

DEVELOPMENT STANDARDS
RAINTREE LANE TOWNHOMES ZONING

I. **GENERAL COMMENTS:**
 Development of the site shall be in accordance with the standards established under the zoning ordinance of the City of Charlotte (the "Ordinance") for the R-4 Zoning District unless more stringent standards are established by these Development Standards on this Technical Data Sheet.

II. **PERMITTED DEVELOPMENT WITHIN THIS SITE:**
 Single-family detached residential dwellings may be developed on the site, together with any incidental or accessory uses associated therewith which are permitted under the Ordinance by right or under prescribed conditions in an UR-C Zoning District. No office or commercial uses shall be permitted.

III. **VEHICULAR ACCESS, CONSTRUCTION TRAFFIC:**
 The number of access points to the site shall be limited to that shown on the Technical Data Sheet. The access point to Raintree Lane shall be full movement. No vehicle access is provided from Highway 51. This access point shall be located in the general area depicted on the Technical Data Sheet. Final location of each access point is subject to any modifications required to accommodate final site and construction plans/design, and site/topographic constraints and COC approvals.

IV. **DESIGN GUIDELINES:**
LANDSCAPING:
 In every instance the side yard, setback, and rear yard requirements imposed under the Ordinance will be satisfied with respect to the development taking place within the site, unless more stringent requirements are established under these Development Standards. In addition, landscaped areas shall be maintained along portions of the site boundary in the manner shown on this Technical Data Sheet.

OFF-STREET PARKING:
 Off-street parking shall meet the minimum standards established under the Ordinance.

STORM WATER MANAGEMENT AND EROSION CONTROL:
 Storm water shall be managed in accordance with the requirements of the City of Charlotte.

(1) Stormwater detention facilities will be located underground.

(2) During the construction process, the Petitioner shall utilize the following erosion control measures: temporary or staged seeding on graded areas immediately following the completion of land disturbing activities to minimize the amount of identified areas and reduce the potential for off-site sedimentation; double silt fences at the base of slopes of the site where erosion control is required; rip-rap and other flow-control structures in waterways to reduce erosion; and other measures to enhance the stability and reduce the discharge of solids from the site; and two-stage sediment basins with outlet sumps sized for a 20-year storm event to enhance sediment removal capabilities.

(3) The storm water system for the site will be designed to accommodate the 2 and 10 year storm events per the requirements set forth in the Charlotte-Mecklenburg Storm Water Design Manual. Prior to designing the storm water detention system for this site, the Petitioner agrees to contact a consultant designated by the President of the Raintree Homeowners Association and review with such consultant the proposed design for the site's storm water system and give due and careful consideration to any suggestions the consultant may make with respect to the proposed design. Additionally, once the design for the system has been completed, the Petitioner agrees to furnish a copy of the proposed design to the system to the President of the Raintree Homeowners Association and to utilize from testing appropriate permits to construct such system for a period of 20 days thereafter so as to allow the Raintree Homeowners Association time to inspect an independent storm water consultant to confirm that the proposed design has been properly designed to accommodate the 2 year and 10 year storm events. If this consultant concludes that the system is not so designed and if such conclusion is communicated to the Petitioner within 20 days after such plans are delivered to the Raintree Homeowners Association, the Petitioner agrees to arrange for a meeting with the Petitioner's consultant, Raintree Homeowners Association's consultant and a staff member from the Charlotte Storm Water Department for the purpose of having such consultant explain his position with respect to the design of the proposed system and having the staff member thereafter make a final determination as to what is to be done by the Petitioner to bring the design into compliance. Once this design has been completed, the Petitioner agrees to submit design changes deemed necessary by the Charlotte Storm Water Department's staff member and to cause the storm water detention system to be constructed in accordance with the revised plans. The Petitioner further agrees to reimburse the Raintree Homeowners Association for reasonable charges made by its consultant for performing the services described above.

(4) Petitioner agrees to have an adjacent downstream storm drainage system analyzed to ensure that it will not be taken out of standard due to the development and, if it is found that the proposed development will cause the storm drainage system to exceed its design capacity, the Petitioner agrees to provide adequate detention to prevent the flow overflowing. Should the Petitioner determine that the system is not so designed, the Petitioner agrees to obtain a permit to do so. Petitioner agrees to cause the storm water detention facility abutting with the storm water detention system with the downstream property owner's consent and necessary based on system analysis, either by stabilized overflow flow or by direct connection to the abutting downstream system.

LANDSCAPING, SCREENING AND TREE PRESERVATION

(1) Landscaping and screening shall, as a minimum, satisfy the requirements of Section 13.303 of the Ordinance.

(2) Landscaping will be installed in stages in accordance with the Ordinance on the site as developed.

