

DEVELOPMENT SUMMARY

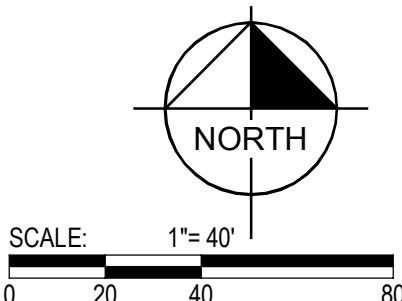
PROJECT TAX PARCEL ID(S):	065-073-67
REZONING TAX PARCEL ID(S):	065-073-67
OVERALL PROJECT AREA:	±7.7 AC
REZONING SITE AREA:	±7.7 AC
JURISDICTION:	CITY OF CHARLOTTE
EXISTING ZONING:	B-2 (88% OF SITE) & R-5 (42% OF SITE)
PROPOSED ZONING:	R-8M(CD)
EXISTING USES:	VACANT
PROPOSED USES:	SINGLE-FAMILY ATTACHED (TOWNHOMES)
PROPOSED DEVELOPMENT:	45 UNITS MAX. (38 SHOWN)
PROPOSED DENSITY:	5.8 DWELLING UNITS PER ACRE (DUA)
MAX. BUILDING HEIGHT:	PER ORDINANCE STANDARDS
PARKING:	PER ORDINANCE STANDARDS
PROPOSED IMPERVIOUS:	±27%
OPEN SPACE REQUIRED:	400 SF OF PRIVATE OPEN SPACE OR 10% OF SITE AS USEABLE COMMON OPEN SPACE
OPEN SPACE PROVIDED:	±245,500 SF USEABLE COMMON OPEN SPACE (73%) (NATURAL AREA NORTH & EAST)
NATURAL AREA:	N/A - DISTRESSED BUSINESS CORRIDOR
TREE SAVE (WEDGE):	REQUIRED: 15% (1.15 AC); PROVIDED: 15% (1.15 AC)
PERIMETER TREES:	PER ORDINANCE STANDARDS
DATA SOURCE(S):	
FIELD SURVEY & MECKLENBURG COUNTY GIS DATA	

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 SOLID WASTE'S 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 85,000 lbs. If road exceeds 150' in length, an approved turnaround will be provided.
- For non-sprinkled buildings, fire department must be able to reach 150' to all exterior portions of building.
- Fire hydrant shall be located within 600' to the most remote point of building as truck travels for all buildings.
- Buildings not exceeding 2 stories in height will require a fire flow of 1,500 gpm.



1927 SOUTH TRYON ST.
SUITE 106
CHARLOTTE, NC 28203
T: 704.780.4972
NC License #P-1370
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BLUE HEEL DEVELOPMENT
9606 BAILEY ROAD, SUITE 265
CORNELIUS, NC 28031

CLIENT:

NOTICE:
CONCEPT/SCHEMATIC DOCUMENTS
- PROJECT BUDGETING

USE OF THESE DOCUMENTS TO ESTABLISH SITE RELATED PROJECT BUDGETING IS SUBJECT TO CHANGE UPON COMPLETION OF CONSTRUCTION DOCUMENTS. BY DEFINITION, CONCEPT/SCHEMATIC DOCUMENTS DO NOT INCLUDE ALL SITE FEATURES THAT MAY AFFECT PROJECT COST. SUBSEQUENTLY, INFORMATION SHOWN SHOULD BE USED FOR BUDGET PRICING ONLY AND SHALL NOT BE CONSIDERED. "BID" DOCUMENTS OR PRESENTED TO SUBCONTRACTORS FOR BIDS. ALLOWANCES/CONTINGENCIES WILL BE REQUIRED FOR TYPICAL SITE ELEMENTS NOT SHOWN OR ONLY PARTIALLY DETAILED.

ALL DOCUMENTS WITHOUT A SEAL/SIGNATURE & DATE SHALL BE CONSIDERED "CONCEPT/SCHEMATIC" REGARDLESS OF SHEET TITLE.

