

DEVELOPMENT STANDARDS

I. GENERAL COMMITMENT:

These Development Standards form a part of the Rezoning Pian associated with the Rezoning Petition filed by New South Properties of the Carolinas, LLC to accommodate the development of an approximately 1.2614 acre parcel of land located at the southeastern corner of the intersection of Park Road and Yale Place, which parcel of and is more particularly depicted on the Rzoning 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-Izoning district unless more stringent standards are established by these Development Standards or the Rezoning Plan.

II. PERMITTED USES:

The Site may be devoted only to the following uses:

A maximum of 8 for sale single family detached dwelling units together with any incidental or accessory uses associated therewith which are permitted under the Ordinance in the UR-Izoning district.

III. AREA, SETBACK AND YARD REQUIREMENTS:

A. Minimum Lot Area:

3,000 square feet

B. Minimum Side Yard:

C. Minimum Setback: 14 feet from the back of the proposed curb along the new internal street to be installed on the Site

i4 feet from the back of the existing or proposed curb along Yale Place, whichever is greater

Minimum Rear Yard:

E. Minimum Lot Widths

IV. LANDSCAPING AND SCREENING

A. Landscaping and screening shall, at a minimum, satisfy the requirements of the Ordinance.

15 feet

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.

V. ARCHITECTURAL COMMITMENTS:

No building on the Site will exceed 40 feet in height.

VI. LIGHTING:

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

All exterior light fixtures (except street lights along Park Road and Yale Place) shall be capped 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 minimum of 2 off-street parking spaces per dwelling unit shall be provided on the Site.

VIII. STORM WATER MANAGEMENT:

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

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 points 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

XI. SIDEWALKS:

A. Petitioner shall install an 8 foot planting strip and a 6 foot sidewalk along one side of the new internal street to be installed within the Site as depicted on the Rezoning Plan.

B. Street trees shall be planted within the planting strips 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" and "owner" or "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.

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THE WILSON GROUP ARCHITECTURE - PLANNING - INTERIORS

NOT FOR CONSTRUCTION FOR REZONING USE ONLY

REVISIONS

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YALE PLACE COMMONS

NEW SOUTH HOMES

DATE AUGUST 22, 2006

PROJECT NUMBER 4020-000

SHEET TITLE

REZONING PLAN

SHEET NUMBER

RZ-1