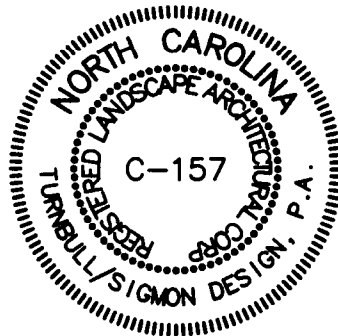
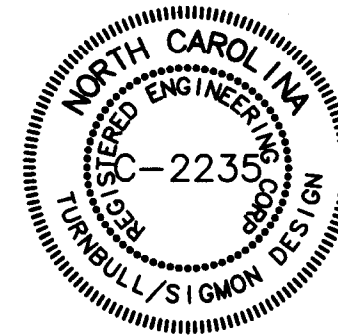




Turnbull Sigmon Design
1001 Morehead Square Dr.
Suite 530
Charlotte, NC 28203
Phone: 704.529.6500
Fax: 704.522.0882

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 (ETJ)
NORTH CAROLINA

2007-011
Rezoning Plan

OCT 23 2007

PROJECT NUMBER: 06-074

DRAWN BY: SRE, SFC

DESIGNED BY: SFC

ISSUE DATE: 10/23/06

NO. DATE: BY: REVISIONS:

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 multifamily housing development along with related accessory uses.
6. All multifamily buildings will be within 750 feet of a fire hydrant as prescribed by the Charlotte Fire Dept. Access will be provided within 150' of all exterior walls for fire apparatus. Access roads are required to be 20' clear. Dead end travel distance will be limited to 150' without a means to turn fire apparatus. Minimum water supply for 2 story townhomes is 1500 gpm @ 20 psi.
7. The Petitioner will install an internal sidewalk system that will connect the units 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.
8. 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.
9. 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.
10. Setback along new public street can be reduced per section 9.303(19)(f).
11. Development will meet all requirements as stated in Chapters 9 and 12 of the Charlotte City Code regarding solid waste dumpster and recycling areas.
12. 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.

Development Data

Site Area:	16 ac.
Existing Zoning:	R-3
Proposed Zoning:	R-8MF (CD)
Max # of Units:	96 d.u.
Type of Unit:	Townhome (for sale)
Density:	6.0 d.u./ac.

0 50 100 200 300 400

