1. The existing storm sewer system in the Hampton Avenue-Hanson Drive intersection will be analyzed, redesigned and reconstructed at the petitioner's expense in accordance with City of Charlotte regulations and standards as accepted by the City Engineer with the objective of reducing the flooding frequency of that intersection.

2. The petitioners shall indicate on the plan an area 50 feet in width adjacent to and parallel to Briar Creek to be made available upon request to the Mecklenburg County Park and Recreation Commission as an easement for use as part of the Greenway Park System. This area is to be used as a pedestrian and/or bicycle path or maintenance passage, provided adequate provision is made by the Commission for a barrier and/or screening arrangement for the privacy and security of the housing development.

3. Open drainage channels to be used on the site having longitudinal slopes of less than 1% must have concrete inverts or be enclosed with properly sized reinforced concrete pipes. If other open drainage channels are determined by the City Engineer to be unreasonably hazardous, they shall be replaced by underground conduits in the final grading and drainage plans.

4. The lakes shall be constructed in accordance with the following minimum requirements:

   (a) There will be no appreciable amount of normal, onsite or offsite surface runoff drainage into the lakes;

   (b) All storm drainage will be designed to bypass the lakes and discharge directly into Briar Creek;

   (c) The lakes will be supplied primarily by natural ground water supplemented by a well and pump system to provide a continual flow of fresh water. The water will be "live", capable of supporting fish and aquatic plant life;

   (d) The lakes will be served by a drain system permitting rising lake water to run into the creek but with rising creek water of less than flooding volume being prevented from entering the lake by the inclusion of float valves in the drain system pipes;

   (e) Final design of the lake system will be subject to review by the City Engineer.

5. Documents required in the establishment of a Home Owners Association (declaration creating common ownership and bylaws) will contain language to inform the potential homeowners of:

   (a) Potential responsibility in maintaining the lake areas, both as an individual unit owner and a member of the homeowners association;

   (b) Actions which may be taken by the City and County should the lakes not be maintained and then determined to be a health hazard in accordance with present States statutes;

   (c) A general indication as to a proposed annual maintenance program and budget.

   Final language to achieve this will be reviewed by the City Attorney and the City Engineer.

6. The intersection of the development private access drive and Hanson Drive shall be designed to discourage outbound traffic from turning left on Hanson Drive. The layout of such intersection will be as shown on Exhibit A attached hereto or as otherwise approved by the Traffic Engineer.

7. A median shall be located in Hanson Drive opposite the exit lane of the private access drive. This median will be designed and constructed by the City but the cost of construction shall be borne by the petitioner. The median will not be located in such a manner as to interfere with traffic making left-hand turns into the entry lane of the private access drive. The petitioner's responsibility with respect to the median is limited to the cost of construction and nothing herein shall be construed to make the petitioner (i) responsible for the way in which the median is located, designed, constructed and maintained, or (ii) liable for any injury to person or property resulting from the location, design, construction or maintenance of the median. The median may be removed at the expense of the City should the Traffic Engineer determine that it is or has become an unreasonable traffic hazard.

There will be located at the private access drive exit lane and at the Hanson Drive-Hampton Avenue intersection appropriate signage to discourage outbound traffic from turning left onto Hanson Drive and right onto Hampton Avenue. Such signage will be designed and installed by the City with the cost of installation (but not of maintenance) to be borne by the petitioner.

GENERAL NOTES:

1. Project will adhere to city of Charlotte floodway regulations.
2. Private street pavement will be at or above 100 yr. flood elevation, tapered to meet Hanson Drive.
3. Finished floor elevation of every unit will be above 100 yr. flood elevation.
4. Parking will be provided in excess of city of Charlotte minimum requirements for projects of this type.
5. Common open space and lakes will be maintained by the project's Homeowners Association.
6. Areas within housing clusters will be filled to approximate elevation 620'; this elevation may vary somewhat due to the architectural type of unit and location of the housing cluster.

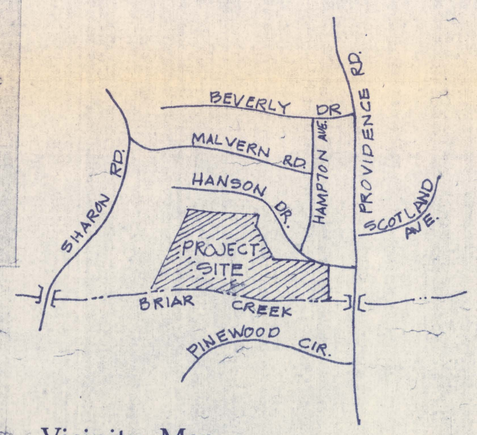
INNOVATIVE HOUSING STANDARDS
(For Planning Commission Review)

Form of housing:	Single Family Detached	
Minimum requirements for housing:	Lot area	4800 square feet
	Setback	15'
	Side yard	5'
	Rear yard adjacent to lake	0
	Rear yard other locations	20'
	Minimum setback from project exterior property line	25'

Private streets shall meet conventional standards of the ordinance except cul de sac turnarounds may vary in design to retain natural features and to provide human scale.

