

VICINITY MAP
NTS

SITE DEVELOPMENT DATA

ACREAGE: ± 7.045 AC

TAX PARCEL #S: 209-222-03, 209-222-09, 209-222-04, 209-222-15, 209-222-16, 209-222-17, 209-222-18, 209-222-19, 209-222-20, 209-222-12, 209-222-13, 209-222-14, 209-222-99, 209-222-21, 209-222-22, 209-222-24, 209-222-25

EXISTING ZONING: MX-1 (SPA)

PROPOSED ZONING: MX-1 (SPA)

EXISTING USES: VACANT/RESIDENTIAL

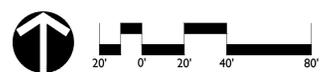
PROPOSED USES: SINGLE FAMILY DETACHED RESIDENTIAL

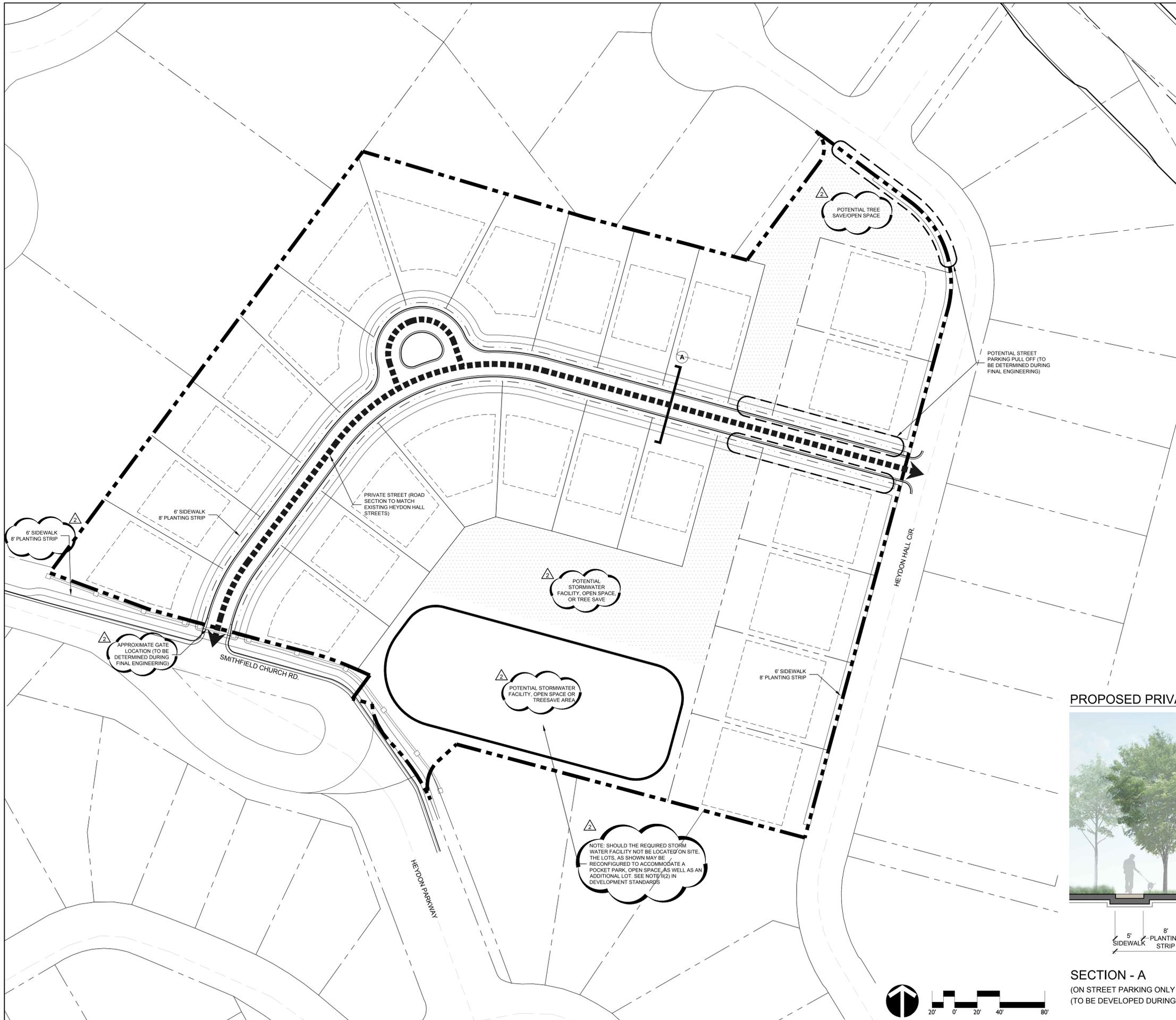
ORIGINAL HEYDON HALL DENSITY ENTITLEMENTS: 63.28 AC @ 3 DUA
189 TOTAL UNITS

HEYDON HALL EXISTING UNITS: 130 TOTAL UNITS

REMAINING ENTITLED LOTS: 59

PROPOSED LOTS: 24 (SEE DEVELOPMENT STANDARDS FOR CLARIFICATION)





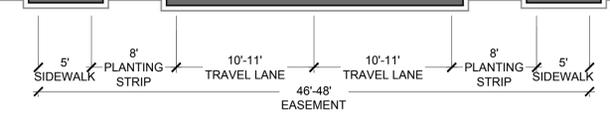
SITE LEGEND

- PROPOSED CIRCULATION
- — — — REZONING LIMITS

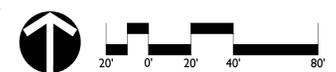
SITE DEVELOPMENT DATA

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, PLACEMENT, AND SIZE OF INDIVIDUAL SITE ELEMENTS MAY BE ALTERED OR MODIFIED WITHIN THE LIMITS PRESCRIBED BY THE ORDINANCE DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASES.

PROPOSED PRIVATE STREET



SECTION - A N.T.S.
(ON STREET PARKING ONLY TO BE PROVIDED WHERE INDICATED ON SITE PLANS
(TO BE DEVELOPED DURING ENGINEERING PHASE))



DEVELOPMENT STANDARDS
PETITION NO. 2017-069
HEYDON HALL II, LLC

Site Development Data:

Acreage: +/- 7.045 AC
Tax Parcels: 209-222-03, 209-222-09, 209-222-04, 209-222-15, 209-222-16, 209-222-17, 209-222-18, 209-222-19, 209-222-20, 209-222-12, 209-222-13, 209-222-14, 209-222-09, 209-222-21, 209-222-22, 209-222-24, 209-222-25
Existing Zoning: MX-1 (SPA)
Proposed Zoning: MX-1 (SPA)
Existing Uses: Vacant/Residential
Proposed Uses: Single Family Detached Residential

I. General Provisions:

These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Heydon Hall II, LLC (the "Petitioner") to amend the site plan to property located on the north side of Smithfield Church Road where it meets Heydon Park Way, west of Heydon Hall Circle (more specifically, tax parcels 209-222-03, 209-222-09, 209-222-04, 209-222-15, 209-222-16, 209-222-17, 209-222-18, 209-222-19, 209-222-20, 209-222-12, 209-222-13, 209-222-14, 209-222-09, 209-222-21, 209-222-22, 209-222-24, 209-222-25) (the "Site") in the MX-1 (SPA) Zoning District.

