

Development Data

ACRES
 SITE A ±12.14Ac. (11.25 net of Existing R/W)
 SITE C ±16.04 Ac. (16.02 net of Existing R/W)
 TOTAL ±28.18 Ac. (27.27 net of Existing R/W)

EXISTING ZONING
 SITE A R-3
 SITE C R-3

PROPOSED ZONING
 SITE A R-12MF (CD)
 SITE C R-12MF (CD)

Adjoining Property Owners

1 Wallace J. Woodley, Sr. 14324 Eastfield Rd. Huntersville, NC 28078 027-091-01 027-091-03	4 Margaret D. McLeod 11132 Eastfield Rd. Huntersville, NC 28078 027-171-20
2 James R. Saunders & W. Julia J. 11319 Eastfield Rd. Huntersville, NC 28078 019-162-08	5 Vicki Templeton Griffith 8315 Browne Rd. Charlotte, NC 28269 027-171-19
3 Helen D. Brown 4009 River Ridge Rd. Charlotte, NC 28228-7438 019-162-10	6 Ben D. Griffith & W. Victoria T. 8315 Browne Rd. Charlotte, NC 28269 027-171-19
	7 AME Zion Church Dept. Of Church Extension 401 East Second St. Charlotte, NC 28202 021-012-03

- General Notes:**
- BOUNDARY AND TOPOGRAPHIC INFORMATION FROM A SURVEY BY KILGOUR SURVEYING, DATED NOV. 10, 1997.
 - DEVELOPMENT OF THIS PROPERTY WILL BE GOVERNED BY THE CONDITIONS SHOWN ON THIS TECHNICAL DATA PLAN. EACH OF THE RESPECTIVE SITES SHALL BE DEVELOPED IN ACCORDANCE WITH THE APPLICABLE STANDARDS OF THAT ZONING DISTRICT.
 - ALL BUFFER AREAS WILL MEET THE REQUIREMENTS OF SECTION 12.202 AND 12.204 OF THE ZONING ORDINANCE.
 - SCREENING SHALL BE PROVIDED PER SECTION 12.303 OF ZONING ORDINANCE.
 - INTERNAL LANDSCAPING SHALL BE PROVIDED PER SECTION 12.208 OF ZONING ORDINANCE.
 - STORM WATER DETENTION SYSTEM WILL BE PROVIDED IN ACCORDANCE WITH THE CHARLOTTE-MECKLENBURG STORM WATER DETENTION ORDINANCE, AND SHALL NOT BE LOCATED WITHIN BUFFERS OR SETBACKS.
 - SIGNAGE WILL BE PERMITTED IN ACCORDANCE WITH APPLICABLE ZONING REGULATIONS.
 - ALL EXTERIOR LIGHTING FIXTURES TO BE 20' MAXIMUM IN HEIGHT AND WILL BE DIRECTED/SHIELDED TO PREVENT GLARE ON ADJACENT RESIDENTIAL AREAS.
 - STORM WATER DETENTION AREAS SHOWN IN SITE C MAY BE USED FOR STORM WATER DETENTION FOR THE PORTION OF SITES A AND A1 WHICH DRAIN TO THESE AREAS; HOWEVER, SITES A AND A1 MAY ALSO PROVIDE DETENTION ON SITE.
 - BUILDING ON SITES A, A1, AND C WILL NOT EXCEED A MAXIMUM OF 3 STORES. MAXIMUM BUILDING HEIGHT WILL BE AS ALLOWED BY THE ORDINANCE.
 - REALIGNMENT OF BROWNE ROAD WILL OCCUR IN CONJUNCTION WITH THE DEVELOPMENT OF ADJACENT SITES. SUCH DEVELOPMENT MAY BE PHASED. PORTIONS NOT TO BE CONSTRUCTED BY THE DEVELOPER WILL BE CONSTRUCTED BY OTHERS AT A LATER DATE. DEVELOPER WILL PAY MECKLENBURG COUNTY FOR THE COST OF CONSTRUCTION, SAID COST OF CONSTRUCTION TO BE AGREED UPON BY DEVELOPER AND MECKLENBURG COUNTY.
 - CONSTRUCTION OF REALIGNED BROWNE ROAD WILL OCCUR AS FOLLOWS:
 A) AS NOTED ON THIS TECHNICAL PLAN, A PORTION OF THE ROAD WILL BE BUILT BY THE DEVELOPER IN CONJUNCTION WITH THE DEVELOPMENT OF ADJACENT SITES. SUCH DEVELOPMENT MAY BE PHASED.
 B) THOSE PORTIONS NOT TO BE CONSTRUCTED BY THE DEVELOPER WILL BE BUILT BY OTHERS AT A LATER DATE. TO ASSURE THIS CONSTRUCTION OCCURS, DEVELOPER WILL PAY MECKLENBURG COUNTY FOR THE COST OF CONSTRUCTION, SAID COST OF CONSTRUCTION TO BE AGREED UPON BY DEVELOPER AND MECKLENBURG COUNTY.
