

DEVELOPMENT STANDARDS:

I. GENERAL COMMITMENT:

A. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by First Colony Land Development, LLC to accommodate the development of an approximately 5.41 acre parcel of land located on the northeast corner of the intersection of Sardis Road and Boyce Road, which parcel of land is more particularly depicted on the Rezoning Plan (hereinafter referred to as the "Site").

The development of the Site will be governed by the Rezoning Plan, these Development Standards and the standards established under the City of Charlotte Zoning Ordinance (the "Ordinance") for the UR-2 zoning district unless more stringent standards are established by these Development Standards or the Rezoning Plan.

B. The configurations, placements and sizes of the buildings shown on the Rezoning Plan 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. Buildings shall be located within the building envelopes established by the setbacks along Sardis and Boyce Roads and the 45' rear/side yards. Any such changes shall be subject to the terms and conditions set out below and shall be in accordance with Section 6.206(2) of the Ordinance.

II. PERMITTED USES:

The Site may be devoted only to the following uses:

Up to 34 for sale residential units consisting of detached, duplex, and triplex dwellings, together with any incidental or accessory uses associated therewith which are permitted under the Ordinance in the UR-2 zoning district.

III. SETBACKS AND YARDS:

A. Development of the Site shall comply with the setback requirements of the Ordinance.

B. Except for the area required for storm water detention located at the southeast corner of the Site, a 45 foot yard shall be established along the Site's eastern and northern boundary lines.

C. Subject to the standards set out below, all trees located within the exterior 35 feet of the above referenced 45 foot yards shall be preserved, and these areas shall be maintained in accordance with the following standards:

- (1) Planting within the 45 foot yards shall meet the tree and shrub requirements specified for a Class C buffer. Accordingly, Petitioner shall install additional trees and shrubs as necessary to comply with the tree and shrub requirements of a Class C buffer.
- (2) Trees and shrubs may be hand pruned only. No heavy equipment or vehicles shall be allowed in these areas.
- (3) Any plant material removed, shall be cut flush with the ground. No disturbance of the soil shall be permitted, except that the soil may be disturbed in connection with the installation of additional trees and shrubs, in connection with the installation and maintenance of a well or fence as described below, and in conjunction with the removal of the existing drive in this area.
- (4) No live limb removal, with the exception of dead or diseased limbs.
- (5) Weeds and vines may be removed.
- (6) Dead or diseased trees and materials may be removed.
- (7) Mulch may be applied to these areas.

Notwithstanding the foregoing, Petitioner may, at its option, remove undergrowth and disturb the soil to the minimum extent necessary to install a well or fence adjacent to the Site's northern or eastern boundary lines. The Petitioner shall take reasonable measures to minimize damage to trees and shrubs in connection with the installation of a well or fence.

IV. LANDSCAPING AND SCREENING:

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. The Site shall comply with the requirements of the City of Charlotte Tree Ordinance.

D. At least 17.5% of the Site shall contain existing retained or newly planted trees.

V. ARCHITECTURAL COMMITMENTS:

A. No building on the Site will exceed two stories in height.

B. Attached are schematic architectural front, side, and rear elevations that are intended to depict the general conceptual architectural style, character and elements of the dwellings proposed to be constructed on the Site. Accordingly, any building constructed on the Site must be substantially similar in appearance to the attached schematic front, side, and rear architectural elevations in terms of its architectural style, character and elements. Changes and alterations which do not materially change the overall conceptual architectural style and character are permitted based upon final design/construction drawings.

C. Attachment between buildings shall be a one story element meeting the attachment requirements as specified in the Building Code.

D. The garages to be located 20 feet minimum from sidewalk.

VI. LIGHTING:

A. All freestanding lighting fixtures installed within the Site shall be uniform in design, and the maximum height of any such lighting fixture, including its base, may not exceed 15 feet.

B. All exterior light fixtures (except street lights along Sardis Road or Boyce Road) 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. Consideration will be given to the impact of lighting both within and without the perimeter of the Site. Items for consideration will include intensity, cut-off angles, color, energy efficiency and shielding of sources of light, the intent being to eliminate glare towards adjacent properties.

VII. OFF-STREET PARKING:

A. A minimum of two and a maximum of three off-street parking spaces per residential unit shall be provided on the Site. This includes the spaces within the garages.

B. The Site shall comply with the bicycle parking requirements of the Ordinance.

VIII. STORM WATER MANAGEMENT:

A. Storm water runoff shall be managed through proven techniques which satisfy the standards imposed by the Charlotte-Mecklenburg Storm Water Design Manual, and the detention ordinance.

B. The Petitioner will provide storm water quality best management practices (BMPs) to achieve 85% Total Suspended Solid (TSS) removal for the entire post-development runoff generated from the first 1-inch of rainfall. The BMP to be designed and constructed per North Carolina Department of Environment and Natural Resources (NCDENR) Best Management Practice Manual, April 1999 Edition.

IX. SIGNS:

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

X. VEHICULAR ACCESS:

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

XI. SIDEWALKS:

A. Pursuant to Section 12.629 of the Ordinance, Petitioner shall install minimum 4 foot wide sidewalks on the Site connecting each building located thereon to the sidewalks located along Sardis Road, or Boyce Road.

