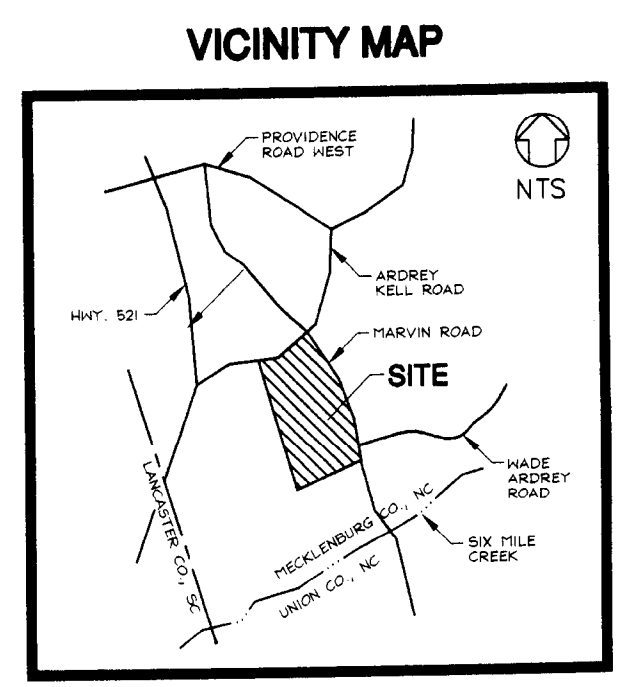


FOR PUBLIC HEARING



**BOUNDARY CURVE TABLE**

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	418.88'	1114.95'	223.02'	416.53'	S 29°46'51" E	21°31'53"

**BOUNDARY LINE TABLE**

LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	48.00'	N 54°43'05" E	L15	93.03'	S 47°12'11" E
L2	53.11'	N 40°18'11" E	L16	100.01'	S 21°31'33" E
L3	53.92'	N 30°13'21" E	L17	100.30'	S 53°24'44" E
L4	53.33'	N 25°34'25" E	L18	102.32'	S 54°46'51" E
L5	53.22'	N 10°46'31" E	L19	103.77'	S 51°32'55" E
L6	62.27'	N 04°01'28" W	L20	103.09'	S 46°18'57" E
L7	49.74'	S 21°04'27" E	L21	104.71'	S 37°59'11" E
L8	49.54'	S 26°37'12" E	L22	105.00'	S 24°48'41" E
L9	4.30'	S 21°09'47" E	L23	105.90'	S 22°34'23" E
L10	45.45'	S 33°00'33" E	L24	106.17'	S 20°28'05" E
L11	54.95'	S 37°51'02" E	L25	147.64'	S 10°22'21" E
L12	59.34'	S 42°53'26" E	L26	105.40'	S 19°53'53" E
L13	50.25'	S 44°32'20" E	L27	121.42'	S 20°01'37" E
L14	49.01'	S 45°50'57" E	L28	30.22'	S 60°20'00" W

**NOTE:**  
 DEVELOPMENT OF THIS SITE WILL BE CONTROLLED BY THE STANDARDS DEPICTED ON THE SITE PLAN AND THE STANDARDS OF THE CITY OF 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. MINOR CHANGES TO THE APPROVED SITE PLAN MAY BE PERMITTED IN ACCORDANCE WITH SECTION 6.206(2) OF THE ZONING ORDINANCE.

**HE**  
 HARRIS ENGINEERING  
 Engineering  
 Planning • Surveying  
 1325 Harding Place  
 Charlotte, NC 28204  
 704.334.1325  
 704.334.1330 Fax

**Marvin Road Property**  
 ILLUSTRATIVE SITE PLAN  
 for  
 REZONING PETITION #01-021(c)  
 Job No.: 20021  
 Date: 11/27/00  
 Scale: 1" = 100'  
 Proj. Mgr.: WMH  
 Drawn: HMWH  
 Checked: WMH  
 Sheet No.: R  
 Of 2

#2 - 3/19/01: ADDED ADDITIONAL TREES PER SHEET RZ-1.  
 #1 - 2/16/01: REVISED PER CHPC & CDOT REVIEW, AND GENERAL REVISION TO SITE PLAN PER CLIENT COMMENTS AND MEETING WITH CHPC STAFF.  
 REVISION SUMMARY:

**BOUNDARY CURVE TABLE**

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	416.99'	1114.96'	212.00'	416.93'	S. 27°46'13" E	213°15'

**BOUNDARY LINE TABLE**

LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	48.80	N. 54°49'05" E	L15	94.88'	S. 47°31'21" E
L2	53.17	N. 49°51'51" E	L16	100.01'	S. 51°31'33" E
L3	53.52	N. 38°53'22" E	L17	128.30'	S. 55°24'26" E
L4	53.33	N. 25°36'25" E	L18	102.92'	S. 54°46'51" E
L5	53.22	N. 13°45'31" E	L19	109.77'	S. 51°01'33" E
L6	60.27	N. 04°01'23" E	L20	105.02'	S. 42°16'57" E
L7	43.74	S. 21°04'27" E	L21	104.71'	S. 32°46'11" E
L8	49.94	S. 28°37'12" E	L22	105.00'	S. 32°46'00" E
L9	4.90	S. 23°06'47" E	L23	105.90'	S. 22°36'20" E
L10	26.46	S. 33°00'33" E	L24	106.17'	S. 20°28'09" E
L11	54.95	S. 37°51'02" E	L25	147.64'	S. 03°24'21" E
L12	99.94	S. 42°53'26" E	L26	105.60'	S. 15°53'53" E
L13	80.26	S. 44°32'20" E	L27	121.42'	S. 20°01'37" E
L14	49.91'	S. 49°50'57" E	L28	30.00'	S. 69°38'00" E

**PETITIONER**

DEVELOPER:  
CENTEX HOMES  
5350 77 CENTER DRIVE, SUITE #100  
CHARLOTTE, NC 28217

OWNER:  
STOUGH FARMS FAMILY LIMITED PARTNERSHIP  
A NORTH CAROLINA LIMITED PARTNERSHIP  
PO BOX 459  
DAVIDSON, NC 28036

