

REZONING NOTES:

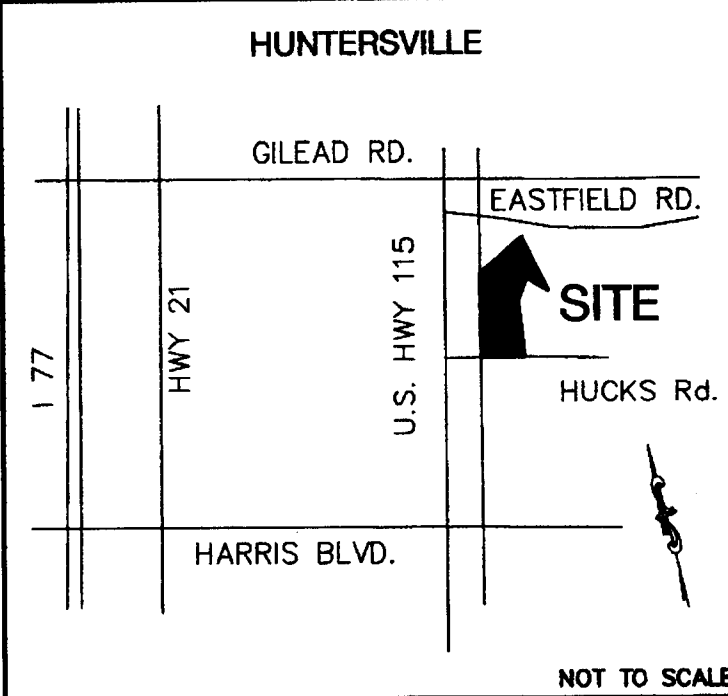
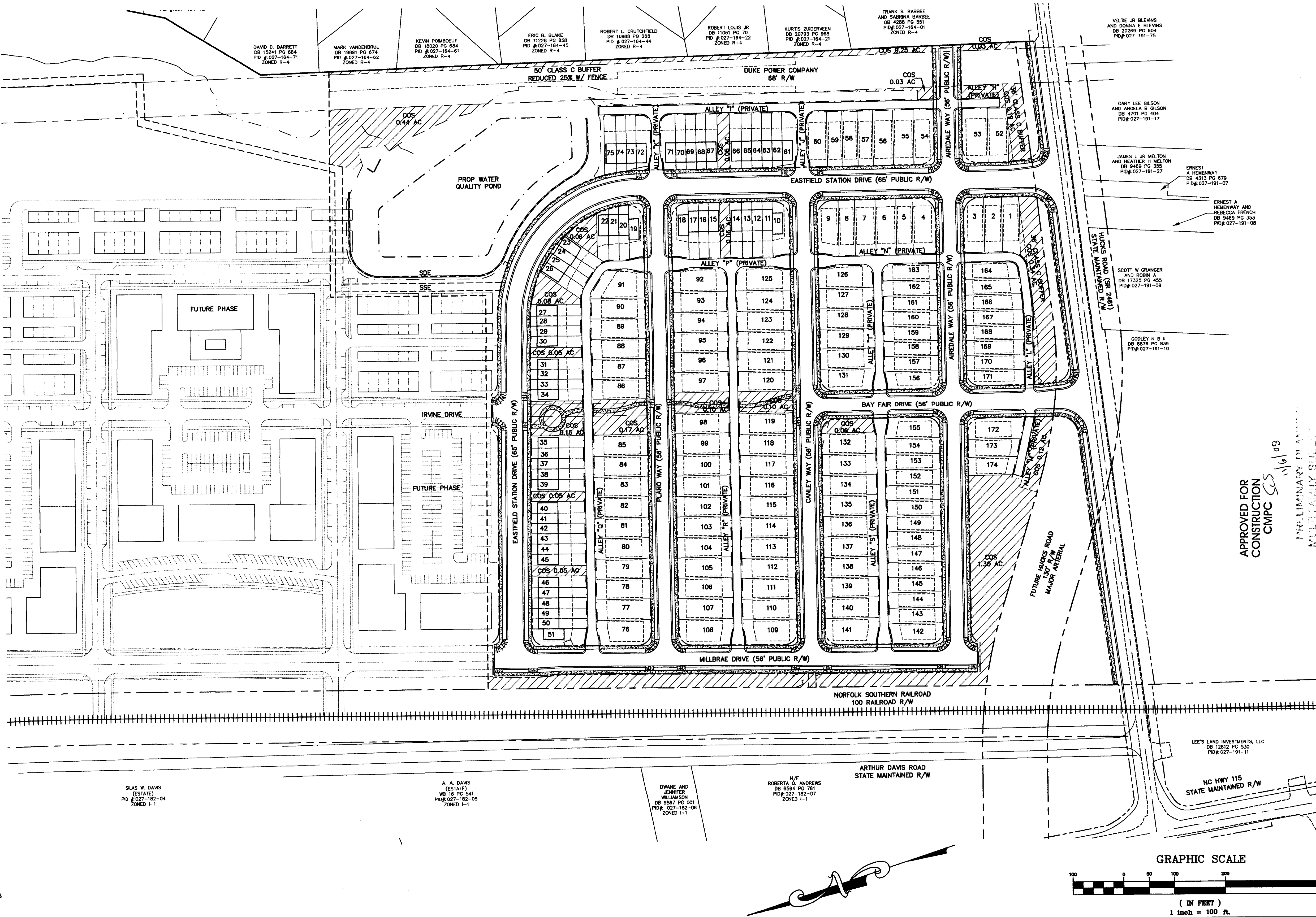
U. OTHER PROVISIONS

