

DEVELOPMENT STANDARDS

- DEVELOPMENT DATA TABLE TOTAL ACREAGE: 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 USE: MULTI-FAMILY RESIDENTIAL
- PROPOSED UNITS: 324 FOR RENT MULTI FAMILY UNITS
- 312 APARTMENT UNITS
- 12 CARRIAGE UNITS
- PROPOSED DENSITY: 12.14 DUA
- MAXIMUM BUILDING HEIGHT: 3 STORY PROPOSED PARKING: PARKING WILL BE PROVIDED AS NEEDED BY ORDINANCE
- PROPOSED PARKING RATIO: PARKING WILL BE PROVIDED AS NEEDED BY ORDINANCE
- EXISTING TREE PRESERVATION REQ.: 10% 2.67 AC M. PROPOSED TREE PRESERVATION: 15% - 4.02 AC AS SHOWN ON PLAN

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/PARKING 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.

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.

- VEHICULAR ACCESS TO THE SITE SHALL BE AS GENERALLY AS DEPICTED ON THE TECHNICAL DATA SHEET.
- ACCESS TO THE SITE WILL BE FROM REAMES RD. AND THE BROOKLINE NEIGHBORHOOD AS GENERALLY DEPICTED ON THE REZONING PLAN.

LOCATED SOUTH OF THE LEFT TURN LANE INTO THE SITE AND BE SUBJECT TO FURTHER REVIEW AND APPROVAL BY CDOT, NCDOT AND CATS.

- 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 AND NORTH CAROLINA DEPARTMENTS OF TRANSPORTATION ("CDOT & NCDOT") INCLUDING ALTERATIONS TO ACCOMMODATE ANY RIGHT OF WAY NEEDS AND/OR CONSTRUCTION EASEMENTS
- THE PETITIONER WILL CONTRIBUTE TO THE CHARLOTTE DEPARTMENT OF TRANSPORTATION (CDOT) OR NCDOT UP TO HALF THE COST BUT NOT TO EXCEED \$50,000 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 I
- NTERSECTION OF LAKEVIEW AND REAMES ROADS IS VALID FOR A PERIOD OF TEN (10) YEARS FROM THE DATE OF THE FIRST CERTIFICATE OF OCCUPANCY BEING ISSUED ON THE SITE. 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
- AT THE PROJECT ENTRANCE, GENERALLY AS DEPICTED ON THE SCHEMATIC SITE PLAN AND SUBJECT TO CDOT AND PLANNING 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. G. THE PETITIONER WILL CONSTRUCT A CONCRETE PASSENGER WAITING PAD FOR BUS SERVICE ALONG THE EASTERN SIDE OF REAMES ROAD AND THAT THE LOCATION WILL BE COORDINATED
- WITH CATS. H. DURING THE SUBDIVISION DEVELOPMENT REVIEW PROCESS, IT WILL BE DETERMINED IF A VEHICULAR/PEDESTRIAN CONNECTION(S) WILL BE REQUIRED TO THE ABUTTING PROPERTY NORTH OF THE SITE. IF SUCH CONNECTION(S) IS REQUIRED AND THE DEVELOPMENT OF THIS SITE OCCURS PRIOR TO THE REDEVELOPMENT OF THE ABUTTING SITE TO THE NORTH, THE PORTION OF THE CONNECTION(S) ON THE SITE WILL BE DESIGN AND CONSTRUCTED AT THE PROPERTY LINE WITHIN TWO FEET ABOVE OR BELOW THE EXISTING GRADE OF THE NORTHERN ABUTTING PARCEL TO FACILITATE THE CONNECTION. ONCE SUCH CONNECTION(S) IS MADE IT SHALL REMAIN OPEN TO THE PUBLIC AND ANY GATE IF INSTALLED TO DATE MUST BE REMOVED. THE DEVELOPER COMMITS TO WIDEN REAMES ROAD ALONG THE SITE'S FRONTAGE TO ACCOMMODATE A CROSS-SECTION THAT INCLUDES THREE 12' TRAVEL LANES, 4' BIKE LANE, 2.5' CURB & GUTTER, 8' PLANTING STRIP AND 6' SIDEWALK. THE NEW CURB & GUTTER ALONG REAMES ROAD WILL BE SET AT 24.5' FROM CENTERLINE. DEVELOPER ALSO COMMITS TO THE CONSTRUCTION OF ONE RAISED MEDIAN ISLAND IN THE CENTER TRAVEL LANE AREA TO PROVIDE FOR PEDESTRIAN CROSSINGS ON REAMES ROAD. THIS MID-BLOCK RAISED MEDIAN WILL BE

