1. DEVELOPMENT DATA TABLE:

DEVELOPMENT AREAS 9, 10, 11, 12 TOTAL:

DEVELOPMENT AREA 9:

1a. SITE ACREAGE (DEV. AREA 9): 3.374 AC, 166,151.1 Sq. Ft.

1b. TAX PARCELS: 1.752 AC., 76,302.42 Sq. Ft. (PORTION OF) ID #07511308 - DEED BK. 22805, PG. 479 - MECKLENBURG COUNTY REGISTRY, DOUBLE OAKS DEVELOPMENT, LLC,

1c. EXISTING & PROPOSED ZONING: EXISTING ZONING R-22MF PROPOSED ZONING UR-2(CD)

1d. EXISTING USES: VACANT LAND

1e. PROPOSED USES: RESIDENTIAL, SINGLE-FAMILY (ATTACHED & DETACHED) AND ACCESSORY USES.

1f. NUMBER OF RESIDENTIAL USES BY HOUSING TYPE: UP TO 40 RESIDENTIAL DWELLING UNITS

1h. SQUARE FOOTAGE OF NON-RESIDENTIAL USES BY TYPE

1i. FLOOR AREA RATIO:

1j. MAXIMUM BUILDING HEIGHT: 55' (FIFTY-FIVE) FEET

1k. NUMBER AND /OR RATIO OF PARKING SPACES:

1l. AMOUNT OF OPEN SPACE:

DEVELOPMENT AREA 10 (PROPOSED ROW):

1a. SITE ACREAGE (DEV. AREA 10): 0.417 AC., 18,156.83 Sq. Ft.

1b. TAX PARCELS: (PORTION OF) ID #07511308 - DEED BK. 22805, PG. 479 - MECKLENBURG COUNTY REGISTRY, DOUBLE OAKS DEVELOPMENT, LLC,

1c. EXISTING & PROPOSED ZONING: EXISTING ZONING R-22MF PROPOSED ZONING UR-2(CD)

1d. EXISTING USES: VACANT LAND

1e. PROPOSED USES: NEW STREET R.O.W OR RESIDENTIAL: SINGLE-FAMILY (ATTACHED & DETACHED), MULTI-FAMILY AND ACCESSORY USES.

1f. NUMBER OF RESIDENTIAL USES BY HOUSING TYPE: UP TO 14 RESIDENTIAL DWELLING UNITS

1h. SQUARE FOOTAGE OF NON-RESIDENTIAL USES BY TYPE

1i. FLOOR AREA RATIO:

1j. MAXIMUM BUILDING HEIGHT: 55' (FIFTY-FIVE) FEET

1k. NUMBER AND /OR RATIO OF PARKING SPACES:

1l. AMOUNT OF OPEN SPACE:

DEVELOPMENT AREA 11:

1a. SITE ACREAGE (DEV. AREA 11): 1.078 AC., 46,993.28 Sq. Ft.

1b. TAX PARCELS: (PORTION OF) ID #07511308 - DEED BK. 22805, PG. 479 - MECKLENBURG COUNTY REGISTRY, DOUBLE OAKS DEVELOPMENT, LLC,

1c. EXISTING & PROPOSED ZONING: EXISTING ZONING R-22MF PROPOSED ZONING UR-2(CD)

1d. EXISTING USES: VACANT LAND

1e. PROPOSED USES: RESIDENTIAL, SINGLE-FAMILY (ATTACHED & DETACHED), MULTI-FAMILY AND ACCESSORY USES.

1f. NUMBER OF RESIDENTIAL USES BY HOUSING TYPE: UP TO 50 RESIDENTIAL DWELLING UNITS

1h. SQUARE FOOTAGE OF NON-RESIDENTIAL USES BY TYPE

1i. FLOOR AREA RATIO: 55' (FIFTY-FIVE) FEET

1j. MAXIMUM BUILDING HEIGHT:

1k. NUMBER AND /OR RATIO OF PARKING SPACES:

1l. AMOUNT OF OPEN SPACE:

DEVELOPMENT AREA 12:

1a. SITE ACREAGE (DEV. AREA 12): 0.587 AC., 22,571.47 Sq. Ft.

1b. TAX PARCELS: (PORTION OF) ID #07511308 - DEED BK. 22805, PG. 479 - MECKLENBURG COUNTY REGISTRY, DOUBLE OAKS DEVELOPMENT, LLC,

1c. EXISTING & PROPOSED ZONING: EXISTING ZONING R-22MF PROPOSED ZONING UR-2(CD)

1d. EXISTING USES: VACANT LAND

1e. PROPOSED USES: RESIDENTIAL, SINGLE-FAMILY (ATTACHED & DETACHED) AND ACCESSORY USES.

1f. NUMBER OF RESIDENTIAL USES BY HOUSING TYPE: UP TO 14 RESIDENTIAL DWELLING UNITS

1h. SQUARE FOOTAGE OF NON-RESIDENTIAL USES BY TYPE

1i. FLOOR AREA RATIO: 55' (FIFTY-FIVE) FEET

1j. MAXIMUM BUILDING HEIGHT:

1k. NUMBER AND /OR RATIO OF PARKING SPACES:

1l. AMOUNT OF OPEN SPACE:

2. GENERAL PROVISIONS:

2a. APPLICABILITY OF ORDINANCE NOTES: 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

2b. ALTERATIONS: NA

3. OPTIONAL PROVISIONS: SINGLE-FAMILY (ATTACHED & DETACHED), MULTIFAMILY AND ACCESSORY USES, STREET EXTENSION R.O.W.

4. PERMITTED USES:

4a. ALLOWED USES:

4b. PROHIBITED USES:

4c. OTHER USE RESTRICTIONS: 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

5. TRANSPORTATION:

5.a TRANSPORTATION IMPROVEMENTS CONSTRUCTED IN CONJUNCTION WITH DEVELOPMENT: PETITIONER TO COORDINATE FINAL ACCESS & INTERSECTION DESIGNS WITH CDOT/NCDOT DURING PERMITTING

5.b PUBLIC VS. PRIVATE STREETS: PETITIONER TO RETAIN EXIST. BUS STOP LOCATION. NEW PAD DETAIL 60.01B TO BE COORDINATED DURING REVIEW & PERMIT PROCESS

5.c CATS PUBLIC TRANSPORTATION

5.d PARKING LOCATION - SURFACE: 6' PUBLIC SIDEWALK & 8' LANDSCAPE STRIP AT PROPOSED EXTENSION OF MOSS ST. & TRANQUIL OAKS DR.

5.e LOCATION OF PROPOSED PEDESTRIAN IMPROVEMENTS: 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

5.f EXISTING THOROUGHFARES

5.g EXISTING RESIDENTIAL STREETS

6. ARCHITECTURAL STANDARDS:

6.a BUILDING MATERIALS: BUILDINGS CONSTRUCTED ON THE SITE MAY USE A VARIETY OF BUILDING MATERIALS. THE BUILDING MATERIALS USED FOR THE BUILDINGS (OTHER THAN STRUCTURED PARKING FACILITES) WILL BE A COMBINATION OF THE FOLLOWING: GLASS, BRICK, STONE, SIMULATED STONE, PRE-CAST STONE, PRECAST CONCRETE, SYNTHETIC STONE, STUCCO, CEMENTITIOUS SIDING (SUCH AS HARDI-PLANK), EIFS OR WOOD. VINYL AS A BUILDING MATERIAL WILL NOT BE ALLOWED EXCEPT ON WINDOWS AND SOFFITS.

6.b BUILDING SCALE & NUMBER OF BUILDINGS: MAXIMUM BUILDING HEIGHT OF 55'. NUMBER OF BUILDINGS AS PROPOSED PER THE INDIVIDUAL DEVELOPMENT AREAS 9,11,12 & ROW AREA 10 ALONG WITH ALLOWABLE ACCESSORY STRUCTURES.

