

SCHEMATIC SITE PLAN
REAMES ROAD @ BELLA VISTA
CHARLOTTE, NORTH CAROLINA
FOR
THE ALTURA GROUP

DEVELOPMENT STANDARDS:

I. GENERAL COMMITMENT:

A. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by The Altura Group 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 R-8 MF 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 building be on an individual lot which will be recorded prior to obtaining building permits. Each unit shall be sold with a fee-simple lot. Each unit shall be required to be a member of a Homeowners Association (HOA). The HOA will maintain the common areas, water quality measures, entry monuments, and the amenity area 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 114 for sale residential units located in townhouse style, duplex, triplex or quadplex buildings, together with any incidental or accessory uses associated therewith which are permitted under the Ordinance in the R-8 MF zoning district.

III. SETBACKS AND YARDS:

Development of the Site shall comply with the setback and yard requirements of the Ordinance.

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. Landscaping and screening along the Site's frontage on Reames Road shall be installed in accordance with the detail or cross section set out on the Rezoning Plan.

V. BUFFERS/LANDSCAPED AREA:

A. Petitioner shall establish a 50 foot Class C buffer along the Site's northern boundary line as more particularly depicted on the Rezoning Plan, which buffer shall conform to the standards of Section 12.302 of the Ordinance. The exterior 35 feet of this 50 foot Class C buffer shall be undisturbed, provided, however, that in the event that the existing vegetation does not meet the tree and shrub requirements of a Class C buffer, the Petitioner may install supplemental plantings to bring the Class C buffer into compliance with these requirements. Notwithstanding anything contained herein to the contrary, the width of this 50 foot Class C buffer may not be reduced.

B. Petitioner shall establish a 50 foot buffer that meets the tree and shrub requirements of a Class A buffer along the Site's southern boundary line as more particularly depicted on the Rezoning Plan, which buffer shall conform to the standards of Section 12.302 of the Ordinance.

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

VI. TREE ORDINANCE:

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.

VII. ARCHITECTURAL COMMITMENTS:

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

B. Attached are schematic architectural front and rear elevations that are intended to depict the general conceptual architectural style, character and elements of the townhouse style, duplex, triplex and quadplex buildings 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 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. Attached hereto is a schematic side elevation that is intended to depict the general conceptual architectural style, character and elements of the side elevations of the townhouse style, duplex, triplex and quadplex buildings that will be constructed on the Site adjacent to Reames Road and that will face Reames Road. Accordingly, the side elevations of the buildings constructed on the Site adjacent to Reames Road and that will face Reames Road must be substantially similar in appearance to the attached schematic side elevation 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.

VIII. AMENITY:

An amenity area will be provided on the Site in the general location depicted on the Rezoning Plan. The amenity area will contain, at a minimum, a swimming pool and a cabana.

IX. 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 the 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.

X. OFF-STREET PARKING:

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

B. Some of the residential units located on the Site may not have garages.

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

XI. 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 (NCEM) 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.

XII. SIGNS:

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

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 and/or the North Carolina Department of Transportation.

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.

XIV. SIDEWALKS:

A. Petitioner shall install minimum 5 foot wide sidewalks on the Site connecting each building located thereon to the sidewalks located along the public streets.

B. 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 may be placed in an easement outside of the right of way if necessary.

C. Petitioner shall install a 5 foot sidewalk and a 4 foot planting strip along both sides of the Site's internal public streets.

XV. SOLID WASTE SERVICES:

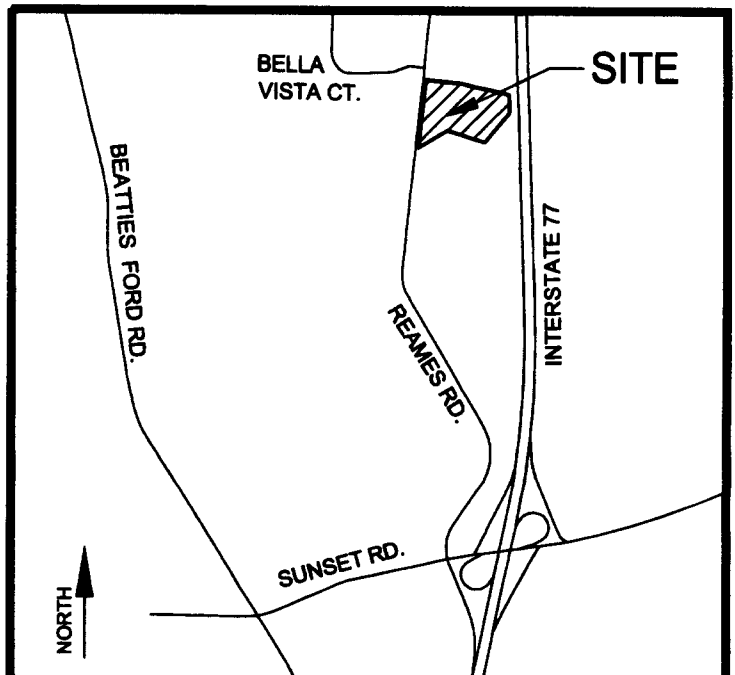
The Site shall comply with all requirements as stated in Chapters 9 and 12 of the Charlotte City Code regarding solid waste dumpster, compactor and recycling areas.

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.



VICINITY MAP - NTS

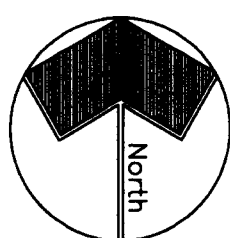
DEVELOPMENT DATA

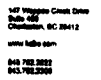
TOTAL SITE AREA:	±14.3 AC
EXISTING ZONING:	R-3
PROPOSED ZONING:	R-8 MF(CD)
MIN. BUILDING SETBACK:	20 FT.
MINIMUM SIDE YARD:	5 FT.
MINIMUM REAR YARD:	(10' AT CORNER LOTS)
PROPOSED # OF UNITS:	114 UNITS MAX.
TAX PARCEL NO.:	03717616, 03717617

BOUNDARY SURVEY INFORMATION
TAKEN BY R. JOE HARRIS & ASSOCIATES, P.L.L.C.
DATED 8-27-07

07-140

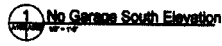
REAMES ROAD @ BELLA VISTA /07029





A. WINDOW TABS ARE LOCATED ABOVE CORRESPONDING 2ND FLOOR WINDOWS AND BELOW CORRESPONDING 1ST FLOOR WINDOWS
B. SEE TYPICAL WALL/SECTION HEIGHTS DETAIL ON SHEET A405 FOR EXACT BEARING HEIGHTS OF STRUCTURAL MEMBERS

1 TYPICAL SOFFIT/PAGE OVERHANG DIMENSION. SEE ROOF PLAN FOR MORE INFORMATION.



A300



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Coker's Commons
Townhomes

Goose Creek, South Carolina

Brentwood Homes

Project Number: 08232
Checked By: CCL
Drawn By: SWS
Date: 08/1/07
Revised:

Elevations -
Garages

A301

