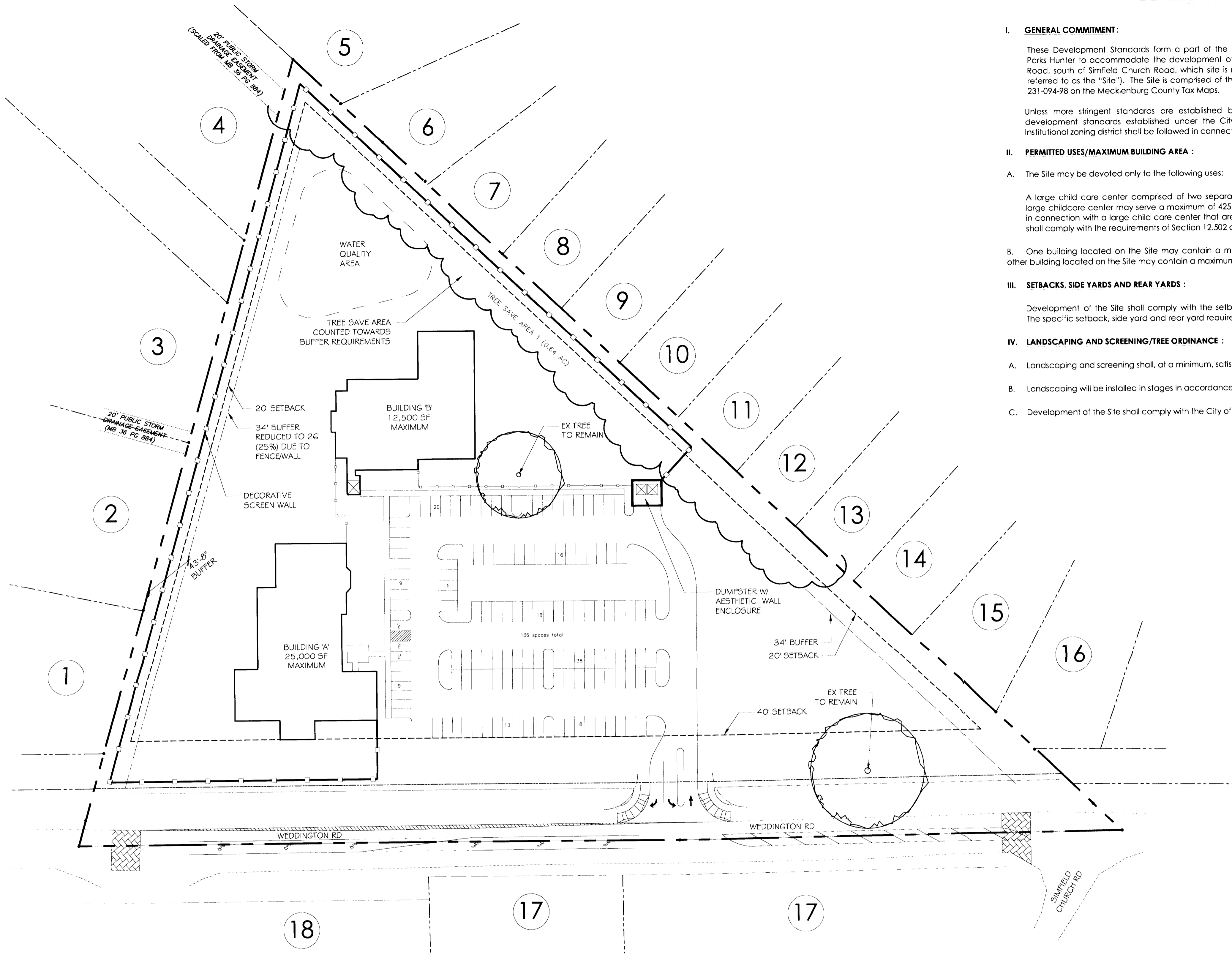


DEVELOPMENT STANDARDS



I. GENERAL COMMITMENT:

These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Parks Hunter to accommodate the development of that approximately 7.2327 acre site located on Weddington Road, south of Simfield Church Road, which site is more particularly depicted on the Rezoning Plan (hereinafter referred to as the "Site"). The Site is comprised of those parcels of land designated as Parcel Nos. 231-094-79 and 231-094-98 on the Mecklenburg County Tax Maps.

Unless more stringent standards are established by the Rezoning Plan or these Development Standards, all development standards established under the City of Charlotte Zoning Ordinance (the "Ordinance") for the institutional zoning district shall be followed in connection with development taking place on the Site.

II. PERMITTED USES/MAXIMUM BUILDING AREA:

A. The Site may be devoted only to the following uses:

A large child care center comprised of two separate buildings and related parking and playground areas. The large childcare center may serve a maximum of 425 children. The Site may also be devoted to any accessory uses in connection with a large child care center that are permitted under the Ordinance. The large child care center shall comply with the requirements of Section 12.502 of the Ordinance.

