

VICINITY MAP

DEVELOPMENT STANDARDS

1. **DEVELOPMENT DATA TABLE**
 - A. TOTAL ACREAGE: 26.68 AC.
 - B. TAX PARCEL #: REZONING PARCEL IS A PORTION OF 02512102, 02512103, 02512104
 - C. EXISTING ZONING: MX-1
 - D. PROPOSED ZONING: UR-2 (CD)
 - E. EXISTING USE: VACANT
 - F. PROPOSED USE: MULTI-FAMILY RESIDENTIAL
 - G. PROPOSED UNITS: 324 FOR RENT MULTI FAMILY UNITS
12 APARTMENT UNITS
12 CARRIAGE UNITS
 - H. PROPOSED DENSITY: 12.14 DUA
 - I. MAXIMUM BUILDING HEIGHT: 3 STORY
 - J. PROPOSED PARKING: PARKING WILL BE PROVIDED AS NEEDED BY ORDINANCE
 - K. PROPOSED PARKING RATIO: PARKING WILL BE PROVIDED AS NEEDED BY ORDINANCE
 - L. EXISTING TREE PRESERVATION REQ.: 10% = 2.67 AC
 - M. PROPOSED TREE PRESERVATION: 15% = 4.02 AC AS SHOWN ON PLAN
2. **GENERAL PROVISIONS.** THE DEVELOPMENT DEPICTED ON THE REZONING PLAN IS SCHEMATIC IN NATURE, IT MAY, THEREFORE, BE ALTERED OR MODIFIED DURING DESIGN DEVELOPMENT AND CONSTRUCTION DOCUMENT PHASES WITHIN THE MAXIMUM BUILDING ENVELOPE GENERALLY DEPICTED ON THE REZONING PLAN AS LONG AS THE CHANGES MAINTAIN THE GENERAL BUILDING AND PARKING ORIENTATION AND CHARACTER OF THE DEVELOPMENT GENERALLY DEPICTED ON THE REZONING SITE PLAN. CHANGES TO THE REZONING PLAN WILL BE REVIEWED AND APPROVED AS ALLOWED BY SECTION 6.207.(2) THE PETITIONER IS COMMITTED TO DELIVERING THE INTEGRITY OF THE PROPOSED DESIGN AND ARCHITECTURAL ELEMENTS.
3. **PERMITTED USES.** THE SITE MAY BE DEVOTED TO RESIDENTIAL MULTIFAMILY DWELLING UNITS ALONG WITH ACCESSORY USES WHICH ARE PERMITTED UNDER THE ORDINANCE. SURFACE PARKING AREAS WILL NOT BE ALLOWED BETWEEN THE PROPOSED BUILDINGS AND REAMES ROAD.
4. **TRANSPORTATION.**
 - A. VEHICULAR ACCESS TO THE SITE SHALL BE AS GENERALLY AS DEPICTED ON THE TECHNICAL DATA SHEET.
 - B. ACCESS TO THE SITE WILL BE FROM REAMES RD. AND THE BROOKLINE NEIGHBORHOOD AS GENERALLY DEPICTED ON THE REZONING PLAN.
 - C. THE PLACEMENTS AND CONFIGURATIONS OF VEHICULAR ACCESS POINTS ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE THE 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.
 - D. THE PETITIONER WILL CONTRIBUTE TO THE CHARLOTTE DEPARTMENT OF TRANSPORTATION (CDOT) OR NCDOT UP TO HALF THE COST BUT NOT TO EXCEED \$30,000 FOR THE INSTALLATION OF A TRAFFIC SIGNAL AT THE INTERSECTION OF LAKEVIEW ROAD AND REAMES RD WHEN THE SIGNAL IS WARRANTED AND THE FUNDS ARE REQUESTED BY CDOT OR NCDOT. PETITIONERS' COMMITMENT FOR THE OFFSITE ROAD ENHANCEMENTS SHALL BE LIMITED TO \$30,000 IN AGGREGATE. THIS COMMITMENT TO PROVIDE FUNDS TOWARD THE FUTURE SIGNALIZATION OF THE INTERSECTION OF LAKEVIEW AND REAMES ROADS IS VALID FOR A PERIOD OF TEN (10) YEARS FROM THE DATE OF THE ORIGINAL APPROVAL OF THE BROOKLINE SITE PLAN.
 - E. THE PETITIONER WILL COOPERATE WITH THE CITY DURING THE COMPLETION OF THE CURRENTLY BONDED IMPROVEMENTS FOR THE REAMES AND LAKEVIEW ROAD- ROAD IMPROVEMENT PLAN APPROVED JANUARY 15, 2008 INCLUDING SUCH ITEMS AS THE LEFT TURN LANE, PEDESTRIAN REFUGE ISLANDS AND BUS WAITING PADS. PETITIONER SHALL FOLLOW THE ORDINANCE REQUIREMENTS FOR ROAD IMPROVEMENTS ACROSS THE SITE FRONTAGE.
 - F. THE ALIGNMENT OF THE INTERNAL VEHICULAR CIRCULATION AND DRIVEWAYS MAY BE MODIFIED BY THE PETITIONER TO ACCOMMODATE CHANGES IN TRAFFIC PATTERNS, PARKING LAYOUTS AND ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY CDOT IN ACCORDANCE WITH PUBLISHED STANDARDS AND APPROVAL BY THE PLANNING DEPARTMENT IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE.
 - G. A CONTROLLED ACCESS GATE MAY BE INSTALLED ON THE EAST SIDE OF REAMES ROAD AT THE PETITIONER'S DISCRETION. CONTROLLED ACCESS SHALL COMPLY WITH SECTION 12.206 (3) OF THE CITY ZONING ORDINANCE.
 - H. THE PROPOSED STREETS INDICATED AS PRIVATE STREETS SHALL BE DESIGNED TO USDG PUBLIC STREET RESIDENTIAL WIDE STANDARDS. PETITIONER SHALL BE ALLOWED TO CONSTRUCT CONTROL ACCESS GATES AT THE PROJECT ENTRANCE, GENERALLY AS DEPICTED ON THE SCHEMATIC SITE PLAN AND SUBJECT TO CDOT APPROVAL. IF PRIVATE STREETS ARE OFFERED FOR DEDICATION TO THE CITY OF CHARLOTTE IN THE FUTURE, CONTROLLED ACCESS GATES AND OTHER RELATED NONSTANDARD FEATURES SHALL BE REMOVED.
