

SITE LEGEND

- EXISTING PROPERTY LINE
- EXISTING STREET
- PROPOSED PUBLIC STREET
- POTENTIAL ACCESS MOVEMENT
- FUTURE DRIVEWAY/ACCESS POINT
- PROPOSED MULTI-FAMILY BUILDING ENVELOPE
- PROPOSED AMENITY, BUILDING, OR PARKING AREAS
- PROPOSED PARKING ENVELOPE
- PROPOSED STORM WATER, TREE SAVE, AND AMENITY SPACE
- POTENTIAL TRASH AND RECYCLING ENCLOSURE

THE MINIMUM SPACE ALLOCATION SHALL BE AN EIGHT (8) CUBIC YARD DUMPSTER-TYPE OF LARGE WASTE CONTAINER PER EVERY THIRTY (30) UNITS OR AN EIGHT (8) CUBIC YARD COMPACTOR-TYPE OF LARGE WASTE CONTAINER PER EVERY NINETY (90) UNITS. RECYCLING ALLOCATION SHALL BE ONE HUNDRED FORTY FOUR (144) SQUARE FEET PER EIGHTY (80) UNITS.

SITE DEVELOPMENT DATA

TAX PARCEL ID #S:	04718102, 04718104, 0478103, 04718151
ACREAGE:	±13.26
EXISTING ZONING:	R-3, R-43MF
PROPOSED ZONING:	UR-2(CD)
EXISTING USES:	SINGLE FAMILY RESIDENTIAL/VACANT
PROPOSED USES:	UP TO 305 RESIDENTIAL MULTI-FAMILY DWELLING UNITS
MAXIMUM BUILDING HEIGHT:	SIXTY FIVE (65) FEET AS MEASURED PER THE ORDINANCE
MAXIMUM FLOOR AREA RATIO:	1.0
PARKING REQUIRED:	AS REQUIRED IN THE ORDINANCE FOR THE U-2 ZONING DISTRICT
TREE SAVE REQUIRED:	AS REQUIRED BY TREE ORDINANCE

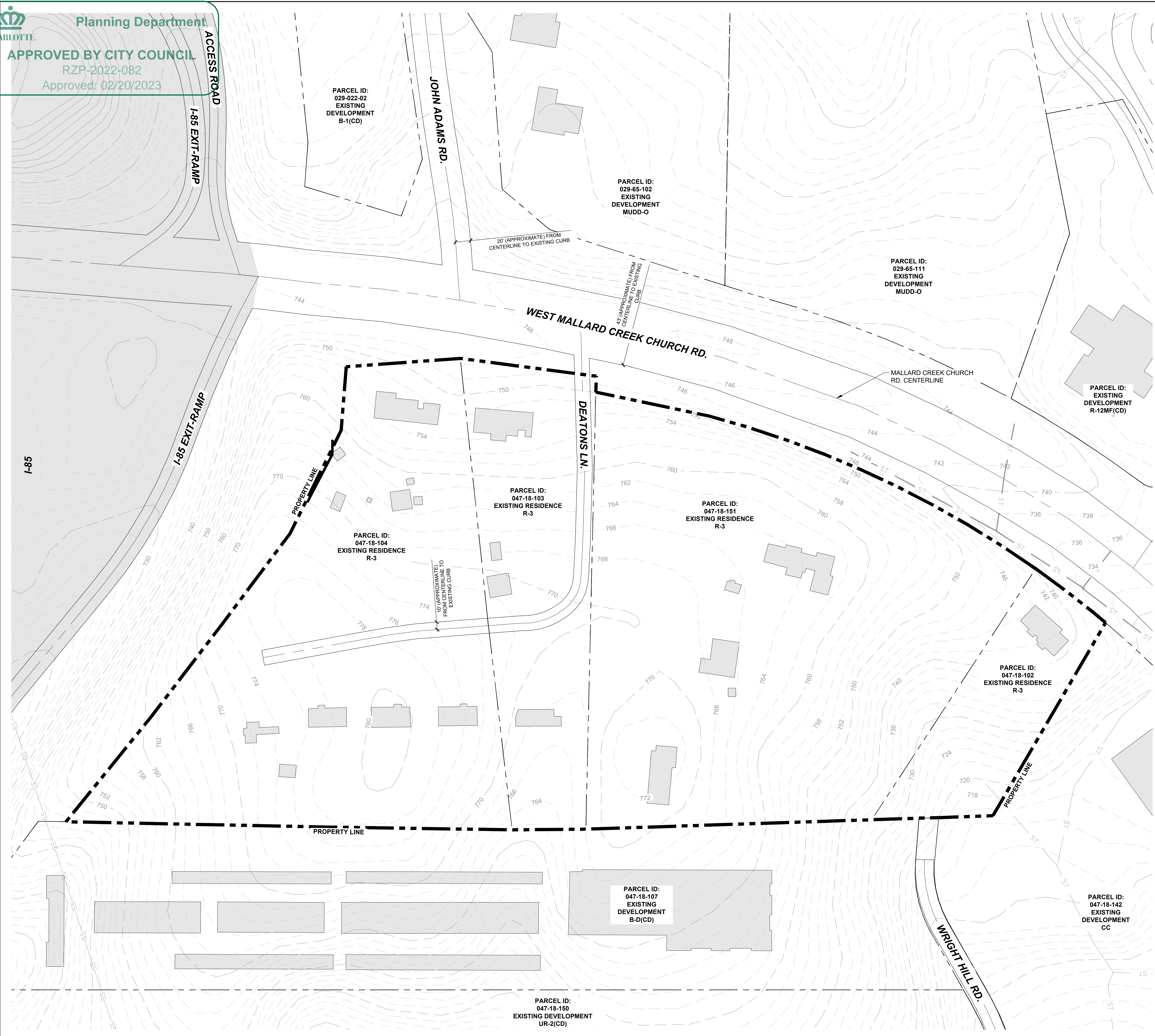
SEAL
PRELIMINARY - FOR REVIEW ONLY
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 XXXXX XXXXXXXX ### 1/16/23
 ENGINEER REG. # DATE

NOT FOR CONSTRUCTION
W. MALLARD CREEK CHURCH MULTI-FAMILY
 TRAMMELL CROW RESIDENTIAL
 W. MALLARD CREEK CHURCH RD.
 CHARLOTTE, NC

SITE VICINITY MAP

NO.	DESCRIPTION	DATE
1	REZONING	05.06.2022
2	REZONING	12.12.2022
3	REZONING	01.19.2023





KEY MAP

PRELIMINARY
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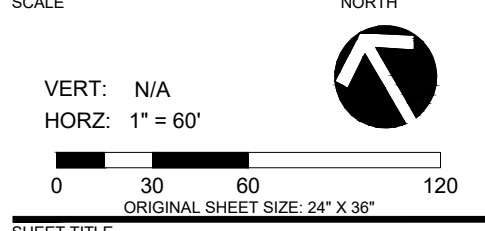
W. MALLARD CREEK CHURCH MULTI-FAMILY
 TRAMMELL CROW RESIDENTIAL
 W. MALLARD CREEK CHURCH RD.
 CHARLOTTE, NC

LANDDESIGN PROJ# 1022077

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	REZONING	05.06.2022
2	REZONING	12.12.2022

DESIGNED BY: -
 DRAWN BY: -
 CHECKED BY: -



EXISTING CONDITIONS

SHEET NUMBER **RZ-3**

NOTE: BACKGROUND INFORMATION PROVIDED BY GIS DATA. SURVEY PENDING