

- DEVELOPMENT STANDARDS**
RAINTREE LANE TOWNHOME REZONING
- I. **GENERAL COMMITMENT:**
 - A. Development of the real estate identified on this Technical Data Sheet, consisting of 4.35 acres, more or less (the "Site"), will be governed by the standards established under the zoning ordinance of City of Charlotte (the "Ordinance") for the UR-2 Zoning District unless more stringent standards are established by these Development Standards or this Technical Data Sheet.
 - B. The configurations, placements, and sizes of the single family attached residential buildings, parking areas, driveways and common open spaces shown on the Technical Data Sheet are schematic and conceptual in nature and may be altered and/or modified based upon final design, development and construction documents and site and topographical constraints within the building/parking/service areas established on this Technical Data Sheet and in accordance with Section 6.206(2) of the Ordinance.
 - II. **PERMITTED DEVELOPMENT WITHIN THE SITE:**
 - A. Up to 33 for-sale single family, attached residential dwelling units may be developed on the Site, together with any incidental or accessory uses associated therewith which are permitted under the Ordinance by right or under prescribed conditions in a UR-2 Zoning District. No office or commercial uses shall be permitted.
 - B. Provided, however, the Petitioner may elect not to develop the Site as provided in this conditional plan and instead the Petitioner may develop the Site for single family detached homes in accordance with the standards of the R-3 Zoning District.
 - III. **VEHICULAR ACCESS POINTS/CONSTRUCTION TRAFFIC:**
 - A. The number of access points to/from the Site shall be limited to that shown on the Technical Data Sheet. The access point to/from Raintree Lane shall be full movement. No vehicular access is provided to/from Highway 51.
 - B. This access point shall be located in the general area depicted on this Technical Data Sheet. Final location of each access point is subject to any modifications required to accommodate final site and construction plans/design, and site/topographic constraints and CDOT approval.
 - IV. **DESIGN GUIDELINES:**
 - A. **YARD RESTRICTIONS:**
 1. In every instance the side yard, setback, and rear yard requirements imposed under the Ordinance will be satisfied with respect to the development taking place within the Site, unless more stringent requirements are established under these Development Standards. In addition, landscaped areas shall be maintained along portions of the Site boundary in the manner shown on this Technical Data Sheet.
 - B. **OFF STREET PARKING:**
 1. Off street parking shall meet the minimum standards established under the Ordinance.
 - C. **STORM WATER MANAGEMENT AND EROSION CONTROL:**
 1. Storm water shall be managed in accordance with the requirements of the City of Charlotte.
 2. Stormwater detention facilities will be located underground.

- (3) During the construction process, the Petitioner shall utilize the following erosion control measures: temporary or staged seeding on graded areas immediately following the completion of land disturbing activities to minimize the amount of disturbed areas and reduce the potential for off-site sedimentation; double silt fences at the base of slopes of the Site where the potential for off-site sedimentation is greatest; polymers and other flocculating measures in sediment basins to enhance settling capabilities and reduce the discharge of solids from the Site; and two-stage sediment basins with outlet weirs sized for a 50-year storm event to enhance sediment removal capabilities.
 - (4) The storm water system for the Site will be designed to accommodate the 2 and 10 year storm events per the requirements set forth in the Charlotte-Mecklenburg Storm Water Design Manual. Prior to designing the storm water detention system for this Site, the Petitioner agrees to contact a consultant designated by the President of the Raintree Homeowners Association and review with such consultant the proposed design for the Site's storm water system and give due and careful consideration to any suggestions the consultant may make with respect to its proposed design. Additionally, once the design for the system has been completed, the Petitioner agrees to furnish a copy of the proposed plans for the system to the President of the Raintree Homeowners Association and to refrain from seeking appropriate permits to construct such system for a period of 20 days thereafter so as to allow the Raintree Homeowners Association time to engage an independent storm water consultant to confirm that the proposal has been properly designed to accommodate the 2 year and 10 year storm events. If this consultant concludes that the system is not so designed and if such conclusion is communicated to the Petitioner within 20 days after such plans are delivered to the Raintree Homeowners Association, the Petitioner agrees to arrange for a meeting among Petitioner's consultant, Raintree Homeowners Association's consultant and a staff member from the Charlotte Storm Water Department for the purpose of having each consultant explain his position with respect to the design of the proposed system and having the staff member thereafter make a final determination as to what changes, if any, are needed to bring the design into compliance. Once this design has been completed, Petitioner agrees to abide by any design changes deemed necessary by the Charlotte Storm Water Department's staff member and to cause its storm water detention system to be constructed in accordance with the revised plans. The Petitioner further agrees to reimburse the Raintree Homeowners Association for reasonable charges made by its consultant for performing the services described above.
 - (5) The Petitioner agrees to have the adjacent downstream storm drainage system analyzed to ensure that it will not be taken out of standard due to the development and, if it is found that the proposed development will cause the storm drainage system to be taken out of standard, the Petitioner agrees to provide adequate detention to prevent this from occurring. Should the existing, adjacent drainage system be deemed to be out of standard prior to development of its Site, the Petitioner agrees to provide adequate detention to ensure that the system will not be additionally overburdened. Provided Petitioner is able to obtain permission to do so, Petitioner agrees to be its storm water detention facility abutting with the storm water detention system with the downstream property owner if deemed necessary based on system analysis, either by stabilized overland flow or by direct connection to the abutting downstream system.
- D. **OPEN SPACE**
- (1) Development of the Site shall include four (4) common open space areas in the general locations shown on this Technical Data Sheet. The specific locations and dimensions of each such common open space area may be altered and/or modified based upon final design, development and construction documents and site and topographical constraints, provided that each such common open space area shall consist of sidewalks, landscaping and grass areas and benches or other seating areas. (See Technical Data Sheet for open space sizes).
 - (2) Each sub-lot will have a minimum of 400 square feet of private open space.

