

**SITE LEGEND:**

- FUTURE FULL MOVEMENT ACCESS
- FUTURE DRIVEWAY / ACCESS POINT
- PROPOSED CATS BUS PAD LOCATION
- PROPOSED FUTURE PRIVATE STREET 'A'
- PROPOSED FUTURE ACCESS CONNECTION
- PROPOSED FUTURE 12' MULTI-USE TRAIL
- FUTURE TOWNHOME DEVELOPMENT ENVELOPE
- PROPOSED FUTURE STORMWATER FACILITY
- POTENTIAL PRIVATE AMENITIZED AREAS
- PROPOSED BUILDING AND PARKING ENVELOPE
- POTENTIAL TREE SAVE AREA
- BUFFER AND POTENTIAL TREE SAVE AREA

**SITE DEVELOPMENT DATA:**

**SITE AREA:**  
SITE AREA: ±21.5 AC  
PARCELS TO BE REZONED: 04738107, 04717132  
CURRENT ZONING: RE-1  
PROPOSED ZONING: RE-3(O)  
EXISTING USE: VACANT  
PROPOSED USE: RESIDENTIAL

**NUMBER OF RESIDENTIAL UNITS BY HOUSING TYPE:**

**MULTI-FAMILY UNITS:** 350 UNITS MAX. (FINAL UNIT COUNT TO BE DETERMINED DURING DESIGN AND CONSTRUCTION PHASE)

**TOWNHOMES:** 30 UNITS MAX. (FINAL UNIT COUNT TO BE DETERMINED DURING DESIGN AND CONSTRUCTION PHASE)

**TOTAL UNITS:** 380 UNITS MAX.

**PARKING REQUIREMENTS:**  
PARKING: 1.4 SPACES PER UNIT AS SET FORTH IN THE OPTIONAL PROVISIONS.

**TREE SAVE:**  
TREE SAVE: 15% OF TOTAL SITE AREA MINIMUM AS SET FORTH IN THE ORDINANCE

**BUILDING HEIGHT:**  
MAXIMUM BUILDING HEIGHT: 90'

**OPEN SPACE:**  
OPEN SPACE REQUIRED: (1 SF / 200 SF LOT AREA) 6,053 SF  
OPEN SPACE PROVIDED: (MIN. REQUIRED PER ORDINANCE) 6,053 SF

**PRELIMINARY - FOR REVIEW ONLY -**  
THESE DOCUMENTS ARE FOR DESIGN REVIEW ONLY AND NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSE. THEY ARE PREPARED BY, OR UNDER THE SUPERVISION OF:

XXXXX XXXXXXXX ### # 5/17/21  
ENGINEER REG. # DATE

**NOT FOR CONSTRUCTION**

**NOVEL UNIVERSITY RESEARCH PARK**

CRESCENT COMMUNITIES  
CHARLOTTE, NC

**REZONING PETITION 2021-039**

LANDDESIGN PROJ.# 1020202

**REVISION / ISSUANCE**

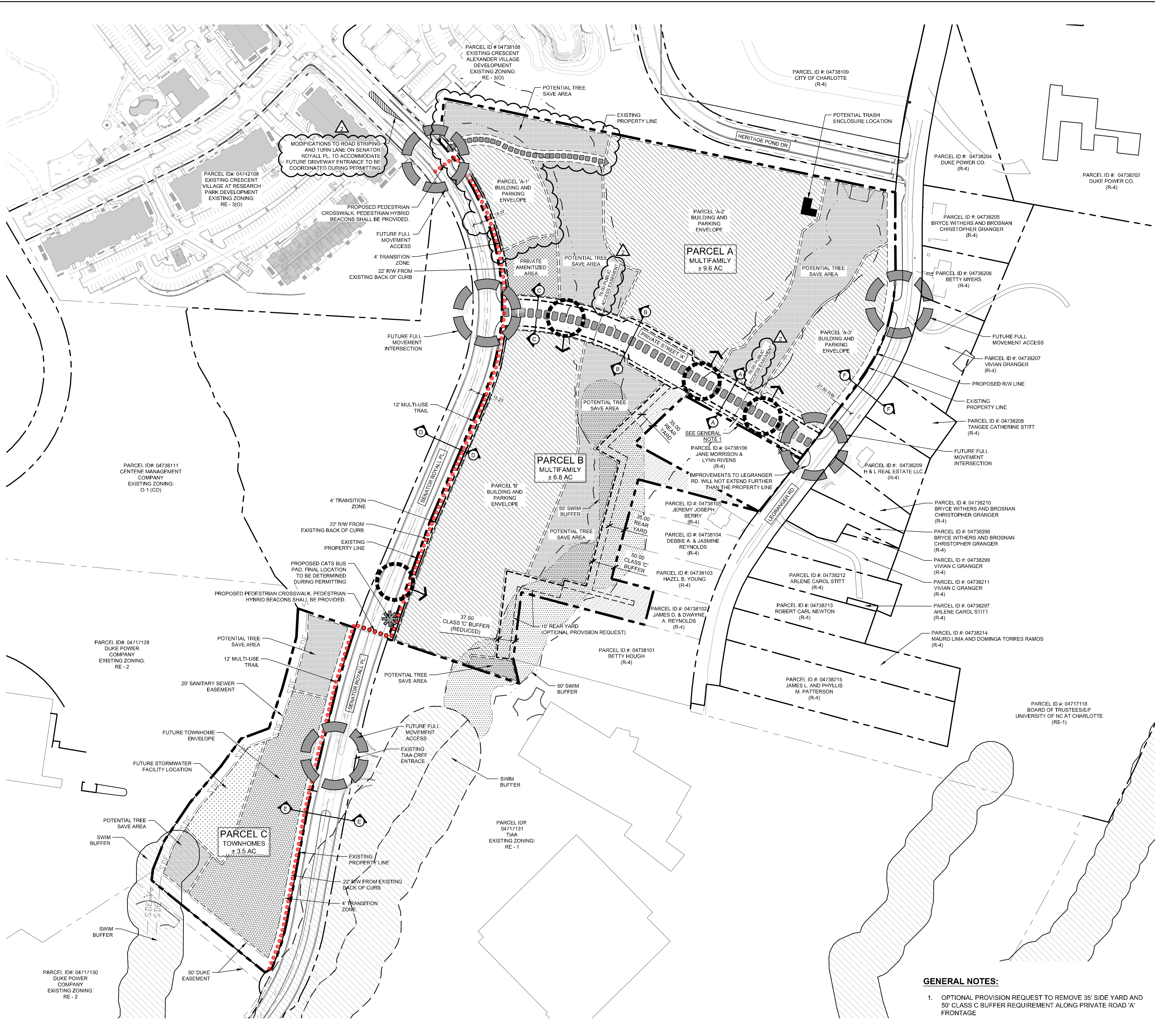
NO.	DESCRIPTION	DATE
1	REVISED PER CITY REVIEW COMMENTS	05/17/2021
2	REVISED PER CITY REVIEW COMMENTS	06/24/2021

DESIGNED BY:  
DRAWN BY:  
CHECKED BY:

SCALE: NORTH  
VERT: N/A  
HORZ: CUSTOM  
0 50 100 200

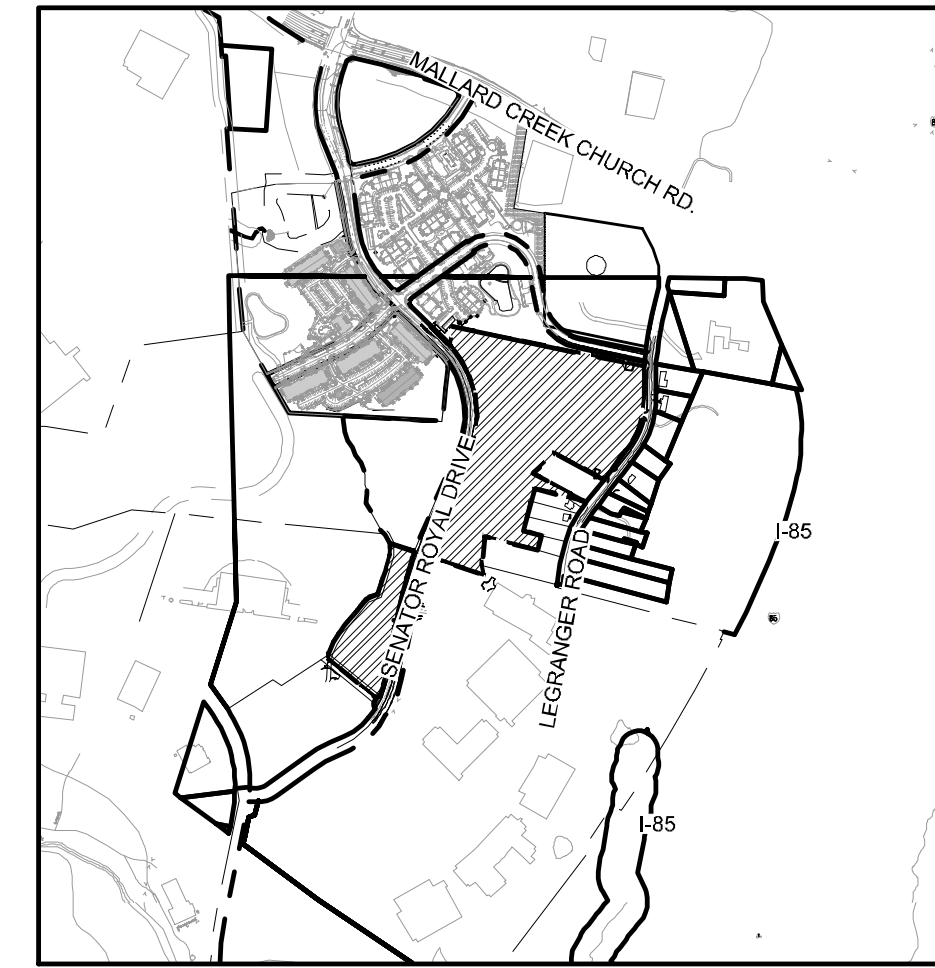
**TECHNICAL DATA SHEET**

SHEET NUMBER  
**RZ-01**

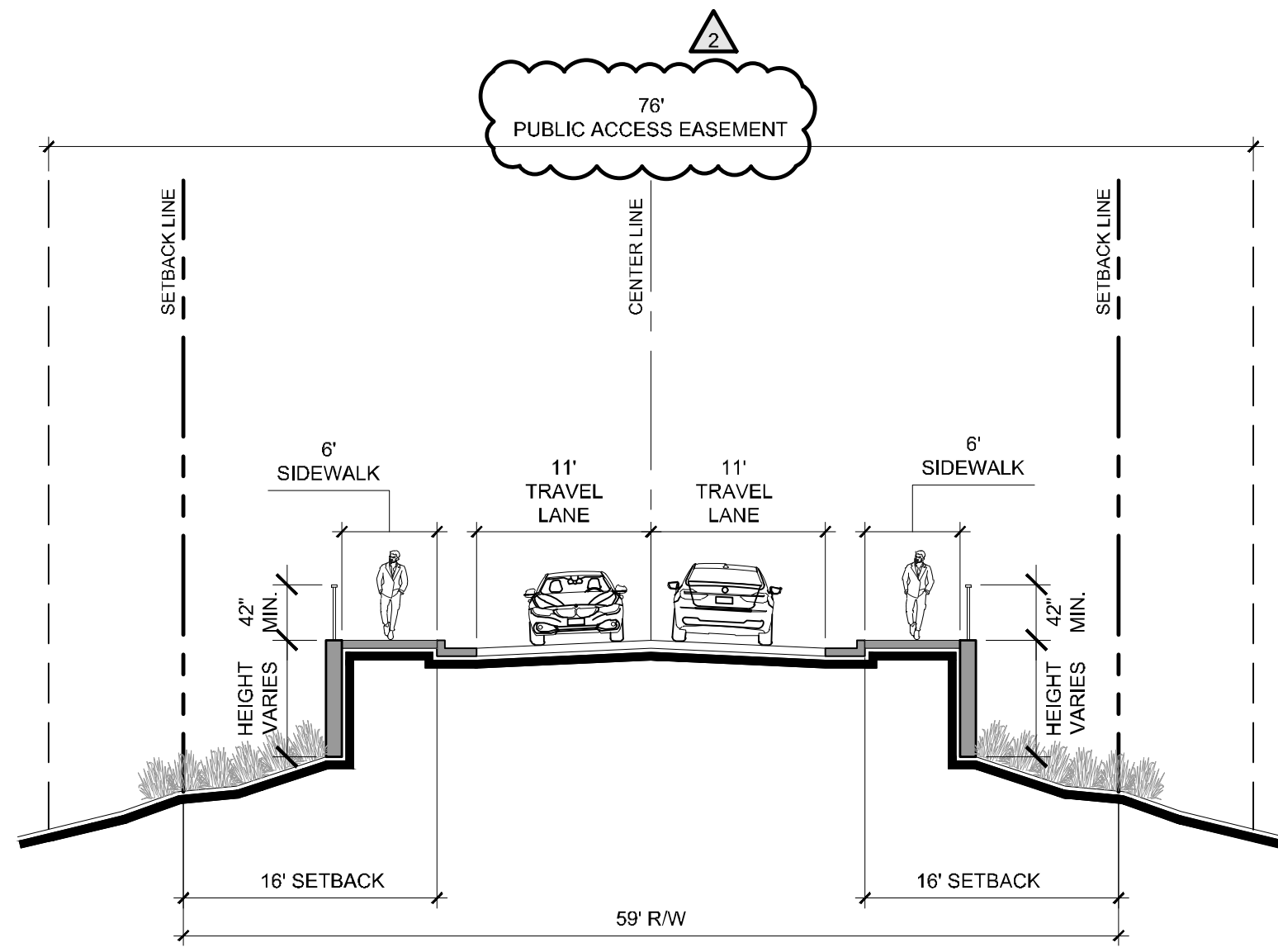


**GENERAL NOTES:**  
1. OPTIONAL PROVISION REQUEST TO REMOVE 35' SIDE YARD AND 50' CLASS C BUFFER REQUIREMENT ALONG PRIVATE ROAD 'A' FRONTAGE

