

Development Notes

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. Any detached lighting on the site 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.

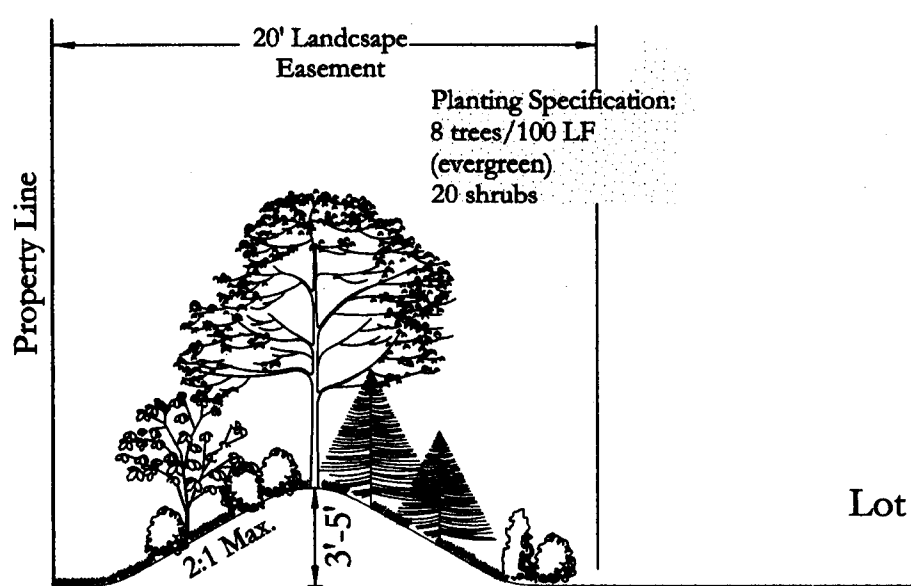
8. Throughout this Rezoning Petition, the terms "Owner", "Owners", "Petitioner" or "Petitioners," shall, with respect to the Site, be deemed to include the heirs, devisees, personal representatives, successors in interest and assignees of the owner or owners of the Site who may be involved in its development 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 and gables will be composed of a combination 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, cedar shake and Alcoa "Charleston Beaded Wood Grain" premium vinyl siding. Vinyl siding will not be allowed on the front facade of the home.  
a) the minimum floor of any home constructed on the site shall be 1,300 square feet of heated and conditioned floor area.  
b) the development will be furnished with uniform mail boxes.



△ ① Landscape/Buffer Easement  
① NTS

Development Data

△ Residential Site Area: 22.4 ac.  
△ Daycare Site Area: 1.64 ac.

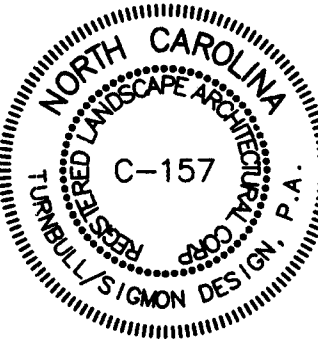
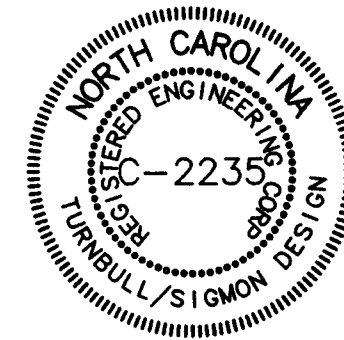
Existing Zoning: R-3  
△ Proposed Zoning: MX-1 & Institutional (CD)

# of Units: 108 d.u.  
Typ. Lot Size: 40' x 120'  
Density: 4.8 d.u./ac.  
Tree Save Provided: 2.24 ac. (10%)



Turnbull Sigmon Design  
1001 Morehead Square Dr.  
Suite 530  
Charlotte, NC 28203  
Phone: 704.529.6500  
Fax: 704.522.0882

LAND DEVELOPMENT DESIGN SERVICES



THE DRAWINGS AND THE DESIGN SHOWN THEREON ARE INSTRUMENTS OF TURNBULL SIGMON DESIGN, P.A. THE REPRODUCTION OR UNAUTHORIZED USE OF THE DOCUMENTS WITHOUT THE CONSENT OF TURNBULL SIGMON DESIGN, P.A. IS PROHIBITED. 2006 ©

Coastal Ventures, LLC

100 WEST LONG LAKE  
SUITE 100  
BLOOMFIELD HILLS, MI 48304

Eastfield Road  
Property

CITY OF CHARLOTTE  
NORTH CAROLINA

2007-011  
Rezoning Plan

PROJECT NUMBER: 06-074

DRAWN BY: SFC, KGC

DESIGNED BY: SRT

ISSUE DATE: 10/23/06

△ 2/15/07 SFC Revisions per Staff comments  
NO. DATE: BY: REVISIONS: