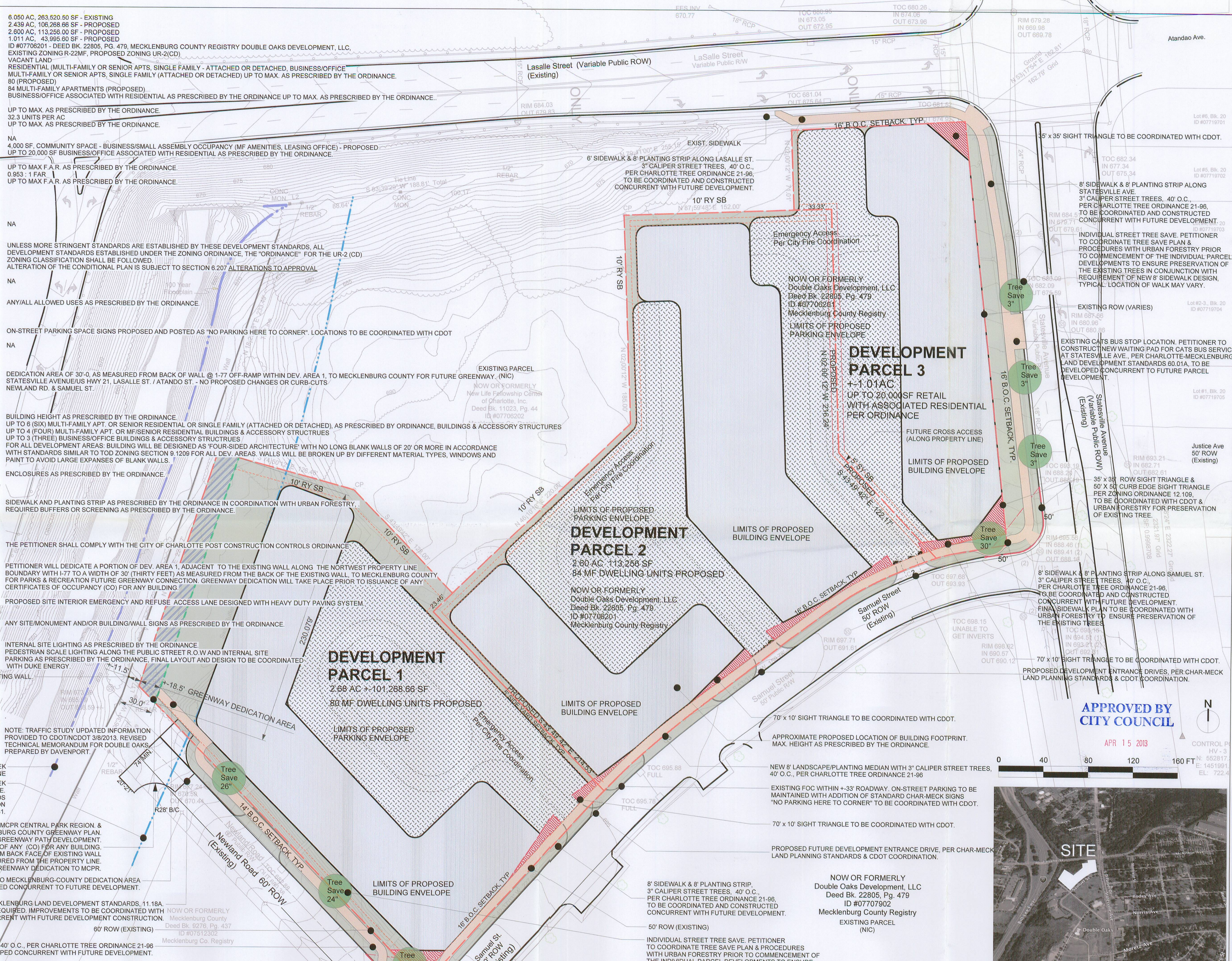


1. DEVELOPMENT DATA TABLE:	
1a. TOTAL SITE ACREAGE:	
DEVELOPMENT AREA 1:	6,050 AC, 263,520.50 SF - EXISTING
DEVELOPMENT AREA 2:	2,439 AC, 106,268.66 SF - PROPOSED
DEVELOPMENT AREA 3:	2,800 AC, 113,256.00 SF - PROPOSED
1b. TAX PARCEL:	1,011 AC, 43,995.60 SF - PROPOSED
1c. EXISTING & PROPOSED ZONING:	ID #07706201 - DEED BK. 22805, PG. 479, MECKLENBURG COUNTY REGISTRY DOUBLE OAKS DEVELOPMENT, LLC.
1d. EXISTING USES:	EXISTING ZONING R-22MF, PROPOSED ZONING UR-2(CD)
1e. PROPOSED USES:	VACANT LAND
1f. NUMBER OF RESIDENTIAL USES BY HOUSING TYPE:	RESIDENTIAL (MULTI-FAMILY OR SENIOR APTS, SINGLE FAMILY - ATTACHED OR DETACHED, BUSINESS/OFFICE MULTI-FAMILY OR SENIOR APTS, SINGLE FAMILY (ATTACHED OR DETACHED) UP TO MAX. AS PRESCRIBED BY THE ORDINANCE.
DEVELOPMENT AREA 1:	80 (PROPOSED)
DEVELOPMENT AREA 2:	84 MULTI-FAMILY APARTMENTS (PROPOSED)
DEVELOPMENT AREA 3:	BUSINESS/OFFICE ASSOCIATED WITH RESIDENTIAL AS PRESCRIBED BY THE ORDINANCE.
1g. RESIDENTIAL DENSITY:	UP TO MAX. AS PRESCRIBED BY THE ORDINANCE.
DEVELOPMENT AREA 1:	0.953 : 1 FAR
DEVELOPMENT AREA 2:	32.3 UNITS PER AC
DEVELOPMENT AREA 3:	UP TO MAX. AS PRESCRIBED BY THE ORDINANCE.
1h. SQUARE FOOTAGE OF NON-RESIDENTIAL USES BY TYPE:	NA
DEVELOPMENT AREA 1:	4,000 SF. COMMUNITY SPACE - BUSINESS/SMALL ASSEMBLY OCCUPANCY (MF AMENITIES, LEASING OFFICE) - PROPOSED
DEVELOPMENT AREA 2:	UP TO 20,000 SF BUSINESS/OFFICE ASSOCIATED WITH RESIDENTIAL AS PRESCRIBED BY THE ORDINANCE.
DEVELOPMENT AREA 3:	
1i. FLOOR AREA RATIO:	UP TO MAX F.A.R. AS PRESCRIBED BY THE ORDINANCE.
DEVELOPMENT AREA 1:	0.953 : 1 FAR
DEVELOPMENT AREA 2:	UP TO MAX F.A.R. AS PRESCRIBED BY THE ORDINANCE.
DEVELOPMENT AREA 3:	
1j. MAXIMUM BUILDING HEIGHT:	NA
1k. NUMBER AND /OR RATIO OF PARKING SPACES:	NA
DEVELOPMENT AREA 1:	
DEVELOPMENT AREA 2:	
DEVELOPMENT AREA 3:	