**VICINITY MAP:**

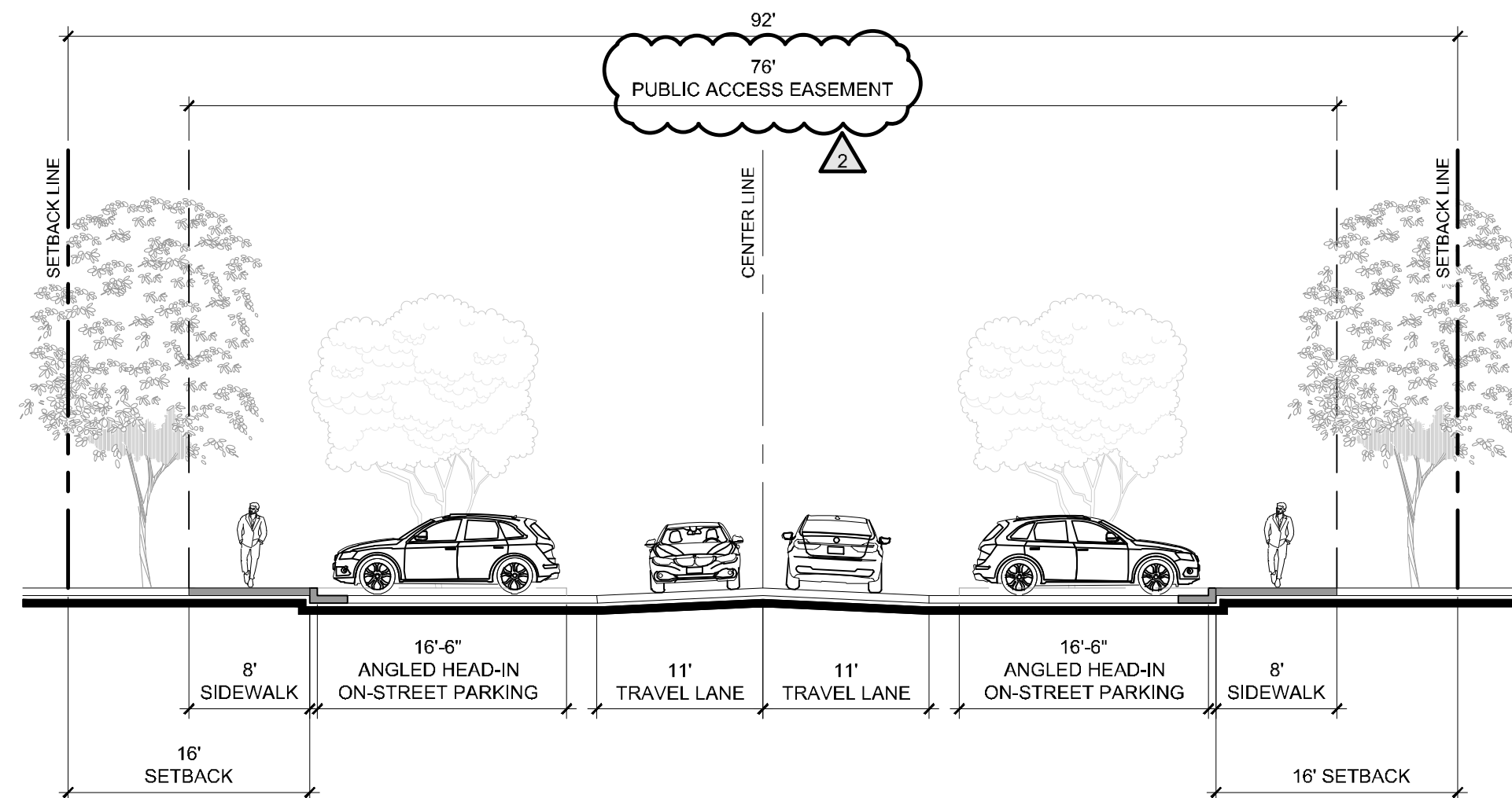






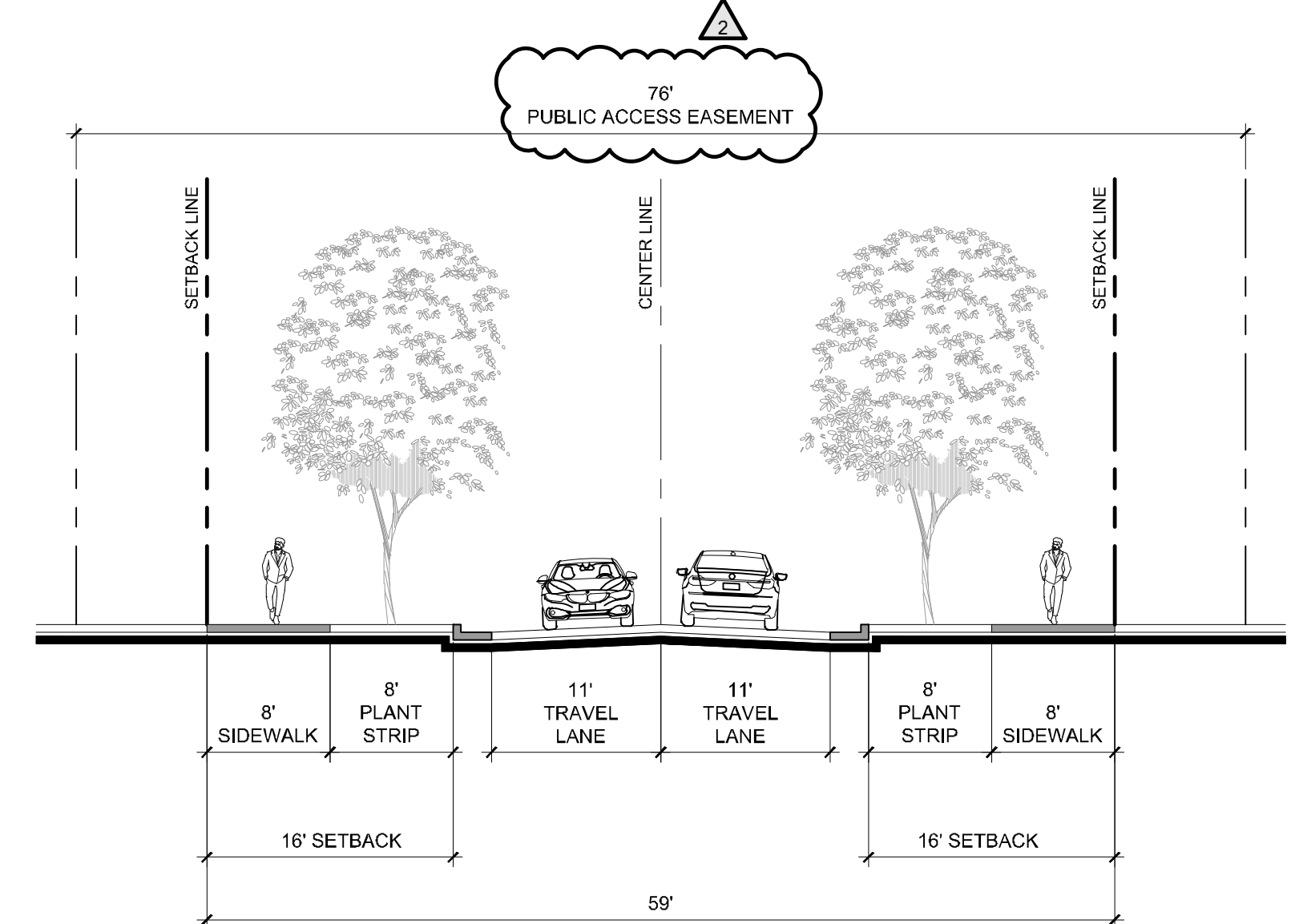
01 SECTION 'A' - NEW PRIVATE STREET