

Unless more stringent standards are established by the Rezoning Plan or these Development Standards, all development standards established under the City of Charlotte Zoning Ordinance (the "Ordinance") for the U/R-2 zoning district shall be followed in connection with development taking place on the Site. The development depicted on the Rezoning Plan is intended to reflect the arrangement of proposed uses on the Site, but the final configuration, placement and size of individual Site elements may be altered or modified within the limits prescribed by the Ordinance and the standards established by the Rezoning Plan and these Development Standards during design development and construction phases. Street layouts may be modified to accommodate final building locations.

The Site may be devoted to a maximum of 27 for sale single family attached townhome dwelling units and to any incidental or accessory use in connection therewith which is permitted by right or under prescribed conditions in the UK-2 zoning district.

1. The Petitioner shall establish a 24 foot open space area along the Site's western boundary line as more particularly depicted on the Rezoning Plan.
2. The Petitioner shall establish a 24 foot undisturbed buffer along the Site's northern boundary line as more particularly depicted on the Rezoning Plan.
3. The Petitioner reserves the right to grade and to install a wall and utility lines within the above noted buffer area located along the Site's western and northern boundaries, provided, however, that the wall and utility lines may not cross the buffer areas at interior angles measured at the property line which are not less than 75 degrees.
4. No buildings, parking spaces or maneuvering areas may be located within the buffer areas.
5. No above ground detention facilities or water quality facilities may be located within the 24 foot undisturbed buffer area outlined in Paragraph 2 above.

1. All principal structures constructed on the Site shall satisfy or exceed the setback, side yard and rear yard requirements under the Ordinance for the UR-2 zoning district as depicted on the Rezoning Plan.
2. The Site shall observe a 30 foot setback along Ballantyne Commons Parkway.

1. Common open space on the Site shall be maintained by a homeowners association.

1. Screening shall conform with the standards and treatments specified in Section 12.303 of the Ordinance.
2. Any dumpsters located within the Site that are visible from a public street or from an external adjoining parcel of land will be screened from view by a solid enclosure with gates.

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.

Vehicular and bicycle parking will satisfy the minimum standards established under the Ordinance.

1. Attached hereto is a schematic architectural renderings of the front, side and rear elevations of the single family attached townhome buildings proposed to be constructed on the Site that are intended to depict the general conceptual architectural style, character and elements of these buildings. Accordingly, the front, side and rear elevations of any single family attached townhome building constructed on the Site must be substantially similar in appearance to the relevant attached schematic architectural renderings in terms of their 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.
2. The maximum height of the single family attached townhome buildings proposed to be constructed on the Site shall be 40 feet. Units shall include no more than two habitable floors plus attic space under a dormer on the front elevations.
3. The permitted exterior building materials for the single family attached townhome buildings to be constructed on the Site shall be a combination of brick, stone and similar masonry products, stucco, wood and wood products, shake and hard-plank and fiber cement board. Notwithstanding the foregoing, vinyl may be utilized on the soffits of the single family attached townhome buildings. Except as provided above, vinyl shall not be a permitted exterior building material.
4. At least 25% of the front elevation (excluding doors, windows, rooftops and trim areas) of each single family attached townhome building constructed on the Site shall have brick, stone or a combination of brick and stone.
5. The side elevation of each townhome dwelling unit located on an end of a single family attached townhome building to be constructed on the Site shall be substantially similar to the front elevation of such townhome dwelling unit in terms of the exterior building materials.
6. No more than three (3) consecutive individual townhome units located in the same building may have the same front building elevation in terms of primary exterior building materials.
7. Flat panel garage doors may not be utilized on the garages.
8. Vinyl fences shall be permitted on the Site.

Trash collection will be provided through roll out containers rather than through dumpsters

1. Decorative, pedestrian scale, freestanding lighting fixtures will be installed throughout the Site. The decorative, pedestrian scale, freestanding lighting fixtures will be uniform in design, and the final spacing of such lighting fixtures shall be determined by the Petitioner.

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2. The maximum height of the decorative, pedestrian scale, freestanding lighting fixture installed on the Site, including its base, shall not exceed 15 feet.
3. All exterior detached light fixtures (except street lights along public or private streets) shall be capped, full cut off fixtures.