- E. **LANDSCAPING, SCREENING AND TREE PRESERVATION**
 - (1) Landscaping and screening shall, at a minimum, satisfy the requirements of Section 12.303 of the Ordinance.
 - (2) Landscaping will be installed in stages in accordance with the Ordinance as the Site is developed.
 - (3) Those mature oak trees located within the setbacks along Highway 51 and Raintree Lane as designated on this Technical Data Sheet will be preserved, except those required to be removed to accommodate the driveway along Raintree Lane.
 - (4) The Petitioner shall provide for an American Boxwood hedge or some other species of equal quality to be installed along the southerly side of the project in the location generally depicted on the Technical Data Sheet. The boxwood plants will be at least 3 gallons in size.
- F. **SIGNS**
 - (1) All signs placed on the Site will be erected in accordance with the requirements of the Ordinance.
 - (2) A master signage and graphics system will be adopted and implemented throughout the Site.
- G. **LIGHTING**
 - (1) All freestanding lighting fixtures installed will be uniform in design and the maximum height of any such lighting fixture, including its base, may not exceed 20 feet in height.
 - (2) All direct lighting within the site (except streetlights which may be erected along the private drives and streets) will be capped to project light downward and otherwise designed such that direct illumination does not extend past any adjacent property line. Consideration will be given to the impact of lighting both within and without the perimeter of the Site. Items for consideration will include intensity, cutoff angles, color, energy efficiency, and shielding sources of light, the intent being to eliminate glare towards public streets and adjacent properties.
- H. **ARCHITECTURAL GUIDELINES**
 - (1) The attached schematic architectural elevations are intended to depict the general conceptual architectural style of the single family attached residential buildings located on the Site. Changes and alterations which do not materially change the overall conceptual architectural style are permitted based upon final design/construction drawings. The single family attached residential buildings may employ complimentary differences in color pertaining to brick, cedar shingle, stone, natural wood siding, roof shingles and/or trim accents.
 - (2) Buildings will not exceed three stories (excluding underneath parking facilities, if provided) nor 40 feet in height. Buildings will be at least 10 feet from other buildings.
 - (3) Easements will be provided within the setbacks along Raintree Lane and Highway 51 for the potential burial of overhead utility lines.
 - (4) Garbage handling will be provided through individual roll-out containers rather than dumpsters.
- I. **FIRE HYDRANTS**
 - (1) Fire hydrants shall be located within 750 feet of the most remote point of buildings as the truck travels.
- V. **AMENDMENTS TO THE REZONING PLAN:**
 - (1) The owner or owners of the Site, in accordance with the Ordinance, may apply for future amendments to this Technical Data Sheet and these Development Standards.
- VI. **BINDING EFFECT OF THE REZONING PETITION:**
 - (1) If the Petitioner's rezoning petition is approved, the development program established under these Development Standards and this Technical Data Sheet shall, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and the owners (from time to time) and their respective heirs, devisees, personal representatives, successors in interest and assigns.

