Development Summary

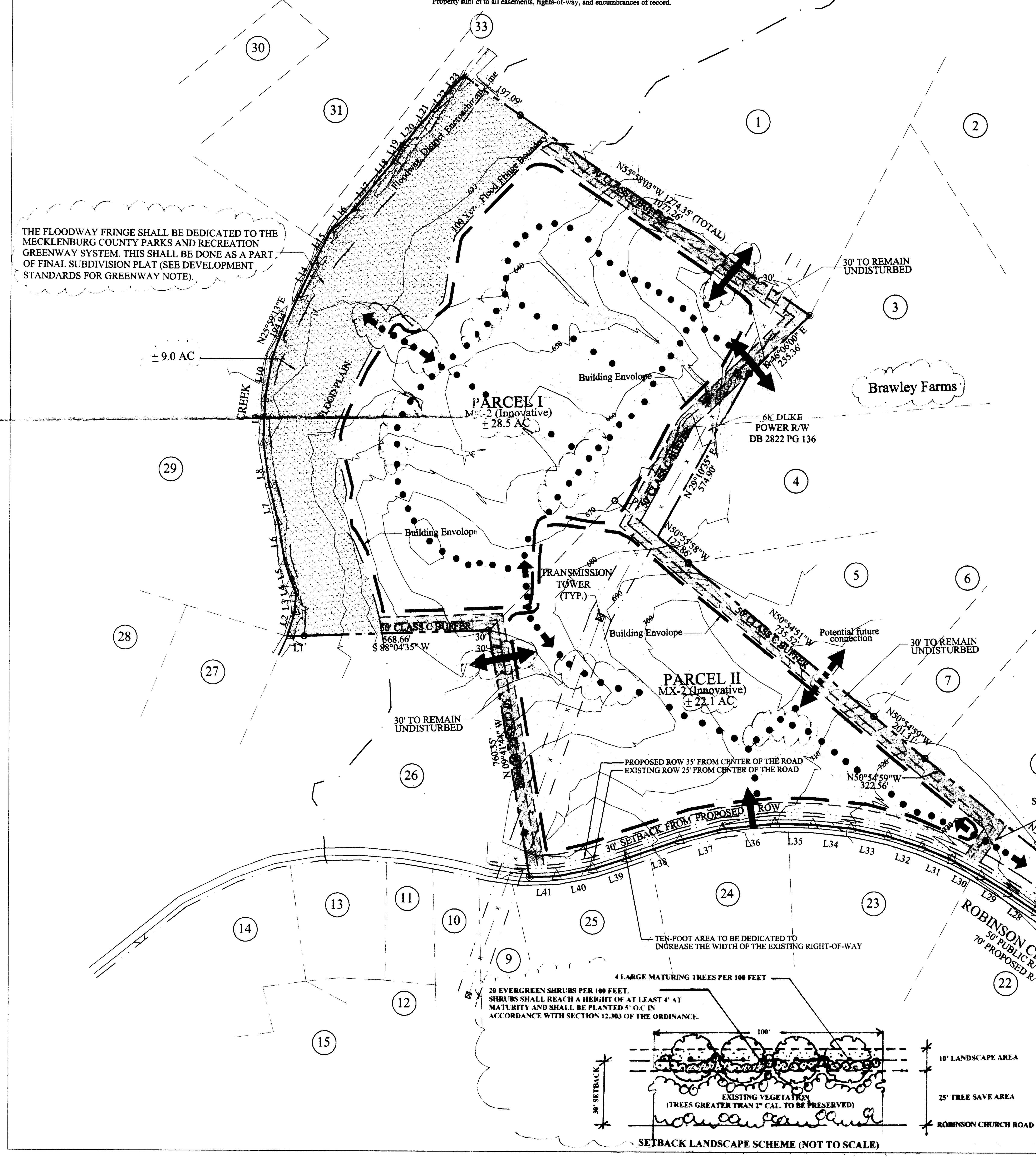
Total Site Area	65.054 AC.
Existing Zoning	R-3
Proposed Zoning	
• PARCEL I - Single family datached - 180 Units	MX-2 (Innovative)
• PARCEL II - Townhouses - 180 Units	MX-2 (Innovative)
• PARCEL III - Single family detached	R-3 (CD)
Common Open Space Area	Approx. 6.5 AC.