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

1. Vehicular access to the Site is limited to that depicted on the Rezoning Plan.

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2. The placement and configuration of the access point is subject to any unilateral modifications required to accommodate final site and architectural construction plans and designs and to any adjustments required for approval by the Charlotte Department of Transportation and/or the North Carolina Department of Transportation.
3. 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 Ballantyne Commons Parkway as required to provide right of way measuring 50 feet from the existing centerline of Ballantyne Commons Parkway if such right of way does not currently exist.
4. The Petitioner will install a left turn lane on Ballantyne Commons Parkway into the driveway into the Site in accordance with NCDOT minimum standards.
5. The Petitioner will construct new curb along the Site's immediate frontage along the northerly side of Ballantyne Commons Parkway. The new curb will be located 36 feet from centerline to face of curb.
6. The Petitioner will provide an 8-foot planting strip and a 6-foot sidewalk along the Site's immediate frontage on the northerly side of Ballantyne Commons Parkway as measured from the back of the new curb.
7. The Petitioner will provide a 5 foot sidewalk along one side of the access driveway located to the east of the Site.
8. The gate located on the driveway into the Site on Ballantyne Commons Parkway will be located a minimum of 50 feet from the current right-of-way line.
9. Sidewalks will be provided on the Site in accordance with the Ordinance.

This development shall meet all requirements as stated in Chapters 9 and 12 of the Charlotte City Code regarding solid waste dumpster, compactor and recycling areas.

Adequate fire protection in the form of fire hydrants will be provided to the City of Charlotte Fire Code's specifications. Plans for each townhome building will be submitted to the Fire Marshal's office for approval before the construction of that building commences.

1. The Petitioner will tie into the existing public storm water system(s). The 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, the Petitioner shall provide alternate methods to prevent this from occurring. If the receiving public drainage system(s) is already out of standard, the Petitioner's proposed development will be designed so as to not place the downstream public system(s) further out of standard.

2. For projects with defined watersheds greater than 24 % built up areas, construct water quality best management practices (BMPs) that are designed to achieve 85% Total Suspended Solids 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 Mecklenburg County BMP Design Manual, published by the N.C. Department of Environment and Natural Resources, July 2007, <http://www.ncdems.gov>. (Design Standards) shall be used according to the City of Charlotte Best Management Practices Manual, (when available). Use of Low Impact Development (LID) techniques is optional.
3. The Permittee shall control the peak to match the predevelopment runoff rates for the 10 year and 25 year return storms and shall conduct a hydrologic analysis to determine whether additional peak flow control is needed and if so, for what level of storm frequency.

If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under these Development Standards and this Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site and their respective heirs, devisees, personal representatives, successors in interest or assigns.

