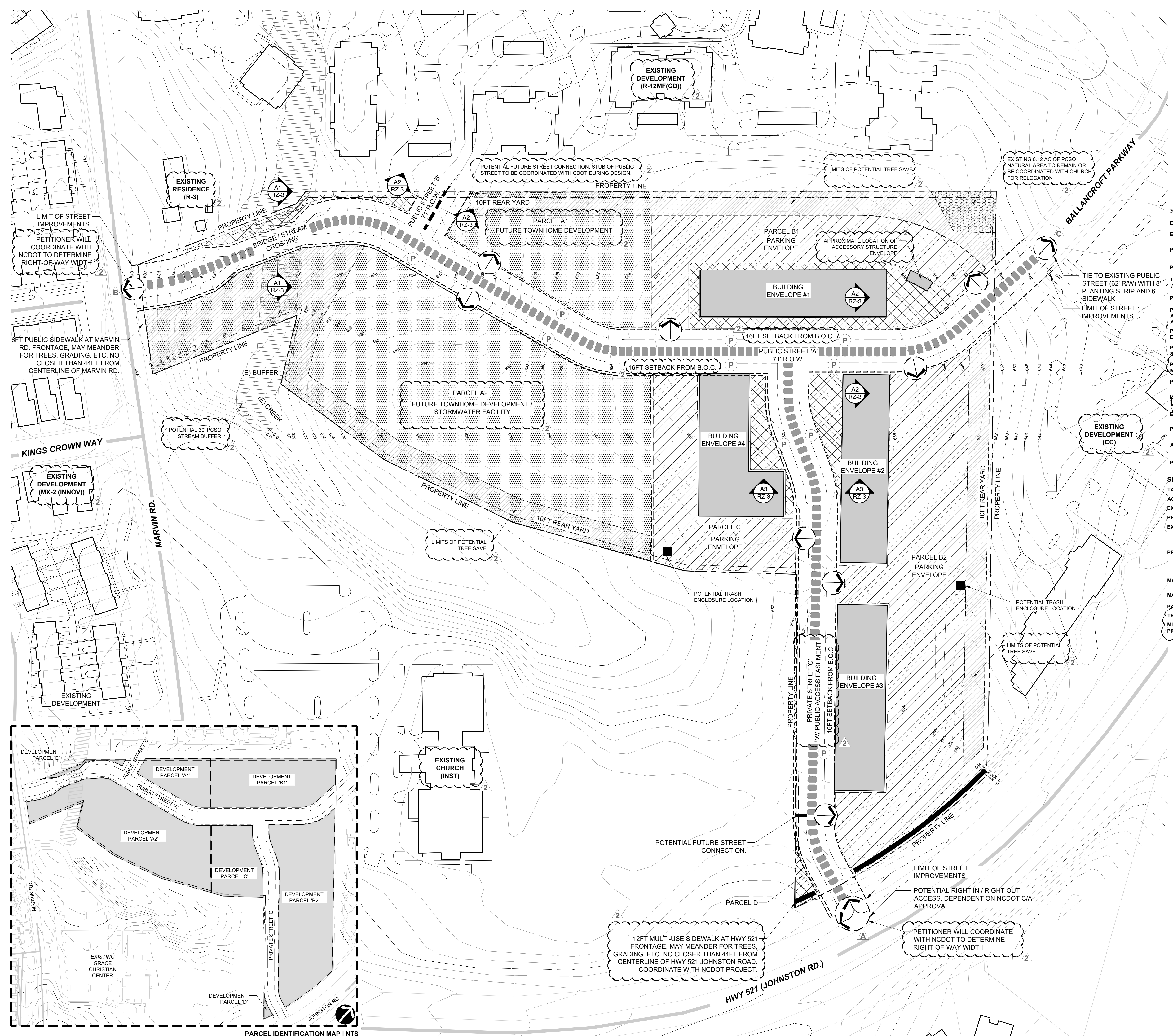


VICINITY MAP | NTS



SITE LEGEND

- EXISTING PROPERTY LINE
- EXISTING STREET
- PROPOSED PUBLIC STREET
- PROPOSED FUTURE STREET CONNECTION
- 12FT MULTI-USE PATH COORDINATED WITH NCDOT PROJECT
- POTENTIAL FULL ACCESS MOVEMENT
- POTENTIAL RIGHT IN / RIGHT OUT ACCESS, DEPENDENT ON NCDOT C/A APPROVAL
- PROPOSED MULTI-FAMILY BUILDING ENVELOPE
- PROPOSED FUTURE DEVELOPMENT, TREE SAVE OR STORMWATER FACILITY
- POTENTIAL PRIVATE AMENITIZED AREAS MIN. 15,000 SF COMBINED TOTAL
- PROPOSED PARKING ENVELOPE
- LIMITS OF POTENTIAL TREE SAVE
- EXISTING PCSO NATURAL AREA
- POTENTIAL ON-STREET PARKING
- ACCESS MOVEMENT NAME A B C
- POTENTIAL TRASH ENCLOSURE

SITE DEVELOPMENT DATA

TAX PARCEL ID#: 22313218
 ACREAGE: ±18.95
 EXISTING ZONING: O-2(CD)
 PROPOSED ZONING: UR-2(CD)
 EXISTING USES: VACANT
 PROPOSED USES: UP TO 455 RESIDENTIAL DWELLING UNITS, INCLUDING MULTI-FAMILY UNITS AND SINGLE-FAMILY ATTACHED (TOWNHOME) UNITS, AS FURTHER DESCRIBED IN SECTION II OF REZONING NOTES.
 MAXIMUM BUILDING HEIGHT: SEVENTY (75) FEET AS MEASURED PER THE ORDINANCE
 MAXIMUM FLOOR AREA RATIO: 1.0
 PARKING: AS REQUIRED BY THE ORDINANCE
 TREE SAVE REQUIRED: 2.9 ACRES
 MIN. TREE SAVE TO BE PROVIDED: 2.9 ACRES

REV # 0

PRELIMINARY FOR REVIEW ONLY.

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XXXXX XXXXXXXX REG # 12/15/20
 XXXXXX XXXXXXXX DATE

NOT FOR CONSTRUCTION

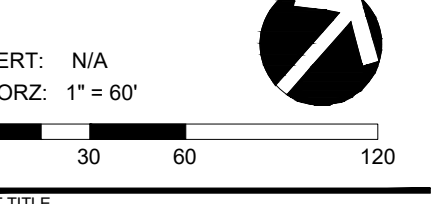
REZONING PETITION NO. 2020-145

1018532

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
01	1ST SUBMITTAL	08/25/2020
02	2ND SUBMITTAL	12/15/2020

DESIGNED BY: XX
DRAWN BY: XX
CHECKED BY: XX



TECHNICAL DATA SHEET

RZ-1



KEY MAP

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XXXXX XXXXXXXX XXXX 12/15/20
ENGINEER REG. # DATE

NOT FOR CONSTRUCTION

PROJECT
REZONING PETITION NO. 2020-145
CRESCENT COMMUNITIES
JOHNSTON RD.
CHARLOTTE, NC

DESIGNER PROJ# 1018532

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
01	1ST SUBMITTAL	08/25/2020
02	2ND SUBMITTAL	12/15/2020

DESIGNED BY: RP
DRAWN BY: BF
CHECKED BY: ND

SCALE
VERT: N/A
HORZ: 1" = 60'
0 30 60 120

SHEET TITLE
EXISTING CONDITIONS PLAN

SHEET NUMBER
RZ-4