

DEVELOPMENT STANDARDS:

I. GENERAL COMMITMENT:

A. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Hill Land Corporation to accommodate the development of an approximately 14.3 acre parcel of land located between I-77 and Reames Road near Bella Vista Court, 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-1 zoning district unless more stringent standards are established by these Development Standards or this 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. 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.

It is intended that each residential building be located on an individual lot which will be recorded prior to obtaining building permits. Each dwelling unit shall be sold with a fee-simple-lot. Each dwelling unit shall be required to be a member of a Homeowners Association (the "HOA"). The HOA will maintain the common areas, water quality measures, entry monument signs and the amenities and will carry out any other functions as may be established in the HOA documents.

II. PERMITTED USES:

The Site may be devoted only to the following uses:

Up to 95 for sale dwelling units and to any incidental or accessory uses associated therewith which are permitted under the Ordinance in the UR-1 zoning district. The for sale dwelling units shall be comprised of for sale single family duplex dwelling units and for sale single family detached dwelling units.

III. SETBACKS AND YARDS:

Development of the Site shall comply with the setback and yard requirements of the Ordinance as depicted on the Rezoning Plan.

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. A 3 foot to 5 foot tall landscaped berm shall be installed along that portion of the Site's frontage on Reames Road that is more particularly depicted on the Rezoning Plan in accordance with the cross section and detail set out on the Rezoning Plan.

D. The front yard of each dwelling unit constructed on the Site shall be maintained by the HOA.

E. Petitioner shall install a single privacy fence in the rear yard of each duplex building along the common property line of the dwelling units located within such duplex building as depicted on the Rezoning Plan.

F. As depicted on the Rezoning Plan, Nelly Stevens Hollis shall be installed on those parcels of land located immediately to the north of the site and identified as Tax Parcel Nos. 037-176-15 and 037-176-09 along such parcels' common boundary line with the Site to provide additional screening. These Nelly Stevens Hollis shall be installed prior to the commencement of the construction of the first dwelling unit on the Site, and the size and spacing of these Nelly Stevens Hollis shall be as provided on the Rezoning Plan.

V. BUFFER/BOUNDARY FENCE

A. Petitioner shall establish a 50 foot Class A buffer along the Site's southern and eastern boundary lines as more particularly depicted on the Rezoning Plan, which buffer shall conform to the standards of Section 12.302 of the Ordinance, subject, however, to the provisions of Section 12.304 thereof. 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, then the Petitioner may reduce or eliminate, as the case may be, the relevant portions of the 50 foot Class A buffer set out on the Rezoning Plan accordingly. Petitioner may reduce the width of the 50 foot Class A buffer by 25% by installing a wall, fence or berm pursuant to Section 12.302(6) of the Ordinance.

B. Petitioner shall establish a 50 foot landscaped area that meets the tree and shrub requirements of a Class A buffer along that portion of the Site's eastern boundary line that is more particularly depicted on the Rezoning Plan.

C. Petitioner shall construct and install a 6 foot tall solid wood fence with masonry columns along that portion of the Site's northern boundary line that is more particularly depicted on the Rezoning Plan, and along that portion of the Site's frontage on Reames Road that is more particularly depicted on the Rezoning Plan. The masonry columns shall be spaced no more than 50 feet apart. The 6 foot tall solid wood fence shall be constructed and installed prior to the commencement of the construction of the first dwelling unit on the Site, and the fence shall be maintained by the HOA.

VI. TREE ORDINANCE:

A. Development of the Site will comply with the applicable provisions of the City of Charlotte Tree Ordinance as of the date of the approval of this Rezoning Petition.

B. A minimum of 10.5% of the Site shall be devoted to tree save areas.

VII. ARCHITECTURAL COMMITMENTS:

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

B. Attached hereto are schematic architectural renderings of the front elevations of the various dwelling units proposed to be constructed on the Site that depict the general conceptual architectural style, character and elements of the front elevations of the various dwelling units proposed to be constructed on the Site. Accordingly, the front elevation of any dwelling unit constructed on the Site must be substantially similar in appearance to one of the attached schematic architectural renderings 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. The permitted exterior building materials for the dwelling units shall be a combination of vinyl, vinyl shake, brick, stone and similar masonry products. Notwithstanding the foregoing, horizontal vinyl may not be utilized on more than 25% of the front elevation of the dwelling units (excluding doors, windows and roof tops).

