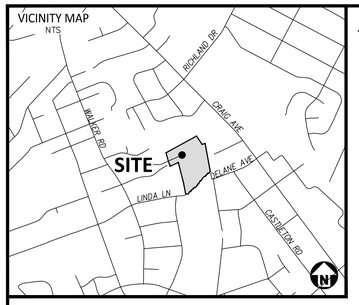
VICINITY MAP
NTS



SITE LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- CENTERLINE
- PERIMETER & STREAM BUFFER
- EXISTING SANITARY SEWER
- EXISTING OVERHEAD UTILITY
- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- POTENTIAL GREEN AREA
- POTENTIAL SUPPLEMENTAL GREEN AREA
- POTENTIAL BUILDING/DRIVEWAY ENVELOPE

SITE DATA

DEVELOPER: EMPIRE COMMUNITIES
8008 CORPORATE CENTER DRIVE,
SUITE 300 CHARLOTTE, NC 28226

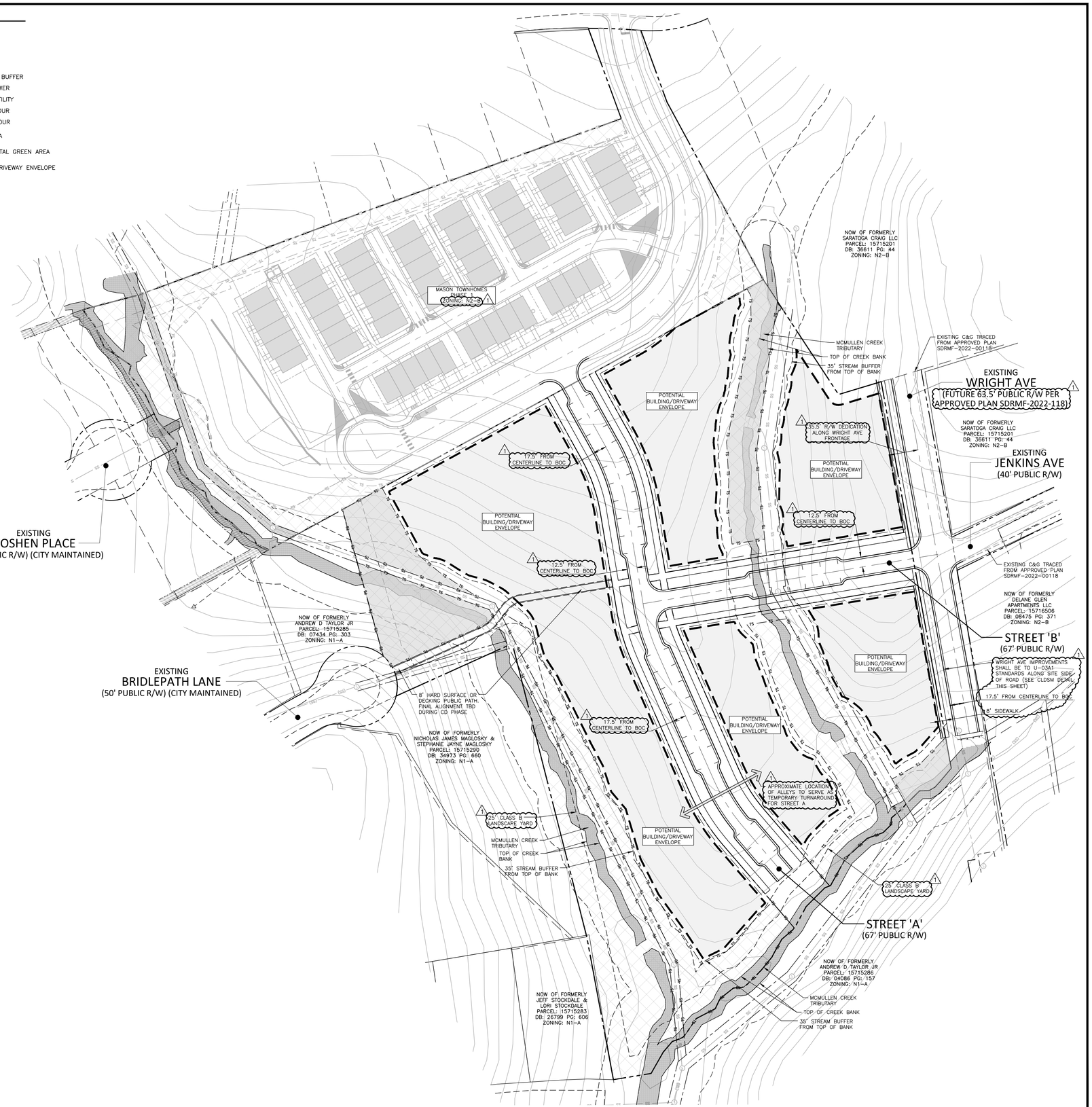
PREPARED BY: MCADAMS COMPANY (MARC VAN DINE)
2100 S TRYON STREET, SUITE 400
CHARLOTTE, NC 28203
704.527.0800
VANDINE@MCADAMSCO.COM

