



project inspiration - 3 story front elevation

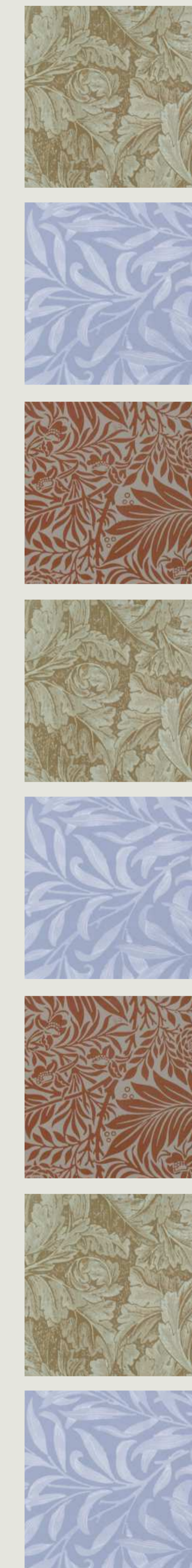
N O R T H L A K E C R O S S I N G
A P A R T M E N T S

EPOCH PROPERTIES


 FUGLEBERG KOCH


 DIX LATHROP
 AND ASSOCIATES, INC.
 LANDSCAPE ARCHITECTURE
 AND LAND PLANNING

1.19.12



project inspiration - 3 story side elevation

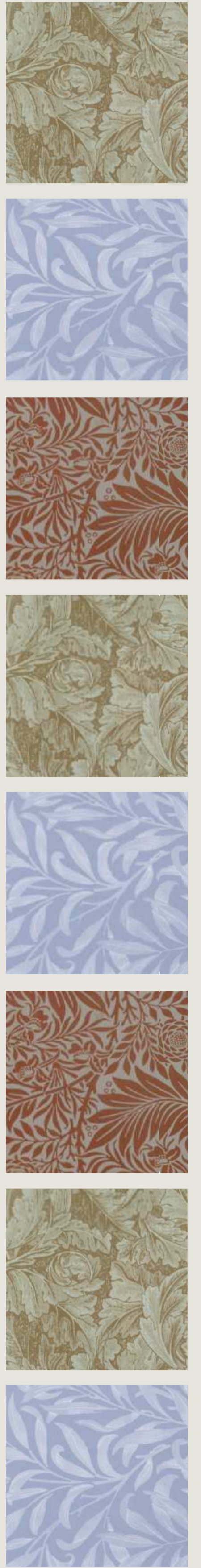
N O R T H L A K E C R O S S I N G
A P A R T M E N T S

EPOCH PROPERTIES





- Asphalt Shingle Roof
- Vertical Cementitious Siding
- Horizontal Cementitious Siding
- Metal Roof
- Cultured Stone Veneer



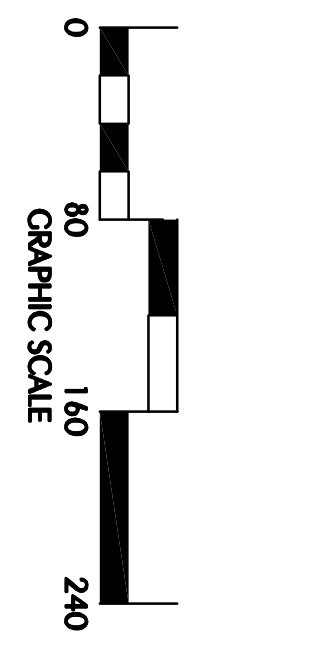
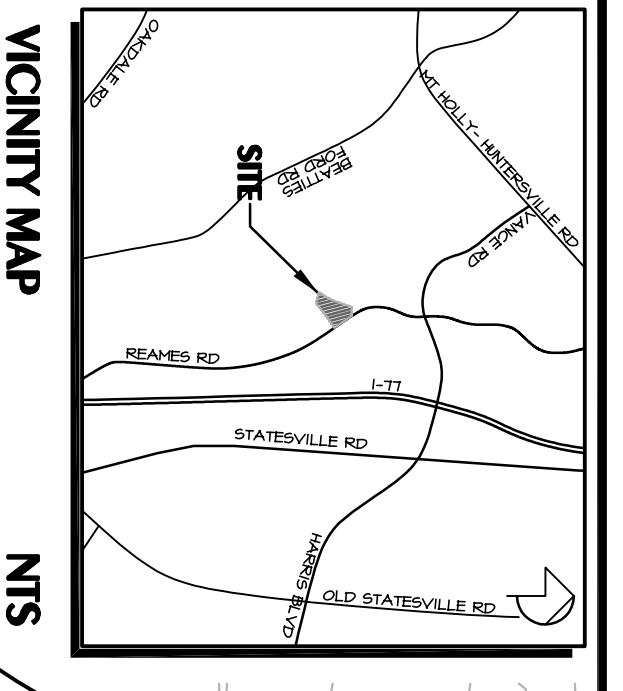
project inspiration - 2 story front and side elevation

