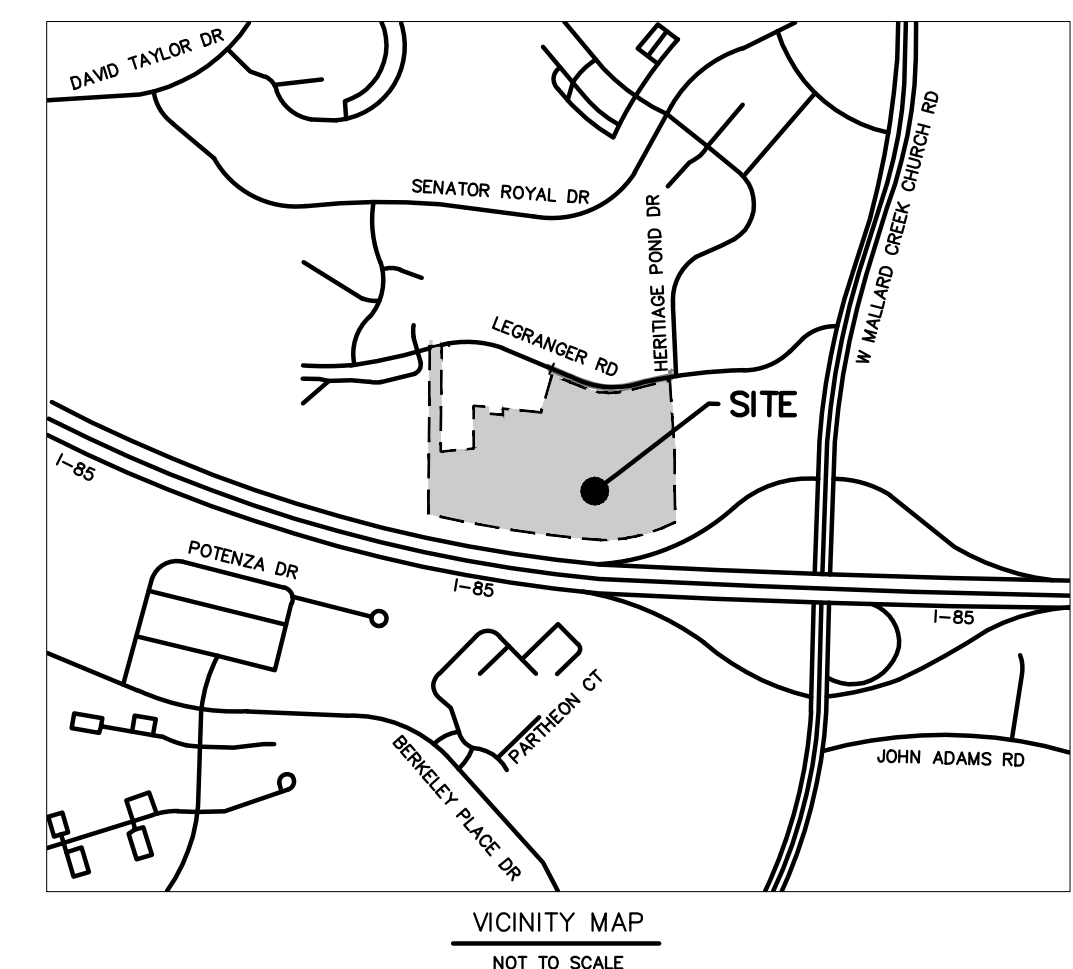