Development of the Site will be governed by the accompanying Rezoning Plan, these Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). The Rezoning Plan is intended to reflect maximum development rights, building envelopes, the arrangements and locations of access points and to ensure that any development of the Site is completed in a manner substantially consistent with existing portions of Heydon Hall.

Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the MX-1 Zoning District shall govern all development taking place on the Site.

Alterations or modifications which, in the opinion of the Planning Director, substantially alter the character of the development proposed or alter in any material respect the Rezoning Plan or these Development Standards or constitute changes which increase the intensity of development shall not be deemed to be minor and may only be made in accordance with the provisions of Subsections 6.207(1) or (2) of the Ordinance, as applicable.

II. Development Standards:

- Redevelopment shall be limited to single family detached homes and accessory uses as permitted in the MX-1 Zoning District.
- Maximum Density on the Site shall be 24 single-family detached homes. Notwithstanding the foregoing, in the event that a storm water 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:
 - Minimum Lot Area: 7,200 SF
 - However, lots abutting Heydon Hall Circle shall have a minimum lot area of 9,600 SF
 - Minimum Lot Width: 60'
 - However, lots on Heydon Hall Circle shall be at least 80' wide.
 - No more than 6 lots shall abut Heydon Hall Circle as depicted on the Rezoning Plan.
 - Minimum Principal Building Setback From Back of Sidewalk: 10'
 - Maximum Principal Building Setback From Back of Sidewalk: 20'
 - Minimum Side Yard: 5'
 - Minimum Rear Yard: 30'
 - Maximum Building Coverage on Lots: 60%

III. Innovative Development Standards:

- The Petitioner seeks the innovative provisions described below in order to support a small lot residential village consistent with and integrated with the existing Heydon Hall development:
 - Single family lots shall be permitted to front on private streets.
 - The minimum principal building setback for lots fronting on private streets shall be 10 feet from the back of sidewalk.
 - Minimum corner setback for lots where a private street forms the corner of the lot shall be 10 feet from the back of sidewalk.
 - Maximum building coverage for detached dwellings shall be 60 percent.

