

(Formerly Southampton)
Bridget Hampton
 Mecklenburg County, North Carolina

Petitioner: **John Wieland Homes**

PO Box 87363
 1950 Sullivan Road
 Atlanta, GA 30337

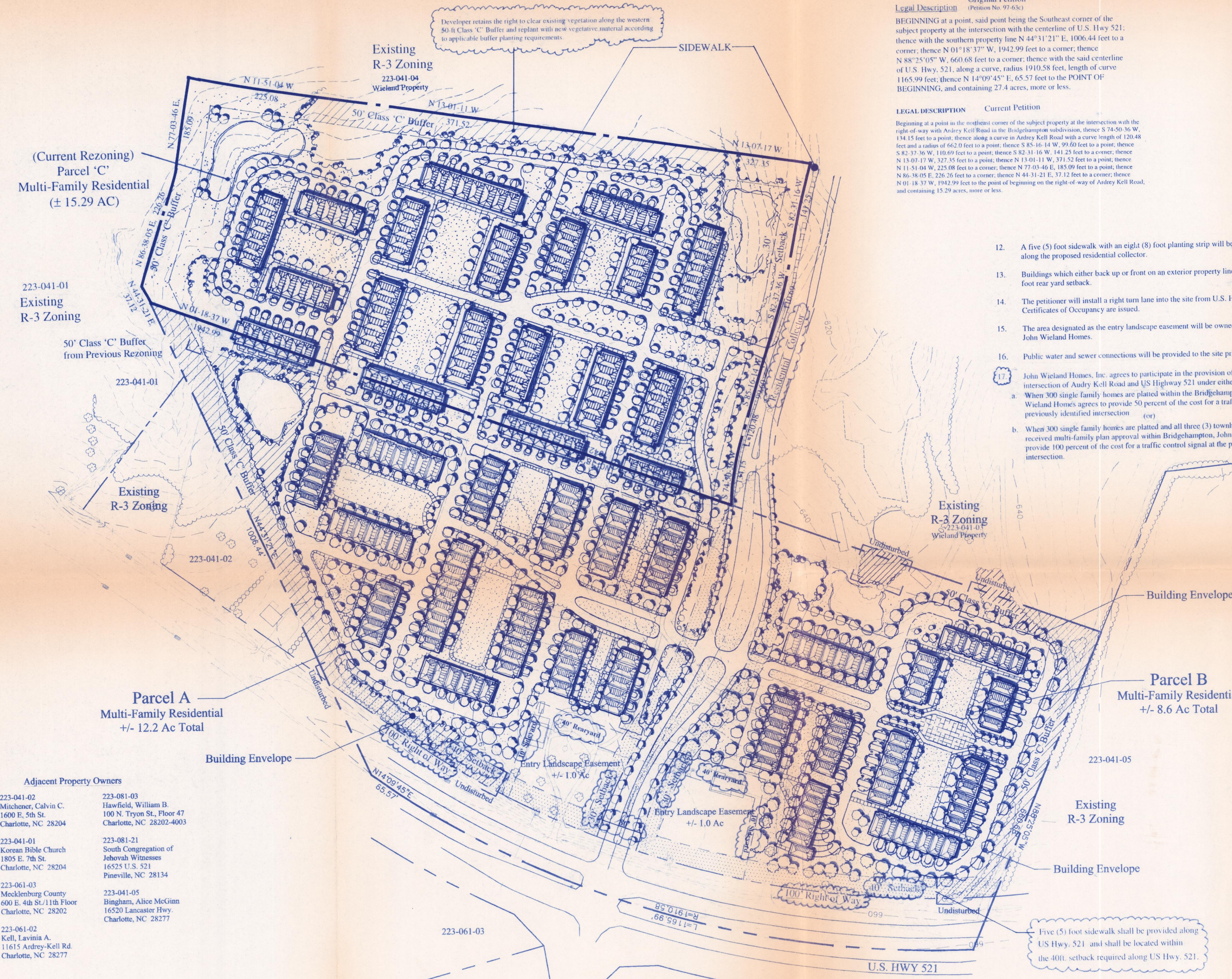
DEVELOPMENT STANDARDS

- Development of the property will meet the standards imposed by the Technical Data Sheet indicating maximum development, setback and buffer areas, and access locations. The plan depicted on the Technical Data Sheet is intended to reflect a general pattern of development but may be altered or modified within the maximum building envelope lines. The building configuration, placements, and sizes may be altered or modified during design development and construction phases within the maximum building limit lines on the Technical Data Sheet. Parking layouts may also be modified to accommodate final building locations.
- The indicated buffer areas and building setbacks will remain undisturbed in location where existing vegetation is present (Technical Data Sheet identifies these areas). Otherwise, grading will be allowed in buffer areas and setbacks where vegetation does not exist to enhance the boundaries of the site. Necessary utility crossings of undisturbed buffers and setbacks will be permitted and will generally penetrate as close to 90 degrees as possible. Any area where the buffer does not naturally meet the requirements of the Zoning Ordinance or where areas have been disturbed for utility crossings will be planned to at least conform to minimum ordinance requirements. Buffer width as shown on the plan will not be reduced by the installation of a fence, wall or berm.
- Any detached lighting placed on the site will not exceed 20 feet in height. All lighting will be shielded to prevent glare onto adjacent residential properties.
- Signage will be permitted on the site in accordance with applicable zoning standards.
- Stormwater detention facilities and utilities will be designed to meet applicable standards of the Charlotte/Mecklenburg Stormwater Services and will not be located in either buffer or setback areas.
