

VICINITY MAP

ZONING INFORMATION AND NOTES:

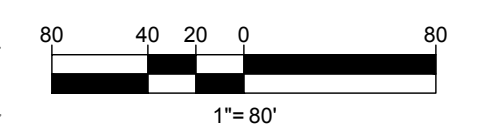
- OWNER/APPLICANT:
SDP ACQUISITIONS I, LLC
370 LEXINGTON AVENUE, ST. 700
NEW YORK, NY 10017
CONTACT: IAN LEVINE
EMAIL: ILEVINE@SPANDRELDVELOPMENT.COM
- THIS PLAN IS BASED ON THE FOLLOWING:
GIS AND CHARLOTTE EXPLORER
- PARCEL:
PIN: 077-063-03, 077-052-01, 077-063-08, 077-063-09, 077-063-13
CHARLOTTE, MECKLENBURG COUNTY NC
PARCEL AREA: 18.84 ACRES
- EXISTING ZONING:
I-1 (LIGHT INDUSTRIAL), R-22MF (MULTIFAMILY RESIDENTIAL)
USE: VACANT
- PROPOSED ZONING:
R-22MF (CD)
USE: MULTIFAMILY RESIDENTIAL

DEVELOPMENT DATA TABLE:

PARCEL INFORMATION	
ADDRESS	3245 STATESVILLE AV
TAX PARCEL ID	07706303, 07706308, 07706309, 07706313, 0775201
CURRENT ZONING/USE	R-22MF, I-1
PROPOSED ZONING/USE	R-22MF (CD) / MULTI-FAMILY
SITE DATA	
TOTAL AREA	±18.84 ACRES
OPEN SPACE REQUIRED	7.54 ACRES (40%)
OPEN SPACE PROVIDED	7.54 ACRES (40%)
PROPOSED MAXIMUM DENSITY	350 UNITS/18.84 ACRES = ±18.58 DU/AC
MINIMUM BUILDING SEPARATION	16'
MAXIMUM BUILDING HEIGHT	75'
NATURAL AREA/TREE SAVE REQUIRED	2.83 ACRES (15%)
PARKING DATA	
AUTO PARKING REQUIRED	1.5 SPACE / UNIT
BICYCLE PARKING REQUIRED	1 SPACE / 20 UNITS
SETBACKS, BUFFERS	
PERIMETER BUILDING SETBACKS	30' ALONG I-77, ATONDO, & STATESVILLE; 27' ALONG ALL OTHER STREETS LOCAL & COLLECTOR
PERIMETER BUFFERS/YARDS	SIDE YARD: 5' OR 10' WHERE ADJOINING SF RESIDENTIAL ZONING OR USE; REAR YARD: 40' BUFFER; SEE PLANS AS MULTIPLE CLASSES & WIDTHS ARE REQUIRED

LEGEND

- EXISTING PROPERTY BOUNDARY: Dashed line
- DEVELOPMENT AREA & PROPERTY BOUNDARY: Thick dashed line
- RIGHT OF WAY REQUIRED PER ROAD IMPROVEMENTS: Dashed line with cross-ticks
- SITE FEATURE ENVELOPES: Various patterns for building, parking, amenity, etc.
- BUILDING ENVELOPE: Solid grey fill
- PARKING ENVELOPE: Diagonal line pattern
- POTENTIAL AMENITY / OPEN SPACE AREA ENVELOPE: Dotted pattern
- 100' SWIM BUFFER AREA: Dashed line with arrows
- AREA OF DEDICATION DURING LAND DEVELOPMENT PERMITTING: Stippled pattern



BOHLER
BOHLER ENGINEERING NC, PLLC

SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY

811
Know what's below.
Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: NCC212040
DRAWN BY: SDS
CHECKED BY: MT
DATE: 7/6/21
CAD ID:

PROJECT:

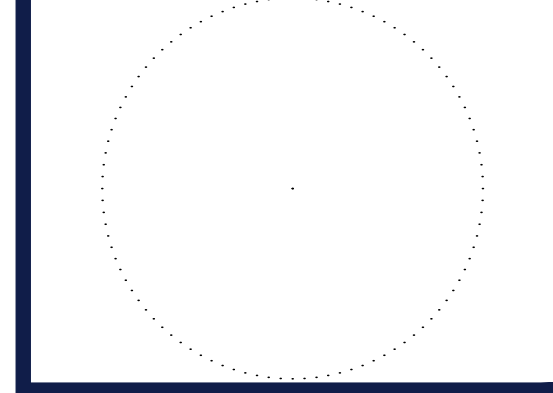
REZONING PLAN

FOR
SDP ACQUISITIONS I, LLC

STATESVILLE MF
STATESVILLE AVENUE & ATONDO DRIVE
CHARLOTTE, NC 28206
MECKLENBURG COUNTY

BOHLER
BOHLER ENGINEERING NC, PLLC
NCELS P-1132

1927 S. TRYON STREET, SUITE 310
CHARLOTTE, NC 28203
Phone: (980) 272-3400
Fax: (980) 272-3401
NC@BohlerEng.com



TECHNICAL DATA SHEET

SHEET TITLE:
RZ-1

SHEET NUMBER:
RZ-1

ORG. DATE: 7/6/21

Dec 13, 2021 H:\2021\NC\212040\CADD\DRAWINGS\PLAN SET\REZONING\211209 - NCC212040 - RZP - 0 - KAYOUT.RZ-1

DEVELOPMENT DATA TABLE:

SITE AREA: +/- 18.84 ACRES
TAX PARCELS: 077-063-03, 077-052-01, 077-063-08, 077-063-09, AND 077-063-13
EXISTING ZONING: R-22MF, I-1
PROPOSED ZONING: R-22MF(CD)
EXISTING USE: VACANT
MAXIMUM DEVELOPMENT: 350 MULTI-FAMILY RESIDENTIAL DWELLING UNITS
MAXIMUM BUILDING HEIGHT: 75' MEASURED PER THE ORDINANCE
PARKING: PER ORDINANCE

I. GENERAL PROVISIONS

- 1. THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY SDP ACQUISITIONS I, LLC (THE "PETITIONER") TO ACCOMMODATE THE DEVELOPMENT OF A RESIDENTIAL COMMUNITY ON THAT APPROXIMATELY 18.84-ACRE SITE LOCATED NEAR THE NORTHWEST INTERSECTION OF STATESVILLE AVENUE AND ATANDO AVENUE, MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (THE "SITE"). THE SITE IS COMPRISED OF TAX PARCEL NUMBERS 077-063-03, 077-052-01, 077-063-08, 077-063-09, AND 077-063-13.
- 2. DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN, THESE DEVELOPMENT STANDARDS AND THE APPLICABLE PROVISIONS OF THE ZONING ORDINANCE (THE "ORDINANCE").
- 3. UNLESS THE REZONING PLAN OR THESE DEVELOPMENT STANDARDS ESTABLISH MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE REZONING FOR THE R-22MF ZONING DISTRICT SHALL GOVERN THE DEVELOPMENT AND USE OF THE SITE.
- 4. THE DEVELOPMENT AND STREET LAYOUT DEPICTED ON THE REZONING PLAN ARE SCHEMATIC IN NATURE AND ARE INTENDED TO DEPICT THE GENERAL ARRANGEMENT OF SUCH USES AND IMPROVEMENTS ON THE SITE. ACCORDINGLY, THE ULTIMATE LAYOUT, LOCATIONS AND SIZES OF THE DEVELOPMENT AND SITE ELEMENTS DEPICTED ON THE REZONING PLAN ARE GRAPHIC REPRESENTATIONS OF THE PROPOSED DEVELOPMENT AND SITE ELEMENTS, AND THEY MAY BE ALTERED OR MODIFIED IN ACCORDANCE WITH THE SETBACK, YARD, LANDSCAPING AND TREE SAVE REQUIREMENTS SET FORTH ON THIS PLAN AND THE DEVELOPMENT STANDARDS, PROVIDED, HOWEVER, THAT ANY SUCH ALTERATIONS AND MODIFICATIONS SHALL BE MINOR IN NATURE AND NOT MATERIALLY CHANGE THE OVERALL DESIGN INTENT DEPICTED ON THE REZONING PLAN.
- 5. FUTURE AMENDMENTS TO THE REZONING PLAN AND/OR THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER(S) OF THE SITE IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 6 OF THE ORDINANCE. MINOR ALTERATIONS TO THE REZONING PLAN ARE SUBJECT TO SECTION 6.207 OF THE ORDINANCE.

