

APPROVED BY  
CITY COUNCIL  
JUL 20 2009

**SITE DATA TABLE**

**TRACT 1**  
TAX ID# 209-222-04, 209-222-99  
TOTAL SITE ACREAGE - 3.89 ACRES  
EXISTING ZONING - MX-1 (Pet. #2001-032)  
PROPOSED ZONING - MX-1 SITE PLAN AMMENDMENT  
PROPOSED USE: RESIDENTIAL

**TRACT 2**  
TAX ID# TRACT 2A: 209-222-01  
TAX ID# TRACT 2B: 209-223-79  
ACREAGE: TRACT 2A - 8.13 ACRES  
TRACT 2B - 2.05 ACRES  
TOTAL - 10.18 ACRES  
EXISTING ZONING: TRACT 2A - R-3  
TRACT 2B - MX-1  
PROPOSED ZONING - MX-1  
PROPOSED USE: RESIDENTIAL

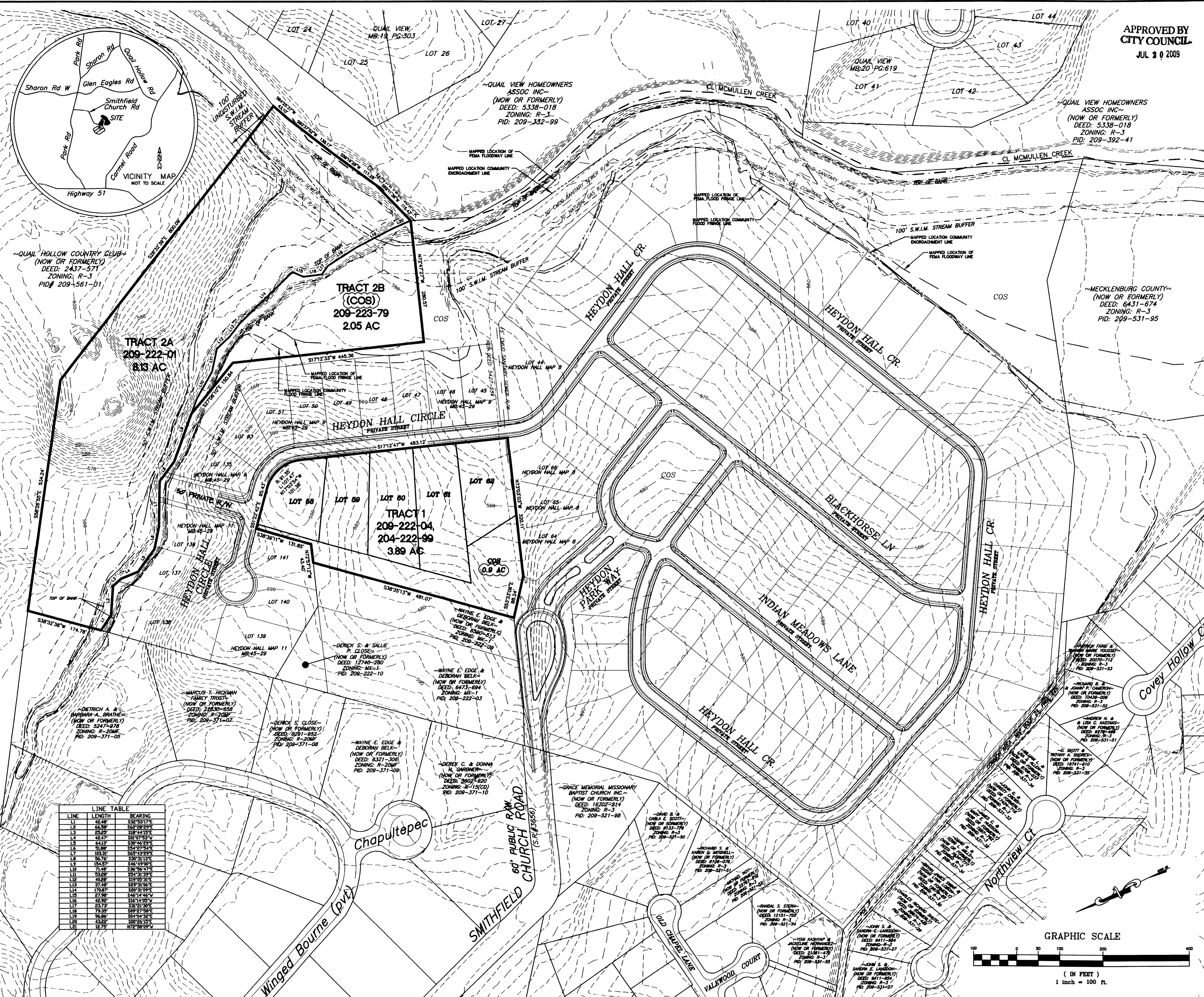
**DEVELOPMENT NOTES:**

- Development of the site will be controlled by the standards depicted on this site plan and by the standards of the 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 and construction phases.
- All lots will meet the requirements of the Charlotte Zoning Standards for R-3 Cluster with swim incentives. No lots shall be less than 8000sf.
- All proposed streets shall be private.
- No more than 24 lots will be created on the portion of the site that is labeled as Tract 2A on the site plan, exclusive of any parcel that is created as part of the conveyance of land to Mecklenburg County for future greenway purposes. No more than 5 lots will be created on Tract 1.
- This note will apply to any number of lots created, see note #4, that adjoin tax parcel 209-561-01 (now or formerly Quail Hollow Country Club) the Petitioner will establish and preserve a 20' rear yard and no freestanding accessory structures or swing sets or swimming pools will be allowed within this rear yard. Within this 20' rear yard, clearing of underbrush, debris, and trees less than 8" caliper may be removed to clean up the area as part of site landscaping. Every possible effort will be made to preserve trees that are equal to or larger than 8" caliper, including necessary protection for these trees as specified by the Charlotte City Arborist within this area during construction on the site. However, if the larger trees within this area must be removed for construction, they shall be replaced in accordance with the following schedule. All replacement trees for trees that are 6" or larger, must be at least 4" caliper at the time of planting and be of a large maturing variety indigenous to the area.
