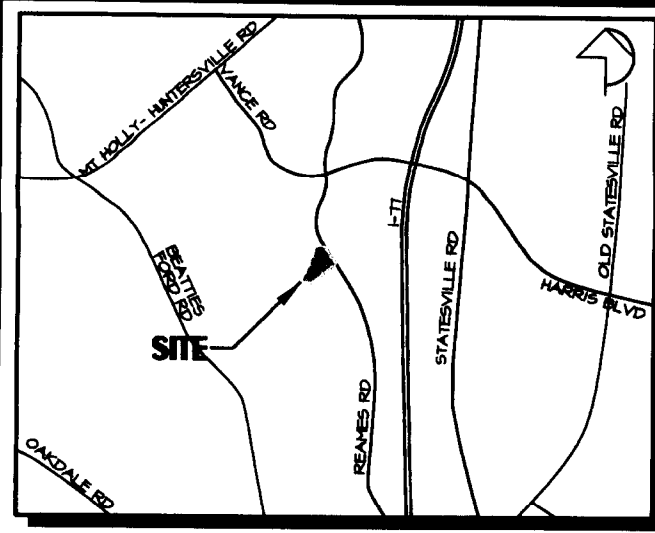
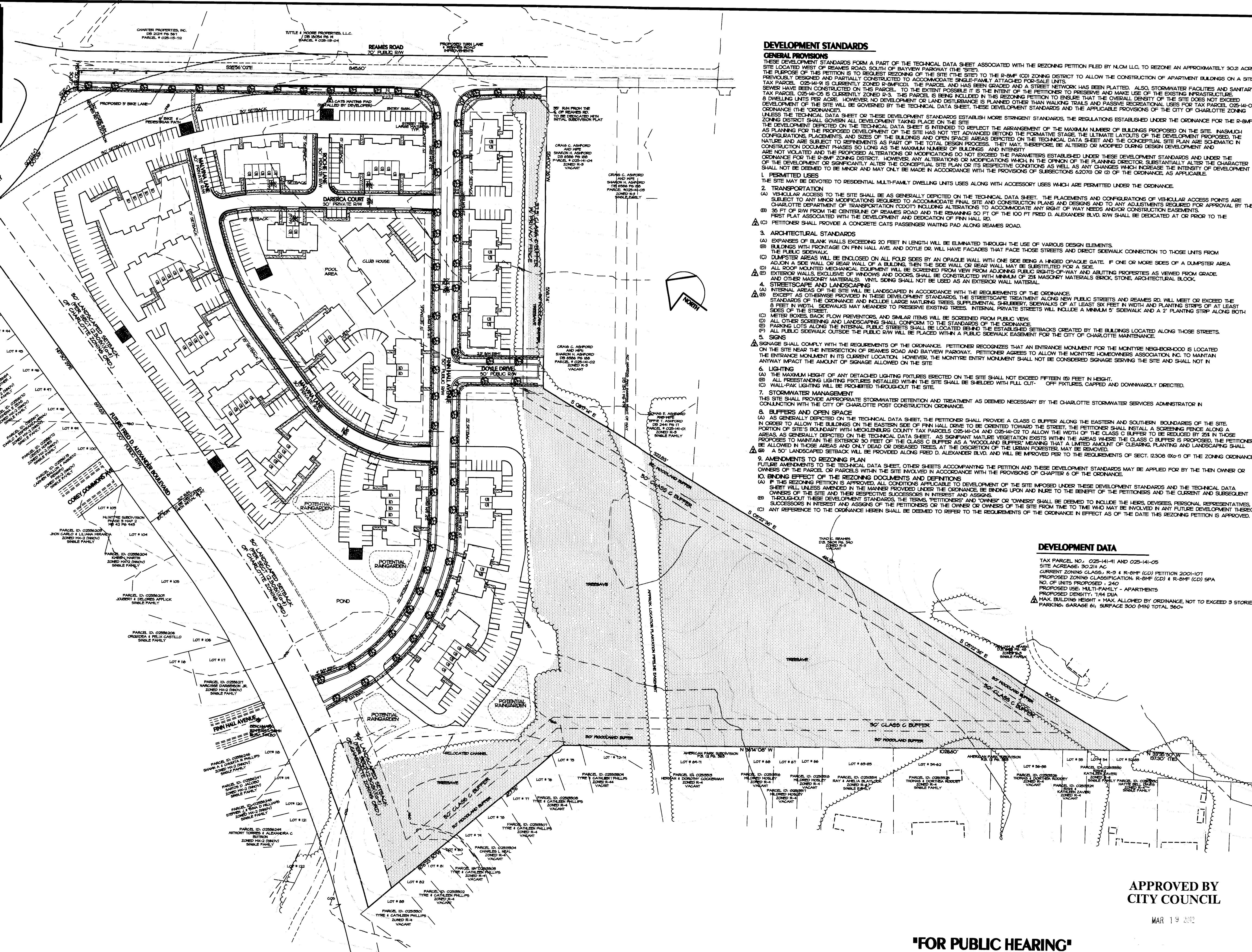