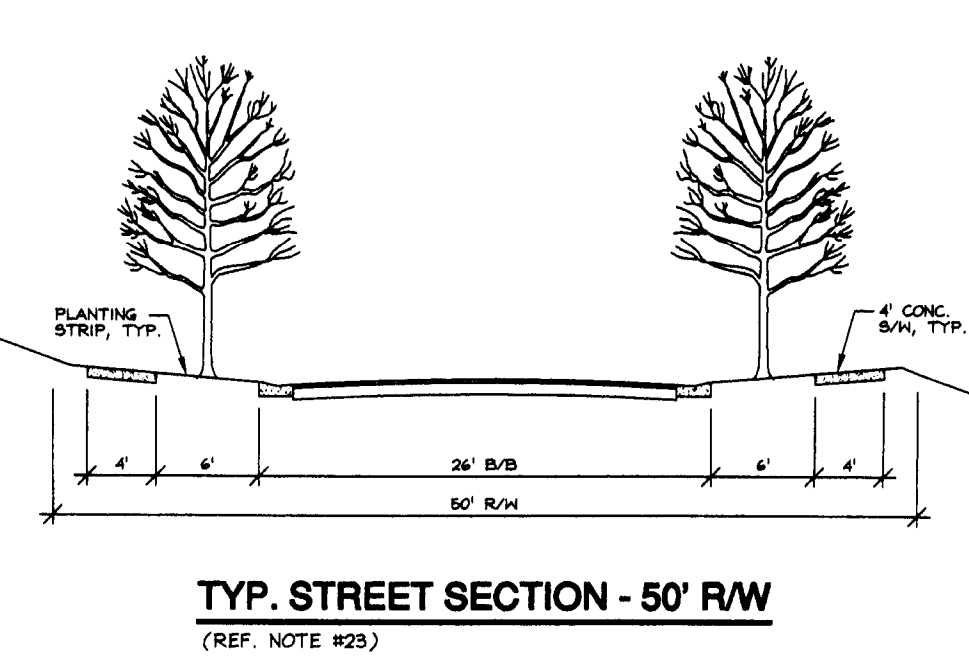
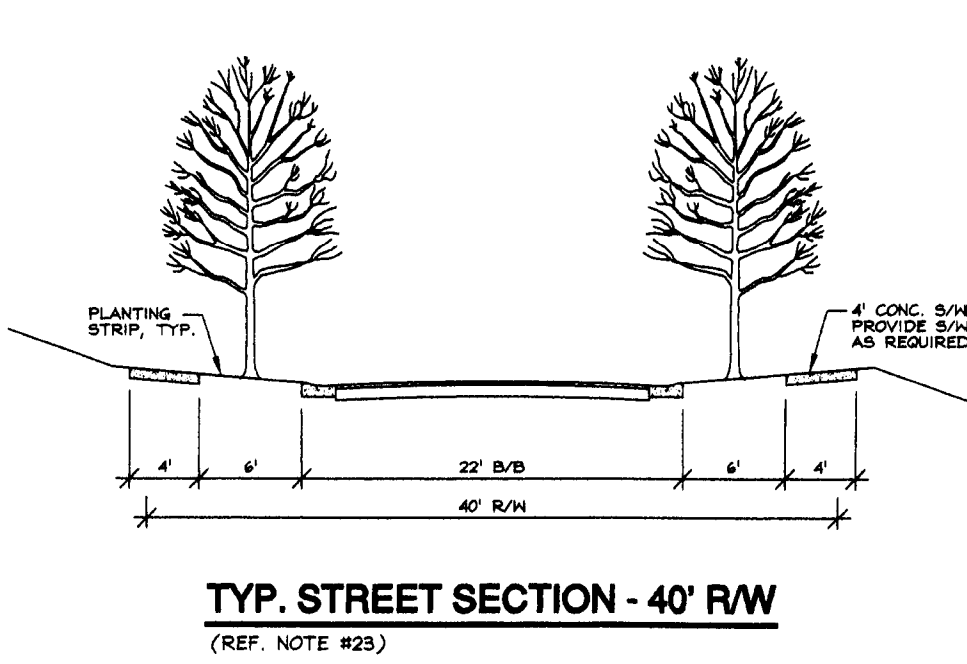
