



## SITE LEGEND

EXISTING PROPERTY LINE

PROPOSED PUBLIC STREET

POTENTIAL FULL ACCESS MOVEMENT

PROPOSED BUILDING AND PARKING ENVELOPE

POTENTIAL TREE SAVE AREA

POCKET PARK

20' SETBACK ADJACENT TO EXISTING SINGLE FAMILY ZONING/USE



NED)

AVE



PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES AS ALLOWED IN TOD-NC

HEIGHT SHALL BE LIMITED TO 40' ALONG SCALEYBARK ROAD. HEIGHT SHALL BE LIMITED TO 50' WITHIN 100' OF A PROPERTY LINE ADJACENT TO SINGLE FAMILY ZONING OR USE.

1.25 MINIMUM PARKING SPACES PER UNIT, NOT TO EXCEED TOD MAXIMUM PARKING

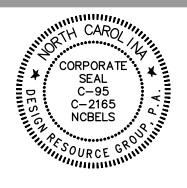
TOD-NC AREA ADDITIONAL ARCHITECTURAL DESIGN COMMITMENTS: A. BUILDING SEPARATION: MINIMUM 20' SEPARATION BETWEEN ANY PROPOSED BUILDING AND A PROPERTY LINE ADJACENT TO SINGLE FAMILY ZONING OR USE WILL BE PROVIDED.

B. SCALEYBARK ROAD FRONTAGE: BUILDINGS FRONTING SCALEYBARK ROAD SHALL BE LIMITED TO SINGLE-FAMILY ATTACHED USES. C. SCALEYBARK ROAD SETBACK: 40' SETBACK FROM EXISTING BACK OF CURB TO MATCH EXISTING CONDITIONS.



LANDSCAPE ARCHITECTURE CIVIL ENGINEERING TRANSPORTATION PLANNING

459 Wilkinson Blvd, Ste 200 Charlotte, NC 28208 704.343.0608 www.drgrp.com



**REZONING PETITION** FOR PUBLIC HEARING 2022-XX

**REZONING DOCUMENTS** 



 $\square$  $\square$ 

SCHEMATIC PLAN

30 SCA	0 LE: 1" =	30 : 60'	60	
PROJECT #:			217-054	
DRAWN BY:			LSD	
CHECKED BY:			TH	

AUGUST 16, 2022

**REVISIONS**: