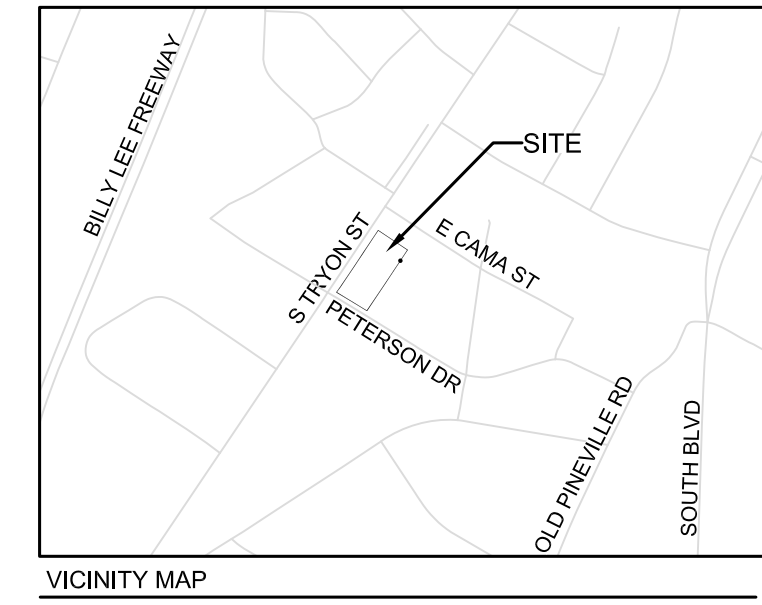


SITE DATA:

Site Area:	+/- 1.73 acres
Tax Parcels:	149-026-03, 149-026-04, 149-026-05, 149-026-06
Existing Zoning:	R-8 & MUDD (CD)
Proposed Zoning:	UR-2(CD)
Existing Use:	Residential
Proposed Uses:	38 Townhome Units
Density Proposed:	21.97 Units/AC
Front Setback:	Private open space shall be permitted in the setback area.
Min. Side Yard:	14' From BOC (S. Tryon St) 30' From Proposed BOC (Peterson Dr)
Min. Rear Yard:	9'
Maximum Building Height:	10'
Max. Floor Area Ratio:	45'. For the purposes of computing additional building height above 40 feet, the base setbacks and yards for the district will be utilized.
Parking Required:	1.0
Parking Provided:	1.5 spaces/unit
PCCO:	XX spaces/unit
	Per Ordinance