1l. AMOUNT OF OPEN SPACE:	NA
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.
2b. ALTERATIONS:	ALTERATION OF THE CONDITIONAL PLAN IS SUBJECT TO SECTION 6.207 ALTERATIONS TO APPROVAL
3. OPTIONAL PROVISIONS:	
3a. PERMITTED USES:	NA
4a. ALLOWED USES:	ANY/ALL ALLOWED USES AS PRESCRIBED BY THE ORDINANCE.
4b. PROHIBITED USES:	NA
4. TRANSPORTATION:	
4a. TRANSPORTATION IMPROVEMENTS CONSTRUCTED IN CONJUNCTION WITH DEVELOPMENT:	ON-STREET PARKING SPACE SIGNS PROPOSED AND POSTED AS "NO PARKING HERE TO CORNER". LOCATIONS TO BE COORDINATED WITH CDOT
4b. PUBLIC VS. PRIVATE STREETS:	NA
4c. PARKING LOCATION:	NA
4d. TRANSIT FACILITIES:	NA
4e. LOCATION OF PROPOSED PEDESTRIAN IMPROVEMENTS:	DEDICATION AREA OF 30'-0" AS MEASURED FROM BACK OF WALL @ 1-77 OFF-RAMP WITHIN DEV. AREA 1, TO MECKLENBURG COUNTY FOR FUTURE GREENWAY. (NIC)
4f. EXISTING THROUGHFARES:	EXISTING PARCEL
4g. EXISTING RESIDENTIAL STREETS:	NOW OR FORMERLY New Life Fellowship Center of Charlotte, Inc. Deed Bk. 11023, Pg. 44 ID #07706202
5. ARCHITECTURAL STANDARDS:	
5a. BUILDING MATERIALS:	BUILDING HEIGHT AS PRESCRIBED BY THE ORDINANCE.
5b. BUILDING SCALE AND NUMBER OF BUILDINGS:	UP TO 6 (SIX) MULTI-FAMILY APT. OR SENIOR RESIDENTIAL OR SINGLE FAMILY (ATTACHED OR DETACHED), AS PRESCRIBED BY ORDINANCE. BUILDINGS & ACCESSORY STRUCTURES UP TO 4 (FOUR) MULTI-FAMILY APT. OR MF/SENIOR RESIDENTIAL BUILDINGS & ACCESSORY STRUCTURES UP TO 3 (THREE) BUSINESS/OFFICE BUILDINGS & ACCESSORY STRUCTURES
5c. TREATMENT OF URBAN DESIGN AND ARCHITECTURAL ELEMENTS:	FOR ALL DEVELOPMENT AREAS: BUILDING 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 FOR ALL DEV. AREAS. WALLS WILL BE BROKEN UP BY DIFFERENT MATERIAL TYPES, WINDOWS AND PAINT TO AVOID LARGE EXPANSIONS OF BLANK WALLS.
5d. TREATMENT OF SOLID WASTE AND RECYCLING ENCLOSURES:	ENCLOSURES AS PRESCRIBED BY THE ORDINANCE.