RAINTREE TOWNHOUSE SITE

for

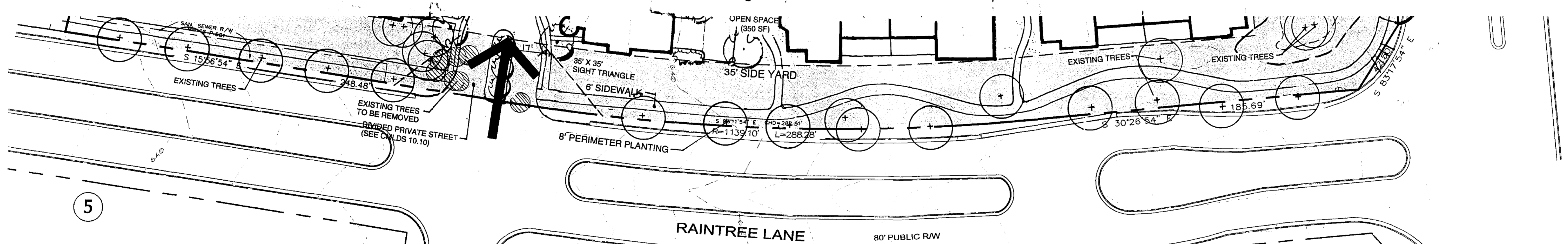
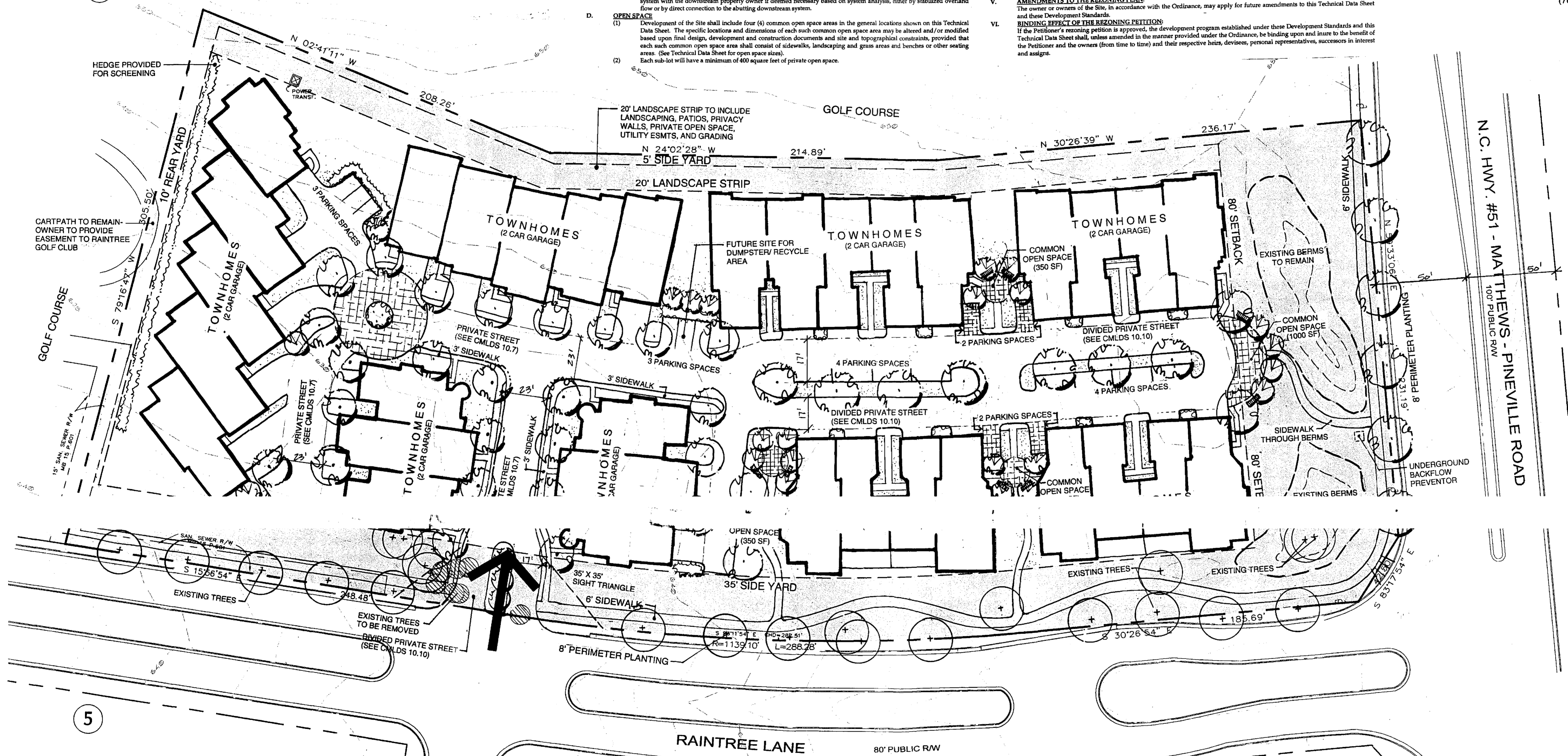
CORINTHIAN