Project Tally

ACRES IN PROJECT: 28.32
EXISTING ZONING: R-12 MF (CD)
PROPOSED ZONING: R-20 MF
UNITS ALLOWED BY EXISTING ZONING: 99
UNITS PROPOSED BY THIS PLAN: 64
PROJECT WILL BE SINGLE FAMILY DETACHED, FOR SALE



Vicinity Map
N.T.S.

DEVELOPER WILL WORK WITH CITY TRAFFIC ENGINEERING DEPT. ON DESIGN OF ENTRANCE-WAY TO ENCOURAGE TRAFFIC TO USE PROVIDENCE ROAD ?

DONALD W. POWERS ET UX JOAN B 3966-001
BRIARWOOD PLACE R.M. 3-480 BLOCK A
EARL BAKER RUTH W10-122
ROSE LEE GRACE NISTAL 2042-429
JONNIE KAY DAVENPORT ET UX MILDRED 2580-567
PATRICIA KAY LINGLE 3876-25
RICHARD LEE WASH VIRGINIA A. CHAMBERS 3876-550
JOHN H. DERAMUS AND MILTON F. MINTON 4190-94
JONNIE G BLETTENBERG 3843-134
MRS. FRANCES H. O'CONNOR 1970-100
RANDELL HORACE BOONE 4069-901
SHIRLEY B. MYERS 2712-463
BRIARWOOD PLACE R.M. 3-480 BLOCK B
HANSON DRIVE R.M. 14B1-475 BLOCK B
MARTHA WITHERS ALLEN 4066-229
LILA M. METCALF 3858-047
WILLIAM J. SPEARS 3923-431
PHILLIP C. HOLT ET UX JANE ANN 4213-44
JAMES S. BRICKELL ET UX JOANN C. 2295-194
JERALD N. CULLEY ET UX ANNE G 3743-082
20' ALLEY
N 74-01-30 E 582.09
NATURAL BUFFER
75' BUILDING SETBACK LINE
N 68-05-49 E 142.09'
N 28-22-30 W 222.47'
N 71-13-30 E 99.98'
N 18-44-13 W 179.01'
N 71-26-55 E 775.75'
WALLACE BRADY JONES ET UX MARIA BRENT 4507-599
MRS ED KURTZ
FLORENCE S. ANDERSON (MRS. C.W.) (BY ENT.)
ELLEN W. SEBASTIAN 3385-582
ROBERT N. HAVENS ET UX VICKI 9000-726
BRIARCLIFF R.M. 8B0-163
HOWARD MICHAEL BOYD ET UX BARBARA MENDER 9238-488
H. YATES DUNAWAY III ET UX KAREN 4056-210
JACOB CURTIS BLACKWOOD (BY ENT.)
GEORGE EDWIN SIMMONS ET UX MYRTLE 307-264
CHARLES E. CLARK ET UX CONNIE M. 2577-424
LOTTIE JONES LEDBETTER (MRS. A. A. HEIRS) (BY ENT)
DAVID R. WILES & WIFE JUDY R. 153-105-24
EVITT CANN GOODE & WIFE, 130 LEE CO. 181-041-01, 02
CHARNOCA CORPORATION 181-053-01
50' STRIP ALONG BRIAR CREEK SUBJECT TO CONDITIONS IN NOTE ABOVE
CHARNOCA CORPORATION 181-053-01
JOHN HARMON VICKERS & WIFE CONSTANCE 181-053-41
HARRY NEWSOME ET UX MARTHA L. 4056-336
MINI SCHOOLS LIMITED 3744-475
Typical Housing Cluster
10 Houses
8 Houses
9 Houses
5 Houses
3 Houses
8 Houses
10 Houses
3 Houses
LANDSCAPED COMMONS
ACCESS
ACCESS TO LAKES
MAJOR CIRCULATION (Private St.)
HANSON DR.
75' BUILDING SETBACK LINE
125' BUILDING SETBACK
EXISTING SANITARY SEWER LINE
SANITARY SEWER LINE
M.H.
P.I.P.
75' NATURAL BUFFER
FLOODWAY DISTRICT ENCROACHMENT LINE
LAKE A
LAKE B
NATURAL SCREENING
TOP OF CREEK BANK
Briar Creek
449.71' TOTAL
N 18-33-07 W 449.71'
N 71-26-55 E 775.75'
50'

Approved by Council 4/25/83
ORD.# 1332-Z
Pet # 83-16
Airlie Dev. Corp.
Providence Road

N
0 25' 50' 100'

Airlie · Land Use Plan

Meyer · Greeson
Architecture/Interior Design PA
119 Brevard Court, Charlotte, North Carolina 28202