<u>ARCHITECTURAL</u>

- 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.
- ALL ROOF MOUNTED MECHANICAL EQUIPMENT WILL BE SCREENED FROM VIEW FROM ADJOINING PUBLIC RIGHTS OF WAY AND ADJOINING PROPERTIES AS VIEWED FROM GRADE. EXTERIOR WALLS, EXCLUSIVE OF WINDOWS AND DOORS SHALL BE CONSTRUCTED WITH A MINIMUM OF 30% MASONRY MATERIALS INCLUDING BRICK, STONE, BRICK VENEER AND/OR SIMULATED
- STONE. THE CARRIAGE UNIT FACADES FACING BOYLSTON STREET AND THE SINGLE FAMILY HOMES SHALL BE ELEVATED SUBSTANTIALLY AS SHOWN ON SHEET RZ-4 WITH A MINIMUM OF 75% MASONRY MATERIALS INCLUDING BRICK, STONE, BRICK VENEER AND/OR SIMULATED STONE EXCLUDING OPENINGS FOR DOORS, WINDOWS AND OTHER SIMILAR PENETRATIONS. VINYL SHALL NOT BE USED AS AN EXTERIOR WALL MATERIAL. SHEET RZ-3 REPRESENTS A TYPICAL BUILDING ELEVATION FOR THE APARTMENT BUILDING ELEVATION FOR THE APARTMENT BUILDINGS PROVIDED HOWEVER, ONLY BUILDING #1,2,7 AND THE CLUBHOUSE BUILDING WILL CONTAIN A CUPOLA AND ROOF VENTS AS SHOWN ON SHEET RZ-3. ALL OTHER APARTMENT BUILDINGS SHALL BE OF THE SAME STYLE AS THE BUILDING SHOWN ON SHEET RZ-3 BUT WITHOUT THE CUPOLAS AND VENTS.
- ELEVATION OF CARRIAGE UNITS ALONG BOYLSTON DRIVE SHALL HAVE FRONT DOORS AND LEAD WALKS RESPECTING THE SINGLE FAMILY COMMUNITY.
- 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.
- G. EXPANSES OF BLANK WALLS EXCEEDING 20' IN LENGTH WILL BE ELIMINATED THROUGH THE USE OF VARIOUS DESIGN ELEMENTS.

