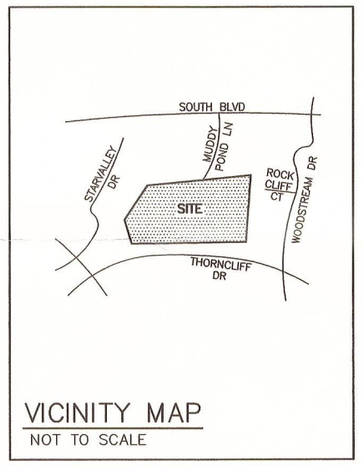


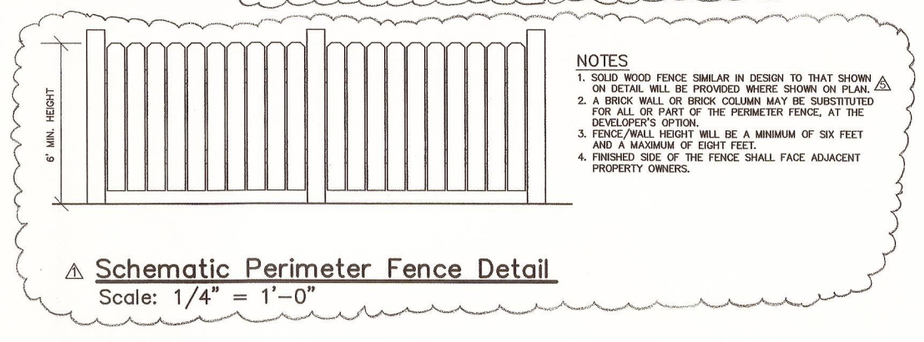
VICINITY MAP
NOT TO SCALE

Conditional Zoning Notes

1. Boundary survey by R.B. Pharr & Associates, registered land surveyors, dated September 25, 1997. Topographic information from City of Charlotte digital topographic maps.
2. Property will be developed as a single family detached housing subdivision, together with all accessory and incidental uses permitted within the R-8 zoning district shall be allowed.
3. All development standards established for the R-8 zoning district under the City Zoning Ordinance shall be met. In addition, the development shall also be governed by information on the Conditional Rezoning Plan.
4. The street and lot layout shown on this plan is schematic in nature only. Site layout may be modified during final site design, so as to adhere to all requirements of the Conditional Rezoning Plan. Subdivision layout subject to review and approval by Charlotte Mecklenburg Planning Commission and Charlotte Engineering Department.
5. All streets shall be public, with curb, gutter, and sidewalk. Streets shall be constructed to City of Charlotte standards. See note 12.
6. The subdivision will be served by public (CMUD) water and sanitary sewer. Fire protection in the form of fire hydrants will be provided.
7. The existing on-site lake will be retained, although modified, in a manner similar to that shown on plan. The existing dam will be rebuilt, according to state and local standards, as applicable. All required governmental permits associated with lake reconfiguration and dam reconstruction shall be obtained prior to construction of the new dam. The lake will be maintained as common open space by a homeowners' association established for the project. No lot area, including "flags", shall be included within the lake area.
8. Street trees shall be planted along all new streets at approximately 50 feet on center average. Trees shall be planted between the street right-of-way and building setback. Proposed trees will not be required where existing trees are preserved within the setback, or within 20 feet of the setback. A bond will be posted by the developer for the tree planting prior to the issuance of the first certificate of occupancy.
9. A 23' class C buffer shall be preserved where the site abutts existing multi-family use along the western property line. Buffer width may be reduced by 25% (to 17.25' wide) with construction of a 6' height solid wood fence, in compliance with zoning ordinance requirements.
10. To the extent practical, existing mature deciduous trees north of the existing lake, shown on the plan, shall be preserved. Lot and street layout will be designed to preserve trees where subdivision ordinance and good site design allow.
11. All private walls, fences, and walks are approximate locations only. A retaining wall shall be constructed near the rear of lots 13 and 23, with the fence located on top of the wall.
12. Concrete sidewalk, in conformance with City standards, shall be constructed on both sides of all public streets, as well as along cul-de-sac bulbs. Walks within common open space shall be a minimum of 4 feet width and constructed of a material type determined by the developer, and will be constructed prior to the issuance of the first certificate of occupancy.
13. Vehicular and pedestrian connections shall be limited to the public street access at the end of the existing Muddy Pond Lane right-of-way, as shown on plan. There shall be no connections of any kind (vehicular or pedestrian) between this project and Starvalley Drive, Thorncliff Drive, Sterncrest Place, Woodstream Drive, or Rockcliff Court, or to any lots fronting these streets.
14. All lots backing up to existing single family lots within the Starmount community shall be a minimum 50 feet wide at the rear lot line. Lots backing up to lots along Thorncliff and Starvalley Drives shall be a minimum 60 feet wide at the rear lot line. Applicable lot widths have been dimensioned on the plan. Lot widths are approximate and subject to minor change (in consideration of any required utility easements) upon submittal of Preliminary and Final Subdivision Plans, provided that the minimum lot width noted above is maintained.
15. A 15 foot buffer shall be established along the rear of all lots backing up to existing single family lots within the Starmount community. No trees greater than 6" diameter shall be removed within this buffer by the developer or builder(s). In addition, the developer will plant new deciduous or evergreen trees at a maximum of 50 feet on center where the 15 foot buffer is void of existing trees.
16. Storm water runoff leaving the site will be detained back to the current rates based on the pre-existing conditions for the 2, 10, 25, 50, and 100 year storm events.
17. Prior to any future changes to the Conditional Rezoning Plan, whether done administratively by Planning staff or through the public hearing process, the Starmount Neighborhood Association shall be notified, so that the neighboring community may be aware of any proposed changes to the approved plan.
18. All houses built on lots 7-13 and 23-41 shall have a minimum of 1200 heated square feet, 3 bedrooms and 1.5 baths. All houses built on lots 1-6, 14-22, and 42-43 shall have a minimum of 1000 heated square feet, 2 bedrooms and 2 baths.
19. All homes will have a brick-faced foundation with vinyl and/or brick veneer. No masonite veneer will be used.

