

SITE DATA TABLE

TRACT 1
TAX ID# 209-222-04, 209-222-99
TOTAL SITE ACREAGE - 3.89 ACRES
EXISTING ZONING - MX-1 (Pet #2001-032)
PROPOSED ZONING - MX-1 SITE PLAN AMMENDMENT
PROPOSED USE: RESIDENTIAL

TRACT 2
TAX ID# TRACT 2A: 209-222-01
TAX ID# TRACT 2B: 209-223-79
ACREAGE: TRACT 2A - 8.13 ACRES
TRACT 2B - 2.05 ACRES
TOTAL - 10.18 ACRES
EXISTING ZONING: TRACT 2A - R-3
TRACT 2B - MX-1
PROPOSED ZONING - MX-1
PROPOSED USE: RESIDENTIAL

DEVELOPMENT NOTES:

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. All lots will meet the requirements of the Charlotte Zoning Standards for R-3 Cluster with swim incentives. No lots shall be less than 8000sf.
3. All proposed streets shall be private.
4. No more than 24 lots will be created on the portion of the site that is labeled as Tract 2A on the site plan, exclusive of any parcel that is created as part of the conveyance of land to Mecklenburg County for future greenway purposes. No more than 5 lots will be created on Tract 1.
5. Tract 2B will remain as common open space.
6. The development will comply with the S.W.I.M. stream buffer regulations.
7. Prior to issuance of any building permits on Tract 2A the 100' SWIM buffer on McMullen Creek will be dedicated to Mecklenburg County Park and Recreation for greenway.
8. A minimum of 10% open space will be provided.
9. Developer reserves the option of requesting innovative site plan approval for setbacks and yards per Charlotte Zoning Ordinance Sec. 11.208.
10. A Solid Waste Management Plan will be submitted prior to initiating land clearing, demolition and/or construction activities.
11. It is the intent to abandon the portion of right of way platted as a public street. Failure to abandon the right of way will require that it be constructed to public street standards.

NO.	DATE	DESCRIPTION	BY
2	5/19/09	REVISED PER CITY OF CHARLOTTE	MRV
1	12/8/08	REVISED PER CITY OF CHARLOTTE	MRV

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SCHEMATIC SITE PLAN

HEYDON HALL PHASE 2 and 3
CITY OF CHARLOTTE, MECKLENBURG COUNTY, NC
FOR: HEYDON HALL, LLC.
DATED: 9/25/05
SCALE: 1" = 100'

FOR PUBLIC HEARING
REZONING PETITION #2009-007