(3) Those mature trees located within the setback along Highway 51 and Raintree Lane as designated on this Technical Data Sheet will be preserved, except those required to be removed to accommodate the driveway along Raintree Lane.

(4) The Petitioner shall provide for an American Redwood hedge or some other species of equal quality to be installed along the southerly side of the project in the location generally depicted on the Technical Data Sheet. The Redwood plants will be at least 3 feet in diameter.

SIGNS

(1) All signs placed on the site will be erected in accordance with the requirements of the Ordinance.

(2) A water signage and graphics system will be adopted and implemented throughout the site.

LIGHTING

(1) All freestanding lighting fixtures installed will be uniform in design and the maximum height of any such lighting fixture, including its base, may not exceed 20 feet in height.

(2) All direct lighting within the site (except overlights which may be erected along the private driveway and streets) will be shielded to prevent light trespass and otherwise designed such that direct illumination does not extend past any adjacent property.

(3) Consideration will be given to the impact of lighting both within and without the perimeter of the site, being to include intensity, color, glare, energy efficiency, and shielding sources of light, the intent being to eliminate glare towards public streets and adjacent properties.

ARCHITECTURAL GUIDELINES

(1) The architect's architectural elevations are intended to depict the general conceptual architectural style of the single detached residential buildings located on the site. Changes and alterations which do not materially change the family attached residential building style are permitted based upon final design/construction drawings. The single family overall conceptual architectural style may vary slightly from the architectural style shown on the drawings. Attached residential buildings may vary slightly from the architectural style shown on the drawings. Buildings will not exceed three stories including underground parking facilities, if provided, nor 40 feet in height. Buildings will be at least 10 feet from other buildings.

(2) Elements will be provided within the setbacks along Raintree Lane and Highway 51 for the potential burial of overhead utility lines.

(3) Garbage handling will be provided through individual roll-out containers rather than dumpsters.

FEES/HYDRANTS

(1) Fire hydrants shall be located within 750 feet of the most remote point of buildings on this Technical Data Sheet and then Development Standards.

(2) The owner or owners of the site, in accordance with the Ordinance, may apply for future amendments to this Technical Data Sheet and then Development Standards.

BINDING EFFECT OF THE REZONING ESTIMATES

(1) If the Petitioner's rezoning petition is approved, the development program established under these Development Standards and this Technical Data Sheet shall, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and the owners (from time to time) and their respective heirs, devisees, personal representatives, successors in interest and assigns.

RAINTREE TOWNHOUSE SITE for CORINTHIAN

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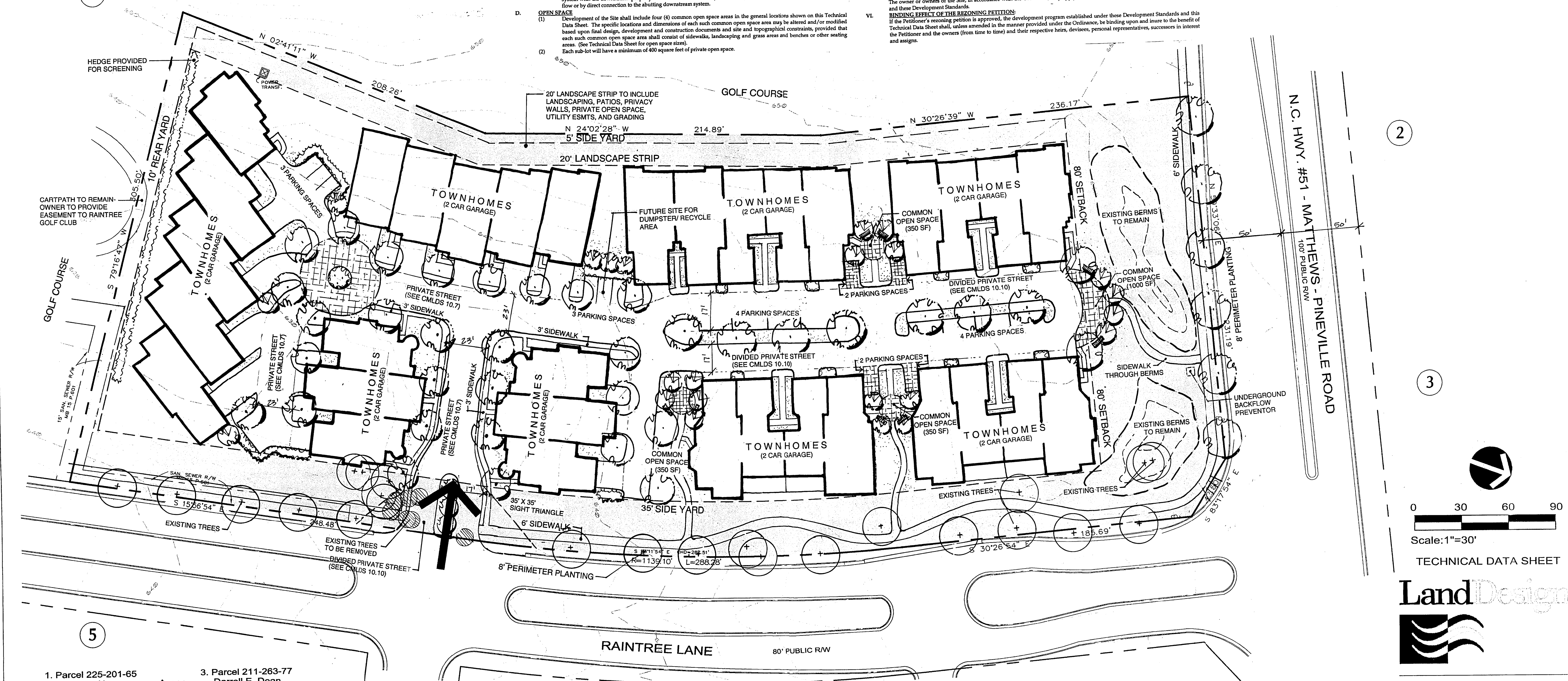
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- Parcel 225-201-65
Raintree Homeowners Assoc.
8900 Raintree Ln.
Charlotte, N.C. 28277
Zoning R-PUD
- Parcel 211-263-77
Darrell E. Dean
3525 Chatham Pl.
Charlotte, N.C. 28226
Zoning R-3
- Parcel 225-151-02
Raintree Homeowners Assoc.
8900 Raintree Ln.
Charlotte, N.C. 28277
Zoning R-PUD
- Parcel 225-153-53
Mary May Gillespie
9521 Elm Lane West
Charlotte, N.C. 28277
Zoning R-PUD

