**SITE DEVELOPMENT DATA**

1. 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 and placement may be altered or modified within the limits prescribed by the ordinance during the design development and construction phases.

**SITE LEGEND**
- PROPOSED CIRCULATION
- REZONING LIMITS

**NOTE: SHOULD THE REQUIRED STORM WATER FACILITY NOT BE LOCATED ON SITE, THE LOTS, AS SHOWN MAY BE RECONFIGURED TO ACCOMMODATE A POCKET PARK, OPEN SPACE, AS WELL AS AN ADDITIONAL LOT. SEE NOTE II(2) IN DEVELOPMENT STANDARDS.**
1. **Access**

   Unless development of a pond/facility is not located on the Site, the maximum density shall be 25 single-family detached homes.

   The Petitioner shall adhere to the following Lot Standards:

   a. Dwellings shall be permitted to front on private streets.
   b. Single family lots shall be permitted to front on private streets.
   c. The Petitioner shall ensure that each house fronting Heydon Circle is properly dedicated by signing of a Supplementary Declaration for the addition of a Collector Street.
   d. Stormwater systems, including detention facilities, shall be installed as required by the City of Charlotte Drainage Division (the “Division”). The Division is intended to collect stormwater development rights, building standards, the cross-sections, the alignments, and locations of access points and to ensure no development of the Site is completed in a manner unreasonably consistent with existing portions of Heydon Circle.
   e. The Stormwater Plan or any Development Standards, applicable to the Stormwater Plan, shall be in accordance with the requirements of Section 209-202(c)(3) of the Stormwater Management Code.

2. **Development Standards**

   The site shall be single-family detached homes and access roads as permitted in the MH 1-Zoning District.

   a. Minimum Density on the Site shall be 20 single-family detached homes. Notwithstanding the foregoing, the minimum density may be reduced to 16 single-family detached homes.
   b. No more than 10 lots shall be subdivided into single-family detached residential use on the Site.
   c. Minimum Principal Building setback from front of sidewalk: 25’.
   d. Minimum Principal Building setback from front of street: 25’.
   e. Minimum Rear Yard: 25’.
   f. Minimum Backyard Coverage on Lots: 80%.

3. **Infrastructure Development Standards**

   a. The Petitioner seeks the innovative provisions described below in order to support and encourage the existing Heydon Circle development values.
   b. The minimum principal building setback from a property line shall be 15 feet from the boundary.
   c. Minimum setback for single-family detached homes: 15 feet from the back of the lots.
   d. Minimum building coverage for detached buildings shall be 40 percent.

4. **Transportation**

   a. The Petitioner requests that the site be accessed by a private street, with a road section connecting to existing Heydon Circle streets, as shown on the Stormwater Plan.
   b. The Petitioner shall install a minimum width (8) foot wide planting strip and a minimum five (5) feet wide sidewalk along the flowlines on the Stormwater Plan.

5. **Architectural Standards/Brickwork and Landscaping**

   a. **Facade**
   - The brick facade shall be constructed of 4" baked brick or 4" baked white brick in a variety of designs.
   - All buttock doors and windows must be wood.
   - The top floor may be a different material.
   - At least one window shall be placed on each exterior wall.
   - Minimum window setback from the front of the lots shall be 10 feet from the back of the house.
   - Each row of garages on corners lots will have the entire facade of the garage offset from the front face of the house.
   - No more than 1/3 of the height of the house.
   - Each garage must be less than 30 degrees from the front feet entry point of the house.
   - The garage doors must align with the house.
   - Metal or plastic siding is not allowed.
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6. **Environmental Protection**

   a. No stone, gravel, or earth material shall be disturbed prior to the installation of the final lift of asphalt on the new street within the Site.
   b. The Petitioner shall ensure that the house fronting Heydon Circle is properly dedicated by signing a Supplementary Declaration for the addition of a Collector Street.
   c. The house fronting Heydon Circle shall be located on a new street.
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