N O R T H L A K E C R O S S I N G
A P A R T M E N T S

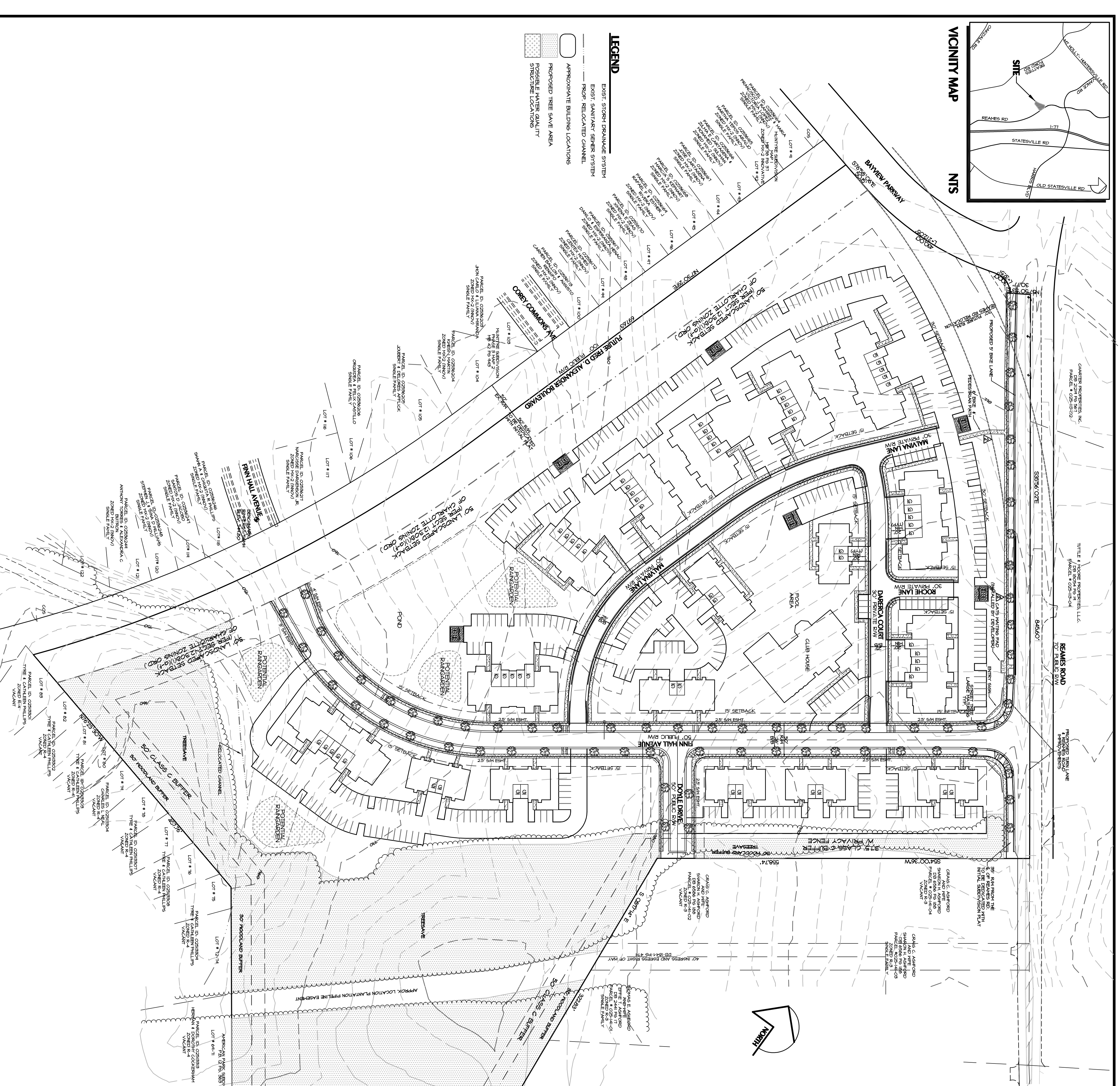
EPOCH PROPERTIES



1.19.12



- LEGEND**
- PROPOSED WATER QUALITY BEST MANAGEMENT PRACTICES
 - APPROXIMATE BUILDING LOCATIONS
 - PROPOSED TREE SAVE AREA
 - PROPOSED WATER QUALITY BEST MANAGEMENT PRACTICES
 - APPROXIMATE BUILDING LOCATIONS
 - PROPOSED TREE SAVE AREA