PARCEL ID NUMBER: PORTION OF 15715286, 15715287	
TOTAL SITE ACREAGE:	9.24 AC
CURRENT ZONING:	N1-A
PROPOSED ZONING:	N2-A (CD)
CURRENT USE:	VACANT
PROPOSED USE:	UP TO 93 SINGLE FAMILY ATTACHED DWELLINGS 1
MAXIMUM BUILDING HEIGHT ALLOWED:	48 FT
SETBACK REQUIREMENTS:	
FRONT SETBACK FROM FUTURE BACK OF CURB:	20 FT
SIDE YARD:	5 FT 1
REAR YARD:	10' NOT ABUTTING NEIGHBORHOOD 1 PLACE TYPE; 20' ABUTTING NEIGHBORHOOD PLACE TYPE
BUILDING SEPARATION:	10 FT MIN
REQUIRED PRIVATE OPEN SPACE:	250 SF PER UNIT PER UDO REQUIREMENT
REQUIRED GREEN AREA:	+/- 1.39 AC (15% OF SITE AREA) 1
POTENTIAL GREEN AREA:	+/- 1.45 AC (15.7% OF TOTAL SITE AREA)
POTENTIAL SUPPLEMENTAL GREEN AREA:	+/- 0.71 AC
STORMWATER FACILITIES:	UNDERGROUND

1

NOTES:
1. PETITIONER COMMITS TO MEETING PROWAG REQUIREMENTS FOR ON-STREET PARKING
2. SOLID WASTE REQUIREMENTS WILL BE MET PER ARTICLE 21.

ENVIRONMENTAL FEATURES
1. DEVELOPMENT WITHIN THE SWIM/PCSO BUFFER SHALL BE COORDINATED WITH AND SUBJECT TO APPROVAL BY CHARLOTTE-MECKLENBURG STORM WATER SERVICES AND MITIGATED IF REQUIRED BY CITY ORDINANCE.
2. ALL STREAM DELINEATION REPORTS ARE SUBJECT TO REVIEW AND APPROVAL BY CHARLOTTE STORM WATER SERVICES.
3. THE PETITIONER SHALL COMPLY WITH THE CITY OF CHARLOTTE POST CONSTRUCTION STORMWATER REGULATIONS (UDO ARTICLE 25).



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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EMPIRE

MASON TOWNHOMES PHASE 2
REZONING PETITION # 2023-122
WRIGHT AVENUE
CHARLOTTE, NORTH CAROLINA, 28211

NORTH CAROLINA
THE JOHN R. McADAMS COMPANY, INC.
C-0293
CERTIFICATE OF AUTHORIZATION

REVISIONS

NO.	DATE	
1	11. 13. 2023	PER CITY COMMENTS

PLAN INFORMATION

PROJECT NO.	EMP22011
FILENAME	EMP22011X-Phase2
CHECKED BY	EM
DRAWN BY	JDS
SCALE	1" = 60'
DATE	08. 18. 2023

SHEET

REZONING PLAN

RZ.01

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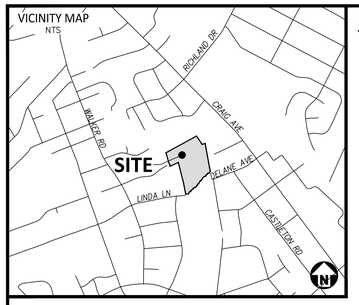
VICINITY MAP
NTS