- The parking areas will be sufficient to satisfy or exceed the minimum off-street parking standards established under the Ordinance. No parking will be permitted within designated buffer and landscaped areas or setbacks. Section 12.208 of the Mecklenburg Zoning Ordinance will apply.
- Adequate fire protection in the form of fire hydrants will be provided to meet the City Fire Marshal's specifications. Fire hydrants will be located within 750 feet as the fire truck travels of the most remote and accessible point of all buildings.
- The following agencies must be contacted regarding water quality permits:
 401/404 Permit NCDENR-R-6668 Office (719) 733-1786
 Wetlands Permit US Corp of Engineers (704) 271-4854
- Screening will conform with the standards and treatments specified in Section 12.303 of the Ordinance. Landscaped areas within the site will be planted and improved in sequences, which are keyed to the development taking place on the property. All permanent garbage/trash disposal facilities (i.e. dumpsters or compactors) will be screened with a solid enclosure with gates.
- Buildings will not exceed three (3) stories or 40 feet in height.
- Site will be devoted to an attached housing project containing up to 80 units in Parcel A; 70 units in Parcel B; and 120 in Parcel C. Other incidental or accessory uses allowed in an R-8 MF district will also be permitted.

Legal Description Original Petition (Petition No. 97-63c)
 BEGINNING at a point, said point being the Southeast corner of the subject property at the intersection with the centerline of U.S. Hwy 521; thence with the southern property line N 44°31'21" E, 1006.44 feet to a corner; thence N 01°18'37" W, 1942.99 feet to a corner; thence N 88°25'05" W, 660.68 feet to a corner; thence with the said centerline of U.S. Hwy 521, along a curve, radius 1910.58 feet, length of curve 1165.99 feet; thence N 14°09'45" E, 65.57 feet to the POINT OF BEGINNING, and containing 27.4 acres, more or less.

