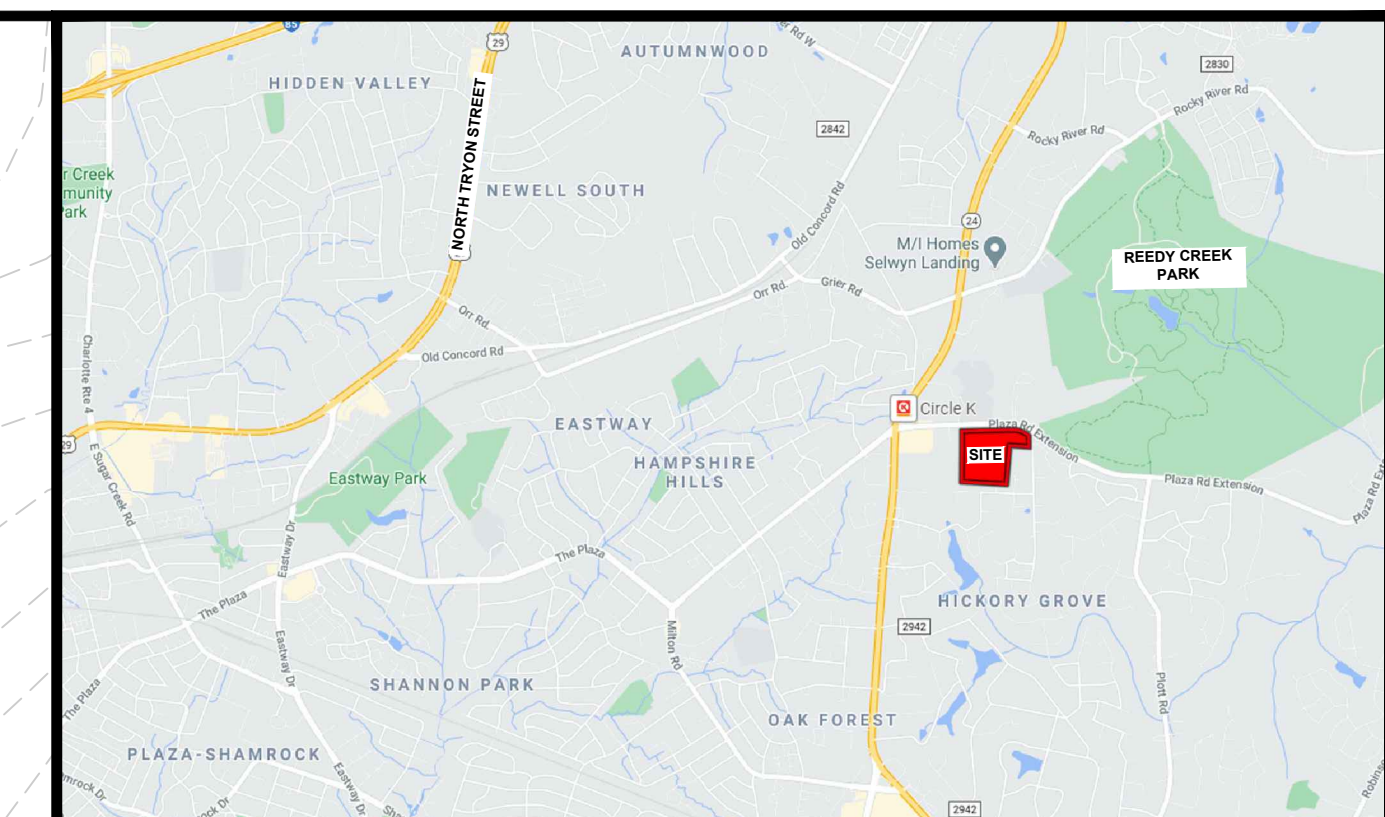


U:\2020 Projects (I)\W08 - Cox Media Property (Mattamy)\Submittal Working Drawings\2021-3-XX - 14 Rezoning\Sheet\W08-BASE.dwg BASE_mplfoot



