

DEVELOPMENT DATA TABLE

EXISTING PARCELS  
02958120, 02958101, 02958102, 02958104, 02958105, 02958106, 02958108, 02958109  
TOTAL ACREAGE: ± 14.2 AC

ZONING AND USES  
EXISTING ZONING: R-3  
PROPOSED ZONING: R-17MF(CD)  
EXISTING USES: SINGLE FAMILY  
PROPOSED USES: SINGLE FAMILY ATTACHED

REQUIRED BUFFERS  
PLANNED MULTI-FAMILY ATTACHED ABUTTING SINGLE-FAMILY: CLASS C 50' BUFFER  
FRONT SETBACK: 27' LOCAL 30' RIDGE ROAD  
SIDE SETBACK: 5'  
REAR SETBACK: 20'

NOTES  
• NO EXTERIOR ENTRY DOORS ARE ALLOWED WITHIN 15' OF THE ALLEY.  
• THIS SITE PLAN IS DEPICTIVE/CONCEPTUAL IN NATURE. MINOR ADJUSTMENTS TO THE LAYOUT MAY BE ALLOWED/NEEDED DURING SITE DESIGN AND DEVELOPMENT AFTER THE REZONING IS APPROVED. THIS SHALL BE ACCEPTABLE AS LONG AS THE INTENT OF THE REZONING IS UPHOLD.

PROPOSED USE  
TOTAL AREA: ±14.2 AC  
AREA IN DEDICATED R/W: ±0.4 AC  
NET SITE AREA: ±13.8 AC  
PROPOSED DENSITY: 8.59 UNITS/ACRE  
TOTAL DWELLING UNITS: 122 (SEE DEVELOPMENT STANDARDS)  
DEV AREA A DUA: (±10.4 GROSS ±10.2 NET)  
DEV AREA B DUA: (±3.8 GROSS ±3.6 NET)  
PRIVATE OPEN SPACE REQUIRED: 400 SF PER LOT  
PRIVATE OPEN SPACE PROPOSED: 400 SF PER LOT  
DEV AREA A TREE SAVE REQUIREMENTS: 15% (1.55 ACRES)  
DEV AREA A TREE SAVE PROPOSED: 15% (±1.55 ACRES)  
DEV AREA B TREE SAVE REQUIREMENTS: 15% (0.57 ACRES)  
DEV AREA B TREE SAVE PROPOSED: 15% (±0.57 ACRES)

NOTE: IF ATTACHED UNITS ARE FOR SALE, UNITS WILL COMPLY WITH EITHER PRIVATE OPEN SPACE OR USEABLE COMMON OPEN SPACE.

PARKING  
SINGLE FAMILY ATTACHED  
REQUIRED: 1.5 SPACES PER UNIT  
PROVIDED: 2 SPACES PER UNIT

OVERALL SETBACKS FOR TOWNHOME PARCEL  
FRONT SETBACK ON PUBLIC STREET: 27' (30' ON RIDGE ROAD)  
SIDE SETBACK FROM:  
ADJOINING SINGLE FAMILY: 10'  
ADJOINING MULTI FAMILY: 5'