PETITION NO. 2002-136

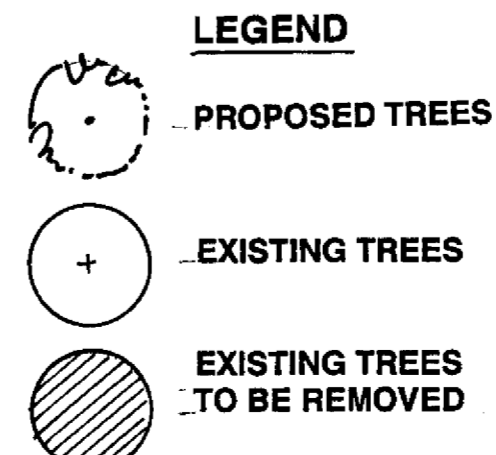
SITE TABULATIONS:

Site Area:	4.35 AC
Existing Zoning:	R-15 PUD
Proposed Zoning:	UR-2 CD
Dwelling Units:	33 @ 7.6 du/a
Required Parking:	66 (All 2 Car Garages)
Floor Area Ratio:	.42 F.A.R.

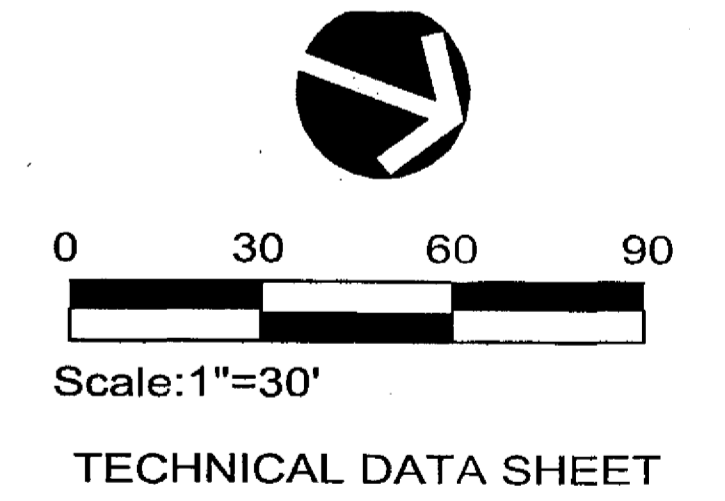
Petitioner: CORINTHIAN
1543 Providence Road
Charlotte, North Carolina 28207
(704) 344-1231



1. Parcel 225-201-65
Raintree Homeowners Assoc.
8900 Raintree Ln.
Charlotte, N.C. 28277
Zoning R-PUD
2. Parcel 211-263-76
Rajeev Bhawe
3511 Chilham Pl.
Charlotte, N.C. 28227
Zoning R-3
3. Parcel 211-263-77
Darrrell E. Dean
3525 Chilham Pl.
Charlotte, N.C. 28226
Zoning R-3
4. Parcel 225-151-02
Raintree Homeowners Assoc.
8900 Raintree Ln.
Charlotte, N.C. 28277
Zoning R-PUD
5. Parcel 225-153-53
Mary May Gillespie
9621 Elm Lane West
Charlotte, N.C. 28277
Zoning R-PUD



