114 UNITS MAX.

03717616, 03717617

MINIMUM REAR YARD:

TAX PARCEL NO.:

PROPOSED # OF UNITS:

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 sub-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.

H. 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 quadraplex 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. The Site shall comply with the requirements of the City of Charlotte Tree Ordinance.
- D. A combination of fencing and/or berms and evergreen and ornamental trees and shrubs will be provided along Reames Road to substantially block the view to the ground level uses of the adjacent new homes. Sight distance will be maintained when planting and screening.

V. ARCHITECTURAL COMMITMENTS:

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

I. <u>LIGHTING</u>:

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.

VII. 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 the garages.

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

VIII. STORM WATER MANAGEMENT:

Storm water runoff shall be managed through proven techniques which satisfy the standards imposed by the Charlotte-Mecidenburg 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.

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:

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

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 along Reames Road in order to preserve existing trees. Sidewalk may be placed in an easement outside the R/W if necessary.

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 6 of the Ordinance.

XIV. <u>BINDING EFFECT OF THE REZONING PETITION</u>:

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 succissors 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.

2007-14

Project Manager

LM

Drawn By

VPB

Checked By

LM

DESIGN-PLANNING-RESEAR

COMMUNITY

RW TO BE

IDENTIFICATION

DEDICATED 30'

FROM CL IF IT

DPR ASSOCIATES

Landscape Architects

Planners & Engineers

420 Hawthorne Lane

Charlotte, NC 28204

704/332-1204

NOW OR FORMERLY
LLC READY PROPERTIES
D.B. 21836 PG. 707
TAX RARCEL 03717615
ZONING: R-3

AREA FOR WATER

- QUALITY AND

- DETENTION

20 REAR YARD

BETTY MASSEY COOPER D.B. 20387 PG. 799 TAX PARCEL 03717605

SCHEMATIC SITE PLAN
REAMES ROAD @ BELLA VISTA

NOW OR FORMERLY

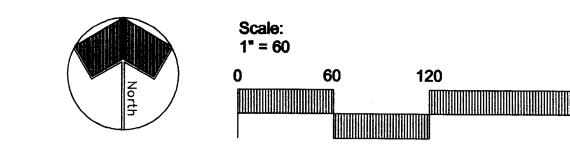
D.B. 19603 PG. 495 TAX PARCEL 03717603 ZONING: R-3

NOW OR FORMERLY DERRICK BLANKENEY D.B. 17726 PG. 77

ZONING: R-3

CHARLOTTE, NORTH CAROLINA

THE ALTURA GROUP



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