VICINITY MAP NTS

- LEGEND**
- EXIST. STORM DRAINAGE SYSTEM
 - EXIST. SANITARY SEWER SYSTEM
 - PROP. RELOCATED CHANNEL
 - APPROXIMATE BUILDING LOCATIONS
 - PROPOSED TREE SAVE AREA
 - POSSIBLE WATER QUALITY STRUCTURE LOCATIONS



DEVELOPMENT STANDARDS

GENERAL PROVISIONS

THESE DEVELOPMENT STANDARDS FORM A PART OF THE TECHNICAL DATA SHEET ASSOCIATED WITH THE REZONING PETITION FILED BY NLCM LLC, TO REZONE AN APPROXIMATELY 30.21 ACRE SITE LOCATED WEST OF REAMES ROAD, SOUTH OF BAYVIEW PARKWAY (THE "SITE"). THE PURPOSE OF THIS PETITION IS TO REQUEST REZONING OF THE SITE (THE "SITE") TO THE R-8MF (CD) ZONING DISTRICT TO ALLOW THE CONSTRUCTION OF APARTMENT BUILDINGS ON A SITE PREVIOUSLY DESIGNED AND PARTIALLY CONSTRUCTED TO ACCOMMODATE SINGLE-FAMILY ATTACHED FOR-SALE UNITS. THE PARCEL IS CURRENTLY ZONED R-8MF (CD). THE PARCEL HAS BEEN GRADED AND A STREET NETWORK HAS BEEN PLATTED. ALSO, STORMWATER FACILITIES AND SANITARY SEWER HAVE BEEN CONSTRUCTED ON THIS PARCEL. TO THE EXTENT POSSIBLE, IT IS THE INTENT OF THE PETITIONER TO PRESERVE AND MAKE USE OF THE EXISTING INFRASTRUCTURE. A DWELLING UNIT PER ACRE DENSITY OF 12 UNITS PER ACRE IS REQUESTED. HOWEVER, NO DEVELOPMENT OR LAND DISTURBANCE IS PLANNED OTHER THAN WALKING TRAILS AND PASSIVE RECREATIONAL USES FOR TAX PARCEL 025-141-05. DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE TECHNICAL DATA SHEET, THESE DEVELOPMENT STANDARDS AND THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE.