- Parcel 211-263-76
Rajeev Bhav
3511 Chatham Pl.
Charlotte, N.C. 28227
Zoning R-3

- Parcel 225-153-53
Mary May Gillespie
9521 Elm Lane West
Charlotte, N.C. 28277
Zoning R-PUD

LEGEND

- PROPOSED TREES
- EXISTING TREES
- EXISTING TREES TO BE REMOVED

APPROVED BY CITY COUNCIL
 DATE 12/14/02

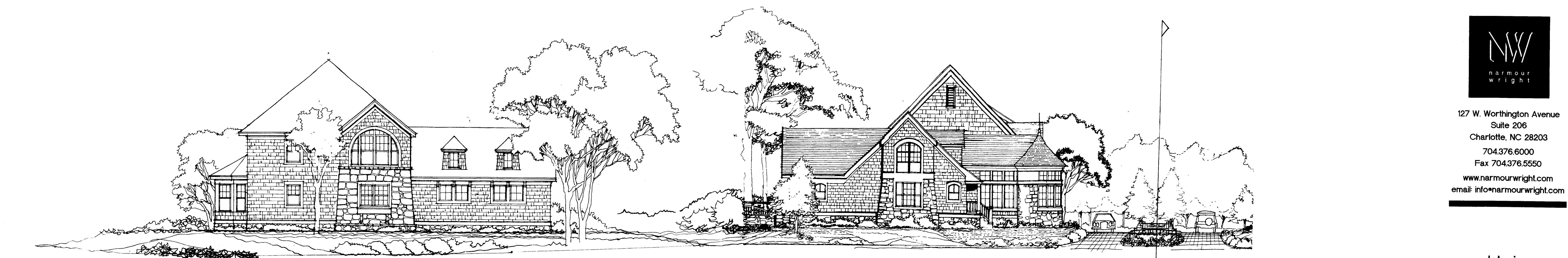
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TECHNICAL DATA SHEET

LandDesign

23 North Graham Street
Charlotte, NC 28203
Phone: 704.333.0315
Phone: 704.376.7777
Fax: 704.333.3436
Fax: 704.376.8345

Date: 8/3/02
Project Number: 1002074
Revision 1: 10/18/02
Revision 2: 11/05/02
Revision 3:



Building Elevations on Raintree Lane



Building Elevations on Raintree Lane



Building Elevations on Pineville-Matthews Road

NW
NARMOUR WRIGHT

127 W. Worthington Avenue
Suite 206
Charlotte, NC 28203
704.376.6000
Fax 704.376.5550
www.narmourwright.com
email: info@narmourwright.com

Interim
Release
Drawing

Not for Construction,
Final Pricing, or Permit

Townhouses at Raintree
for Corinthian International

DATE
November 4, 2002
REVISIONS

PROJECT NUMBER
02-050
DRAWN BY:
NWA
CHECKED BY:
NWA

APPROVED BY CITY COUNCIL
 DATE 12/14/02
 Elevations for Zoning