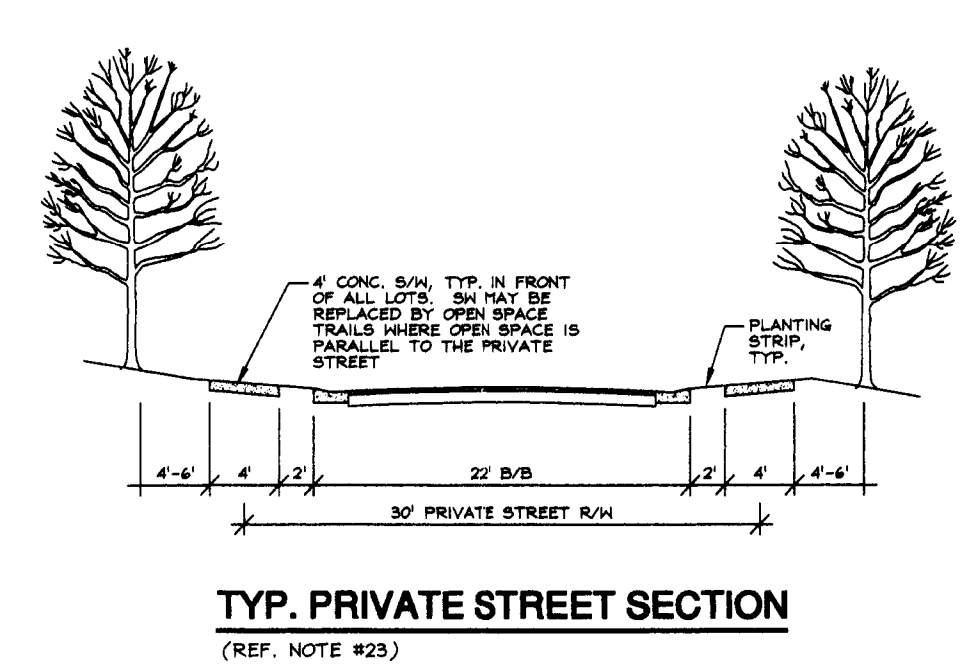
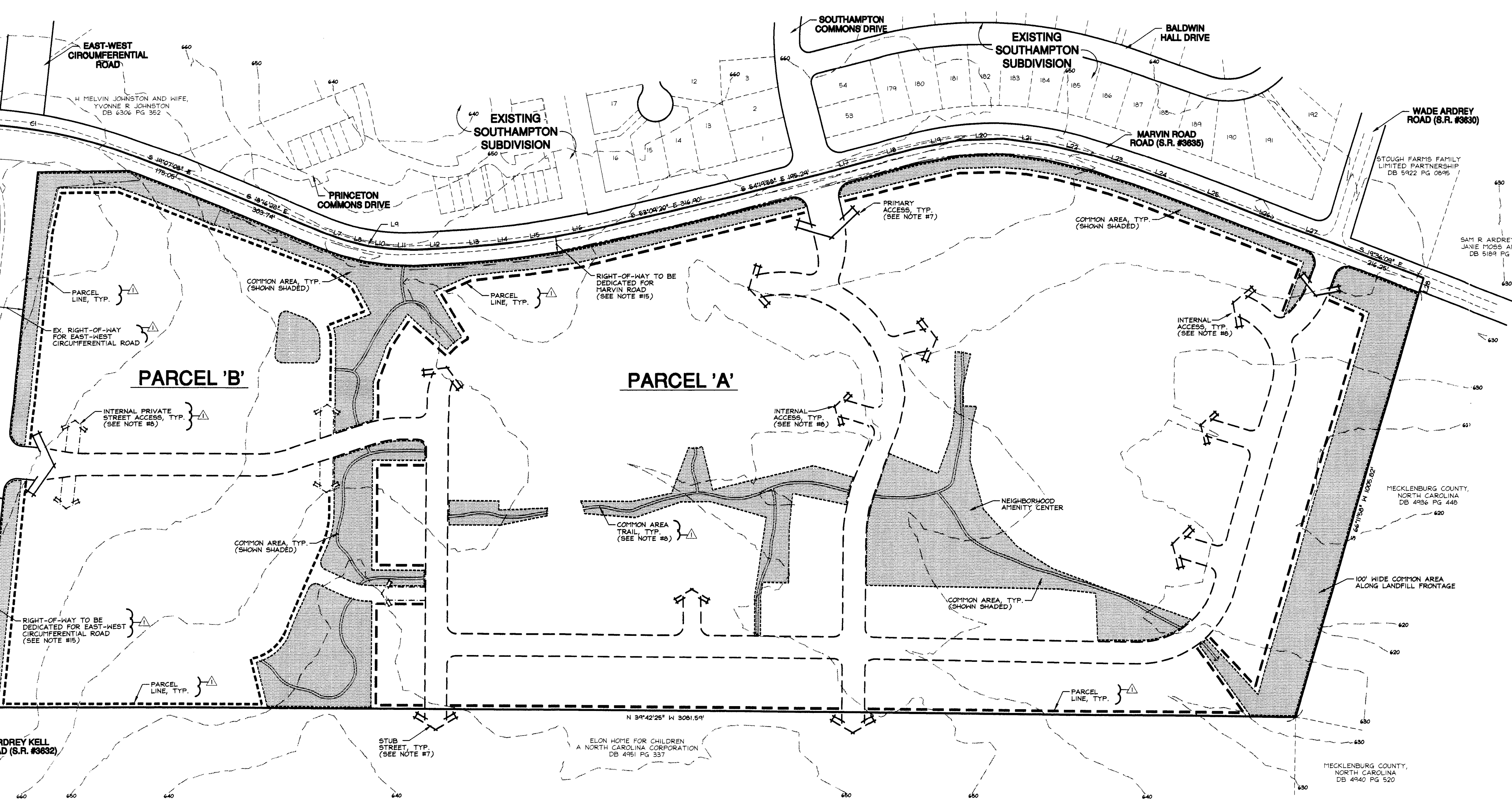
**DEVELOPMENT DATA**

