

CITY OF CHARLOTTE SITE DEVELOPMENT DATA TABLE:

PARCEL SUMMARY: TAX PARCELS(S): 03714104, 03714103, 03714102, & 03714101. SITE ADDRESS: 6328 BEATTIES FORD RD, CHARLOTTE, NC. TOTAL SITE AREA: 16.364 ACRES PER GIS.

OPEN SPACE SUMMARY: OPEN SPACE REQUIRED: 150 SF PER DWELLING UNIT + 21,000 SF. OPEN SPACE PROVIDED: 433,167 SF. PUBLIC OPEN SPACE (IF APPLICABLE) REQUIRED: N/A. USABLE COMMON OPEN SPACE (IF APPLICABLE) PROVIDED: 40 SF.

GREEN AREA SUMMARY: ZONING TIER DESIGNATION: TIER 3 PLACE TYPE. GROSS PARCEL AREA: 270,690 SF. LESS EXTERNAL R.O.W (NOTE: INTERNAL STREET R.O.W IS NOT EXCLUDED).

PARKING SUMMARY: PARKING TIER DESIGNATION: TIER 2. REGULAR: 152 SPACES. DWELLING - LIVEWORK: 5 SPACES PER UNIT + 5 SPACES. EV CAPABLE: N/A.

LANDSCAPE SUMMARY: ZONING TIER DESIGNATION: TIER 3. LANDSCAPE YARDS: 25' CLASS B FOR THROUGH LOTS ALONG AVENUES (642.50 LF). SHRUBS: 1 EVERGREEN PER 1 LF.

SOLID WASTE SUMMARY: TRASH REQUIRED: 2 TUBS PER 30 UNITS (5 REQUIRED). TRASH PROPOSED: INDIVIDUAL UNIT ROLL OUT TRASH CANS (66-GAL).