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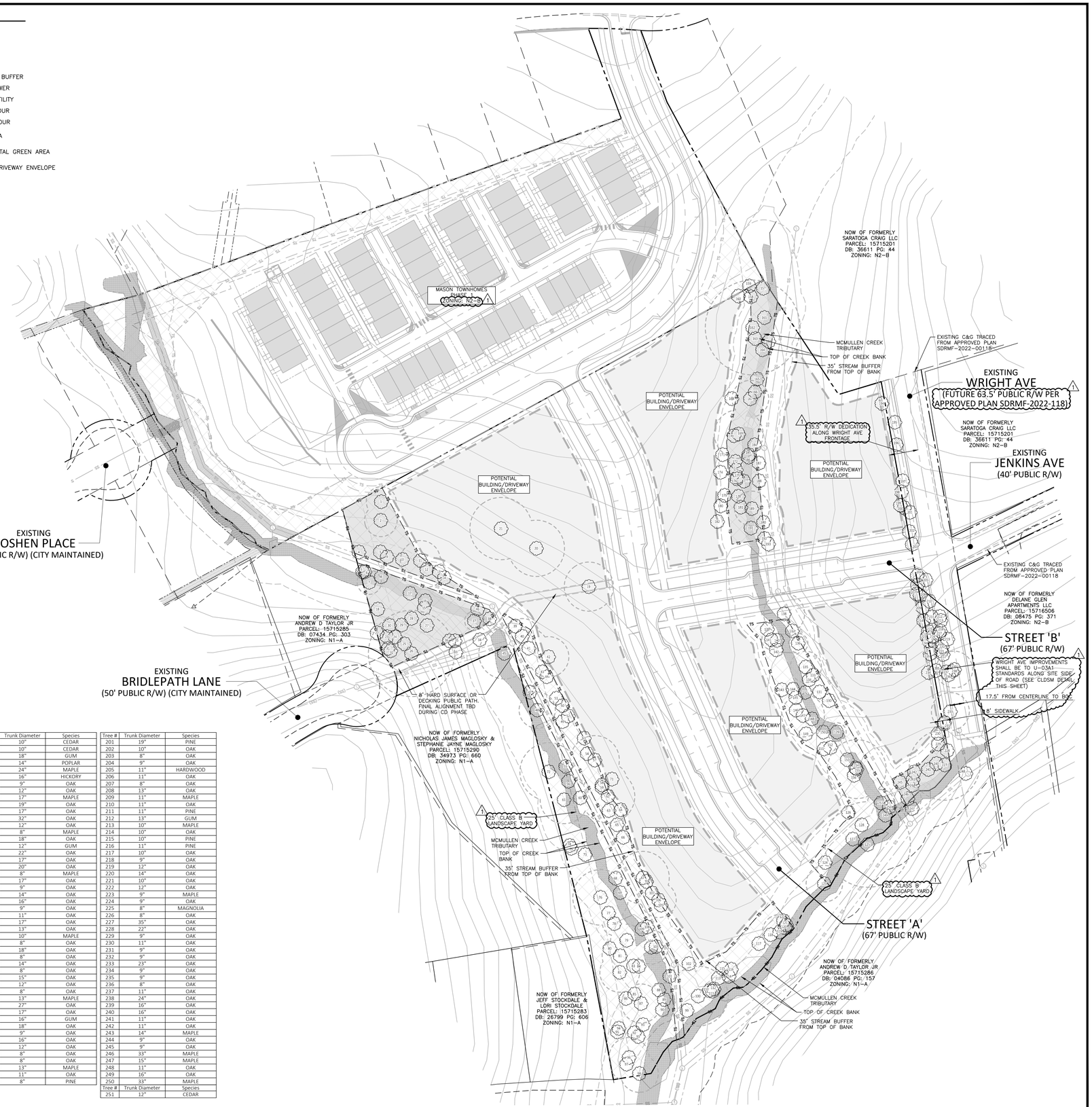
STORMWATER FACILITIES:	UNDERGROUND

NOTES:
1. TREE SURVEY PROVIDED FOR CONDITIONAL REZONING TO MEET 20.18 A.1 OF THE UDO. FINAL DETERMINATION OF TREES TO BE SAVED WILL OCCUR DURING THE CONSTRUCTION PLAN DESIGN OF THE PROJECT.



