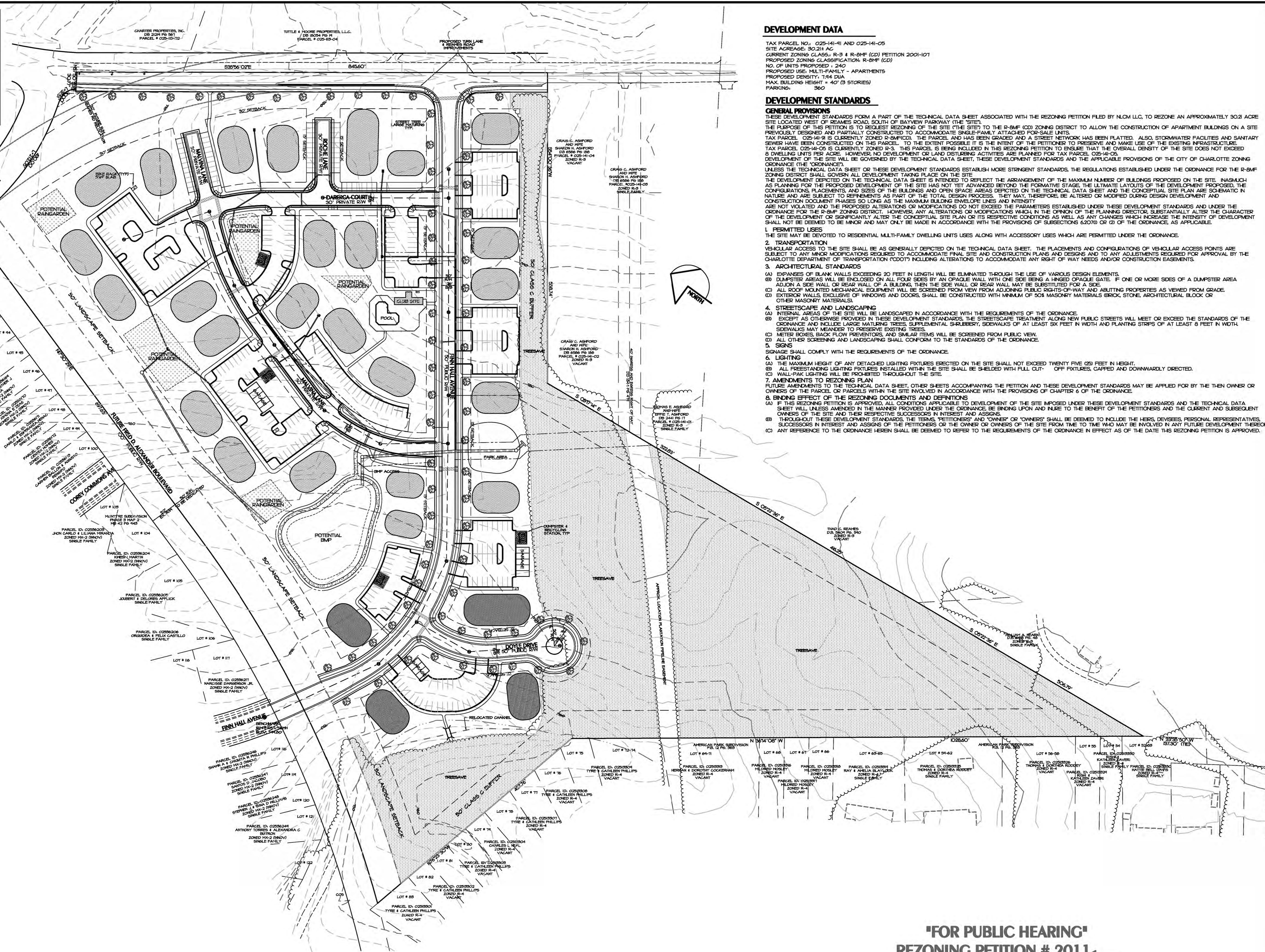


VICINITY MAP NTS

- LEGEND**
- EXIST. STORM DRAINAGE SYSTEM
  - EXIST. SANITARY SEWER SYSTEM
  - PROP. RELOCATED CHANNEL
  - APPROXIMATE BUILDING PADS
  - PROPOSED TREE SAVE AREA
  - POSSIBLE WATER QUALITY STRUCTURE LOCATIONS

