



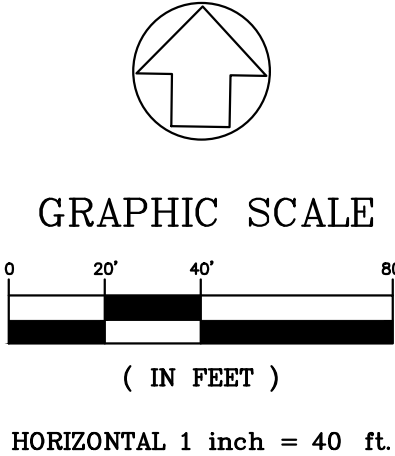
- A RIGHT-OF-WAY ENCROACHMENT AGREEMENT IS REQUIRED FOR THE INSTALLATION OF ANY NON-STANDARD ITEMS (IRRIGATION SYSTEMS, ORNAMENTAL PLANTING, ETC.) TO BE INSTALLED WITHIN THE RIGHT-OF-WAY OF ANY PROPOSED EXISTING CITY-MAINTAINED STREET RIGHT-OF-WAY BY A PRIVATE INDIVIDUAL, GROUP, BUSINESS, OR HOMEOWNER/BUSINESS ASSOCIATION, AND THE CITY WILL ADVISE THE APPLICANT OF THE CITY'S POLICY REGARDING CONSTRUCTION/INSTALLATION CONTACT CDOT FOR ADDITIONAL INFORMATION CONCERNING COST, SUBMITTAL, AND LIABILITY INSURANCE COVERAGE REQUIREMENTS.
- THE PETITIONER NEEDS TO COMPLETE AND SUBMIT THE RIGHT OF WAY ENCROACHMENT AGREEMENT TO THE CITY OF DENVER BEFORE THE RIGHT-OF-WAY ABANDONMENT PROCESS IS CONTROLLED BY NORTH CAROLINA GENERAL STATUTES AND IS INDEPENDENT OF THIS REZONING PROCESS.
- CHANGES TO SITE PLAN ELEMENTS ALONG EXISTING RIGHT-OF-WAY TO BE ABANDONED MAY BE REQUIRED IF ABANDONMENT IS NOT APPROVED, SUBJECT TO THE APPROVAL OF APPROPRIATE CITY DEPARTMENTS.
- THE PETITIONER SHALL DEDICATE AND CONVEY IN FEE SIMPLE ALL RIGHTS-OF-WAY TO THE CITY BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED. THESE RIGHTS-OF-WAY SHALL BE LOCATED AT 2' BEHIND BACK OF SIDEWALK WHERE FEASIBLE."
- ALL PUBLIC ROADWAY IMPROVEMENTS WILL BE SUBJECT TO THE STANDARDS AND CRITERIA OF CDOT AND NCDOT, AS APPLICABLE, TO THE ROADWAY IMPROVEMENTS WITHIN THEIR RESPECTIVE ROAD SYSTEM AUTHORITY. IT IS UNDERSTOOD THAT SUCH ROADWAY IMPROVEMENTS MAY BE UNDERTAKEN BY THE PETITIONER ON ITS OWN OR IN CONJUNCTION WITH OTHER DEVELOPMENT OR ROADWAY PROJECTS TAKING PLACE WITHIN THE BROAD NORTH EASTERN CORRIDOR AREA. THE CITY OF DENVER WILL SUPPORT ANY PUBLIC PARTNERSHIP EFFORT OR OTHER PUBLIC SECTOR PROJECT SUPPORT.

1. FOR ADJOINING PARTNERS RECEIVING STORM WATER DISCHARGE THE PETITIONER SHALL ANALYZE THE PROXIMITY OF THE EXISTING STORM WATER CONVEYANCE ON THE ADJOINING PARTNERS TO HAVEN DRIVE. IF THE EXISTING STORM WATER CONVEYANCE ON THE ADJOINING PARTNERS IS FOUND TO BE INADEQUATE, THE PETITIONER SHALL HAVE A GOOD FAITH EFFORT WITH THE PROPERTY OWNER(S) TO IMPROVE THE STORM WATER CONVEYANCE OR MITIGATE THE STORM WATER DISCHARGE ONTO THE ADJOINING PARTNERS.
2. THE LOCATION, SIZE, AND TYPE OF STORM WATER MANAGEMENT SYSTEMS DEPICTED ON THE REZONING MAP SHALL BE SUBJECT TO THE CITY'S REVIEW AS PART OF THE FULL DEVELOPMENT PLAN SUBMITTAL AND ARE NOT IMPLICITLY APPROVED WITH THIS REZONING. ADJUSTMENTS MAY BE NECESSARY IN ORDER TO ACCOMMODATE FACTORS SUCH AS WATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.