UNLESS THE TECHNICAL DATA SHEET OR THESE DEVELOPMENT STANDARDS ESTABLISH MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE R-8MF ZONING DISTRICT SHALL GOVERN ALL DEVELOPMENT TAKING PLACE ON THE SITE. THE DEVELOPMENT DEPICTED ON THE TECHNICAL DATA SHEET IS INTENDED TO REFLECT THE ARRANGEMENT OF THE MAXIMUM NUMBER OF BUILDINGS PROPOSED ON THE SITE, INASMUCH AS PLANNING FOR THE PROPOSED DEVELOPMENT OF THE SITE HAS NOT YET ADVANCED BEYOND THE PRELIMINARY STAGE. THE ULTIMATE LAYOUTS OF THE DEVELOPMENT PROPOSED, THE NATURE AND ARE SUBJECT TO REFINEMENTS AS PART OF THE TOTAL DESIGN PROCESS. THEY MAY, THEREFORE, BE ALTERED OR MODIFIED DURING DESIGN DEVELOPMENT AND ARE NOT VOLUNTARILY ALTERED OR MODIFIED OR DO NOT EXCEED THE PARAMETERS ESTABLISHED UNDER THESE DEVELOPMENT STANDARDS AND UNDER THE ORDINANCE FOR THE R-8MF ZONING DISTRICT. HOWEVER, ANY ALTERATIONS OR MODIFICATIONS WHICH IN THE OPINION OF THE PLANNING DIRECTOR, SUBSTANTIALLY ALTER THE CHARACTER OF THE DEVELOPMENT OR SIGNIFICANTLY ALTER THE CONCEPTUAL SITE PLAN OR ITS RESPECTIVE CONDITIONS AS WELL AS ANY CHANGES WHICH INCREASE THE INTENSITY OF DEVELOPMENT SHALL NOT BE DEEMED TO BE MINOR AND MAY ONLY BE MADE IN ACCORDANCE WITH THE PROVISIONS OF SUBSECTIONS 6.2070 OR 6.21 OF THE ORDINANCE, AS APPLICABLE.

1. PERMITTED USES

THE SITE MAY BE DEVOTED TO RESIDENTIAL MULTI-FAMILY DWELLING UNITS USES ALONG WITH ACCESSORY USES WHICH ARE PERMITTED UNDER THE ORDINANCE.

2. TRANSPORTATION

(A) VEHICULAR ACCESS TO THE SITE SHALL BE AS GENERALLY DEPICTED ON THE TECHNICAL DATA SHEET. THE PLACEMENTS AND CONFIGURATIONS OF VEHICULAR ACCESS POINTS ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE AND CONSTRUCTION PLANS AND DESIGNS AND TO ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY THE CHARLOTTE DEPARTMENT OF TRANSPORTATION (DOT) INCLUDING ALTERATIONS TO ACCOMMODATE ANY RIGHT OF WAY NEEDS AND/OR CONSTRUCTION EASEMENTS.

(B) 30 FT OF R/W FROM THE CENTERLINE OF REAMES ROAD AND THE REMAINING 50 FT OF THE 100 FT FRED D. ALEXANDER BLVD. R/W SHALL BE DEDICATED AT OR PRIOR TO THE FIRST PLAT ASSOCIATED WITH THE DEVELOPMENT AND DEDICATION OF FINN HALL RD.

(C) PETITIONER SHALL PROVIDE A CONCRETE CATS PASSENGER WAITING PAD ALONG REAMES ROAD.

3. ARCHITECTURAL STANDARDS

(A) EXPANSES OF BLANK WALLS EXCEEDING 20 FEET IN LENGTH WILL BE ELIMINATED THROUGH THE USE OF VARIOUS DESIGN ELEMENTS.

(B) BUILDINGS WITH FRONTAGE ON FINN HALL AVE. AND DOTY DR. WILL HAVE FACADES THAT FACE THOSE STREETS AND DIRECT SIDEWALK CONNECTION TO THOSE UNITS FROM THE PUBLIC SIDEWALK.

(C) 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 ADJACENT TO A SIDE WALL OR REAR WALL OF A BUILDING, THEN THE SIDE WALL OR REAR WALL MAY BE SUBSTITUTED FOR A SIDE.

(D) ALL ROOF MOUNTED MECHANICAL EQUIPMENT WILL BE SCREENED FROM VIEW FROM ADJOINING PUBLIC RIGHTS-OF-WAY AND ADJUTING PROPERTIES AS VIEWED FROM GRADE AND OTHER MASONRY MATERIALS. VINYL SIDING SHALL NOT BE USED AS AN EXTERIOR WALL MATERIAL.

4. STREETSCAPE AND LANDSCAPING

(A) INTERNAL AREAS OF THE SITE WILL BE LANDSCAPED IN ACCORDANCE WITH THE REQUIREMENTS OF THE ORDINANCE.

(B) EXCEPT AS OTHERWISE PROVIDED IN THESE DEVELOPMENT STANDARDS, THE STREETSCAPE TREATMENT ALONG NEW PUBLIC STREETS AND REAMES RD. 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 FEET IN WIDTH. SIDEWALKS MAY MEANER TO PRESERVE EXISTING TREES. INTERNAL PRIVATE STREETS WILL INCLUDE A MINIMUM 5' SIDEWALK AND A 2' PLANTING STRIP ALONG BOTH SIDES OF THE STREET.

