

SITE DEVELOPMENT DATA

EXISTING ZONING: R-3
PROPOSED ZONING: R-4(CD) USING CLUSTER PROVISIONS
TOTAL SITE AREA: 27.52 ACRES, MORE OR LESS
TOTAL MAXIMUM NUMBER OF UNITS PROPOSED: 110
PROPOSED MAXIMUM DENSITY: 4 DWELLING UNITS PER ACRE
MINIMUM LOT AREA: 6,000 SQUARE FEET
MINIMUM LOT WIDTH: 50'
MINIMUM SETBACK: 20'
MINIMUM SIDE YARD: 5'
MINIMUM REAR YARD: 30' (INTERNAL) 40' (EXTERNAL)
MAXIMUM BUILDING HEIGHT: 40'
COMMON OPEN SPACE: 3.02 ACRES
TREE SAVE AREA: 2.64 ACRES(10.25%)+2.3 ACRES CREATED/PLANTED(8.36%)
PLANTED TREE SAVE AREA IS DUE TO PLANTED AMOUNT OF EXISTING WOODED AREA.
TOTAL TREE SAVE AREA=4.94 AC.=18.1% (17.5% REQUIRED)
LANDSCAPE BERMS TO BE PLANTED WITH LEYLAND CYPRRESS AND A MIXTURE OF LARGE NATURING TREES(WILLOW OAK & RED MAPLE) AT A RATIO TO MEET THE REQUIREMENTS OF A PLANTED * TREE SAVE AREA* AS DEFINED BY CITY OF CHARLOTTE ORDINANCES.
GENERAL PROVISIONS
UNLESS MORE STRINGENT STANDARDS ARE ESTABLISHED BY THE TECHNICAL DATA SHEET OR THESE DEVELOPMENT STANDARDS, ALL DEVELOPMENT STANDARDS ESTABLISHED UNDER THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE") FOR THE R-4 CLUSTER ZONING DISTRICT CLASSIFICATION SHALL BE FOLLOWED IN CONNECTION WITH DEVELOPMENT TAKING PLACE ON SITE. STREET AND LOT LAYOUTS MAY BE MODIFIED TO ACCOMMODATE FINAL BUILDING AND LOT LOCATIONS.

STORM WATER QUANTITY CONTROL

THE PETITIONER SHALL TIE IN TO THE EXISTING STORM WATER SYSTEMS. THE PETITIONER SHALL HAVE THE RECEIVING DRAINAGE SYSTEMS ANALYZED TO ENSURE THAT IT WILL NOT BE TAKEN OUT OF STANDARD DUE TO THE DEVELOPMENT. IF IT IS FOUND THAT THE DEVELOPMENT WILL CAUSE THE STORM DRAINAGE SYSTEMS TO BE TAKEN OUT OF STANDARD, THE PETITIONER SHALL PROVIDE ALTERNATE METHODS TO PREVENT THIS FROM OCCURRING.

*NOTE: THIS PROJECT TO REMAIN LESS THAN/UNDER 24% BUILT UPON AREA FOR OVERALL DENSITY. IF THIS THRESHOLD IS EXCEEDED THE FOLLOWING STANDARDS WILL APPLY:

Storm Water Quality Treatment

For projects with defined watersheds greater than 24% built-upon area, construct water quality best management practices (BMPs) to achieve 85% Total Suspended Solid (TSS) removal for the entire post-development runoff volume for the runoff generated from the first 1-inch of rainfall. BMPs must be designed and constructed in accordance with the N.C. Department of Environment and Natural Resources (NCDENR) Best Management Practices Manual, April 1999, Section 4.0 (Design Standards shall be met according to the City of Charlotte Best Management Practices Manual, when available). Use of Low Impact Development (LID) techniques is optional.

Volume and Peak Control

For projects with defined watersheds greater than 24% built-upon area, control the entire volume for the 1-year, 24-hour storm. Runoff volume drawdown time shall be a minimum of 24 hours, but not more than 120 hours.

For residential projects with greater than 24% BUA, control the peak to match the predevelopment runoff rates for the 10-year and 25-year, 6-hour storms, or perform a downstream analysis to determine whether peak control is needed, and if so, for what level of storm frequency.

For commercial projects with greater than 24% BUA, control the peak to match the predevelopment runoff rates for the 10-yr, 6-hr storm and perform a downstream flood analysis to determine whether additional peak control is needed and if so, for what level of storm frequency, or if a downstream analysis is not performed, control the peak for the 10-yr and 25-yr, 6-hour storms.

For commercial projects with less than or equal to 24% BUA, but greater than one acre of disturbed area, control the peak to match the predevelopment runoff rates for the 2 and 10-yr, 6-hr storm.

ACCESS POINTS/STREETS/SIDEWALKS

1. THE NUMBER OF VEHICULAR ACCESS POINTS TO THE SITE SHALL BE LIMITED TO THE NUMBER DEPICTED ON THE SCHEMATIC SITE PLAN.
2. THE PLACEMENT AND CONFIGURATION OF EACH ACCESS POINT ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE CONSTRUCTION PLANS AND DESIGNS AND TO ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION OR THE CITY OF CHARLOTTE DEPARTMENT OF TRANSPORTATION.
3. ALL STREETS CONSTRUCTED WITHIN THE SITE SHALL BE PUBLIC STREETS AND SHALL COMPLY WITH THE STANDARDS OF THE CITY OF CHARLOTTE.
4. STUB STREETS SHALL BE PROVIDED AS DEPICTED ON THE SCHEMATIC SITE PLAN.
5. PETITIONER SHALL INSTALL STREET TREES THAT MEET THE REQUIREMENTS OF THE CITY OF CHARLOTTE CODE.
6. PETITIONER SHALL INSTALL SIDEWALKS ALONG INTERNAL STREETS IN ACCORDANCE WITH THE REQUIREMENTS OF THE CODE.
7. PETITIONER SHALL INSTALL A 6 FOOT WIDE SIDEWALK ALONG THE SITE'S FRONTAGE ON HUCKS & BROOKNE ROADS. THE ALIGNMENT OF THIS SIDEWALK MAY MEANDER AS NECESSARY TO SAVE ANY EXISTING TREES.
8. RIGHT OF WAY WILL BE DEDICATED 50' FROM CENTERLINE OF HUCKS RD & 35' FROM CENTERLINE OF BROOKNE ROAD. THIS RIGHT OF WAY WILL BE DEDICATED AND CONVEYED BY RECORD PLAT AT THE TIME OF RECORDATION OF THE RESPECTIVE PHASES OF THE DEVELOPMENT.
9. ADEQUATE SIGHT TRIANGLES WILL BE PROVIDED AT ALL STREET INTERSECTIONS. TWO 35'X35' AND TWO 10'X70' SIGHT TRIANGLES WILL BE PROVIDED AT BOTH ENTRANCES.

PARKING

OFF STREET PARKING WILL SATISFY THE MINIMUM STANDARDS ESTABLISHED UNDER THE ORDINANCE. THERE SHALL BE A MINIMUM OF 18 FEET OF DRIVEWAY BETWEEN ANY GARAGE DOOR AND THE RELEVANT SIDEWALK.

FIRE PROTECTION

ADEQUATE FIRE PROTECTION IN THE FORM OF HYDRANTS WILL BE PROVIDED TO THE CITY OF CHARLOTTE FIRE CODE'S SPECIFICATIONS.

SIGNS

ALL SIGNS PLACED ON THE SITE WILL BE ERECTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE ORDINANCE.

GENERAL CONDITIONAL NOTES PER NEIGHBORS REQUEST:

1. A 10' PRIVATE SEWER/WATER EASEMENT HAS BEEN ADDED BETWEEN LOTS 31 & 32 FOR FUTURE UTILITY CONNECTIONS FOR TAX ID #027-641-14.
2. A SEWER/WATER CONNECTION EASEMENT HAS BEEN PROVIDED VIA PUBLIC STREET ACCESS TO TAX ID #027-641-09, 18 & 20.
3. BUILDING ELEVATIONS SHALL BE RESTRICTED TO 2 STORIES ABOVE STREET GRADE.
4. A BERRY SHALL BE PLACED ALONG COMMON PROPERTY BOUNDARY WITH TAX ID #15-027-641-01, 04, 05, 14, 15, AND 20. AREAS INCLUDING PROPOSED RIGHT OF WAY SHALL HAVE A 6' HIGH PRIVACY FENCE WITHIN AREAS SHOWN ON PLANS.
5. LEYLAND CYPRRESS TREES, HOLLIES, OR OTHER AGREEABLE EVERGREENS SHALL BE PLANTED ATOP BERMS TO FORM A HEDGE PER ITEM #4.
6. ARCHITECTURAL STANDARD: ALL SIDING MATERIAL SHALL BE CEMENT FIBERBOARD BRICK, STUCCO, OR STONE. VINYL AND/OR ALUMINUM SHALL NOT BE USED AS SIDING MATERIAL.

