

Seal:

Project No: 2728  
Drawn By: P. Gorsuch  
Designed By: P. Hobbs  
Checked By: P. Hobbs  
Date: 11.22.05

Revisions:  
△ Revised per staff comments 02.24.06  
△ Revised per staff comments 03.03.06

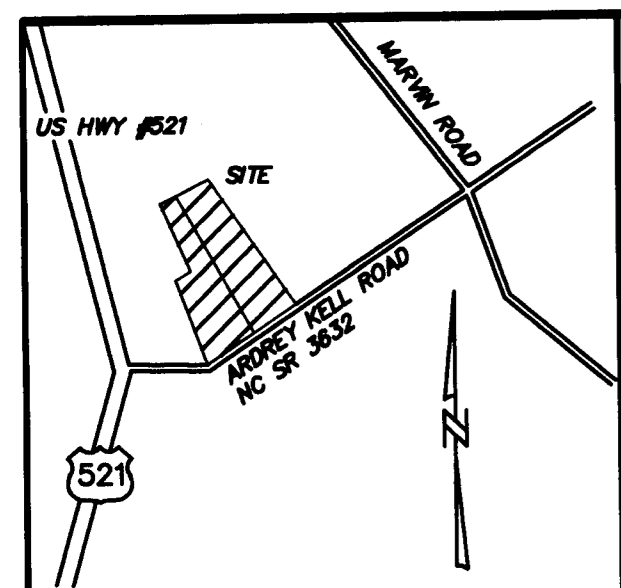
Sheet Title:  
**Rezoning  
Technical Data  
Sheet**

Sheet No:  
**RZ-1**

Initial submission, November 22, 2005  
Revised per Staff comments, January 20, 2006, 2b  
Revised per Staff comments, January 27, 2006, 2c  
Revised per Staff comments, February 24, 2006, 3  
Revised per Zoning Committee Approval March 1, 2006  
Revised per City Council Approval March 20, 2006, 4a

**Site Data**

Tax Parcel # 223-081-04 & 223-081-05  
Gross Acreage 37.46 AC  
Existing Zoning R-3  
Proposed Zoning MX-2 (INNOVATIVE)



Vicinity Map - NTS

**Hawfield Site  
Development Standards**

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 within the building envelope line as shown on the plan per Section 6.2 of the Zoning Ordinance.
2. The use of the principal portion of the site will be for the construction of single-family attached homes along with related accessory uses under the MX-2 district standards. The site will be limited to a density maximum of 6 dwelling units per acre.
3. Pedestrian scale lighting will be provided within the development. Any detached lighting on the site will be limited to 15 feet in height unless City standards require streetlights to be higher.
4. Signage will be permitted in accordance with applicable Zoning standards.
5. Parking will be provided which will meet or exceed the standards of the Zoning ordinance. It will be provided by a combination of off street and on street but all minimum parking standards will be met by off street spaces.

6. Access will be provided by street connections to Ardrey Kell Rd. and by future connections to other properties as generally depicted on the site plan. The two cul-de-sac streets to the north have not been extended in view of the fact that both would run into a previously subdivided large single-family lot and into stream and wetland areas. The proposed street stubs toward Ardrey Kell Rd., if public, will be furnished with approved terminations. Public street connections to the adjacent tract to the east will be designed to meet City standards for tangents. Right-of-way will be dedicated along Ardrey Kell Rd. to achieve 50' from the centerline along the Petitioner's frontage. In accordance with CDOT comments, the Petitioner will be relieved of any improvement responsibility for improvements normally required along Ardrey Kell Road, but will contribute funds to the City of Charlotte in an reasonable amount to be agreed upon by the City and the Petitioner. The funds will be put toward those improvements as part of the larger road improvement project. If the city does not construct their proposed widening project on Ardrey Kell, the Petitioner will make the normal Chapter 19 improvements along with any additional improvements required by this development and indicated on the approved site plan. If the City has not made a determination on the road project by the time that the Petitioner's development plans are ready to be approved, the Petitioner reserves the right to do these improvements as part of their development. Street stubs that would connect the site to parcels to the north are not proposed by the Petitioner, but will be evaluated as part of the subdivision review process for the development.
7. Buildings will be so situated so as to provide at least 20' between garage doors and the back of the sidewalk. No portion of the front of the buildings (other than stoops and porches as shown in the ordinance) shall be closer than 15' from the street right-of-way, except on ends and non-entry sides of the building, which may be reduced to not less than 5' from the street right-of-way.
8. Trash collection will be provided by individual rollout containers.

