

REVISION

APPROVED FOR CONSTRUCTION

CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT

BY: Joshua Weaver 10-28-2015

LA **CHARLOTTE** FINAL APPROVAL
<http://development.charmeck.org>

ENGINEERING
 PCO / DETENTION / DRAINAGE PLAN

EROSION CONTROL
 NOTE: SCHEDULE PRE-CONSTRUCTION MEETING AT LEAST 48 HRS. PRIOR TO ANY LAND DISTURBING ACTIVITY USING THE ONLINE FORM AT <http://development.charmeck.org>

URBAN FORESTRY
 TREE ORDINANCE

CDOT

NOTE: THIS PLAN APPROVAL DOES NOT INCLUDE COMMERCIAL ZONING. ALL BUILDING PERMITS AND ZONING APPROVALS CAN BE OBTAINED AT MECKLENBURG COUNTY CODE ENFORCEMENT. PLEASE CALL CTAC AT 704-336-3829 FOR MORE INFORMATION.

APPROVED
 By Mark Chapman at 4:21 pm, Oct 16, 2015

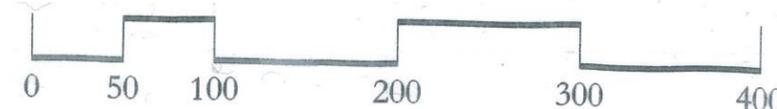
APPROVED
 By Rick Grochoske at 5:28 pm, Oct 20, 2015

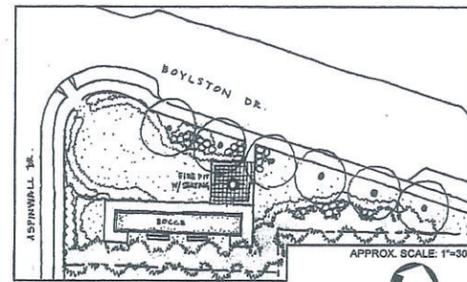
Brookline

Preliminary Subdivision Plan modification
 Revision 8-4-2015

The purpose of this exhibit is to amend a portion of the previously approved Brookline Preliminary Subdivision Plan to add three lots where amenity site was previously indicated and replace two lots with internal pocket parks (Common Open Space) as depicted on this plan. This modification is in keeping with Administrative Zoning Approval of Rezoning Petition No.2006-038 & 2013-047, dated 4-30-2014.

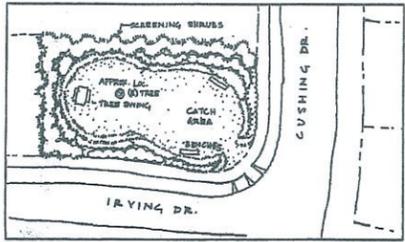
Scale: 1" = 100'





