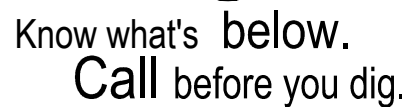
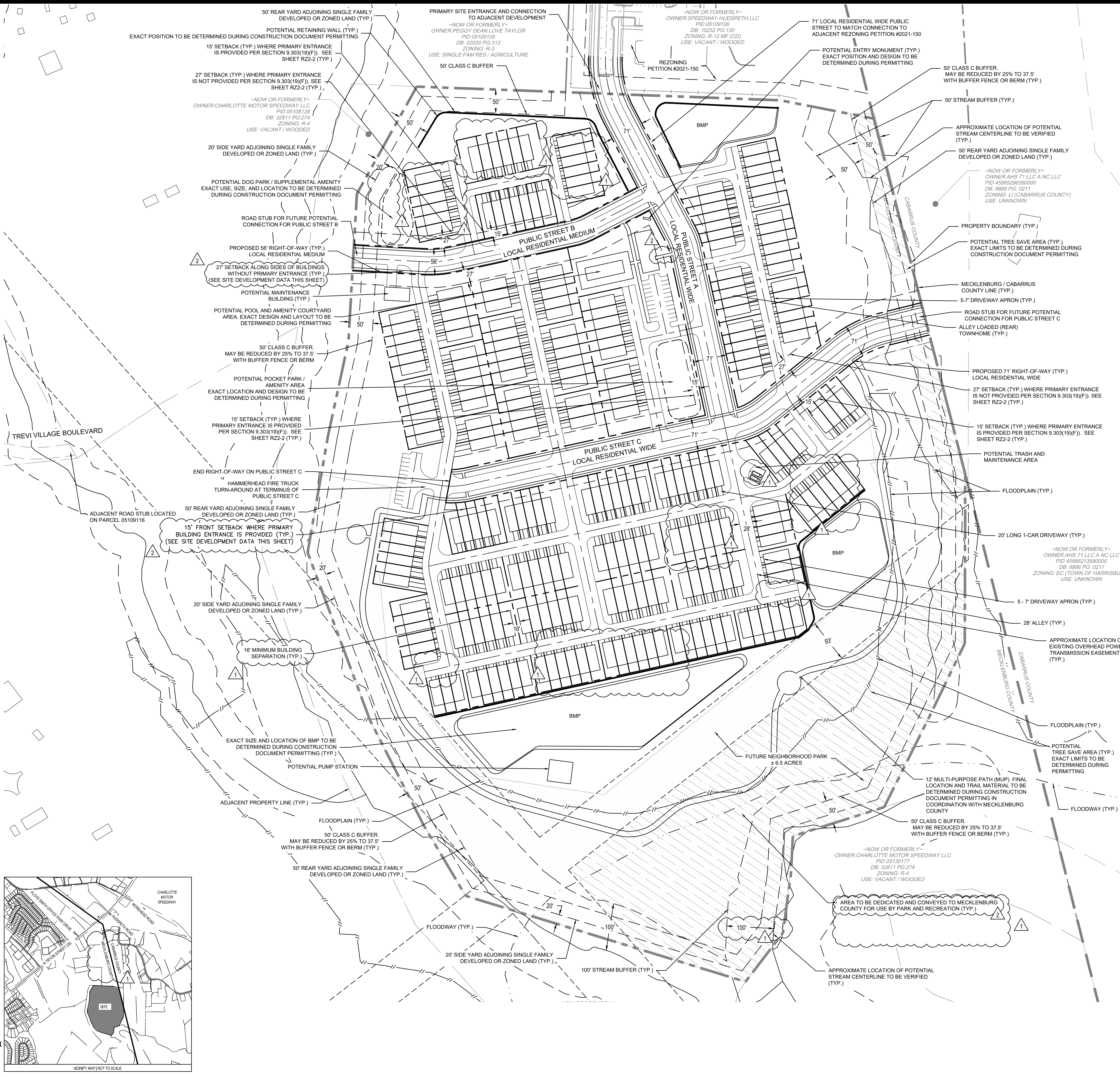
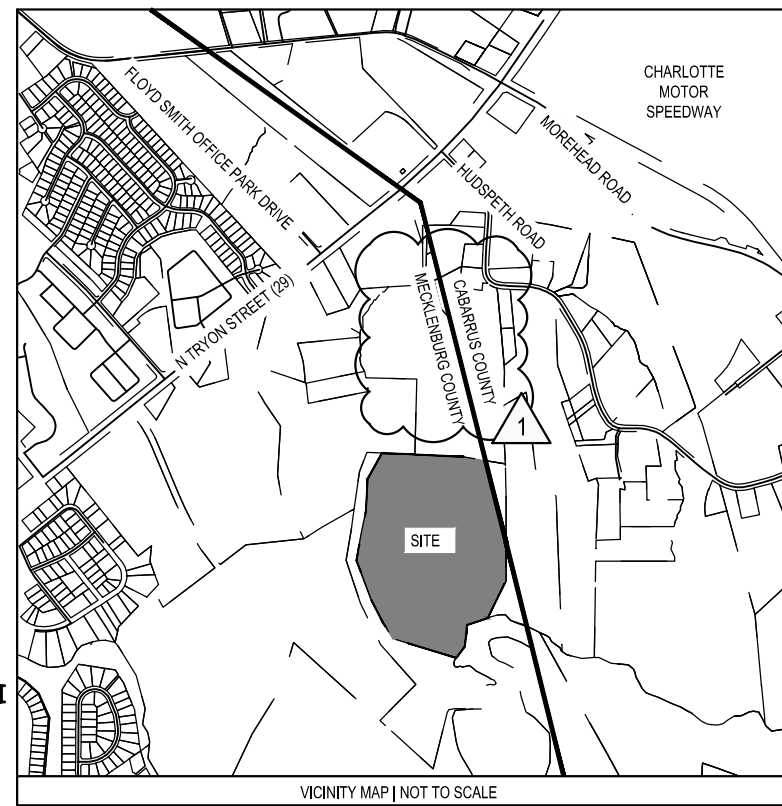


4. ALL CORNER/END UNITS WHERE THE SIDE OF THE UNIT FRONTS A PUBLIC STREET SHALL HAVE BLANK WALL.

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.



RZ 1-2	JUNE 16, 2022	FILE NUMBER: 8327-00	NOT FOR CONSTRUCTION		REZONING PETITION # 2022-126	REZONING PLAN AND TECHNICAL DATA SHEET	HUDSPETH 2 (AHS) 12900 N TRYON STREET CHARLOTTE, NORTH CAROLINA 28262	Tribute TRIBUTE COMPANIES, INC. 10 S. CARDINAL DRIVE WILMINGTON, NC 28403	BCE 1111 METROPOLITAN AVE., SUITE 250 CHARLOTTE, NC 28204 www.bceinc.com NC LICENSE PC-4587 @2023	DESIGNED BY:	JN	REV	DATE	DESCRIPTION	CITY COMMENTS
										DRAWN BY:	JN				PER 1ST REZONING SUBMITTAL CITY COMMENTS
										REVIEWED BY:	AG				PER 2ND REZONING SUBMITTAL CITY COMMENTS



SITE DEVELOPMENT DATA

JURISDICTION: CITY OF CHARLOTTE, NORTH CAROLINA ETJ
TOTAL SITE AREA: ± 48.09 ACRES
PID: 05108127
WATERSHED: MALLARD / YADKIN-SOUTHEAST CATAWBA

EXISTING ZONING: R-3
EXISTING USE: VACANT / WOODED
PROPOSED ZONING: R-8 MF (CD)

PROPOSED USE: INDIVIDUALLY PLATTED SINGLE FAMILY ATTACHED (TOWNHOMES) DWELLING UNITS
PROPOSED DENSITY: UP TO 28 UNITS
PROPOSED DENSITY: UP TO 5.93 DUA
BUILDING HEIGHT: TO MEET ORDINANCE REQUIREMENTS
PARKING: SHALL MEET OR EXCEED ORDINANCE STANDARDS