 C) ALL RIGHT-OF-WAY FOR THE PROPOSED BROWNE ROAD REALIGNMENT, INCLUDING THE PORTION TO BE BUILT BY OTHERS AT A LATER DATE, WILL BE DEDICATED BY DEVELOPER, AND COSTS NOTED IN 11.(B) ABOVE WILL BE PAID TO MECKLENBURG COUNTY PRIOR TO THE ISSUANCE OF ANY OCCUPANCY PERMITS.
 - BRAVBURY LANE WILL BE EXTENDED THROUGH HIGH SITE C AS A PUBLIC OR PRIVATE STREET, TO CONNECT TO PROPOSED BROWNE ROAD REALIGNED THOROUGHFARE. IF A PRIVATE STREET IS PROVIDED, NO PARKING WILL OCCUR ALONG THE PRIVATE STREET, BETWEEN BRAVBURY LANE AND REALIGNED BROWNE ROAD, AND THE ROAD WIDTH AND PAVEMENT TO BE CONSTRUCTED PER CHARLOTTE-MECKLENBURG LAND DEVELOPMENT STANDARDS FOR LOCAL RESIDENTIAL STREET.
 - TRASH DUMPSTERS AND COMPACTORS WILL BE SCREENED IN ACCORDANCE WITH SECTION 12.303 OF THE ZONING ORDINANCE, WITH SOLID WALLS OR FENCES AND GATES.
 - PERMISSIBLE USES
 SITE A:
 UP TO 3 ATTACHED OR DETACHED DWELLING UNITS MAY BE CONSTRUCTED ON SITE A, AND A1, TOGETHER WITH ANY USES OR ACCESSORY USES WHICH ARE PERMITTED UNDER THE ZONING ORDINANCE (THE "ORDINANCE") IN A R-12MF (CD) ZONING DISTRICT.
 SITE C:
 UP TO 192 ATTACHED OR DETACHED DWELLING UNITS MAY BE CONSTRUCTED ON SITE C, TOGETHER WITH ANY USES OR ACCESSORY USES WHICH ARE PERMITTED UNDER THE ORDINANCE BY RIGHT OR UNDER PRESCRIBED CONDITIONS IN A R-12MF (CD) ZONING DISTRICT.
 - THE PETITIONER WILL BE DEDICATING PROPOSED RIGHT-OF-WAY ALONG EXISTING EASTFIELD ROAD AND EXISTING BROWNE ROAD, PRIOR TO ISSUANCE OF ANY OCCUPANCY PERMITS. IN THE EVENT THAT EXISTING BROWNE ROAD IS ABANDONED IN THE FUTURE, THE ADDITIONAL LAND WHICH WOULD ACCRUE TO THE PETITIONER MAY BE USED AS PART OF SITE A AND A1.
 - THE PETITIONER WILL PROVIDE STORM WATER DETENTION FOR SITES A, A1, AND C SUCH THAT RUNOFF FROM THE 25, 50, AND 100 YEAR STORM EVENTS WILL NOT EXCEED THOSE PRODUCED BY R-3 LAND COVER, IN ADDITION TO MEETING THE STANDARD REQUIREMENT OF OBTAINING THE 2 AND 10 YEAR STORM EVENTS TO PREDEVELOPED RATES.
 - ACCESS POINTS. VEHICULAR ACCESS TO THE SITE WILL BE LIMITED TO THE NUMBER OF ACCESS POINTS SHOWN ON THE TECHNICAL DATA SHEET AND WILL BE LOCATED IN THE GENERAL AREAS DEPICTED. IF SITE A1 IS DEVELOPED AS RESIDENTIAL, ONLY ONE ACCESS POINT IS PERMITTED OFF EASTFIELD ROAD. THE CONFIGURATIONS AND ULTIMATE LOCATIONS OF THESE ACCESS POINTS WITHIN THE SITE ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE AND ARCHITECTURAL CONSTRUCTION PLANS AND DESIGNS AND ARE FURTHER SUBJECT TO APPROVAL BY THE MECKLENBURG COUNTY ENGINEERING DEPARTMENT AND THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.
 - ADJOINING MADISON PARK SINGLE FAMILY DEVELOPMENT HOME BUILDERS BUILDING ON LOTS ADJOINING SITE C AND FUTURE I-485 WILL BE NOTIFIED OF THE PROPOSED CONSTRUCTION OF FUTURE I-485 AND THIS MULTIFAMILY ZONING FOR HIGHER DENSITY RESIDENTIAL DEVELOPMENT AND WILL BE ADVISED TO NOTIFY EACH PURCHASER OF SUCH LOTS OF SUCH ADJACENT USES.
 - DEVELOPER OF SITES "A" AND "C" WILL FULLY DISCLOSE TO BUYERS THAT THE PROPOSED BROWNE ROAD REALIGNMENT WILL EVENTUALLY BE CONSTRUCTED AS A THROUGH ROAD AND WILL CONNECT EXISTING BROWNE ROAD TO ASBURY CHAPEL ROAD.