B. One building located on the Site may contain a maximum of 15,000 square feet of gross building area, and the other building located on the Site may contain a maximum of 12,500 square feet of gross building area.

III. SETBACKS, SIDE YARDS AND REAR YARDS:

Development of the Site shall comply with the setback, side yard and rear yard requirements of the Ordinance. The specific setback, side yard and rear yard requirements are more particularly depicted on the Rezoning Plan.

IV. LANDSCAPING AND SCREENING/TREE ORDINANCE:

- A. Landscaping and screening shall, at a minimum, satisfy the requirements of Section 12.303 of the Ordinance.
- B. Landscaping will be installed in stages in accordance with the Ordinance as the Site is developed.
- C. Development of the Site shall comply with the City of Charlotte Tree Ordinance.

V. BUFFER AREA:

A. A 26 foot Class C buffer shall be established along those portions of the Site's boundary lines that are more particularly depicted on the Rezoning Plan, which buffer shall conform to the standards of Section 12.302 of the Ordinance. Petitioner shall install a wall, the details of which are described below in subparagraph C, within the buffer pursuant to Section 12.302(B) of the Ordinance, and the width of the Class C buffer has been reduced to the depicted 26 feet as a result of the installation of the wall. As required by the Ordinance, the wall to be installed within the 26 foot Class C buffer shall be located within the interior half of the buffer.

B. The trees located within the 26 foot Class C buffer shall be preserved except as required to install the wall described below in subparagraph C.

C. The wall to be installed within the 26 foot Class C buffer as described above shall be a 6 foot wall constructed of pre-cast concrete and it shall have a decorative finish.

D. In the event that an adjacent parcel of land is either rezoned to a zoning district or devoted to a use that eliminates or reduces the buffer requirements on the Site, Petitioner may reduce or eliminate, as the case may be, the relevant buffer area set out on the Rezoning Plan accordingly.

- E. No buildings, parking spaces or maneuvering areas may be located within the buffer area.
- F. Above ground storm water detention facilities may not be located in the buffer area.

VI. ARCHITECTURAL COMMITMENTS:

- A. The maximum height of any building constructed on the Site shall be 40 feet above grade.
- B. Buildings shall be residential in character with pitched roofs.
- C. Playground fencing shall be decorative fencing or walls, and the use of chain link fences shall be prohibited.

VII. LIGHTING:

- A. All exterior light fixtures (except street lights along public streets) shall be capped and fully shielded and the illumination downwardly directed so that direct illumination does not extend past any property line of the Site.
- B. The maximum height of any freestanding light fixture installed on the Site, including its base, shall be 20 feet.
- C. Wall pack type light fixtures shall be prohibited.

VIII. SIGNS:

All signs placed on the Site will be erected in accordance with the requirements of the Ordinance.

IX. VEHICULAR ACCESS:

Vehicular access to the Site shall be as generally depicted on the Rezoning Plan. The placement and configuration of the access point is subject to any minor modifications required to accommodate final site and architectural construction plans and designs and to any adjustments required for approval by the Charlotte Department of Transportation and/or the North Carolina Department of Transportation.

X. SIDEWALKS AND PLANTING STRIPS:

Sidewalks and planting strips shall be installed on the Site as depicted on the Rezoning Plan.

XI. PARKING

Off-street parking shall be provided on the Site in accordance with the requirements of the Ordinance.

XII. AMENDMENTS TO THE REZONING PLAN:

Future amendments to the Rezoning Plan and these Development Standards may be applied for by the then Owner or Owners of the Site in accordance with the provisions of Chapter 6 of the Ordinance.