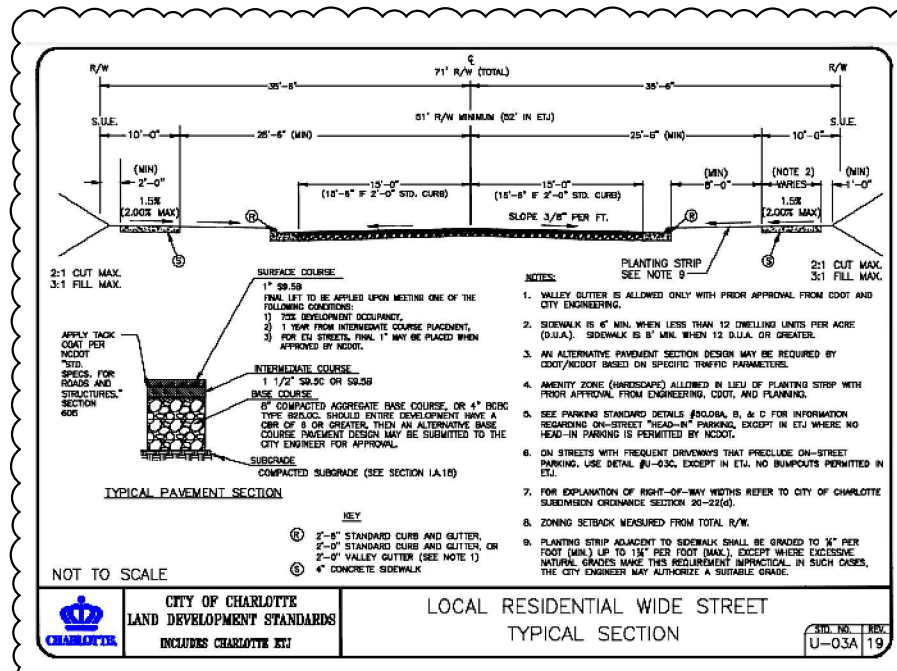
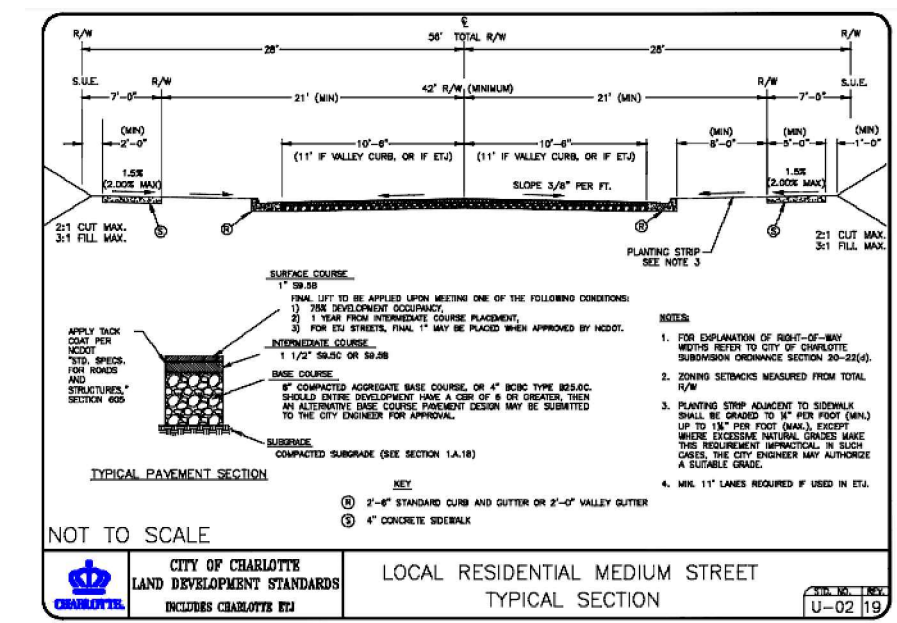
SETBACKS: 27' / 15' (PER SECTION 9.303(19)(F))
REAR YARD: 50' ADJOINING SINGLE FAMILY DEVELOPED OR ZONED LAND
SIDE YARD: 20' ADJOINING SINGLE FAMILY DEVELOPED OR ZONED LAND