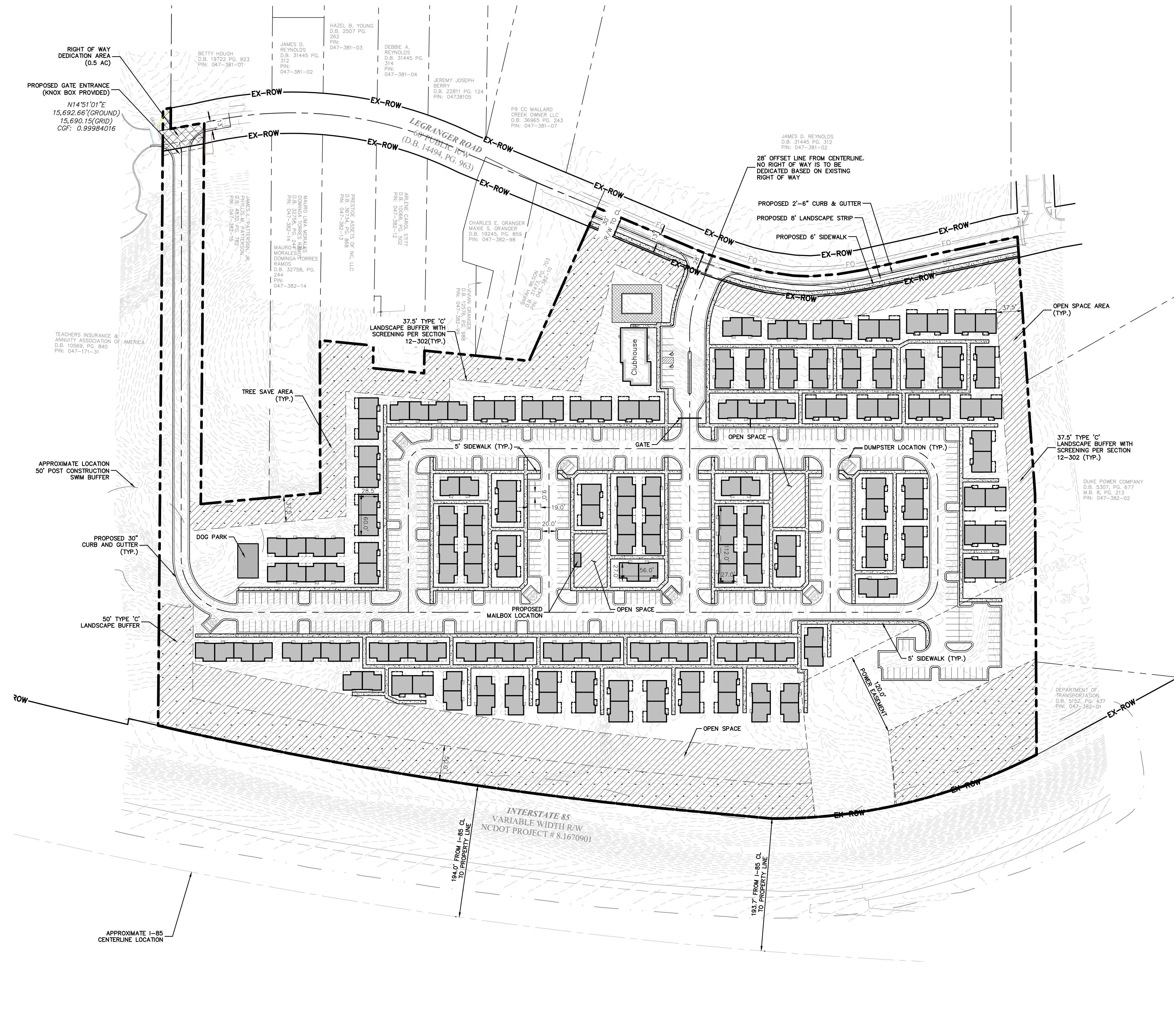