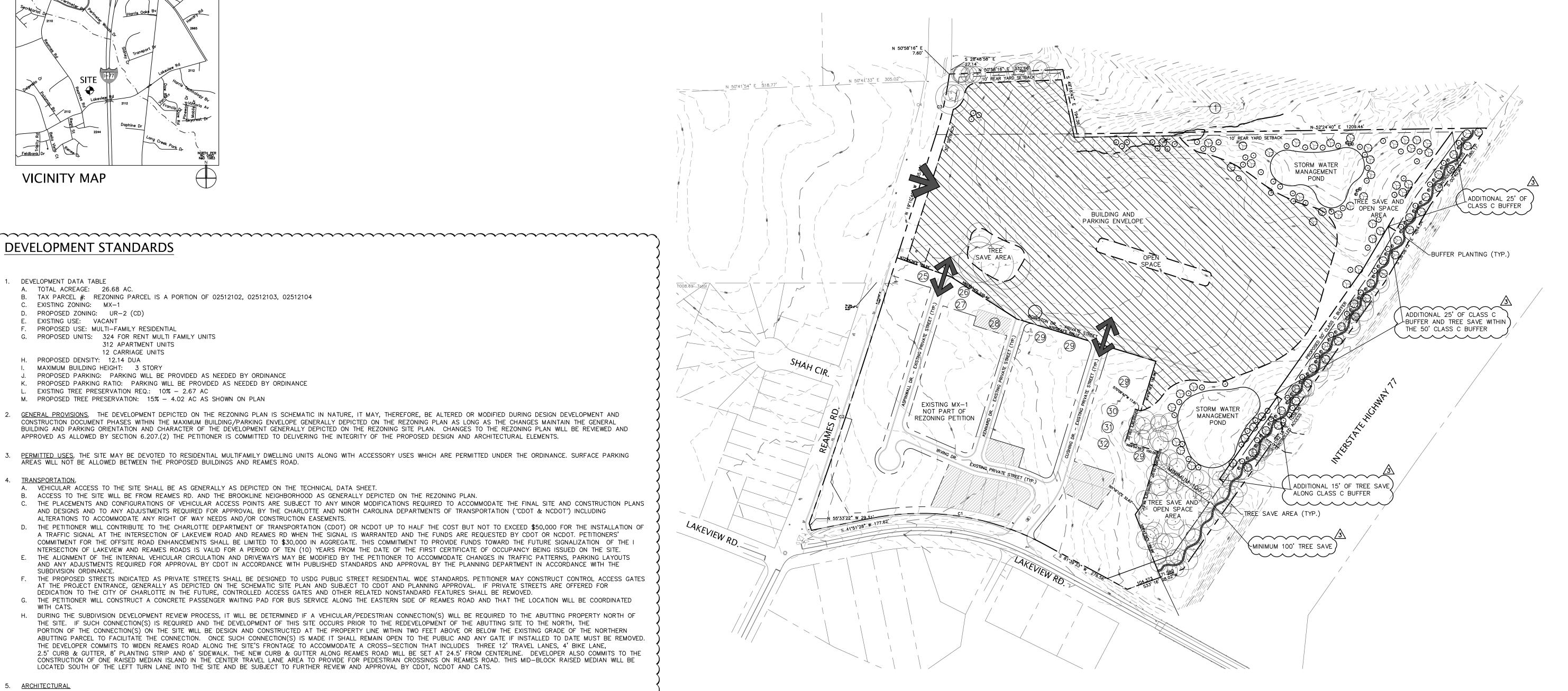
STREETSCAPE AND LANDSCAPING.

- A. 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. METER BOXES, BACK FLOW PREVENTERS AND SIMILAR ITEMS WILL BE SCREENED FROM PUBLIC VIEW.
- BUILDINGS WILL BE SETBACK A MINIMUM OF 50' FROM THE RIGHT OF WAY FOR I-77.
- FOUNTAINS WILL BE INSTALLED IN BOTH WATER QUALITY PONDS ADJACENT TO I-77 FOR SOUND ABATEMENT. THE PETITIONER SHALL PROVIDE BUFFERS AS DEPICTED ON THE REZONING PETITION.
- 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.
- SIGNS. SIGNAGE SHALL COMPLY WITH THE REQUIREMENTS OF THE ORDINANCE.

- A. THE MAXIMUM HEIGHT OF ANY DETACHED LIGHTING FIXTURES ERECTED 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.
- 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
- 10. OPEN SPACE. THE PROPERTY WILL CONTAIN AT A MINIMUM, A TREE SAVE ALONG BOLYSTON AVENUE AS SHOWN ON THE SITE PLAN WHICH SHALL BE FENCED OFF DURING CONSTRUCTION TO PRESERVE THE MATURE TREE CANOPY WITHIN SUCH AREA, A GAZEBO PROXIMATE TO SUCH TREE SAVE AREA, A NATURAL BUFFER/TREE SAVE AREA ADJACENT TO 1-77 DESIGNATED AS "SAVE AREA (TYP) ON SHEET RZ-2 TO PROVIDE A HEAVILY WOODED BUFFER EXCEPT WHERE THE STORM WATER MANAGEMENT POND AND ASSOCIATED FOUNTAIN WILL BE LOCATED, A CLUBHOUSE AND SWIMMING POOL, WALKING TRAILS AT A MINIMUM ASH SHOWN ON THE PLAN AND FOUNTAINS WITHIN THE WATER QUALITY PONDS SHOWN ON THE SITE PLAN.