5. **ARCHITECTURAL**
 - A. BUILDINGS WITH FRONTAGE ON REAMES ROAD WILL HAVE FACADES THAT FACE REAMES ROAD.
 - B. DUMPSTER AREAS WILL BE ENCLOSED ON ALL FOUR SIDES BY AN OPAQUE WALL WITH ONE SIDE BEING A HINGED OPAQUE GATE. IF ONE OR MORE SIDES OF A DUMPSTER AREA ADJOIN A SIDE WALL OR REAR WALL OF A BUILDING, 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 ADJOINING PROPERTIES AS VIEWED FROM GRADE.
 - D. EXTERIOR WALLS, EXCLUSIVE OF WINDOWS AND DOORS SHALL BE CONSTRUCTED WITH A MINIMUM OF 25% MASONRY MATERIALS (BRICK, STONE, ARCHITECTURAL LOCK AND OTHER MASONRY MATERIALS. VINYL SHALL NOT BE USED AS AN EXTERIOR WALL MATERIAL.
 - E. ELEVATION OF CARRIAGE UNITS ALONG BOYLSTON DRIVE SHALL HAVE FRONT DOORS AND LEAD WALKS RESPECTING THE SINGLE FAMILY COMMUNITY.
 - F. THE CARRIAGE UNITS TO BE CONSTRUCTED ALONG BOYLSTON DRIVE WILL INCLUDE A VARIETY OF BUILDING MATERIALS, BUT IN ALL CASES WILL USE BRICK, STONE, COMBINATION OF BRICK AND STONE, OR OTHER SIMILAR PRODUCT ON THE FAÇADE OF THE CARRIAGE UNITS THAT FRONT ON BOYLSTON DRIVE EXCLUSIVE OF DOORS, WINDOWS, TRIM AND GABLES.
 - G. ILLUSTRATION OF THE BUILDINGS ARE INTENDED TO DEMONSTRATE THE GENERAL CHARACTER AND SCALE OF THE PROPOSED BUILDINGS, BUT THE EXACT DESIGN AND DESIGN DETAILS ARE SUBJECT TO MODIFICATION HOWEVER THE 25% MINIMUM MASONRY COMMITMENT SHALL NOT BE REDUCED.
 - H. EXPANSES OF BLANK WALLS EXCEEDING 20' IN LENGTH WILL BE ELIMINATED THROUGH THE USE OF VARIOUS DESIGN ELEMENTS.
6. **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 AND THE EASTERN SIDE OF REAMES ROAD 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' IN WIDTH. SIDEWALKS MAY MEANDER TO PRESERVE EXISTING TREES. INTERNAL PRIVATE STREETS WILL INCLUDE A MINIMUM 5' SIDEWALK AND 2' PLANTING STRIP ALONG BOTH SIDES OF THE STREET.
 - C. METER BOXES, BACK FLOW PREVENTERS AND SIMILAR ITEMS WILL BE SCREENED FROM PUBLIC VIEW.
 - D. ALL OTHER SCREENING AND LANDSCAPING SHALL CONFORM TO THE STANDARDS OF THE ORDINANCE
 - E. PARKING LOTS ALONG INTERNAL PUBLIC STREETS SHALL BE LOCATED BEHIND THE ESTABLISHED SETBACKS CREATED FOR BUILDINGS LOCATED ALONG THOSE STREETS.
 - F. ALL PUBLIC SIDEWALKS OUTSIDE THE PUBLIC R/W WILL BE PLACED WITHIN A PUBLIC SIDEWALK EASEMENT FOR THE CITY OF CHARLOTTE MAINTENANCE.
 - G. BUILDINGS WILL BE SETBACK A MINIMUM OF 50' FROM THE RIGHT OF WAY FOR I-77.
 - H. FOUNTAINS WILL BE INSTALLED IN BOTH WATER QUALITY PONDS ADJACENT TO I-77 FOR SOUND ABATEMENT.
 - I. THE PETITIONER SHALL PROVIDE BUFFERS AS DEPICTED ON THE REZONING PETITION.
 - J. THE PETITIONER SHALL HIRE AN ARBORIST TO ASSESS THE HEALTH OF THE TREE SAVE AREA WITH THE LARGE SPECIMEN OAK TREES IN THE FRONT COURTYARD OF THE PROPERTY. ARBORIST SHALL OVERSEE PRUNING, AND FERTILIZATION OF THE EXISTING TREE SAVE AREA AS RECOMMENDED PRIOR TO COMMENCEMENT OF CONSTRUCTION. THE PETITIONER SHALL FOLLOW A CERTIFIED ARBORIST'S RECOMMENDATION TO MAXIMIZE TREE HEALTH AND WELLNESS.
7. **SIGNS.** SIGNAGE SHALL COMPLY WITH THE REQUIREMENTS OF THE ORDINANCE.
8. **LIGHTING.**
 - A. THE MAXIMUM HEIGHT OF ANY DETACHED LIGHTING FIXTURES ERRECTED ON THE SITE SHALL NOT EXCEED TWENTY FEET (20') IN HEIGHT.
 - B. ALL LIGHTING FIXTURES INSTALLED WITHIN THE SITE SHALL BE SHIELDED WITH FULL CUT-OFF FIXTURES, CAPPED AND DOWNWARDLY DIRECTED.
9. **ENVIRONMENTAL FEATURES.** THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION CONTROLS ORDINANCE. THE LOCATION, SIZE, AND TYPE OF STORM WATER MANAGEMENT SYSTEMS DEPICTED ON THE REZONING PLAN 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.
10. **BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS.**
 - A. IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE 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 AND ASSIGNS.
 - B. THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERMS "PETITIONERS" AND "OWNERS" OR "OWNERS" SHALL BE DEEMED TO INCLUDE 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 IS APPROVED.



