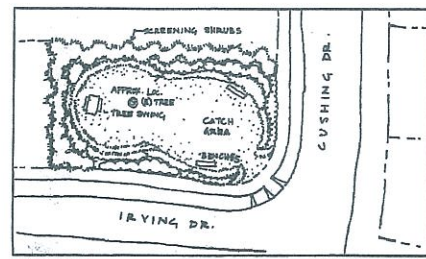


PARK #1-  
ASPINWALL DR. AND BOYLSTON DR.



PARK #2-  
CUSHING DR. AND IRVING DR.

EXISTING MX-1 ZONING  
PETITION #2006-38  
13.61 ACRES  
SINGLE FAMILY

EXISTING UR-2(CD)  
ZONING  
APARTMENT COMMUNITY  
PETITION #2013-47  
MULTI-FAMILY  
26.68 ACRES

PROPOSED PARK  
PARCEL #1  
± 8,870 SF

PROPOSED PARK  
PARCEL #2  
± 5,500 SF

PROPOSED TRAIL PARK-  
± 1,800 LF WITHIN MX-1 ZONING  
SINGLE FAMILY AREA  
(1800 LF X 15' WIDTH = ± 27,000 SF,  
INCLUDING 5' MIN. WIDTH TRAIL)

Trails through tree  
save areas must  
be installed with  
pervious material  
on grade without  
disturbing any  
trees.

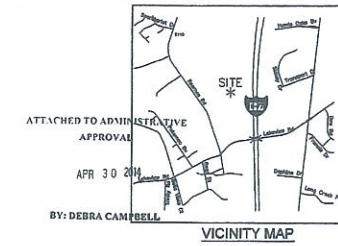
PROPOSED TRAIL PARK  
WITHIN UR-2 (CD)  
± 3,480 LF X 15' WIDTH =  
± 52,200 SF, INCLUDING  
5' MIN. WIDTH TRAIL

LANDSCAPE  
BUFFER

ZONING DISTRICT  
LINE



0 100' 200' 400'  
SCALE: 1"=100'



ATTACHED TO ADMINISTRATIVE  
APPROVAL  
APR 30 2014  
BY: DEBRA CAMPBELL

### SITE CALCULATIONS

MX-1 AREA SINGLE FAMILY		
	ORIGINAL CLUB PARCEL - (TO BE CONVERTED TO LOTS)	21,969 SF
	PROPOSED PARKS #1 & 2 WITHIN MX-1 ZONING	± 14,370 SF
	PROPOSED TRAIL PARK WITHIN MX-1 ZONING: (INCLUDES 5' WIDTH TRAIL)	± 27,000 SF
	TOTAL AMENITY / PARK AREAS PROVIDED IN THE MX-1 ZONING (14,370 SF + 27,000 SF)	± 41,370 SF
	NET INCREASE OF PARK AREA WITHIN MX-1 SINGLE FAMILY: (42,958 SF - 21,969 SF)	± 19,401 SF
UR-2(CD) APARTMENT AREA		
	PROPOSED TRAIL PARK WITHIN UR-2 (CD) ZONING: (INCLUDES 5' WIDTH TRAIL)	± 52,200 SF
AGGREGATE TOTALS		
	TOTAL AGGREGATE PARK AREA WITHIN MX-1 SINGLE FAMILY AND UR-2 APARTMENT AREAS: (42,958 SF + 52,200 SF)	± 93,570 SF
	NET INCREASE OF AGGREGATE PARK AREA COMPARED TO ORIGINAL MX-1 CLUB PARCEL: (95,158 SF - 21,969 SF)	71,601 SF

- NOTES:
1. FINAL DIMENSIONS OF EACH PARK PARCEL MAY BE ADJUSTED PROVIDED THAT THE DESIGN INTENT IS MAINTAINED AND ACTIVE OPEN SPACE PARCEL SQUARE FOOTAGE EXCEEDS 21,969 SQUARE FEET.
  2. THE FOLLOWING FEATURES SHALL BE PROVIDED IN PARK PARCELS:  
PARK 1: BOYLSTON AT ASPINWALL:  
BOOCE COURT  
2 BENCHES  
FIRE PIT  
LAWN AREA  
PARK 2: CUSHING AND IRVING INTERSECTIONS:  
2 BENCHES  
PICNIC TABLE  
SWING  
LAWN AREA
  3. EXACT LOCATIONS WILL BE FIELD DETERMINED FOR THE PLACEMENT OF PARK FEATURES MENTIONED ABOVE. THE HOA MAY ADJUST PLANS AS DESIRED FOLLOWING THE DEVELOPERS INSTALLATION OF THESE ITEMS.

REVISIONS:			
No.	Date	By	Description
1	3/31/14	TMM	PER STAFF REVIEW; PARK NOTES AND DETAILS



CORPORATE CERTIFICATIONS  
NO PE: C-253 NO LA: C-253  
SD ENG: NO. 0909 SD LA: NO. 211

Project Manager: TMM  
Drawn By: MEA  
Checked By: TMM  
Date: 3/6/14  
Project Number: 13046

Sheet Number:  
**EXHIBIT  
'A'**  
SHEET # 1 OF 1



### Charlotte-Mecklenburg Planning Department

DATE: April 30, 2014

TO: Mark Fowler  
Zoning Supervisor

FROM: Debra Campbell  
Planning Director

SUBJECT: Administrative Approval for Petition No. 2006-038 and 2013-447 Brookline Residential, LLC

Attached is the revised site plan for the petitions listed above. The site plan shows a modification of the conditional note for two new amenity areas and walking trail. Since these changes do not alter the intent of the development, I am approving these plans. Please use these plans when evaluating requests for building permits and certificates of occupancy.

Reasons for Staff's support of the request:

- The site layout and use is consistent with the requirements of the approved conditional notes and schematic plan.

Note:

- All other Zoning, Subdivision, Tree Ordinance and conditional requirements still apply.
- Signage was not a part of this review.