AT STREAM CROSSING

1" = 10'



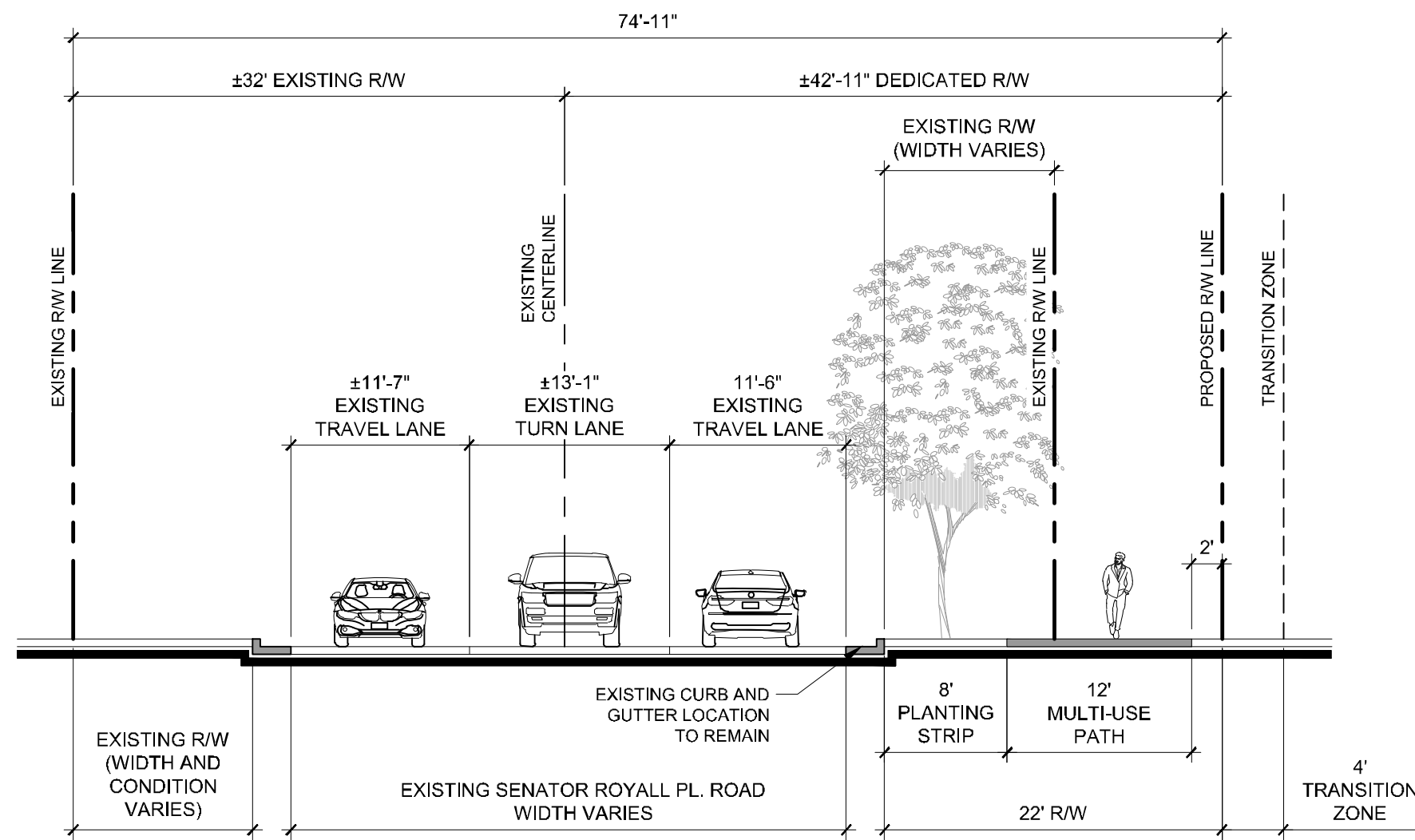
02 SECTION 'B' - NEW PRIVATE STREET WITH ANGLED ON-STREET PARKING