DEVELOPMENT STANDARDS

GENERAL PROVISIONS

1. THE SITE SHALL BE DEVOTED TO RESIDENTIAL MULTIFAMILY DWELLING UNITS ALONG WITH ACCESSORY USES WHICH ARE PERMITTED UNDER THE ORDINANCE.
2. TRANSPORTATION TO THE SITE SHALL BE GENERALLY DEPENDED ON THE TECHNICAL DATA SHEET, THE R-4/FM COZ ZONING DISTRICT TO ALLOW THE CONSTRUCTION OF APARTMENT BUILDINGS ON A SITE LOCATED WEST OF REAVES ROAD SOUTH OF BAYVIEW PARKWAY. THE SITE IS TO BE ZONED TO THE R-4/FM COZ ZONING DISTRICT TO ALLOW THE CONSTRUCTION OF APARTMENT BUILDINGS ON A SITE THE PARCELS OF THIS DISTRICT IS TO REQUEST REZONING OF THE SITE FROM THE R-4/FM COZ ZONING DISTRICT TO ALLOW THE CONSTRUCTION OF APARTMENT BUILDINGS ON A SITE TAX PARCELS 025-41-41 IS CURRENTLY ZONED R-4/FM. THE PARCELS HAS BEEN GRANTED A STREET NETWORK HAS BEEN PLANNED. ALSO, STORMWATER FACILITIES AND SANITARY SEWER HAVE BEEN CONSTRUCTED ON THE PARCELS. TO THE EXTENT POSSIBLE IT IS THE INTENT OF THE PETITIONER TO PRESERVE AND MAINTAIN USE OF THE EXISTING INFRASTRUCTURE AND UTILITIES. HOWEVER, NO DEVELOPMENT OR REVISION OF LAND USES IS PLANNED OTHER THAN WALKING TRAILS AND PASSIVE RECREATIONAL USES FOR TAX PARCELS 025-41-41-04 DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE TECHNICAL DATA SHEET, THESE DEVELOPMENT STANDARDS AND THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE. UNLESS THE TECHNICAL DATA SHEET OR THESE DEVELOPMENT STANDARDS ESTABLISH MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE R-4/FM COZ ZONING DISTRICT SHALL APPLY TO THE SITE.
3. ARCHITECTURAL STANDARDS
 - a. EXTERIOR WALLS EXCEEDING 20 FEET IN HEIGHT WILL BE EVALUATED THROUGH THE USE OF VARIOUS DESIGN ELEMENTS.
 - b. BUILDINGS WITH PROTRUSION ON FINN HILL AVE AND DOVE DR WILL HAVE FACADES THAT FACE THOSE STREETS AND DIRECT SEWALKE CONNECTION TO THOSE UNITS FROM (C) DUMFRIES AREAS WILL BE ENCLOSED ON ALL FOUR SIDES BY AN ORNATE WALL WITH ONE SIDE BEING A HINGED GRADE GATE. IF ONE OR MORE SIDES OF A DUMFRIES AREA (D) ALL REQUIRED MECHANICAL EQUIPMENT WILL BE LOCATED FROM VIEW FROM ADJACENT NEIGHBORHOODS OF VARIOUS TYPES OF WALLS AND BUILDINGS AS VIEWED FROM GRADE.
 - e. EXTERIOR WALLS EXCLUSIVE OF WINDOWS AND DOORS, SHALL BE CONSTRUCTED WITH MINIMUM OF 2 1/2 MASONRY MATERIALS BLOCK, STONE, ARCHITECTURAL BLOCK.
 - f. STREETSCAPE AND LANDSCAPING
 - g. MINIMUM AREAS OF THE SITE WILL BE LANDSCAPED IN ACCORDANCE WITH THE REQUIREMENTS OF THE ORDINANCE.
 - h. PUBLIC STREETS AND REAVES RD WILL BEET OR EXCEED THE STANDARDS OF THE ORDINANCE AND NOT LESSER MATTERING TREES, STRUTMENTAL, SHARBERRY, SPIDERWAYS OF AT LEAST 6" IN DIAMETER AND 7' PLANTING STRIP ALONG BOTH SIDES OF THE CORNICE AND WALKER TO PRESERVE EXISTING TREES. MINIMUM 5' STEWALKE AND A 7' PLANTING STRIP ALONG BOTH SIDES OF THE CORNICE AND WALKER TO PRESERVE EXISTING TREES.
 - i. MINIMUM 5' STEWALKE AND A 7' PLANTING STRIP ALONG BOTH SIDES OF THE CORNICE AND WALKER TO PRESERVE EXISTING TREES.