(C) METEOR BOXES, BACK FLOW PREVENTORS, AND SIMILAR ITEMS WILL BE SCREENED FROM PUBLIC VIEW.

(D) ALL OTHER SCREENING AND LANDSCAPING SHALL CONFORM TO THE STANDARDS OF THE ORDINANCE.

(E) PARKING LOTS ALONG THE INTERNAL PUBLIC STREETS SHALL BE LOCATED BEHIND THE ESTABLISHED SETBACKS CREATED BY THE BUILDINGS LOCATED ALONG THOSE STREETS.

(F) ALL PUBLIC SIDEWALK OUTSIDE THE PUBLIC R/W WILL BE PLACED WITH A PUBLIC SIDEWALK EASEMENT FOR THE CITY OF CHARLOTTE MAINTENANCE.

5. SIGNS

(A) SIGNAGE SHALL COMPLY WITH THE REQUIREMENTS OF THE ORDINANCE. PETITIONER RECOGNIZES THAT AN ENTRANCE MONUMENT FOR THE MONTREE NEIGHBORHOOD IS LOCATED ON THE SITE NEAR THE INTERSECTION OF REAMES ROAD AND BAYVIEW PARKWAY. PETITIONER AGREES TO ALLOW THE MONTREE HOMEOWNERS ASSOCIATION, INC. TO MAINTAIN THE ENTRANCE MONUMENT IN ITS CURRENT LOCATION. HOWEVER, THE MONTREE ENTRY MONUMENT SHALL NOT BE CONSIDERED SIGNAGE SERVING THE SITE AND SHALL NOT IN ANYWAY IMPACT THE AMOUNT OF SIGNAGE ALLOWED ON THE SITE.

6. LIGHTING

(A) THE MAXIMUM HEIGHT OF ANY DETACHED LIGHTING FIXTURES ERECTED ON THE SITE SHALL NOT EXCEED FIFTEEN (15) FEET IN HEIGHT.

(B) ALL PREEXISTING LIGHTING FIXTURES INSTALLED WITHIN THE SITE SHALL BE SHIELDED WITH FULL CUT-OFF FIXTURES CAPPED AND DOWNWARDLY DIRECTED.

(C) WALL-PACK LIGHTING WILL BE PROMOTED THROUGHOUT THE SITE.

7. STORMWATER MANAGEMENT

THIS SITE SHALL PROVIDE APPROPRIATE STORMWATER DETENTION AND TREATMENT AS DEEMED NECESSARY BY THE CHARLOTTE STORMWATER SERVICES ADMINISTRATOR IN CONJUNCTION WITH THE CITY OF CHARLOTTE POST CONSTRUCTION ORDINANCE.

8. BUFFERS AND OPEN SPACE

(A) AS GENERALLY DEPICTED ON THE TECHNICAL DATA SHEET, THE PETITIONER SHALL PROVIDE A CLASS C BUFFER ALONG THE EASTERN AND SOUTHERN BOUNDARIES OF THE SITE. IN ORDER TO ALLOW THE BUILDINGS ON THE EASTERN SIDE OF FINN HALL DRIVE TO BE ORIENTED TOWARD THE STREET, THE PETITIONER SHALL INSTALL A SCREENING FENCE ALONG A PORTION OF THE SITE'S BOUNDARY WITH MECKLENBURG COUNTY TAX PARCELS 025-141-04 AND 025-141-02 TO ALLOW THE CLASS C BUFFER TO BE REDUCED BY 25% IN THOSE AREAS AS GENERALLY DEPICTED ON THE TECHNICAL DATA SHEET. AS SIGNIFICANT MATURE VEGETATION EXISTS WITHIN THE AREAS WHERE THE CLASS C BUFFER IS PROPOSED, THE PETITIONER PROPOSES TO MAINTAIN THE EXISTING 30 FEET OF THE CLASS C BUFFER AS A WOODLAND BUFFER MEANING THAT A LIMITED AMOUNT OF CLEARING, PLANTING AND LANDSCAPING SHALL BE ALLOWED IN THOSE AREAS AND ONLY DEAD OR DISEASED TREES, AT THE DISCRETION OF THE URBAN FORESTER, MAY BE REMOVED.

