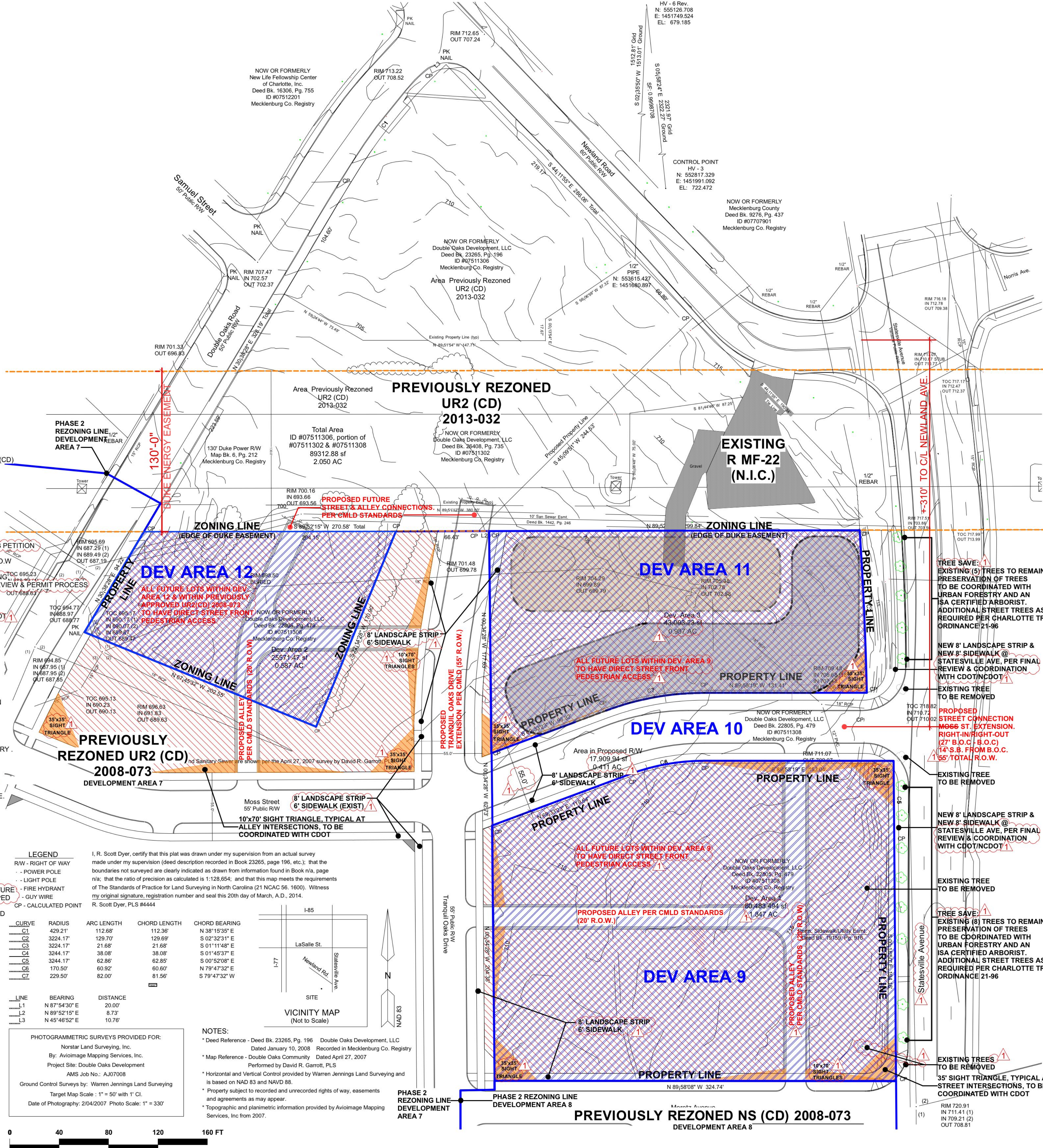
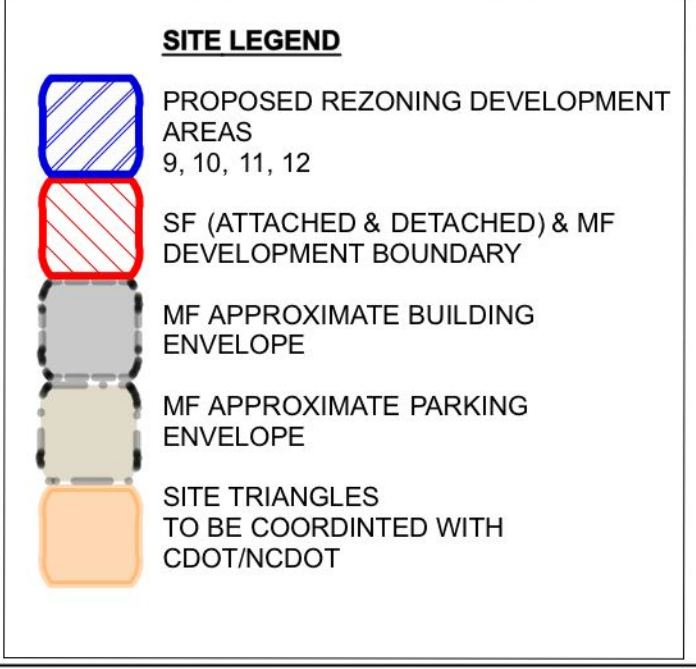


- 1. DEVELOPMENT DATA TABLE:**  
**DEVELOPMENT AREAS 9, 10, 11, 12 TOTAL:**  
**DEVELOPMENT AREA 9:**  
1a. SITE ACREAGE (DEV. AREA 9):  
1b. TAX PARCELS:  
1c. EXISTING & PROPOSED ZONING:  
1d. EXISTING USES:  
1e. PROPOSED USES:  
1f. NUMBER OF RESIDENTIAL USES BY HOUSING TYPE  
1g. SQUARE FOOTAGE OF NON-RESIDENTIAL USES BY TYPE  
1h. FLOOR AREA RATIO:  
1i. MAXIMUM BUILDING HEIGHT:  
1j. NUMBER AND /OR RATIO OF PARKING SPACES:  
1k. AMOUNT OF OPEN SPACE:  
**DEVELOPMENT AREA 10 (PROPOSED ROW):**  
1a. SITE ACREAGE (DEV. AREA 10):  
1b. TAX PARCELS:  
1c. EXISTING & PROPOSED ZONING:  
1d. EXISTING USES:  
1e. PROPOSED USES:  
1f. NUMBER OF RESIDENTIAL USES BY HOUSING TYPE  
1g. SQUARE FOOTAGE OF NON-RESIDENTIAL USES BY TYPE  
1h. FLOOR AREA RATIO:  
1i. MAXIMUM BUILDING HEIGHT:  
1j. NUMBER AND /OR RATIO OF PARKING SPACES:  
1k. AMOUNT OF OPEN SPACE:  
**DEVELOPMENT AREA 11:**  
1a. SITE ACREAGE (DEV. AREA 11):  
1b. TAX PARCELS:  
1c. EXISTING & PROPOSED ZONING:  
1d. EXISTING USES:  
1e. PROPOSED USES:  
1f. NUMBER OF RESIDENTIAL USES BY HOUSING TYPE  
1g. SQUARE FOOTAGE OF NON-RESIDENTIAL USES BY TYPE  
1h. FLOOR AREA RATIO:  
1i. MAXIMUM BUILDING HEIGHT:  
1j. NUMBER AND /OR RATIO OF PARKING SPACES:  
1k. AMOUNT OF OPEN SPACE:  
**DEVELOPMENT AREA 12:**  
1a. SITE ACREAGE (DEV. AREA 12):  
1b. TAX PARCELS:  
1c. EXISTING & PROPOSED ZONING:  
1d. EXISTING USES:  
1e. PROPOSED USES:  
1f. NUMBER OF RESIDENTIAL USES BY HOUSING TYPE  