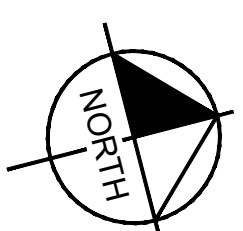
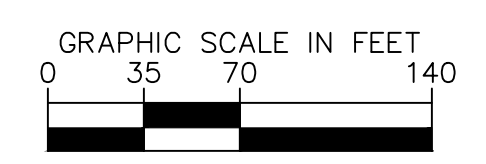
Plotted By: Shirley, Sara - Sheet Set: CLT-ID\_SSM\_TEMPLATE - Layout: RZ-01 - April 10, 2023 - 02:16:49pm - \\kimley-horn.com\d...\_CHL\_PJA14364 - BrownGroup\_0000 - Charlotte - LeGranger - 2023.04.10.dwg



SITE DATA TABLE	
<b>DEVELOPMENT DATA:</b>	
TAX PARCEL ID:	04717118, 04738205, 04738206, 04738207, 04738208 & 04738209
LAND USE:	RESIDENTIAL AND VACANT
TOTAL SITE AREA:	±19.79 ACRES
TOTAL R.O.W. AREA:	± 0 ACRES
TOTAL DISTURBED AREA:	±16.41 ACRES
TOTAL NUMBER OF UNITS:	184
<b>ZONING DATA:</b>	
FEMA FLOOD PANEL:	3710457700K
WATERSHED:	MALLARD
PC DISTRICT:	YADKIN - SOUTHEAST CATAWBA
ZONING DISTRICT:	CURRENT: RE-1 PROPOSED: RE-3
<b>ZONING STANDARDS</b>	
MIN. BLDG SEPARATION:	10 FT
MAX. BUILDING HEIGHT PER ORDINANCE:	
PROPOSED DENSITY:	9.30 DU/A
SETBACK:	30'
SIDE YARD:	MIN. 35'
REAR YARD:	MIN. 35'
<b>OPEN SPACE:</b>	
REQUIRED:	1.98 AC (10%)
<b>IMPERVIOUS AREA:</b>	
PROPOSED:	±9.15 AC
EXISTING:	0.04 AC
<b>TREE SAVE:</b>	
REQUIRED:	2.97 AC (15.0%)

TREE SAVE CALCULATIONS (PER SECTION 21-94 & 21-95)	
TOTAL BOUNDARY ACREAGE:	±19.79 AC
TREE SAVE CALCULATIONS:	15% TOTAL SITE
TOTAL TREE SAVE REQUIRED (15%):	2.97 AC
TOTAL TREE SAVE PROVIDED:	PER ORDINANCE

- EX-ROW
- R/W LINE
- PROPERTY LINE/ REZONING BOUNDARY
- COMMON OPEN SPACE
- COMMON OPEN SPACE & TREE SAVE
- PROPOSED DWELLING UNIT
- PROPOSED SIDEWALK
- PROPOSED RIGHT OF WAY DEDICATION



NO.	REVISIONS	DATE	BY

**Kimley-Horn**  
 © 2022 KIMLEY-HORN AND ASSOCIATES, INC.  
 200 SOUTH IRYON ST., SUITE 200, CHARLOTTE, NC 28202  
 WWW.KIMLEY-HORN.COM  
 NC LICENSE # F-0102

**NOT FOR CONSTRUCTION**

KH PROJECT	014364000
DATE	09/01/2022
SCALE	AS SHOWN
DESIGNED BY	JJS
DRAWN BY	JJS
CHECKED BY	JEH

**REZONING PLAN**

**LEGRANGER**  
 PREPARED FOR  
**BROWN GROUP, INC**  
 NORTH CAROLINA

SHEET NUMBER  
**RZ-01**

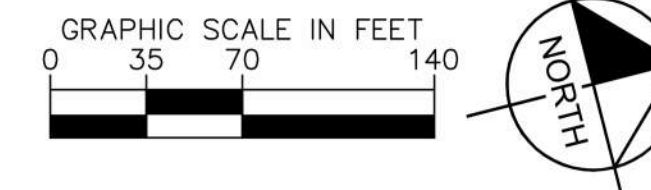
**THIS PLAN IS CONCEPTUAL IN NATURE AND IS SUBJECT TO CHANGE BASED ON FINAL DESIGN AND APPROVALS**

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.





THIS PLAN IS CONCEPTUAL IN NATURE AND IS SUBJECT TO CHANGE BASED ON FINAL DESIGN AND APPROVALS



<p><b>Kimley»Horn</b> © 2022 KIMLEY-HORN AND ASSOCIATES, INC. 200 SOUTH TRYON ST., SUITE 200, CHARLOTTE, NC 28202 PHONE: 704-333-5131 WWW.KIMLEY-HORN.COM NC LICENSE #P-0102</p>	
<p><b>NOT FOR CONSTRUCTION</b></p>	
<p>KH PROJECT 014364000</p>	<p>SCALE AS SHOWN DESIGNED BY JUS DRAWN BY JUS CHECKED BY JEH</p>
<p><b>REZONING PLAN</b></p>	
<p><b>LEGRANGER</b> PREPARED FOR <b>BROWN GROUP, INC</b> CHARLOTTE NORTH CAROLINA</p>	<p>SHEET NUMBER <b>RZ-03</b></p>
<p>No.</p>	<p>REVISIONS</p>
<p>DATE</p>	<p>BY</p>