(B) A 50' LANDSCAPED SETBACK WILL BE PROVIDED ALONG FRED D. ALEXANDER BLVD. AND WILL BE IMPROVED PER TO THE REQUIREMENTS OF SECT. 23.08 (06-1) OF THE ZONING ORDINANCE.

9. 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.

10. ENDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS

(A) IF THE REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO 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 NURE TO THE BENEFIT OF THE PETITIONER AND THE CURRENT AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE SUCCESSORS IN INTEREST AND ASSIGNS.

(B) THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERMS "PETITIONER" AND "OWNER" SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS OF THE PETITIONER 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 PETITION IS APPROVED.

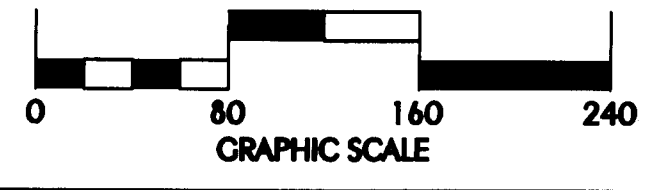
DEVELOPMENT DATA

TAX PARCEL NO. 025-141-01 AND 025-141-05
SITE ACRES: 30.21 AC
CURRENT ZONING CLASS: R-8 & R-8MF (CD) PETITION 2001-107
PROPOSED ZONING CLASSIFICATION: R-8MF (CD) & R-8MF (CD) SPA
NO. OF UNITS PROPOSED: 240
PROPOSED USE: MULTI-FAMILY - APARTMENTS
PROPOSED DENSITY: 124 DU/A
MAX. BUILDING HEIGHT: MAX. ALLOWED BY ORDINANCE, NOT TO EXCEED 3 STORIES
PARKING: GARAGE 61; SURFACE 300 (MIN TOTAL 361)

APPROVED BY
CITY COUNCIL

MAR 19 2012

'FOR PUBLIC HEARING'
REZONING PETITION # 2012-008



KENNEY DESIGN GROUP, PA

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CHARLOTTE, NORTH CAROLINA 28204
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Public Hearing Map for Rezoning Petition #2012-008

Northlake Crossing Apartments

City of Charlotte, Mecklenburg County, North Carolina
NLCM, LLC, 424 S. York St., Gastonia, NC 28052

Sheet No. **1** of 1

Scale: 1"=80'