IV. Transportation:

- Vehicular access points shall be limited to one access point on Smithfield Church Road and one access point on Heydon Hall Circle as generally depicted on the Rezoning Plan.
 - The vehicular access point at Smithfield Church Road shall be gated with controlled access in a style similar to the existing Heydon Hall community.
- The two access points shall be connected by a private street, with a road section matching the existing Heydon Hall streets, as shown on the Rezoning Plan.
- The Petitioner shall install a minimum eight (8) foot wide planting strip and a minimum five (5) foot wide sidewalk along the Site's frontages on Smithfield Church Road, Heydon Hall Circle and the new street to be located within the Site.
- Oak trees planted 40 feet on center shall be installed within the planting strips.

V. Architectural Standards/Streetscape and Landscaping:

- General Materials:
 - Houses and garages shall be constructed of 4 sided brick or 4 sided cedar only and shall meet the following standards:
 - Walls of four-sided brick shall be of a color listed on RZ-5 attached hereto.
 - Walls of four-sided cedar siding shall be painted a color listed on RZ-5 attached hereto.
 - All soffits, fascia, and trim must be of wood. Aluminum or plastic materials are not allowed. Soffits, all trim, and fascia must be painted a color to complement the main material of the building walls. Allowed colors are listed on RZ-5 attached hereto.
 - Decorative accents integrated into the design of the house must be of brick, wood or natural stucco. Decorative accents may be constructed of black or bronze metal. No aluminum or plastic materials are allowed.
 - Roofing: All roofing must be of black or grey asphalt shingles or Tesla or similar solar panel roofing shingles in black or grey. No metal or ceramic roofing material is allowed.
- Roofs will be peaked with all sections having at least a 25-degree pitch, or other pitch as required by code. No flat roof sections are allowed.
- Porches, porticos, and other structures attached to the main structure may be roofed as the house, or may be covered in real copper metal roofing which may be clear coated, but must not be painted or colored.
- Dormers and other features designed into the roofline of the house will be covered in the same material as the main roof.
- No attic fans, vents, or other items protruding through the roof will be visible from the street in front of the house, except as required by code.
 - Steps: steps leading to the house will be of brick or wood. Brick steps will use the same color brick as the house, or a color complementary to the house color if the house has cedar siding.
 - All water spouting will be metal, and will be painted to complement the main house colors. Where the spouting crosses soffits or fascias, it will be painted the color of the soffit or fascia.
 - Chimneys: Chimneys will be of brick, stone, or faced in wood painted to match the home trim colors.
 - Walkways: Walkways leading from the sidewalk to the front door of the house may be uncolored concrete, brick or pavers. Walkways will be at least as wide as the front steps for at least six (6) feet in front of the first (lowest) step.
 - Fencing or Walls: Fencing will be constructed of black aluminum or cedar wood. Walls will be all brick or a combination of brick columns and fencing, with same materials as stated previously.
- House Size and Placement
 - The minimum size of any house will be 3,000 heated and finished square feet provided, however, that the minimum size of any

house on any lot abutting Heydon Hall Circle shall be at least 4,200 heated and finished square feet.
b. All houses on lots abutting Heydon Hall Circle shall face or front Heydon Hall Circle.