LEGAL DESCRIPTION Current Petition
 Beginning at a point in the northeast corner of the subject property at the intersection with the right-of-way with Ardrey Kell Road in the Bridget Hampton subdivision, thence S 74°50'36" W, 134.15 feet to a point; thence along a curve in Ardrey Kell Road with a curve length of 120.48 feet and a radius of 662.0 feet to a point; thence S 85°16'14" W, 99.60 feet to a point; thence S 82°37'36" W, 110.69 feet to a point; thence S 82°31'16" W, 141.25 feet to a corner; thence N 13°07'17" W, 327.35 feet to a point; thence N 13°01'11" W, 371.52 feet to a point; thence N 11°51'04" W, 225.08 feet to a corner; thence N 77°03'46" E, 185.09 feet to a point; thence N 86°38'05" E, 226.26 feet to a corner; thence N 44°31'21" E, 37.12 feet to a corner; thence N 01°18'37" W, 1942.99 feet to the point of beginning on the right-of-way of Ardrey Kell Road, and containing 15.29 acres, more or less.

- A five (5) foot sidewalk with an eight (8) foot planting strip will be provided on one side along the proposed residential collector.
- Buildings which either back up or front on an exterior property line will have a fifty (50) foot rear yard setback.
- The petitioner will install a right turn lane into the site from U.S. Hwy. 521 before Certificates of Occupancy are issued.
- The area designated as the entry landscape easement will be owned and maintained by John Wieland Homes.
- Public water and sewer connections will be provided to the site prior to development.
- John Wieland Homes, Inc. agrees to participate in the provision of a traffic control signal at the intersection of Ardrey Kell Road and US Highway 521 under either of the following conditions:
 a. When 300 single family homes are planned within the Bridget Hampton development, John Wieland Homes agrees to provide 50 percent of the cost for a traffic control signal at the previously identified intersection (or)
 b. When 300 single family homes are planned and all three (3) townhome parcels have received multi-family plan approval within Bridget Hampton, John Wieland Homes agrees to provide 100 percent of the cost for a traffic control signal at the previously identified intersection.



Adjacent Property Owners

223-041-02 Mitchener, Calvin C. 1600 E. 5th St. Charlotte, NC 28204	223-081-03 Hawfield, William B. 100 N. Tryon St., Floor 47 Charlotte, NC 28202-4003
223-041-01 Korean Bible Church 1805 E. 7th St. Charlotte, NC 28204	223-081-21 South Congregation of Jehovah Witnesses 16525 U.S. 521 Pineville, NC 28134
223-061-03 Mecklenburg County 600 E. 4th St./11th Floor Charlotte, NC 28202	223-041-05 Bingham, Alice McGinn 16520 Lancaster Hwy. Charlotte, NC 28277
223-061-02 Kell, Lavinia A. 11615 Ardrey-Kell Rd. Charlotte, NC 28277	



For Public Hearing
 Petition No. 98-61(c)

APPROVED BY COUNTY COMMISSION
 DATE 1-12-99

Technical Data Sheet

Original Petition (Petition No. 97-63c)	Current Petition Petition # 98-61(c)
Parcel A	Parcel C
Site Tabulation	
Total Site Area: ± 27.4 Ac	± 15.29 AC
Net Site Area: ± 24.4 Ac (without road R/W)	± 15.29 AC
Existing Zoning: R-3	R-3
Proposed Zoning: R-8 MF (CD)	R-8 MF (CD)
Proposed Uses:	
Parcel A: 80 Multi-Family Units 6.5 DU/Ac	Parcel 'C': 120 Multi-Family Units
Parcel B: 70 Multi-Family Units 6.9 DU/Ac	
Total Number of Dwelling Units: 150	120
Project Density: 6.7 DU/A	7.8 DUA
Total Project Density: 6.8 DUA	6.8 DUA

Land Design
 DATE: September 22, 1997
 PROJECT NO: 17026
 REVISIONS:
 1/17/97 Revised per Planning Commission memo.
 12/08/97 Revised per Planning Commission memo.
 1/7/98 Revised Development Standard #14 and Site Tabulation
 Parcel B Multi-Family Unit quantity
 9/28/98 ADD PARCEL C TO REZONING PETITION.
 November 12, 1998
 11/12/98 Revised per Planning Commission Review
 12/9/98: add transportation note #17 and buffer note