II. PERMITTED USES

THE SITE MAY BE DEVOTED ONLY TO A RESIDENTIAL COMMUNITY CONTAINING A MAXIMUM OF THREE HUNDRED FIFTY (350) MULTI-FAMILY RESIDENTIAL DWELLING UNITS, AND ANY INCIDENTAL AND ACCESSORY USES RELATING THERETO THAT ARE PERMITTED IN THE R-22MF ZONING DISTRICT.

III. TRANSPORTATION & STREETScape

- 1. VEHICULAR ACCESS TO THE SITE SHALL BE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PLACEMENT AND CONFIGURATION OF THE VEHICULAR ACCESS POINTS ARE SUBJECT TO MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE AND CONSTRUCTION PLANS AND DESIGNS AND AS REQUIRED FOR APPROVAL BY THE NORTH CAROLINA/CHARLOTTE DEPARTMENT OF TRANSPORTATION, AS APPLICABLE (NCDOT/CDOT).
- 2. AS DEPICTED ON THE REZONING PLAN, THE SITE WILL BE SERVED BY INTERNAL PUBLIC AND/OR PRIVATE STREETS, AND MINOR ADJUSTMENTS TO THE LOCATION OF THESE STREETS SHALL BE ALLOWED DURING THE CONSTRUCTION PERMITTING PROCESS IN COORDINATION WITH NCDOT/CDOT.
- 3. PETITIONER SHALL DEDICATE ALL RIGHTS-OF-WAY WHERE NECESSARY, IN FEE SIMPLE CONVEYANCE TO NCDOT/CITY OF CHARLOTTE, AS APPLICABLE, PRIOR TO THE ISSUANCE OF THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY.
- 4. UNLESS STATED OTHERWISE HEREIN, THE PETITIONER SHALL ENSURE THAT ALL TRANSPORTATION IMPROVEMENTS ARE SUBSTANTIALLY COMPLETED PRIOR TO THE ISSUANCE OF THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY.
- 5. ALL PUBLIC ROADWAY IMPROVEMENTS WILL BE SUBJECT TO THE STANDARDS AND CRITERIA OF CDOT AND NCDOT, AS APPLICABLE, TO THE ROADWAY IMPROVEMENTS WITHIN THEIR RESPECTIVE ROAD SYSTEM AUTHORITY. IT IS UNDERSTOOD THAT SUCH IMPROVEMENTS MAY BE UNDERTAKEN BY THE PETITIONER ON ITS OWN OR IN CONJUNCTION WITH OTHER DEVELOPMENT OR ROADWAY PROJECTS TAKING PLACE WITHIN THE BROAD NORTH EASTERN MECKLENBURG AREA, BY WAY OF A PRIVATE/PUBLIC PARTNERSHIP EFFORT OR OTHER PUBLIC SECTOR PROJECT SUPPORT.
- 6. PETITIONER SHALL CONSTRUCT A BUS SHELTER PAD AND ADA COMPLIANT WAITING PAD PER LAND DEVELOPMENT STANDARD 60.03A ON THE SITE'S FRONTAGE OF STATESVILLE AVENUE. THE FINAL LOCATION SHALL BE COORDINATED WITH CATS DURING THE PERMITTING PROCESS.
- 7. PETITIONER SHALL INSTALL TWO ADA COMPLIANT CURB RAMPS AND APS PUSHBUTTONS FOR PEDESTRIAN SIGNALS AT THE NORTHWEST CORNER OF THE STATESVILLE AVENUE AND ATANDO AVENUE INTERSECTION.
- 8. PARKING CIRCULATION SHALL COMPLY WITH 9.303(19)(C) OF THE ORDINANCE.