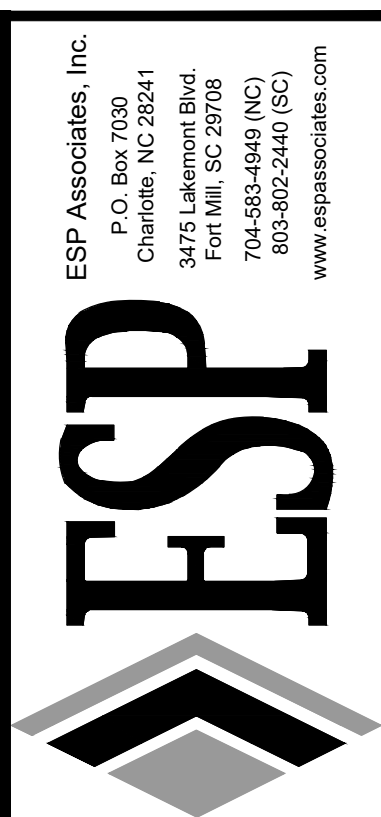
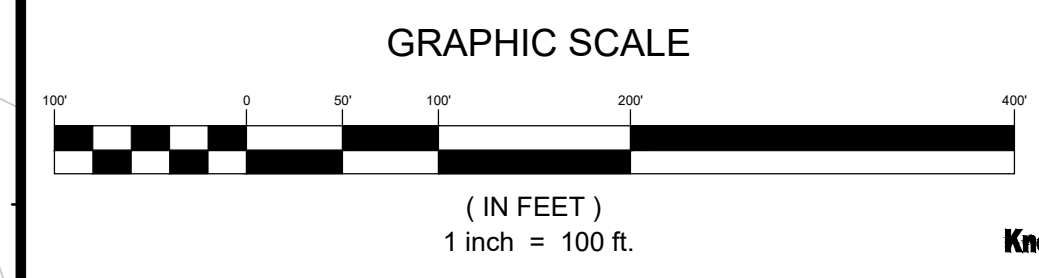
Vicinity Map
Not to Scale

Site Data

Tax Parcel:	10709102
Total Acreage:	+/- 39.65 Acres
Location:	City of Charlotte
Existing Zoning:	R-3
Proposed Zoning:	R-8MF (CD)
Existing Use:	Vacant
Proposed Use:	Single Family Residential (Attached)
Permitted # of Units:	Up to 260 Single Family Attached (Townhome) Units
Proposed Density:	6.13 Dwelling Units Per Acre (DUA)
Parking:	Shall meet or exceed Ordinance Standards
Open Space:	
Required:	400 SF per Unit or 10% Site Area Common Open Space
Proposed:	400 SF per Unit or 10% Site Area Common Open Space
Natural Area:	
Required:	+/- 3.97 Acres (10%)
Provided:	+/- 3.97 Acres (10%) Minimum
Tree Save:	
Required:	+/- 5.87 Acres (15%)
Provided:	+/- 5.87 Acres (15%) Minimum*
* Note: Based on Gross Site Acreage, excluding 0.52 acre area within existing overhead power easement.	

General Notes

1. Base information obtained from Mecklenburg County GIS and "Jurisdictional Delineation Report" provided by Carolina Wetland Services, Inc., dated March 17, 2021 for Mattamy Homes and should be verified for accuracy.
2. Stream / Wetland Information is based on "Jurisdictional Delineation Report" provided by Carolina Wetland Services, Inc., dated March 17, 2021 for Mattamy Homes.



NO.	DATE	REVISION	BY

MASTER PLAN
REZONING PETITION #2021-XXX
COX MEDIA PROPERTY
CITY OF CHARLOTTE, NORTH CAROLINA
MATTAMY HOMES

PROJECT INFORMATION

PROJECT MANAGER:	MM
DESIGNED BY:	MJ
DRAWN BY:	MJ
PROJECT NUMBER:	IW08.100
ORIGINAL DATE:	3/31/2021
SHEET:	3 OF 3