

FOR PUBLIC HEARING #2004-140  
 SITE PLAN - SINGLE FAMILY PHASE III  
**EASTFIELD VILLAGE**

CITY OF CHARLOTTE  
 MECKLENBURG, NORTH CAROLINA

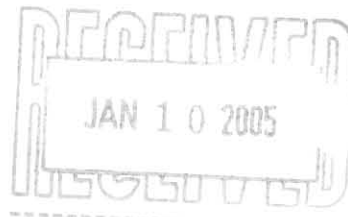
**CAMBRIDGE PROPERTIES**  
 INCORPORATED

1043 East Morehead Street Suite 202 Charlotte, North Carolina 28204 704/333-2399 Fax: 704/333-2394

DATE: 7/23/04  
 REVISION DATE: 11/24/04  
 REVISION DATE: 1/10/05

**SITE SUMMARY**

- EXISTING ZONING: R-3
- PROPOSED ZONING: MX-2
- GROSS SITE AREA: 12.60 NET ACRES
- TOTAL R/W DEDICATION: 0.89 ACRES
- TOTAL NET AREA: 11.71 ACRES
- TOTAL PROPOSED LOTS: 46
- TOTAL DENSITY: 3.92 UNITS PER ACRE
- MIN. REQUIRED COMMON SPACE AREA: 1.17 ACRES (10%)  
 COMMON AREA PROVIDED: 1.28 ACRES (11%)
- MIN. REQUIRED TREE SAVE AREA: 1.2 ACRES (10%)  
 TREE SAVE PROVIDED: 1.28 ACRES (11%)
- BUILDING FOOT PRINTS ARE FOR ILLUSTRATIVE PURPOSES ONLY.



**DEVELOPMENT NOTES**

- This petition proposes an addition to the approved Eastfield Village master plan containing a mixture of residential, employment, retail, and open space uses. It has been designed taking into account the topography of the site and has incorporated open space elements to protect environmentally sensitive areas and in recognition of its location in a watershed area. It will be integrated with the overall village plan that will provide for a variety of residential types and densities, with higher densities focused in the center of the site and lower densities transitioning to the existing community fabric.
- Development of the site will be controlled by the standards depicted on this site plan and by the standards of 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. This proposal is intended to provide additional single-family detached housing to the overall master planned development composed of retail and service uses, office uses, and residential uses interconnected with open space, pedestrian, and vehicular linkages.
  - The site may be developed for single-family use as allowed in the MX-2 district. The Petitioner will construct a single-family development in general conformity with the schematic plan. This will be accomplished through special emphasis of the use of reduced street front setbacks under the innovative provisions of the ordinance and arrangement of buildings along Eastfield Rd. and open spaces. Further, the development will provide pedestrian connections from within the site to other sites and off site elements and uses and to public sidewalks.
  - Stormwater detention facilities, if required, will be designed to meet the applicable standards. The Petitioner shall tie-in to the existing storm water system(s). The Petitioner shall have the receiving drainage system(s) analyzed to ensure that it will not be taken out of standard due to the development. If it is found that development will cause the storm drainage system(s) to be taken out of standard, the petitioner shall provide alternate methods to prevent this from occurring. The Petitioner shall abide by the S.W.I.M. Stream Buffer regulations, where applicable and will contact the following agencies as noted. Section 401 Permit, NCDENR - Raleigh Office, (919) 733-1786 Section 404 Permit, U.S. Army Corps of Engineers (828) 271-7965.
  - Any detached lighting on the site will be limited to 20 feet in height and will be pedestrian scale.
  - Signage will be permitted in accordance with applicable Zoning standards.
  - Parking will be provided which will meet or exceed the standards of the Zoning Ordinance.
  - The Petitioner will dedicate 50 ft. of right-of-way, measured from the centerline of Eastfield Rd., and such dedication and/or conveyance to occur prior to the issuance of a Certificate of Occupancy for any building on the site.
  - Screening will conform to the applicable standards of the Zoning Ordinance. The Petitioner will install screening in a common open space area located between the rearer frontage lot rear lot lines and Eastfield Rd. This screening will consist of a combination of a fence and landscaping. The fence will be composed of brick or stone columns spaced 24' on center with vinyl vertical board fence panels. This fence will be supplemented with tree planting composed of a combination of large and small maturing trees (including evergreen trees) installed at a rate of 3 trees per 100' of frontage. Shrubs may also be included in this edge treatment in areas where their cover is not too dense to allow for proper growth.
  - Access to the site will be provided by a connection to a newly constructed street within Eastfield Village (Eastfield Village Lane) as generally depicted on the site plan. All driveway and street connections are subject to approval by N.C. DOT or the City of Charlotte depending on the jurisdiction. The Petitioner will install a 5' sidewalk along Eastfield Rd. as specified by the Subdivision development standards, which may mean to avoid trees.
  - Open space elements within the Eastfield Village area will be available to all residents of the entire development and will be composed of passive recreation and environmental protection areas. Pathways, either on grade or elevated that may be used by pedestrians and/or bicyclists will be installed throughout the development, including the open space areas that are developed as part of Phase 3. The open space in Phase 3 will be included as part of the master property owners association for Eastfield Village. The open space in Phase 3 will be predominantly passive to respect adjoining neighbors and environmentally sensitive areas on the site.
  - Within the MX-2 portion of the site, the Petitioner, in accordance with the provisions of Section 11.206, "Innovative Development Standards," may propose modifications to the following standards:
    - Street right-of-way widths.
    - Street type and construction standards.
    - Minimum lot size.
    - Setbacks and yards, (noted on site plan)
    - Off street parking, and
    - Lot width.
  - The Petitioner acknowledges that other standard development requirements imposed by other city ordinances, such as those that regulate streets, sidewalks, trees, and site development, may apply to the development of this site. These are not zoning regulations, are not administered by the Zoning Administrator, and are not separate zoning conditions imposed by this site plan.

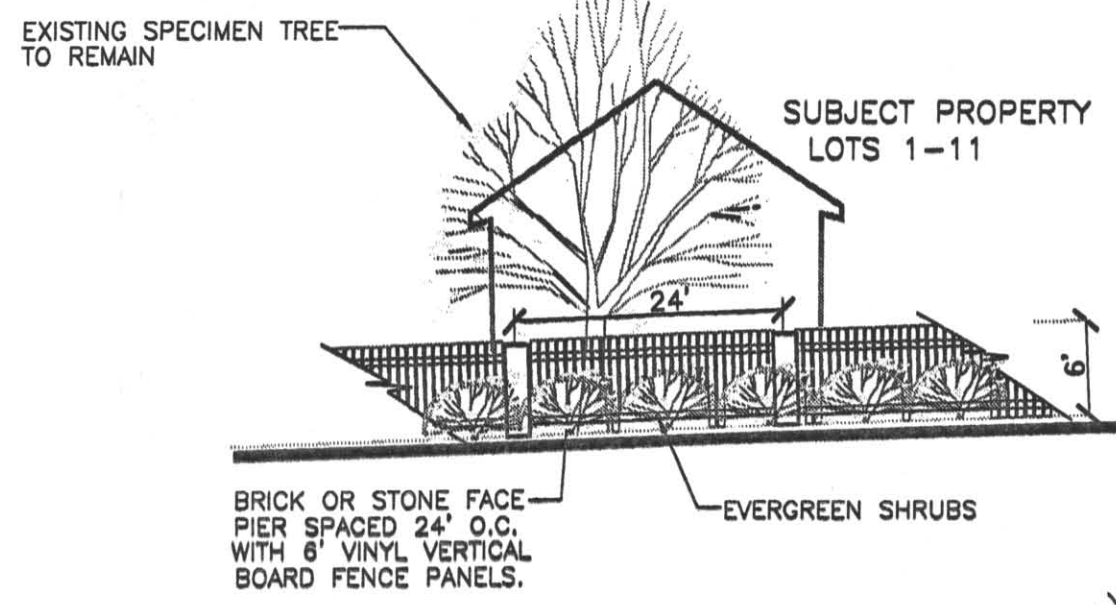
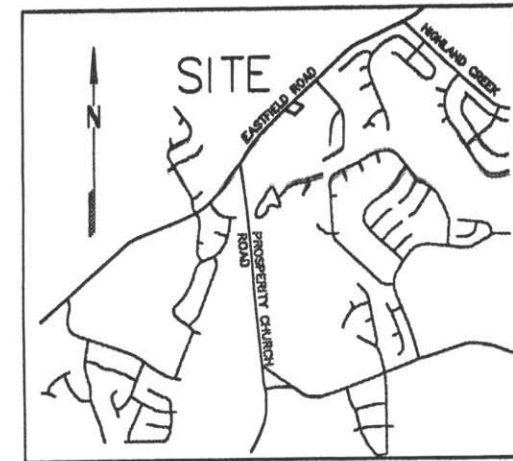
September 2, 2004, Initial Submission  
 Revised per Staff Comments, 11-22-04  
 Revised per Zoning Committee approval, 01-07-05

**LEGEND**

- EXISTING IRON PIN
- UTILITY POLE
- UTILITY MANHOLE (TELEPHONE)
- CATCH BASIN
- SEWER MANHOLE
- WATER VALVE
- TELEPHONE pedestal
- UTILITY MANHOLE
- FIRE HYDRANT
- ROAD SIGN
- CLY WIRE
- SANITARY SEWER LINE
- OVERHEAD ELECTRIC
- WATER LINE
- UNDER GROUND TELEPHONE
- GAS LINE
- WATER METER
- LIGHT POLE
- TREE LINE

**GENERAL SURVEY NOTES:**

- BOUNDARY SURVEY IS BASED ON EXISTING PHYSICAL EVIDENCE OBSERVED IN FIELD ON DATE(S) OF SURVEY.
- NORTH ORIENTATION IS BASED ON THE NORTH CAROLINA STATE PLANE GRID SYSTEM (NAD-83).
- ALL DISTANCE SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED. ALL ANGLES WERE CALCULATED USING THE COORDINATE METHOD.
- IRON PINS FOUND OR SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
- THE LOCATIONS OF UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON ABOVE GROUND VISIBLE APPEARANCES, RECORD DRAWINGS BY OTHERS, AND PAINT MARKINGS PLACED BY N.C. ONE-CALL CENTER (1-800-455-4443) UNDERGROUND UTILITIES OTHER THAN THOSE SHOWN HEREON MAY EXIST ON SUBJECT PROPERTY, THE LOCATION AND TYPE OF WHICH ARE CURRENTLY UNKNOWN TO THE SURVEYOR.
- THE SUBJECT PROPERTY SHOWN HEREON IS NOT GRAPHICALLY LOCATED IN A DESIGNATED ZONE A SPECIAL FLOOD HAZARD AREA AS SHOWN ON COMMUNITY PANEL NUMBER 370158 0040 B, EFFECTIVE DATE FEB. 4, 1993.



PETITION #2004-140  
 THOROUGHFARE SCREENING  
 SECTION B-B "OPTION B"  
 NOT TO SCALE  
 \*LANDSCAPE EARTHEN BERM MAY BE SUBSTITUTED FOR FENCE WHERE EXISTING TREES ARE NOT IMPACTED.

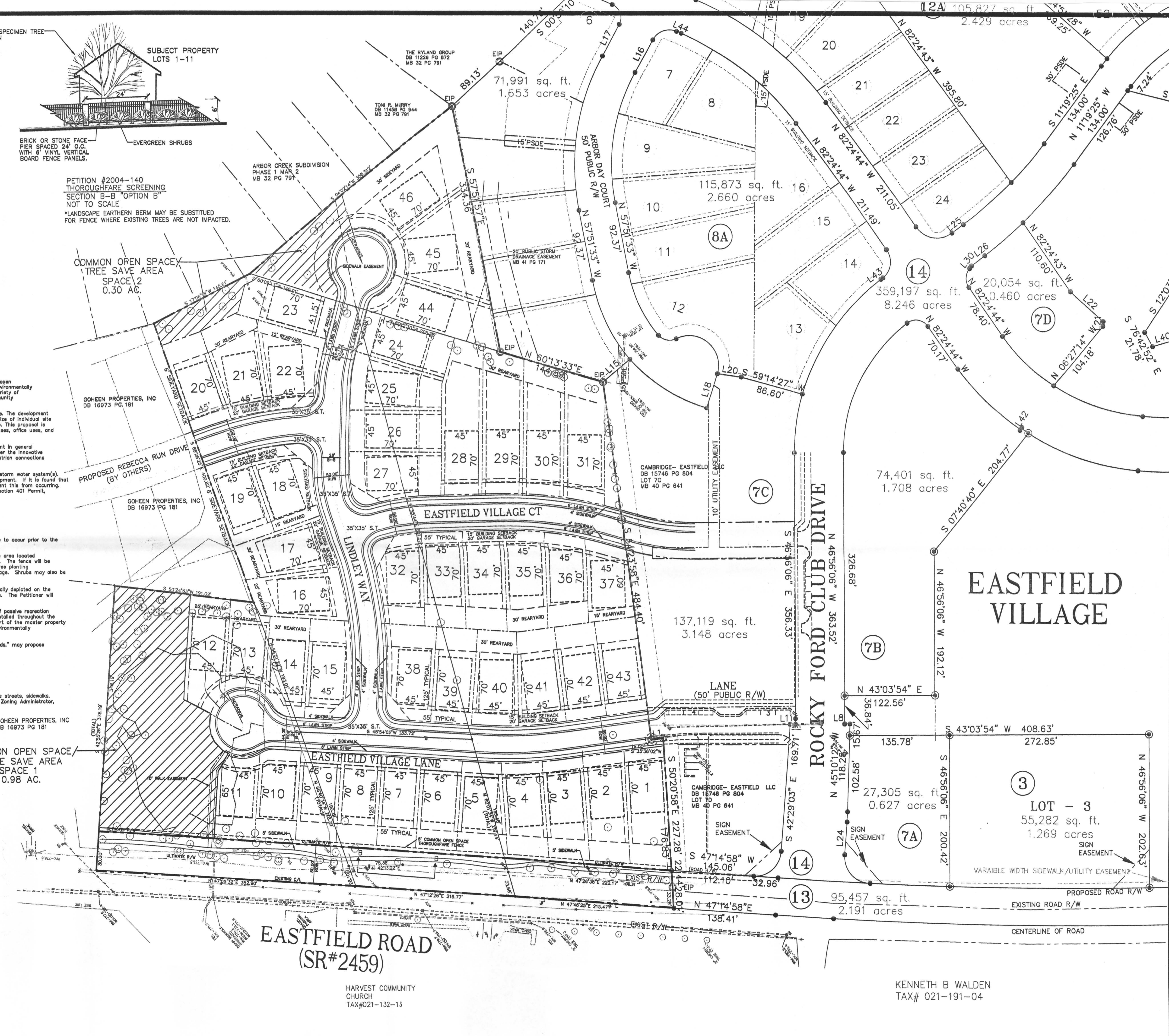
COMMON OPEN SPACE  
 TREE SAVE AREA  
 SPACE 2  
 0.30 AC.

COMMON OPEN SPACE  
 TREE SAVE AREA  
 SPACE 1  
 0.98 AC.

**EASTFIELD ROAD**  
 (SR#2459)

HARVEST COMMUNITY  
 CHURCH  
 TAX#021-132-13

KENNETH B WALDEN  
 TAX# 021-191-04



**EASTFIELD VILLAGE**

LOT - 3  
 55,282 sq. ft.  
 1.269 acres

LOT 7A  
 27,305 sq. ft.  
 0.627 acres

LOT 7B  
 74,401 sq. ft.  
 1.708 acres

LOT 7C  
 137,119 sq. ft.  
 3.148 acres

LOT 7D  
 20,054 sq. ft.  
 0.460 acres

LOT 8  
 71,991 sq. ft.  
 1.653 acres

LOT 16  
 115,873 sq. ft.  
 2.660 acres

LOT 20  
 105,827 sq. ft.  
 2.429 acres

APPROVED BY CITY COUNCIL  
 DATE 11/8/05

1"=60'