KEY TO ADJACENT PROPERTY OWNERS:

1. AUSTIN WOODS-CHARLOTTE-PHASE I APARTMENTS, LLP	DB 13525	P. 276	PID# 025-121-01	ZONING: R-12 MF (CD)	USE: MULTI FAMILY
25. BROOKLINE RESIDENTIAL, LLC.	DB 27346	P. 84	PID# 025-123-99	ZONING: MX-1	USE: VACANT
26. BROOKLINE RESIDENTIAL, LLC.	DB 27346	P. 84	PID# 025-123-44	ZONING: MX-1	USE: VACANT
27. BROOKLINE RESIDENTIAL, LLC.	DB 27346	P. 84	PID# 025-123-26	ZONING: MX-1	USE: VACANT
28. BROOKLINE RESIDENTIAL, LLC.	DB 27892	P. 154	PID# 025-123-43	ZONING: MX-1	USE: SINGLE FAMILY
29. BROOKLINE RESIDENTIAL, LLC.	DB 27346	P. 84	PID# 025-121-04	ZONING: MX-1	USE: VACANT
30. BROOKLINE RESIDENTIAL, LLC.	DB 27346	P. 84	PID# 025-121-85	ZONING: MX-1	USE: VACANT
31. BROOKLINE RESIDENTIAL, LLC	DB 27346	P. 84	PID# 025-121-86	ZONING: MX-1	USE: VACANT
32. BROOKLINE RESIDENTIAL, LLC	DB 27346	P. 84	PID# 025-121-87	ZONING: MX-1	USE: VACANT