PROJECT:

TENNYSON TOWNHOMES
TENNYSON DR.
Charlotte, NC

SHEET:

SCHEMATIC SITE OVERALL

REV.	DATE	DESCRIPTION

DESIGNED: JDB

DRAWN:

CHECKED:

PROJECT: 1060004

DATE: 06.28.22

RZ-1



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blue heel

6 BAILEY ROAD, SUITE 265

CLIENT:

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TENNYSON
TOWNHOMES
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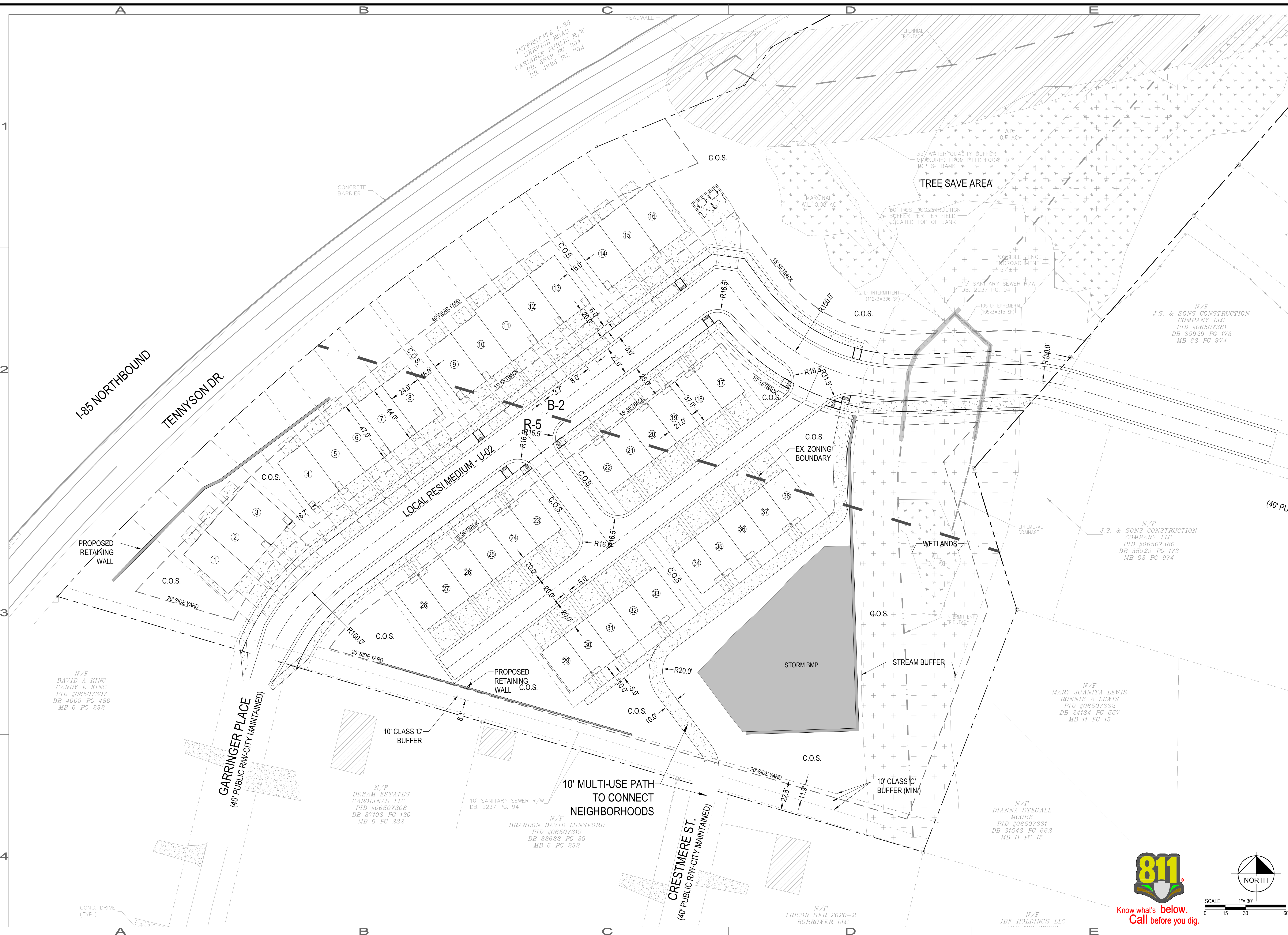
PROJECT:

SUBJECT:

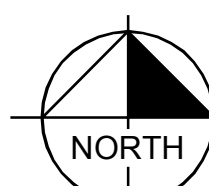
SCHEMATIC SITE

[illegible]


RZ-2



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



SCALE: 1" = 30'



A horizontal scale bar with alternating black and white segments. It is marked with the numbers 0, 15, 30, and 60, representing feet. The total length of the bar is 60 feet.

[illegible]