LANDSCAPE SETBACK FOR SECTION 'A'

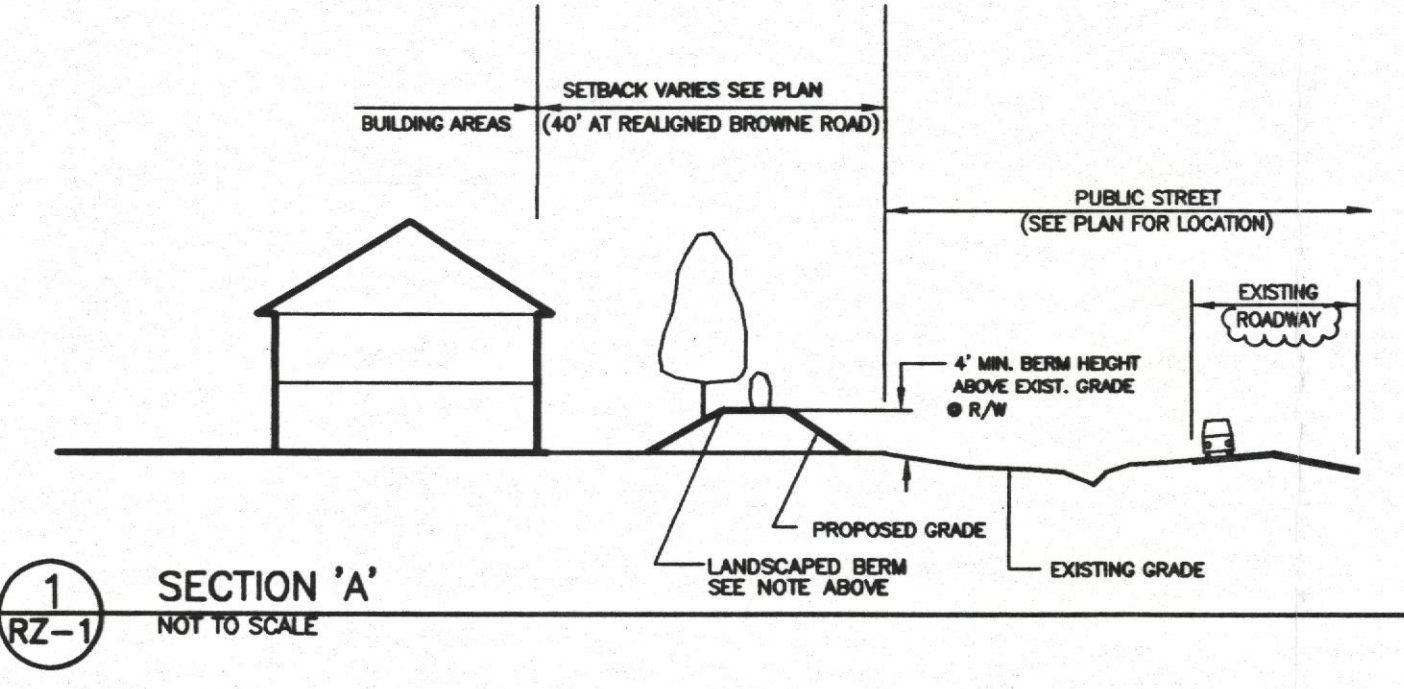
THE FOLLOWING PLANTINGS WILL BE INSTALLED WITHIN THE SETBACK, FOR EACH 100 LINEAR FEET, EXCLUDING DRIVEWAYS.