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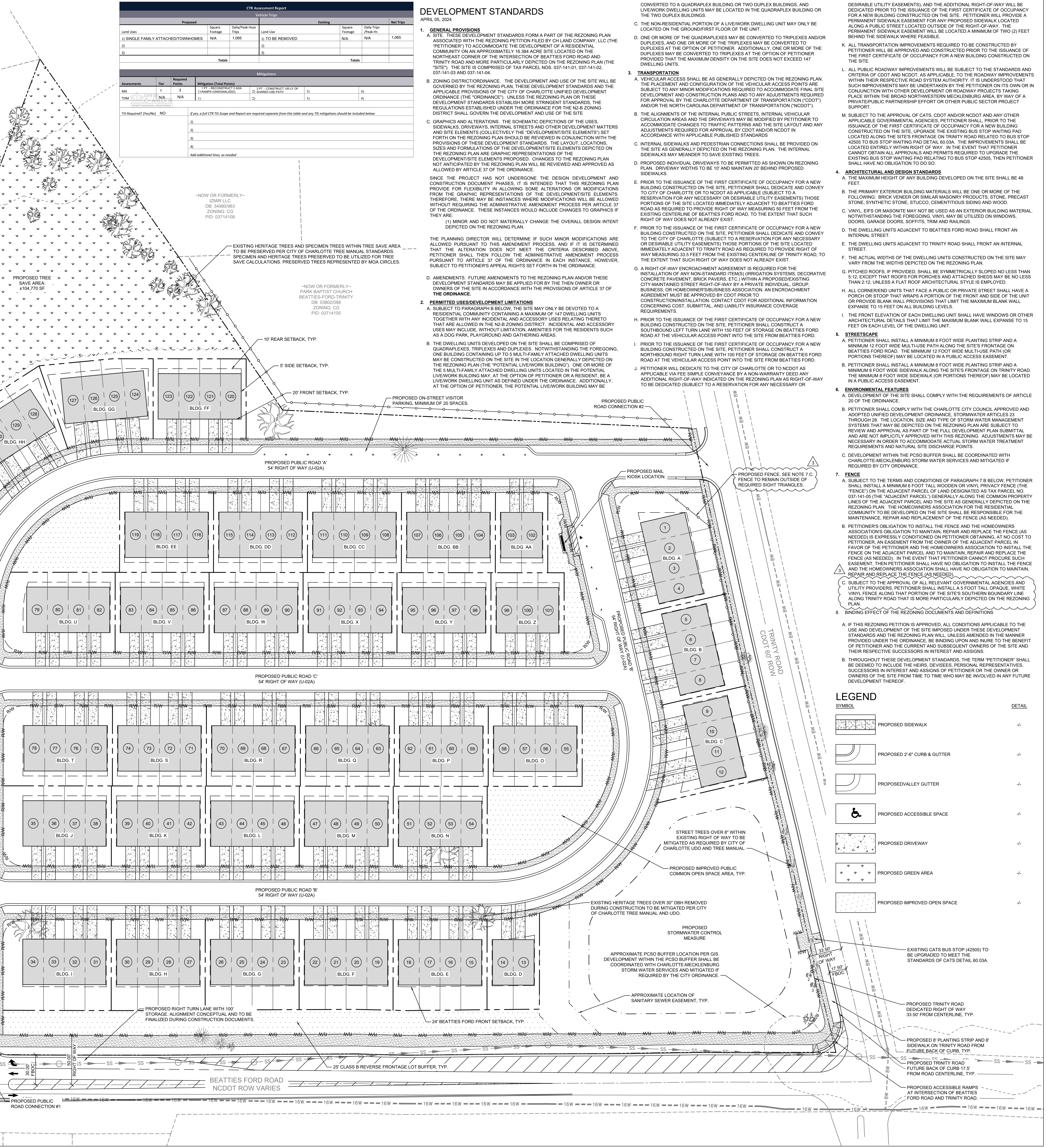
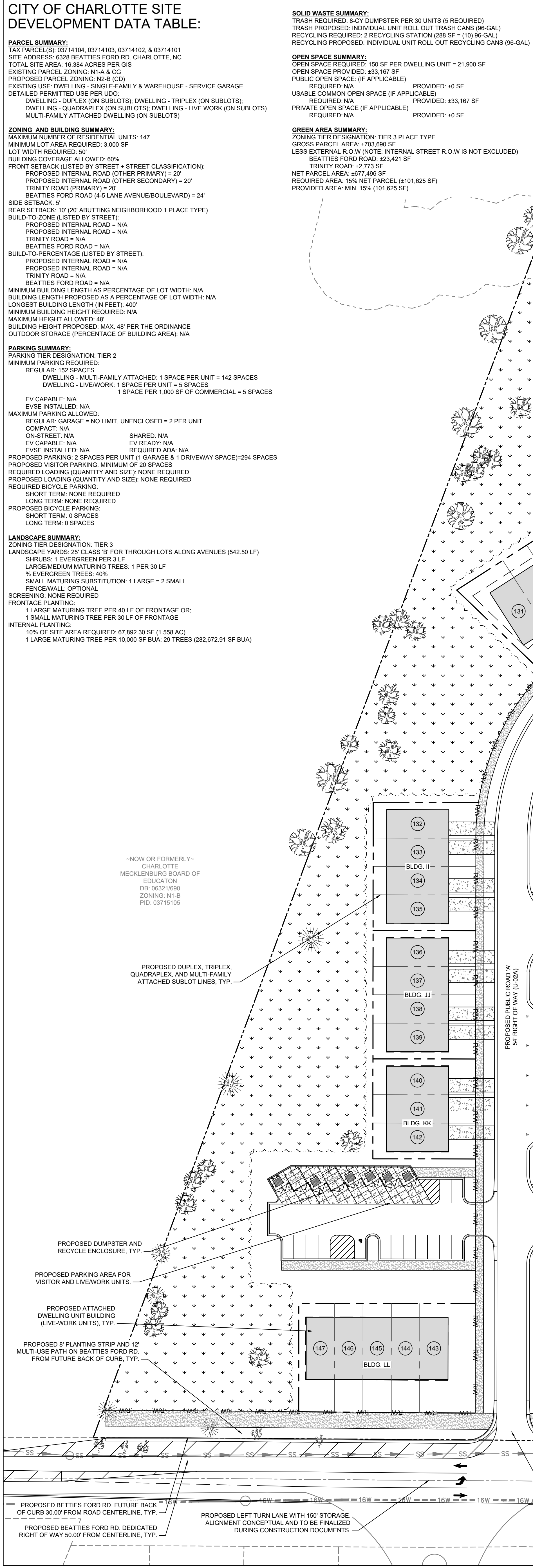
Table with 4 columns: Proposed, Existing, and two sub-columns for each. Rows include Land Use, Square Footage, and Daily/Fresh Hour. Totals are provided for both Proposed and Existing states.