NOTE: RECOMBINATION IS PENDING FOR LOTS 25 THROUGH 32



design resource group

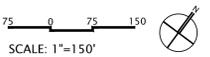
- landscape architecture
- civil engineering
- urban design
- land planning
- traffic engineering
- transportation planning

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REZONING PETITION

REZONING PETITION
FOR PUBLIC HEARING
2013-047

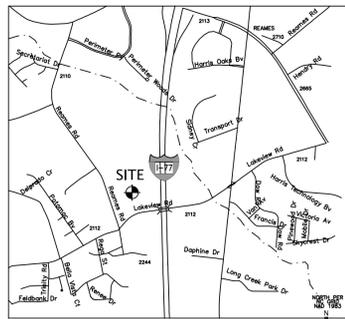


SCALE: 1"=150'
PROJECT #: 407-001
DRAWN BY: DJK
CHECKED BY: JWG

TECHNICAL DATA SHEET

FEBRUARY 25, 2013

- REVISIONS:
1. 4.18.13 - PER CMPC COMMENTS
 2. 5.17.13 - PER CMPC COMMENTS



VICINITY MAP

DEVELOPMENT DATA TABLE

SITE AREA:	26.68 AC.
TAX PARCEL #:	REZONING PARCEL IS A PORTION OF 02512102, 02512103, 02512104
EXISTING ZONING:	MX-1
PROPOSED ZONING:	UR-2 (CD)
EXISTING USE:	VACANT
PROPOSED UNITS:	324 MULTI FAMILY UNITS 312 APARTMENT UNITS 12 CARRIAGE UNITS
PROPOSED DENSITY:	12.14 DUA
MAXIMUM BUILDING HEIGHT:	3 STORY
PROPOSED PARKING:	PARKING SHALL MEET ORDINANCE REQUIREMENTS.
EX. TREE PRESERVATION REQ.:	10% - 2.67 AC
PROP. TREE PRESERVATION REQ.:	15% - 4.02 AC

TWO STORY BUILDINGS



design resource group

- landscape architecture
- civil engineering
- urban design
- land planning
- traffic engineering
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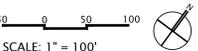


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REZONING PETITION

REZONING PETITION
FOR PUBLIC HEARING
2013-047



PROJECT #: 407-001
DRAWN BY: DJK
CHECKED BY: JWG

**SCHEMATIC
SITE PLAN**

FEBRUARY 25, 2013

- REVISIONS:
- 4.18.13 - PER CMPC COMMENTS
 - 5.17.13 - PER CMPC COMMENTS

NOTE: SEE DEVELOPMENT STANDARDS AND EXHIBITS (RZ-1) FOR KEY TO ADJACENT OWNERS

ACCENT VENTS AND
 CUPOLA ON FEATURED
 BUILDINGS

ASPHALT SHINGLE ROOF

CEMENTITIOUS
 HORIZONTAL SIDING

BRICK OR CULTURED
 STONE VENEER



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TYPICAL APARTMENT BUILDING ELEVATION

NOT TO SCALE

PROJECT	1313
DATE	17MAY13
DRAWN BY	CMW
CHECKED BY	CMW
TYPICAL APARTMENT BUILDING	
RZ-3	

ASPHALT SHINGLE ROOF

BRICK OR CULTURED
 STONE VENEER

CEMENTITIOUS
 HORIZONTAL SIDING



TYPICAL CARRIAGE APARTMENT BUILDING ELEVATION

NOT TO SCALE

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PROJECT 1313
 DATE 17MAY13
 DRAWN BY CMW
 CHECKED BY CMW

TYPICAL APARTMENT
 BUILDING

RZ-4