1. To provide privacy, all residential entrances within 15 feet of the sidewalk must be raised from the garage sidewalk grade a minimum of 24 inches.
2. Pitched roofs, if provided, shall be a symmetrical slope of no less than 5:12, except that roofs for porches and attached sheds may be no less than 2:12, unless a flat roof architectural style is employed.
3. Usable porches and stoops shall form a predominant feature of the building design and be on the front and side of the building. Usable front porches, when provided, should be covered and be at least 6 feet deep. Stoops and entry-level porches may be covered but should not be enclosed.
4. All convenient units that face a public or private street should have a porch or stoop or a minimum of 10 feet on the front side of the unit or provide blank wall provisions that limit the maximum blank wall exposure to 10 feet on all building levels.
5. Garage doors visible from public or private streets should minimize the visual impact by having an setback of no less than 24 inches from the front wall plane and additional architectural treatments such as translucent garage doors or projecting elements over the garage door opening.
6. Walkways should be provided to connect all residential entrances to sidewalks.
7. Townhouse and Attached Single Family buildings fronting public or private residential streets shall have a minimum of 6 individual units or fewer. The number of individual units per building should be varied in proportion to the lot size. If multiple 6 unit buildings are adjacent.

SITE DEVELOPMENT TABLE:



NOTE:
UNIT SIZES SHOWN ARE APPROXIMATE. ACTUAL UNIT SIZES MAY
VARY WITHIN BUILDING ENVELOPE.

GENERAL PROVISIONS:
THESE DEVELOPMENT STANDARDS FORM PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY RAYNA PROPERTIES, LLC (THE "PETITIONER") TO ACCOMMODATE THE DEVELOPMENT OF A RESIDENTIAL COMMUNITY ON AN APPROXIMATE 4.429 ACRE SITE LOCATED AT 3822 DAVID COX ROAD, WHICH IS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (THE "SITE"). THE SITE IS COMPRISED OF TAX PARCEL NUMBER 02711418.

DEVELOPMENT OF THE SITE SHALL BE GOVERNED BY THE REZONING PLAN. THESE DEVELOPMENT STANDARDS AND THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE") SHALL BE APPLIED TO THE DEVELOPMENT OF THE PROJECT. THE REZONING PLAN AND THE CITY OF CHARLOTTE ZONING STANDARDS ESTABLISH MORE STRINGENT STANDARDS. THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE "R-17MF" ZONING DISTRICT SHALL GOVERN ALL DEVELOPMENT TAKING PLACE ON THE SITE. THE CONFIGURATIONS, PLACEMENTS AND SIZES OF THE PROPOSED BUILDINGS, DRIVEWAYS, DRIVEWAYS, DRIVEWAYS, DRIVEWAYS, PRIVATE ROADS, AND ANCILLARY SITE ELEMENTS DEPICTED ON THE REZONING PLAN ARE SCHEMATIC IN NATURE AND THEREFORE ARE SUBJECT TO REFINEMENTS AS PART OF THE TOTAL DESIGN PROCESS. SINCE THE PROJECT HAS NOT UNDERGONE THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASES, IT IS INTENDED THAT THIS REZONING PLAN WILL BE USED TO GUIDE THE DEVELOPMENT OF THE PROJECTS OR MODIFICATIONS FROM THE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT / SITE ELEMENTS.

1. USES ALLOWED WITHIN THE REZONING AREA SHALL BE LIMITED TO RESIDENTIAL USES ALLOWABLE WITHIN THE R-17M ZONING DISTRICT. ALLOWED USES SHALL BE LIMITED TO THE USES OF THE SITE AS DESCRIBED WITHIN THE FOLLOWING DESCRIPTIONS AND AS GENERALLY ILLUSTRATED WITHIN THE SITE PLAN.
 - a. A MAXIMUM OF NINE (9) BUILDINGS WHICH MAY INCLUDE UP TO SIX (6) TOWNHOMES, AND UP TO THREE (3) DUPLEXES.
 - b. (6) TOTAL ATTACHED SINGLE FAMILY RESIDENTIAL UNITS, AS DEPICTED ON THE SITE PLAN.
 - c. MAXIMUM HEIGHT SHALL NOT EXCEED REQUIREMENT AS SET FORTH IN THE ZONING ORDINANCE. AN INCREASE IN HEIGHT OF 1' FOR EVERY 2' OF DISTANCE FROM SIDE YARD SHALL BE ALLOWABLE PER TABLE 9.305(1)(b)(B).