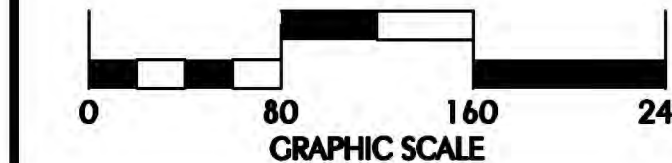


**DEVELOPMENT DATA**

TAX PARCEL NO.: 025-141-41 AND 025-141-05  
 SITE AREA: 90.21± AC  
 CURRENT ZONING CLASS: R-3 & R-8MF (C2) PETITION 2001-017  
 PROPOSED ZONING CLASSIFICATION: R-8MF (C2)  
 NO. OF UNITS PROPOSED: 240  
 PROPOSED USE: MULTI-FAMILY - APARTMENTS  
 PROPOSED DENSITY: 1.44 DUA  
 MAX. BUILDING HEIGHT: 40' (3 STORIES)  
 PARKING: 360

**DEVELOPMENT STANDARDS**

- GENERAL PROVISIONS**
- THESE DEVELOPMENT STANDARDS FORM A PART OF THE TECHNICAL DATA SHEET ASSOCIATED WITH THE REZONING PETITION FILED BY NLCM, LLC, TO REZONE AN APPROXIMATELY 90.21 ACRE SITE LOCATED WEST OF REAMES ROAD, SOUTH OF BAYVIEW PARKWAY (THE "SITE"). THE PURPOSE OF THIS PETITION IS TO REQUEST REZONING OF THE SITE (THE SITE) TO THE R-8MF (C2) ZONING DISTRICT TO ALLOW THE CONSTRUCTION OF APARTMENT BUILDINGS ON A SITE PREVIOUSLY DESIGNED AND PARTIALLY CONSTRUCTED TO ACCOMMODATE SINGLE-FAMILY FOR-SALE UNITS.
- UNLESS THE TECHNICAL DATA SHEET OR THESE DEVELOPMENT STANDARDS ESTABLISH MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE R-8MF ZONING DISTRICT SHALL GOVERN ALL DEVELOPMENT TAKING PLACE ON THE SITE.
- THE DEVELOPMENT DEPICTED ON THE TECHNICAL DATA SHEET IS INTENDED TO REFLECT THE ARRANGEMENT OF THE MAXIMUM NUMBER OF BUILDINGS PROPOSED ON THE SITE, INASMUCH AS PLANNING FOR THE PROPOSED DEVELOPMENT OF THE SITE HAS NOT YET ADVANCED BEYOND THE FORMATIVE STAGE. THE ULTIMATE LAYOUTS OF THE DEVELOPMENT PROPOSED, THE CONFIGURATIONS, PLACEMENTS, AND SIZES OF THE BUILDINGS AND OPEN SPACE AREAS DEPICTED ON THE TECHNICAL DATA SHEET AND THE CONCEPTUAL SITE PLAN ARE SCHEMATIC IN NATURE AND ARE SUBJECT TO REFINEMENTS AS PART OF THE TOTAL DESIGN PROCESS. THEY MAY, THEREFORE, BE ALTERED OR MODIFIED DURING DESIGN DEVELOPMENT AND CONSTRUCTION DOCUMENT PHASES SO LONG AS THE MAXIMUM BUILDING ENVELOPE LINES AND INTENSITY ARE NOT VIOLATED AND THE PROPOSED ALTERATIONS OR MODIFICATIONS DO NOT EXCEED THE PARAMETERS ESTABLISHED UNDER THESE DEVELOPMENT STANDARDS AND UNDER THE ORDINANCE FOR THE R-8MF ZONING DISTRICT. HOWEVER, ANY ALTERATIONS OR MODIFICATIONS WHICH IN THE OPINION OF THE PLANNING DIRECTOR SUBSTANTIALLY ALTER THE CHARACTER OF THE DEVELOPMENT OR SIGNIFICANTLY ALTER THE CONCEPTUAL SITE PLAN OR ITS RESPECTIVE CONDITIONS AS WELL AS ANY CHANGES 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 6.2070 AND (2) OF THE ORDINANCE, AS APPLICABLE.
1. PERMITTED USES  
 THE SITE MAY BE DEVOTED TO RESIDENTIAL MULTI-FAMILY DWELLING UNITS ALONG WITH ACCESSORY USES WHICH ARE PERMITTED UNDER THE ORDINANCE.
  2. TRANSPORTATION  
 VEHICULAR ACCESS TO THE SITE SHALL BE AS GENERALLY DEPICTED ON THE TECHNICAL DATA SHEET. THE PLACEMENTS AND CONFIGURATIONS OF 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) INCLUDING ALTERATIONS TO ACCOMMODATE ANY RIGHT-OF-WAY NEEDS AND/OR CONSTRUCTION EASEMENTS.
  3. ARCHITECTURAL STANDARDS  
 (A) EXPANSIONS OF BLANK WALLS EXCEEDING 20 FEET IN LENGTH WILL BE ELIMINATED THROUGH THE USE OF VARIOUS DESIGN ELEMENTS.  
