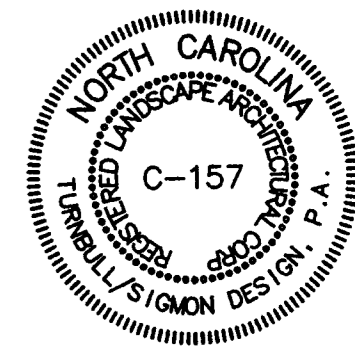
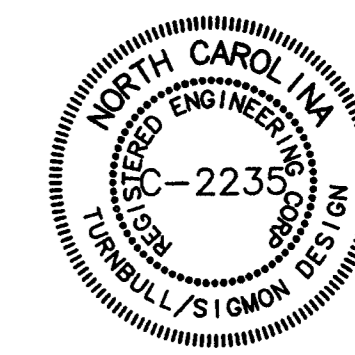


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LAND DEVELOPMENT DESIGN SERVICES



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Capital Land Partners

1001 MOREHEAD SQUARE DRIVE  
SUITE 280  
CHARLOTTE, NC 28203

Old Concord Road Property

CITY OF CHARLOTTE

REZONING PLAN  
Petition # 2006-II8

For Public Hearing

PROJECT NUMBER: 05-088  
DRAWN BY: KRK, SFC  
DESIGNED BY: KRK, SFC  
ISSUE DATE: 1/16/07  
COUNCIL  
JAN 16 2007

3/2/07 - Revisions per review comments  
12/08/06 - Revisions per review comments  
10/27/06 - Revisions per review comments  
9/15/06 - Revisions per review comments  
8/18/06 - Revisions per review comments

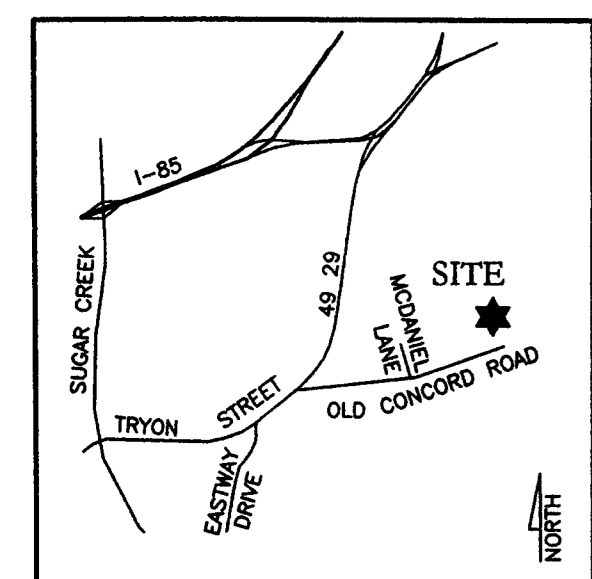
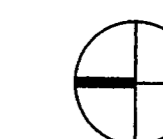
NO. DATE: BY: REVISIONS:

Rezoning Conditions:

1. Street lights will be Deluxe Acorn style fixtures (see figure A).
2. Petitioner shall construct and install a monument sign at or near the entrance into the Site from Old Concord Road, and the monument sign will be substantially similar in appearance to the Sunset Oaks monument sign depicted in Figure B.
3. The garage doors installed on any home constructed on the Site will be substantially similar in appearance to the garage doors depicted in Figure C.
4. This schematic site plan is preliminary and subject to minor modifications pending finalization of engineering plans.
5. A minimum of 555' of sight distance must be provided at the site's connection to Old Concord Road. Substantial changes to this site's connection to Old Concord Road may be required to meet the minimum 555' sight distance requirement for final approval.
6. A) The exterior building materials for the dwelling units to be constructed on the Site shall be a combination of brick, stone and similar masonry products, wood and wood products, shake and hard-plank and fiber cement board. Notwithstanding the foregoing, vinyl may be utilized on the soffits of the dwelling units. Except as provided above, vinyl shall not be a permitted exterior building material.  
B) At least fifty percent (50%) of the front elevation (excluding doors, windows, rooftops and trim areas) of a minimum of fifty percent (50%) of the dwelling units to be constructed on the Site shall have brick, stone or a combination of brick and stone.  
C) No more than three (3) consecutive dwelling units located and fronting on the same side of a street may have the same front building elevation in terms of style and building materials.
7. As depicted on the Rezoning Plan, the common open space will contain a playground structure and a bench for seating.  
A) As more particularly depicted on the Rezoning Plan, a 50 foot Class C buffer shall be established along the Site's western and southern boundary lines, and this buffer shall conform with the standards of Section 12.302 of the Ordinance subject, however, to the provisions of Section 12.304 thereof. The width of the Class C buffer may not be reduced except as provided in subparagraph B below.  
B) In the event that an adjacent parcel of land is either rezoned to a zoning district or devoted to a use that eliminates or reduces the buffer requirements on the Site, the Petitioner may reduce or eliminate, as the case may be, the buffer area set out on the Rezoning Plan accordingly.  
C) The buffer area shall remain as open space except to the extent necessary to accommodate grade changes and the installation and maintenance of a wall, fence or berm, utility lines or drainage facilities and any grading associated therewith.  
D) Where existing trees and natural vegetation have been cleared within the buffer area to accommodate grade changes or the installation and maintenance of a wall, fence or berm, utility lines or drainage facilities and any grading associated therewith, the cleared, unimproved areas will be landscaped with trees and shrubs in accordance with the requirements of the Ordinance.  
E) No buildings, parking spaces or maneuvering areas may be located within the buffer area.  
F) The Petitioner is providing the 50 foot Class C buffer depicted on the Rezoning Plan rather than a 25 foot Class C buffer in an effort to attempt to mitigate the buffer requirements on the parcels of land located along the Site's western and southern boundary lines in the event that these parcels of land are developed in such a manner that a buffer is required on these parcels of land. The owners of these parcels of land will be required to request and obtain the approval of an alternative buffer pursuant to Section 12.304 of the Ordinance to be able to mitigate the buffer requirements on these parcels of land as a result of the 50 foot Class C buffer being established on the Site.
9. The Petitioner shall include the following note on the final plat for the subdivision: "At the time of the recordation of this final plat, there are existing manufacturing and industrial facilities located in proximity to the site, including a chemical plant."
10. See the attached Storm Water Management Plan for storm water commitments.
11. To the extent that there is no existing right of way, the Petitioner shall dedicate and convey right of way along the Site's frontage on Old Concord Road measuring 35 feet from each side of the existing centerline of Old Concord Road. The right of way shall be dedicated and conveyed prior to subdivision approval.

