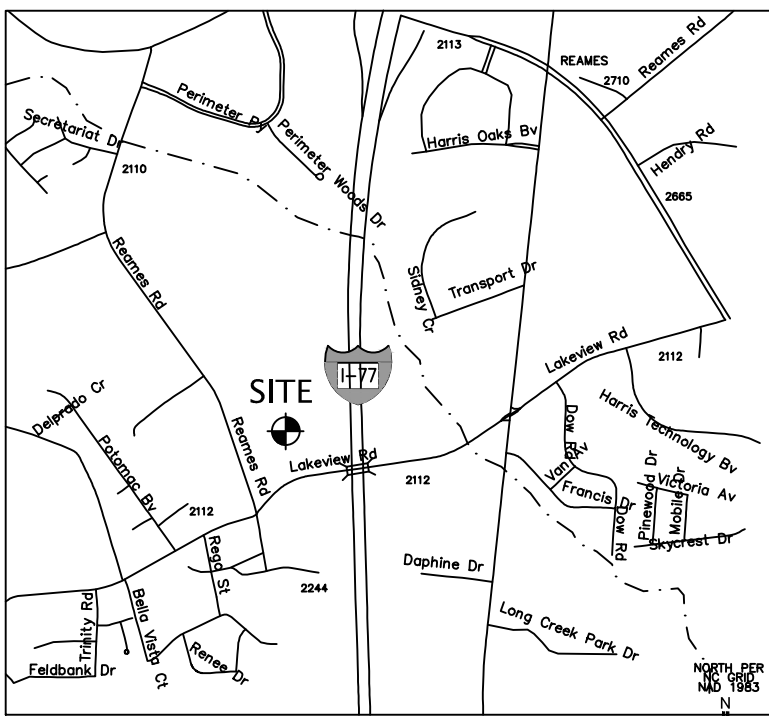




VICINITY MAP

DEVELOPMENT DATA TABLE AREA A	
SITE AREA:	14.25 AC.
TAX PARCEL #:	02513501
EXISTING ZONING:	MX-1
PROPOSED ZONING:	UR-2 (CD)
EXISTING USE:	VACANT
PROPOSED UNITS:	224 MULTI FAMILY UNITS 208 APARTMENT UNITS 16 CARRIAGE UNITS
PROPOSED DENSITY:	15.72 DUA
MAXIMUM BUILDING HEIGHT:	3 STORY
PROPOSED PARKING:	397 TOTAL SPACES 343 REGULAR SPACES 54 GARAGE SPACES
PROPOSED PARKING RATIO:	1.77 SPACE/UNIT
EX. TREE PRESERVATION REQ.:	10% - 1.42 AC
PROP. TREE PRESERVATION REQ.:	15% - 2.14 AC

DEVELOPMENT DATA TABLE AREA B	
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:	268 MULTI FAMILY UNITS 256 APARTMENT UNITS 12 CARRIAGE UNITS
PROPOSED DENSITY:	10.04 DUA
MAXIMUM BUILDING HEIGHT:	3 STORY
PROPOSED PARKING:	478 TOTAL SPACES 442 REGULAR SPACES 36 GARAGE SPACES
PROPOSED PARKING RATIO:	1.78 SPACE/UNIT
EX. TREE PRESERVATION REQ.:	10% - 2.67 AC
PROP. TREE PRESERVATION REQ.:	15% - 4.02 AC

DEVELOPMENT DATA TABLE AREA C *	
SITE AREA:	13.67 AC.
EXISTING ZONING:	MX-1 (CD)
EXISTING USE:	SINGLE FAMILY
*NOT PART OF THE REZONING SUBMITTAL	

OVERALL DEVELOPMENT DATA	
SITE AREA:	54.60 AC.
TAX PARCEL #s:	
EXISTING ZONING:	MX-1
PROPOSED ZONING:	UR-2 (CD) & MX-1
EXISTING USE:	VACANT & SINGLE FAMILY
PROPOSED UNITS:	559 TOTAL DWELLING UNITS 464 APARTMENT UNITS 28 CARRIAGE UNITS 67 SINGLE FAMILY
PROPOSED DENSITY:	10.24 DUA