- Garages
 - Any detached garage shall be located behind the rear plane of the house located on the lot and as close to the rear property line as is allowed under the Ordinance.
 - Front facing attached garages not on corner lots will have the entire structure of the garage offset from the front plane of the house by at least 3/4 of the depth of the house. Attached garages on corner lots must face 90 degrees from the main front entry door of the house.
 - Garages will be of four-sided brick or four-sided cedar siding in colors consistent with existing phases of Heydon Hall and chosen to complement the house colors and materials. Metal or plastic siding is not allowed.
 - No outbuildings other than garages are allowed.
- Driveways
 - Driveways will enter from the street in front of the house. No back-entry driveways are allowed.
 - If multiple driveways connect to a common driveway whose ends connect with the street, the common driveway will be paved with pavers consistent with previous phases of Heydon Hall.
 - Driveways will be of un-colored concrete or brick or pavers. Brick and pavers will be consistent with the colors used in previous phases of Heydon Hall.
 - The part of the driveway between the street and the sidewalk can be brick or pavers, even if the part of the driveway from the sidewalk to the garage is concrete. If the driveway from the sidewalk to the garage is brick or pavers, then the driveway between the street and sidewalk must be of the same material.
- Lighting
 - All external lighting fixtures will be of metal and glass construction and will be consistent with the coloring of the house.
 - All external lighting fixtures will be attached to the house or garage. No lighting attached to free-standing poles or other fixtures is allowed.
 - All bulbs in external fixtures will produce white light. No colored bulbs or sodium vapor bulbs are allowed.
 - Landscape lighting in front of the house is required.
 - Lights will be of metal which complements the color of the home and its trim, and all bulbs will produce white light.
 - Lights powered by solar panels attached to the lights themselves are not allowed. Lights must be powered by in-ground 12V or similar cables.
- Windows, Doorways and Skylights
 - Screens for windows are prohibited on the front of the home or street facing side.
 - No screen doors are allowed on the front or sides of houses.
 - Skylights are prohibited on any street facing roof elevation.
 - All window trim, doors, and door trim shall conform to the paint requirements outlined in V.1.a.iii. above.
- Architectural Design
 - Within three (3) home sites adjacent or across the street on both sides, for a total of six (6) continuous houses, no duplication of brick or paint color in the case of cedar siding, or shutter paint color will be permitted. While the same basic floor plan of a home may be built, exterior roof lines, porches, and/or bump-outs shall be utilized so as to not duplicate another home within the same six (6) home set referenced in this provision. Like facades (e.g. English Tudor, Cedar Sided) shall not be side-by-side.

