

EXISTING ZONING: R-3
PROPOSED ZONING: R-4(CD) USING CLUSTER PROVISIONS
TOTAL SITE AREA: 1.64 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 SIDEBOARD: 5'
MINIMUM REAR YARD: 30' (INTERNAL) 40' (EXTERNAL)
MAXIMUM BUILDING HEIGHT: 12'
COITION OPEN SPACE: 2.05 ACRES
TREE SAV AREA: 2.64 ACRES (10.25%)
(TREE SAV AREA IS DUE TO LIMITED AMOUNT OF EXISTING
NATURAL PROVISIONS)

THE SITE MAY BE DEVOTED TO A MAXIMUM OF 110 SINGLE FAMILY DETACHED DWELLING UNITS AND ANY INCIDENTAL OR ACCESSORY USE IN CONNECTION THEREWITH WHICH IS PERMITTED BY RIGHT OR UNDER PRESCRIBED CONDITIONS IN THE R-4 CLUSTER ZONING DISTRICT CLASSIFICATION.

ALL STRUCTURES CONSTRUCTED ON THE SITE SHALL SATISFY OR EXCEED THE SETBACK, SIDE YARD AND REAR YARD REQUIREMENTS FOR THE R-4 CLUSTER ZONING DISTRICT UNDER THE ORDINANCE AS SET FORTH ON THE SITE DEVELOPMENT DATA TABLE.

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 5 FOOT WIDE SIDEWALK ALONG THE SITE'S FRONTAGE ON HUCKS & BROWNE ROADS. THE ALIGNMENT OF THIS SIDEWALK MAY MEANDER AS NECESSARY TO SAVE ANY EXISTING TREES.
8. RIGHT OF WAY WILL BE DEDICATED AS REQUIRED FROM THE CENTERLINES OF HUCKS & BROWNE ROADS. 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'X10' 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 10 FEET OF DRIVEWAY BETWEEN ANY GARAGE DOOR AND THE RELEVANT SIDEWALK.

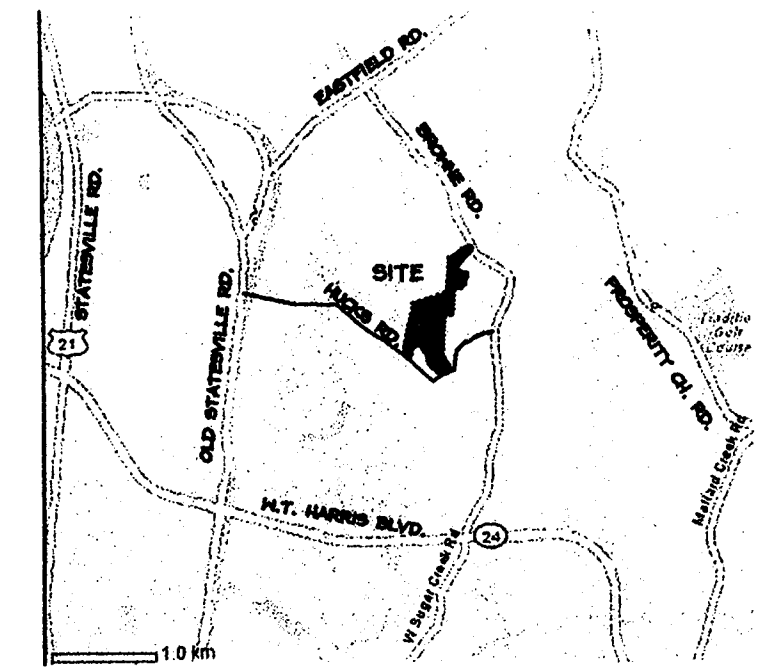
ALL SIGNS PLACED ON THE SITE WILL BE ERECTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE ORDINANCE.

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.