Legal Boundary Description

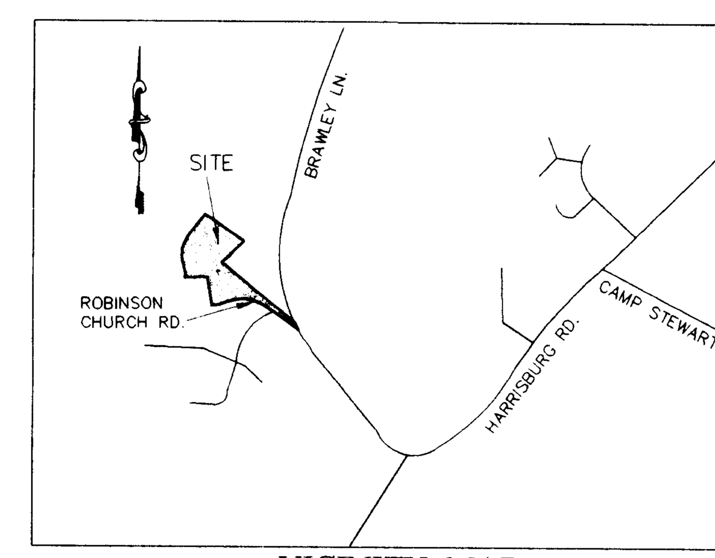
Beginning at North Carolina Geodetic Survey monument Cadwell, said monument having a northing of 546,606.1839 ft. and an easting of 1,500,345.6044 ft, thence N20°59'37"W for a distance of 148.53 ft. to a PK nail in the centerline of Robinson Church Road (SR 2822), said nail being the Point of Beginning (POB) thence; with the centerline of said road for the following twenty calls:
1) N51°05'16"W for a distance of 93.44 ft. to a point; 2) N53°18'09"W for a distance of 101.36 ft. to a point;
3) N54°06'54"W for a distance of 191.69 ft. to a point; 4) N54°37'45"W for a distance of 199.52 ft. to a point;
5) N54°40'53"W for a distance of 196.30 ft. to a point; 6) N54°57'17"W for a distance of 179.03 ft. to a point;
7) N55°59'43"W for a distance of 100.72 ft. to a point; 8) N58°16'41"W for a distance of 98.08 ft. to a point;
9) N61°59'16"W for a distance of 101.68 ft. to a point; 10) N67°06'44"W for distance of 100.21 ft. to a point;
11) N72°17'42"W for a distance of 108.08 to a point; 12) N78°13'11"W for a distance of 117.68 to a point;
13) N84°20'56"W for a distance of 117.41 to a point; 14) N88°44'47"W for a distance of 115.86 to a point;
15) S84°01'48"W for a distance of 163.53 to a point; 16) S75°02'38"W for a distance of 134.87 to a point;
17) S70°43'46"W for a distance of 172.12 to a point; 18) S72°24'24"W for a distance of 108.94 to a point;
19) S78°39'12"W for a distance of 112.51 to a point; 20) S88°07'11"W for a distance of 84.12 to a point;
thence leaving said road N09°41'44"W for a distance of 760.35 ft. to an iron set; thence S88°04'35"W for a distance of 612.72 ft., passing through a ¾" pipe at 568.66 ft., to a point in the centerline of said creek for the following twenty two calls:
1) N14°45'27"E for a distance of 76.73 ft. to a point; 2) N06°05'32"W for a distance of 57.93 ft. to a point;
3) N15°29'17"W for a distance of 36.29 ft. to a point; 4) N19°19'37"W for a distance of 60.01 ft. to a point;
5) N09°52'43"W for a distance of 121.03 ft. to a point; 6) N13°49'07"W for a distance of 117.92 ft. to a point;
7) N08°10'55"W for a distance of 128.69 ft. to a point; 8) N01°44'26"E for a distance of 137.73 ft. to a point;
9) N09°54'24"E for a distance of 131.77 ft. to a point; 10) N20°24'39"E for a distance of 52.53 ft. to a point;
11) N75°08'18"E for a distance of 15.23 ft. to a point; 12) N23°13'04"E for a distance of 132.85 ft. to a point;
13) N28°52'09"E for a distance of 121.49 ft. to a point; 14) N37°32'36"E for a distance of 100.16 ft. to a point;
15) N40°30'10"E for a distance of 91.38 ft. to a point; 16) N39°23'13"E for a distance of 115.52 ft. to a point;
17) N38°11'01"E for a distance of 81.28 ft. to a point; 18) N25°21'00"E for a distance of 41.63 ft. to a point;
19) N44°58'28"E for a distance of 89.57 ft. to a point; 20) N30°42'26"E for a distance of 64.53 ft. to a point;
21) N43°32'46"E for a distance of 72.58 ft. to a point; 22) N38°13'22"E for a distance of 68.31 ft. to a point;
thence leaving said creek S55°58'03"E for a distance of 1274.35 ft., passing through ¾" pipe at 197.09 ft., to an iron set; thence S46°06'07"W for a distance of 255.36 ft.; thence S29°10'35"E for a distance of 574.90 ft; thence S50°55'58"E for a distance of 122.86 ft. to an iron found (#4 rebar); thence S50°54'51"E for a distance of 735.52 ft. to an iron found (¾" pipe); thence S50°54'59"E for a distance of 201.31 ft. to an iron found (1" pipe)' thence S50°57'34"E for distance of 839.13 ft. to an iron found (1¼" pipe); thence N14°18'39"E for distance of 286.76 ft.; thence N61°12'44"E for distance of 126.80 ft.; thence S11°35'349"E for distance of 453.64 ft.; thence S26°40'50"E for distance of 219.31 ft.; thence S25°56'12"E for a distance of 221.98 ft. to the POB and containing 65.054 acres more or less.
Property subject to all easements, rights-of-way, and encumbrances of record.