TREE SURVEY TABLE

Tree #	Trunk Diameter	Species
1	24"	OAK
2	30"	OAK
3	12"	MAGNOLIA
4	8"	MAPLE
5	12"	HARDWOOD
6	8"	HARDWOOD
7	24"	SYCAMORE
8	12"	HARDWOOD
9	11"	MAPLE
10	14"	ELM
11	21"	OAK
12	30"	POPLAR
13	10"	GUM
14	10"	GUM
15	29"	POPLAR
16	18"	SYCAMORE
17	28"	TWIN SYCAMORE
18	11"	CEDAR
19	33"	OAK
20	33"	OAK
21	31"	OAK
22	19"	PINE
23	19"	PINE
24	12"	OAK
25	10"	OAK
26	41"	OAK
27	19"	HARDWOOD
28	18"	OAK
29	14"	HARDWOOD
30	8"	OAK
31	10"	HARDWOOD
32	12"	HARDWOOD
33	9"	MAGNOLIA
34	18"	GUM
35	9"	POPLAR
36	10"	POPLAR
37	18"	MAPLE
38	18"	HARDWOOD
39	18"	HARDWOOD
40	24"	POPLAR
41	31"	POPLAR
42	31"	POPLAR
43	10"	CEDAR
44	10"	ELM
45	32"	POPLAR
46	12"	HARDWOOD
47	8"	HICKORY
48	22"	POPLAER
49	10"	HICKORY
50	16"	SYCAMORE
51	14"	SYCAMORE
52	15"	POPLAR
53	19"	POPLAR
54	8"	ELM
55	9"	HICKORY
56	12"	HARDWOOD
57	22"	GUM
58	16"	MAPLE
59	8"	ELM
60	10"	ASH
61	31"	POPLAR
62	25"	SYCAMORE
63	12"	GUM
64	19"	POPLAR
65	14"	POPLAR
66	11"	POPLAR
67	28"	GUM
68	14"	POPLAR
69	18"	POPLAR
70	18"	POPLAR
71	31"	POPLAR
72	51"	POPLAR
73	14"	ELM
74	16"	ELM
75	10"	MAPLE
76	33"	POPLAR
77	22"	POPLAR
78	24"	GUM
79	26"	POPLAR
80	16"	MAPLE
81	33"	POPLAR
82	27"	OAK
83	19"	POPLAR
84	10"	ELM
85	13"	POPLAR
86	10"	HICKORY
87	31"	POPLAR
88	8"	MAGNOLIA
89	26"	GUM
90	18"	POPLAR
91	12"	HICKORY
92	14"	HICKORY
93	18"	HICKORY
94	18"	HICKORY
95	12"	GUM
96	27"	POPLAR
97	20"	MAPLE
98	22"	POPLAR
99	13"	CEDAR
100	22"	HARDWOOD
101	19"	HACKBERRY
102	14"	POPLAR
103	18"	POPLAR
104	24"	POPLAR
105	18"	POPLAR
106	22"	POPLAR
107	28"	POPLAR
108	8"	HARDWOOD
109	8"	HARDWOOD
110	14"	HARDWOOD
111	14"	OAK
112	9"	HARDWOOD
113	9"	ASH
114	17"	OAK
115	16"	ELM
116	10"	HACKBERRY
117	17"	OAK
118	19"	OAK
119	22"	POPLAR
120	26"	POPLAR
121	18"	GUM
122	9"	POPLAR
123	25"	POPLAR
124	10"	OAK
125	28"	SYCAMORE
126	18"	OAK
127	24"	POPLAR
128	16"	OAK
129	24"	HARDWOOD
130	12"	MAPLE
131	12"	HICKORY
132	18"	GUM
133	16"	MAPLE
134	10"	CEDAR
135	24"	POPLAR
136	19"	GUM
137	14"	GUM
138	22"	OAK
139	12"	OAK
140	12"	ASH
141	24"	OAK
142	12"	OAK
143	8"	CEDAR
144	16"	CEDAR
145	18"	GUM
146	14"	ASH
147	25"	OAK
148	12"	ELM
149	8"	HICKORY
150	13"	HARDWOOD
151	10"	CEDAR
152	10"	CEDAR
153	18"	GUM
154	14"	POPLAR
155	24"	MAPLE
156	16"	HICKORY
157	9"	OAK
158	12"	OAK
159	17"	MAPLE
160	19"	OAK
161	17"	OAK
162	32"	OAK
163	12"	OAK
164	8"	MAPLE
165	18"	OAK
166	12"	GUM
167	22"	OAK
168	17"	OAK
169	20"	OAK
170	8"	MAPLE
171	17"	OAK
172	9"	OAK
173	14"	OAK
174	16"	OAK
175	9"	OAK
176	11"	OAK
177	17"	OAK
178	13"	OAK
179	10"	MAPLE
180	8"	OAK
181	18"	OAK
182	8"	OAK
183	14"	OAK
184	8"	OAK
185	15"	OAK
186	12"	OAK
187	8"	OAK
188	13"	MAPLE
189	27"	OAK
190	17"	OAK
191	16"	GUM
192	18"	OAK
193	9"	OAK
194	16"	OAK
195	12"	OAK
196	8"	OAK
197	8"	OAK
198	13"	MAPLE
199	11"	OAK
200	8"	PINE
201	19"	PINE
202	10"	OAK
203	8"	OAK
204	9"	OAK
205	11"	HARDWOOD
206	11"	OAK
207	8"	OAK
208	13"	OAK
209	11"	MAPLE
210	11"	OAK
211	11"	PINE
212	13"	GUM
213	10"	MAPLE
214	10"	OAK
215	10"	PINE
216	11"	PINE
217	10"	OAK
218	9"	OAK
219	12"	OAK
220	14"	OAK
221	10"	OAK
222	12"	OAK
223	9"	MAPLE
224	9"	OAK
225	8"	MAGNOLIA
226	8"	OAK
227	35"	OAK
228	22"	OAK
229	9"	OAK
230	11"	OAK
231	9"	OAK
232	9"	OAK
233	23"	OAK
234	9"	OAK
235	9"	OAK
236	8"	OAK
237	11"	OAK
238	24"	OAK
239	16"	OAK
240	16"	OAK
241	11"	OAK
242	11"	OAK
243	14"	MAPLE
244	9"	OAK
245	9"	OAK
246	33"	MAPLE
247	15"	MAPLE
248	11"	OAK
249	16"	OAK
250	33"	MAPLE
Tree #	Trunk Diameter	Species
251	12"	CEDAR