1" = 10'



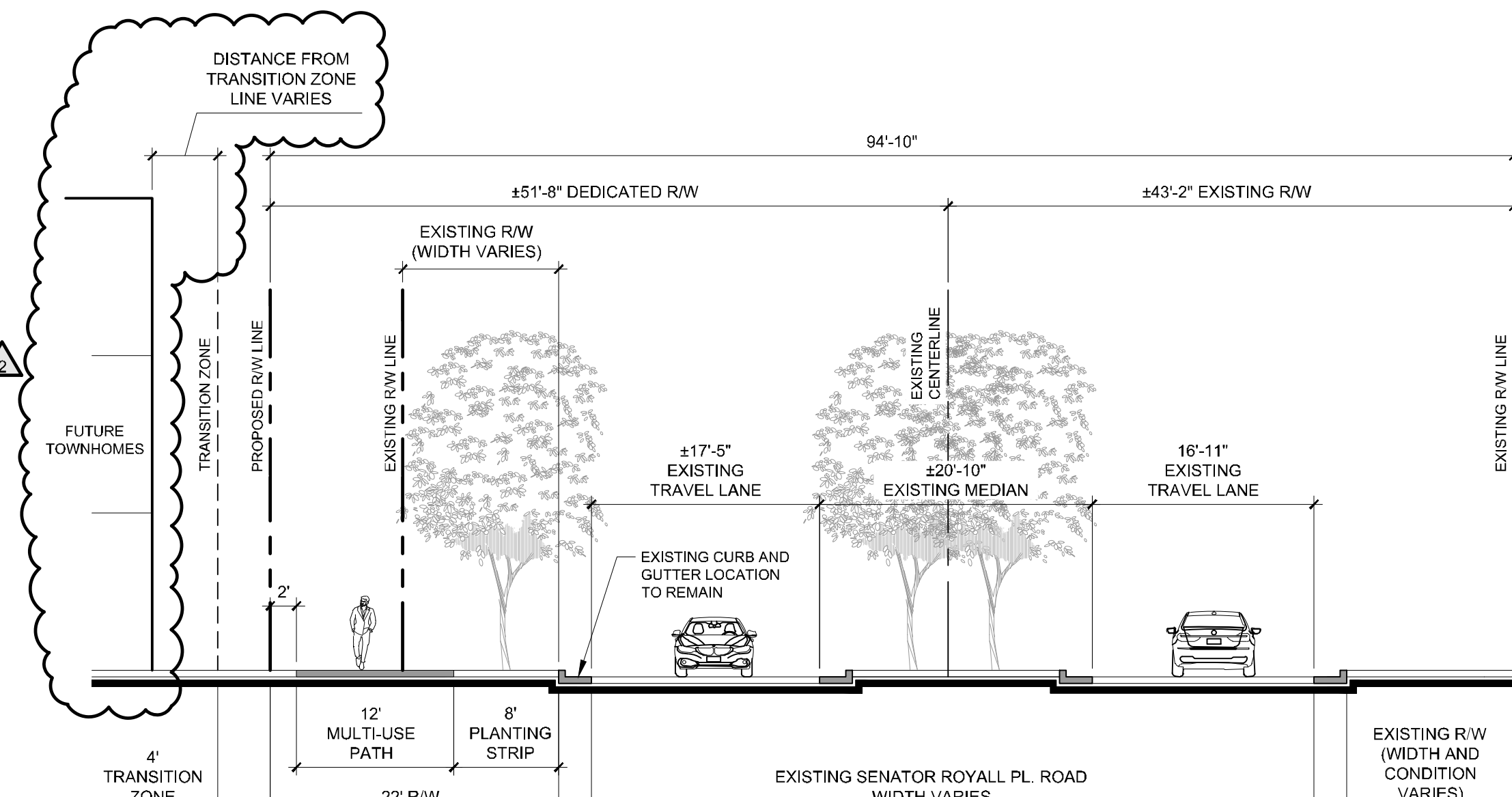
03 SECTION 'C' - NEW PRIVATE STREET

1" = 10'