 - j. MINIMUM 5' STEWALKE AND A 7' PLANTING STRIP ALONG BOTH SIDES OF THE CORNICE AND WALKER TO PRESERVE EXISTING TREES.
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 - m. MINIMUM 5' STEWALKE AND A 7' PLANTING STRIP ALONG BOTH SIDES OF THE CORNICE AND WALKER TO PRESERVE EXISTING TREES.
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 - y. MINIMUM 5' STEWALKE AND A 7' PLANTING STRIP ALONG BOTH SIDES OF THE CORNICE AND WALKER TO PRESERVE EXISTING TREES.
 - z. MINIMUM 5' STEWALKE AND A 7' PLANTING STRIP ALONG BOTH SIDES OF THE CORNICE AND WALKER TO PRESERVE EXISTING TREES.
4. STORMWATER MANAGEMENT
 - a. THE SITE SHALL PROVIDE APPROPRIATE STORMWATER DETENTION AND TREATMENT AS DEEMED NECESSARY BY THE CHARLOTTE STORMWATER SERVICES ADMINISTRATOR IN ORDER TO ALLOW THE BUILDINGS ON THE EASTERN SIDE OF FINN HILL DRIVE TO BE CONSTRUCTED TOWARD THE STREET. THE PETITIONER SHALL INSTALL A SCREENING FENCE ALONG THE AREAS AS GENERALLY DEPicted ON THE TECHNICAL DATA SHEET, AS SIGNIFICANT WATER RESERVATION EXISTS WITHIN THE AREAS WHERE THE CLASS C BUFFER IS PROPOSED. THE PETITIONER PROPOSES TO MAINTAIN THE EXISTING 30 FEET OF THE CLASS C BUFFER AS A WOODLAND BUFFER MEANS THAT A LIMITED AMOUNT OF CLEARING, PLANTING AND LANDSCAPING SHALL BE ALLOWED TO MAINTAIN THE BUFFER. THE CLASS C BUFFER SHALL BE MAINTAINED TO THE EXTENT POSSIBLE TO MAINTAIN THE BUFFER.
 - b. A 30' LANDSCAPED STRIP WILL BE MAINTAINED ALONG FINN HILL AVENUE AND WILL BE MAINTAINED PER TO THE REQUIREMENTS OF SECTION 12.08 (b)(6) OF THE ZONING ORDINANCE.
 - c. ANY REFERENCE TO THE ORDINANCE HEREIN SHALL BE DEEMED TO REFER TO THE REQUIREMENTS OF THE ORDINANCE IN EFFECT AS OF THE DATE THIS REZONING PETITION IS APPROVED.
5. AMENDMENTS TO REZONING PLAN
 - a. OTHER AMENDMENTS TO THE TECHNICAL DATA SHEET, OTHER SHEETS ACCOMPANYING THE PETITION AND THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE SITE.
 - b. THE REZONING PLAN IS APPROVED, ALL CONDITIONS APPLICABLE TO DEVELOPMENT OF THE SITE WORTHEN UNDER THESE DEVELOPMENT STANDARDS AND THE TECHNICAL DATA SHEET SHALL REMAIN IN FULL FORCE AND EFFECT.
 - c. THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERMS "PETITIONER" AND "OWNER" OR "OWNERS" SHALL BE DEEMED TO INCLUDE THE HERE DESIGNER, PERSONAL REPRESENTATIVES OF THE PETITIONER OR OWNERS, SUCCESSORS, HEIRS, ASSIGNS, AND ANY OTHER PERSONS WHOSE INTERESTS IN THE SITE OR INTERESTS IN THE SITE ARE SUCCESSORIAL.
 - d. ANY REFERENCE TO THE ORDINANCE HEREIN SHALL BE DEEMED TO REFER TO THE REQUIREMENTS OF THE ORDINANCE IN EFFECT AS OF THE DATE THIS REZONING PETITION IS APPROVED.
6. LIGHTING
 - a. THE MAXIMUM HEIGHT OF ANY DETACHED LIGHTING FIXTURES DEPICTED ON THE SITE SHALL NOT EXCEED FIFTY (50) FEET IN HEIGHT.
 - b. WALL MOUNTED LIGHTING FIXTURES SHALL BE SHIELDED WITH FULL CUT-OFF FIXTURES, GUARDED AND DOWNWARDLY DIRECTED.