5e. FENCE/WALL STANDARDS:	
6. STREETScape & LANDSCAPING:	
6a. STREETScape (SIDEWALK AND PLANTING STRIP) STANDARDS:	SIDEWALK AND PLANTING STRIP AS PRESCRIBED BY THE ORDINANCE IN COORDINATION WITH URBAN FORESTRY.
6b. BUFFER/SCREENING TREATMENT:	REQUIRED BUFFERS OR SCREENING AS PRESCRIBED BY THE ORDINANCE.
7. ENVIRONMENTAL FEATURES:	
7a. TREE SAVE AREAS:	THE PETITIONER SHALL COMPLY WITH THE CITY OF CHARLOTTE POST CONSTRUCTION CONTROLS ORDINANCE
7b. SITE INTERIOR TREES & LANDSCAPE:	
7c. PCCO TREATMENT:	
8. PARKS, GREENWAYS & OPEN SPACE:	
8a. CONNECTIONS TO PARK & OR GREENWAY:	PETITIONER WILL DEDICATE A PORTION OF DEV. AREA 1, ADJACENT TO THE EXISTING WALL ALONG THE NORTHWEST PROPERTY LINE BOUNDARY WITH I-77 TO A WIDTH OF 30' (THIRTY FEET) AS MEASURED FROM THE BACK OF THE EXISTING WALL TO MECKLENBURG COUNTY FOR PARKS & RECREATION FUTURE GREENWAY CONNECTION. GREENWAY DEDICATION WILL TAKE PLACE PRIOR TO ISSUANCE OF ANY CERTIFICATES OF OCCUPANCY (CO) FOR ANY BUILDING.
9. FIRE PROTECTION:	
9a. FIRE LANE TREATMENT:	PROPOSED SITE INTERIOR EMERGENCY AND REFUSE ACCESS LANE DESIGNED WITH HEAVY DUTY PAVING SYSTEM.
10. SIGNAGE:	
10a. SIGN LIMITATIONS - SIZE, TYPE, LOCATION:	ANY SITE/MONUMENT AND/OR BUILDING/WALL SIGNS AS PRESCRIBED BY THE ORDINANCE.
11. LIGHTING:	
11a. LIMITATIONS ON TYPE OR LOCATION OF LIGHTING:	INTERNAL SITE LIGHTING AS PRESCRIBED BY THE ORDINANCE
11b. 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.
12. PHASING:	
12a. DEVELOPMENT PHASING BY USE OR AREA:	FACE OF EXISTING WALL
DEVELOPMENT AREA 1:	
DEVELOPMENT AREA 2:	
DEVELOPMENT AREA 3:	
13. OTHER:	
13a. UNDERGROUNDING OF UTILITIES:	
13b. POTENTIAL LOCATION OF DUMPSTERS & RECYCLING CONTAINERS:	
13c. TRAFFIC STUDY:	NOTE: TRAFFIC STUDY UPDATED INFORMATION PROVIDED TO CDOT/NC DOT 3/8/2013. REVISED TECHNICAL MEMORANDUM FOR DOUBLE OAKS PREPARED BY DAVENPORT.