Development Data

|                          |                        |
|--------------------------|------------------------|
| Gross Site Area:         | 19.66 ac.              |
| less Old Concord Rd. R/W | 0.35 ac.               |
| Net Site Area:           | 19.31 ac.              |
| Existing Zoning:         | I-1 (Light Industrial) |
| Proposed Zoning:         | R-6 (CD)               |
| # of Lots Shown:         | 76 d.u.                |
| Typ. Lot Size:           | 40' x 100'             |
| Density:                 | 3.94 d.u./ac.          |
| Common Open Space        | 5.42 ac. (28%)         |
| Greenway Dedication:     | 1.84 ac. (9.5%)        |
| Tree-Save in COS:        | 4.07 ac. (20.7%)       |



Vicinity Map  
NTS

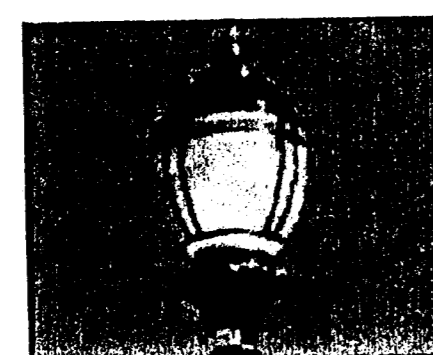
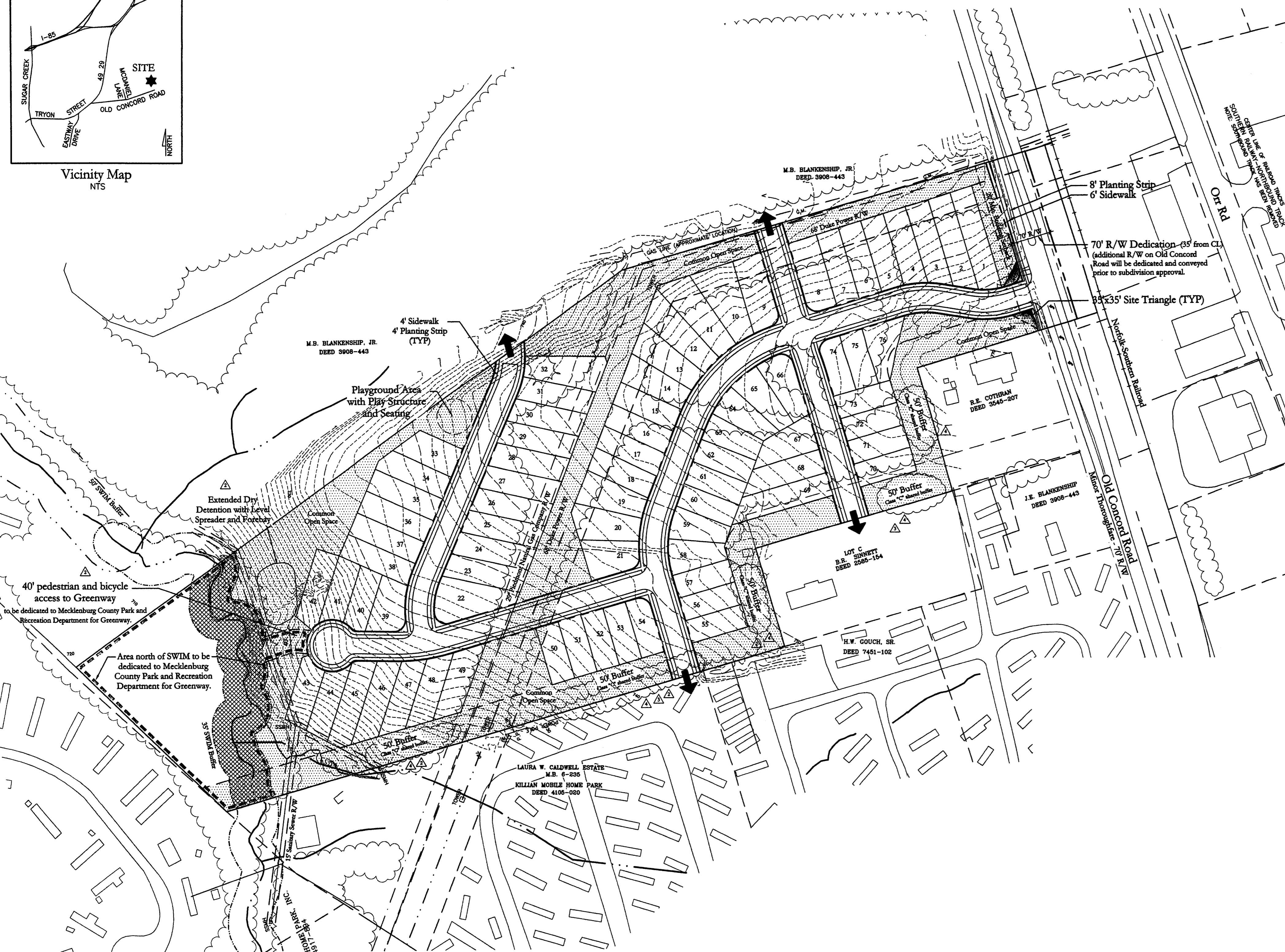


Figure A



Figure B

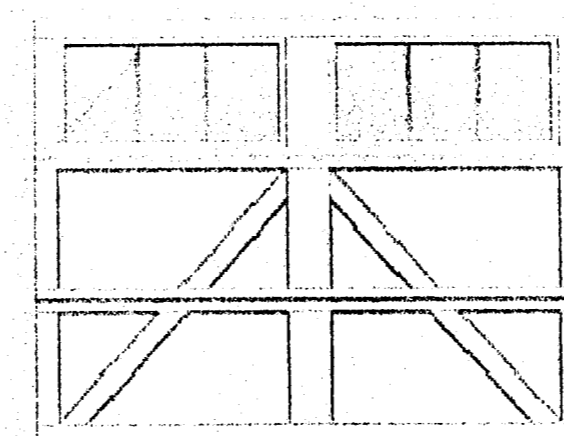
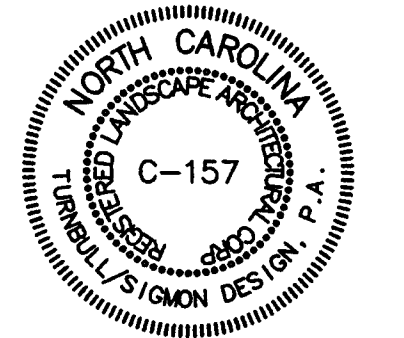
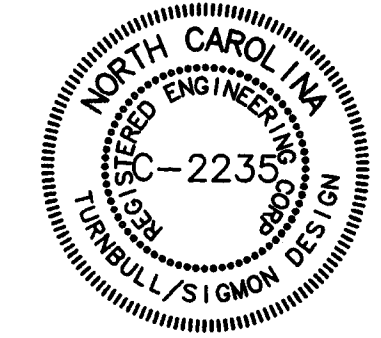


Figure C



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**Capital Land Partners**

1001 MOREHEAD SQUARE DRIVE  
SUITE 280  
CHARLOTTE, NC 28203

**Old Concord Road Property**

CITY OF CHARLOTTE  
NORTH CAROLINA

**Storm Water Management Plan**

PROJECT NUMBER: 05-088

DRAWN BY: SRE

DESIGNED BY: BCM

ISSUE DATE: 9/13/06

3/2/07 - Revisions per review comments

9/15/06 - Revisions per review comments

8/18/06 - Revisions per review comments

NO. DATE: BY: REVISIONS:

Water Quality Summary

| Basin | Drainage Area | Required Treatment |
|-------|---------------|--------------------|
| #1    | 11.35 acres   | 50 % TSS Removal   |

Proposed Zoning: R6-CD

|              |            |
|--------------|------------|
| Density      | 3.94 DU/Ac |
| % Impervious | 40%        |

Detention Requirements

1. Fringe area will not require storm water detention or treatment.
2. Treatment drainage area shall be captured in storm drainage system and released into an extended dry detention basin. Basin shall be designed per NCDENR Storm Water Best Management Practices Manual. Basin should detain first 1" of rainfall and this volume should be released over a period of 2-5 days.
3. Outlet from extended dry detention basin shall discharge to a level spreader designer per North Carolina Erosion and Sediment Control Planning and Design Manual.
4. Basin should detain storm runoff for 2 year and 10 year storm.