TAX PARCEL NO.: 223-521-03  
EXISTING ZONING: R-3  
PROPOSED ZONING: MX-1  
TOTAL SITE AREA: 85,528± ACRES  
AREA WITHIN EX. ARDREY KELL ROAD RIGHT-OF-WAY: 2,249± ACRES  
AREA WITHIN EX. MARVIN ROAD RIGHT-OF-WAY: 1,556± ACRES  
AREA WITHIN FUTURE ARDREY KELL ROAD RIGHT-OF-WAY: 0,495± ACRES  
AREA WITHIN FUTURE MARVIN ROAD RIGHT-OF-WAY: 0,902± ACRES  
NET SITE AREA: 81,723± ACRES  
COMMON AREA REQUIRED: 6,172± ACRES (10%)  
COMMON AREA PROVIDED: 13.6± ACRES (16.6%)  
ALLOWABLE MX-1 DENSITY: 6 UNITS/ACRE  
MAX. NO. UNITS ALLOWED: 81,723 x 6 = 490  
TOTAL MAX. NO. UNITS PROPOSED: 381  
PROPOSED DENSITY: 381/81,723 = 4.66 UNITS/ACRE  
MX-1 SINGLE FAMILY LOT DATA, PARCEL 'A':  
MINIMUM LOT AREA: 4,500 SF  
MINIMUM LOT WIDTH: 40'  
MINIMUM SETBACK: 15'  
MINIMUM REAR YARD: 20' INTERIOR LOT #, 30'/40' EXTERIOR  
MINIMUM SIDE YARD: 3' MINIMUM BUILDING SEPARATION 8'  
MINIMUM SIDE YARD ON CORNER: 7.5'  
MX-1 SINGLE FAMILY LOT DATA, PARCEL 'B':  
MINIMUM LOT AREA: 5,200 SF  
MINIMUM LOT WIDTH: 40'  
MINIMUM SETBACK: 15'  
MINIMUM REAR YARD: 15' INTERIOR LOT #, 30'/40' EXTERIOR  
MINIMUM SIDE YARD: 3' MINIMUM BUILDING SEPARATION 8'  
MINIMUM SIDE YARD ON CORNER: 7.5'  
\* LOT DATA REVISED FROM R-6 CRITERIA PER DEVELOPMENT NOTE #10.