XIII. BINDING EFFECT OF THE REZONING PETITION:

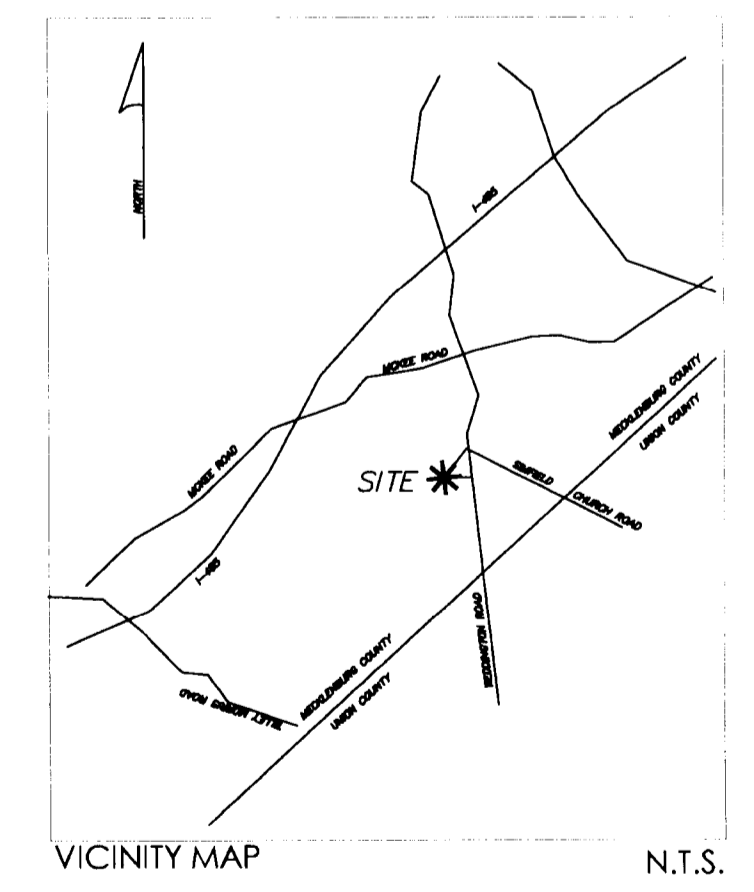
If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under this Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of Petitioner and the current and subsequent owners of the Site and their respective successors in interest and assigns. Throughout these Development Standards, the terms, "Petitioner" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of Petitioner or the owner or owners of the Site from time to time who may be involved in any future development thereof.

ADJACENT PROPERTY OWNERS: *note - all adjacent properties are zoned R-3

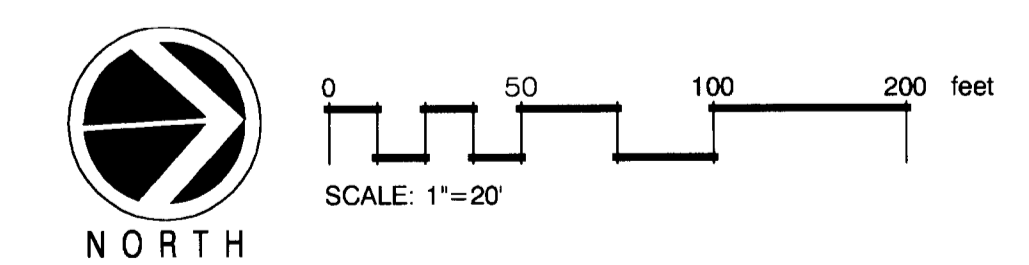
- | | | | | | |
|--|--|---|---|---|--|
| 1 Suzanne M Baker
Parcel ID# 23109447 | 4 James R. & Chris Miledege
Parcel ID# 23109437 | 7 John F.Jf & Christine G. Lewis
Parcel ID# 23125712 | 10 Geogr S. & Mary L. Shorac
Parcel ID# 23125709 | 13 Robert Vernon & Susan Busbee
Parcel ID# 23125706 | 16 Vallerie Richards
Parcel ID# 23125703 |
| 2 Minica A & Michael Ott
Parcel ID# 23109446 | 5 Michael R. Vanderburg & Kimberly A Bach
Parcel ID# 23125714 | 8 Thomas Richard Jones
Parcel ID# 23125711 | 11 Eugeniai Sowho & Emanuel O. Sowho
Parcel ID# 23125708 | 14 Thomas T. & Dianne Nguyen
Parcel ID# 23125705 | 17 D A McInnis & Sheri McInnis
Parcel ID# 23108302 & 23109308 |
| 3 Porter-John & Sandy Anderston
Parcel ID# 23109438 | 6 James R. & Robyn R. Delmar
Parcel ID# 23125713 | 9 David L. & Kathleen A. Foster
Parcel ID# 23125710 | 12 Michael Jon & Kristina L Kelley
Parcel ID# 23125707 | 15 Ofelia Montoli & Mario Gallardo
Parcel ID# 23125704 | 18 Learning Investors, LLC
Parcel ID# 23108303 |

DEVELOPMENT SUMMARY

TAX PARCEL INFORMATION	231-094-79	231-094-98
SITE AREA	7.2 ACRES GROSS	
CURRENT ZONING	R-3	
PROPOSED ZONING	INSTITUTIONAL (CD)	
PROPOSED BLDG. HEIGHT	40' HT. MAX.	
PROPOSED USE	DAYCARE FACILITY	
REQUIRED YARDS	40' SETBACK FROM BACK OF CURB (OR RIGHT OF WAY, WHICHEVER IS GREATER) 20' REAR YARD 20' SIDE YARD	



VICINITY MAP N.T.S.



DAVID TIBBALS
LANDSCAPE ARCHITECT



111 Central Ave. Charlotte, NC 28204 www.davidt.com

RAINBOW STATION
CHARLOTTE, NC

2009-077
HAM HOLDINGS | TECHNICAL DATA SHEET

PROJECT ID
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RZ1.0
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