1g. SQUARE FOOTAGE OF NON-RESIDENTIAL USES BY TYPE  
1h. FLOOR AREA RATIO:  
1i. MAXIMUM BUILDING HEIGHT:  
1j. NUMBER AND /OR RATIO OF PARKING SPACES:  
1k. AMOUNT OF OPEN SPACE:  
**2. GENERAL PROVISIONS:**  
2a. APPLICABILITY OF ORDINANCE NOTES:  
2b. ALTERATIONS:  
3. OPTIONAL PROVISIONS:  
4. PERMITTED USES:  
4a. ALLOWED USES:  
4b. PROHIBITED USES:  
4c. OTHER USE RESTRICTIONS:  
**5. TRANSPORTATION:**  
5a. TRANSPORTATION IMPROVEMENTS CONSTRUCTED  
IN CONJUNCTION WITH DEVELOPMENT  
5b. PUBLIC VS. PRIVATE STREETS  
5c. CATS PUBLIC TRANSPORTATION  
5d. PARKING LOCATION - SURFACE  
5e. LOCATION OF PROPOSED PEDESTRIAN IMPROVEMENTS  
5f. EXISTING THOROUGHFARES  
5g. EXISTING RESIDENTIAL STREETS  
**6. ARCHITECTURAL STANDARDS:**  
6a. BUILDING MATERIALS  
6b. BUILDING SCALE AND NUMBER OF BUILDINGS  
6c. TREATMENT OF URBAN DESIGN AND ARCHITECTURAL ELEMENTS  
6d. TREATMENT OF SOLID WASTE AND RECYCLING ENCLOSURES  
6e. FENCE/WALL STANDARDS  
**7. STREETScape & LANDSCAPING:**  
7a. STREETScape (SIDEWALK AND PLANTING STRIP) STANDARDS  
7b. BUFFER/SCREENING TREATMENT  
**8. ENVIRONMENTAL FEATURES:**  
8a. TREE SAVE AREAS  
8b. SITE INTERIOR TREES & LANDSCAPE  
8c. POCO TREATMENT  
**9. PARKS, GREENWAYS & OPEN SPACE:**  
9a. CONNECTIONS TO PARK & OR GREENWAY  
**10. FIRE PROTECTION:**  
10a. FIRE LANE TREATMENT  
**11. SIGNAGE:**  
11a. SIGN LIMITATIONS - SIZE, TYPE, LOCATION  
**12. LIGHTING:**  
12a. LIMITATIONS ON TYPE OR LOCATION OF LIGHTING  
12b. PEDESTRIAN SCALE LIGHTING  
**13. PHASING:**  
13a. DEVELOPMENT PHASING BY USE OR AREA.  