6.c TREATMENT OF URBAN DESIGN AND ARCHITECTURAL ELEMENTS:
- BUILDINGS ALONG PUBLIC AND PRIVATE STREETS SHALL HAVE CLEAR WINDOWS, GLASS AND DOORS THAT FACE THESE RESPECTIVE STREETS. THE WALLS OF THE BUILDINGS FACING THESE STREETS SHALL BE VARIED WITH A FREQUENCY OF WINDOWS, DOORS AND OTHER ARCHITECTURAL TREATMENTS
- LONG EXPANSES OF BLANK WALLS WITH NO OPENINGS AND MINIMAL CHANGES IN MATERIAL OR ARCHITECTURAL TREATMENT OVER 20' LONG WILL NOT BE ALLOWED. BLANK
- WALLS SHALL BE TREATED WITH SOME COMBINATION OF LANDSCAPING, BUILDNG ARTICULATION, VARIED BUILDING FACADE PLANES, CANOPIES, PEDESTRIAN ORIENTED LIGHTS, PUBLIC ART OR OTHER SIMILAR TREATMENT.
- THE PRINCIPAL RESIDENTIAL BUILDINGS THAT FRONT ON A PUBLIC OR PRIVATE STREET WILL BE DESIGNED WITH BUILDING ENTRANCES THAT FACE THE ABUTTING PUBLIC OR PRIVATE STREET, EXCEPT THAT BUILDINGS WITH FRONTAGE ON TWO STREETS (EITHER PUBLIC OR PRIVATE OR TWO LEGS OF A ROUNDABOUT) MAY HAVE AN ENTRANCE TO ONLY ONE STREET.
- METER BANKS, BFP'S, ROOFTOP HVAC AND RELATED MECHANICAL EQUIPMENT AND OTHER SIMILAR UTILITIES WILL BE SCREENED WHERE VISIBLE FROM PUBLIC VIEW AT GRADE LEVEL.

6.d TREATMENT OF SOLID WASTE AND RECYCLING ENCLOSURES: ENCLOSURES AS PRESCRIBED BY THE ORDINANCE

6.e FENCE/WALL STANDARDS

7. STREETSCAPE & LANDSCAPING:

7a. STREETSCAPE (SIDEWALK AND PLANTING STRIP) STANDARDS: SIDEWALK AND PLANTING STRIP AS PRESCRIBED BY THE ORDINANCE IN COORDINATION WITH URBAN FORESTRY .

7b. BUFFER/SCREENING TREATMENT: REQUIRED BUFFERS OR SCREENING AS PRESCRIBED BY THE ORDINANCE.

8. ENVIRONMENTAL FEATURES:

8a. TREE SAVE AREAS: AS PRESCRIBED BY THE ORDINANCE.

8b. SITE INTERIOR TREES & LANDSCAPE

8c. PCCO TREATMENT: THE PETITIONER SHALL COMPLY WITH THE CITY OF CHARLOTTE POST CONSTRUCTION CONTROLS ORDINANCE.

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: SITE/MONUMENT AND/OR BUILDING/WALL SIGNS AS PRESCRIBED BY THE ORDINANCE.

12. LIGHTING:

12a. LIMITATIONS ON TYPE OR LOCATION OF LIGHTING: INTERNAL SITE LIGHTING AS PRESCRIBED BY THE ORDINANCE MAXIMUM HEIGHT OF ANY FREESTANDING FIXTURE WILL NOT EXCEED 20 FEET. ALL FIXTURES INSTALLED WILL BE SHEILDED WITH FULL CUT OFF FIXTURES, CAPPED AND DOWNWARDLY DIRECTED.

12b. PEDESTRIAN SCALE LIGHTING: 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.

13. PHASING:

13a. DEVELOPMENT PHASING BY USE OR AREA.