Adjacent Property Owners

Parcel ID# Name and Address
1) Parcel No. 111-021-13, Beazer Homes Corporation, 5501 Executive Center Dr. #120, Charlotte, NC 28212
2) Parcel No. 111-021-10, Juanita McKee Hancock, 9917 Brawley Lane, Charlotte, NC 28215
3) Parcel No.111-021-11, Wilma F. Brawley & et-al, 9600 Brawley Lane, Charlotte, NC 28215
4) Parcel No.111-021-09, Frank W. Brawley & Wife, Lynda Brawley, 8212 Harrisburg Rd., Charlotte, NC 28215
5) Parcel No.111-021-21, Ann Brawley Jones & Ina Elizabeth Brawley Whitlow, 704 Manhattan Drive, Lexington, NC 27292
6) Parcel No.111-021-22, Frank W. Brawley & Lynda B. Brawley, 8212 Harrisburg Road, Charlotte, NC 28215
7) Parcel No.111-021-14, Ann Brawley Jones, 704 Manhattan Drive, Lexington, NC 27292
8) Parcel No.111-021-08, Ann Brawley Jones, 704 Manhattan Drive, Lexington, NC 27292
9) Parcel No.108-061-09, Edna B. Helms, 9320 Castle Garden Lane, Charlotte, NC 28215
10) Parcel No.108-061-08, Duke Power Company, Attn: Tax Dept.-PB05B, 422 South Church Street, Charlotte, NC 28242-0001
11) Parcel No.108-061-06, John M. Charles & Elizabeth G. Charles, 9432 Robinson Church Rd., Charlotte, NC 28215
12) Parcel No.108-061-07, John M. Charles & Elizabeth G. Charles, 9432 Robinson Church Rd., Charlotte, NC 28215
13) Parcel No.108-061-05, Elizabeth C. Watts Baker, 1603 Lakeview Drive, Monroe, NC 28112
14) Parcel 108-061-04, William McComb & Linda M. McComb, 196 Gum Branch Rd., Charlotte, NC 28214
15) Parcel No. 108-091-05, Harvey Ellis McComb, III & Maida L. McComb, 7200 Hood Road, Charlotte, NC 28215
16) Parcel No. 108-152-01, Bertito Tubo Rodriguez & Maria Z. Rodriguez, 10034 Robinson Church Road, Charlotte, NC 28215
17) Parcel No.108-152-02, Marie G. Parks, 10012 Robinson Church Road, Charlotte, NC 28215
18) Parcel No.108-152-03, Jerry L. Whitley & Audrey D. Glenham, 10010 Robinson Church Road, Charlotte, NC 28215
19) Parcel No.108-152-04, Christopher W. Kilinski and Diane Kilinski, 10008 Robinson Church Road,Charlotte, NC 28215
20) Parcel No. 108-152-05, Edna B. Helms, 9320 Castle Garden Lane, Charlotte, NC 28215
21) Parcel No.108-151-11, Danny Millard Gardner, 9920 Castle Garden Lane, Charlotte, NC 28215
22) Parcel No.108-151-12, John L. Black and Earle P. Black, 9832 Robinson Church Rd., Charlotte, NC 28215
23) Parcel No.108-151-13, Richard H. Houston and Marie R. Houston, 9800 Robinson Church Rd., Charlotte, NC 28215
24) Parcel No.108-151-14, Howard Rainey and Valeria A. Rainey, 9700 Robinson Church Rd., Charlotte, NC 28215
25) Parcel No.108-151-15, Terrell B. Guinn and Carol M. Guinn, 9616 Robinson Church Rd,. Charlotte, NC 28215
26) Parcel No. 111-021-05, William Thomas Kelly, III and Dixie Wynn Kelly, 9425 Robinson Church Road, Charlotte, NC 28215
27) Parcel No.111-021-20, James Thomas Moore, Jr. and Doris Lee Smith, 9315 Robinson Church Rd., Charlotte, NC 28215
28) Parcel No.111-021-04, James T. Moore, Sr. and Barbara Ann Moore, 9225 Robinson Church Rd., Charlotte, NC 28215
29) Parcel No.111-021-16, Hood Road Development, LLC, 1314 Pecan Avenue, Charlotte, NC 28205
30) Parcel No.111-021-17, Rayco Utilities, Inc. P.O. Box 283,Harrisburg, NC 28075
31) Parcel No.111-021-18, McCarron Homeowners Association, Inc., 1515 Elizabeth Avenue, Charlotte, NC 28204
32) Parcel No.111-021-99, East Coast Diversified Capital, Inc., 7506 E. Independence Blvd. #113, Charlotte, NC 28212
33) Parcel No.111-021-19, Hood Road Development, LLC,1314 Pecan Avenue, Charlotte, NC 28205
34) Parcel No. 111-031-36, Wilma F. Brawley & et-al, 9600 Brawley Lane, Charlotte, NC 28215
35) Parcel No. 111-031-03, Wilma F. Brawley & et-al, 9600 Brawley Lane, Charlotte, NC 28215
36) Parcel No. 111-031-04, Jerry M William & Anne K WF, 9500 Brawley Lane, Charlotte, NC 28215
37) Parcel No. 111-031-05, East Calvary Baptist Church Trustee, 9331 Albemarle Rd., Charlotte, NC 28212