Site Development Data

Existing Zoning	R-4
Proposed Zoning	R-8 (CD)
Tax Parcel No.	173-162-78
Site Area	9.10 Acres
Maximum Number of Lots	43
Minimum Lot Area	3500 SF
Minimum Lot Width	40 Feet
Minimum Setback	20 Feet
Minimum Rear Yard	20 Feet (all lots, except as noted below) 30 Feet (Exterior lots abutting existing single family)
Minimum Side Yard	5 Feet



NOTES
1. SOLID WOOD FENCE SIMILAR IN DESIGN TO THAT SHOWN ON DETAIL WILL BE PROVIDED WHERE SHOWN ON PLAN.
2. A BRICK WALL OR BRICK COLUMN MAY BE SUBSTITUTED FOR ALL OR PART OF THE PERIMETER FENCE, AT THE DEVELOPER'S OPTION.
3. FENCE/WALL HEIGHT WILL BE A MINIMUM OF SIX FEET AND A MAXIMUM OF EIGHT FEET.
4. FINISHED SIDE OF THE FENCE SHALL FACE ADJACENT PROPERTY OWNERS.

Schematic Perimeter Fence Detail
Scale: 1/4" = 1'-0"

THIS ILLUSTRATIVE SITE PLAN IS INTENDED TO SHOW GENERAL DEVELOPMENT CHARACTER ONLY. ADJUSTMENTS IN STREET AND LOT LAYOUT WILL BE PERMITTED TO ACCOMMODATE FINAL SITE DESIGN AND TO ADJUST TO SITE FEATURES.

APPROVED BY CITY COUNCIL
DATE 5-17-99
173162 78

"FOR PUBLIC HEARING"
Rezoning Petition No. 99-27

Conditional Rezoning Plan

Starmount Subdivision
For Diamond Oak Development
Charlotte, North Carolina

SITE DESIGN STUDIO
4828 Carousel Drive
Charlotte, NC 28212
Phone: 704-566-0706
Fax: 704-567-0980
Land Planning
Landscape Architecture

November 18, 1998

REVISIONS

NO.	DATE	DESCRIPTION
1	2/10/99	Per staff comments and client review
2	3/10/99	Revised maximum number of lots; revised lot layout at end of each cul-de-sac; added note 13.
3	4/21/99	Corrected minimum side yard requirement
4	4/28/99	Revised maximum number of lots; revised note 7; added notes 14-16; revised proposed lake edge; added 15' buffer; added lot dimensions at rear lot lines
5	5/11/99	Revised maximum number of lots; revised lot layout along Starvalley and Thorncliff Drives; revised perimeter fence location and detail; numbered lots; revised notes 7, 11, and 14; added notes 17-19.

RZ-1
SHEET 1 OF 1
COMM. NO. 9818

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT ROBERT L. COOKE 5/11/99

0 50' 100' 200'
SCALE: 1" = 50'