TREE SAVE:
REQUIRED: 15% OF TOTAL SITE AREA ± 7.21 ACRES
PROVIDED: TO MEET ORDINANCE REQUIREMENTS

PRIVATE OPEN SPACE:
REQUIRED: 400 SF MINIMUM PER UNIT
PROVIDED: TO MEET ORDINANCE REQUIREMENTS

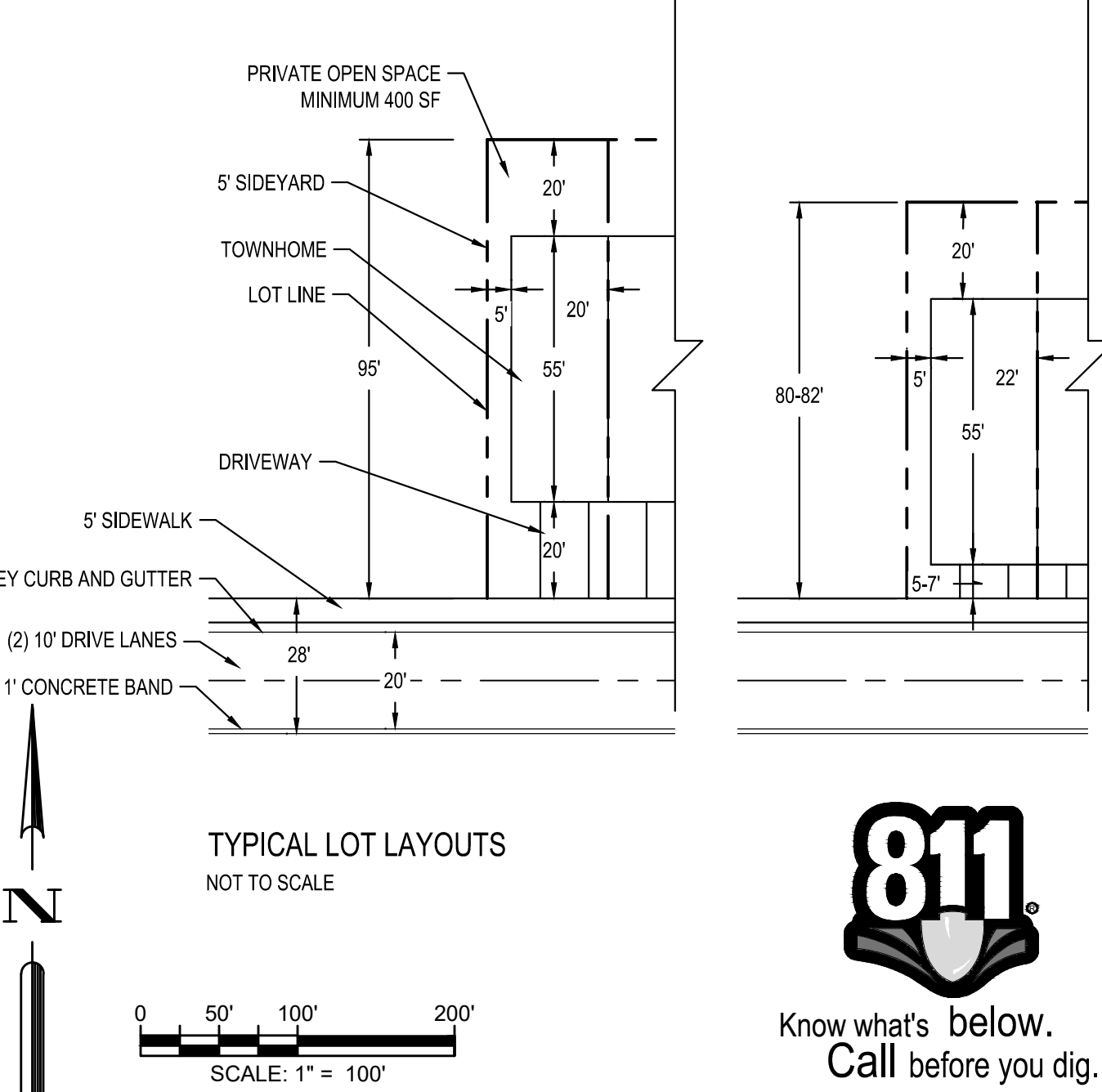
OFF-STREET PARKING:
REQUIRED: 1.5 SPACES PER UNIT
PROPOSED: TO MEET ORDINANCE REQUIREMENTS

OPEN SPACE REQUIRED: 50% MINIMUM OF TOTAL SITE AREA
OPEN SPACE PROVIDED: TO MEET ORDINANCE REQUIREMENTS



AREA TO BE DEDICATED AND CONVEYED TO MECKLENBURG COUNTY FOR USE BY PARKS AND RECREATION. EXACT LIMITS TO BE DETERMINED DURING CONSTRUCTION DOCUMENT PERMITTING

POTENTIAL TREE SAVE. EXACT LIMITS TO BE FINALIZED DURING CONSTRUCTION DOCUMENT PERMITTING



DATE	DESCRIPTION
02/13/2023	PER 2ND REZONING SUBMITTAL CITY COMMENTS
01/17/2023	PER 1ST REZONING SUBMITTAL CITY COMMENTS
REV	
DESIGNED BY:	JN
DRAWN BY:	JN
REVIEWED BY:	AG
HUDSPETH 2 (AHS)	
1111 METROPOLITAN AVE., SUITE 250 CHARLOTTE, NC 28204 www.bgeinc.com NC LICENSE #C-4397	
Tribute	
TRIBUTE COMPANIES, INC.	
12300 N TRYON STREET CHARLOTTE, NORTH CAROLINA 28262	
REZONING PETITION # 2022-126	
SCHEMATIC SITE PLAN	
NOT FOR CONSTRUCTION	
FILE NUMBER: 8327-00	
JUNE 16, 2022	
RZ 2-2	