9. The Petitioner has attached photographs of the product that is intended for this site. These photos are intended to be a representative example of the type, style, scale and quality of the units that will be constructed on this site. The actual design of the units may vary in terms of architectural features, dimensions, and details but the overall character of the units will be in keeping with the character represented by the photos.

10. With regard to storm water, the Petitioner's site will tie-in to the existing storm water system(s) if any are present. The Petitioner will have the receiving drainage system(s) analyzed (to and including the culvert under Lancaster highway) to ensure that it will not be taken out of standard due to the development, taking into account the total size of the Petitioner's site relative to the overall size of the basin draining to that point. If it is found that development will cause the storm drainage system(s) to be taken out of standard, the petitioner shall provide alternate methods to prevent this from occurring. In lieu of the before mentioned downstream analysis, the petitioner may at his option provide stormwater detention to attenuate 2, 10, 25 and 50 year storms to pre-developed discharge rates, showing no increase in peak discharge, up to the 50 year storm.

The Petitioner will control and treat the runoff volume generated from the first 1-inch of rainfall. Runoff draw down time shall be a minimum of 24 hours, but not more than 120 hours. Peak storm water release rates should match pre-development rates for the 2 year and 10 year 6 hour storm events.

The use of structural storm water treatment systems (wet ponds, extended detention wetlands, bio-retention, etc.) shall be incorporated into the site and designed to have an 85% average annual removal for Total Suspended Solids (TSS) generated from the development according to specifications in the most recent version of the N.C. Department of Environment and Natural Resources Best Management Practices Manual. These primary systems will be utilized to treat most paved and built upon areas. Upon prior approval from LUESA and Charlotte Storm Water Services, the petitioner may treat small remote areas of the site through the use of alternative measures such as level spreaders, vegetated buffers and wetlands. These areas may not achieve 85% TSS removal.

SWIM buffer standards will be met on the site if applicable.

11. 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, dimensions, and construction standards
- Setbacks

12. The Petitioner acknowledges that other standard development requirements imposed by other city ordinances, such as those that regulate streets, sidewalks, trees, bicycles, and site development, may apply to the development of this site. These are not zoning regulations, are not administered by the Zoning Administrator and are not separate zoning conditions imposed by this site plan.

13. Throughout this Rezoning Petition, the terms "Owner", "Owners", "Petitioner" or "Petitioners," shall, with respect to the Site, be deemed to include the heirs, devisees, personal representatives, successors in interest and assignees of the owner or owners of the Site who may be involved in its development from time to time.

14. The Petitioner will construct a 6' tall wood fence to run parallel along the 50' buffer that separates the Evermay subdivision and the Hawfield property. The fence will generally run along the Pulte Homes side 50' buffer except where topography or other obstructions prevent it from running exactly along the 50' buffer. If the fence needs to cross a stream, an overlap of the fence will occur vs. crossing the creek with the fence. The fence will be constructed as the development occurs along the common property line.

15. The Petitioner will devote 15% of the total site area to tree save areas. Of that area, a minimum of 10% will be preserved and up to 5% will be re-vegetated in accordance with the standards of the Tree Ordinance.

16. Open space areas located throughout the site will be furnished with sidewalks, walking or bike trails, benches, planting beds, and other landscaping. The clubhouse will be constructed at the developer's option. A pedestrian and bicycle connection will be installed to connect to the adjacent neighborhood shopping center. The bike path/sidewalk will be extended at the same width and with the same materials as approved for the portion of the path on the shopping center site. A 6' sidewalk/8' planting strip will be provided along the street that connects to the shopping center site. The site will provide pedestrian connections from the units on the two dead end streets to the Ardrey Kell sidewalk, with due consideration for security and for the continuity of the landscape treatment along Ardrey Kell.



APPROVED BY  
CITY COUNCIL.  
MAR 20 2006

Petition Number 2006 - 24

100 0 50 100 200  
1" = 100'

