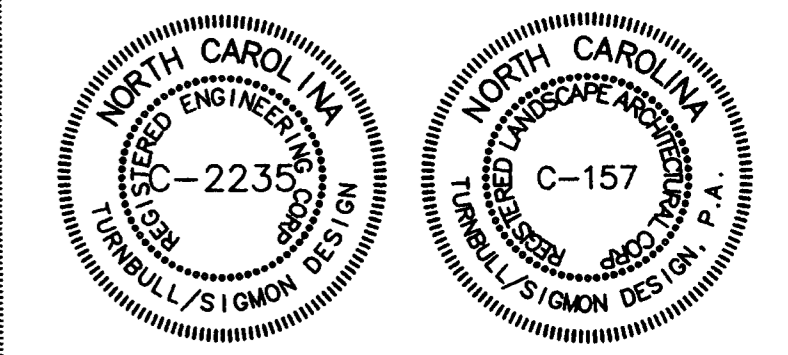




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LAND DEVELOPMENT DESIGN SERVICES



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Coastal Ventures, LLC

100 WEST LONG LAKE
SUITE 100
BLOOMFIELD HILLS, MI 48304

Eastfield Road Property

CITY OF CHARLOTTE
NORTH CAROLINA

REZONING PLAN

For Public Hearing
Petition # 07-011

PROJECT NUMBER: 06-074

DRAWN BY: SFC, KGC

DESIGNED BY: SRT

ISSUE DATE: 10/23/06

APPROVED BY: CITY COUNCIL

MAY 21 2007

- 5/18/07 E.A. Revisions per Client
- 5/18/07 E.A. Revisions per Zoning Committee recommendation
- 4/25/07 E.A. Revisions per CDOT Staff Analysis
- 4/20/07 HAV Revisions per CDOT Staff Analysis
- 4/16/07 E.A. Revisions per Pre-Hearing Staff Analysis
- 4/06/07 E.A. Revisions per Pre-Hearing Staff Analysis
- 3/16/07 AKK/E.A. Revisions per Pre-Hearing Staff Analysis
- 2/15/07 SFC Revisions per Staff comments

NO. DATE: BY: REVISIONS:

1. Development of the site will be controlled by the standards depicted on this site plan and by the standards of the Charlotte Zoning Ordinance. The development depicted on this plan is intended to reflect the arrangement of proposed uses on the site, but the exact configuration, placement, and size of individual site elements may be altered or modified within the limits prescribed by the ordinance during the design development and construction phases within the building envelope line as shown on the plan per Section 6.2 of the Zoning Ordinance.

2. The Petitioner will install decorative street lighting 12'-15" tall in the Residential area, spacing and number to be determined by the lighting engineer. In the Daycare site, any detached lighting will be limited to 20 feet in height and will be fully shielded. "Wall pak" lighting will not be utilized but architectural lighting on the structures will be permitted. Additional lighting for pedestrian areas will be provided in those locations where parking lot lighting and architectural lighting on the buildings is inadequate for pedestrian safety.

3. Signage will be permitted in accordance with applicable Zoning standards.

4. Parking will be provided which will meet or exceed the standards of the Zoning ordinance.

5. The use of the site will be for a combination of single-family detached housing and daycare facility.

6. The Petitioner will install an internal sidewalk system that will connect the houses on the site with sidewalks on the adjacent public street as required by Section 12.529. Internal sidewalks will be constructed to meet ADA standards.

7. The site will comply with Chapter 21 of the City Code. Proposed planting shown is conceptual only and will be subject to change on actual site conditions and Urban Forestry Staff approval. Internal landscaping shown on the plan is illustrative and the exact design will be determined during the design and development process.

8. Throughout this Rezoning Petition, the terms "Owner", "Owners", "Petitioner" or "Petitioners," shall, with respect to the Site, be deemed to include the heirs, devisees, personal representatives, successors in interest and assignees of the owner or owners of the Site who may be involved in its development from time to time.

9. Setback along new public street can be reduced per section 9.303(19)(f).

10. Development will meet all requirements as stated in Chapters 9 and 12 of the Charlotte City Code regarding solid waste dumpster and recycling areas.

11. The petitioner acknowledges that other standard development requirements imposed by other city ordinances, standards, policies and appropriate design manuals will exist. Those criteria (for example those that require buffers, regulate streets, sidewalks, trees, stormwater, and site development, etc.) will apply to the development site. This includes chapters 6, 9, 12, 17, 18, 19, 20 and 21 of the city code. Conditions set forth in this petition are supplemental requirements imposed on the development in addition to other standards. Where conditions on this plan differ from ordinances, standards, policies and approaches in existence at the time of formal engineering plan review submission, the stricter condition or existing requirements shall apply.

12. The exterior siding of all homes, exclusive of doors, windows and window frames, dormers, soffits and gables shall be composed of building materials including but not limited to brick, stone, synthetic stone or other similar masonry product, wood and wood products, hardi plank or fiber cement, and cedar shake. Vinyl siding will not be allowed on any facade of the home or daycare facility.
a) the minimum floor of any home constructed on the site shall be 1,700 square feet of heated and conditioned floor area.
b) the development will be furnished with uniform mail boxes.