NEWLAND ROAD MULTI-FAMILY APARTMENTS

TECHNICAL REZONING SUBMITTAL PLAN & NOTES

shook kelley
THE HOUSING PARTNERSHIP

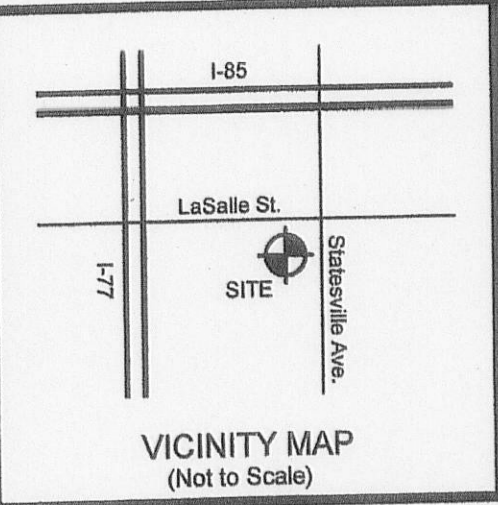
2151 Hawkins Street, Suite 400, Charlotte, NC 28203
T: 704.377.0061 F: 704.377.0963
www.shookkelley.com Charlotte, L: Los Angeles

Newland Road Multi-family Apartments
Newland Ave. & Samuel St. - Double Oaks
The Housing Partnership, 4601 Charlotte Park Dr., STE 350, Charlotte, NC, 28217
704.342.0933 p / 704.342.2745 f. EMAIL - fhdson@cmhnp.org

REZONING SUBMITTAL PETITION # 2013-031

REVISIONS:
11/21/2012: Shook/Kelley
02/22/2013: Planning Revisions
03/22/2013: Planning Revisions
04/01/2013: Final Rezoning Plan

DATE: 11/21/2012
DESIGNED BY: Shook/Kelley
DRAWN BY: Shook/Kelley
CHECKED BY: G.C. BY:
PROJECT #: 2013-031
SHEET #: SP001