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

McADAMS
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DAN ROBERTSON
8008 CORPORATE CENTER DRIVE, SUITE 300
CHARLOTTE, NC 28226
PHONE: 501. 658. 9191

EMPIRE

MASON TOWNHOMES PHASE 2
REZONING PETITION # 2023-122
WRIGHT AVENUE
CHARLOTTE, NORTH CAROLINA, 28211

NORTH CAROLINA
THE JOHN R. McADAMS COMPANY, INC.
C-0293
CERTIFICATE OF AUTHORIZATION

REVISIONS

NO.	DATE	
1	11. 13. 2023	PER CITY COMMENTS

PLAN INFORMATION

PROJECT NO.	EMP22011
FILENAME	EMP22011X-Phase2
CHECKED BY	EM
DRAWN BY	JDS
SCALE	1" = 60'
DATE	08. 18. 2023

SHEET

TREE SURVEY

RZ.02

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EMPIRE COMMUNITIES
REZONING PETITION NO. 2023-122
11/13/2023

Development Data Table:

Site Area:	+/- 9.24 acres
Tax Parcel:	157-152-87 and a portion of 157-152-86
Existing Zoning:	N1-A
Proposed Zoning:	N2-A(CD)
Existing Use:	Vacant/Single-Family Residential
Proposed Uses:	Up to 93 Single-family Attached (Townhome) Dwelling Units
Maximum Building Height:	Per the Ordinance
Parking:	Shall meet or exceed Ordinance standards