IV. ARCHITECTURAL STANDARDS

- 1. PREFERRED EXTERIOR BUILDING MATERIALS: ALL PRINCIPAL AND ACCESSORY BUILDINGS ABUTTING A NETWORK REQUIRED PUBLIC OR PRIVATE STREET SHALL COMPRISE A MINIMUM OF 25% OF THAT BUILDING'S ENTIRE FAÇADE FACING SUCH NETWORK STREET USING BRICK, NATURAL STONE (OR ITS SYNTHETIC EQUIVALENT), STUCCO OR OTHER MATERIAL APPROVED BY THE PLANNING DIRECTOR.
- 2. PROHIBITED EXTERIOR BUILDING MATERIALS: (A) VINYL SIDING (BUT NOT VINYL HAND RAILS, WINDOWS OR DOOR TRIM), AND (B) CONCRETE MASONRY UNITS NOT ARCHITECTURALLY FINISHED.
- 3. BUILDING PLACEMENT AND SITE DESIGN SHALL FOCUS ON AND ENHANCE THE PEDESTRIAN ENVIRONMENT THROUGH THE FOLLOWING:
 - a. BUILDINGS SHALL BE PLACED SO AS TO PRESENT A FRONT OR SIDE FAÇADE TO ALL NETWORK REQUIRED STREETS (PUBLIC OR PRIVATE);
 - b. PARKING LOTS SHALL NOT BE LOCATED BETWEEN ANY BUILDINGS AND ANY NETWORK REQUIRED PUBLIC OR PRIVATE STREETS;
 - c. BUILDINGS SHALL FRONT A MINIMUM OF 40% OF THE TOTAL NETWORK REQUIRED STREET FRONTAGE ON THE SITE (EXCLUSIVE OF DRIVEWAYS, PEDESTRIAN ACCESS POINTS, ACCESSIBLE OPEN SPACE, TREE SAVE OR NATURAL AREAS, TREE REPLANTING AREAS AND STORM WATER FACILITIES); AND
 - d. DRIVEWAYS INTENDED TO SERVE SINGLE UNITS SHALL BE PROHIBITED ON ALL NETWORK REQUIRED STREETS.
- 4. BUILDING MASSING AND HEIGHT SHALL BE DESIGNED TO BREAK UP LONG MONOLITHIC BUILDING FORMS AS FOLLOWS: BUILDING SIDES GREATER THAN 120 FEET IN LENGTH SHALL INCLUDE MODULATIONS OF THE BUILDING MASSING/FAÇADE PLANE (SUCH AS RECESSES, PROJECTIONS, AND ARCHITECTURAL DETAILS). MODULATIONS SHALL BE A MINIMUM OF 10 (10) FEET WIDE AND SHALL PROJECT OR RECESS A MINIMUM OF SIX (6) FEET EXTENDING THROUGH THE BUILDING.
- 5. ARCHITECTURAL ELEVATION DESIGN - ELEVATIONS SHALL BE DESIGNED TO CREATE VISUAL INTEREST AS FOLLOWS:
 - a. BUILDING ELEVATIONS SHALL BE DESIGNED WITH VERTICAL BAYS OR ARTICULATED ARCHITECTURAL FAÇADE FEATURES WHICH MAY INCLUDE BUT NOT BE LIMITED TO A COMBINATION OF EXTERIOR WALL OFFSETS, PROJECTIONS, RECESSES, PILASTERS, BANDING AND CHANGE IN MATERIALS OR COLORS.
 - b. BUILDING ELEVATIONS FACING NETWORK REQUIRED PUBLIC OR PRIVATE STREETS SHALL NOT HAVE EXPANSES OF BLANK WALLS GREATER THAN TWENTY (20) FEET IN ALL DIRECTIONS AND ARCHITECTURAL FEATURES SUCH AS BUT NOT LIMITED TO BANDING, MEDALLIONS, OR DESIGN FEATURES OR MATERIALS WILL BE PROVIDED TO AVOID A STERILE, UNARTICULATED BLANK TREATMENT OF SUCH WALLS.
- 6. RESIDENTIAL ROOF FORM AND ARTICULATION - ROOF FORM AND LINES SHALL BE DESIGNED TO AVOID THE APPEARANCE OF A LARGE MONOLITHIC ROOF STRUCTURE AS FOLLOWS:
 - a. LONG PITCHED OR FLAT ROOF LINES SHALL AVOID CONTINUOUS EXPANSES WITHOUT VARIATION BY INCLUDING CHANGES IN HEIGHT AND/OR ROOF FORM, TO INCLUDE BUT NOT BE LIMITED TO GABLES, HIPS DORMERS OR PARAPETS.
 - b. FOR PITCHED ROOFS THE MINIMUM ALLOWED IS 4:12 EXCLUDING BUILDINGS WITH A FLAT ROOF AND PARAPET WALLS, EXCEPT SECONDARY ROOF ELEMENTS, LIKE GABLES, DORMERS, OR OTHER ACCENT FEATURES, WHICH MAY HAVE SLOPES OF LESS THAN 4:12.
 - c. ROOF TOP HVAC AND RELATED MECHANICAL EQUIPMENT WILL BE SCREENED FROM PUBLIC VIEW AT GRADE FROM THE NEAREST STREET.
- 7. SERVICE AREA SCREENING - SERVICE AREAS SUCH AS DUMPSTERS, REFUSE AREAS, RECYCLING AND STORAGE SHALL BE SCREENED FROM VIEW WITH MATERIALS AND DESIGNED TO BE COMPATIBLE WITH PRINCIPAL STRUCTURES. SUCH DESIGN SHALL INCLUDE A MINIMUM 20% PREFERRED EXTERIOR BUILDING MATERIALS OR A CLASS B BUFFER NOT LESS THAN TEN (10) FEET IN DEPTH AT ALL ABOVE GRADE PERIMETER NOT PAVED FOR ACCESS.
- 8. THE PETITIONER MAY SUBDIVIDE THE SITE AND CREATE LOTS WITHIN THE SITE WITH NO SIDE OR REAR YARDS AS PART OF A UNIFIED DEVELOPMENT PLAN.
 - d. ALL BUILDINGS SHALL COMPLY WITH SECTION 9.303(19)(E) OF THE ORDINANCE.