 - c. ALL LIGHTING SHALL BE PROVIDED THROUGHOUT THE SITE.
7. STORMWATER MANAGEMENT
 - a. THE SITE SHALL PROVIDE APPROPRIATE STORMWATER DETENTION AND TREATMENT AS DEEMED NECESSARY BY THE CHARLOTTE STORMWATER SERVICES ADMINISTRATOR IN ORDER TO ALLOW THE BUILDINGS ON THE EASTERN SIDE OF FINN HILL DRIVE TO BE CONSTRUCTED TOWARD THE STREET. THE PETITIONER SHALL INSTALL A SCREENING FENCE ALONG THE AREAS AS GENERALLY DEPicted ON THE TECHNICAL DATA SHEET, AS SIGNIFICANT WATER RESERVATION EXISTS WITHIN THE AREAS WHERE THE CLASS C BUFFER IS PROPOSED. THE PETITIONER PROPOSES TO MAINTAIN THE EXISTING 30 FEET OF THE CLASS C BUFFER AS A WOODLAND BUFFER MEANS THAT A LIMITED AMOUNT OF CLEARING, PLANTING AND LANDSCAPING SHALL BE ALLOWED TO MAINTAIN THE BUFFER. THE CLASS C BUFFER SHALL BE MAINTAINED TO THE EXTENT POSSIBLE TO MAINTAIN THE BUFFER.
 - b. A 30' LANDSCAPED STRIP WILL BE MAINTAINED ALONG FINN HILL AVENUE AND WILL BE MAINTAINED PER TO THE REQUIREMENTS OF SECTION 12.08 (b)(6) OF THE ZONING ORDINANCE.
 - c. ANY REFERENCE TO THE ORDINANCE HEREIN SHALL BE DEEMED TO REFER TO THE REQUIREMENTS OF THE ORDINANCE IN EFFECT AS OF THE DATE THIS REZONING PETITION IS APPROVED.
8. BUFFER AND OPEN SPACE
 - a. THE SITE SHALL PROVIDE APPROPRIATE STORMWATER DETENTION AND TREATMENT AS DEEMED NECESSARY BY THE CHARLOTTE STORMWATER SERVICES ADMINISTRATOR IN ORDER TO ALLOW THE BUILDINGS ON THE EASTERN SIDE OF FINN HILL DRIVE TO BE CONSTRUCTED TOWARD THE STREET. THE PETITIONER SHALL INSTALL A SCREENING FENCE ALONG THE AREAS AS GENERALLY DEPicted ON THE TECHNICAL DATA SHEET, AS SIGNIFICANT WATER RESERVATION EXISTS WITHIN THE AREAS WHERE THE CLASS C BUFFER IS PROPOSED. THE PETITIONER PROPOSES TO MAINTAIN THE EXISTING 30 FEET OF THE CLASS C BUFFER AS A WOODLAND BUFFER MEANS THAT A LIMITED AMOUNT OF CLEARING, PLANTING AND LANDSCAPING SHALL BE ALLOWED TO MAINTAIN THE BUFFER. THE CLASS C BUFFER SHALL BE MAINTAINED TO THE EXTENT POSSIBLE TO MAINTAIN THE BUFFER.
 - b. A 30' LANDSCAPED STRIP WILL BE MAINTAINED ALONG FINN HILL AVENUE AND WILL BE MAINTAINED PER TO THE REQUIREMENTS OF SECTION 12.08 (b)(6) OF THE ZONING ORDINANCE.
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 - b. A 30' LANDSCAPED STRIP WILL BE MAINTAINED ALONG FINN HILL AVENUE AND WILL BE MAINTAINED PER TO THE REQUIREMENTS OF SECTION 12.08 (b)(6) OF THE ZONING ORDINANCE.
 - c. ANY REFERENCE TO THE ORDINANCE HEREIN SHALL BE DEEMED TO REFER TO THE REQUIREMENTS OF THE ORDINANCE IN EFFECT AS OF THE DATE THIS REZONING PETITION IS APPROVED.

DEVELOPMENT DATA

TAX PARCELS: 025-41-41 AND 025-41-05
 CURRENT ZONING CLASS: R-4/FM (CD) PETITION 2001-107
 PROPOSED ZONING CLASSIFICATION: R-4/FM (CD) + R-4/FM (CD) #9A
 PROPOSED DENSITY: 144 DUA
 ALLOWED BY ORDINANCE NOT TO EXCEED 3 STORIES
 PARKING GARAGE #1: SERVICE 300 (MIN) TOTAL 300+

"FOR PUBLIC HEARING"
REZONING PETITION # 2012-008