I. General Provisions

1. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Empire Communities (the "Petitioner") to accommodate the development of a single-family attached (townhome) residential community on that approximately 9.24-acre site located east of Bridlepath Lane, north of Linda Lane and west of Jenkins Avenue, more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel Numbers 157-152-87 and a portion of 157-152-86.
2. Development of the Site will be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the City of Charlotte Unified Development Ordinance (the "Ordinance").
3. Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the N2-A zoning district shall govern the development and use of the Site.
4. The development and street layout depicted on the Rezoning Plan are schematic in nature and are intended to depict the general arrangement of such uses and improvements on the Site. Accordingly, the ultimate layout, locations and sizes of the development and site elements depicted on the Rezoning Plan are graphic representations of the proposed development and site elements, and they may be altered or modified in accordance with the setback, yard, landscaping and tree save requirements set forth on this Rezoning Plan and the Development Standards, provided, however, that any such alterations and modifications shall be minor in nature and not materially change the overall design intent depicted on the Rezoning Plan.
5. Future amendments to the Rezoning Plan and/or these Development Standards may be applied for by the then owner(s) of the Site in accordance with the provisions of Article 37 of the Ordinance. Minor alterations to the Rezoning Plan are subject to Article 37.3 of the Ordinance.

II. Permitted Uses

The Site may be devoted only to a residential community containing a maximum of 93 single-family attached dwelling units and any incidental and accessory uses relating thereto that are permitted in the N2-A zoning district.

III. Transportation

1. Vehicular access to the Site shall be as generally depicted on the Rezoning Plan. The placement and configuration of the vehicular access points are subject to any minor modifications required to accommodate final site and construction plans and designs and as required for approval by the Charlotte Department of Transportation (CDOT).
2. As depicted on the Rezoning Plan, the Site will be served by internal public and/or private streets, and minor adjustments to the location of these streets shall be allowed during the construction permitting process in coordination with CDOT.
3. A Right-of-Way Encroachment Agreement is required for the installation of any non-standard item(s) (irrigation systems, decorative concrete pavement, brick pavers, etc.) within a proposed/existing City-maintained street right-of-way by a private individual, group, business, or homeowner's/business association. An encroachment agreement must be approved by CDOT prior to construction/installation. Contact CDOT for additional information concerning cost, submittal, and liability insurance coverage requirements.
4. Petitioner shall dedicate all rights-of-way where necessary, in fee simple conveyance to the City of Charlotte prior to the issuance of the Site's first building certificate of occupancy. Right-of-way shall be set at two (2) feet behind the back of sidewalk where feasible.
5. Petitioner shall dedicate 35.5 feet of right of way as shown on the zoning plan for Wright Avenue.
6. Unless stated otherwise herein, the Petitioner shall ensure that all off-site transportation improvements are substantially completed prior to the issuance of the Site's first (1ST) building certificate of occupancy.
7. Final locations of proposed stub connection(s) shall be coordinated with the City of Charlotte Subdivision Services.
8. Streets shall meet horizontal and vertical curve roadway geometry CDOT standards.
9. On street parking shall meet Public Right of Way Accessibility Guidelines (PROWAG) requirements.

IV. Architectural Standards

1. Buildings shall meet the design standards listed in Article 5 of the Ordinance.

V. Landscape yards/ Screening

1. A twenty-five (25) foot Class B buffer shall be provided along the western and southern property lines as shown on the zoning plan.

