

**Development Data**

ACRES

SITE A	±12.14 Ac. ( 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**

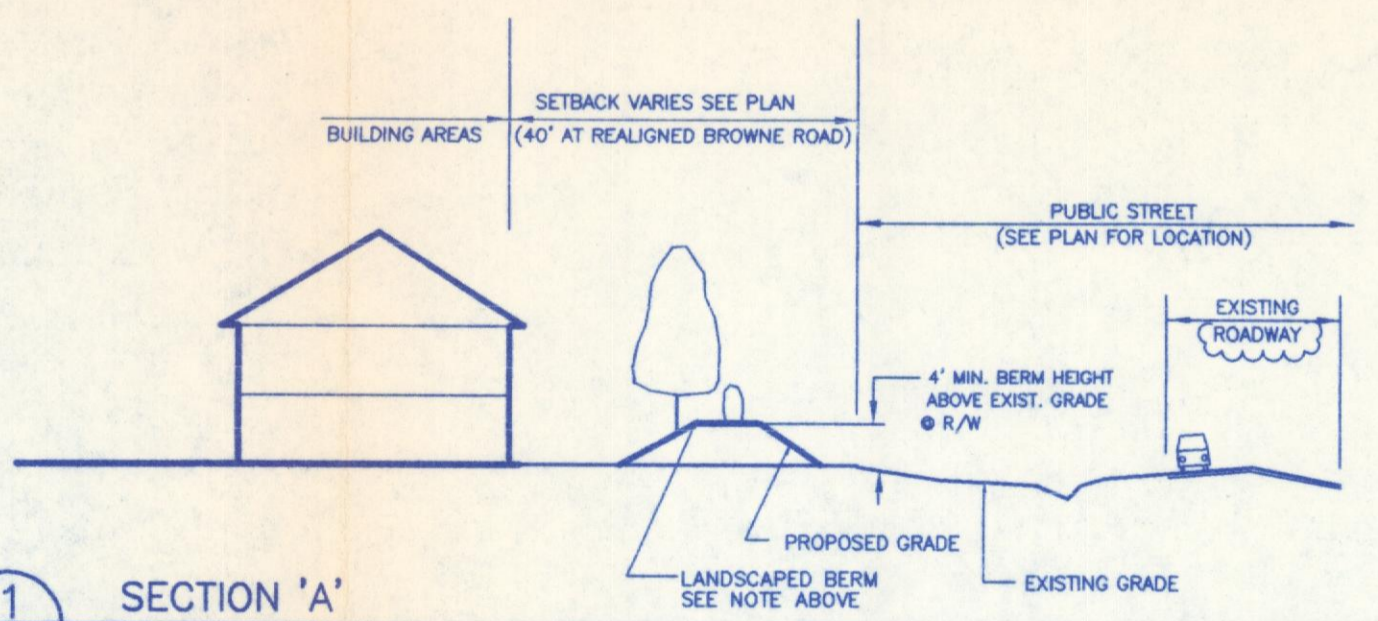
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|--|---|
| ① Wallace J. Woodley, Sr.<br>14324 Eastfield Rd.<br>Huntersville, NC 28078<br>027-091-01<br>027-091-03 | ④ Margaret D. McLeod<br>11132 Eastfield Rd.<br>Huntersville, NC 28078<br>027-171-20                       |
| ② Jessie R. Saunders & Wf. Julia J.<br>11319 Eastfield Rd.<br>Huntersville, NC 28078<br>019-162-08     | ⑤ Vicki Templeton Griffith<br>9315 Browne Rd.<br>Charlotte, NC 28269<br>027-171-19                        |
| ③ Helen D. Brown<br>4009 River Ridge Rd.<br>Charlotte, NC 28226-7438<br>019-162-09<br>019-162-10       | ⑥ Ben D. Griffith & Wf. Victoria T.<br>9315 Browne Rd.<br>Charlotte, NC 28269<br>027-171-18               |
|  | ⑦ AME Zion Church<br>Dept. Of Church Extension<br>401 East Second St<br>Charlotte, NC 28202<br>021-012-03 |

**General Notes:**

- BOUNDARY AND TOPOGRAPHIC INFORMATION FROM A SURVEY BY KILLOUGH 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 12.302 AND 12.304 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, A1, & C 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 STORIES. MAXIMUM BUILDING HEIGHT WILL BE AS ALLOWED BY THE ORDINANCE.
- CONSTRUCTION OF REALIGNMENT OF BROWNE ROAD WILL OCCUR IN CONJUNCTION WITH THE DEVELOPMENT OF THE ADJACENT SITES. SUCH DEVELOPMENT MAY BE PHASED. RIGHT-OF-WAY WILL BE DEDICATED BY THE PETITIONER, PRIOR TO ISSUANCE OF ANY OCCUPANCY PERMITS.
- BRAWNBURY LANE WILL BE EXTENDED THROUGH 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 BRAWNBURY LANE AND REALIGNED BROWNE ROAD, AND THE ROAD WIDTH AND PAVEMENT TO BE CONSTRUCTED PER "CHAR" MECKLENBURG LAND DEVELOPMENT STANDARDS\* FOR LOCAL RESIDENTIAL STREET.
- TRASH DUMPSTERS AND COMPOST BINS 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 135 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 DETAINING THE 2 AND 10 YEAR STORM EVENTS TO PREDEVELOPED AREAS.
- 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 BY 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.

**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.



① RZ-1

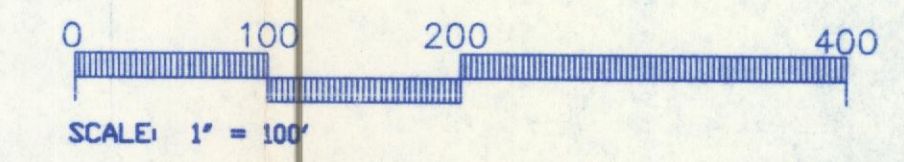
TO BE USED WHERE REAR OF RESIDENTIAL UNITS ARE ORIENTED TOWARD THOROUGHFARE OR EXISTING BROWNE ROAD.

**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

APPROVED BY COUNTY COMMISSION  
DATE **October 13, 1998**

**TECHNICAL DATA PLAN**



**DPR**  
DESIGN PLANNING-RESEARCH

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

SHEET NO.  
**RZ-1**  
OF 1

98-37c  
02709103  
PO