



- GENERAL NOTES:**
- PETITIONER SHALL ESTABLISH HOMEOWNERS ASSOCIATION DOCUMENTS OR SIMILARLY BINDING DOCUMENTATION TO REQUIRE ROLL-OUT CONTAINER USE FOR TRASH AND RECYCLING RATHER THAN A COMMON DUMPSTER FOR THE SITE. HOWEVER, A SOLID WASTE AND RECYCLE AREA IS SHOWN ON THE REZONING PLAN PER ORDINANCE REQUIREMENTS.
 - TREE SAVE AREA WILL BE DELINEATED VIA BOUNDARY & PROPERTY LINES PER TREE ORDINANCE REQUIREMENTS IN FORTHCOMING CONSTRUCTION DOCUMENT SUBMITTAL TO CITY OF CHARLOTTE.

- FIRE DEPARTMENT NOTES:**
- Fire department access road shall have a min. 20' unobstructed clear width and shall be capable of supporting 80,000 lbs.
 - For non-sprinkled buildings, fire department must be able to reach 150' to all exterior portions of building.
 - For sprinkled buildings, fire department must be able to reach 200' to all exterior portions of building.
 - For buildings that are equipped with a sprinkler system, a fire department connection shall be located within 200' of a fire hydrant for a NFPA 13 sprinkler system and 750' for a NFPA 13R sprinkler system.
 - Fire hydrant shall be located within 750' to the most remote point of building as truck travels for all buildings.
 - Provide number of stories, square footage of each floor, type of construction and water model for private hydrants.

DEVELOPMENT SUMMARY

PROJECT TAX PARCEL ID:	029-021-29, 029-021-30
REZONING TAX PARCEL ID:	029-021-29, 029-021-30
OVERALL PROJECT AREA:	7.0 + 1.0 = 8.0 AC
REZONING SITE AREA:	7.0 + 1.0 = 8.0 AC
JURISDICTION:	CITY OF CHARLOTTE
EXISTING ZONING:	R-3
PROPOSED ZONING:	UR-2(CD)
EXISTING USES:	SINGLE FAMILY RESIDENTIAL
PROPOSED USES:	SINGLE FAMILY ATTACHED (TOWNHOMES)
PROPOSED DEVELOPMENT:	48 UNITS MAX. (48 SHOWN)
PROPOSED DENSITY:	6.0 DWELLING UNITS PER ACRE (DUA)
MAX. BUILDING HEIGHT:	PER ORDINANCE STANDARDS - SEE DEV. STDS. RZ-2
PARKING:	PER ORDINANCE STANDARDS - SEE DEV. STDS. RZ-2
PROPOSED IMPERVIOUS:	± 30%
OPEN SPACE REQUIRED:	400 SF OF PRIVATE OPEN SPACE OR 10% OF SITE AS USEABLE COMMON OPEN SPACE
OPEN SPACE PROVIDED:	138,380 SF USEABLE COMMON OPEN SPACE (39%) (AREA PLAN WEST OF STORM BMP)
NATURAL AREA:	REQUIRED: 10% (0.8 AC); PROVIDED: 17.6% (1.4 AC)
TREE SAVE (WEDGE):	REQUIRED: 15% (1.2 AC); PROVIDED: 17.6% (1.4 AC)
PERIMETER TREES (GALLOWAY):	REQUIRED: 311 / 40 = 8; PROVIDED: 8 (EXISTING)
DATA SOURCE(S):	
BASE INFORMATION OBTAINED FROM MECKLENBURG COUNTY GIS DATA	



1919 SOUTH BOULEVARD
SUITE 200
CHARLOTTE, NC 28203
T: 704.780.4972
NC License #P-1370
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CLIENT:
APPAL00SA
2820 Selwyn Ave, Suite 618
Charlotte, NC 28209

PROJECT:
GALLOWAY TOWNHOMES
1825 Galloway Rd.
Charlotte, NC 28262

SHEET:
TECHNICAL DATA / SCHEMATIC SITE PLAN

REV.	DATE	DESCRIPTION

RZ-1

811 Know what's below. Call before you dig.

SCALE: 1" = 50'

PLAN NORTH



BANKS ENGINEERING
 1919 SOUTH BOULEVARD
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APPALOOOSA
 THE GROWING IDEAS
 CLIENT: 2820 Selwyn Ave, Suite 618
 Charlotte, NC 28209

PROJECT: **GALLOWAY TOWNHOMES**
 1825 Galloway Rd.
 Charlotte, NC 28262

SHEET: **SITE RENDERING**

REV.	DATE	DESCRIPTION

DESIGNED: JDB
 DRAWN:
 CHECKED:
 PROJECT: 1063002
 DATE: 08.09.21

811
 Know what's below.
 Call before you dig.

SCALE: 1" = 50'
 0 25 50 100

RZ-3