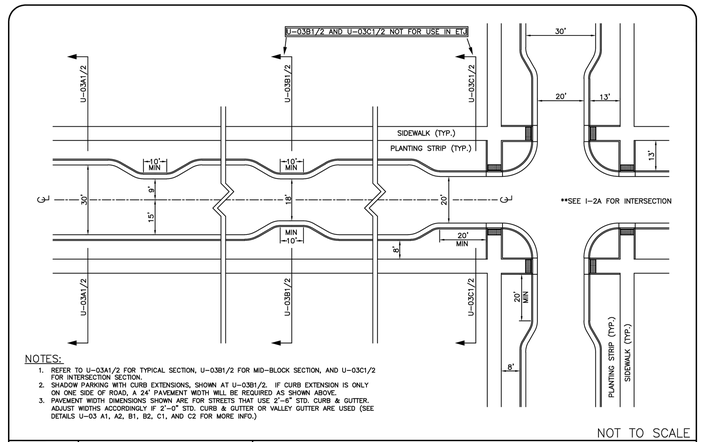
VI. Environmental Features

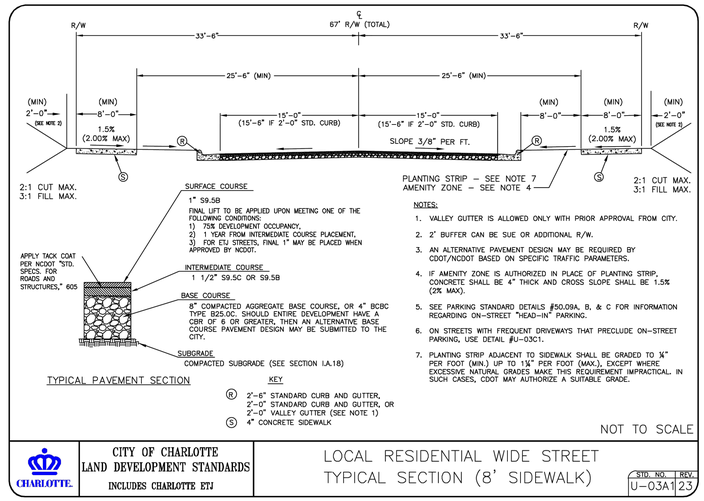
1. The petitioner shall comply with the City of Charlotte Post Construction Stormwater Regulations (UDO Article 25).
2. Development within the SWIM/PCSO Buffer shall be coordinated with and subject to approval by Charlotte-Mecklenburg Storm Water Services and mitigated if required by City ordinance.

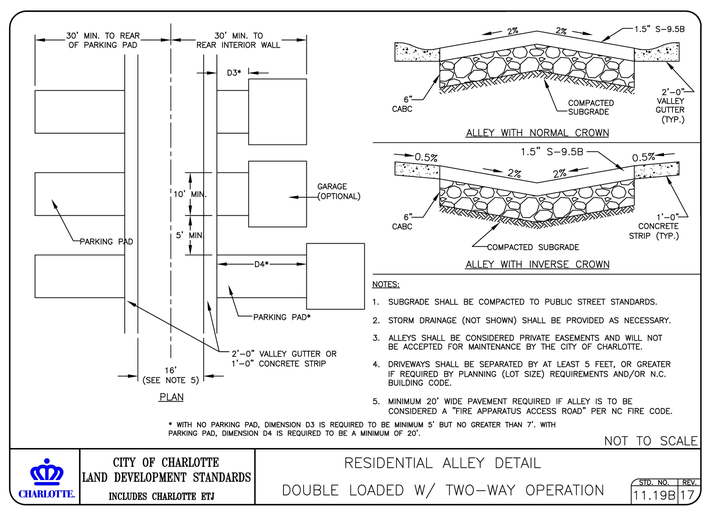
VII. Binding Effect of the Rezoning Documents and Definitions

If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under the Rezoning Plan and these Development Standards will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site and their respective successors in interest and assigns.

Throughout these Development Standards, the terms, "Petitioner" and "Owner" or "Owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioner or the owner or owners of any part of the Site from time to time who may be involved in any future development thereof.







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EMPIRE

MASON TOWNHOMES PHASE 2
REZONING PETITION # 2023-122
WRIGHT AVENUE
CHARLOTTE, NORTH CAROLINA, 28211

NORTH CAROLINA CERTIFICATE OF AUTHORIZATION THE JOHN R. McADAMS COMPANY, INC. C-0293

REVISIONS

NO.	DATE	
1	11. 13. 2023	PER CITY COMMENTS

PLAN INFORMATION

PROJECT NO.	EMP22011
FILENAME	EMP22011X-Phase2
CHECKED BY	EM
DRAWN BY	JDS
SCALE	
DATE	08. 18. 2023

SHEET

REZONING NOTES

RZ.03

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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