1. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Madison Simmons Homes and Communities for the property located at 4548 Providence Road, Charlotte, NC 28220. The property is herein referred to as the “Site.”

2. Development of the Site will be governed by the Rezoning Plan, these Development Standards, and the requirements of the City of Charlotte, including the Uniform Development Code, the General Plan, the Zoning Ordinance, and other applicable City Ordinances. These Development Standards are subject to revision by the City of Charlotte at any time in accordance with the provisions of the City’s Ordinances.

3. These Development Standards do not address the architectural style and quality of the buildings to be constructed on the Site. The Petitioner shall abide by all applicable building codes and standards.

4. Future amendments or modifications to the Rezoning Plan and/or these Development Standards may be applied to the Site by the then owner or owners of the Site in accordance with the provisions of the City’s Ordinances.

5. Petitioner is hereby authorized to construct, improve, and maintain buildings, streets, and other structures, as shown and described by the Rezoning Plan, and any alterations thereto, provided that such construction, improvement, or maintenance does not conflict with any applicable laws, regulations, or ordinances.

6. Petitioner shall comply with all applicable laws, regulations, and ordinances of the City of Charlotte, including its Tree Ordinance and Tree Save Areas, and any changes thereto.

DEVELOPMENT STANDARDS

A. General Provisions

1. The Site shall be devoted only to a residential community containing a maximum of 14 for sale attached dwelling units, with land for sale, and to any incidental and accessory uses relating thereto.

2. The Petitioner shall comply with the requirements of the City of Charlotte for the construction, improvement, or maintenance of streets, alleys, sidewalks, and other public ways.

3. Unless the Rezoning Plan or these Development Standards establish more stringent standards, the Petitioner shall comply with all applicable laws, regulations, and ordinances of the City of Charlotte.

B. Permitted Uses

1. The Site shall be dedicated in accordance with Section 6.207 of the Ordinance. Alterations or modifications to the Rezoning Plan are subject to Section 6.207 of the Ordinance. The Petitioner shall comply with the requirements of the City of Charlotte for the construction, improvement, or maintenance of streets, alleys, sidewalks, and other public ways.

2. The Petitioner shall abide by all applicable building codes and standards.

C. Transportation

1. Vehicular access to the Site shall be as generally depicted on the Rezoning Plan. The placement and configuration of the vehicular access point is subject to any minor modifications required to accommodate final site and permitting process.

2. The Petitioner shall construct, improve, and maintain streets, alleys, sidewalks, and other public ways, as shown and described by the Rezoning Plan, and any alterations thereto, provided that such construction, improvement, or maintenance does not conflict with any applicable laws, regulations, or ordinances.

D. Environmental Features

1. The Site will comply with the City of Charlotte Tree Ordinance.

2. A 10’ Class ‘C’ Buffer with a 6’ masonry wall shall be installed along the southern property boundary of Providence Road. The final design will be coordinated with Planning Staff, CDOT and NCDOT during the permitting process.

E. Streetscape/Landscaping

1. The site will comply with the requirements of the City of Charlotte Tree Ordinance. Private Open Space will not include any Tree Save Areas or Buffers.

F. Architectural Standards

1. Firebox brick laid in standing running bond. Wood framed chimneys with hardcoat smooth exterior finish.

2. Wood doors.

3. Foundation

a. Veneer

b. Exterior Specifications will include:

   1. Main roof pitches shall be a minimum of 8/12” pitch. Secondary and rear roofing may be a minimum of 4/12” pitch or shall use the lowest pitch of adjoining property.

   2. Bathroom Trim

   3. Capped and downwardly directed.

   4. Exterior Specifications will include:

      a. Veneer

      b. Exterior Specifications will include:

         1. Roofing

        a. E.P.D.M. rubber roofing on areas over garages.

        b. 4/12” pitch as to reduce the massing effect on adjoining properties.

        c. Main roof pitches shall be a minimum of 8/12” pitch. Secondary and rear roofing may be a minimum of 4/12” pitch or shall use the lowest pitch of adjoining property.

4. Petitioner agrees to remove any dead or diseased landscaping along the existing wall on the Site’s north side and to replace with new landscaping.

5. The Petitioner shall dedicate and convey additional Right of Way along the site’s frontage measuring fifty (50) feet from the centerline of the roadway as more generally depicted on the Rezoning Plan.

B. Environmental Features

1. The site will comply with the requirements of the City of Charlotte Tree Ordinance. Private Open Space will not include any Tree Save Areas or Buffers.

2. A 10’ Class ‘C’ Buffer with a 6’ masonry wall shall be installed along the southern property boundary of Providence Road. The final design will be coordinated with Planning Staff, CDOT and NCDOT during the permitting process.

3. The Petitioner shall dedicate and convey additional Right of Way along the site’s frontage measuring fifty (50) feet from the centerline of the roadway as more generally depicted on the Rezoning Plan.

C. Streetscape/Landscaping

1. The site will comply with the requirements of the City of Charlotte Tree Ordinance. Private Open Space will not include any Tree Save Areas or Buffers.

2. A 10’ Class ‘C’ Buffer with a 6’ masonry wall shall be installed along the southern property boundary of Providence Road. The final design will be coordinated with Planning Staff, CDOT and NCDOT during the permitting process.

D. Architectural Standards

1. Firebox brick laid in standing running bond. Wood framed chimneys with hardcoat smooth exterior finish.

2. Wood doors.

3. Foundation

a. Veneer

b. Exterior Specifications will include:

   1. Main roof pitches shall be a minimum of 8/12” pitch. Secondary and rear roofing may be a minimum of 4/12” pitch or shall use the lowest pitch of adjoining property.

   2. Bathroom Trim

   3. Capped and downwardly directed.

   4. Exterior Specifications will include:

      a. Veneer

      b. Exterior Specifications will include:

         1. Roofing

        a. E.P.D.M. rubber roofing on areas over garages.

        b. 4/12” pitch as to reduce the massing effect on adjoining properties.

        c. Main roof pitches shall be a minimum of 8/12” pitch. Secondary and rear roofing may be a minimum of 4/12” pitch or shall use the lowest pitch of adjoining property.

4. Petitioner agrees to remove any dead or diseased landscaping along the existing wall on the Site’s north side and to replace with new landscaping.

5. The Petitioner shall dedicate and convey additional Right of Way along the site’s frontage measuring fifty (50) feet from the centerline of the roadway as more generally depicted on the Rezoning Plan.