

CITY OF CHARLOTTE SITE DEVELOPMENT DATA TABLE:

PARCEL SUMMARY: TAX PARCELS: 03714104, 03714103, 03714102, & 03714101. SITE ADDRESS: 6328 BEATTIES FORD RD. CHARLOTTE, NC.

ZONING AND BUILDING SUMMARY: MAXIMUM NUMBER OF RESIDENTIAL UNITS: 147. MINIMUM LOT AREA REQUIRED: 3,000 SF. LOT WIDTH REQUIRED: 50'.

PARKING SUMMARY: PARKING TIER DESIGNATION: TIER 2. REGULAR: 152 SPACES. DWELLING - MULTIFAMILY ATTACHED: 1 SPACE PER UNIT = 142 SPACES.

LANDSCAPE SUMMARY: ZONING TIER DESIGNATION: TIER 3. LANDSCAPE YARDS: 25' CLASS 'B' FOR THROUGH LOTS ALONG AVENUES (542.50 LF).

SOLID WASTE SUMMARY: TRASH REQUIRED: 2 TRUMPETER PER 30 UNITS (5 REQUIRED).

OPEN SPACE SUMMARY: OPEN SPACE REQUIRED: 150 SF PER DWELLING UNIT = 21,000 SF.

GREEN AREA SUMMARY: ZONING TIER DESIGNATION: TIER 3 PLACE TYPE. GROSS PARCEL AREA: 270,693 SF.

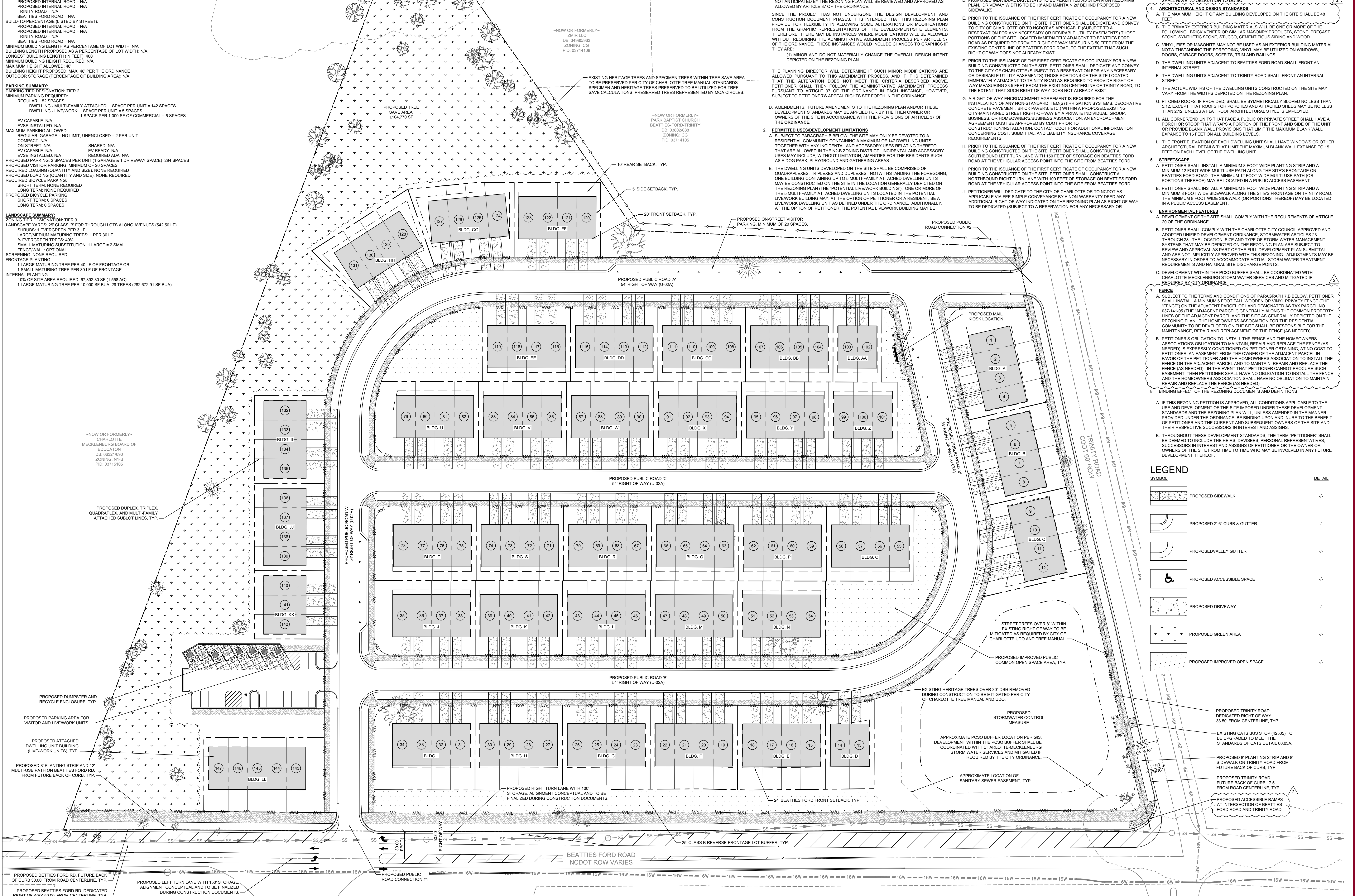
Table with 5 columns: Proposed, Existing, and Net. Rows include Land Use, Area, Daily/Fresh Hour, and Totals. Includes a table for Mitigation (Total Points) with columns for Assessment, Tier, Required, and Mitigation.

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 COVERED BY THE REZONING PLAN...

- 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...

- 4. 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...



V3 Southeast logo and contact information: 3700 South Blvd., Suite 200, Charlotte, NC 28203. Includes a QR code and website URL www.v3co.com.

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.

VICINITY MAP showing the project location in Charlotte, NC. Includes a north arrow and N.T.S. scale.

CONSTRUCTION NOTIFICATION logo: NOT FOR CONSTRUCTION. Includes a circular seal with 'NOT FOR CONSTRUCTION' and 'CHL' text.

LEGEND table listing symbols for various site features: PROPOSED SIDEWALK, PROPOSED 2'-6" CURB & GUTTER, PROPOSED VALLEY GUTTER, PROPOSED ACCESSIBLE SPACE, PROPOSED DRIVEWAY, PROPOSED GREEN AREA, PROPOSED IMPROVED OPEN SPACE.

CONCEPTUAL SITE PLAN title block and revision table. Includes date (11/17/23), scale (1"=40'), and revision history with dates and descriptions.