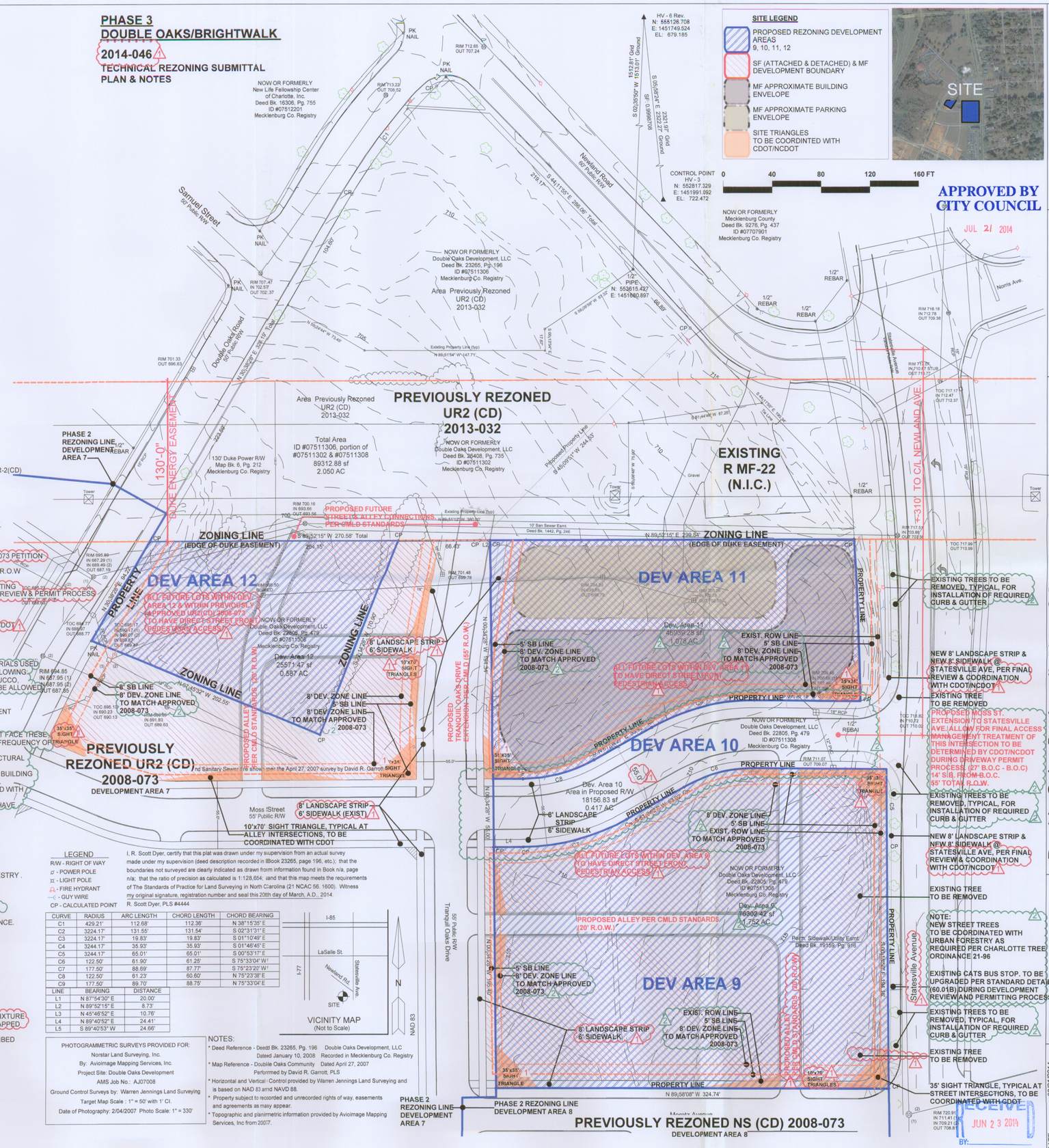
14. OTHER:

14a. UNDERGROUNDING OF UTILITIES

14b. POTENTIAL LOCATION OF DUMPSTERS & RECYCLING CONTAINERS

14c.

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



LEGEND

R/W - RIGHT OF WAY
- POWER POLE
- LIGHT POLE
- FIRE HYDRANT
- GUY WIRE
CP - CALCULATED POINT

I, R. Scott Dyer, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in IBook 23265, page 196, etc.); that the boundaries not surveyed are clearly indicated as drawn from information found in Book n/a, page n/a; that the ratio of precision as calculated is 1:128,654; and that this map meets the requirements of The Standards of Practice for Land Surveying in North Carolina (21 NCAC 56. 1600). Witness my original signature, registration number and seal this 20th day of March, A.D., 2014.