1. VEHICULAR AND PEDESTRIAN ACCESS TO THE SITE FROM OLD ROAD AND SIDEWALK WILL BE GENERALLY DEPICTED ON THE REZONING PLAN.
2. THE PLACEMENT AND CONFIGURATION OF THE VEHICULAR ACCESS POINTS SHOWN ON THE REZONING PLAN IS SUBJECT TO ANY FUTURE MODIFICATION OF THE SITE PLAN TO ACCOMMODATE FINAL SITE AND CONSTRUCTION PLANS AND DESIGNS.
3. INTERNAL VEHICULAR ACCESS TO THE SITE PROVIDED AS GENERALLY DEPICTED ON THE SITE PLAN.
4. THE REZONING PLAN INCLUDES A RECOMMENDED LANDSCAPE STRIP AND SIDEWALK ALONGS OLD SUGAR CREEK ROAD. ALL TRANSPORTATION IMPROVEMENTS WITHIN THE PUBLIC RIGHT OF WAY SHALL BE APPROVED BY THE CITY OF CHARLOTTE PRIOR TO THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED.
5. THE PETITIONER SHALL EITHER DEEDATE FEE SIMPLE CONVEYANCE OF ALL RIGHTS OF WAY AND SIDEWALKS TO THE CITY OF CHARLOTTE OR DEEDATE FEE SIMPLE CONVEYANCE OF ALL RIGHTS OF WAY AND SIDEWALKS TO THE CITY OF CHARLOTTE PRIOR TO THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED.
6. A MINIMUM OF TWO (2) PARKING SPACES PER RESIDENTIAL UNIT ON SITE AS GENERALLY DEPICTED ON THE SITE PLAN.

1. THE EXTERIOR BUILDING MATERIALS FOR ALL FOUR SIDES WILL BE PRIMARILY OF BRICK, CEMENTITIOUS SIDING, PRECAST CONCRETE, AND/OR STONE, IRIS, STUCCO, METAL PANEL EXCLUDING WINDOWS, DOORS, SLOTTED, GABLES, ROOF, AND ARCHITECTURAL DETAIL OR TRIM. THE USE OF VINYL / ALUMINUM SIDING (EXCLUDING WINDOWS, DOORS, SLOTTED, GABLES, AND TRIM), WILL NOT BE PERMITTED. WHERE PITCHED ROOFS OCCUR, THE ROOFS SHALL BE ARCHITECTURAL GRADE SHINGLES.
2. BUILDINGS SHALL NOT EXCEED 160' IN LENGTH.
3. BLANK WALL AREA SHALL NOT EXCEED 20'.
4. TOWNHOME ENTRIES SHALL BE RECESSED OR RAISED WITH A UNIT OR INTERNAL STAIRS. THERE SHALL HAVE COVERED OR RECESSED ENTRIES AT SIDEWALK LEVEL.
5. THE PRIMARY PEDESTRIAN ENTRY TO EACH TOWNHOME SHALL FACE A FRONTAGE (STREET, VEHICULAR WAY OR COMMON GREEN SPACE).

1. FENCE STANDARDS SHALL COMPLY WITH PROPOSED ZONING. CHAIN LINK FENCES ARE NOT ALLOWED.

STREETSCAPE AND LANDSCAPING:

1. THE PETITIONER SHALL PROVIDE AN 8 FT PLANTING STRIP AND A 6 FT SIDEWALK ALONG OLD SUGAR CREEK ROAD AS GENERALLY SHOWN ON SITE PLAN.
2. THE PETITIONER SHALL COMPLY WITH THE CITY OF CHARLOTTE TREE ORDINANCE.

1. THE PETITIONER SHALL COMPLY WITH THE CITY OF CHARLOTTE POST CONSTRUCTION ORDINANCE.

1. ALL ATTACHED AND DETACHED LIGHTING WILL BE FULL CUTOFF FIXTURES AND DOWNWARDLY DIRECTED. HOWEVER, UPWARD FACING ARCHITECTURAL AND LANDSCAPE ACCENT LIGHTING SHALL BE PERMITTED.

1. FUTURE AMENDMENTS TO THE TECHNICAL DATA SHEET OR THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF PARCEL OR PARCELS WITHIN THE SITE INVOLVED IN ACCORDANCE WITH PROVISIONS OF CHAPTER 6 OF THE ORDINANCE. FURTHER ALTERATIONS OR MODIFICATIONS TO THE REZONING IN THE OPINION OF THE PLANNING DIRECTOR, OR SUBSTANTIALLY ALTER THE CHARACTER OF THE DEVELOPMENT OR SIGNIFICANTLY ALTER THE APPROVED TECHNICAL DATA SHEET OR ANY OF ITS CONDITIONS OR WHICH INCREASE THE INTENSITY OF DEVELOPMENT SHALL NOT BE DEEMED TO BE MINOR AND MAY ONLY BE MADE IN ACCORDANCE WITH THE PROVISIONS OF SUBSECTIONS 6.207(1) OR (2) OF THE ORDINANCE, AS APPLICABLE.

1. IF THIS SITE PLAN AMENDMENT IS APPROVED, ALL CONDITIONS APPLICABLE TO DEVELOPMENT OF THE SITE IMPOSED UNDER THE TECHNICAL DATA SHEET WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE CURRENT AND THE CURRENT AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE SUCCESSORS IN INTEREST AND ASSIGNS.
2. THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERMS, "PETITIONER" AND "OWNER" AND "OWNERS" SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST OR ASSIGN