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LAND DEVELOPMENT DESIGN SERVICES



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Eagan & Sons
1415 Old Mill Circle
WINSTON-SALEM, NC 27103

Development Standards

1. All buildings will be architecturally compatible through similar silhouettes, spacing between facades, setbacks, proportions, treatments, exterior materials, scale, massing, and/or architectural style.
2. Ground mounted mechanical equipment shall be located to the rear or side yard and screened from off-site view. Roof-mounted mechanical equipment shall be screened from off-site view by a parapet wall.
3. Service delivery areas shall be fully screened from off-site view from Brawley School Road.
4. Building materials shall be compatible with local architectural context. Possible building materials being considered include; brick, cast concrete, stucco, stone, marble, or other materials similar in appearance and durability. Regular or decorative concrete block may be used on building walls not visible from a public street or as an accent material only. All accessory structure and dumpster screens shall be clad in materials similar in appearance to the principal structure.
5. Trash containers, mechanical equipment and outdoor storage shall be located in the rear or side yard and screened from view.
6. Downcast or cutoff type lighting fixtures should be generally used. Exterior lighting shall be designed, located and mounted at heights no greater than eighteen (18) feet above grade for non-cut-off lights, or thirty five (35) feet above grade for cut-off lights; and located at least 10 feet from property lines defining rear and side yards or required perimeter landscaped areas. Final lighting location and specifications are subject to final engineering conducted by the power company.
7. The shading requirement for all surface parking areas shall be met using large maturing canopy trees in a manner that provides shade for the entire parking area at maturity. The use of differing species around the parking area is encouraged to promote diversity in the overall urban tree canopy. Parking areas should be screened from offsite view.
8. The development will comply with any and all restrictions based on the WS IV Critical Area.