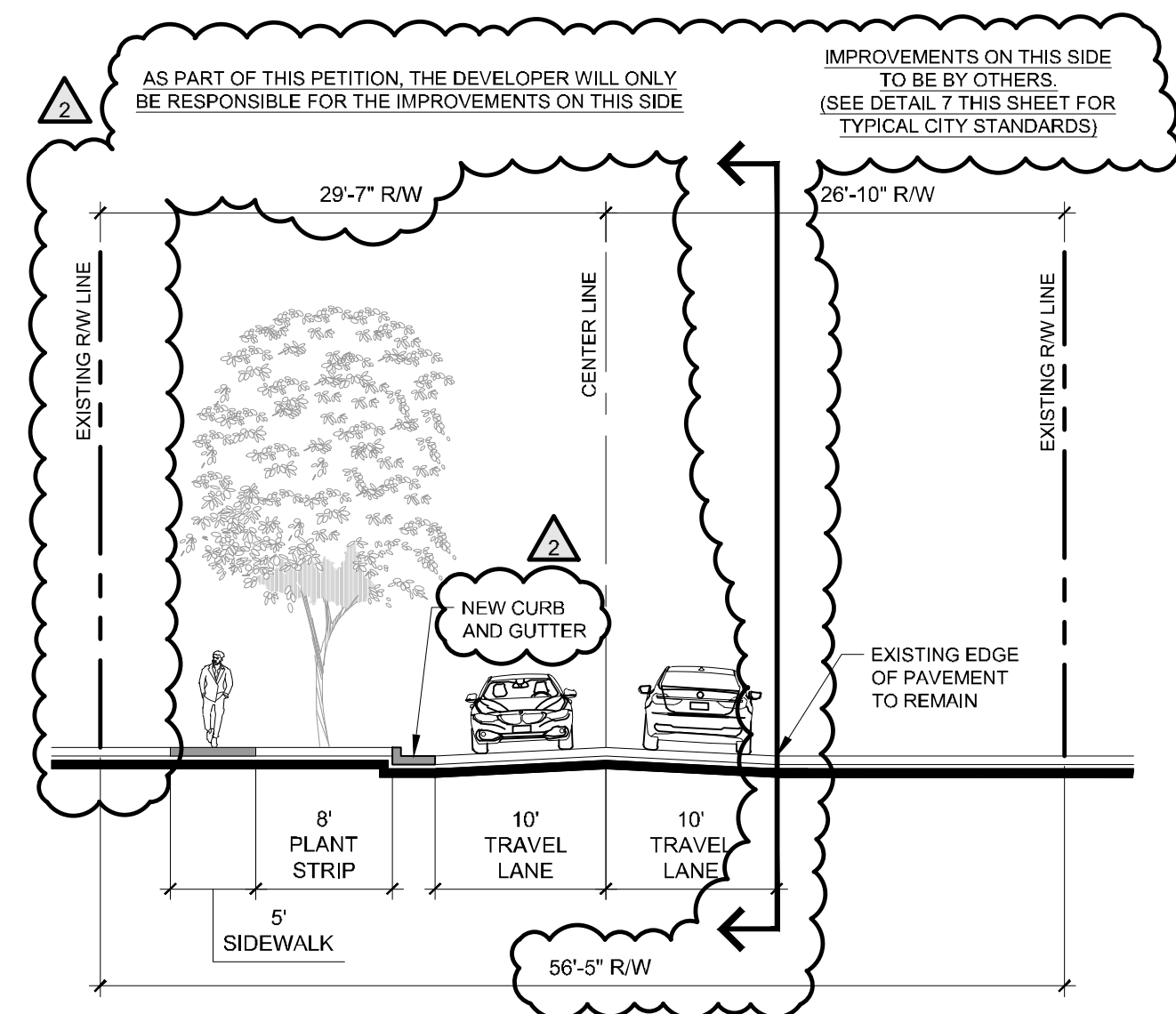
04 SECTION 'D' - SENATOR ROYALL PLACE - PARCEL B

1" = 10'