DEVELOPMENT STANDARDS

1. **GENERAL PROVISIONS.** THE DEVELOPMENT DEPICTED ON THE REZONING PLAN IS SCHEMATIC IN NATURE, AND EXCEPT AS OTHERWISE SPECIFIED IN THESE DEVELOPMENT STANDARDS, IS INTENDED TO DESCRIBE THE POSSIBLE ARRANGEMENTS OF USES AND SITE ELEMENTS BUT WON'T EXCEED STIPULATIONS ABOVE. THE DEPICTIONS OF THE USES, PARKING AREAS, STRUCTURES AND BUILDINGS, AND OTHER SITE ELEMENTS SET FORTH ON THE REZONING PLAN SHOULD BE REVIEWED IN CONJUNCTION WITH THE PROVISIONS OF THESE DEVELOPMENT STANDARDS. CONSEQUENTLY, EXCEPT AS OTHERWISE EXPRESSLY SPECIFIED ON THE REZONING SITE PLAN AND IN THESE DEVELOPMENT STANDARDS, THE ULTIMATE LAYOUT OF THE DEVELOPMENT PROPOSED, THE EXACT ALIGNMENTS OF STREETS AND POINTS OF ACCESS, THE NUMBERS, THE SIZE, CONFIGURATION AND PLACEMENTS OF BUILDINGS AND PARKING AREAS; AND THE DEPICTIONS OTHER SITE ELEMENTS ON THE REZONING PLAN AS WELL AS ANY SCHEMATIC BUILDING ELEVATIONS ARE PRELIMINARY GRAPHIC REPRESENTATIONS OF THE TYPES AND QUALITY OF DEVELOPMENT PROPOSED. THEY 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).

2. **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.

3. TRANSPORTATION

- 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.
- 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.
- PETITIONER SHALL PROVIDE A CONCRETE CATS PASSENGER WAITING PAD ALONG REAMES ROAD.
- 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. 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 APPROVAL OF THIS PETITION.
- 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.
- A FUNCTIONING GATE AND ASSOCIATED PRIVATE ROADS MAY BE INSTALLED ON THE EAST SIDE OF REAMES ROAD AT THE PETITIONER'S DISCRETION.

4. ARCHITECTURAL

- EXPANSES OF BLANK WALLS EXCEEDING 20' IN LENGTH WILL BE ELIMINATED THROUGH THE USE OF VARIOUS DESIGN ELEMENTS.
- BUILDINGS WITH FRONTAGE ON REAMES ROAD WILL HAVE FACADES THAT FACE REAMES ROAD.
- 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 25% MASONRY MATERIALS (BRICK, STONE, ARCHITECTURAL LOCK AND OTHER MASONRY MATERIALS. VINYL SHALL NOT BE USED AS AN EXTERIOR WALL MATERIAL.

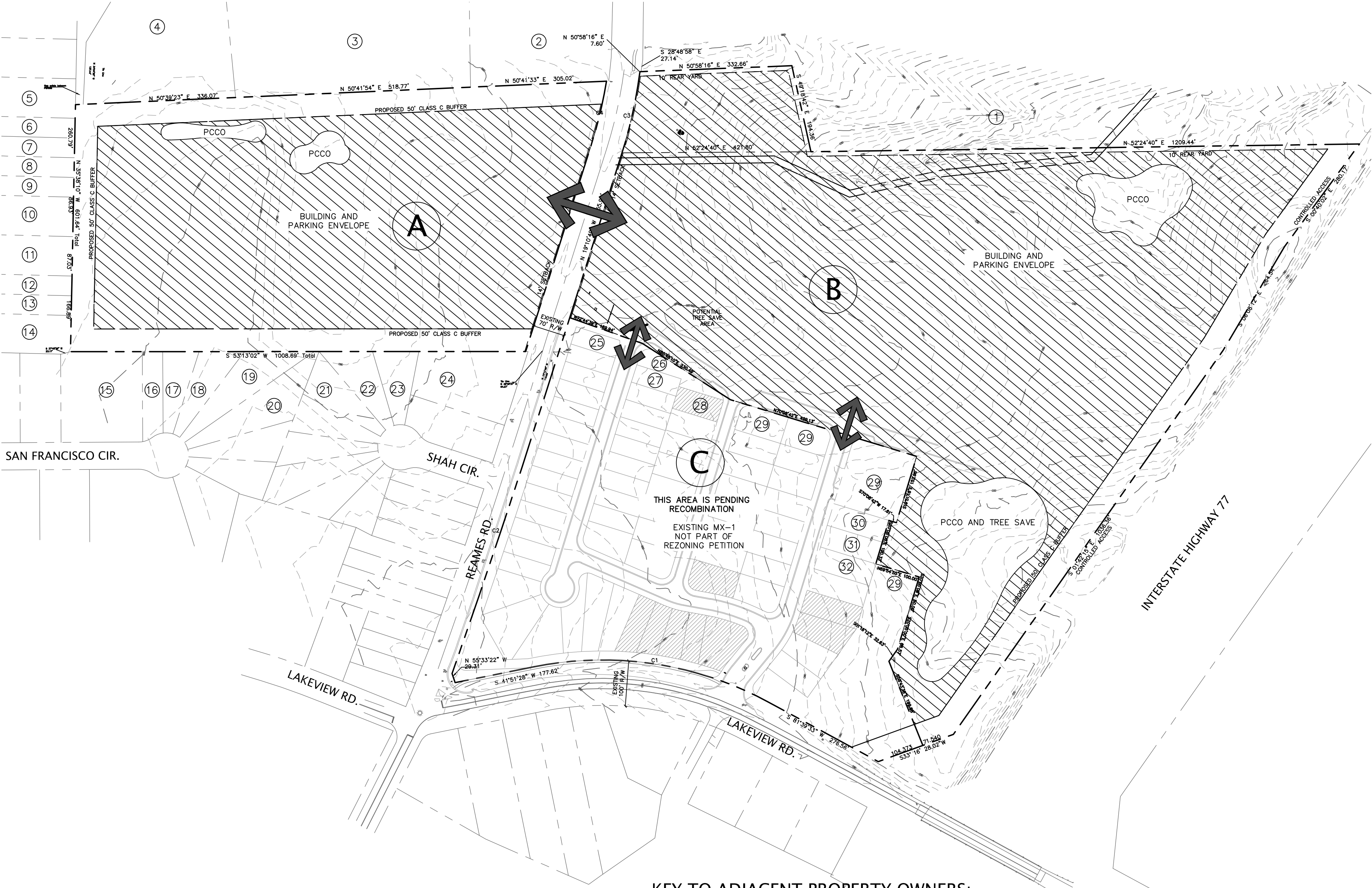
5. STREETSCAPE AND LANDSCAPING.