VIII. SUBDIVISION MONUMENT SIGNS/SIGNS:

A. Petitioner shall construct and install subdivision monument signs on the Site at the southeastern corner and at the northeastern corner of the intersection of Reames Road and the northernmost entrance street into the Site, for a total of two subdivision monument signs at this intersection. One of these subdivision monument signs shall be constructed and installed prior to the issuance of the first certificate of occupancy for a dwelling unit constructed on the Site.

B. Petitioner shall construct and install at least one subdivision monument sign on the Site at the intersection of Reames Road and the southernmost entrance street into the Site.

C. Other than the subdivision monument sign that is required to be constructed and installed prior to the issuance of the first certificate of occupancy for a dwelling unit constructed on the Site as provided in paragraph A above, all subdivision monument signs must be constructed and installed on the Site upon the completion of the construction of the southernmost entrance street into the Site. For purposes of this paragraph C, completion of the southernmost entrance street into the Site shall occur when it is open to vehicular traffic.

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

IX. COMMON AREAS AND AMENITIES:

A. The common areas and the fence described above in Section V.C. shall be maintained by the HOA.

B. Petitioner shall install landscaping and an arbor adjacent to the pond to be located on the Site. Additionally, Petitioner shall install a walking path around the pond if there is sufficient area to accommodate the walking path.

X. 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) 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.

XI. OFF-STREET PARKING:

A. A minimum of two off-street parking spaces per dwelling unit shall be provided on the Site. This includes the spaces within any garages located on the Site.

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

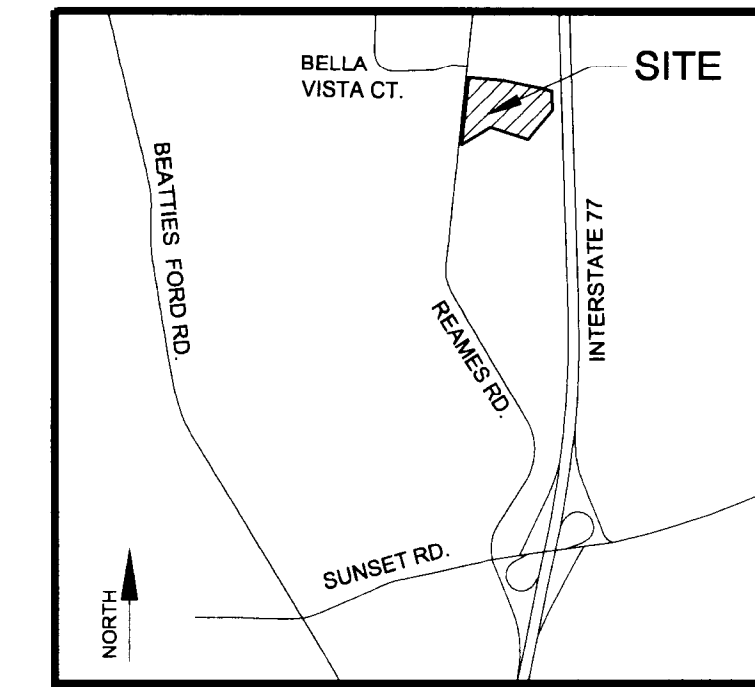
XII. STORM WATER MANAGEMENT:

A. Petitioner shall tie into the existing public storm water system(s). Petitioner shall have the receiving public drainage system(s) analyzed to ensure that it will not be taken out of standard due to the proposed development. If it is found that the proposed development will cause the public storm drainage system(s) to be taken out of standard, Petitioner shall provide alternate methods to prevent this from occurring. If the receiving public drainage system(s) is already out of standard, Petitioner's proposed development will be designed so as to not place the downstream public system(s) further out of standard.