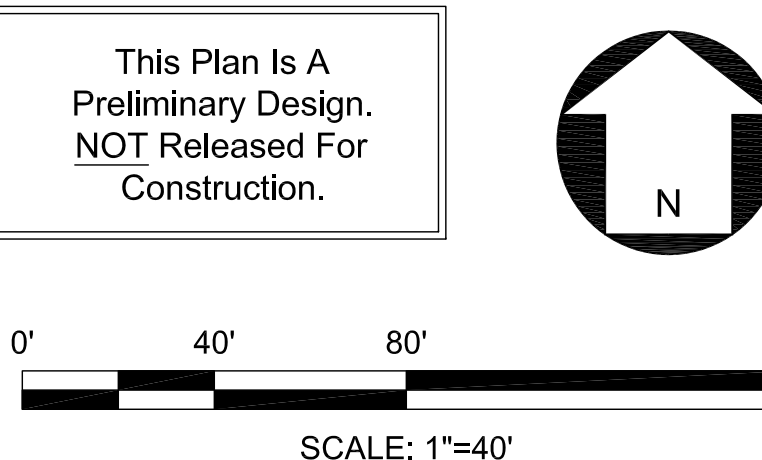


DEVELOPMENT STANDARDS

- A. General Provisions**
- These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Hopper Communities (the "Petitioner") to accommodate the development of a residential community on that approximately 1.7 acre site located on the northeast corner of the intersection of South Tryon Street and East Peterson Drive, which site is more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel Nos. 149-026-03, 149-026-04, 149-026-05 and 149-026-06.
 - Development of the Site will be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance").
 - Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the UR-2 (CD) zoning district shall govern the development and use of the Site.
 - The development depicted on the Rezoning Plan is schematic in nature and intended to depict the general arrangement of uses and improvements on the Site. Accordingly, the configurations, placements and sizes of the building footprints as well as the internal private streets/private alleys depicted on the Rezoning Plan are schematic in nature and, subject to the terms of these Development Standards and the Ordinance, are subject to minor alterations or modifications during the design development and construction document phases.
 - Future amendments to the Rezoning Plan and/or 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. Alterations to the Rezoning Plan are subject to Section 6.207 of the Ordinance.
- B. Permitted Uses/Development Limitations**
- The Site may be devoted only to a residential community containing a maximum of 38 for sale single family attached dwelling units and to any incidental and accessory uses relating thereto that are allowed in the UR-2 (CD) zoning district.
- C. Transportation**
- Vehicular access to the Site shall be as generally depicted on the Rezoning Plan. The placement and configuration of the vehicular access points are subject to any minor modifications required to accommodate final site and construction plans and signs and to any adjustments required for approval by the Charlotte Department of Transportation and/or the North Carolina Department of Transportation.
 - As depicted on the Rezoning Plan, the Site will be served by private streets/private alleys. Minor adjustments to the locations of the internal private streets/private alleys shall be allowed during the construction permitting process.
 - Internal sidewalks and pedestrian connections shall be provided on the Site as generally depicted on the Rezoning Plan. The internal sidewalks may meander to save existing trees.
- D. Architectural Standards**
- The maximum height in feet of the single family attached dwelling units to be located on the Site shall be 45 feet as measured under the Ordinance.
 - The primary exterior building materials for the single family attached dwelling units to be located on the Site will be a combination of portions of the following: brick veneer or similar masonry products, stone, manufactured stone, stucco and cementitious siding.
 - Vinyl, EIFS or masonry may not be used as an exterior building material on any building to be constructed on the Site. Notwithstanding the foregoing, vinyl may be utilized on windows, doors, garage doors, soffits, trim and railings.
 - The actual widths of the single family attached dwelling units may vary from the widths depicted on the Rezoning Plan.
- E. Streetscape and Landscaping**
- A minimum 8 foot wide planting strip and a minimum 8 foot wide sidewalk shall be installed along the Site's frontage on South Tryon Street as generally depicted on the Rezoning Plan. The minimum 8 foot wide planting strip and minimum 8 foot wide sidewalk shall be located behind the existing back of curb on South Tryon Street. Notwithstanding the foregoing, the width of the planting strip and the width of the sidewalk may be reduced as required where the sidewalk ties into the existing sidewalk located on South Tryon Street at the Site's northern boundary line.
 - A minimum 8 foot wide planting strip and a minimum 8 foot wide sidewalk shall be installed along the Site's frontage on East Peterson Drive as generally depicted on the Rezoning Plan. The minimum 8 foot wide planting strip and minimum 8 foot wide sidewalk shall be located behind the future back of curb on East Peterson Drive. Notwithstanding the foregoing, the width of the planting strip and the width of the sidewalk may be reduced as required where the sidewalk ties into the existing sidewalk located on East Peterson Drive at the Site's eastern boundary line.
 - The sidewalks described above, or portions thereof, may be located in a sidewalk utility easement.
- F. Lighting**
- All freestanding lighting fixtures installed on the Site (excluding lower, decorative lighting that may be installed along the driveways, private streets/private alleys and sidewalks, walkways and landscaping lighting) shall be fully capped and shielded and the illumination downwardly directed so that direct illumination does not extend past any property line of the Site.
 - The maximum height of any freestanding lighting fixture installed on the Site, including its base, shall not exceed 21 feet.
- G. Environmental Features**
- Development of the Site shall comply with the City of Charlotte Tree Ordinance.
 - Development of the Site shall comply with the City of Charlotte Post Construction Stormwater Ordinance.
- H. Binding Effect of the Rezoning Documents and Definitions**
- If this Rezoning Petition is approved, all conditions applicable to the use and development of the Site imposed under these Development Standards and the 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 term "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.

LEGEND:

ROAD CENTERLINE:	---
EXISTING SIDEWALK:	---
EXISTING BUILDING:	---
PROPOSED PROPERTY BOUNDARY:	---
EXISTING PUBLIC RW:	---
EXISTING LOT LINE:	---
EXISTING CHANNEL:	---
EXISTING 30' PCCO CHANNEL BUFFER:	---
EXISTING STORM DRAIN EASEMENT (SDE):	---
SETBACK LINE:	---



REVISIONS:

No.	Date	By	Description

This Plan Is A Preliminary Design. NOT Released For Construction.