DEVELOPMENT STANDARDS

- 1. GENERAL PROVISIONS: A. SITE: THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN. B. ZONING DISTRICT/ORDINANCE: THE DEVELOPMENT AND USE OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN...

- 2. ARCHITECTURAL AND DESIGN STANDARDS: A. THE MAXIMUM HEIGHT OF ANY BUILDING DEVELOPED ON THE SITE SHALL BE 48 FEET. B. THE PRIMARY EXTERIOR BUILDING MATERIALS WILL BE ONE OR MORE OF THE FOLLOWING: BRICK VENEER OR SIMILAR MASONRY PRODUCTS...

- 3. TRANSPORTATION: A. VEHICULAR ACCESS SHALL BE AS GENERALLY DEPICTED ON THE REZONING PLAN. B. ALIGNMENTS OF THE INTERNAL PUBLIC STREETS, INTERNAL VEHICULAR CIRCULATION AREAS AND THE DRIVEWAYS MAY BE MODIFIED BY PETITIONER TO ACCOMMODATE CHANGES TO TRAFFIC PATTERNS AND THE SITE LAYOUT...



V3 Southeast logo with address: 3700 South Blvd., Suite 200, Charlotte, NC 28209. Includes a QR code and contact information for landscape architecture, planning, and civil engineering.

CH LAND COMPANY logo and address: 6412 Bannington Road, Charlotte, NC 28266.

TRINITY PARK TOWNHOMES logo and address: 6328 Beatties Ford Road, Charlotte, NC 28216. Includes a vicinity map.

VICINITY MAP N.T.S. with a small map showing the project location relative to surrounding streets like Lakeside Blvd and Trinity Road.

BACKGROUND INFORMATION PROVIDED FROM CITY OF CHARLOTTE AND MECKLENBURG COUNTY GIS DATA.

NOT FOR CONSTRUCTION logo with a circular seal. Includes a disclaimer: 'Disclaimer ©2023: Information contained in this document is the property of V3 Southeast and the project client listed on the attached. This reproduction, copying, and other use without written consent is prohibited and may be subject to legal action to the fullest extent possible.'

LEGEND section with symbols and details for PROPOSED SIDEWALK, PROPOSED 2-6" CURB & GUTTER, PROPOSED VALLEY GUTTER, PROPOSED ACCESSIBLE SPACE, PROPOSED DRIVEWAY, PROPOSED GREEN AREA, and PROPOSED IMPROVED OPEN SPACE.

SCALE: 1"=40'. DATE: 11.17.23. DRAWN BY: LWK. REVIEWED BY: RAC. PROJECT NUMBER: 230558.

CONCEPTUAL SITE PLAN REVISIONS: 1. 02.12.24 1ST CITY COMMENTS. 2. 03.20.24 2ND CITY COMMENTS. 3. 04.05.24 SITE REVISIONS.