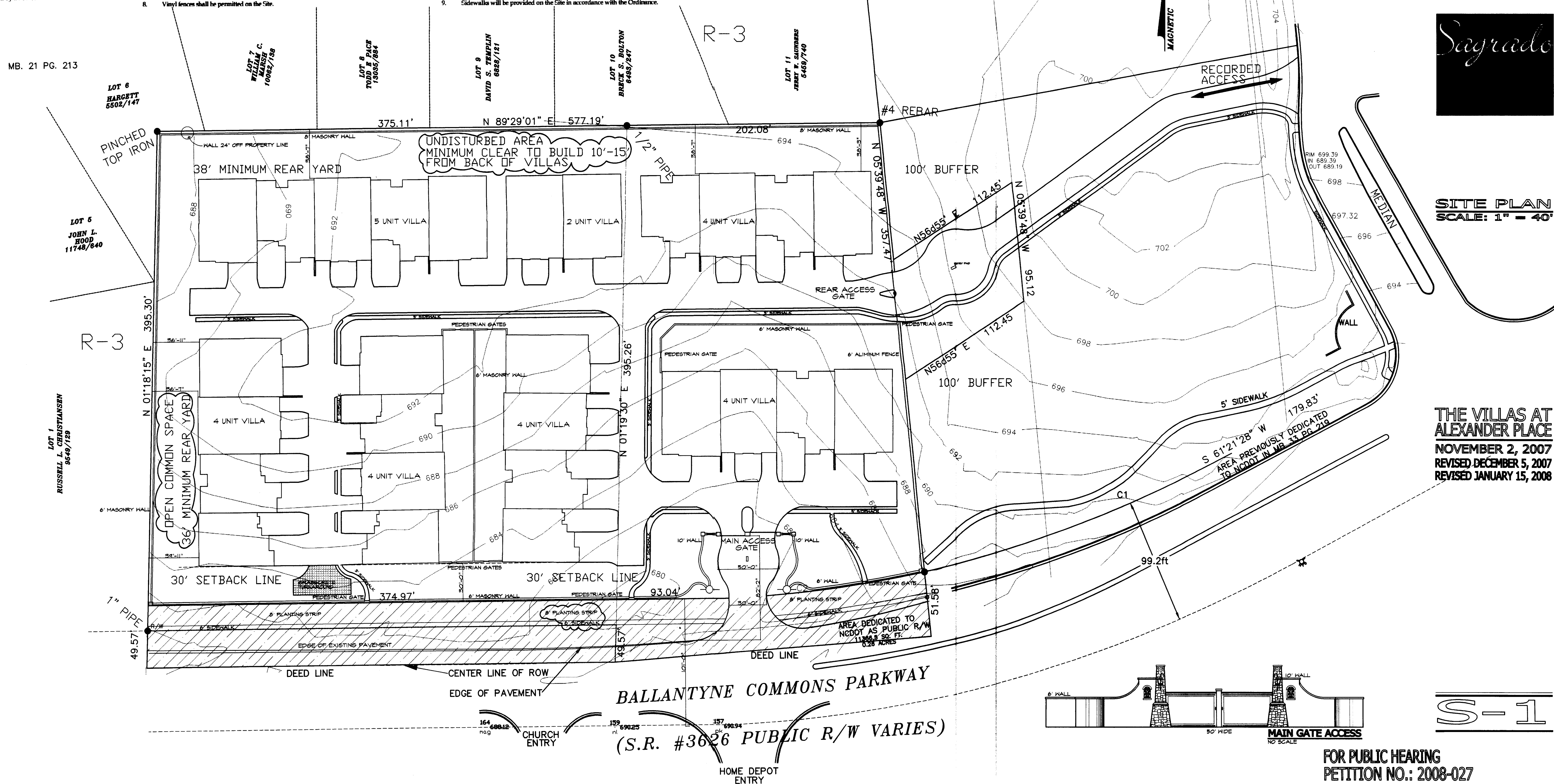
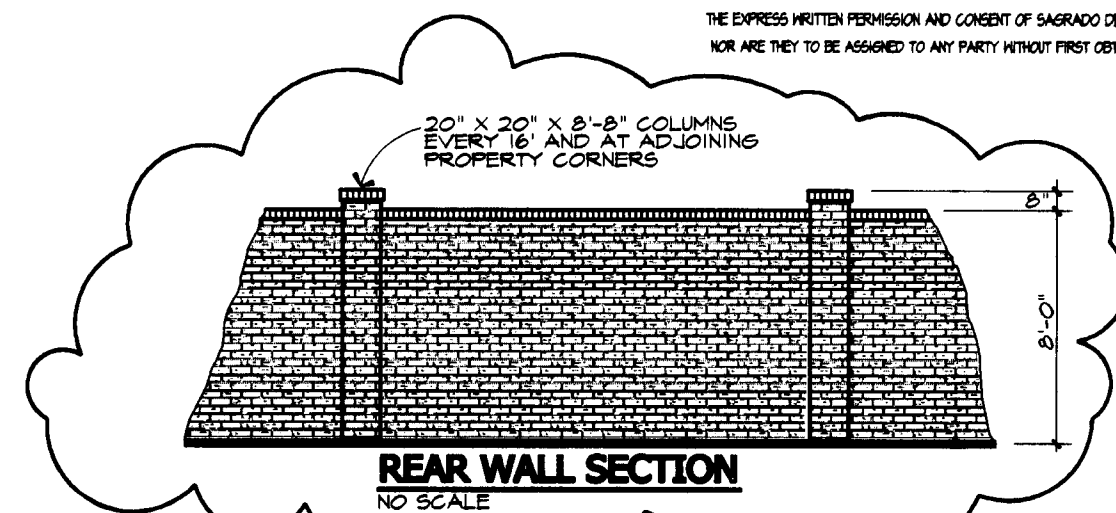
Future amendments to this Rezoning Plan and these Development Standards may be applied for by the then Owner or Owners of the Site in accordance with the provisions of Chapter 6 of the Ordinance.

REVSD. 1/14/08

SITE ACREAGE: GROSS 6.05 ACRES NET 5.36 ACRES OF R.O.W.
TAX PARCELS: 225.112.07, 225.112.26 & 225.112.08
EXISTING ZONING: R-3
PROPOSED ZONING: UR-2 (CD)
PROPOSED USE: TOWNHOMES FOR SALE
PROPOSED NUMBER OF TOWNHOMES FOR SALE: 27

**PO BOX 78972
Charlotte, NC 28271
704.846.7891**

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FRONT VIEW
UNIT A

FRONT VIEW
UNIT B

FRONT VIEW
UNIT C

FRONT VIEW
UNIT A (R)

VIEW FROM BALLANTYNE COMMONS PARKWAY

THE VILLAS AT
ALEXANDER PLACE
DECEMBER 18, 2007
REVISED 1/14/08

A, B, & C
ELEVATIONS
SCALE: 3/16" = 1'-0"