V. AMENITIES

- 1. THE PETITIONER WILL PROVIDE AMENITY AREAS, AS GENERALLY DEPICTED ON THE REZONING PLAN, TO INCLUDE A MINIMUM OF TWO (2) OF THE FOLLOWING AMENITIES: POOL, CLUBHOUSE, PACKAGE ROOM, GRILLS, COMMUNITY GARDEN, SEATING AREA, GYM, CABANA, DOG PARK, PICNIC TABLES, BENCHES, AND/OR ENHANCED LANDSCAPING. INDOOR AMENITY AND LEASING AREA(S) SHALL BE A MINIMUM OF 6,000 SQUARE FEET AND THE OUTDOOR AMENITY AREAS SHALL BE A MINIMUM OF 15,000 SQUARE FEET.

VI. ENVIRONMENTAL FEATURES & GREENWAY DEDICATION

- 1. THE PETITIONER SHALL COMPLY WITH THE POST CONSTRUCTION STORMWATER ORDINANCE. THE LOCATION, SIZE, AND TYPE OF STORM WATER MANAGEMENT SYSTEMS DEPICTED ON THE REZONING PLAN ARE SUBJECT TO REVIEW AND APPROVAL AS PART OF THE FULL DEVELOPMENT PLAN SUBMITTAL AND ARE NOT IMPLICITLY APPROVED WITH THIS REZONING. ADJUSTMENTS MAY BE NECESSARY IN ORDER TO ACCOMMODATE ACTUAL STORM WATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.
- 2. THE PETITIONER SHALL COMPLY WITH THE TREE ORDINANCE.
- 3. PETITIONER SHALL COORDINATE WITH MECKLENBURG COUNTY PARK AND RECREATION (MCPR) TO DEDICATE OR PROVIDE A GREENWAY AND STORMWATER EASEMENT TO MECKLENBURG COUNTY (FOR THE AREA AS GENERALLY DEPICTED IN THE REZONING PLAN). THIS AREA MAY OVERLAP WITH REQUIRED TREE SAVE AREAS.

VII. LIGHTING

- 1. ALL FREESTANDING LIGHTING FIXTURES INSTALLED ON THE SITE GREATER THAN TWENTY-ONE (21) FEET IN TOTAL HEIGHT (I.E., EXCLUDING DECORATIVE LIGHTING LESS THAN 21' IN HEIGHT THAT MAY BE INSTALLED ALONG THE DRIVEWAYS AND SIDEWALKS AS PEDESTRIAN/LANDSCAPING LIGHTING) SHALL BE FULLY CAPPED AND SHIELDED AND THE ILLUMINATION DOWNWARDLY DIRECTED.

VIII. BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS

- 1. IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO DEVELOPMENT OF THE SITE IMPOSED UNDER THE REZONING PLAN AND THESE DEVELOPMENT STANDARDS WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONER AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE SUCCESSORS IN INTEREST AND ASSIGNS.
- 2. THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERMS, "PETITIONER" AND "OWNER" OR "OWNERS" SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS OF THE PETITIONER OR THE OWNER OR OWNERS OF ANY PART OF THE SITE FROM TIME TO TIME WHO MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREOF.

BOHLER
BOHLER ENGINEERING NC, PLLC
SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY

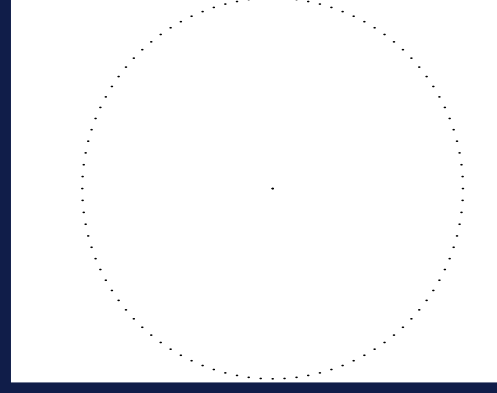
811
Know what's below.
Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

PROJECT No.: NCC212040
DRAWN BY: SDS
CHECKED BY: MT
DATE: 7/6/21
CAD LD:

REZONING PLAN
FOR
SDP ACQUISITIONS I, LLC
STATESVILLE MF
STATESVILLE AVENUE & ATONDO DRIVE
CHARLOTTE, NC 28206
MECKLENBURG COUNTY

BOHLER
BOHLER ENGINEERING NC, PLLC
1927 S. TRYON STREET, SUITE 310
CHARLOTTE, NC 28203
Phone: (980) 272-3400
Fax: (980) 272-3401
NC@BohlerEng.com