 (B) DUMPSTER AREAS WILL BE ENCLOSED ON ALL FOUR SIDES BY AN ORACLE WALL WITH ONE SIDE BEING A HINGED ORACLE GATE. IF ONE OR MORE SIDES OF A DUMPSTER AREA ADJOIN A SIDE WALL OR REAR WALL OF A BUILDING, THEN THE SIDE WALL OR REAR WALL MAY BE SUBSTITUTED FOR A SIDE.  
 (C) ALL ROOF MOUNTED MECHANICAL EQUIPMENT WILL BE SCREENED FROM VIEW FROM ADJOINING PUBLIC RIGHTS-OF-WAY AND ABUTTING PROPERTIES AS VIEWED FROM GRADE.  
 (D) EXTERIOR WALLS, EXCLUSIVE OF WINDOWS AND DOORS, SHALL BE CONSTRUCTED WITH MINIMUM OF 50% MASONRY MATERIALS (BRICK, STONE, ARCHITECTURAL BLOCK OR OTHER MASONRY MATERIALS).
  4. STREETScape AND LANDSCAPING  
 (A) INTERNAL AREAS OF THE SITE WILL BE LANDSCAPED IN ACCORDANCE WITH THE REQUIREMENTS OF THE ORDINANCE.  
 (B) EXCEPT AS OTHERWISE PROVIDED IN THESE DEVELOPMENT STANDARDS, THE STREETScape TREATMENT ALONG NEW PUBLIC STREETS WILL MEET OR EXCEED THE STANDARDS OF THE ORDINANCE AND INCLUDE LARGE MATURING TREES, SUPPLEMENTAL SHRUBBERY, SIDEWALKS OF AT LEAST SIX FEET IN WIDTH AND PLANTING STRIPS OF AT LEAST 8 FEET IN WIDTH. SIDEWALKS MAY MEASUR TO PRESERVE EXISTING TREES.  
 (C) METER BOXES, BACK FLOW PREVENTORS, AND SIMILAR ITEMS WILL BE SCREENED FROM PUBLIC VIEW.  
 (D) ALL OTHER SCREENING AND LANDSCAPING SHALL CONFORM TO THE STANDARDS OF THE ORDINANCE.
  5. SIGNS  
 SIGNAGE SHALL COMPLY WITH THE REQUIREMENTS OF THE ORDINANCE.
  6. LIGHTING  
 (A) THE MAXIMUM HEIGHT OF ANY DETACHED LIGHTING FIXTURES ERECTED ON THE SITE SHALL NOT EXCEED TWENTY FIVE (25) FEET IN HEIGHT.  
 (B) ALL FREESTANDING LIGHTING FIXTURES INSTALLED WITHIN THE SITE SHALL BE SHIELDED WITH FULL CUT-OFF FIXTURES, CAPPED AND DOWNWARDLY DIRECTED.  
 (C) WALL-PAK LIGHTING WILL BE PROHIBITED THROUGHOUT THE SITE.
  7. AMENDMENTS TO REZONING PLAN  
 FUTURE 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 PARCEL OR PARCELS WITHIN THE SITE INVOLVED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 6 OF THE ORDINANCE.
  8. BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS  
 (A) IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO DEVELOPMENT OF THE SITE IMPOSED UNDER THESE DEVELOPMENT STANDARDS AND THE TECHNICAL DATA SHEET WILL UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONERS AND THE CURRENT AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE SUCCESSORS IN INTEREST AND ASSIGNS.  
 (B) THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERMS "PETITIONERS" AND "OWNER" OR "OWNERS" SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS OF THE PETITIONERS OR THE OWNER OR OWNERS OF THE SITE FROM TIME TO TIME WHO MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREOF.  
 (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.



**KENNEY DESIGN GROUP, PA**

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 EMAIL: KENNEY@KENNEYDESIGN.COM

Scale: 1"=80'

Date:	11/28/11
Drawn By:	MIK
Designed By:	MIK
Job No.:	1210

Public Hearing Map for Rezoning Petition #2011-  
**NORHLAKE CROSSING APARTMENTS**  
 City of Charlotte, Mecklenburg County, North Carolina  
 NLCM, LLC, 424 S. York St., Gastonia, NC 28052

**'FOR PUBLIC HEARING'**  
**REZONING PETITION # 2011-**