LINE TABLE		
LINE	LENGTH	BEARING
L1	44.06	S88°04'35"W
L2	76.73	N14°45'27"E
L3	57.93	N06°05'32"W
L4	36.29	N15°29'17"W
L5	60.01	N19°19'37"W
L6	121.03	N09°52'43"W
L7	117.92	N13°49'07"W
L8	128.69	N08°10'56"W
L9	137.73	N01°44'26"E
L10	131.77	N09°54'24"E
L14	121.49	N28°52'09"E
L15	100.16	N37°32'36"E
L16	91.38	N40°30'10"E
L17	115.52	S39°23'13"W
L18	81.28	S38°11'01"W
L19	41.63	S25°21'00"W
L20	89.57	S44°58'28"W
L21	64.53	N30°42'26"E
L22	72.58	N43°32'46"E
L23	68.31	N38°13'22"E
L24	191.69	S54°06'54"E
L25	199.52	S54°37'45"E
L26	196.30	S54°40'53"E
L27	179.03	S54°57'17"E
L28	100.72	N55°59'43"W
L29	98.08	N58°16'41"W
L30	101.68	N61°59'16"W
L31	100.21	N67°06'44"W
L32	108.08	N72°17'42"W
L33	117.68	N78°13'11"W
L34	117.41	N84°20'56"W
L35	115.86	N88°44'47"W
L36	163.53	S84°01'48"W
L37	134.87	S75°02'38"W
L38	172.12	S70°43'46"W
L39	108.94	S72°24'24"W
L40	112.51	S78°39'12"W
L41	84.12	S88°07'11"W
L42	93.44'	N51°05'16"W
L43	101.36	S53°18'09"E



VICINITY MAP
Not to Scale

Legend

- Flood Plain
- Buffer
- Yard Requirement
- Access Point
- Pedestrian Connection
- Building Envelope

