

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 SIDEBOARD: 5'  
MINIMUM REAR YARD: 30' (INTERNAL) 40' (EXTERNAL)  
MAXIMUM BUILDING HEIGHT: 40'  
COMMON OPEN SPACE: 3.02 ACRES

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.

PERMITTED USES

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.

COMMON OPEN SPACE

COMMON OPEN SPACE WILL BE PROVIDED ON THE SITE AS GENERALLY DEPICTED ON THE SCHEMATIC SITE PLAN. THE SITE WILL CONTAIN A MINIMUM OF 3.02 ACRES OF COMMON OPEN SPACE.

SETBACKS, SIDE YARDS, AND REAR YARDS

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.

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 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.

PARKING

OFF STREET PARKING WILL SATISFY THE MINIMUM STANDARDS ESTABLISHED UNDER THE ORDINANCE. THERE SHALL BE A MINIMUM OF 20 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.

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

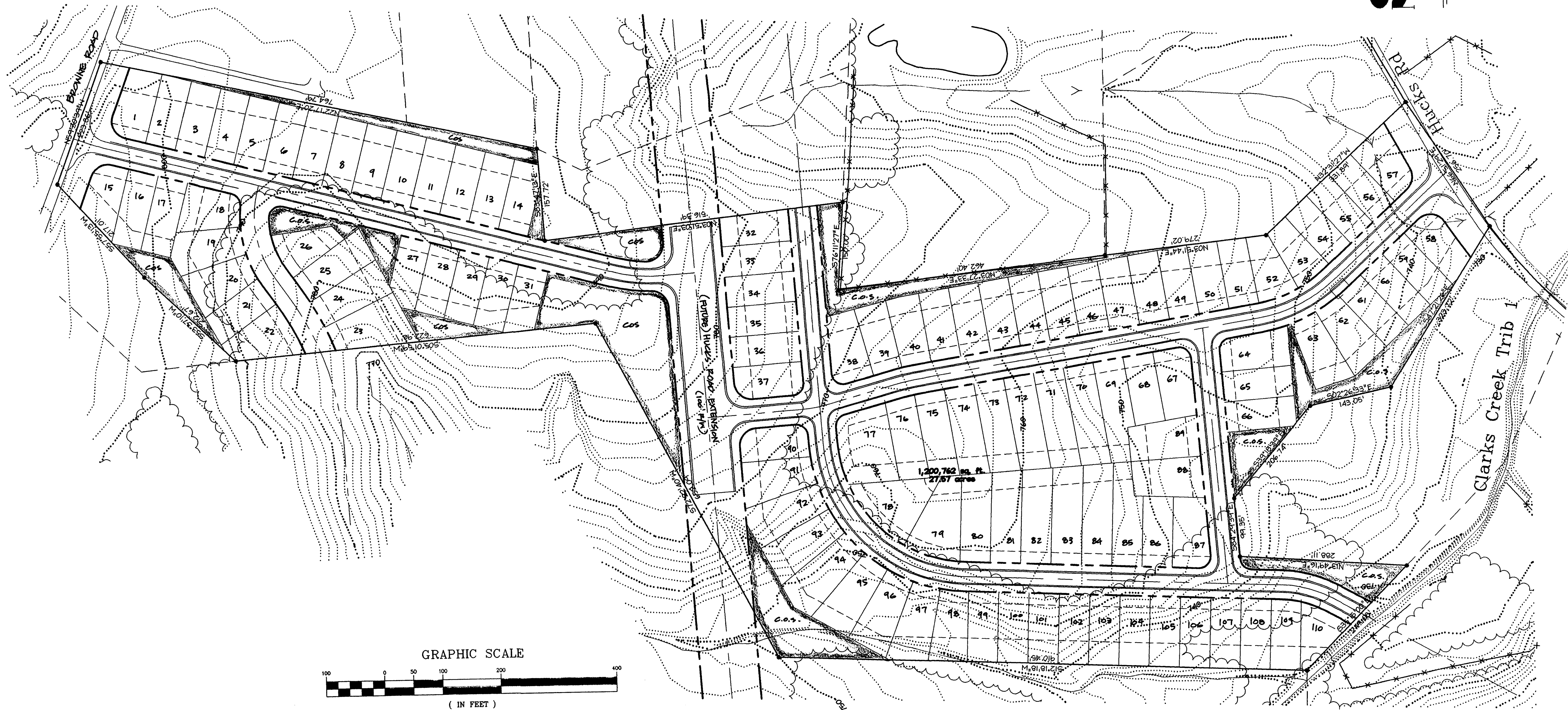
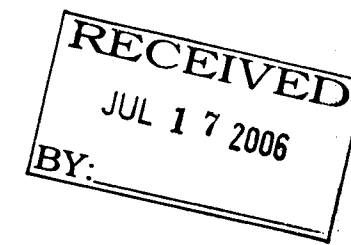
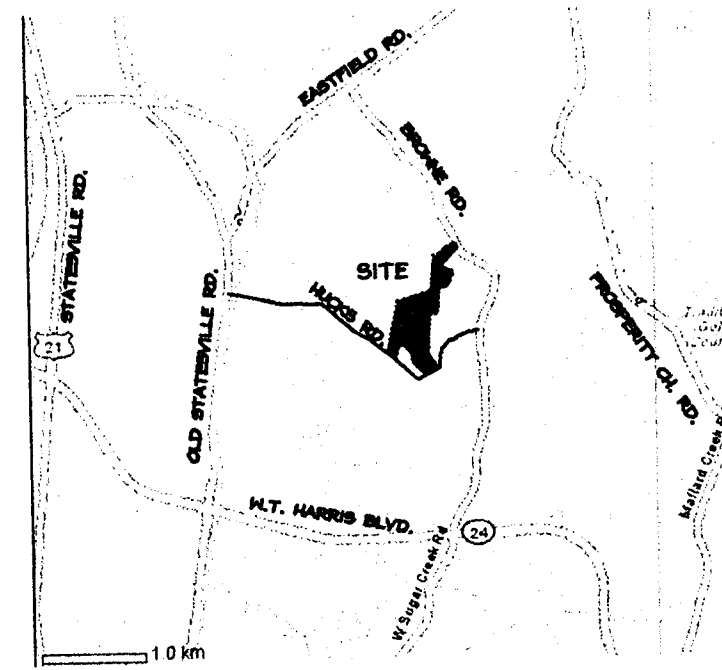
IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO DEVELOPMENT OF THE SITE IMPOSED UNDER THESE DEVELOPMENT STANDARDS AND THIS TECHNICAL DATA SHEET WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF PETITIONER AND SUBSEQUENT OWNERS 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 331.84', 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°47'13"E 157.72', THENCE N22°17'20"E 764.79', THENCE N59°30'39"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 910.45', THENCE S35°15'00"E 249.08', THENCE N13°49'16"W 288.11', THENCE S84°29'39"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.

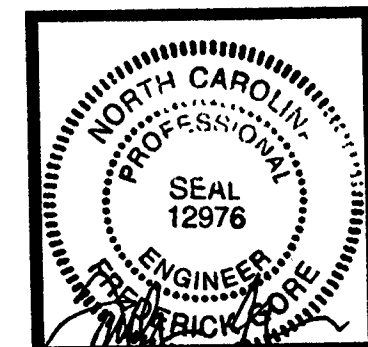


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Schematic Site Plan / Rezoning Map  
Rezoning Petition #  
City of Charlotte ETJ  
Mallard Creek Township  
Mecklenburg County, North Carolina

Revisions:



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

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

Sheet No.  
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