

A. General Provisions

1. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Application filed by Ivan Ivanoff (the "Applicant/Petitioner") to accommodate the development of a residential community on that approximately 5.28 acre site located at 14525 Sledge Road, which site is more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of the entirety of Parcel 199-07-103.
 2. Development of the Site will be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance").
 3. Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the UR-2 zoning district shall govern the development and use of the Site.
 4. Future amendments to the Rezoning Plan and/or these Development Standards may be applied to by the then owner or owners of the Site in accordance with the provisions of the Ordinance. Alterations to the Rezoning Plan are subject to the Ordinance.
- B. Permitted Uses/Development Limitations**
- The Site may be devoted only to a residential community containing up to 32 for-sale single-family attached dwelling units and to any incidental and accessory uses relating thereto that are allowed in the UR-2 zoning district.
- C. Transportation**
1. Vehicular access to the Site shall be as generally depicted on the Rezoning Plan. The placement and configuration of the vehicular access points are subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required for approval by the Charlotte Department of Transportation ("CDOT").

2. As depicted on the rezoning plan, the site will be served by private driveways, and minor adjustment to the location of the driveway shall be allowed during the construction permitting process.
 3. If necessary, the petitioner shall dedicate via fee simple conveyance of all rights of way to the City before the site's first building certificate of occupancy is issued. Instances where the back of sidewalk location is greater than the rights-of-way, the Petitioner shall provide easements extending 2' from back of sidewalk to the rights-of-way.
 4. All transportation improvements will be approved and constructed before the site's first building certificate of occupancy is issued.
 5. The petitioner reserves the right to improve/institute on-street parking by widening Castleton Road. In the event that storm water drainage is required as a result of the road widening, the petitioner may elect to forgo street widening and only implement curb and gutter as required by Chapter 19 of the City Code.
- D. Architectural Standards**
1. The maximum height in feet of the single family detached dwelling units to be located on the site shall be 40 feet.
 2. Permitted building materials shall comprise of brick, cedar shake, wood siding, fiber cement siding, stucco, masonry, and/or other material approved by the City Planning Director.
 3. Pitched roofs, if provided, shall be symmetrically sloped no less than 5:12, except that roofs and porches and attached sheds may be no less than 2:12, unless a flat roof architectural style is employed.
 4. Permitted slope roof materials are asphalt shingles, composition shingles, wood shingles, tin, standing seam metal, and wood shakes.
 5. Garage doors fronting public or private streets shall minimize the visual impact by providing a

architectural recess of 12 to 24 inches from the front wall plane and additional architectural treatments such as translucent windows or project elements over the garage door opening.

E. Streetscape and Landscaping

1. A minimum eight (8) foot wide planting strip and a minimum six (6) foot wide sidewalk shall be installed along the existing public street abutting the property frontage as generally depicted on the Rezoning Plan.
 2. Building setbacks shall be measured from the back of right of way as generally depicted on the Rezoning Plan.
- F. Open Space** - Petitioner intends to comply with the Zoning Ordinance.
- G. Lighting**
1. All freestanding lighting fixtures installed on the Site (excluding lower, decorative lighting that may be installed along the driveways and sidewalks as landscaping lighting) shall be fully capped and shielded and the illumination downwardly directed.

F. Open Sp

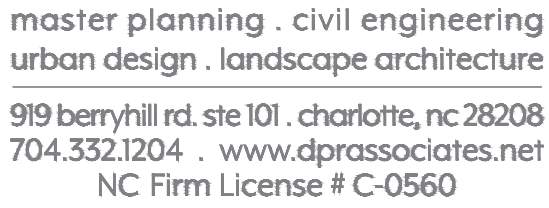
- G. Lighting**
1. All freestanding lighting fixtures installed on the Site (excluding lower, decorative lighting that may be installed along the driveways and sidewalks as landscaping lighting) shall be fully capped and shielded and the illumination downwardly directed.
 2. The maximum height of any pedestrian scale freestanding light fixture installed on the site, including its base, shall not exceed sixteen (16) feet.

H. Environmental Features

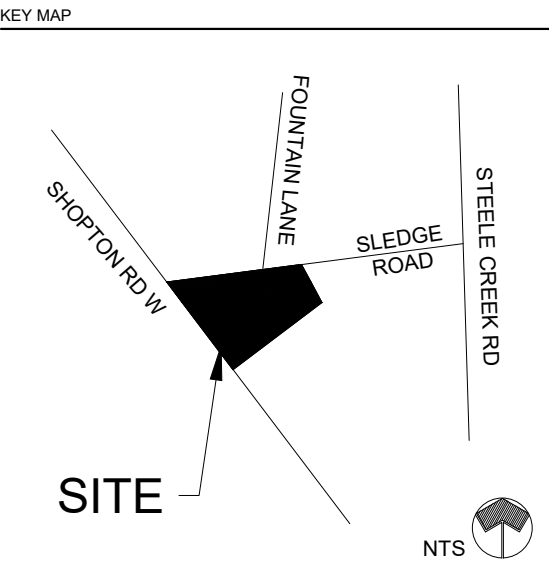
1. Development of the site shall comply with Charlotte Tree Ordinance.
2. The site is located in the Central Catawba PCO watershed district and will comply with PCSO Ordinance. The location, size, and type of storm water management systems (if required) are subject to review and approval as part of the full development plan submittal and are not implicitly approved with this rezoning. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and natural site discharge points.

DEVELOPMENT DATA

PARCEL NUMBER	199-07-103
TOTAL AREA	5.279 AC +/- NET (229,964 SF)
JURISDICTION	MECKLENBURG COUNTY / ETJ
EXT'G ZONING	R-3
PROPOSED ZONING	UR-2 (CD)
F.A.R.	1.0 MAX
EXISTING USE	UNDEVELOPED
PROPOSED USE	32 DU (ATTACHED SINGLE FAMILY)
BUILDING HEIGHT	40' HT MAX
SETBACK	20' FROM R/W
REAR YARD	10'-0"
SIDE YARD	5'-0"



CLIENT / OWNER
REAL ESTATE PROPERTIES HOLDING, LLC
c/o IVAN IVANOV
9333 FORSYTH PARK DRIVE, SUITE H CHARLOTTE,
NORTH CAROLINA 28273 704-737-5633



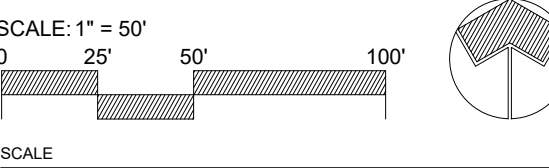
PROJECT

14525 SLEDGE ROAD
REZONING PETITION

[illegible]

PROJ. MANAGER:
DRAWN BY:
CHECKED BY:

SEAL



TECHNICAL DATA SHEET

RZ-1.0