0 200 400 600

SCALE: 1"=200'

Development Standards

General Provisions
1. Unless more stringent standards are established by the Technical Data Sheet or these Development Standards, all development standards established under the Mecklenburg County Zoning Ordinance (the "Ordinance") for the MX-2 zoning district classification shall be followed in connection with development taking place on the Site.
2. The configurations, placements and sizes of the buildings outlined on the Schematic Site Plan accompanying this Rezoning Petition are schematic in nature and, subject only to the provisions of these Development Standards may be altered or modified during design development and construction document phases within the maximum building envelope lines established on this Technical Data Sheet and approved by the subdivision process.
3. Parking layouts may also be modified to accommodate final building locations.

Permitted Uses
Parcel I
Up to 180 detached single family for sale dwelling units may be constructed on Parcel I, together with any incidental or accessory structures permitted under the Ordinance in the MX-2 District.
Parcel II
Up to 180 town homes for sale may be constructed on Parcel II, together with any incidental or accessory structures permitted under the Ordinance in the MX-2 District.
Parcel III
Any use allowed in the R-3 District.
Non-residential uses will not be allowed on the Site

Buffers
1. Buffer areas established on this Technical Data Sheet shall conform to the standards of Section 12.302 of the Ordinance; subject, however, to the provisions of Section 12.304 thereof.
2. Utility installations may only cross buffer areas at interior angles measured at property lines which are not less than 75 degrees.
3. No buildings, parking spaces or maneuvering areas may be located within buffer areas.
4. Where existing trees and natural vegetation have been cleared to accommodate pedestrian sidewalks or pathways or the installation of utilities, the cleared unimproved areas will be landscaped with trees and shrubs.
5. The outer 30 feet of the 50-foot buffer shall remain undisturbed.
6. The 50-foot Class C Buffer shall be common open space.

Setbacks, Side Yards and Rear Yards.
1. All dwellings constructed within the Site shall satisfy or exceed the setback, rear yard and side yard requirements established under the Ordinance for the MX-2 zoning district.
2. Building setbacks off of Robinson Church Road will be established in the manner depicted on this Technical Data Sheet.
3. The Petitioner agrees to preserve trees greater than 2 inches in caliper in the exterior 25 feet of the 30' setback established along Robinson Church Road. The Petitioner reserves the right to clear underbrush and install utilities within this portion of the setback. Utility installations may only cross the setback at interior angles measured at the property lines that are not less than 75 degrees. In addition, the Petitioner agrees to supplement the existing vegetation by landscaping the remaining interior 5 feet as well as an additional 5 feet adjacent to the setback in accordance with the setback landscape scheme depicted on the Technical Data Sheet.
4. No storm water detention facilities may be located within setback areas.

Screening
1. Screening shall conform with the standards and treatments specified in Section 12.303 of the Ordinance.
2. Any dumpsters visible from a public street or from adjoining property will be screened with a solid-enclosure with gates.

Design Standards
Within the MX-2 portion of the site, the petitioner, in accordance with the provisions of Section 11.208, "Innovative Development Standards", may propose modifications to the following standards:
- Street right-of-way widths,
- Street type and construction standards,
- Minimum lot size,
- Setback and yards,
- Open space,
- Off street parking, and
- Lot width.
After the property has been reclassified to the MX district, the Petitioner shall submit to the Planning Commission the proposed modifications to the above standards for approval.

Architectural Controls
No building constructed on the Site may contain over two stories (above ground), or be more than 40 feet in height above grade level.

Parking
Off street parking spaces will satisfy the minimum standards established under the Ordinance.

Lighting
1. All freestanding lighting fixtures installed within the Site will be uniform in design.
2. The maximum height of any freestanding lighting fixture, including its base, shall not exceed 25 feet in height within the Site.
3. All free standing lighting fixtures installed within the Site except street lights which may be erected along Robinson Church Road and other public streets shall be designed such that direct illumination does not extend past any property line. Consideration will be given to the impact of [illegible] angles, color, energy [illegible] Road, other public streets and adjacent properties.

Signs
All signs placed on the Site will be erected in accordance with the requirements of the Ordinance.

Access Points (Driveways)
1. The number of vehicular access points to the Site shall be limited to the number depicted on this Technical Data Sheet.
2. The placement and configuration of each access point are subject to any minor modifications required to accommodate final site and architectural construction plans and designs and to any adjustments required for approval by the County Engineering Department and the North Carolina Department of Transportation.