**DEVELOPMENT NOTES**

- DEVELOPMENT OF THIS SITE WILL BE CONTROLLED BY THE STANDARDS DEPICTED ON THE SITE PLAN AND THE STANDARDS OF THE CITY OF CHARLOTTE ZONING ORDINANCE. ALL PERMANENT GARBAGE/TRASH 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. MINOR CHANGES TO THE SITE PLAN MAY BE PERMITTED IN ACCORDANCE WITH SECTION 6.206(2) OF THE ZONING ORDINANCE.
- SIGNAGE WILL BE PERMITTED IN ACCORDANCE WITH APPLICABLE ZONING STANDARDS.
- PARKING WILL BE PROVIDED WHICH WILL MEET OR EXCEED THE STANDARDS OF THE ZONING ORDINANCE. THERE SHALL BE A MINIMUM OF 18' OF DRIVEWAY BETWEEN THE SIDEWALK AND GARAGE DOOR.
- ALL SCREENING WILL CONFORM TO THE APPLICABLE STANDARDS OF SECT. 12.303 OF THE ZONING ORDINANCE. ALL PERMANENT GARBAGE/TRASH DISPOSAL FACILITIES (I. E. DUMPSTERS OR COMPACTORS IF PROVIDED) WILL BE SCREENED WITH A SOLID ENCLOSURE WITH GATES.
- BUILDINGS WILL NOT EXCEED 40 FEET IN HEIGHT.
- THE SITE MAY DEVELOPED FOR SINGLE FAMILY DETACHED HOUSING AS ALLOWED IN THE MX-1 DISTRICT IN ACCORDANCE WITH THE STANDARDS OF THAT DISTRICT AND THE RESTRICTIONS OF THIS SITE PLAN.
- ACCESS TO THE SITE WILL BE PROVIDED BY TWO (2) PUBLIC STREET CONNECTIONS TO MARVIN ROAD, ONE (1) PUBLIC STREET CONNECTION TO ARDREY KELL ROAD, AND BY STUB STREET CONNECTIONS TO THE ADJOINING PROPERTY. ALL STREET AND DRIVEWAY CONNECTIONS ARE SUBJECT TO APPROVAL BY NCDOT AND BY THE CITY OF CHARLOTTE. THE PUBLIC STREET CONNECTION TO ARDREY KELL ROAD SHALL NOT BE LOCATED OPPOSITE ANY EXISTING DRIVEWAY, AND NO PORTION OF ANY EXISTING DRIVEWAY SHALL BE LESS THAN THE INTERSECTION LEFT-TURN LANES SHALL BE PROVIDED AT THE CONNECTIONS TO ARDREY KELL ROAD AND MARVIN ROAD. THE TURN LANES SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH NCDOT AND CDOT STANDARDS.
- INTERNAL ACCESS POINTS WILL BE DETERMINED AS PART OF THE DESIGN DEVELOPMENT AND CONSTRUCTION DOCUMENT PHASES, AND ARE SHOWN ON THIS PLAN FOR ILLUSTRATIVE PURPOSES ONLY. ALL INTERNAL STREET CONNECTIONS ARE SUBJECT TO REVIEW BY NCDOT AND/OR THE CITY OF CHARLOTTE. PARCEL 'B' SHALL BE DEVELOPED WITH PRIVATE STREETS IN ACCORDANCE WITH INNOVATIVE DEVELOPMENT STANDARDS.
- COMMON OPEN SPACE AREAS WILL BE PROVIDED IN VARIOUS LOCATIONS ON THE SITE, AND WILL BE INTERCONNECTED WITH THE REST OF THE DEVELOPMENT THROUGH SIDEWALKS AND SIDEWALKS PROVIDED ALONG THE STREETS. COMMON OPEN SPACE LOCATION AND/OR CONFIGURATION MAY VARY FROM THIS PLAN AS DETERMINED DURING THE PREPARATION OF CONSTRUCTION DOCUMENTS, HOWEVER, THE AMOUNT OF COMMON AREA PROVIDED SHALL NOT BE LESS THAN THAT STATED UNDER DEVELOPMENT DATA. COMMON OPEN SPACE SHALL BE PROVIDED ALONG THE ARDREY KELL FRONTAGE (40' MIN. WIDTH) AND THE MARVIN ROAD FRONTAGE (30' MIN. WIDTH). LARGE MATURING TREES SHALL BE PLANTED 40' ON CENTER (SMALL MATURING TREES 30' ON CENTER IF OVERHEAD POWER LINES PRESENT) ALONG THE ARDREY KELL AND MARVIN ROAD FRONTAGES.
- THE PETITIONER, IN ACCORDANCE WITH THE PROVISIONS OF SECTION II.208 OF THE ZONING ORDINANCE ("INNOVATIVE DEVELOPMENT STANDARDS"), MAY PROPOSE MODIFICATIONS TO THE FOLLOWING STANDARDS:  
• ACCESS FROM PARCEL 'B'  
• MINIMUM LOT SIZE (SEE DEVELOPMENT DATA)  
• SETBACKS AND YARDS (SEE DEVELOPMENT DATA)
- BOUNDARY SURVEY INFORMATION PER SURVEY BY HARRIS ENGINEERING DATED 10/20/00, AND REVISED 11/9/00.
- TOPOGRAPHIC INFORMATION TAKEN FROM CURRENT MECKLENBURG COUNTY AERIAL TOPOGRAPHIC MAPPING.
- WATER AND SANITARY SEWER SERVICE WILL BE PROVIDED BY EXTENSIONS OF THE EXISTING CHARLOTTE-MECKLENBURG UTILITY DEPARTMENT SYSTEM.