VI. Design Guidelines for Security Gates, Security Wall and Other Common Features

- Prior to the platting of lots for single-family homes on the Site or the connection of the proposed street to Heydon Hall Circle, Petitioner shall install a minimum 8 foot tall brick wall along those portions of the Site's frontage on Smithfield Church Road that are more particularly depicted on the Rezoning Plan. The wall shall connect to the columns that support the security gate described below in paragraph 2. The wall shall be designed and constructed so that it is substantially similar in appearance to the wall depicted on Sheet RZ-4 of the Rezoning Plan.
- The vehicular access point to and from the Site on Smithfield Church Road shall be secured with a security gate (the "Security Gate") so as to be consistent with the existing phases of the Heydon Hall development, and the Security Gate shall be installed in the location generally depicted on the Rezoning Plan. The Security Gate shall be constructed of hot dip galvanized steel and shall be powder coated. The Security Gate shall be substantially similar in color and appearance to the gate depicted on Sheet RZ-4 of the Rezoning Plan. The Security Gate shall be installed no later than thirty (30) days from the installation of the final lift of asphalt on the new street within the Site.
- Prior to the installation of the Security Gate and contemporaneously with the commencement of any construction activities on the Site (other than the installation of the wall described above in paragraph 1), Petitioner shall install a temporary security gate (the "Temporary Gate") to secure the vehicular access point to and from the Site on Smithfield Church. The vehicular access point to and from the Site on Smithfield Church Road shall serve as the construction entrance and exit for the Site. The Temporary Gate shall remain in place until such time that the Security Gate is installed as described in paragraph 2 above.
- The keypad and remote entry equipment for the Security Gate shall be located within a brick column that is located in close proximity to the Security Gate. The design of the brick column shall be comparable to and consistent with the brick column depicted on Sheet RZ-4 of the Rezoning Plan.
- At least one aluminum pedestrian access door shall be installed in the wall adjacent to the Security Gate to allow pedestrian access to and from the Site on Smithfield Church Road. The pedestrian access door shall align with a sidewalk located within the Site. The design of the pedestrian access door shall be comparable to and consistent with the pedestrian access door depicted on Sheet RZ-4 of the Rezoning Plan. A passcode entry system consistent with the passcode entry system on the pedestrian doors to the existing portions of Heydon Hall shall be installed on the pedestrian access door.
- In the event that mailboxes are installed on the Site for each individual lot, the design of each mailbox shall be comparable to and consistent with the mailbox depicted on Sheet RZ-4 of the Rezoning Plan.
- At least 3 vehicular parking pads shall be installed on the Site adjacent to a street, and the parking pads shall be constructed with Belgian pavers and shall be substantially similar in appearance to the parking pad depicted on Sheet RZ-4 of the Rezoning Plan. Each parking pad shall be able to accommodate a minimum of 2 cars.
- In the event that any shared driveways are installed on the Site for two or more single family detached homes, the shared driveways shall be constructed with Belgian pavers and shall be substantially similar in appearance to the shared driveway depicted on Sheet RZ-4 of the Rezoning Plan. These requirements shall not apply to any driveway that serves one single family detached home and is connected to a shared driveway.
- All driveways shall be constructed with concrete that matches the adjacent sidewalk. Notwithstanding the foregoing, at the option of Petitioner or any lot owner, the apron of the driveway may be constructed with Belgian pavers or brick that matches the brick on the single family detached home located on the adjacent lot. An example of such an apron is depicted on Sheet RZ-4 of the Rezoning Plan.
- Free standing, pedestrian scale gas (unless otherwise approved by the Heydon Hall HOA) light fixtures shall be installed along both sides of the new street to be constructed on the Site and on the Site side of Heydon Hall Circle. These light fixtures shall have concrete posts and antique bronzed fixtures with tempered glass, and they shall be substantially similar in appearance to the light fixtures depicted on Sheet RZ-4 of the Rezoning Plan. The maximum spacing of the light fixtures shall be 16 feet on alternating sides of each street. Additionally, a light fixture shall be located on one corner of each intersection.
- Gas (unless otherwise approved by the Heydon Hall HOA) light fixtures attached to any walls constructed on the Site shall be substantially similar in appearance to the light fixtures depicted on Sheet RZ-4 of the Rezoning Plan.
- Landscape lighting installed on the Site shall be low voltage lighting and shall be comparable to and consistent with the landscape light fixtures depicted on Sheet RZ-4 of the Rezoning Plan.
- Plant hangars with irrigation lines shall be fastened to the freestanding, pedestrian scale gas light fixtures installed on the Site and the design of the plant hangars shall be comparable to and consistent with the plant hangars depicted on Sheet RZ-4 of the Rezoning Plan.
- Safety, informational and security signs installed on the Site shall be substantially similar in appearance to the signs depicted on Sheet RZ-4 of the Rezoning Plan.

15. All common area and infrastructure related electrical conductors will be run underground and in conduit. Even if permitted by code, an underground feeder is expressly prohibited.

VII. Construction Activities:

- Construction activities conducted on the Site on Mondays, Tuesdays, Wednesdays, Thursdays or Fridays may not commence prior to 7:00 AM and must cease by 7:00 PM. Notwithstanding the foregoing, these time restrictions shall not apply to interior construction activities that are conducted within an enclosed building.
- Construction activities conducted on the Site on Saturdays may not commence prior to 8:00 AM and must cease by 6:00 PM. Notwithstanding the foregoing, these time restrictions shall not apply to interior construction activities that are conducted within an enclosed building.
- Construction activities may not be conducted on the Site on Sundays. Notwithstanding the foregoing, these time restrictions shall not apply to interior construction activities that are conducted within an enclosed building.
- Construction vehicles transporting construction workers to and from the Site, personal vehicles of any construction workers and supply trucks serving the trades on the Site shall be prohibited from parking on legacy Heydon Hall neighborhood streets or parking pads (streets in existence as of Jan 1, 2017). For avoidance of doubt, no vehicles may park on Heydon Hall Circle, Heydon Parkway, Indian Meadows, or Blackhorse Lane. Additionally, construction vehicles, supply trucks, and personally owned vehicles of construction employees may not park on or along Smithfield Church Road.
- Petitioner shall prohibit construction vehicles serving the Site and vehicles transporting construction workers from utilizing the main entrance gate to Heydon Hall for ingress to and egress from the Site. All vehicles should enter and exit from the new entrances and roads that are planned for the Site. For avoidance of any doubt, the construction entrance and exit access shall be to/from Smithfield Church Road.
- If at any time the construction activity, to include site development, causes unplanned run-off of dirt, mud, or other materials onto existing roads and sidewalks, the developer must clean the affected area prior to the end of that construction day. Washing the excess dirt, mud or other debris into the storm water system is a violation of the permit. If this occurs, the developer is responsible for promptly cleaning out the storm water system and any of its impacted discharge points.
- If at any time the construction activity, to include site development, causes damage to (or a need to clean) existing property, whether homeowner or HOA owned, the developer is responsible to remediate the situation at no cost to the affected party.
- Until the external brick wall and gate entry is constructed and operational, the developer shall provide a mutually acceptable means to secure the construction entrance cited in Section VI.5. above.