Sidewalks
1. Petitioner will install a 5 foot wide sidewalk and an 8 foot wide planting strip along Robinson Church Road in sequences with development occurring on the Site.
2. The Petitioner will also install 5 foot wide sidewalks which connect Parcel I and Parcel II along the alignments generally depicted on the Schematic Site Plan.
3. The Petitioner will also install 5 foot wide sidewalks which connect Parcel II and Parcel III along the alignment generally depicted on the Schematic Site Plan.
4. The petitioner will also provide sidewalks and planting strips for internal streets as required by the Ordinance.

Fire Protection
Adequate fire protection in the form of fire hydrants will be provided to the Mecklenburg County Fire Marshal's specifications. Plans for each building will be submitted to the Fire Marshal's office for approval before the construction of that building commences.

Road Improvements
1. The Petitioner commits to dedicate to the North Carolina Department of Transportation sufficient area along that portion of the Site which is needed to increase the width of the right-of-way for Robinson Church Road between its center line and the Site to 35 feet.
2. The Petitioner has included Parcel III within this Rezoning Petition for the purpose of committing to realign Brawley Lane from its existing alignment to the alignment running through Parcel III which is more particularly depicted on the Technical Data Sheet. Petitioner has already completed the engineering for this realignment and let a contract for its construction.
3. Petitioner commits to build the roadway which is closest to Robinson Church Road depicted on the Technical Data Sheet and connects Parcel I and Parcel II as a public residential collector street.

Storm Water Management
1. Storm water runoff from the Site will be managed through proven techniques which satisfy the standards, if any, imposed by the Mecklenburg County Engineering Department.
2. Storm water detention facilities shall not be located in any required buffer or common open space.

Flood Plain
1. No fill shall be permitted in the floodway fringe.
2. The Interim floodplain Regulations as adopted by City Council and Board of County commissioners shall be applied to all areas in the existing Floodway Fringe District and adjacent lands measured 100 feet landward from existing Fringe District line.
3. Development of this site shall abide by the proposed S.W.I.M. Stream Buffer regulations.

Amendments to this Rezoning Plan
Future amendments to the Technical Data Sheet and these Development Standards may be applied for by the then Owner or Owners of the Site in accordance with the provisions of Chapter 6 of the Ordinance.

Greenway
1. If this Rezoning Petition is approved, the Petitioner agrees to dedicate the 9 acre ± parcel depicted on this Technical Data Sheet to Mecklenburg County for Greenway purposes. The Petitioner will convey this parcel to the County after this Petition has been approved within a reasonable period of time following receipt of a written request from the County Manager.
2. The Petitioner's deed may reserve easements over all or any portion of this Greenway parcel for drainage purposes, sanitary sewers, water lines, telephone lines, power lines, cable television lines, gas lines and such other utility purposes as it may deem necessary or desirable for the orderly development of the Site.

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 the Technical Data Sheet will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and owners of the Site and their respective heirs, devisees, personal representatives, successors in interest or assigns.

APPROVED BY COUNTY COMMISSION
DATE 1-11-00

LandDesign, Inc.
Landscape Architecture · Land Planning · Urban Design · Geographic Information Services
1701 East Boulevard, Charlotte, NC 28203 704/333-0325
1414 Prince Street, Alexandria, VA 22314 703/549-7784
164 NW Broad St., Southern Pines, NC 28387 910/692-2788
135 2nd Ave. Ste 201, Franklin, TN 37060 615/591-7164