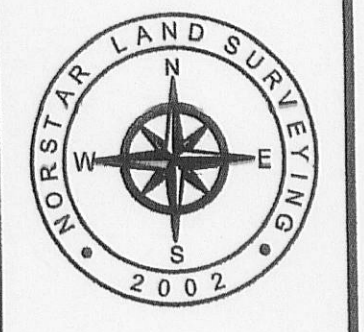
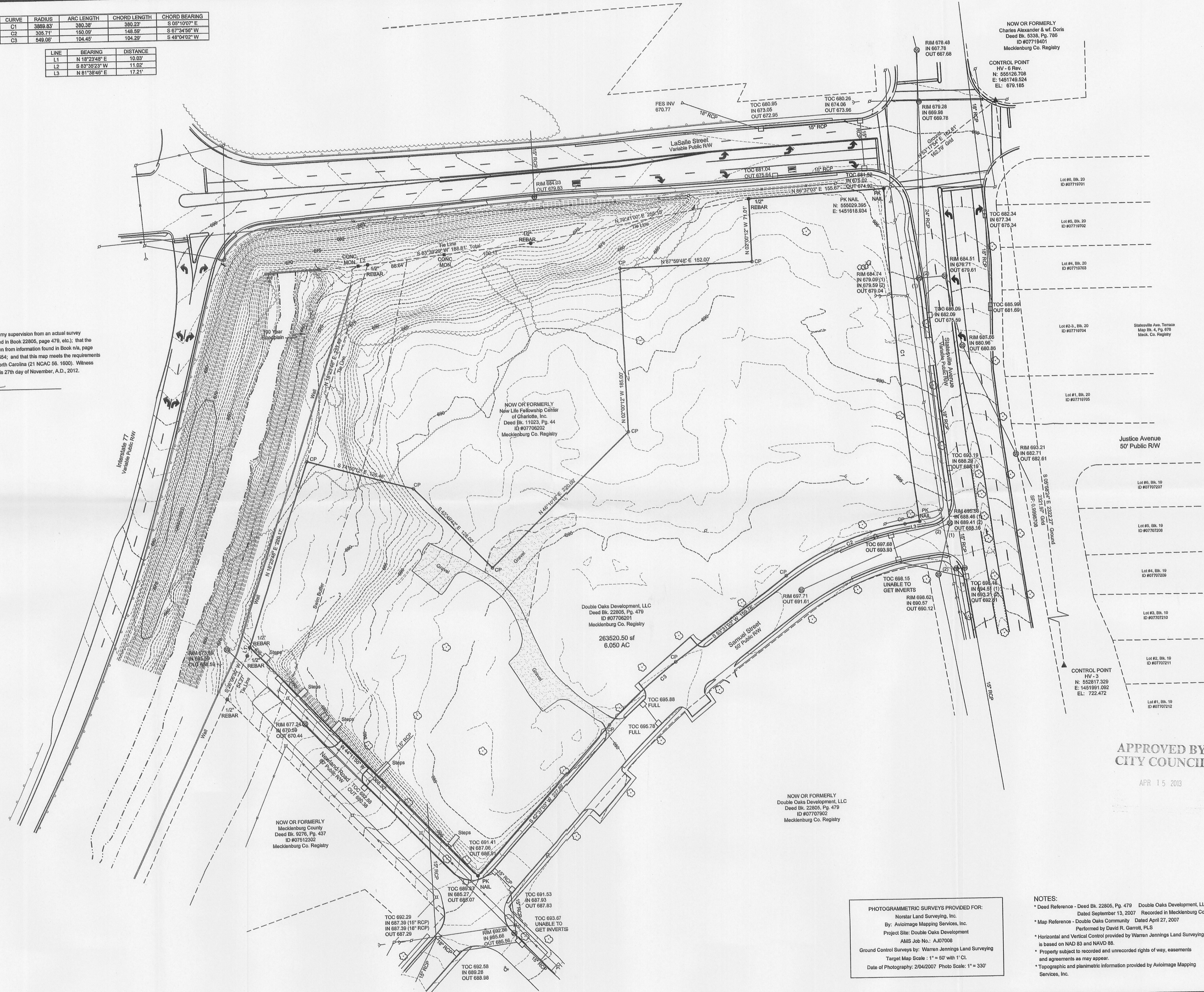
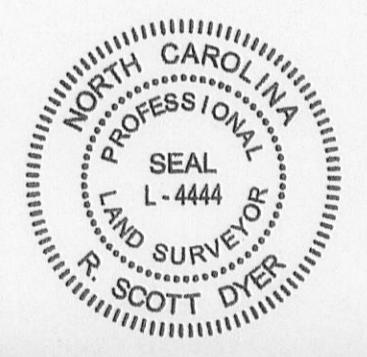
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	386.83'	380.38'	380.23'	S 05°10'07" E
C2	325.71'	160.09'	148.59'	S 67°34'56" W
C3	549.06'	104.45'	104.29'	S 48°04'02" W

LINE	BEARING	DISTANCE
L1	N 18°23'48" E	10.03'
L2	S 83°35'23" W	11.02'
L3	N 81°38'46" E	17.21'

- LEGEND
- R/W - RIGHT OF WAY
 - o - POWER POLE
 - L - 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 Book 22805, page 479, 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 59.1600). Witness my original signature, registration number and seal this 27th day of November, A.D., 2012.

R. Scott Dyer
R. Scott Dyer, PLS #4444



NORSTAR LAND SURVEYING, INC.
552-B NEWELL STREET NW
CONCORD, NC 28025
PH 704.721.6651
FAX 704.721.6653
FIRM LIC. # C-2294

Prepared for: The Housing Partnership
6.05 AC - Double Oaks Neighborhood
Mecklenburg County, NC
City of Charlotte
BOUNDARY & TOPOGRAPHICAL SURVEY

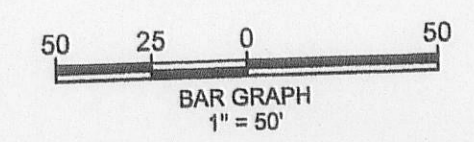
DATE: November 19, 2012
SCALE: 1" = 50'
NLS NO.: 12077
DRAWN BY: S. Dyer
CHECKED BY: S. Dyer

APPROVED BY CITY COUNCIL

APR 15 2013

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 - Deed Bk. 22805, Pg. 479 Double Oaks Development, LLC Dated September 13, 2007 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.



NO.	DATE	REVISION	BY