Date: 11/28/11

Drawn By: MKK

Designed By: MKK

Job No.: 1210



project inspiration - 3 story front elevation

APPROVED BY
CITY COUNCIL

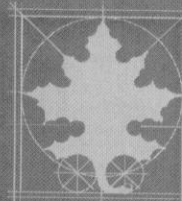
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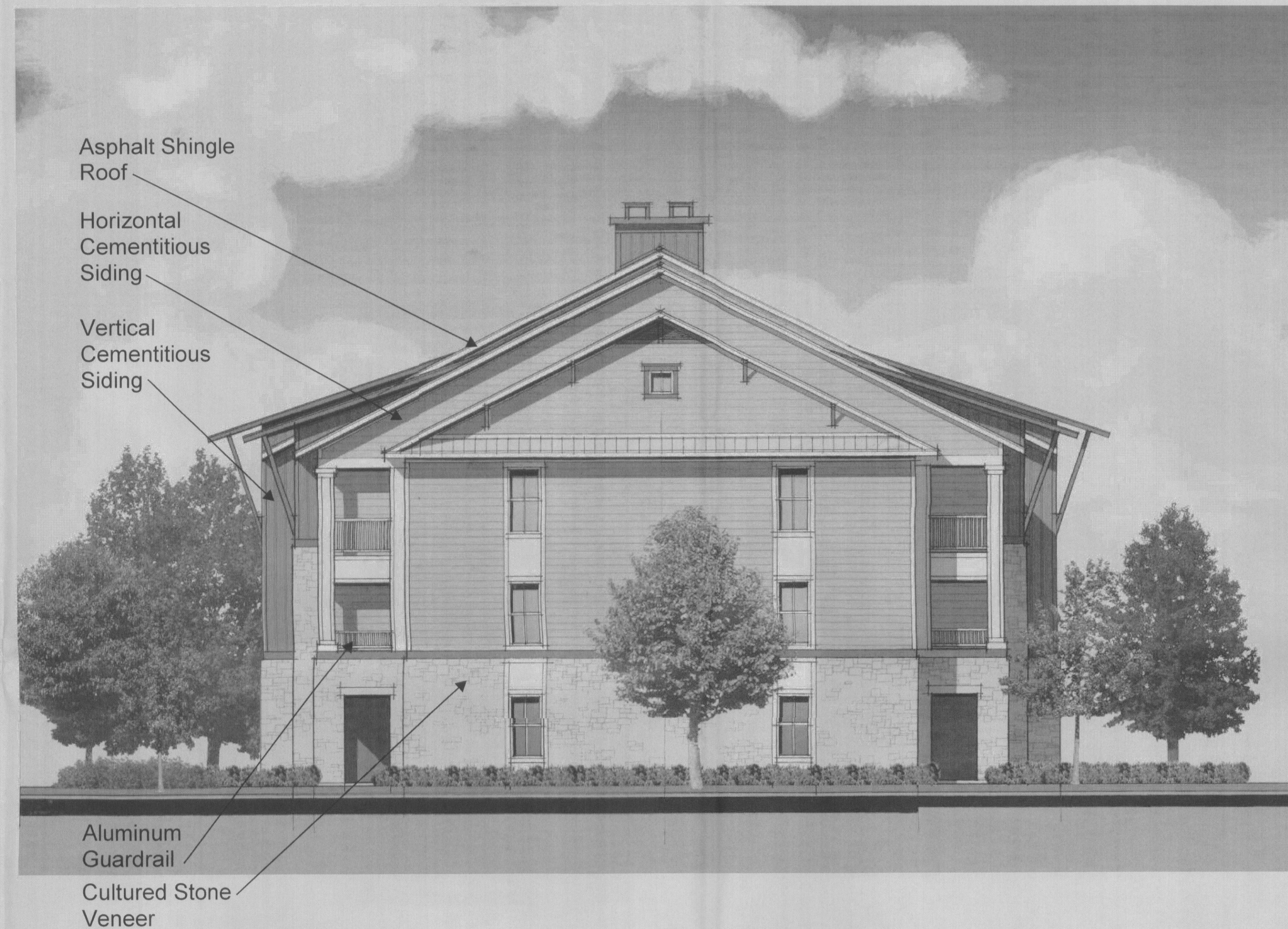
N O R T H L A K E C R O S S I N G
A P A R T M E N T S

EPOCH PROPERTIES


FUGLEBERG KOCH


DIX LATHROP
AND ASSOCIATES, INC.
LANDSCAPE ARCHITECTURE
AND LAND PLANNING

1.19.12
2012-008



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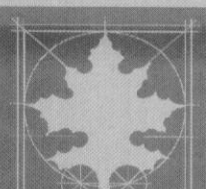
MAR 19 2012

project inspiration - 3 story side elevation

N O R T H L A K E C R O S S I N G
A P A R T M E N T S

EPOCH PROPERTIES


FUGLEBERG KOCH


DIX LATHROP
AND ASSOCIATES, INC.
LANDSCAPE ARCHITECTURE
AND LAND PLANNING

1.19.12



- Asphalt Shingle Roof
- Vertical Cementitious Siding
- Horizontal Cementitious Siding
- Metal Roof
- Cultured Stone Veneer



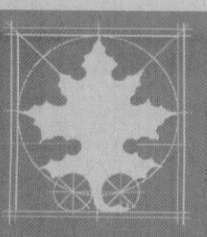
APPROVED BY
CITY COUNCIL
MAR 19 2012

project inspiration - 2 story front and side elevation

N O R T H L A K E C R O S S I N G A P A R T M E N T S

EPOCH PROPERTIES


FUGLEBERG KOCH


DIX LATHROP
AND ASSOCIATES, INC.
LANDSCAPE ARCHITECTURE
AND LAND PLANNING

1.19.12