- INTERNAL AREAS OF THE SITE WILL BE LANDSCAPED IN ACCORDANCE WITH THE REQUIREMENTS OF THE ORDINANCE.
- EXCEPT AS OTHERWISE PROVIDED IN THESE DEVELOPMENT STANDARDS, THE STREETSCAPE TREATMENT ALONG NEW PUBLIC STREETS AND 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.
- METER BOXES, BACK FLOW PREVENTERS AND SIMILAR ITEMS WILL BE SCREENED FROM PUBLIC VIEW.
- ALL OTHER SCREENING AND LANDSCAPING SHALL CONFORM TO THE STANDARDS OF THE ORDINANCE.
- PARKING LOTS ALONG INTERNAL PUBLIC STREETS SHALL BE LOCATED BEHIND THE ESTABLISHED SETBACKS CREATED FOR BUILDINGS LOCATED ALONG THOSE STREETS.
- ALL PUBLIC SIDEWALKS OUTSIDE THE PUBLIC R/W WILL BE PLACED WITHIN A PUBLIC SIDEWALK EASEMENT FOR THE CITY OF CHARLOTTE MAINTENANCE.
- 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.

6. SIGNS/SIGNAGE SHALL COMPLY WITH THE REQUIREMENTS OF THE ORDINANCE.

7. LIGHTING.

- THE MAXIMUM HEIGHT OF ANY DETACHED LIGHTING FIXTURES ERRECTED ON THE SITE SHALL NOT EXCEED TWENTY FEET (20') IN HEIGHT.
 - ALL FREESTANDING LIGHTING FIXTURES INSTALLED WITHIN THE SITE SHALL BE SHIELDED WITH FULL CUT-OFF FIXTURES, CAPPED AND DOWNWARDLY DIRECTED.
 - WALL-PAK LIGHTING SHALL BE PROHIBITED THROUGHOUT THE SITE.
8. **STORMWATER MANAGEMENT.** THE SITE SHALL PROVIDE APPROPRIATE STORMWATER DETENTION AND TREATMENT AS DEEMED NECESSARY BY THE CHARLOTTE STORMWATER SERVICES ADMINISTRATION IN CONJUNCTION WITH THE CITY OF CHARLOTTE POST CONSTRUCTION ORDINANCE.
9. **BUFFERS AND OPEN SPACE.** THE PETITIONER SHALL PROVIDE BUFFERS AS DEPICTED ON THE TECHNICAL DATA SHEET.
10. **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.
11. **BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS.**
- 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.
 - 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
2. WILLIAM EDWARD HOLLAR & DONNA MCAULEY	DB 4167	P. 551	PID# 025-135-07	ZONING: R-3	USE: VACANT
3. LEES PLASTERING SERVICE, INC.	DB 4167	P. 551	PID# 025-135-09	ZONING: R-3	USE: VACANT
4. WILLIAM A. HEARN	DB 6916	P. 48	PID# 025-135-08	ZONING: R-3	USE: SINGLE FAMILY
5. ESMOND BURRIS	DB 4105	P. 483	PID# 025-133-33	ZONING: R-4	USE: SINGLE FAMILY
6. WILLIAM L. & ANNETTE J. LITTLE	DB 3652	P. 553	PID# 025-133-35	ZONING: R-4	USE: SINGLE FAMILY
7. WILLIAM L. & ANNETTE J. LITTLE	DB 3652	P. 553	PID# 025-133-36	ZONING: R-4	USE: VACANT