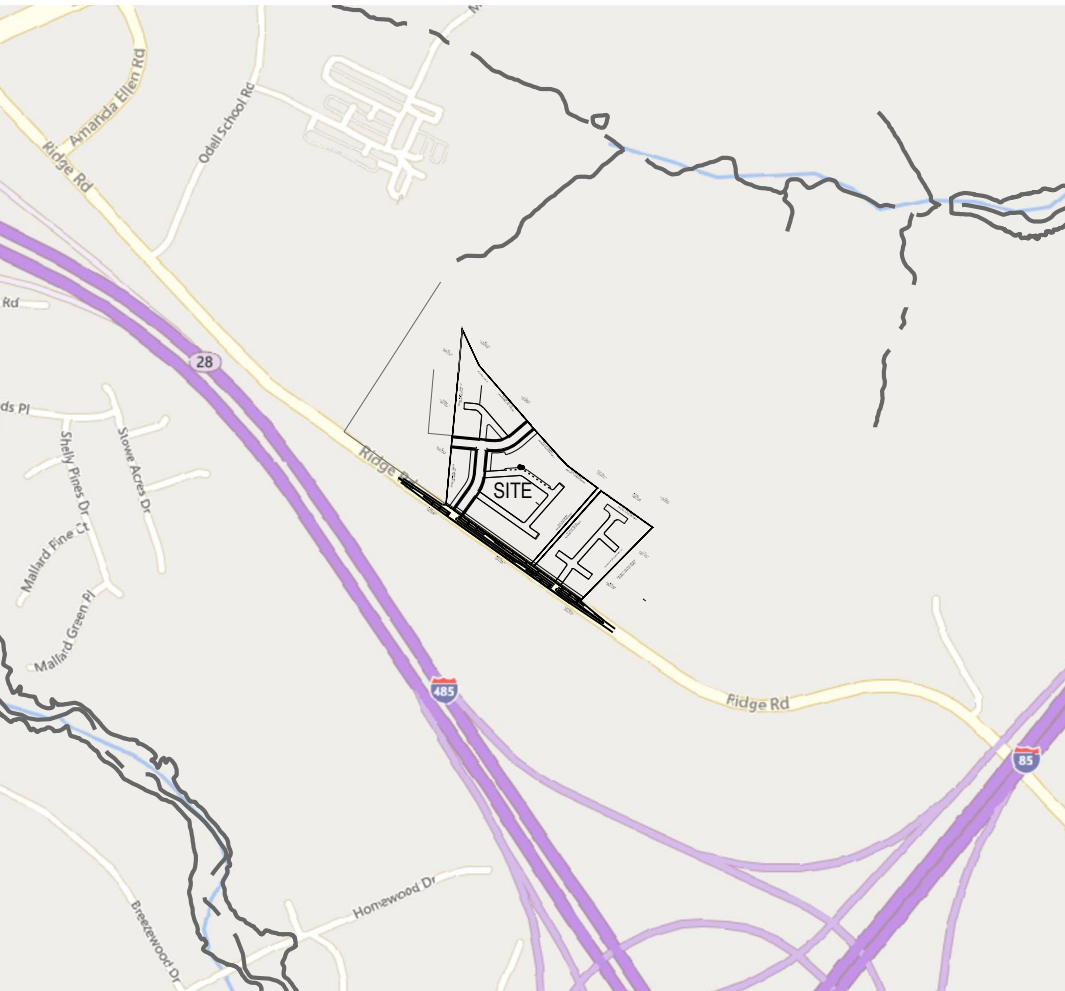
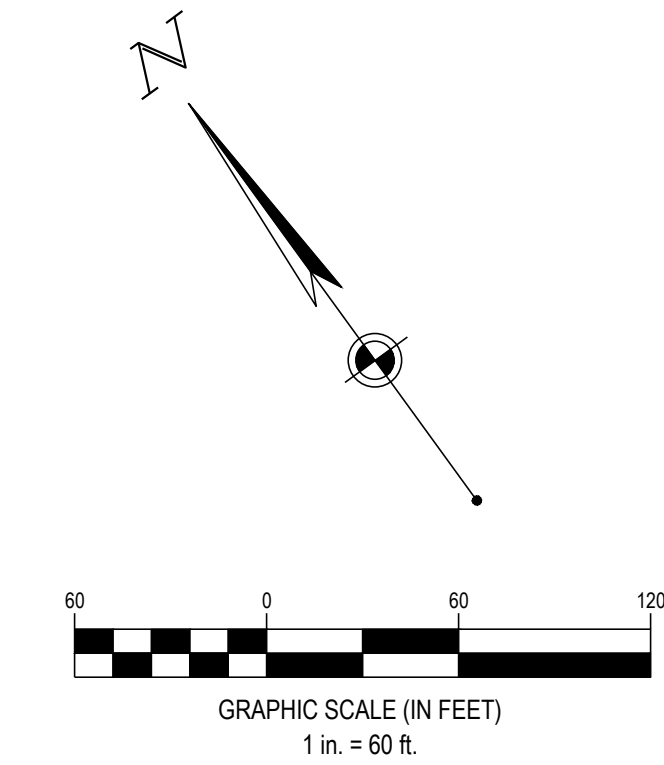
TOWNHOMES SHALL BE 5 UNITS PER BLOCK OR LESS

1-CAR GARAGE AND 1-CAR DRIVEWAY PROVIDED PER UNIT  
PARKING REQUIRED 1.5 SPACE PER UNIT  
2 SPACES PROVIDED  
9 SPACES PROVIDED FOR GUEST PARKING