- SITE IMPROVEMENTS WILL BE SPECIFIED AND INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CHARLOTTE-MECKLENBURG LAND DEVELOPMENT STANDARDS MANUAL.
- RIGHT-OF-WAY WILL BE DEDICATED 35' FROM THE CENTERLINE OF MARVIN ROAD. RIGHT-OF-WAY SHALL BE DEDICATED (70' MINIMUM) FROM THE CENTERLINE OF ARDREY KELL ROAD TO PROVIDE FOR THE CONTINUATION OF THE ESTABLISHED 100' RIGHT-OF-WAY FOR THE EAST-WEST CIRCUMFERENTIAL ROAD ALONG THE PROPERTY FRONTAGE. THE EXISTING RIGHT-OF-WAY FOR THE WEST SIDE OF THE ROAD OF THE ARDREY KELL ROAD RIGHT-OF-WAY WILL BE DEDICATED BY RECORD PLAT AT THE TIME OF RECORDING FOR THE RESPECTIVE PHASE(S) OF DEVELOPMENT.
- FIRE HYDRANTS WILL BE INSTALLED IN ACCORDANCE WITH THE CITY OF CHARLOTTE STANDARDS.
- ANY DETACHED LIGHTING LOCATED ANYWHERE WITHIN THE ENTIRE SITE, EXCEPT FOR STREET LIGHTS, WILL BE LIMITED TO 20 FEET IN HEIGHT AND WILL BE SHIELDED TO PREVENT GLARE ONTO ADJACENT RESIDENTIAL PROPERTIES.
- THE PETITIONER AGREES THAT THE BUILDER WILL NOT EXECUTE A PURCHASE CONTRACT WITH ANY HOME BUYER WHO HAS NOT EXECUTED A DISCLOSURE OF ACKNOWLEDGMENT OF THE PROPOSED HWY. 521 LANDFILL.
- THE NEIGHBORHOOD AMENITY AREA IS APPROXIMATELY 1.5 ACRES IN SIZE AND SHALL CONSIST OF THE FOLLOWING MINIMUM IMPROVEMENTS:  
• TOT LOT/PLAY EQUIPMENT  
• WALKING/EXERCISE TRAIL  
• PICNIC AREA
- SITE DEVELOPMENT AND GRADING PERMIT SHALL IN ACCORDANCE WITH THE CHARLOTTE CITY CODE. NCDOT ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ALL WORK WITHIN EXISTING RIGHTS-OF-WAY.
- THE PETITIONER SHALL PRESERVE EXISTING TREES IN THE COMMON OPEN SPACE AREAS, EXCEPT WHERE TREE REMOVAL IS REQUIRED TO COMPLETE IMPROVEMENTS TO BE SPECIFIED IN THE CONSTRUCTION DOCUMENTS (I.E., ROAD CONSTRUCTION, STORM DRAINAGE/CHANNEL IMPROVEMENTS, EROSION CONTROL, ETC.)
- THE REAR YARD ALONG THE WESTERN PROPERTY BOUNDARY SHALL BE 40' UNLESS THE ADJOINING PROPERTY IS ACQUIRED FOR A PUBLIC USE (I.E., SCHOOL, PARK, ETC.), OR IS REZONING TO A HIGHER DENSITY USE, IN WHICH CASE THE REAR YARD SHALL BE 30'. THE EXISTING TREES IN THE REAR HALF OF THE "REAR YARD" SHALL BE PRESERVED, EXCEPT WHERE TREE REMOVAL IS REQUIRED TO COMPLETE IMPROVEMENTS TO BE SPECIFIED IN THE CONSTRUCTION DOCUMENTS (I.E., ROAD CONSTRUCTION, STORM DRAINAGE/CHANNEL IMPROVEMENTS, EROSION CONTROL, ETC.)
- STREET TREES SHALL BE PLANTED 40'± ON CENTER IN A SIX-FOOT (6') WIDE PLANTING STRIP ON BOTH SIDES OF ALL PUBLIC STREETS. ALONG PRIVATE STREETS, A TWO-FOOT (2') WIDE GRASS PLANTING STRIP SHALL BE PROVIDED AND TREES SHALL BE PLANTED 4' TO 6' BEHIND THE SIDEWALK. TREES ALONG PRIVATE STREETS SHALL BE PLANTED AS PART OF THE INDIVIDUAL LOT LANDSCAPING, 40'± ON CENTER. TREES SHALL BE PROVIDED ALONG THE MARVIN ROAD AND ARDREY KELL FRONTAGES. ALL TREES SHALL BE OF A LARGE MATURING VARIETY, A MINIMUM OF 1-1/2" CALIPER AT THE TIME OF INSTALLATION AND SHALL BE SELECTED FROM THE CITY OF CHARLOTTE APPROVED PLANT LIST.

APPROVED BY CITY COUNCIL  
DATE: 11/7/00



#2 - 3/16/01: ADDED NOTES 21, 22 & 23. REVISED REAR YARD DEVELOPMENT DATA AND ADDED STREET CROSS-SECTION PER CMPC STAFF. REVISION COMMENTS: REVISED NOTE 3 TO ALLOW 15' DRIVEWAY LENGTH RATHER THAN 20'.  
#1 - 2/16/01: REVISED PER CMPC & CDOT REVIEW, AND GENERAL REVISION TO SITE PLAN PER CLIENT COMMENTS AND MEETING WITH CMPC STAFF.  
REVISION SUMMARY.

**FOR PUBLIC HEARING**

**Marvin Road Property**

**TECHNICAL DATA SHEET**  
for  
**REZONING PETITION #01-021(a)**

**HE**  
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Job No.:	20021	Proj. Mgr.:	WMH	Sheet No.:	
Date:	11/27/00	Drawn:	HMWH	<b>RZ-1</b>	
Scale:	1" = 150'	Checked:	WMH		Of 2

2001-021