B. Petitioner shall install an 8 foot planting strip and a 5 foot sidewalk along the Site's frontage on Sardis and Boyce Road. Petitioner reserves the right to meander the sidewalk to have a planting strip less than 8 feet wide, if necessary, to protect existing trees along Sardis Road.

XII. SOLID WASTE SERVICES:

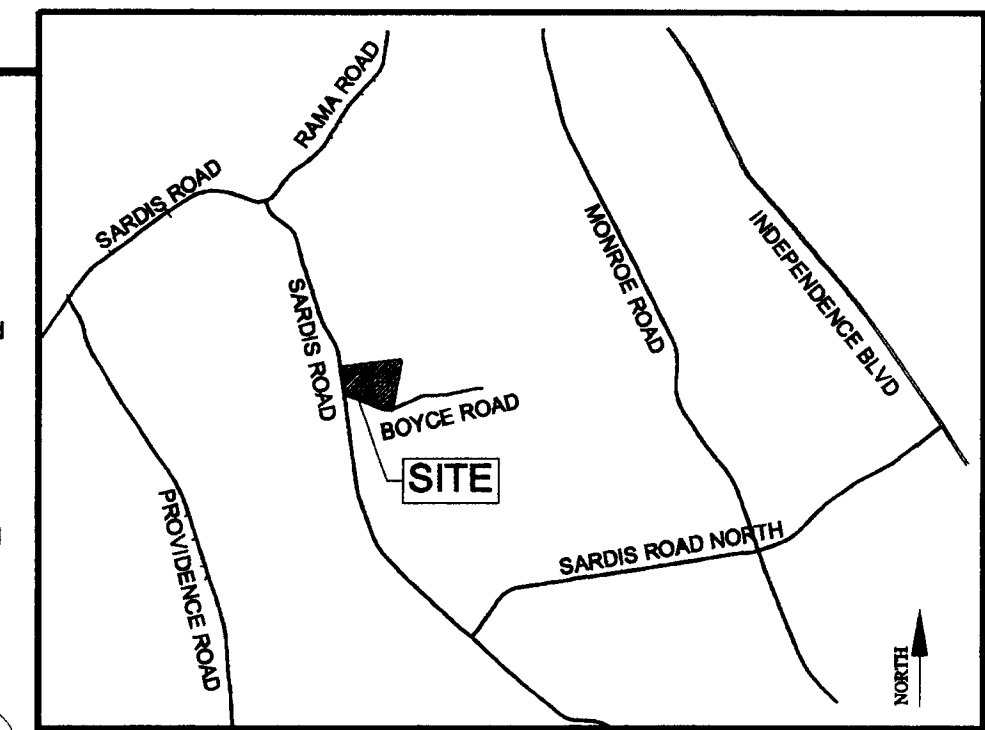
The Site shall comply with all requirements as stated in Chapters 9 and 12 of the Charlotte City Code regarding solid waste dumpster, compactor and recycling areas.

XIII. 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 8 of the Ordinance.

XIV. 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" and "owners" 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.