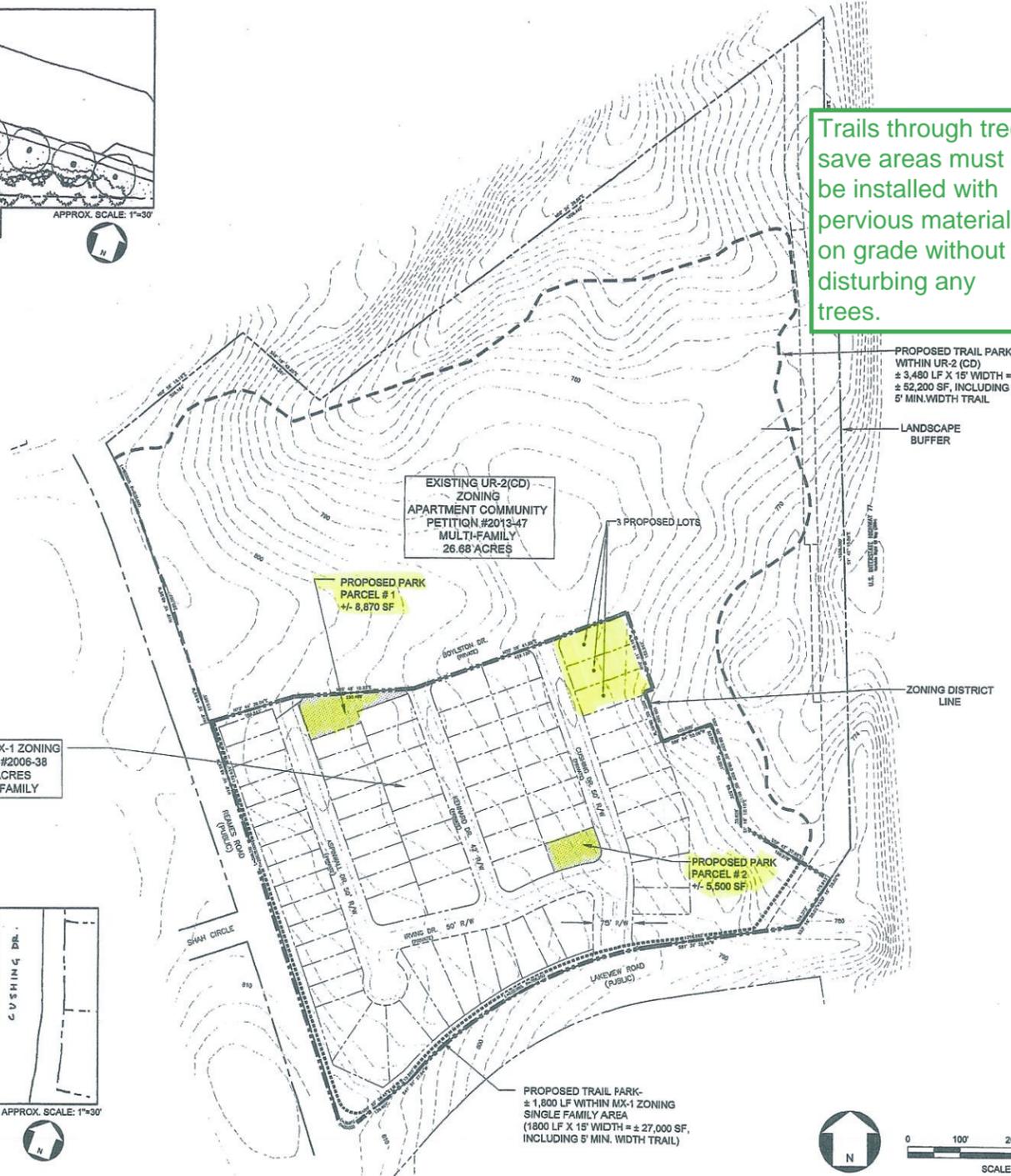
PARK #1-
ASPINWALL DR. AND BOYLSTON DR.

APPROX. SCALE: 1"=30'

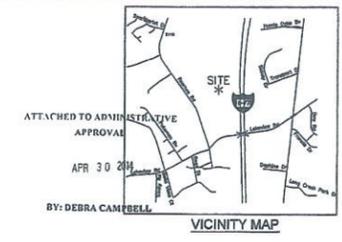


PARK #2-
CUSHING DR. AND IRVING DR.

APPROX. SCALE: 1"=30'



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

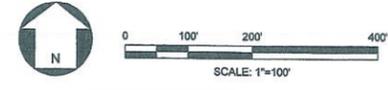


VICINITY MAP

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)	71,601SF

- NOTES:**
- 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.
 - 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
 - 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



BROOKLINE-ZONING AMENDMENT
 PETITION # 2006-38 & 2013-47
 BROOKLINE RESIDENTIAL LLC
 CHARLOTTE, NC

AMENITY / PARK PLAN



CORPORATE CERTIFICATION
 NC PE: C-253 NC LA: C-253
 EXPIRES: 11/01/2016 EXPIRES: 11/01/2016

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 2013-047 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.