4127 S TRYON STREET
CHARLOTTE, NC
HOPPER COMMUNITIES
CHARLOTTE, NC

REZONING
SITE PLAN
PETITION #####

CORPORATE CERTIFICATIONS
NC PE - C-2930 NC LA - C-253
SC ENG - NO. 3599 SC LA - NO. 211

Project Manager: MDL

Drawn By: SCJ

Checked By: MDL

Date: 08/27/18

Project Number: 18033

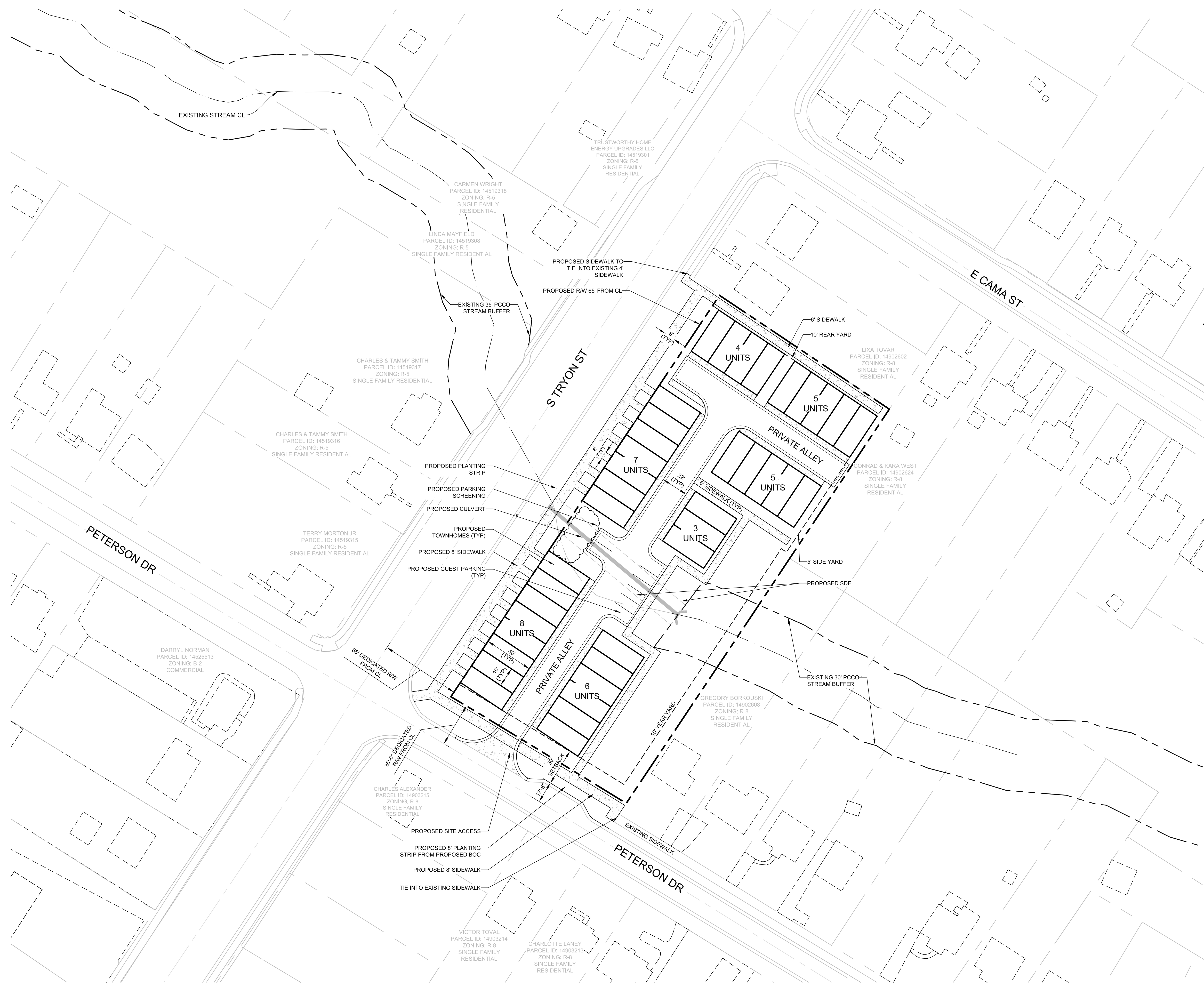
Sheet Number:

RZ-2

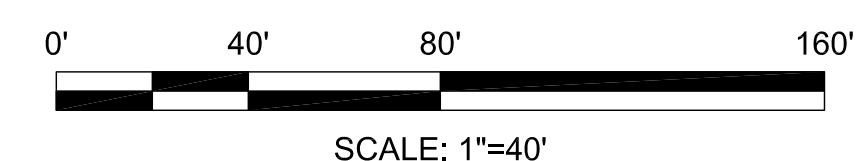
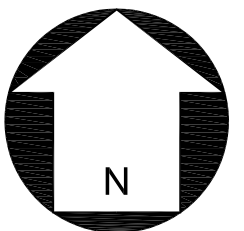
SHEET # 1 OF 2

LEGEND:

- ROAD CENTERLINE:
- EXISTING SIDEWALK:
- EXISTING BUILDING:
- PROPERTY BOUNDARY:
- EXISTING LOT LINE:
- EXISTING CHANNEL:
- EXISTING 30' PCCO CHANNEL BUFFER:
- PROPOSED SDE:
- PROPOSED SIDEWALK:
- PROPOSED CULVERT:
- SETBACK LINE:
- PROPOSED BUILDING:
- PROPOSED CURB & GUTTER:



This Plan Is A
Preliminary Design.
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Construction.



REVISIONS:

No.	Date	By	Description