13. Internal sidewalks shall be five-foot wide with a six-foot planting strip. Along Eastfield Road a six-foot sidewalk behind a min. eight-foot planting strip will be provided. Large maturing trees approximately 40 feet on-center will be provided. If a planting strip less than six-feet is proposed then street trees will be placed in front setbacks with each tree having a planting area of min. 288 SF (12x24').

14. The day care center requires a 40' setback along Eastfield Road measured from future R/W and 20' side yard setbacks. A 20' Class "C" buffer shall be provided along its eastern and southern property lines (as shown) thereby buffering the day care site from the adjacent MX1 zoning. The day care center will have a residential building style.

15. Front building setbacks for garages will be at least 20 feet. If sidewalks are provided in easements there will be at least 20 feet between sidewalks and garages.

16. Eastfield Road: 50-feet of right-of-way will be dedicated and conveyed prior to the first certificate of occupancy.

17. Wetlands Contact: Mr. Len Rindner, Professional Wetland Scientist, Tel: (704) 846-0461.

18. Any jurisdictional wetlands or streams, if present, need to be protected or proper environmental permits obtained prior to their disturbance. For 401 permits contact DEHNR. For 404 permits contact Army Corps of Engineers.

19. Any separate, defined drainage area within a project that will have greater than 24% built-upon area is to have water quality best management practices (BMPs) to treat storm water runoff from the entire built-upon area within the separate, defined drainage area. The BMPs are to be constructed to achieve 85% Total Suspended Solid (TSS) removal for the entire post-development runoff volume for the first 1-inch of rainfall. The BMPs must be designed and constructed in accordance with the N.C. Department of Environmental and Natural Resources (NCDENR) Best Management Practices Manual, April 1999, Section 4.0.

Any separate, defined drainage area within a project that will have greater than 24% built-upon area is to have best management practices (BMPs) to control the entire runoff volume for the 1-year, 24-hour. The runoff volume drawdown time for the BMPs shall be a minimum of 24 hours, but not more than 120 hours. The peak runoff rates should be controlled with BMPs to match the predevelopment runoff rates for the 10-year and 25-year, 6-hr storms or perform a downstream analysis to determine whether peak control is needed, and if so, for what level of storm frequency.

20. The developer agrees to anti-monotony architectural standards where no 3 consecutive units shall have the same architectural elevation.

21. Pocket Parks shall be grassed and landscaped with no play equipment or seating.

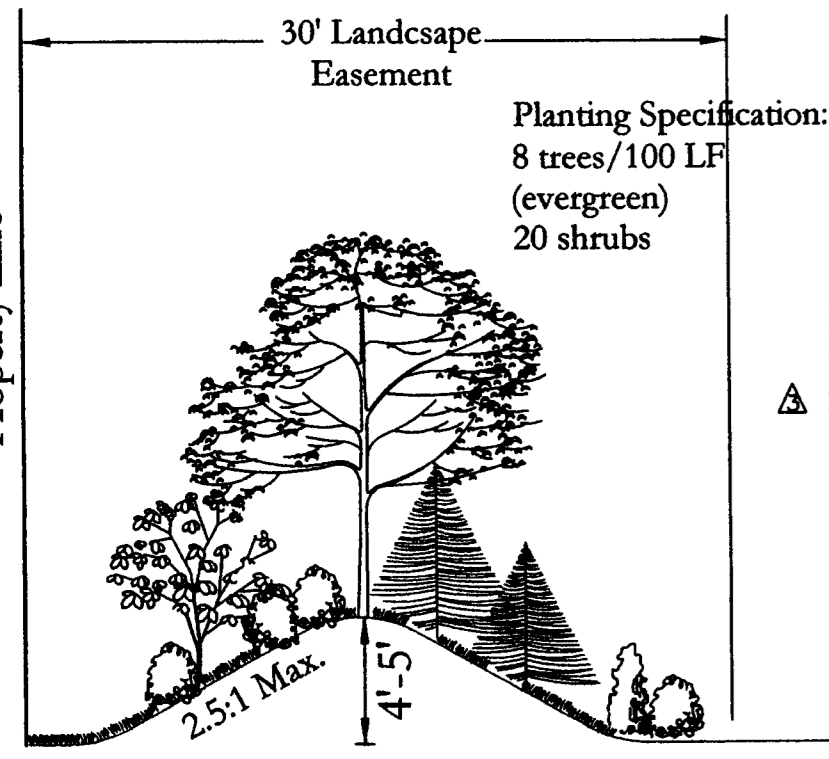
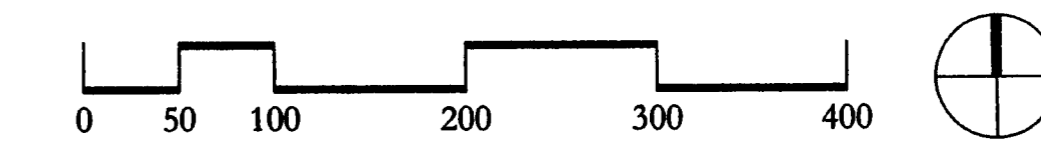
22. The Day Care facility shall be a maximum 13,000 SF and 200 children.