Fieldstone Associates, L.P.
3126 Melton Road, Suite 217
Charlotte, NC 28215

Power Engineering
9731 A, Southern Pine Blvd.
Charlotte, NC 28273

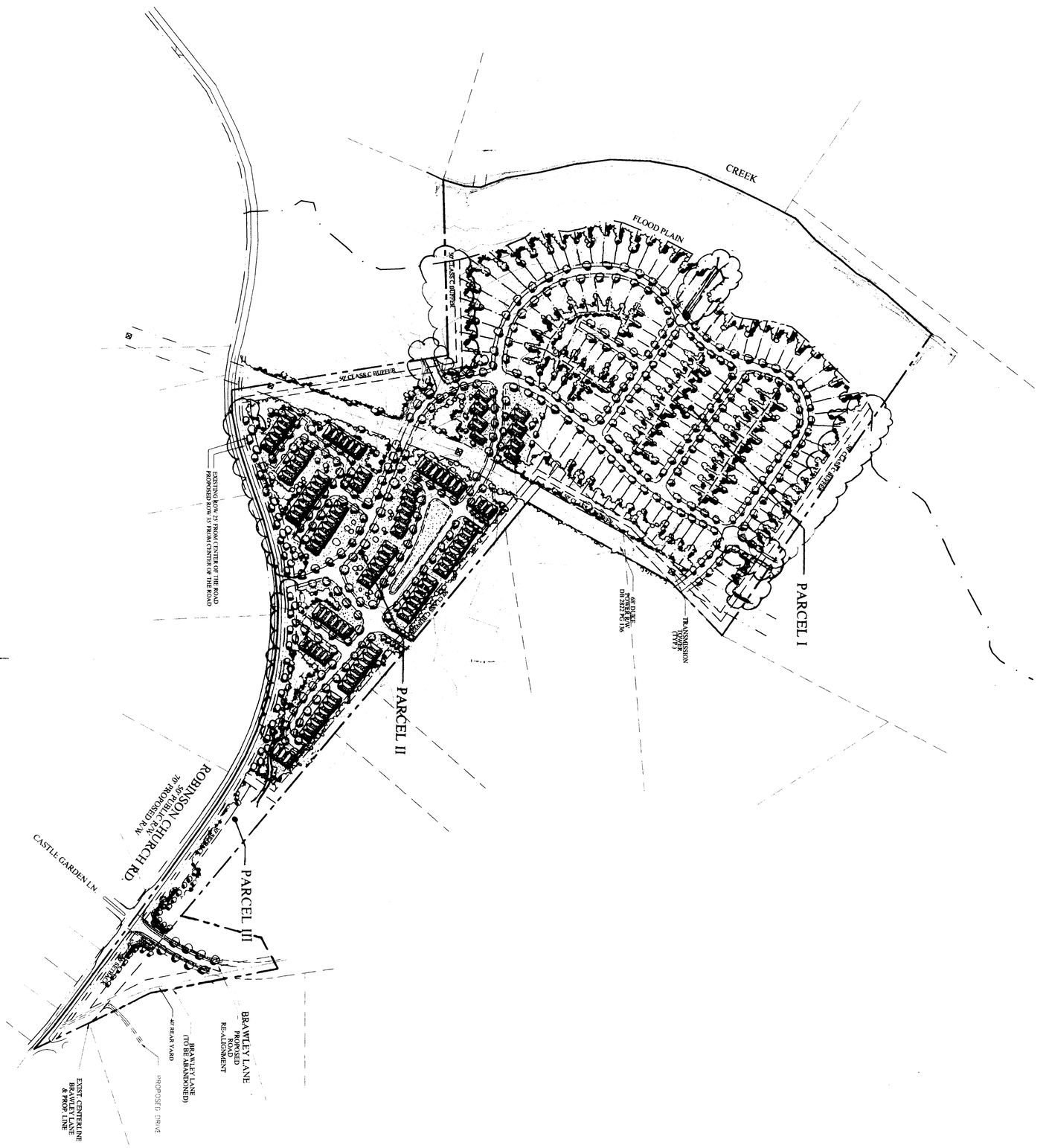
BRAWLEY FARMS
PHASE IV
MECKLENBURG COUNTY, NC

TECH. DATA SHEET
FOR PUBLIC HEARING NO.: 99-74(C)

REVISIONS
11.29.99 - per Planning Commission comments
12.14.99 - per Planning Commission comments
12.20.99 - per Planning Commission comments

DATE: 09/27/99	
DES. ARI	DWN.
SCALE: 1" = 200'	
PROJECT/FILE NO. 1099005	
SHEET NO. SHEET 1 OF 2	

99-74(C)



SCALE: 1"=200'

0 200 400 600

REVISIONS
11.29.99 - per Planning Commission comments

DATE: 09/27/99
DES. ARJ
DWN.
SCALE: 1" = 200'
PROJECT FILE NO. 1999005
SHEET NO. SHEET 2 OF 2

SITE PLAN
FOR PUBLIC HEARING NO. 99-74(C)

BRAWLEY FARMS
PHASE IV
MECKLENBURG COUNTY, NC

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