VIII. Environmental Features:

- The Petitioner shall comply with the Post Construction Controls Ordinance and tree save requirements.
- In the event that a storm water pond/facility is located on the Site, the facility shall be designed in such a manner to minimize visual effect for the community. In order to accomplish this, the following measures will be taken:
 - Minimize the depth of the storm water facility to the greatest extent reasonable within the standards outlined in the PCO requirements.
 - Maintain gradual slopes, not to exceed 4:1 at the perimeter.
 - The installation of a fence is not expected to be required, and every reasonable effort will be made to avoid the installation of a fence.
 - Exceed required plantings in order to aesthetically enhance this storm water feature. These plantings will be provided in addition to those required as part of the PCO.

IX. Irrigation Well

- Petitioner shall install at least one accessible well on the Site that will be conveyed to the Homeowners Association to provide water for the irrigation of the front yards of the lots located on the Site and the common areas located on the Site.

X. Recording of Supplementary Declaration

- Prior to the issuance of a grading permit for the development of the Site, Petitioner shall record in the Mecklenburg County Public Registry a Supplementary Declaration that will subject the Site to the coverage and effect of the Declaration of Covenants, Conditions and Restrictions for Heydon Hall recorded in Book 14813, Page 780 in the Mecklenburg County Public Registry, as amended by a First Amendment recorded in Book 18361, Page 644 in the Mecklenburg County Public Registry.
- The Supplementary Declaration to be recorded by Petitioner shall be the form Supplementary Declaration agreed upon by Petitioner and Heydon Hall Homeowners Association of Mecklenburg, Inc. (the "Association") prior to the approval of this Rezoning Petition, a copy of which is located in the file maintained by the Charlotte-Mecklenburg Planning Department relating to this Rezoning Petition. To obtain a grading permit, Petitioner shall submit to the permitting and/or reviewing authorities a recorded copy of the Supplementary Declaration and a letter from the President of the Association addressed to the Charlotte-Mecklenburg Planning Department confirming that the recorded Supplementary Declaration is identical to the form Supplementary Declaration agreed upon by Petitioner and the Association prior to the approval of this Rezoning Petition. The issuance of the confirmation letter shall not be unreasonably withheld or delayed.

XI. Amendments to Rezoning Plan:

Future amendments to the Rezoning Plan and these Development Standards may be applied for by the then Owner or Owners of a particular Tract within the Site involved in accordance with the provisions of Chapter 6 of the Ordinance.

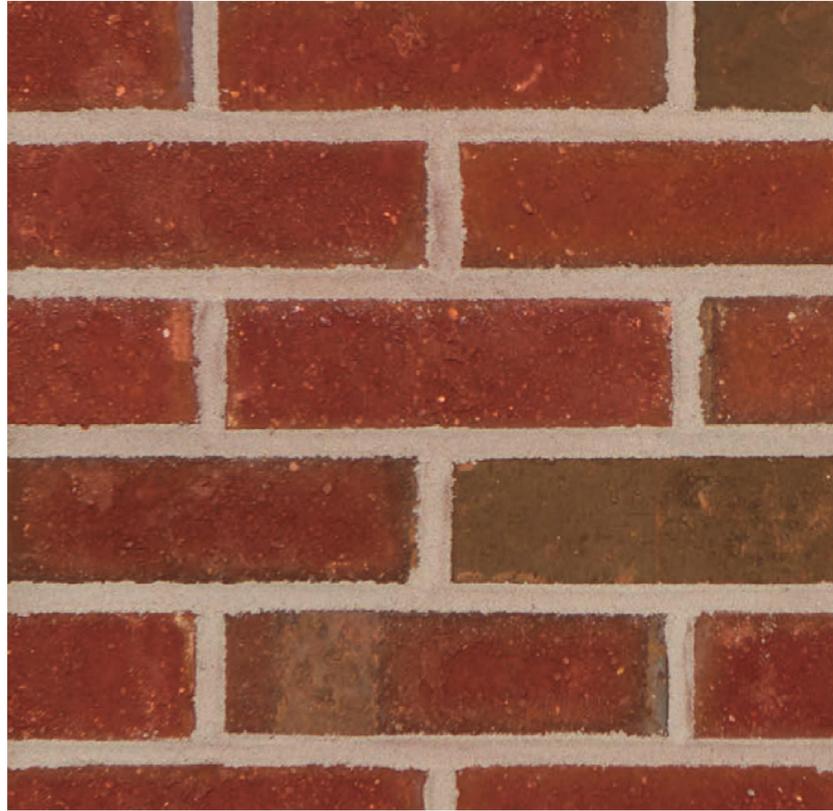
XII. Binding Effect of the Rezoning Documents and Definitions:

If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under the Rezoning Plan and these Development Standards will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site and their respective successors in interest and assigns.

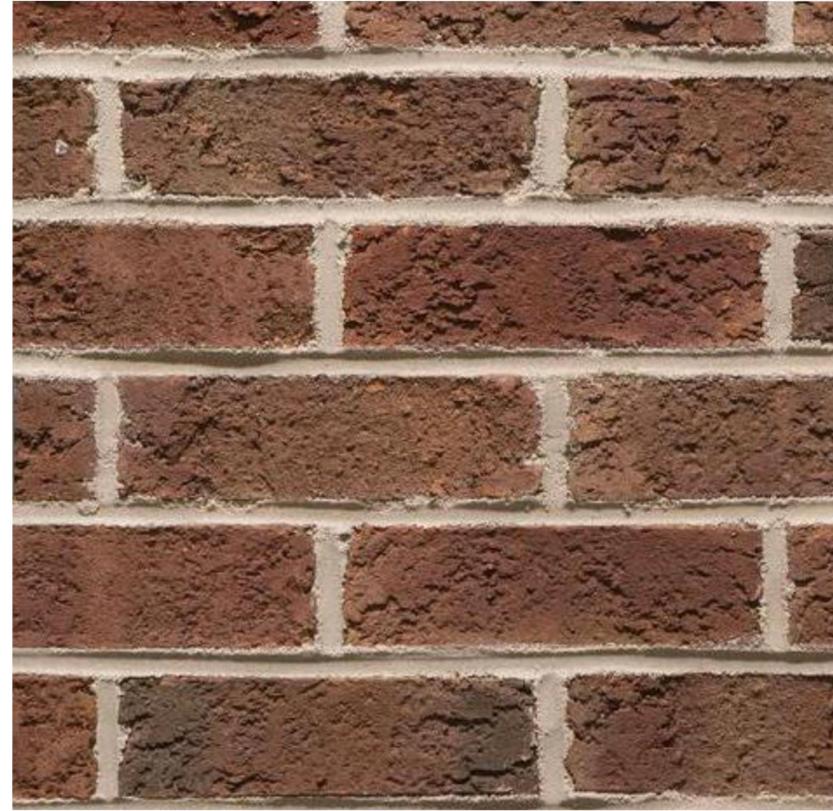
Throughout these Development Standards, the terms, "Petitioner" and "Owner" or "Owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioner or the owner or owners of any part of the Site from time to time who may be involved in any future development thereof.



NOTE:
THE SITE AMENITIES AND FIXTURES SHOWN ON THIS PAGE ARE
EXAMPLES OF THE EXISTING CHARACTER AND AESTHETIC FOUND
WITHIN THE HEYDON HALL COMMUNITY. PHASE 4 AMENITIES WILL
AIM TO MATCH OR COMPLEMENT THESE ELEMENTS TO THE
GREATEST EXTENT REASONABLE.



COMMON WEALTH
BR-PSS 0043-0313
GENERAL SHALE



MILIBROOK
BR-PSS 0097-0313
GENERAL SHALE



PHEONIX
BR-PSS 0129-0313
GENERAL SHALE



SILAS LUCAS
BR-PSS 0160-0313
GENERAL SHALE



OLD MARLBOROUGH
BR-PSS 0199-0313
GENERAL SHALE

NOTE:
CURRENT BRICK COLORS APPROVED BY HOA.
CURRENT BRICK COLOR PALLET PHASE 4 TO INCORPORATE THESE COLORS, PROVIDED OR
APPROVED EQUAL AS DETERMINED BY HEYDON HALL HOA.