- 1.) THE LOT WIDTH OF THE PROPOSED SINGLE FAMILY LOTS IMMEDIATELY ADJACENT TO THE PROPERTIES NORTHEAST OF EASTFIELD STATION (FURTHER IDENTIFIED AS MECKLENBURG COUNTY PID 02717135, 02717134, 02717133) WILL BE A MINIMUM OF 60 FEET WIDE.
- 2.) A MINIMUM OF THIRTY-THREE PERCENT (33%) OF THE OF THE SINGLE FAMILY DETACHED HOMES SHALL HAVE FULL OR PARTIAL BRICK OR STONE FRONTS. FAUX BRICK/STONE SHALL NOT BE USED.
- 3.) A MINIMUM OF THIRTY-THREE PERCENT (33%) OF THE TOWNHOMES AND CONDOMINIUM BUILDINGS SHALL HAVE FULL OR PARTIAL BRICK/STONE FRONTS OR BRICK/STONE ACCENTS. FAUX BRICK/STONE SHALL NOT BE USED.
- 4.) ALL SINGLE FAMILY DETACHED HOMES SHALL HAVE A MINIMUM OF A DOUBLE CAR GARAGE CONSTRUCTED.
- 5.) A MINIMUM OF FIFTY-PERCENT (50%) OF ALL SINGLE FAMILY DETACHED HOMES SHALL HAVE BAY WINDOWS OR DORMERS.
- 6.) A MINIMUM OF FIFTY PERCENT (50%) OF ALL SINGLE FAMILY DETACHED HOMES WILL HAVE FRONT PORCHES. FRONT PORCHES WILL BE A MINIMUM OF SIX FEET (6') DEEP AND EIGHT FEET (8') WIDE.
- 7.) SINGLE FAMILY DETACHED HOMES ON 30' WIDE LOTS SHALL HAVE PATIOS OR DECKS A MINIMUM SIZE OF 10'X10'. SINGLE FAMILY DETACHED HOMES ON LOTS 40' OR GREATER SHALL HAVE PATIOS OR DECKS A MINIMUM OF 12'X12' IN SIZE.
- 8.) THE CONSTRUCTION OF A SIDEWALK ON THE NORTHERN SIDE OF HUCKS ROAD (SR 2481) BETWEEN SPRING PARK SUBDIVISION ENTRANCE AND THE EASTFIELD STATION ENTRANCE, THE PETITIONER SHALL EITHER:
 1. CONSTRUCT THE SIDEWALK PROVIDED THERE IS EXISTING ROW TO ALLOW SUCH CONSTRUCTION PER CDOT/NC DOT STANDARDS, OR THE NECESSARY ROW CAN BE REASONABLY OBTAINED AT A TOTAL COST NOT TO EXCEED \$18,000, OR
 2. CONTRIBUTE \$21,000 TO THE CDOT SIDEWALK PROGRAM TO CONSTRUCT THE SIDEWALK ON HUCKS ROAD (SR 2481) AT THE APPROPRIATE TIME

FOR REZONING NOTES IN THEIR ENTIRETY SEE SHEET C-37.0 AND C-38.0.