  - Trees 8" to 14" in caliper, one for one replacement.
  - Trees 15" to 24" in caliper, two for one replacement.
  - Trees 24" to 36" in caliper, three for one replacement.
  - Trees over 36" in caliper, four for one replacement.
- Tract 2B will remain as common open space.
- The development will comply with the S.W.I.M. stream buffer regulations.
- Prior to issuance of any building permits on Tract 2A the 100' SWM buffer on McMullen Creek will be dedicated to Mecklenburg County Park and Recreation for greenway.
- A minimum of 10% open space will be provided.
- Developer reserves the option of requesting innovative site plan approval for setbacks and yards per Charlotte Zoning Ordinance Sec. 11.208.
- A Solid Waste Management Plan will be submitted prior to initiating land clearing, demolition and/or construction activities.
- It is the intent to abandon the portion of right of way platted as a public street. Failure to abandon the right of way will require that it be constructed to public street standards.

NO.	DATE	DESCRIPTION	BY
1			
2	5/19/09	REVISED PER CITY OF CHARLOTTE	MRV
3	6/16/09	ADDED NOTE #10 PER CLIENT	MRV
4	7/7/09	REVISED NOTE #5	JN
5	12/8/08	REVISED PER CITY OF CHARLOTTE	MRV

**YARBROUGH WILLIAMS & HOULR, INC.**  
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**SCHEMATIC SITE PLAN**  
**HEYDON HALL PHASE 2 and 3**  
CITY OF CHARLOTTE, MECKLENBURG COUNTY, NC  
FOR: HEYDON HALL, LLC.  
DATED: 9/25/05  
SCALE: 1" = 100'  
**FOR PUBLIC HEARING**  
**REZONING PETITION #2009-007**



**LINE TABLE**

LINE	LENGTH	BEARING
L1	48.49	S38°59'17"E
L2	54.88	S21°28'52"E
L3	25.25	S18°44'15"E
L4	48.47	S81°17'53"W
L5	51.89	S34°27'54"E
L6	44.13	S24°45'53"E
L7	103.91	S65°43'00"E
L8	167.74	S31°31'15"E
L9	154.57	S44°49'00"E
L10	75.48	S36°36'43"E
L11	53.99	S54°17'59"E
L12	48.89	S19°25'31"E
L13	37.49	S29°31'06"E
L14	173.87	S29°31'06"E
L15	27.99	S46°14'44"W
L16	40.96	S51°14'00"W
L17	62.72	S31°31'15"W
L18	78.25	S09°27'50"E
L19	26.25	S09°27'50"E
L20	19.75	N78°38'09"W