**14. OTHER:**  
14a. UNDERGROUNDING OF UTILITIES  
14b. POTENTIAL LOCATION OF DUMPSTERS & RECYCLING CONTAINERS  
14c.

3.374 AC, 166,151.1 Sq. Ft.  
1.847 AC, 80,483.49 Sq. Ft.  
(PORTION OF) ID #07511308 - DEED BK. 22805, PG. 479 - MECKLENBURG COUNTY REGISTRY,  
DOUBLE OAKS DEVELOPMENT, LLC,  
VACANT LAND  
RESIDENTIAL: SINGLE-FAMILY (ATTACHED & DETACHED) AND ACCESSORY USES.  
UP TO 40 RESIDENTIAL DWELLING UNITS  
0.411 AC, 17,909.94 Sq. Ft.  
(PORTION OF) ID #07511308 - DEED BK. 22805, PG. 479 - MECKLENBURG COUNTY REGISTRY,  
DOUBLE OAKS DEVELOPMENT, LLC,  
VACANT LAND  
NEW STREET R.O.W OR RESIDENTIAL: SINGLE-FAMILY (ATTACHED & DETACHED), MULTI-FAMILY  
AND ACCESSORY USES.  
UP TO 14 RESIDENTIAL DWELLING UNITS  
0.987 AC, 43,003.23 Sq. Ft.  
(PORTION OF) ID #07511308 - DEED BK. 22805, PG. 479 - MECKLENBURG COUNTY REGISTRY,  
DOUBLE OAKS DEVELOPMENT, LLC,  
VACANT LAND  
RESIDENTIAL: SINGLE-FAMILY (ATTACHED & DETACHED), MULTI-FAMILY AND ACCESSORY USES.  
UP TO 50 RESIDENTIAL DWELLING UNITS  
0.587 AC, 22,571.47 Sq. Ft.  
(PORTION OF) ID #07511308 - DEED BK. 22805, PG. 479 - MECKLENBURG COUNTY REGISTRY,  
DOUBLE OAKS DEVELOPMENT, LLC,  
VACANT LAND  
RESIDENTIAL: SINGLE-FAMILY (ATTACHED & DETACHED) AND ACCESSORY USES.  
UP TO 14 RESIDENTIAL DWELLING UNITS  
UNLESS MORE STRINGENT STANDARDS ARE ESTABLISHED BY THESE DEVELOPMENT STANDARDS, ALL  
DEVELOPMENT STANDARDS ESTABLISHED UNDER THE ZONING ORDINANCE, THE "ORDINANCE" FOR THE UR-2(CD)  
ZONING CLASSIFICATION SHALL BE FOLLOWED.  
ALTERATION OF THE CONDITIONAL PLAN IS SUBJECT TO SECTION 6.207 ALTERATIONS TO APPROVAL  
NA  
SINGLE-FAMILY (ATTACHED & DETACHED), MULTIFAMILY AND ACCESSORY USES, STREET EXTENSION R.O.W.  
ROAD ALIGNMENTS / CROSS SECTIONS FOR INTERNAL STREETS TO BE CONSISTENT WITH APPROVED 2008-073 PETITION  
MOSS ST. EXTENSION - PROPOSED PUBLIC ROADWAY CROSS SECTION (27' B.O.C-B.O.C) WITH 55' R.O.W.  
TRANQUIL OAKS DR. EXTENSION - PROPOSED PUBLIC ROADWAY CROSS SECTION (27' B.O.C-B.O.C) WITH 55' R.O.W.  
PROPOSED PRIVATE ALLEY(S) PER CITY LAND USE STANDARDS - 14' PRIVATE ALLEY WITH 20' R.O.W.  