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.
- 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. 26. BROOKLINE RESIDENTIAL, LLC. 27. BROOKLINE RESIDENTIAL, LLC. 28. BROOKLINE RESIDENTIAL, LLC. 29. BROOKLINE RESIDENTIAL, LLC. 30. BROOKLINE RESIDENTIAL, LLC. 31. BROOKLINE RESIDENTIAL, LLC. 32. BROOKLINE RESIDENTIAL, LLC	DB 27346 DB 27346 DB 27346 DB 27892 DB 27346 DB 27346 DB 27346 DB 27346	P. 84 P. 84 P. 84 P. 154 P. 84 P. 84 P. 84	PID# 025-123-99 PID# 025-123-44 PID# 025-123-26 PID# 025-123-43 PID# 025-121-04 PID# 025-121-85 PID# 025-121-86 PID# 025-121-87	ZONING: MX-1	USE: VACANT USE: VACANT USE: VACANT USE: SINGLE FAMILY USE: VACANT USE: VACANT USE: VACANT USE: VACANT

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NOTE: RECOMBINATION IS PENDING FOR LOTS 25 THROUGH 32



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civil engineering

urban design land planning

traffic engineering

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transportation planning

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REZONING PETITION

REZONING PETITION FOR PUBLIC HEARING

2013-047

SCALE: 1"=150'

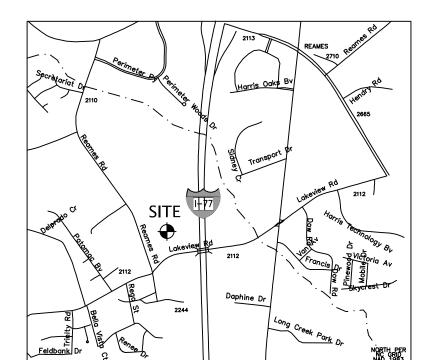
PROJECT #: DRAWN BY: CHECKED BY:

407-001

TECHNICAL DATA SHEET

FEBRUARY 25, 2013

1. 4.18.13 - PER CMPC COMMENTS 2. 5.17.13 - PER CMPC COMMENTS 3. 6.21.13 - 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

12.14 DUA PROPOSED DENSITY: 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



landscape architecture

urban design

land planning traffic engineering

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REZONING PETITION

REZONING PETITION FOR PUBLIC HEARING

2013-047

PROJECT #:

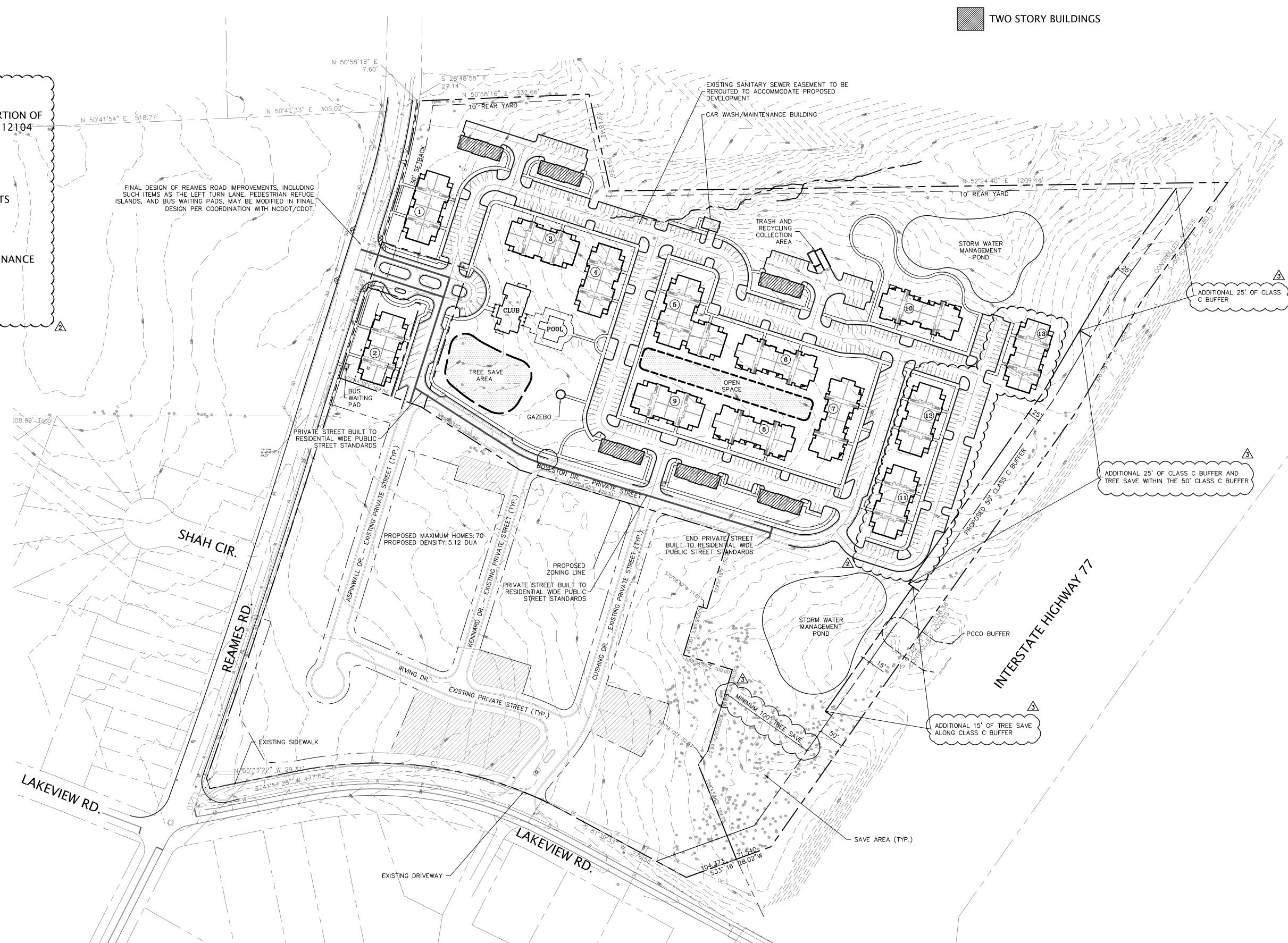
DRAWN BY: CHECKED BY:

SCHEMATIC SITE PLAN

FEBRUARY 25, 2013

REVISIONS:

1. 4.18.13 - PER CMPC COMMENTS 2. 5.17.13 - PER CMPC COMMENTS 3. 6.21.13 - PER CMPC COMMENTS



ACCENT VENTS AND
CUPOLA ON FEATURED
BUILDINGS

ASPHALT SHINGLE ROOF

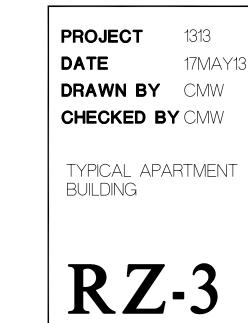
CEMENTITOUS HORIZONTAL SIDING

BRICK OR CULTURED STONE VENEER



TYPICAL APARTMENT BUILDING ELEVATION

NOT TO SCALE





TYPICAL CARRIAGE APARTMENT BUILDING ELEVATION

NOT TO SCALE

PROJECT 1313
DATE 17MAY13
DRAWN BY CMW
CHECKED BY CMW

TYPICAL APARTMENT
BUILDING