

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)

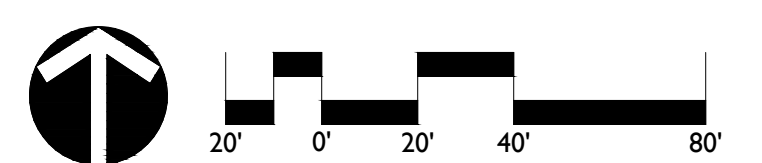
PROPOSED ZONING: MX-1 (SPA)

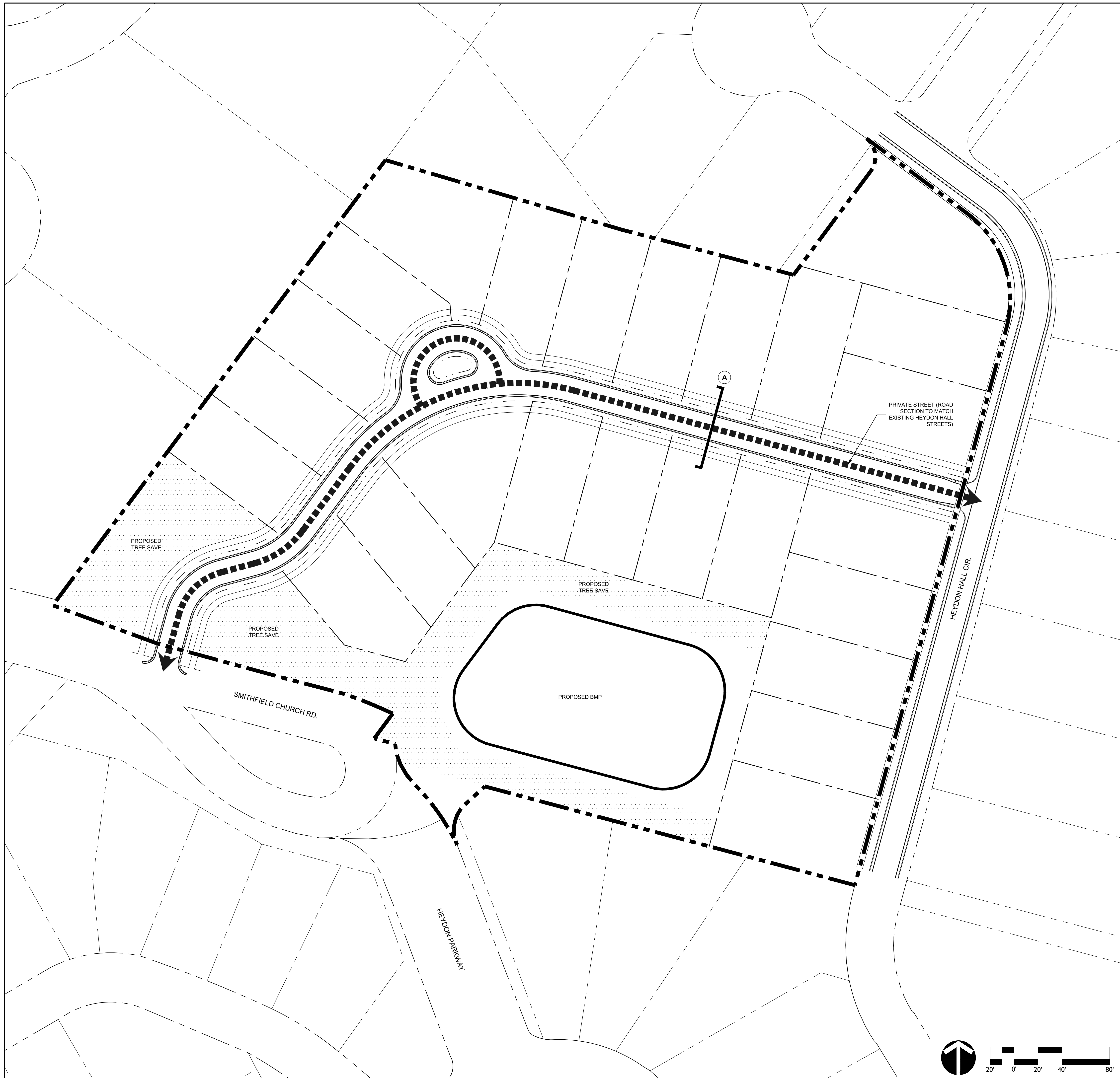
EXISTING USES: VACANT/RESIDENTIAL

PROPOSED USES: SINGLE FAMILY RESIDENTIAL

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

HEYDON HALL EXISTING UNITS: 130 TOTAL UNITS





SITE LEGEND

- PROPOSED CIRCULATION
- PROPERTY LINE

SITE DEVELOPMENT DATA

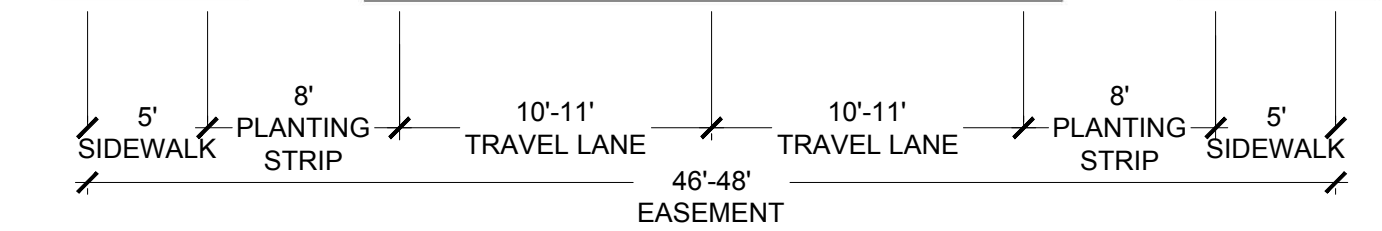
1. DEVELOPMENT OF THE SITE WILL BE CONTROLLED BY THE STANDARDS DEPICTED ON THIS SITE PLAN AND BY THE STANDARDS OF THE CHARLOTTE ZONING ORDINANCE. THE DEVELOPMENT DEPICTED ON THIS PLAN IS INTENDED TO REFLECT THE ARRANGEMENT OF PROPOSED USES ON THE SITE, BUT THE EXACT CONFIGURATION, PLACEMENT, AND SIZE OF INDIVIDUAL SITE ELEMENTS MAY BE ALTERED OR MODIFIED WITHIN THE LIMITS PRESCRIBED BY THE ORDINANCE DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASES.

2. LOT STANDARDS:
- MINIMUM LOT AREA: 7,200 SF
 - MINIMUM LOT WIDTH: 60'
 - MINIMUM SETBACK: 17'