PETITIONER TO COORDINATE FINAL ACCESS & INTERSECTION DESIGNS WITH CDOT/NCDOT DURING PERMITTING  
PETITIONER TO RETAIN EXIST. BUS STOP LOCATION. NEW PAD DETAIL 60.01B TO BE COORDINATED DURING REVIEW & PERMIT PROCESS  
6' PUBLIC SIDEWALK & 8' LANDSCAPE STRIP AT PROPOSED EXTENSION OF MOSS ST. & TRANQUIL OAKS DR.  
6' PUBLIC SIDEWALK & 8' LANDSCAPE STRIP AT NORTH SIDE OF EXISTING MORETZ ST.  
8' PUBLIC SIDEWALK & 8' LANDSCAPE STRIP AT STATESVILLE AVE./PER FINAL COORDINATION WITH CDOT/NCDOT  
STATESVILLE AVENUE - PROPOSED MODIFICATION FOR CURB-CUT FOR MOSS ST. EXTENSION/CONNECTION  
DOUBLE OAKS RD., TRANQUIL OAKS DR. & MORETZ AVE. & MOSS STREET  
1 (ONE) CURB-CUT PROPOSED AT STATESVILLE AVENUE/US HWY 21  
MATERIALS AS PRESCRIBED BY THE ORDINANCE.  
BUILDING HEIGHT AS PRESCRIBED BY THE ORDINANCE.  
NUMBER OF BUILDINGS AS PROPOSED PER THE INDIVIDUAL DEVELOPMENT AREAS 1, 2 & 3 AND ROW AREA  
ALONG WITH ALLOWABLE ACCESSORY STRUCTURES.  
BUILDINGS WILL BE DESIGNED AS 'FOUR-SIDED ARCHITECTURE' WITH NO LONG BLANK WALLS OF 20' OR MORE  
IN ACCORDANCE WITH STANDARDS SIMILAR TO TOD ZONING SECTION 9.1209. THE BUILDINGS WILL BE BROKEN  
UP BY DIFFERENT MATERIAL TYPES, WINDOWS & PAINT TO AVOID LARGE EXPANSES OF BLANK WALLS, TYP.  
ENCLOSURES AS PRESCRIBED BY THE ORDINANCE.  
SIDEWALK AND PLANTING STRIP AS PRESCRIBED BY THE ORDINANCE IN COORDINATION WITH URBAN FORESTRY.  
REQUIRED BUFFERS OR SCREENING AS PRESCRIBED BY THE ORDINANCE.  
(13) EXISTING STREET TREES ALONG STATESVILLE AVE. TO BE PRESERVED PER PLAN LOCATION AND NOTES  
THE PETITIONER SHALL COMPLY WITH THE CITY OF CHARLOTTE POST CONSTRUCTION CONTROLS ORDINANCE.  
SITE/MONUMENT AND/OR BUILDING/WALL SIGNS AS PRESCRIBED BY THE ORDINANCE.  
INTERNAL SITE LIGHTING AS PRESCRIBED BY THE ORDINANCE - MAXIMUM HEIGHT OF ANY FREESTANDING FIXTURE  
WILL NOT EXCEED 30 FEET. ALL FIXTURES INSTALLED WILL BE SHIELDED WITH FULL CUT OFF FIXTURES, CAPPED  
AND DOWNWARDLY DIRECTED.  
PEDESTRIAN SCALE LIGHTING ALONG THE PUBLIC STREET R.O.W AND INTERNAL SITE PARKING AS PRESCRIBED  
BY THE ORDINANCE, FINAL LAYOUT AND DESIGN TO BE COORDINATED WITH DUKE ENERGY.



# PHASE 3 DOUBLE OAKS BRIGHTWALK 2014-046 TECHNICAL REZONING SUBMITTAL PLAN & NOTES



shook kelley  
2151 Rawlins Street Suite 400 Charlotte, NC 28203  
T 704.377.8881 F 704.377.6853  
www.shookkelley.com  
Charlotte / Los Angeles  
Double Oaks -Brightwalk Phase 3 Rezoning Petition  
Statesville Ave -Double Oaks Rd. - Moss St. & Tranquil Oak Lane  
The Housing Partnership, 4601 Charlotte Park Dr., STE 350, Charlotte, NC, 28217  
704.342.0933 p / 704.342.2745 f, EMAIL - fhdson@cmhp.org  
REZONING SUBMITTAL PETITION 2014-046  
DATE: 03/12/2014  
DRAWN BY: Shook Kelley  
CHECKED BY: Shook Kelley  
SCALE: As Noted  
PROJECT #: 10/024-150  
SHEET #: SP001  
Resoning Petition Plan  
REVISIONS:  
05/16/2014 Rezoning Review #1 Comments