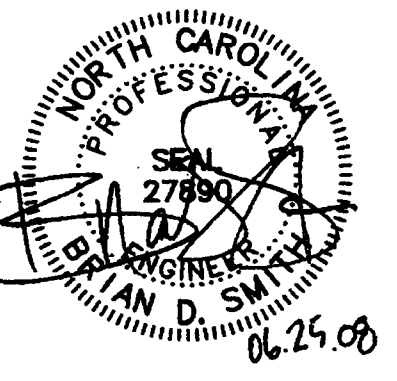
DEVELOPMENT DATA:

TOTAL SITE AREA:	±140.8 ACRES
PHASE ONE SITE AREA:	±33.28 ACRES
TAX PARCEL ID:	027-18-105, 027-18-103
ZONING:	MIXED USE DISTRICT-INNOVATIVE (MX-3) REZONING PETITION 2005-129
NO. SINGLE FAMILY UNITS:	117 UNITS
FRONT SETBACK:	15' FROM ROW (INNOVATIVE); MIN. 20' FROM BACK OF SIDEWALK TO FACE OF GARAGE FOR FRONT LOADED UNITS
REAR YARD:	20' / 45' ALONG EXTERIOR LOTS
SIDE YARD:	5' (INNOVATIVE) / 7.5' CORNER
LOT WIDTH:	30' MIN.
LOT AREA:	3,100 S.F. MIN.
NO. TOWNHOME FOR SALE UNITS:	57 UNITS
DENSITY:	12.8 D.U./A. 57 UNITS/4.5 AC.
FRONT SETBACK:	14' FROM BACK OF CURB (INNOVATIVE)
REAR YARD:	45' ALONG EXTERIOR (INNOVATIVE)
SIDE YARD:	10'
OVERALL DENSITY:	5.23 DUA (174 UNITS/33.28 ACRES)
MINIMUM 400 SF OPEN SPACE FOR EACH TOWNHOME SUBLLOT	
MAXIMUM HEIGHT:	40'
COMMON OPEN SPACE:	3.33 AC.; 10.0%
REQUIRED (PHASE ONE):	3.68 AC.; 11.0%
PROVIDED:	
PARKING:	
PARKING REQUIRED:	1.3 SPACES PER TOWNHOME UNIT (INNOVATIVE) 74 SPACES
PARKING PROVIDED:	1 GARAGE SPACE PER UNIT 237 ONSTREET PARKING SPACES 22' LONG SPACES WILL NOT BE STRIPED
BIKE PARKING:	N/A
SOLID WASTE/RECYCLING:	
SOLID WASTE REQUIRED:	ONE 6 C.Y. DUMPSTER PER 30 UNITS OR ONE 8 C.Y. COMPACTOR FOR 90 UNITS
SOLID WASTE PROVIDED:	2 DUMPSTERS
RECYCLING REQUIRED:	ONE 144 S.F. RECYCLING STATION PER 80 UNITS
RECYCLING PROVIDED:	1 STATION
TREE SAVE:	
TREE SAVE REQUIRED:	5.0% PER REZONING IF EXISTING TREE CANOPY IS LESS THAN 5.0% (1.66 AC)
EXISTING CANOPY:	0.18 AC
TREE SAVE PROVIDED:	27 SUPPLEMENTAL TREES PROVIDED TO MEET TREESAVE REQUIREMENT



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Gandy Communities

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Eastfield Station

Phase One

Site Plan - (Overall)

Mecklenburg County, NC

NO.	DATE	BY	REVISIONS:
1.	02.19.07	ALP	PER CITY OF CHARLOTTE COMMENTS
2.	06.19.07	ALP	PER CITY OF CHARLOTTE COMMENTS
3.	06.25.08	ALP	PER NC DOT COMMENTS

Project No: 06-034

Date: Nov 2006

Designed by: udg

Drawn by: udg

Scale: 1"=100'

Sheet No:

C-1.0