B. Water quality best management practices ("BMPs") will be incorporated into the Site to achieve 85% Total Suspended Solid removal for the entire post-development runoff volume for the runoff generated from the first 1-inch of rainfall. BMPs must be designed and constructed in accordance with the N.C. Department of Environment and Natural Resources (NCDENR) Best Management Practices Manual, April 1999, Section 4.0. (Design Standards shall be met according to the City of Charlotte Best Management Practices Manual, when available). Use of Low Impact Development (LID) techniques is optional.

C. Petitioner shall control the entire volume for the 1-year, 24 hour storm. Runoff volume drawdown time shall be a minimum of 24 hours, but not more than 120 hours.

D. Petitioner shall control the peak to match the predevelopment runoff rates for the 10 year, 6 hour storm and perform a downstream flood analysis to determine whether additional peak control is needed and if so, for what level of storm frequency, or if a downstream analysis is not performed, control the peak for the 10 year and 25 year, 6 hour storms.



VICINITY MAP - NTS

DEVELOPMENT DATA

TOTAL SITE AREA: 14.3 AC

EXISTING ZONING: R-3

PROPOSED ZONING: UR-1 (CD)

MIN. BUILDING SETBACK: 14' FROM BOC

MINIMUM SIDE YARD: 5' (7' CORNER LOT)

MINIMUM REAR YARD: 10'

MINIMUM LOT AREA: 3,000 SF

MINIMUM LOT WIDTH: 20'

MAXIMUM HEIGHT: 40'

PROPOSED # OF UNITS: 95

TAX PARCEL NO.: 03717616, 03717617

BOUNDARY SURVEY INFORMATION

TAKEN BY R. JOE HARRIS & ASSOCIATES, P.L.L.C.

DATED 8-27-07

XIII. VEHICULAR ACCESS/TRANSPORTATION MATTERS:

A. Vehicular access to the Site shall be as generally depicted on the Rezoning Plan. The placement and configuration of each 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 ("CDOT") and/or the North Carolina Department of Transportation ("NCDOT").

B. Petitioner shall design, construct and install, at its sole cost and expense, a southbound left turn lane on Reames Road at the access points into the Site as generally depicted on the Rezoning Plan. The design of this left turn lane will be subject to the approval of CDOT and/or NCDOT.

C. Prior to the issuance of a building permit for any building to be constructed on the Site, the Petitioner shall dedicate and convey (by quitclaim deed and subject to a reservation for any necessary utility easements) those portions of the Site immediately adjacent to Reames Road as required to provide right of way measuring 30 feet from the existing centerline of Reames Road if such right of way does not currently exist, and to accommodate the left turn lane described above in paragraph B and a 4 foot bike lane.

D. As depicted on the Rezoning Plan, the minimum width of the right of way for the public streets to be located within the Site shall be 54 feet, and the minimum width of the public streets to be located within the Site shall be 26 feet back of curb to back of curb.

XIV. SIDEWALKS:

A. Petitioner shall install a 6 foot sidewalk with a minimum 8 foot planting strip along the Site's frontage on Reames Road. Petitioner reserves the right to seek a variance from the planting strip width requirement in order to preserve existing trees. The sidewalk and the planting strip (or portions thereof) may be placed in an easement outside of the right of way if necessary.

B. Petitioner shall install a 6 foot sidewalk and a minimum 8 foot planting strip along both sides of the Site's internal public streets.

XV. 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.

XVI. 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.

XVII. 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.

SECTION B-B: SCREENING SECTION

SCALE: 1" = 20'

SCHEMATIC SITE PLAN NORTHLAKES GROVE FOR HILL LAND COROPORATION

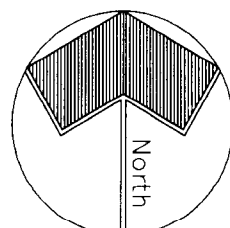
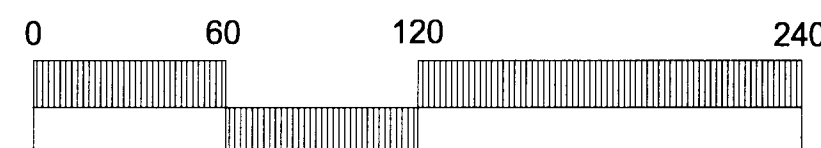
CHARLOTTE, NORTH CAROLINA

FOR

DPR
DESIGN-PLANNING RESEARCH

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

Scale:
1" = 60'



REVISIONS:

1. 6-20-08

REVISIONS PER CITY STAFF & PUBLIC HEARING COMMENTS:
*ADDITIONAL CLIENT REVISIONS.

Sheet Number

RZ-1UR

Sheet 1 of 1



FRONT ELEVATION "R"
SCALE: 1/8"=1'-0" (1/4"=8'-0" SHEET SIZE)
SCALE: 1/4"=1'-0" (1/2"=8'-0" SHEET SIZE)



FRONT ELEVATION "Q"
SCALE: 1/8"=1'-0" (1/4"=8'-0" SHEET SIZE)
SCALE: 1/4"=1'-0" (1/2"=8'-0" SHEET SIZE)



FRONT ELEVATION "B"
SCALE: 1/8"=1'-0" (1/4"=8'-0" SHEET SIZE)
SCALE: 1/4"=1'-0" (1/2"=8'-0" SHEET SIZE)



FRONT ELEVATION "V"
SCALE: 1/8"=1'-0" (1/4"=8'-0" SHEET SIZE)
SCALE: 1/4"=1'-0" (1/2"=8'-0" SHEET SIZE)



FRONT ELEVATION "R"
SCALE: 1/8"=1'-0" (1/4"=8'-0" SHEET SIZE)
SCALE: 1/4"=1'-0" (1/2"=8'-0" SHEET SIZE)



FRONT ELEVATION "P"
SCALE: 1/8"=1'-0" (1/4"=8'-0" SHEET SIZE)
SCALE: 1/4"=1'-0" (1/2"=8'-0" SHEET SIZE)



FRONT ELEVATION "P"
SCALE: 1/8"=1'-0" (1/4"=8'-0" SHEET SIZE)
SCALE: 1/4"=1'-0" (1/2"=8'-0" SHEET SIZE)



FRONT ELEVATION "S"
SCALE: 1/8"=1'-0" (1/4"=8'-0" SHEET SIZE)
SCALE: 1/4"=1'-0" (1/2"=8'-0" SHEET SIZE)



FRONT ELEVATION "T"
SCALE: 1/8"=1'-0" (1/4"=8'-0" SHEET SIZE)
SCALE: 1/4"=1'-0" (1/2"=8'-0" SHEET SIZE)



FRONT ELEVATION "Q"
SCALE: 1/8"=1'-0" (1/4"=8'-0" SHEET SIZE)
SCALE: 1/4"=1'-0" (1/2"=8'-0" SHEET SIZE)



FRONT ELEVATION "P"
SCALE: 1/8"=1'-0" (1/4"=8'-0" SHEET SIZE)
SCALE: 1/4"=1'-0" (1/2"=8'-0" SHEET SIZE)



FRONT ELEVATION "C"
SCALE: 1/8"=1'-0" (1/4"=8'-0" SHEET SIZE)
SCALE: 1/4"=1'-0" (1/2"=8'-0" SHEET SIZE)



FRONT ELEVATION "Q"
SCALE: 1/8"=1'-0" (1/4"=8'-0" SHEET SIZE)
SCALE: 1/4"=1'-0" (1/2"=8'-0" SHEET SIZE)



FRONT ELEVATION "R"
SCALE: 1/8"=1'-0" (1/4"=8'-0" SHEET SIZE)
SCALE: 1/4"=1'-0" (1/2"=8'-0" SHEET SIZE)



FRONT ELEVATION "A"
SCALE: 1/8"=1'-0" (1/4"=8'-0" SHEET SIZE)
SCALE: 1/4"=1'-0" (1/2"=8'-0" SHEET SIZE)