APPROVED BY CITY COUNCIL
DATE 12/16/02

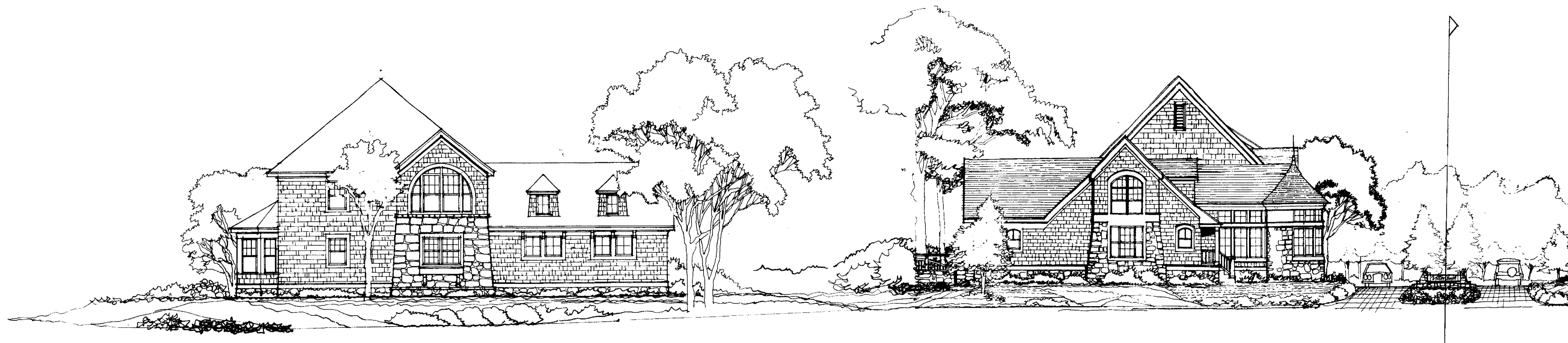


233 North Graham Street
Charlotte, NC 28202
Phone: 704.333.0325
Phone: 704.376.7777
Fax: 704.332.3246
Fax: 704.376.8235

Scale: 1"=30'-0"
Date: 8/23/02
Project Number: 1002072
Revision 1: 10/18/02
Revision 2: 11/28/02
Revision 3:



127 W. Worthington Avenue
 Suite 206
 Charlotte, NC 28203
 704.376.6000
 Fax 704.376.5550
 www.narmourwright.com
 email: info@narmourwright.com



Building Elevations on Raintree Lane

Interim
 Release
 Drawing

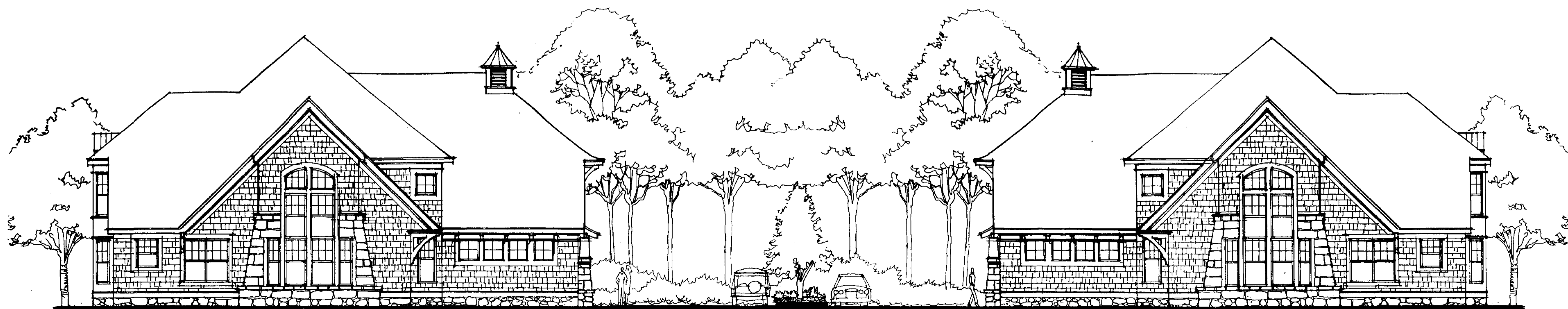
Not for Construction,
 Final Pricing, or Permit

Townhouses at Raintree
 for Corinthian International



Building Elevations on Raintree Lane

November 4, 2002
 REVISIONS:



Building Elevations on Pineville-Matthews Road

PROJECT NUMBER
 02-050
 DRAWN BY:
 NWA
 CHECKED BY:
 NWA

APPROVED BY CITY COUNCIL
 DATE 12/4/02

Elevations for
 Zoning