8. WILLIAM L. & ANNETTE J. LITTLE	DB 3652	P. 553	PID# 025-133-37	ZONING: R-4	USE: SINGLE FAMILY
9. WILLIAM J. & ANNETTE J. LITTLE	DB 3652	P. 553	PID# 025-133-38	ZONING: R-4	USE: VACANT
10. DANNY R. & MARIE P. RODGERS	DB 4697	P. 124	PID# 025-133-39	ZONING: R-4	USE: SINGLE FAMILY
11. WILLIAM NATHANIEL JR. & ROBIN ANN BROWN	DB 128716	P. 529	PID# 025-133-41	ZONING: R-4	USE: VACANT
12. JOHN W. MARSH	DB 3802	P. 546	PID# 025-133-43	ZONING: R-4	USE: VACANT
13. JOHN W. MARSH	DB 3802	P. 546	PID# 025-133-44	ZONING: R-4	USE: VACANT
14. GEORGE N. & CHERYL K. GRIER	DB 7574	P. 828	PID# 025-134-01	ZONING: R-4	USE: SINGLE FAMILY
15. JAMES D. & JOHNNIE J. TRIBUE	DB 5589	P. 278	PID# 025-134-13	ZONING: R-4	USE: SINGLE FAMILY
16. JAMES D. & JOHNNIE J. TRIBUE	DB 5589	P. 278	PID# 025-134-10	ZONING: R-4	USE: VACANT
17. JAMES D. & JOHNNIE J. TRIBUE	DB 5589	P. 278	PID# 025-134-11	ZONING: R-4	USE: VACANT
18. JAMES D. & JOHNNIE J. TRIBUE	DB 5589	P. 278	PID# 025-134-12	ZONING: R-4	USE: VACANT
19. JAMES D. & JOHNNIE J. TRIBUE	DB 5589	P. 278	PID# 025-134-13	ZONING: R-4	USE: VACANT
20. KENNETH WARDELL SPEARS & THEO GILBERT SPEARS	DB 5862	P. 680	PID# 025-134-14	ZONING: R-4	USE: VACANT
21. AALIYAH SHAH	DB 9688	P. 88	PID# 025-134-60	ZONING: R-4	USE: VACANT
22. AALIYAH SHAH	DB 9688	P. 88	PID# 025-134-58	ZONING: R-4	USE: VACANT
23. AALIYAH SHAH	DB 9688	P. 88	PID# 025-134-60	ZONING: R-4	USE: VACANT
24. AALIYAH SHAH	DB 5247	P. 283	PID# 025-134-62	ZONING: R-4	USE: VACANT
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



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BROOKLINE
CHARLOTTE, NORTH CAROLINA
BROOKLINE RESIDENTIAL, LLC
3800 Promfret Lane
Charlotte, NC 28211

REZONING PETITION

REZONING PETITION
FOR PUBLIC HEARING
2013-XXX

75 0 75 150
SCALE: 1"=150'

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

TECHNICAL DATA SHEET

FEBRUARY 25, 2013

REVISIONS:

DEVELOPMENT DATA TABLE AREA A

SITE AREA:	14.25 AC.
TAX PARCEL #:	02513501
EXISTING ZONING:	MX-1
PROPOSED ZONING:	UR-2 (CD)
EXISTING USE:	VACANT
PROPOSED UNITS:	224 MULTI FAMILY UNITS 208 APARTMENT UNITS 16 CARRIAGE UNITS
PROPOSED DENSITY:	15.72 DUA
MAXIMUM BUILDING HEIGHT:	3 STORY
PROPOSED PARKING:	404 TOTAL SPACES 356 REGULAR SPACES 48 GARAGE SPACES
PROPOSED PARKING RATIO:	1.80 SPACE/UNIT
EX. TREE PRESERVATION REQ.:	10% - 1.42 AC
PROP. TREE PRESERVATION REQ.:	15% - 2.14 AC