SHEET TITLE:
DEVELOPMENT NOTES
SHEET NUMBER:
RZ-2
ORG. DATE - 7/6/21



VICINITY MAP

DEVELOPMENT DATA TABLE:	
PARCEL INFORMATION	
ADDRESS	3245 STATESVILLE AV
TAX PARCEL ID	07706903, 07706908, 07706909, 07706913, 07706901
CURRENT ZONING USE	R-22MF, I-1
PROPOSED ZONING USE	R-22MF (CD) / MULTI-FAMILY
SITE DATA	
TOTAL AREA	±18.84 ACRES
OPEN SPACE REQUIRED	7.54 ACRES (40%)
OPEN SPACE PROVIDED	7.54 ACRES (40%)
PROPOSED MAXIMUM DENSITY	350 UNITS/18.84 ACRES = ±18.58 DU/AC
MINIMUM BUILDING SEPARATION	16'
MAXIMUM BUILDING HEIGHT	75'
NATURAL AREA/TREE SAVE REQUIRED	2.83 ACRES (15%)
PARKING DATA	
AUTO PARKING REQUIRED	1.5 SPACE / UNIT
BICYCLE PARKING REQUIRED	1 SPACE / 20 UNITS
SETBACKS, BUFFERS	
PERIMETER BUILDING SETBACKS	30' ALONG I-77, ATANDO, & STATESVILLE; 27' ALONG ALL OTHER STREETS (LOCAL & COLLECTOR)
PERIMETER BUFFERS/YARDS	SIDE YARD: 5' OR 10' WHERE ADJOINING SF RESIDENTIAL ZONING OR USE. REAR YARD: 40'. BUFFER: SEE PLANS AS MULTIPLE CLASSES & WIDTHS ARE REQUIRED

LEGEND

- EXISTING PROPERTY BOUNDARY: - - - - -
- DEVELOPMENT AREA & PROPERTY BOUNDARY: - - - - -
- RIGHT OF WAY REQUIRED PER ROAD IMPROVEMENTS: - - - - -
- SITE FEATURE ENVELOPES: - - - - -
- BUILDING ENVELOPE: [Solid Grey Box]
- PARKING ENVELOPE: [Cross-hatched Box]
- POTENTIAL AMENITY / OPEN SPACE AREA ENVELOPE: [Dotted Box]
- 100' SWIM BUFFER AREA: [Downward Arrow Pattern]
- AREA OF DEDICATION DURING LAND DEVELOPMENT PERMITTING: [Stippled Box]

SITE NOTES:

1. DEDICATION AND FEE SIMPLE CONVEYANCE OF ALL RIGHTS-OF-WAY TO THE CITY SHALL BE REQUIRED PRIOR TO ISSUANCE OF THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY.
2. ALL TRANSPORTATION IMPROVEMENTS SHALL BE APPROVED AND CONSTRUCTED PRIOR TO ISSUANCE OF THE FIRST BUILDING CERTIFICATE OF OCCUPANCY. PETITIONER RESERVES THE RIGHT TO PHASE THE TRANSPORTATION IMPROVEMENTS AND SHALL BE COORDINATED ONCE TRANSPORTATION SCOPE IS CONFIRMED DURING THE LAND DEVELOPMENT PERMIT PROCESS.
3. CDOT REQUESTS RIGHTS-OF-WAY SHALL BE SET 2' BEHIND BACK OF SIDEWALKS WHERE FEASIBLE.
4. DEDICATION FOR GREENWAY EASEMENT SHALL BE COORDINATED WITH MECKLENBURG COUNTY PARKS AND RECREATION DURING LAND DEVELOPMENT PERMITTING.

BOHLER
BOHLER ENGINEERING NC, PLLC

SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY

811
Know what's below.
Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

PROJECT No.: NCC212040
DRAWN BY: SDS
CHECKED BY: MT
DATE: 7/6/21
CAD ID:

REZONING PLAN

FOR
SDP ACQUISITIONS I, LLC

STATESVILLE MF
STATESVILLE AVENUE & ATONDO DRIVE
CHARLOTTE, NC 28206
MECKLENBURG COUNTY

BOHLER
BOHLER ENGINEERING NC, PLLC
NCEBS P-1132
1927 S. TRYON STREET, SUITE 310
CHARLOTTE, NC 28203
Phone: (980) 272-3400
Fax: (980) 272-3401
NC@BohlerEng.com

SHEET TITLE:
CONCEPTUAL SITE PLAN

SHEET NUMBER:
RZ-3

ORG. DATE: 7/6/21