Initial submission, June 19, 2005
Revised per staff comments, July 20, 2005

Perth Hill

TOWN OF MOORESVILLE
IREDELL COUNTY

Rezoning Plan

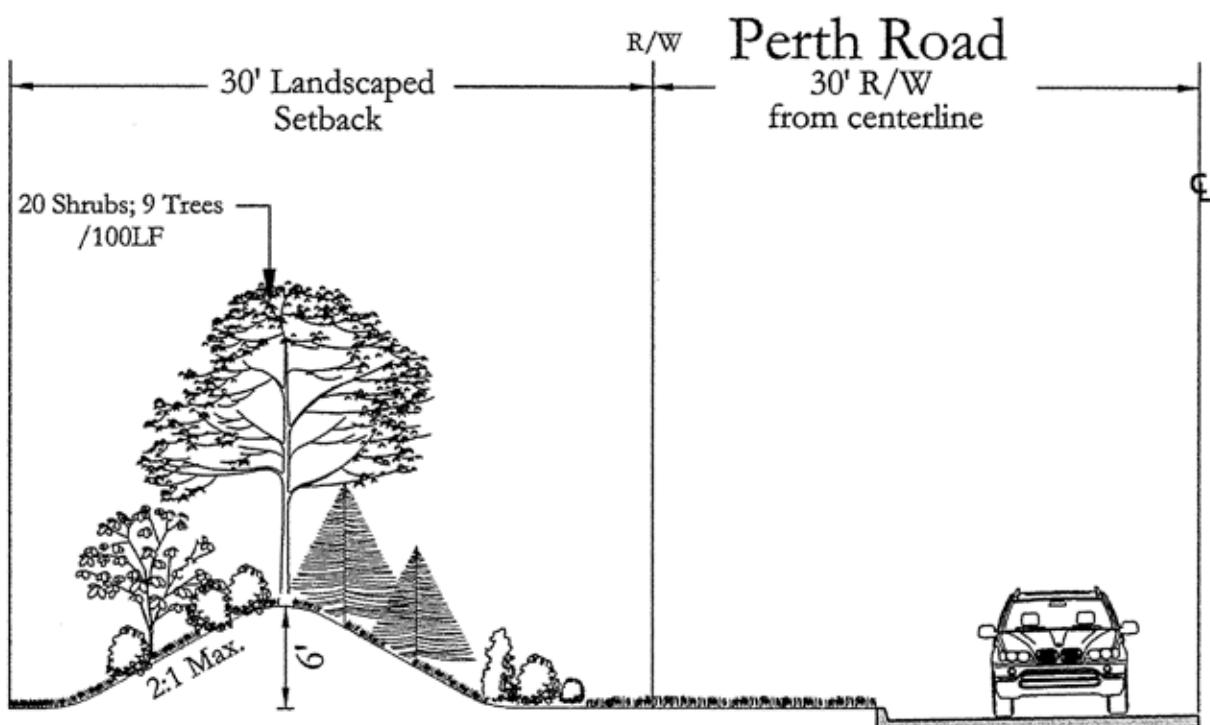
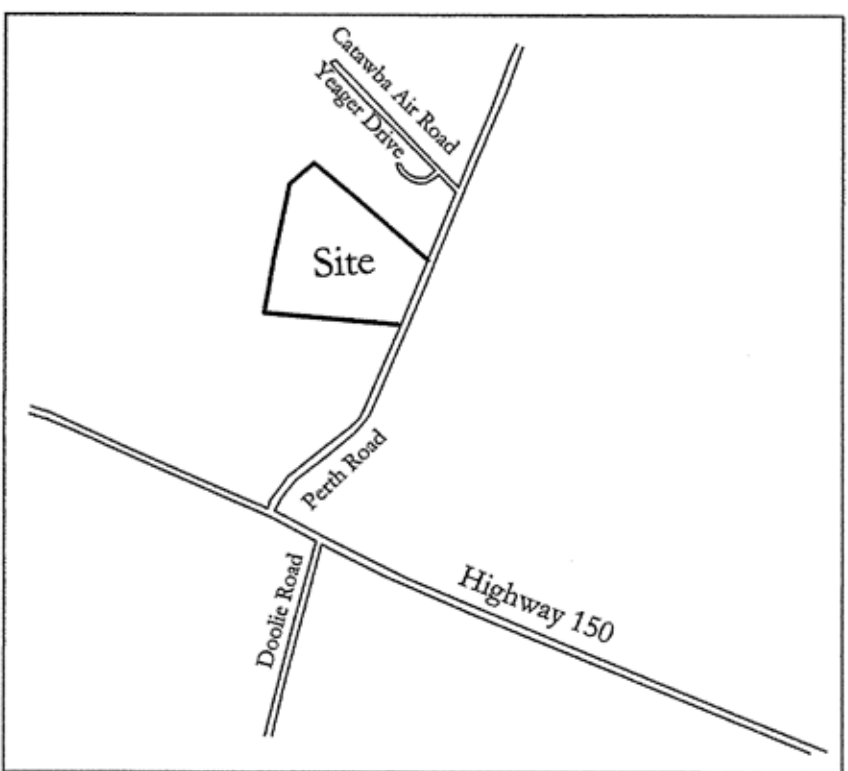
PROJECT NUMBER: 04-160

DRAWN BY: SFC
DESIGNED BY: SRT
ISSUE DATE: 06.19.05

2. 08/15/05 KST Revise per staff comments
1. 07/20/05 KST Revise per staff comments
NO. DATE: BY: REVISIONS:



Vicinity Map



1 Cross Section at Perth Road

Development Data

Parcel ID: 4638-60-3914
Total Site Area: 24.22 Ac.
Existing Zoning: Iredell County: R-A
Proposed Zoning: CU R-6
Number of Units: 216
Density: 8.91 D.U./Ac.
Common Open Space: 10.0 Ac. (41%)

Legend

Existing Topography
Access Point
Creek
Water Quality Pond

0 25 50 100 150 200