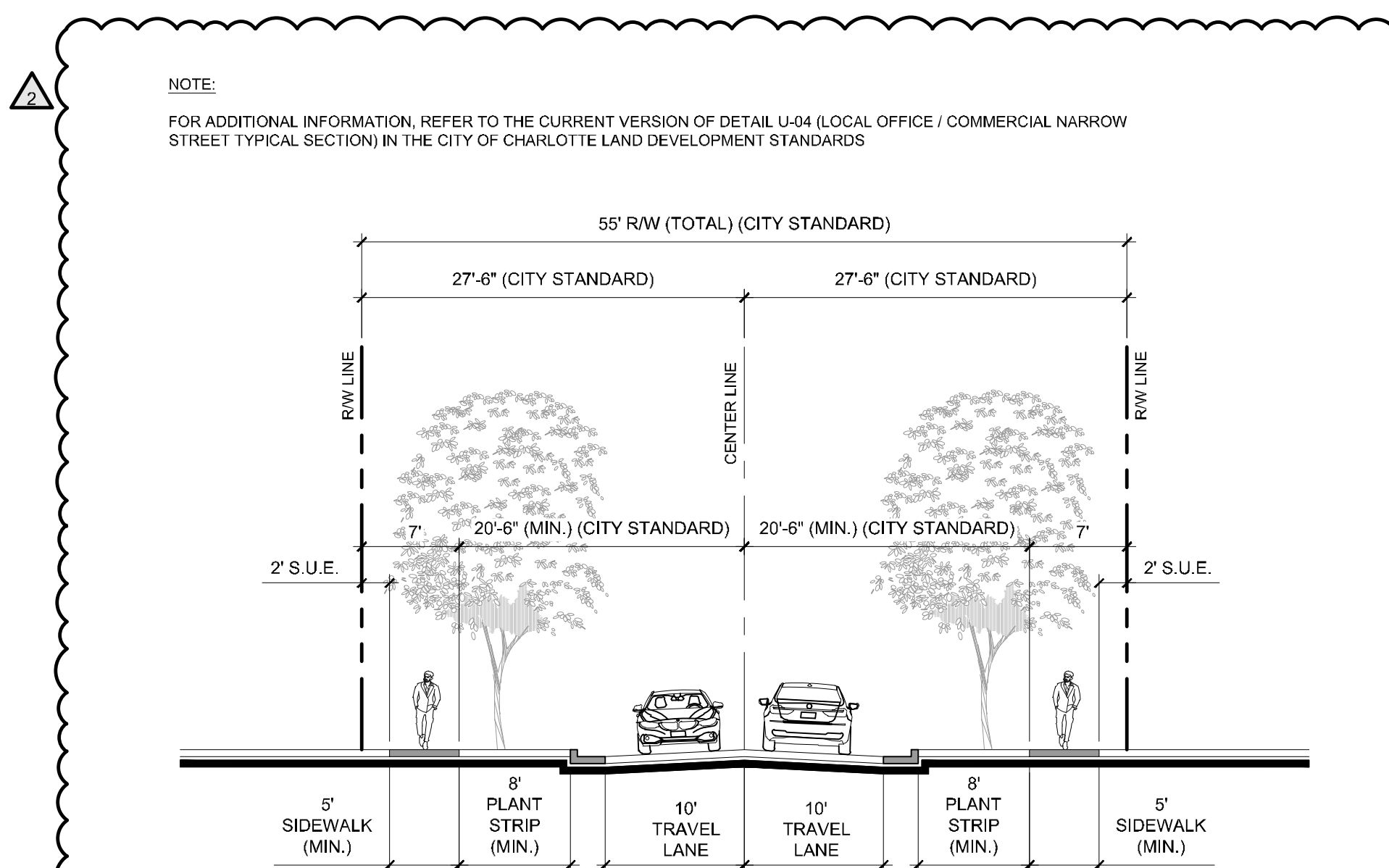
05 SECTION 'E' - SENATOR ROYALL PLACE - PARCEL C

1" = 10'



06 SECTION 'F' - LEGRANGER ROAD IMPROVEMENTS

1" = 10'



07 LOCAL OFFICE / COMMERCIAL NARROW STREET SECTION

1" = 10'

GENERAL NOTES:

- THE CROSS SECTIONS DEPICTED ARE CONCEPTUAL IN NATURE. MODIFICATIONS ARE PERMITTED SUBJECT TO PLANNING AND CDOT APPROVAL.

KEY MAP

SEAL

PRELIMINARY - FOR REVIEW ONLY -

THESE DOCUMENTS ARE FOR DESIGN REVIEW ONLY AND NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSE. THEY ARE PREPARED BY, OR UNDER THE SUPERVISION OF:

XXXXX XXXXXXXX ### 0/23/21  
ENGINEER REG.# DATE

NOT FOR CONSTRUCTION

PROJECT

NOVEL UNIVERSITY RESEARCH PARK

CRESCENT COMMUNITIES  
CHARLOTTE, NC

REZONING PETITION 2021-039

LANDDESIGN PROJ.# 1020202

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	REVISED PER CITY REVIEW COMMENTS	05/17/2021
2	REVISED PER CITY REVIEW COMMENTS	06/24/2021

DESIGNED BY:  
DRAWN BY:  
CHECKED BY:

SCALE:                  WIDTH:

VERT: N/A  
HORZ: AS NOTED

SHEET TITLE

SITE SECTIONS

SHEET NUMBER

RZ-02



