

Development Data

Area	41.73 Ac.
Existing Zoning	R-3
Proposed Zoning	R-5(CD)
Proposed Max. Lots	165
Proposed Density	3.95 D.U./Ac.

General Notes

- Survey information from a survey by Edward L. Killough. Survey dated: 12/18/96. Contour aerial topography from Mecklenburg County maps.
- Uses allowed shall include all uses allowed by right or under prescribed conditions in the R-5 district with the exception of R-5 cluster development.
- Vehicular access and connection points on this plan are subject to minor shifts during final design, but their number and general location are firm commitments, subject to review and approval by appropriate DOT.
- A public roadway system shall be provided to connect all access points shown on this plan to one another.
- For the most part, land within the Duke Power right-of-way will be common open space. Common open space shall be owned and maintained by one or more homeowner's associations for uses such as gardening, wildlife habitat enhancement and corridors, and/or passive or active recreation.
- New Eastfield Road right-of-way to be dedicated prior to issuance of a building permit.
- The developer will install a left turn lane within row of Eastfield Road to facilitate site traffic.

Adjacent Property Owners

① 021-013-07 Paul Richard Gant 11535 Eastfield Rd. Huntersville, NC 28078	⑪ 027-091-03 (PETIONER) J. Woodley Wallace Sr. 14324 Eastfield Rd. Huntersville, NC 28078	④⑤ 027-545-38 Steven L. Duddy 11703 Long Forest Dr. Charlotte, NC 28269
② 021-013-08 Paul L. Gant and wife, Helen L. 11619 Eastfield Rd. Huntersville, NC 28078	③⑥ 027-545-31 Sandra S. Woodard 11601 Long Forest Dr. Charlotte, NC 28269	④⑥ 027-545-39 Chad Michael Zavodny 11711 Long Forest Dr. Huntersville, NC 28078
③ 021-013-09 Donald E. Williams and wife, Rebecca Smith 11701 Eastfield Rd. Huntersville, NC 28078	③⑨ 027-545-32 Lori A. Miller 11605 Long Forest Dr. Charlotte, NC 28269	④⑦ 027-545-40 Eastwood Construction Co., Inc. 11721 Long Forest Dr. Charlotte, NC 28269
④ 021-013-20 Austin Hughes and wife, Jacquelin E. 6542 Rumble Rd. Charlotte, NC 28262	④⑩ 027-545-33 Kenneth E. Johnson 11609 Long Forest Dr. Charlotte, NC 28269	④⑧ 027-545-41 Eastwood Construction Co., Inc. 11727 Long Forest Dr. Charlotte, NC 28269
⑤ 021-013-13 Austin Hughes and wife, Jacquelin E. 6542 Rumble Rd. Charlotte, NC 28262	④① 027-545-34 Jason A. Nelsen 11535 Eastfield Rd. Charlotte, NC 28269	④⑨ 027-545-42 Eric H. Little 11781 Long Forest Dr.
⑥ 021-013-12 Charles E. Mays 11721 Eastfield Rd. Huntersville, NC 28078	④② 027-545-35 Mark R. Zahnd 11621 Long Forest Dr. Charlotte, NC 28269	④③ thru ④④ 027-545-98 Squires Enterprises Inc. 10100 Park Cedar Dr. #166 Charlotte, NC 28210
⑦ 021-013-19 William D. Blackwell and wife, Patricia D. 11747 Eastfield Rd. Huntersville, NC 28078	④③ 027-545-36 Michael David Brewer 11627 Long Forest Dr. Charlotte, NC 28269	
⑧ 021-013-25 John F. Cartner and Melissa A. Barnette 2854 Alexander Rd. Charlotte, NC 28262	④④ 027-545-37 Neil G. Jester 11633 Long Forest Dr. Charlotte, NC 28269	

Key to adjacent property owners (typical)

Existing zoning: R-3
Proposed zoning: R-5(CD)

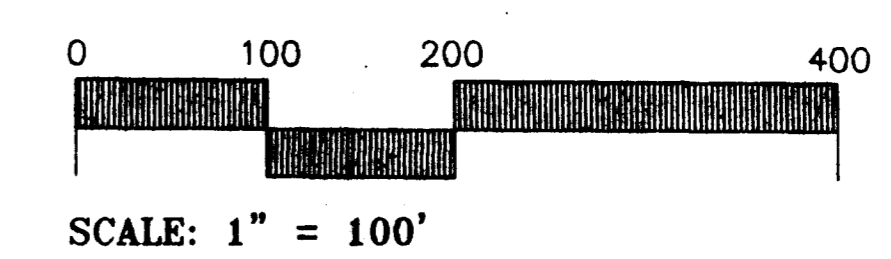
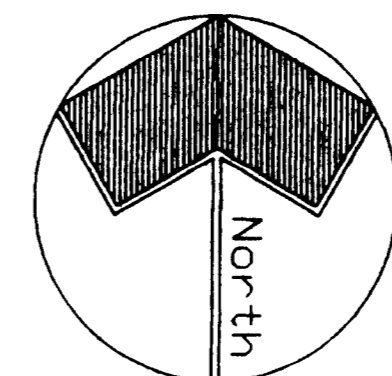
R-3 side or rear yards to be provided along existing R-3 development.

PROPOSED REZONING PETITION # 97-9(C)

APPROVED BY COUNTY COMMISSION
DATE 4/8/97

'FOR PUBLIC HEARING' PROPOSED REZONING PLAN FOR WALLCOAT PROPERTIES

DPR DPR ASSOCIATES, INC.
Landscape Architects
Planners & Engineers
2036 East Seventh Street
Charlotte, NC 28204
704/332-1204



PETITION #: 97-8 (c)
DATE: 12/20/96
REVISIONS:
2-11-97: ADDED MISC. NOTES.