R. Scott Dyer, PLS #4444

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	429.21'	112.68'	112.35'	N 38°15'35" E
C2	3224.17'	131.55'	131.54'	S 02°31'31" E
C3	3224.17'	19.83'	19.83'	S 01°10'49" E
C4	3244.17'	35.93'	35.93'	S 01°46'45" E
C5	3244.17'	65.01'	65.01'	S 00°53'17" E
C6	122.50'	61.90'	61.25'	S 75°33'04" W/
C7	177.50'	88.69'	87.77'	S 75°23'22" W/
C8	122.50'	61.23'	60.60'	N 75°23'38" E
C9	177.50'	89.70'	88.75'	N 75°33'04" E

LINE	BEARING	DISTANCE
L1	N 87°54'30" E	20.00'
L2	N 89°52'15" E	8.73'
L3	N 45°46'52" E	10.76'
L4	N 89°40'52" E	24.41'
L5	S 89°40'53" W	24.66'

VICINITY MAP
(Not to Scale)

PHOTOGRAMMETRIC SURVEYS PROVIDED FOR:
Norstar Land Surveying, Inc.
By: Avioimage Mapping Services, Inc.
Project Site: Double Oaks Development
AMS Job No.: AJ07008
Ground Control Surveys by: Warren Jennings Land Surveying
Target Map Scale : 1" = 50' with 1' CI.
Date of Photography: 2/04/2007 Photo Scale: 1" = 330'

NOTES:
* Deed Reference - Deedt Bk. 23265, Pg. 196 Double Oaks Development, LLC Dated January 10, 2008 Recorded in Mecklenburg Co. Registry
* Map Reference - Double Oaks Community Dated April 27, 2007 Performed by David R. Garrott, PLS
* Horizontal and Vertical Control provided by Warren Jennings Land Surveying and is based on NAD 83 and NAVD 88.
* Property subject to recorded and unrecorded rights of way, easements and agreements as may appear.
* Topographic and planimetric information provided by Avioimage Mapping Services, Inc from 20017.

THE HOUSING PARTNERSHIP

shook kelley
2151 Hawkins Street Suite 400 Charlotte, NC 28203
T 704 377 0661 F 704 377 0953
www.shookkelley.com Charlotte / Los Angeles

Phase 3 Rezoning Petition
Double Oaks -Brightwalk
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 - fdodson@cmhp.org
REZONING SUBMITTAL PETITION 2014-046

Rezoning Petition Plan
REVISIONS:
05/16/2014 _1. Rezoning Review #1 Comments
06/20/2014 _2. Rezoning Review #2 Comments

DATE: 03/21/2014
DESIGNED BY: SSK/Kelley
DRAWN BY: FSQ
CHECKED BY:
Q.C. BY:
SCALE: As Noted
PROJECT #: 10/1024.150
SHEET #: SP001

View - Double Oaks Road Bridge
Intersection of Anita Stroud Park 2

APPROVED BY
CITY COUNCIL
JUL 21 2014

View - Kohler Avenue towards The McNeil Apartments
at the Stateville Avenue Intersection 2

View - Woodward Ave. at Anita Stroud Park 2

View - Future Norris St. & Double Oaks Road
at the Stateville Avenue Intersection 2

2014-046 PHASE 3 - DOUBLE OAKS / BRIGHTWALK

2008-073 APPROVED CONCEPT RENDERINGS

THE HOUSING PARTNERSHIP

shook kelley

2151 Hawkins Street Suite 400 Charlotte, NC 28203
T 704 377 0661 F 704 377 0963
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 Partnerhip, 4601 Charlotte Park Dr., STE 350, Charlotte, NC, 28217
704.342.0933 p / 704. 342.2745 f, EMAIL - fdodson@cmhp.org
REZONING SUBMITTAL PETITION

REVISIONS:
2 06/20/2014 Rezoning Revisions #2

DATE:
DESIGNED BY: Shook/Kelley
DRAWN BY: FSQ
CHECKED BY:
QC BY:
SCALE: As Noted
PROJECT #: 107024.150
SHEET # SP002