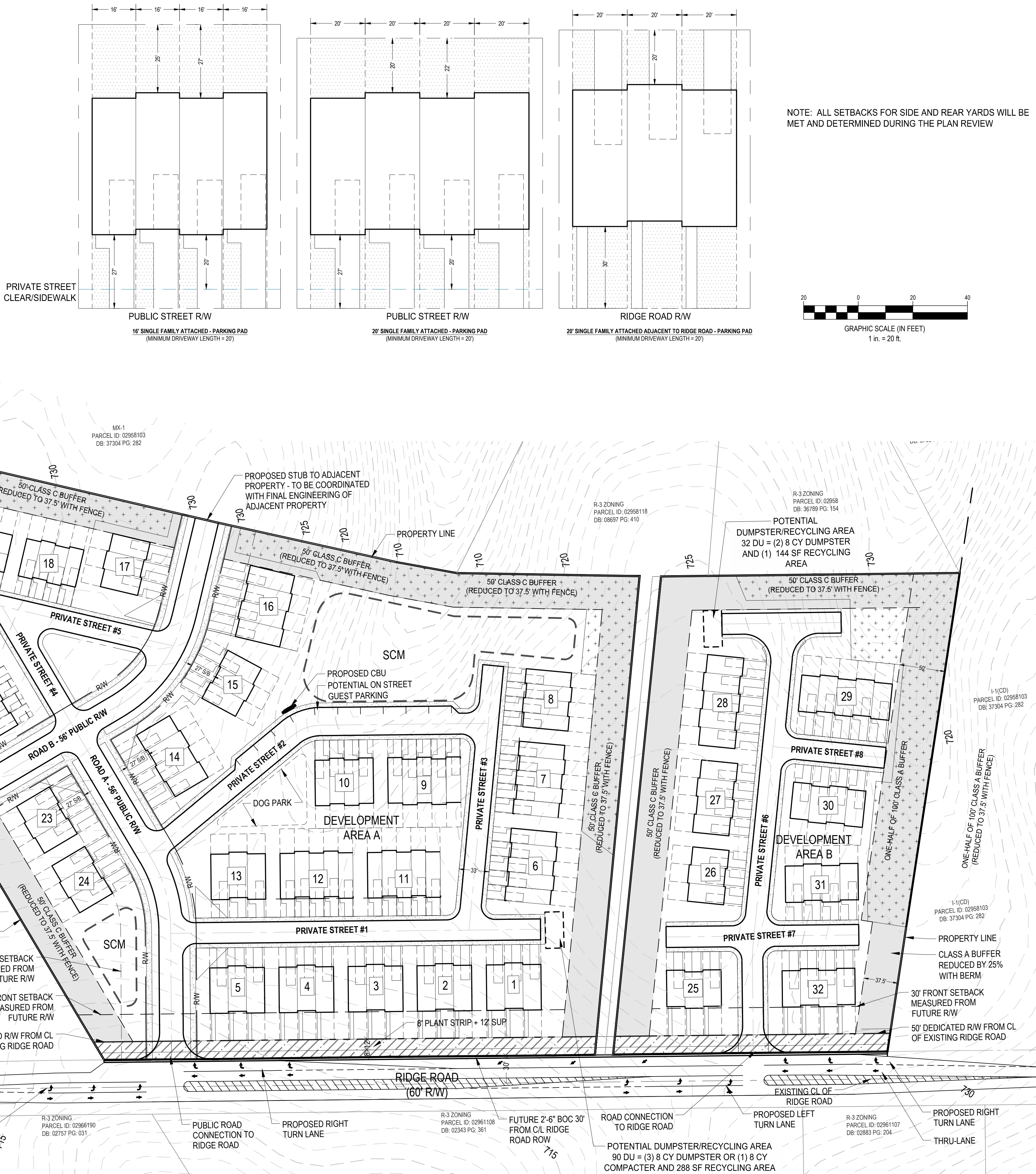
TREE SAVE AREA  
NOTE: ALL TREE SAVE AREAS MUST HAVE A MINIMUM WIDTH OF 20'. ANY AREAS WITH LESS THAN 30' IN WIDTH MUST BE FLAGGED IN THE FIELD PRIOR TO PLAN SUBMISSION TO THE CITY OF CHARLOTTE.

REQUIRED BUFFER

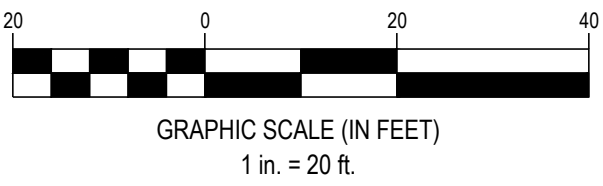
50' (FROM EXISTING ROAD 4') OF DEDICATED RIGHT OF WAY



VICINITY MAP  
SCALE = 1" = 1,000'



NOTE: ALL SETBACKS FOR SIDE AND REAR YARDS WILL BE MET AND DETERMINED DURING THE PLAN REVIEW



THE INFORMATION ON THIS DOCUMENT IS PRELIMINARY OR INCOMPLETE. NOT FOR CONSTRUCTION, RECORDING PURPOSES, OR IMPLEMENTATION.

RYAN HOMES - NVR

COVINGTON TOWNS

1640 RIDGE ROAD  
CHARLOTTE, NC 28262

Revisions / Submissions		
ID	Description	Date
RZP 2023-018		
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Project Number:	761622-01	
Scale:	1" = 60'	
Drawn By:	JAL/DBS	
Checked By:	EJL	
Date:	11/13/2023	
Issue:	REZONING	

Revised Title:  
REZONING PLAN

RZ-1

