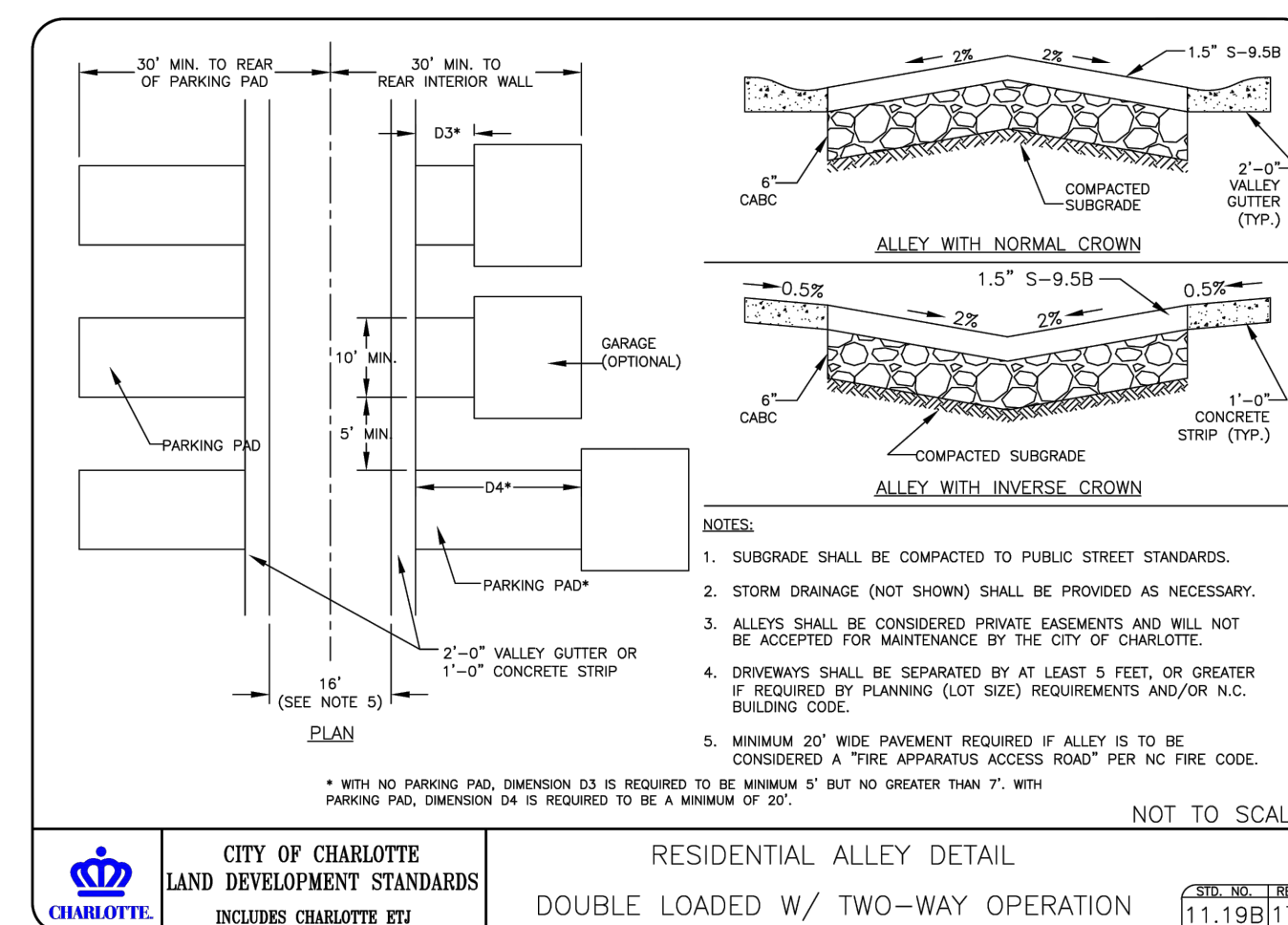
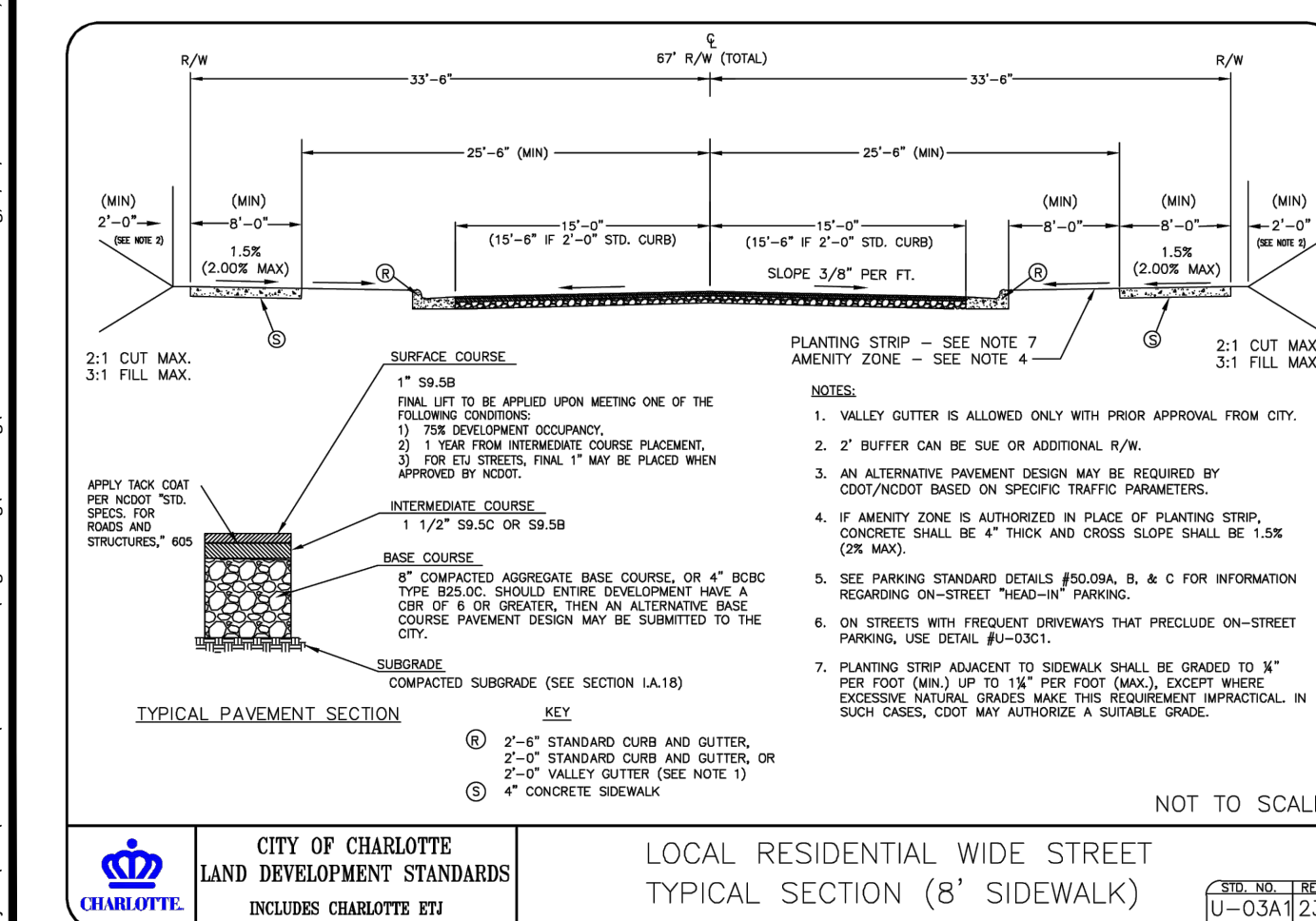
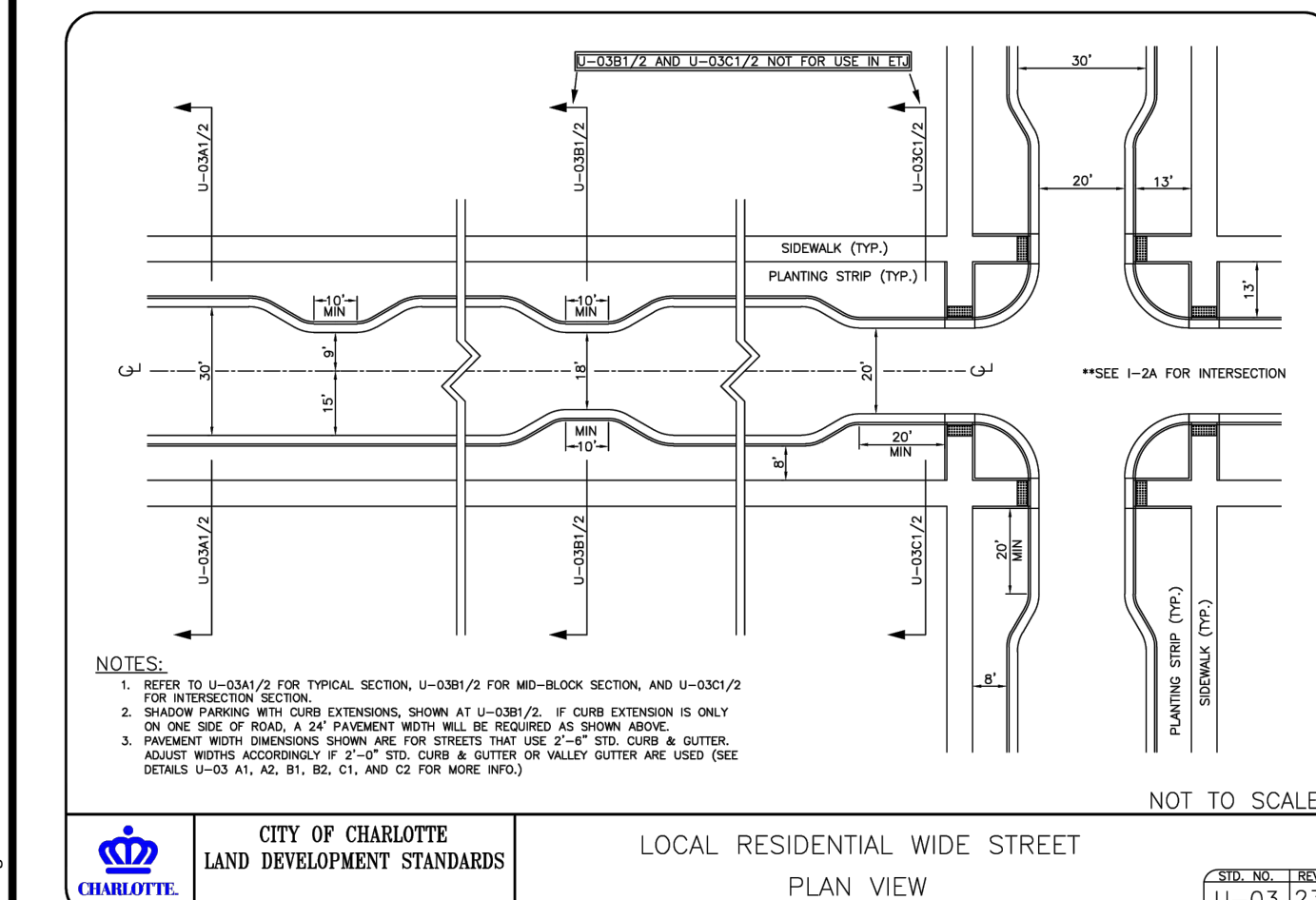
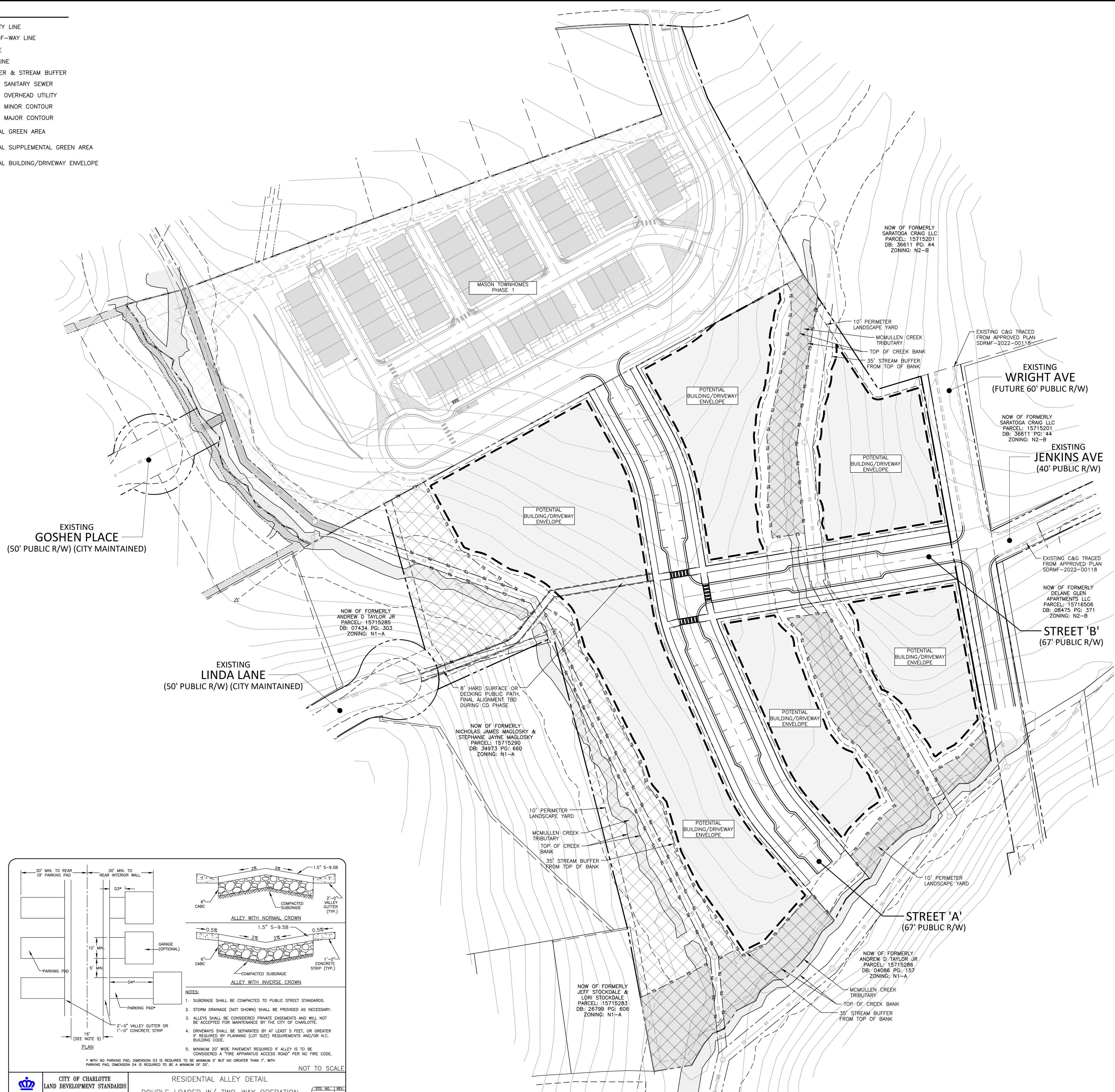


SITE LEGEND	
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	LOT LINE
	CENTERLINE
	PERIMETER & STREAM BUFFER
	EXISTING SANITARY SEWER
	EXISTING OVERHEAD UTILITY
	EXISTING MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	POTENTIAL GREEN AREA
	POTENTIAL SUPPLEMENTAL GREEN AREA
	POTENTIAL BUILDING/DRIVEWAY ENVELOPE

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 ACRES: 9.24 AC	
CURRENT ZONING: N1-A	
PROPOSED ZONING: N2-A (CD)	
CURRENT USE: VACANT	
PROPOSED USE: SINGLE FAMILY ATTACHED TOWNHOMES	
MAXIMUM BUILDING HEIGHT ALLOWED: 40 FT - HEIGHT CAN BE INCREASED BY 1 FT FOR EACH ADDITIONAL FOOT OF SIDE YARD ADDED UP TO A MAXIMUM OF 48'	
SETBACK REQUIREMENTS:	
FRONT SETBACK FROM FUTURE BACK OF CURB: 20 FT	
SIDE YARD: 20 FT	
REAR YARD: 50 FT	
BUILDING SEPARATION: 10 FT MIN	
REQUIRED PRIVATE OPEN SPACE: 250 SF PER UNIT PER UDO REQUIREMENT	
REQUIRED GREEN AREA: +/- 1.08 AC (15% OF SITE AREA MINUS PROPOSED STREET R/W AND UTILITY EASEMENTS PER SECTION 20.15 (d) OF THE UDO)	
POTENTIAL GREEN AREA: +/- 1.10 AC (16.2% OF TOTAL SITE AREA)	
POTENTIAL SUPPLEMENTAL GREEN AREA: +/- 1.10 AC	
STORMWATER FACILITIES: UNDERGROUND	

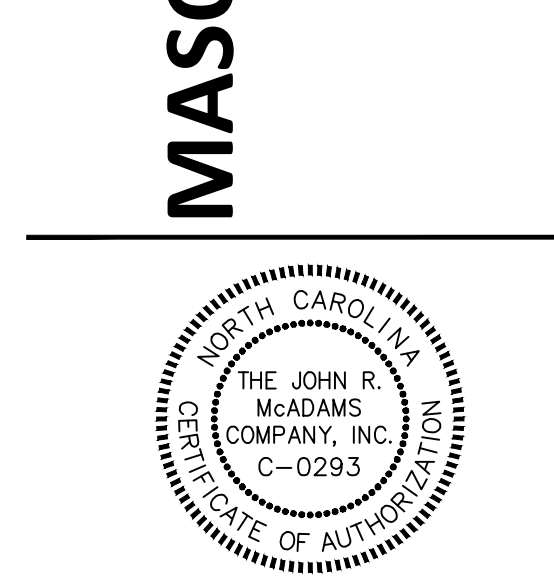


**McADAMS**  
The John R. McAdams Company, Inc.  
621 Hillsborough Street  
Suite 500  
Raleigh, NC 27603  
phone 919. 361. 5000  
fax 919. 361. 2269  
license number: C-0293, C-187  
www.mcadamsco.com

**CLIENT**  
EMPIRE COMMUNITIES  
DAN ROBERTSON  
8008 CORPORATE CENTER DRIVE, SUITE 300  
CHARLOTTE, NC 28226  
PHONE: 501. 658. 9191



**MASON TOWNHOMES PHASE 2**  
REZONING PLAN  
WRIGHT AVENUE  
CHARLOTTE, NORTH CAROLINA, 28211



REVISIONS	
NO.	DATE

PLAN INFORMATION	
PROJECT NO.	EMP22011
FILENAME	EMP22011X-Phase2
CHECKED BY	EM
DRAWN BY	JDS
SCALE	1" = 60'
DATE	08.18.2023

**RESIZING PLAN**  
**RZ.01**