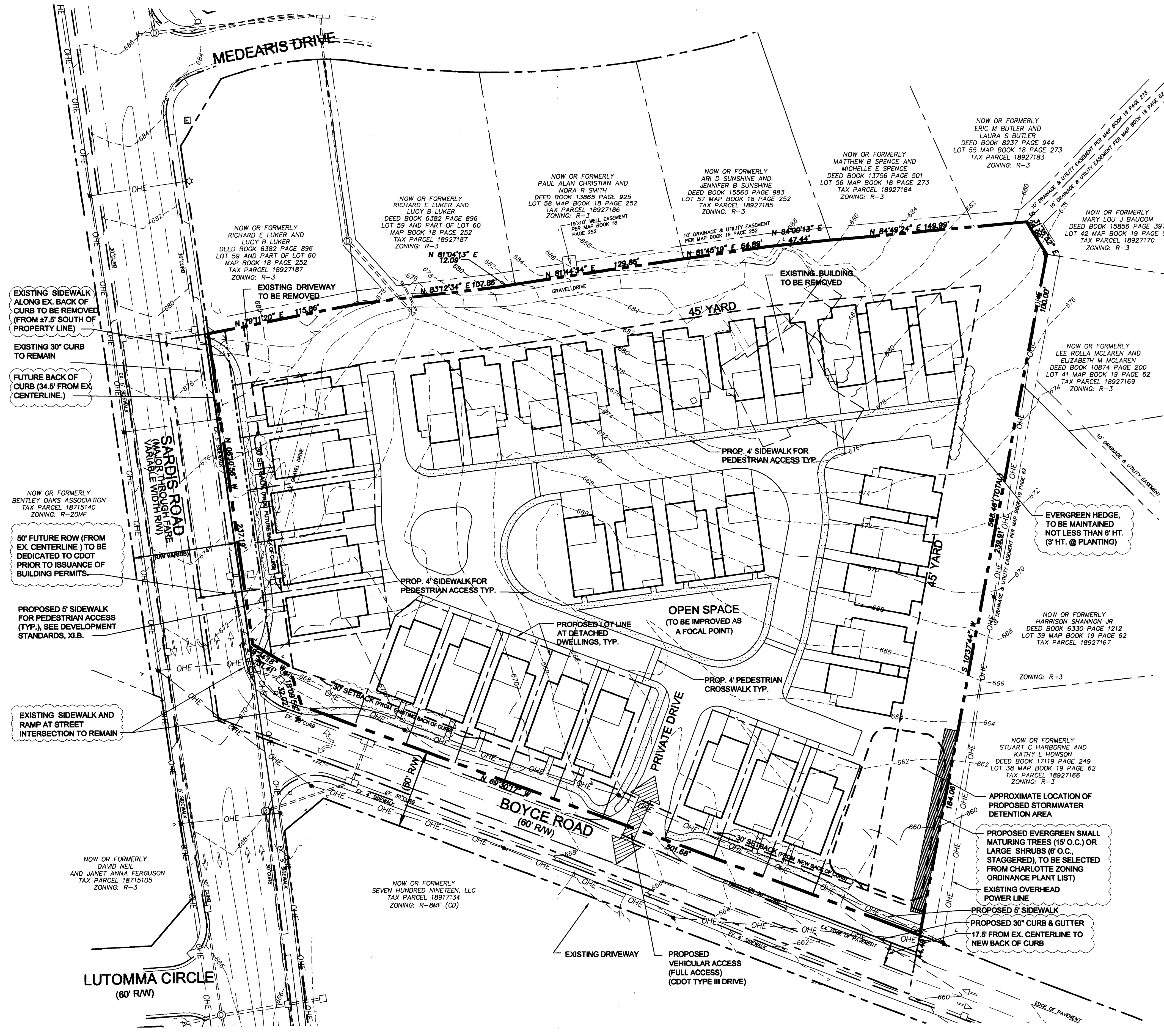
VICINITY MAP - NTS

DEVELOPMENT DATA

TOTAL SITE AREA:	5.41 AC. (TO ROW LINE)
EXISTING ZONING:	R-3
PROPOSED ZONING:	UR-2 (CD)
MIN. SETBACK:	30' FROM FUTURE BACK OF CURB @ SARDIS ROAD AND BOYCE ROAD
TAX PARCEL NO.:	189-27-189

BASE INFORMATION NOTES:

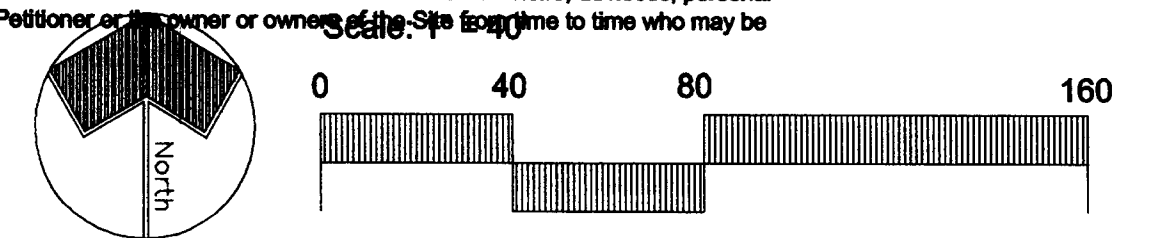
1. BOUNDARY AND TOPOGRAPHIC SURVEY INFORMATION TAKEN FROM A SURVEY BY ESP ASSOCIATES, INC., DATED SEPTEMBER 15, 2005.



**REZONING PLAN
SARDIS RD. AT BOYCE RD.
CHARLOTTE, NORTH CAROLINA
PETITION #: 2006-64**

OWNER AND PETITIONER: FIRST COLONY LAND DEVELOPMENT

2006-64



Sheet Number

RZ-1

1 OF 1

Project Manager
LM
Drawn By
FK
Checked By
JS
Date
02-24-06
Project Number
06006.2



DPR ASSOCIATES
Landscape Architects
Planners & Engineers
420 Hawthorne Lane
Charlotte, NC 28204
704/332-1204

DESIGN-PLANNING-RESEARCH
REV.: 04/21/06 PER CITY COMMENTS

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The Wakefield



Pricing will be subject to conditions of plan and exterior construction. Prices and availability are subject to change without notice. All homes are subject to lot fit requirements. The above information is believed accurate, but is not warranted. This offer is subject to errors, omissions, changes and prior sales. 7/14/05.



Elevation #1
Plan #2

Elevation #2
Plan #2

Elevation #3
Plan #2

The Ashland



Pricing will be subject to conditions of plan and exterior construction. Prices and availability are subject to change without notice. All homes are subject to lot fit requirements. The above information is believed accurate, but is not warranted. This offer is subject to errors, omissions, changes and prior sales. 7/14/05.



The Waverly



Pricing will be subject to conditions of plan and exterior construction. Prices and availability are subject to change without notice. All homes are subject to lot fit requirements. The above information is believed accurate, but is not warranted. This offer is subject to errors, omissions, changes and prior sales. 7/14/05.