 - MINIMUM SIDE YARD: 5'
 - MINIMUM REAR YARD: 30'
 - MAXIMUM BUILDING COVERAGE:
- | | |
|-------------------|-----|
| UP TO 4,000 SF | 50% |
| 4,000-6,500 SF | 45% |
| 6,501-8,500 SF | 40% |
| 8,501-15,000 SF | 35% |
| 15,001 OR GREATER | 30% |

INNOVATIVE DEVELOPMENT STANDARDS:
THE PETITIONER SEEKS THE INNOVATIVE PROVISIONS DESCRIBED BELOW IN ORDER TO SUPPORT A SMALL LOT RESIDENTIAL VILLAGE:

1. SINGLE FAMILY LOTS SHALL BE PERMITTED TO FRONT ON PRIVATE STREETS.
 2. MINIMUM GARAGE SETBACK FOR LOTS FRONTING ON PRIVATE STREETS SHALL BE 20 FEET FROM THE BACK OF SIDEWALK. THE MINIMUM BUILDING SETBACK FOR LOTS FRONTING ON PRIVATE STREETS SHALL BE 10 FEET FROM THE BACK OF SIDEWALK.
 3. MINIMUM CORNER SETBACK FOR LOTS WHERE A PRIVATE STREET FORMS THE CORNER OF THE LOT SHALL BE 5 FEET FROM THE BACK OF SIDEWALK.
 4. MAXIMUM BUILDING COVERAGE FOR DETACHED DWELLINGS SHALL BE 70 PERCENT.
3. THIS DEVELOPMENT WILL CONFORM TO ALL APPLICABLE ORDINANCES FOR THE CITY OF CHARLOTTE.

PROPOSED PRIVATE STREET



SECTION - A N.T.S.