23. The Day Care site is preliminary and subject to change pending finalization of site and architectural plans.

24. Detached signage shall be limited to (1) one ground mounted sign not exceeding 7' in height and 32 square feet in area.

Development Data

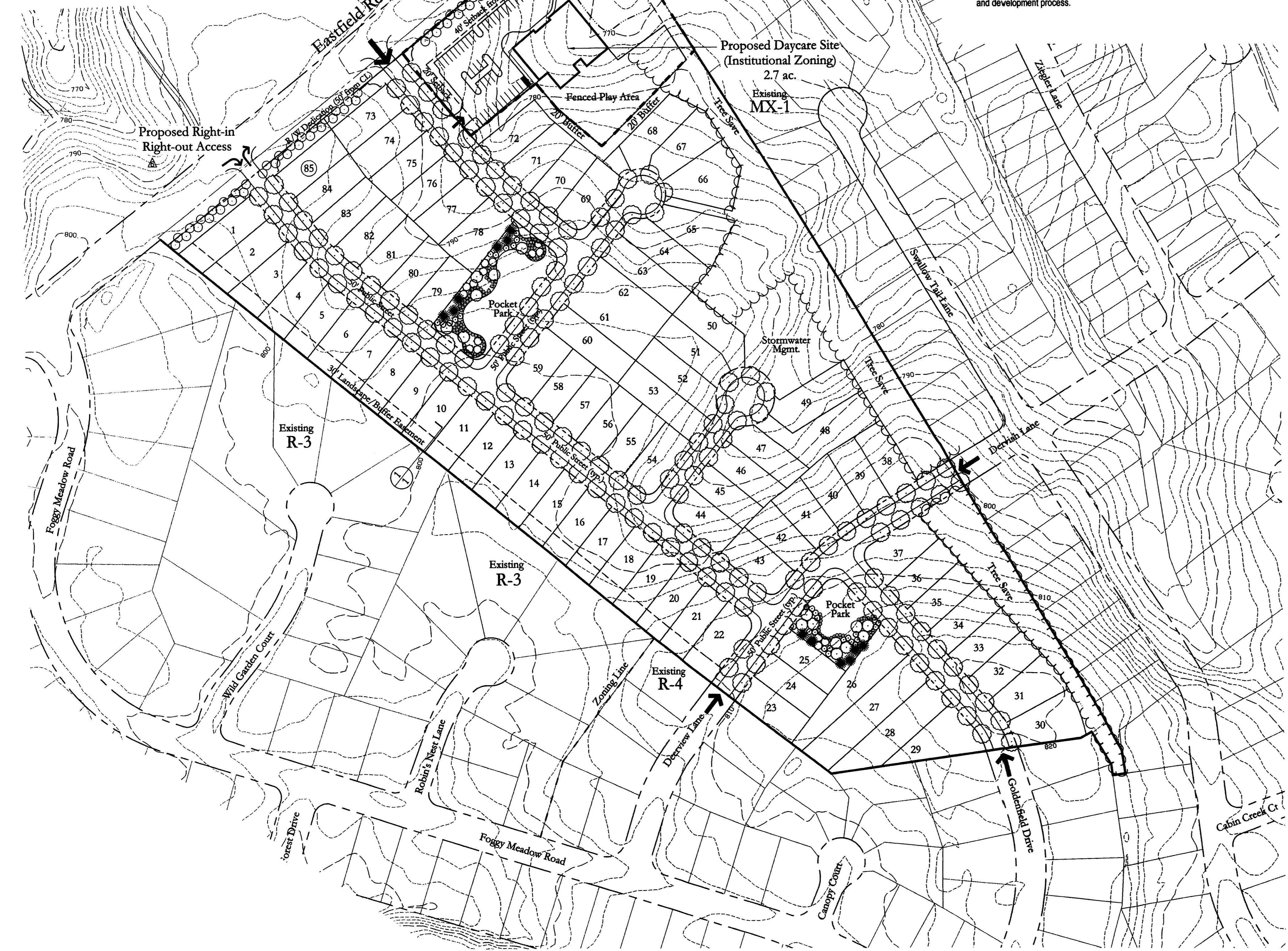
- Residential Site Area: 21.4 ac.
- Daycare Site Area: 2.7 ac.
- Day Care Building: Max. 13,000 SF, 200 children
- Existing Zoning: R-3
- Proposed Zoning: MX-1 & Institutional (CD)
- # of Units: 85 d.u.
- Typ. Lot Size: 50' x 120'
- Density: 3.9 d.u./ac.
- Tree Save Provided: 2.24 ac. (10%)



Planting Specification:
8 trees/100 LF (evergreen)
20 shrubs

Note: The landscape berm shall break where existing trees may be preserved.
Shrubs will be added to the existing trees where there are breaks in the berm.

Landscape/Buffer Easement



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