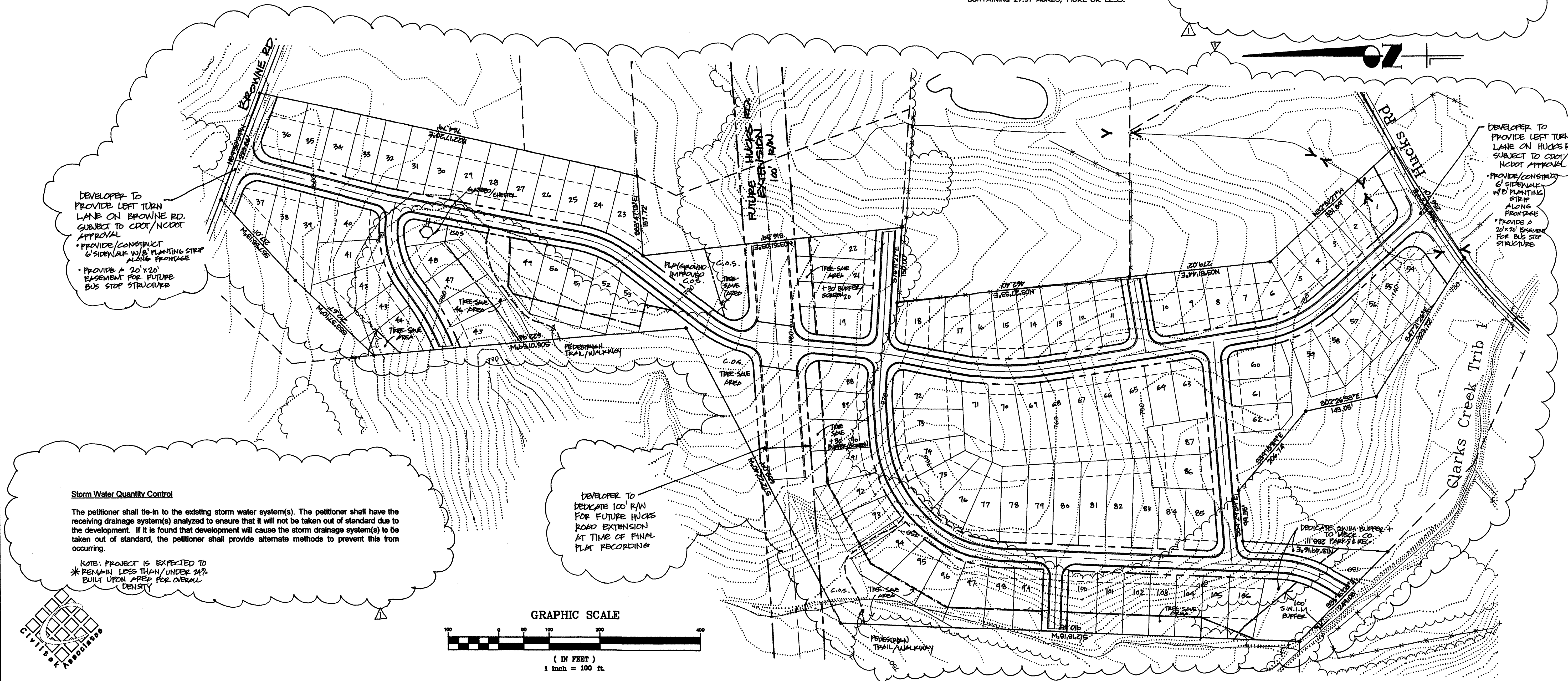
1. THIS PLAT WAS NOT PREPARED IN ACCORDANCE WITH GS 47-30 AND IS NOT INTENDED FOR RECORDATION OR CONVEYANCE OF ANY OF THE PARCELS SHOWN.
2. PORTIONS OF THIS MAP ARE A COMPOSITE OF PREVIOUSLY PREPARED MAPS AND DEEDS AND DO NOT REPRESENT A FIELD SURVEY.
3. THIS PROPERTY IS SUBJECT TO ANY EASEMENTS OR RIGHTS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

BEGINNING AT A POINT IN THE CENTERLINE OF
HUCKS ROAD, THENCE N82°31'27"W 331.89', THENCE
N08°51'44"E 279.02', THENCE N08°27'33"E 462.40',
THENCE 57°16'12"E 150.00', THENCE N08°51'03"E
516.39', THENCE 583°47'18"E 157.72', THENCE
N22°17'20"E 764.79', THENCE S09°30'34"W 223.86',
THENCE 58°57'58"W 217.01', THENCE 563°37'10"W
212.67', THENCE S05°01'54"W 622.46', THENCE
S72°22'40"W 650.04', THENCE S12°18'18"W 910.45',
THENCE S85°10'05"E 248.08', THENCE S91°49'16"W
111.11', THENCE 11°11'11"E 111.11', THENCE
S91°18'34"E 206.74', THENCE S02°26'14"W 143.05',
THENCE S41°12'26"E 323.72', THENCE N6°51'24"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, stormwater, 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."



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*Schenck Sue Fahn / Rezoning map
Rezoning Petition # 2006-137
City of Charlotte ETJ
Mallard Creek Township
Mecklenburg County, North Carolina*

△ GENERAL OVERALL REVISION
AS PER CMPC COMMENTS
+ ADDED NOTES

A circular professional engineer seal for the State of North Carolina. The outer ring contains the text "NORTH CAROLINA" at the top and "PROFESSIONAL ENGINEER" at the bottom. In the center, it reads "SEAL 12976". The seal is signed with a cursive signature, "Frederick Gore", across the bottom.

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

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

Sheet No. **1** of **1**

FOR PUBLIC HEARING
PETITION # 2006-137