- LARGE MATURING SHADE TREES HAVING A CALIPER OF AT LEAST 2 INCHES.
- EVERGREEN TREES (IE. PINE, CEDAR, LEYLAND CYPRESS, NELLIE STEVENS HOLLY) HAVING A HEIGHT OF AT LEAST 6 FEET.

BERMS WILL BE INSTALLED AS SHOWN ON SECTION, EXCEPT WHERE EXISTING TREES ARE SAVED WITHIN THE SETBACK AREA, THE BERM MAY BE OMITTED.

EVERGREEN SHRUBS 5" O.C. MAX., 24" MIN. HT., 24" MIN. SPREAD.

LARGE MATURING TREES SHALL BE SET BACK A MINIMUM OF 25' FROM OVERHEAD POWER LINES.



ATTACHED TO ADMINISTRATIVE APPROVAL

DATED: January 31, 2000
BY: MARTIN R. CRAMTON, JR.

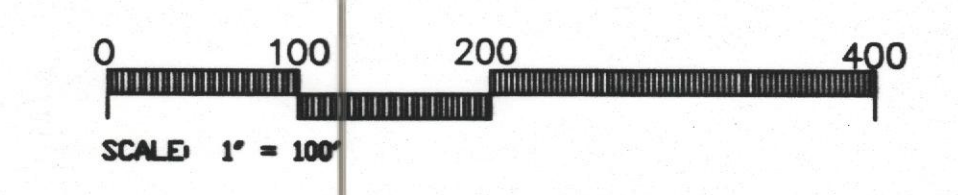
WALLCOAT REZONING

PETITION NO. 98-37C
FOR PUBLIC HEARING

EASTFIELD / BROWNE ROAD
FOR WALLCOAT PROPERTIES
MECKLENBURG COUNTY, NORTH CAROLINA
DATE: 4/23/98

REV. #1 6/12/98 ADDRESSING COMMENTS BY CMPC
 #2 9/10/98 ADDRESSING COMMENTS BY CMPC
 #3 9/15/98 CLARIFY ACREAGE TO R/W
 #4 9/29/98 REVISED PER CMPC COMMENTS
 #5 1/28/00 REVISION REQUESTED BY NCDOT & MECK. CO. ENGR.

TECHNICAL DATA PLAN



DPR ASSOCIATES, INC.
Landscape Architects
Planners & Engineers
428 Hawthorn Lane
Charlotte, NC 28204
704/332-1204



SHEET NO.
RZ-1
OF 1

CHARLOTTE-MECKLENBURG PLANNING COMMISSION
INTER-OFFICE COMMUNICATION

DATE: January 31, 2000

TO: Robert Brandon
Zoning Administrator

FROM: Martin R. Cramton, Jr.
Planning Director

SUBJECT: Administrative Approval for Petition No. 98-37(c) by Wallcoat Properties, LLC.

Attached is a copy of the revised plan for the above rezoning petition. The plan has been revised to allow change the phasing requirements tied to roadway improvements and shift the approved access points while reducing the overall number. These changes will not increase the total square footage or number of units from the presently approved plan. Since these changes do not alter the intent of the development and are minor, I am administratively approving this revised plan. Please use this revised plan when evaluating requests for building permits and certificates of occupancy.