TREE ORDINANCE

TREES SHALL BE PRESERVED ON THIS SITE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF CHARLOTTE TREE ORDINANCE.

AMENDMENTS TO REZONING PLAN

FUTURE AMENDMENTS TO THIS TECHNICAL DATA SHEET AND THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THEN OWNER OR OWNERS OF THE SITE IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 6 OF THE ORDINANCE.

BINDING EFFECT OF THE REZONING APPLICATION

IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO DEVELOPMENT OF THE SITE IMPOSED UNDER THESE DEVELOPMENT STANDARDS AND THIS TECHNICAL DATA SHEET WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF PETITIONER AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST OR ASSIGNS.

GENERAL NOTES:

1. THIS PLAT WAS NOT PREPARED IN ACCORDANCE WITH GS 47-30 AND IS NOT INTENDED FOR RECORDATION OR CONVEYANCE OF ANY OF THE PARCELS SHOWN.
2. PORTIONS OF THIS MAP ARE A COMPOSITE OF PREVIOUSLY PREPARED MAPS AND DEEDS AND DO NOT REPRESENT A FIELD SURVEY.
3. THIS PROPERTY IS SUBJECT TO ANY EASEMENTS OR RIGHTS OF WAY OF RECORD.

LEGAL DESCRIPTION

BEGINNING AT A POINT IN THE CENTERLINE OF HUCKS ROAD, THENCE N32°31'27"W 331.89', THENCE N03°51'44"E 279.02', THENCE N03°27'33"E 462.40', THENCE S76°11'27"E 150.00', THENCE N03°51'03"E 516.39', THENCE S83°47'18"E 157.72', THENCE N22°17'20"E 764.79', THENCE N89°30'59"W 223.86', THENCE S57°55'13"W 217.01', THENCE S53°37'10"W 212.67', THENCE S05°01'59"W 622.96', THENCE S72°22'40"W 652.09', THENCE S12°18'18"W 410.45', THENCE S35°15'00"E 249.08', THENCE N13°48'16"W 288.11', THENCE S84°29'30"E 99.35', THENCE S39°18'34"E 206.74', THENCE S02°26'33"W 143.05', THENCE S47°21'26"E 323.72', THENCE N6°51'29"W 256.70' TO THE POINT AND PLACE OF BEGINNING CONTAINING 27.57 ACRES, MORE OR LESS.

THE PETITIONER ACKNOWLEDGES THAT OTHER STANDARD DEVELOPMENT REQUIREMENTS IMPOSED BY OTHER CITY ORDINANCES, STANDARDS, POLICIES, AND APPROPRIATE DESIGN MANUALS WILL EXIST THOSE CRITERIA (FOR EXAMPLE, THOSE THAT REQUIRE BUFFERS, REGULATE STREETS, SIDEWALKS, TREES, STORM WATER, AND SITE DEVELOPMENT, ETC.) WILL APPLY TO THE DEVELOPMENT SITE. THIS INCLUDES CHAPTERS 6, 9, 12, 17, 18, 19, 20 AND 21 OF THE CITY CODE. CONDITIONS SET FORTH IN THIS PETITION ARE SUPPLEMENTAL REQUIREMENTS IMPOSED ON THE DEVELOPMENT IN ADDITION TO OTHER STANDARDS, WHERE CONDITIONS ON THIS PLAN DIFFER FROM ORDINANCES, STANDARDS, POLICIES, AND APPROACHES IN EXISTENCE AT THE TIME OF FORMAL ENGINEERING PLAN REVIEW SUBMISSION, THE STRICTER CONDITION OR EXISTING REQUIREMENTS SHALL APPLY.

PLAN "A"

Schematic Site Plan / Rezoning Map
Rezoning Petition #2006-137
City of Charlotte ETJ
Mallard Creek Township
Mecklenburg County, North Carolina

Revisions:
11/27/06 PER COMMENTS



Drawn by:
JMP
Approved by:
F.I.G.
Date:
6/20/06
Job name:
HUCKSRD/HUCKS

Scale:
1"=100' (H)
(V)

Sheet No.
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PETITION No 2006-137