DEVELOPMENT DATA TABLE AREA B

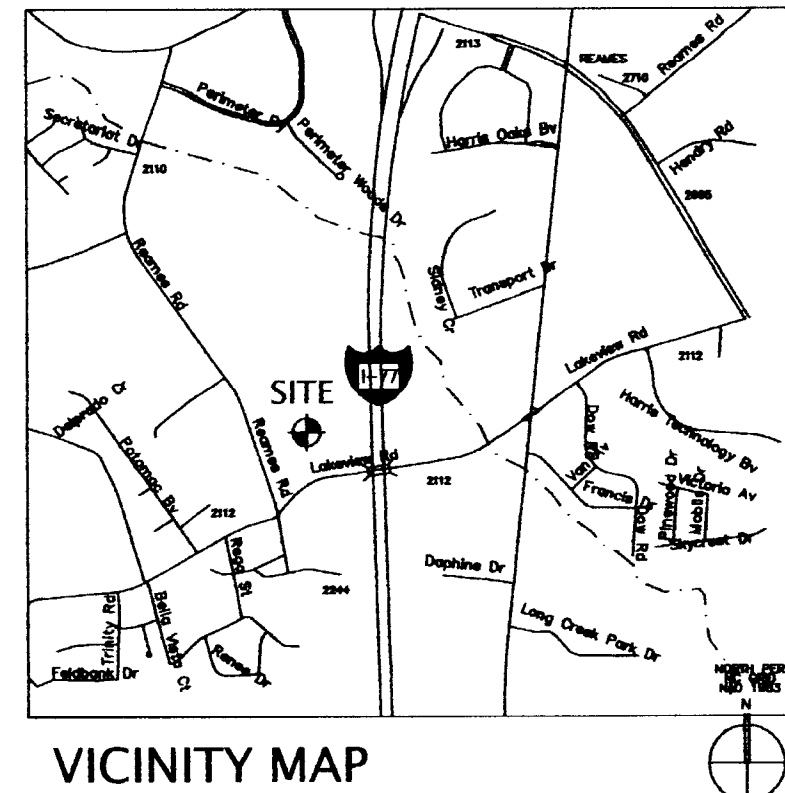
SITE AREA:	26.68 AC.
TAX PARCEL #:	REZONING PARCEL IS A PORTION OF 02512102, 02512103, 02512104
EXISTING ZONING:	MX-1
PROPOSED ZONING:	UR-2 (CD)
EXISTING USE:	VACANT
PROPOSED UNITS:	268 MULTI FAMILY UNITS 256 APARTMENT UNITS 12 CARRIAGE UNITS
PROPOSED DENSITY:	10.04 DUA
MAXIMUM BUILDING HEIGHT:	3 STORY
PROPOSED PARKING:	493 TOTAL SPACES 457 REGULAR SPACES 36 GARAGE SPACES
PROPOSED PARKING RATIO:	1.84 SPACE/UNIT
EX. TREE PRESERVATION REQ.:	10% - 2.67 AC
PROP. TREE PRESERVATION REQ.:	15% - 4.02 AC

DEVELOPMENT DATA TABLE AREA C *

SITE AREA:	13.67 AC.
EXISTING ZONING:	MX-1 (CD)
EXISTING USE:	SINGLE FAMILY
*NOT PART OF THE REZONING SUBMITTAL	

OVERALL DEVELOPMENT DATA

SITE AREA:	54.60 AC.
TAX PARCEL #s:	
EXISTING ZONING:	MX-1
PROPOSED ZONING:	UR-2 (CD) & MX-1
EXISTING USE:	VACANT & SINGLE FAMILY
PROPOSED UNITS:	559 TOTAL DWELLING UNITS 464 APARTMENT UNITS 28 CARRIAGE UNITS 67 SINGLE FAMILY
PROPOSED DENSITY:	10.24 DUA



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CHARLOTTE, NC

RK Investments Charlotte, LLC
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Charlotte, NC 28211
CLIENT PHONE

PRELIMINARY

50 0 50 100
SCALE: 1" = 100'

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

PRELIMINARY
SITE PLAN

MARCH 14, 2013

REVISIONS:

SP-1