER QUALITY BEST MANAGEMENT PRACTICES (BMPs) TO ACHIEVE 85% TOTAL SUSPENDED SOLIDS REMOVAL FOR THE RUNOFF GENERATED FROM THE FIRST 1-INCH OF RAINFALL. BMPs SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE MECKLENBURG COUNTY BMP DESIGN MANUAL.

- (d) BASIN 3 (AREA DRAINING TO EXISTING CULVERT AT YORKMONT ROAD AND HIVE DRIVE) - FOR WATERSHEDS EXCEEDING 24% BUILT-UPON AREA, THE PETITIONER WILL PROVIDE STORMWATER VOLUME CONTROL FOR THE 1-YEAR, 24-HOUR STORM. RUNOFF VOLUME DRAWDOWN TIME SHALL BE A MINIMUM OF 24-HOURS, BUT NOT MORE THAN 120 HOURS.

FOR WATERSHEDS EXCEEDING 24% BUILT-UPON AREA, THE PETITIONER WILL CONSTRUCT WATER QUALITY BEST MANAGEMENT PRACTICES (BMPs) TO ACHIEVE 85% TOTAL SUSPENDED SOLIDS REMOVAL FOR THE RUNOFF GENERATED FROM THE FIRST 1-INCH OF RAINFALL. BMPs SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE MECKLENBURG COUNTY BMP DESIGN MANUAL.

- (e) BASIN 4 (AREA AT SOUTH SIDE OF TYVOLA ROAD DRAINING TO SUGAR CREEK)- FOR WATERSHEDS EXCEEDING 24% BUILT-UPON AREA, THE PETITIONER WILL UTILIZE BIORETENTION AREA(S), SAND FILTERS, OR OTHER ALTERNATE BMPs TO PROVIDE TREATMENT OF STORM WATER RUNOFF FROM SURFACE PARKING AREAS. THE BMP(S) SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE MECKLENBURG COUNTY BMP DESIGN MANUAL TO ACHIEVE 85% TOTAL SUSPENDED SOLIDS REMOVAL FOR THE RUNOFF GENERATED FROM THE FIRST 1-INCH OF RAINFALL. THE PETITIONER SHALL BE PERMITTED TO RELOCATE, ELIMINATE, OR COMBINE REQUIRED TREE PLANTING ISLANDS TO CREATE SUFFICIENT AREAS WITHIN THE PARKING LOT TO ACCOMMODATE THE BMP(S). AS AN OPTION TO INSTALLING BIORETENTION AREAS, SAND FILTERS, OR ALTERNATE BMPs DUE TO SLOPE OR OTHER CONSIDERATIONS, THE PETITIONER SHALL BE PERMITTED TO INSTALL PERVIOUS CONCRETE ACCORDING TO SPECIFICATIONS FROM STORM WATER SERVICES IN LIEU OF THE BMPs TO TREAT SURFACE PARKING AREAS.

- (f) THE PETITIONER AGREES TO ALLOW THE CITY OF CHARLOTTE TO MONITOR ALL STORMWATER DETENTION AND WATER QUALITY BMPs WITHIN THE PROJECT AS THE CITY MAY DEEM NECESSARY TO SUPPORT ITS PILOT BMP PROGRAM. SUCH MONITORING WILL INCLUDE THE PLACEMENT OF MONITORING STRUCTURES, CONCRETE CHANNELS, WEIRS, ORIFICES, MONITORING EQUIPMENT, ETC., (WITH SAID EQUIPMENT TO BE FURNISHED AND INSTALLED BY THE CITY), WITHIN THE PROJECT SITE FOR THE PURPOSE OF COLLECTING SAMPLES OF STORMWATER RUNOFF AND RAINFALL AS DEEMED NECESSARY BY THE CITY. THE PETITIONER WILL DESIGN AND CONSTRUCT ALL STORMWATER DETENTION AND WATER QUALITY BMPs AND RELATED STORMWATER SYSTEM INFRASTRUCTURE TO BE MONITOR-ABLE ACCORDING TO THE DESIGN REQUIREMENTS PROVIDED BY CHARLOTTE STORM WATER SERVICES, EXCEPT FOR THOSE BMPs PREVIOUSLY APPROVED AND PERMITTED BY THE CITY PRIOR TO THE DATE OF THIS ADMINISTRATIVE REZONING NOTE AMENDMENT. A MONITOR-ABLE DESIGN WILL INCLUDE ITEMS SUCH AS SAMPLING MANHOLES, INLET AND OUTLET CONCRETE CHANNELS, WEIRS, AND OUTLET ORIFICES DEPENDING ON THE BMP TYPE AND DESIGN. THE PETITIONER AGREES TO EXECUTE A TEMPORARY MONITORING AND MAINTENANCE EASEMENT IN A FORM AND TERM SPECIFIED BY THE CITY FOR THE PROJECT SITE AND ALL STORMWATER DETENTION AND WATER QUALITY BMPs WITHIN THE PROJECT. THE PETITIONER WILL PROVIDE AS-BUILT SURVEY DRAWINGS OF ALL STORMWATER DETENTION AND WATER QUALITY BMPs CONSTRUCTED WITHIN THE PROJECT ACCORDING TO THE REQUIREMENTS PROVIDED BY CHARLOTTE STORM WATER SERVICES AS EACH PHASE OF THE PROJECT IS COMPLETED AND FINALIZED.

THE FOLLOWING AGENCIES WILL BE CONTACTED PRIOR TO CONSTRUCTION REGARDING WETLAND AND WATER QUALITY PERMITS, IF APPLICABLE:

SECTION 401 PERMIT NCDENHR-RALEIGH OFFICE

SECTION 404 PERMIT US ARMY CORPS OF ENGINEERS

A. BUFFERS

BUFFER AREAS WILL BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF THE ORDINANCE.

B. 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 THE PARTICULAR PARCEL OR (SUBPARCEL) WITHIN THE SITE INVOLVED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 6 OF THE ORDINANCE.

C. 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, THE ACCOMPANYING EXHIBITS 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 THE SITE FROM TIME TO TIME WHO MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREOF.

D. VESTED RIGHTS PROVISION

IF THIS REZONING PETITION IS APPROVED BY THE CHARLOTTE CITY COUNCIL THEN, PURSUANT TO SECTION 1.110 OF THE ORDINANCE, THE PETITIONER HEREBY REQUESTS A FIVE-YEAR VESTED RIGHT TO UNDERTAKE AND COMPLETE THE DEVELOPMENT OF THIS SITE UNDER THE TERMS AND CONDITIONS AS SO APPROVED, COMMENCING UPON APPROVAL OF THIS REZONING PETITION BY THE CHARLOTTE CITY COUNCIL. THE PETITIONER MAKES THIS REQUEST FOR A FIVE-YEAR VESTED RIGHT DUE TO THE SIZE AND PHASING OF THE PROPOSED DEVELOPMENT, MARKET CONDITIONS AND THE LEVEL OF INVESTMENT INVOLVED.

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THE JOHN R. MCADAMS COMPANY, INC. 2905 Meridian Parkway Durham, North Carolina 27713 Phone: 919-286-1100 Fax: 919-286-1101 www.mcadamsco.com (800) 733-5646



Table with 2 columns and 10 rows for REVISIONS.

OTNER: APOLLO HOLDING COMPANY, LLC 5720 CHERMOORE ROAD, SUITE 205 RALEIGH, NORTH CAROLINA 27612

CITY PARK RETAIL PETITION #2018-001 CITY OF CHARLOTTE, NORTH CAROLINA TECHNICAL DATA SHEET

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