

# SUBDIVISION SITE PLAN

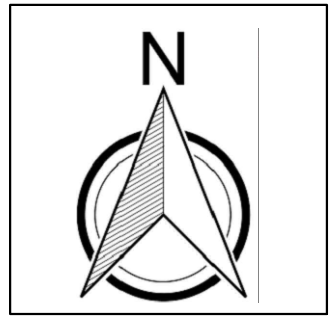
3321 Hubbard Road Charlotte,  
NC 28269

Parcel ID: 04321314

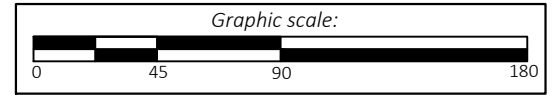
Record #:RZP-2024-042

Lot area: 4.92 Acres

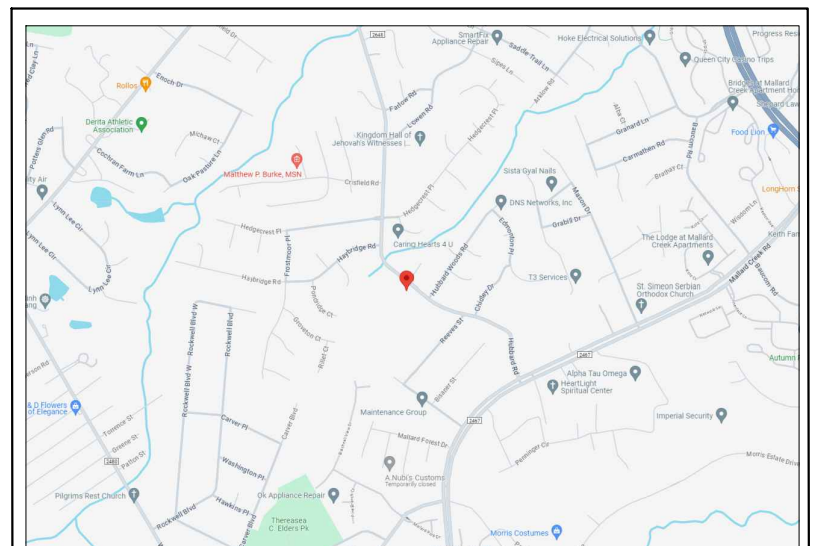
Plot Size: 11"x17"



scale 1"=70'



Development Table:  
Site Acreage- 4,92  
Tax Parcel- 04321314  
Existing Zoning- N1-A  
Proposed Zoning- N2B  
Number of Residential Units- 33  
Residential Density- N/A



VICINITY MAP

## 3321 Hubbard Rd Site Plan Information- Record # RZP-2024-042

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### 1.Development Data Table

- a. Site Acreage: **4.92**
- b. Tax Parcels included in Rezoning: **ID # 04321314**
- c. Existing Zoning (including overlays and vesting): **N1-A Neighborhood 1**
- d. Proposed Zoning (including overlays and vesting): **N2-B**
- e. Existing and Proposed Uses: **Residential Living Spaces**
- f. Number of Residential Units by Housing Type: **33 Townhouses, Bottom Level-single car garage; Top 2 levels are residential living space.**
- g. Residential Density: **NA.**
- h. Floor Area Ratio: **NA**
- i. Maximum Building **Height-40ft, Width 20-25 ft**
- j. Maximum Number of Buildings-**33**
- k. Number and/or Ratio of Parking Spaces-**33 and additional space available on the Roads #1 and #2**
- l. Amount of open space- **9 areas of Open Space- 2 sections of Green Space-trees and Water Runoff**

### 2. General Provisions

- a. Note addressing applicability of ordinances-noted below
- b. **The development will be governed by the rezoning plan and associated conditional notes, and the applicable provisions of the City of Charlotte Unified Development Ordinance. Modifications to the rezoning plan shall be governed by Article 37 of the Unified Development Ordinance.**
- 3. Optional Provisions (only for proposed zoning to UMUD-O, MUDD-O, PED-O, or T-**NA**)
- 4. Permitted uses- **Per Ordinance**
  - a. Allowed uses or prohibited uses- **Per Ordinance**
  - b. Other Use Restrictions- **Per Ordinance**
- 5. Transportation-**Reserved, Per Ordinance**
  - a. Dedication and reservation of street right-of-way to City/ NCDOT-**Per Ordinance**
  - b. Transportation Improvements constructed in conjunction with development -**Per Ordinance**
- 6. Architectural Standards
  - a. Building Materials- **Per Ordinance**
  - b. Building Scale- **Per Ordinance**
  - c. Treatment of urban design and architectural elements, such as street walls, building entrances, canopies and balconies-**NA**
  - d. Fence/Wall standards-**NA**
- 7. Streetscape and Landscaping
  - a. Streetscape (sidewalk and planting strip) standards-**Reserved, Per Ordinance**
  - b. Special landscape, buffer, screening treatment- **Reserved, Per Ordinance**
- 8. Environmental Features
  - a. Proposed Tree save areas-**Reserved.**
  - b. Proposed PCSO treatment areas-**Reserved**
  - c. Environmental provisions per Environmental General Development Policies-**Reserved**
- 9. Parks, Greenways, and Open Space

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- a. Reservation/Dedication of park and/or greenway- **Reserved**
- b. Park and/or greenway improvements- **Reserved**
- c. Connections to park and/or greenway- **Reserved**
- d. Privately constructed open space- **Reserved, Per Ordinance**
- 10. Fire Protection
  - a. Fire Lane treatment-**Per Ordinance**
- 11. Signage
  - a. Sign limitations – size, type, location if different from ordinance requirements- **Per Ordinance**
- 12. Lighting
  - a. Limitations on type or location of lighting-**Per Ordinance**
  - b. Location and height of special lighting, such as pedestrian scale lighting- **Per Ordinance**
- 13. Phasing
  - a. Development phasing by use, area and/or square footage and trigger for each phase- **Per Ordinance**
- 14. Other
  - a. Indicate if a request for right-of-way abandonment or a variance has been submitted for the subject property. **NA**
  - b. Property corner tie points for mapping
  - c. Public facilities/sites to be provided-**Per Ordinance**
  - d. Proposed dumpster locations-**Reserved, 50 ft from office**
  - e. Provision of public art-**NA**
  - f. Underground utilities- **Per Ordinance**
  - g. Other conditions not previously listed.**NA**
- 15. The following items should be shown on site plan drawing. There may be other items that are not listed but are appropriate for inclusion.
  - 1. General
    - a. Date of site plan-**see site plan**
    - b. Rezoning petition number (added to revised site plan)- **see site plan**
    - c. Vicinity Map- **see site plan**
    - d. North arrow- **see site plan**
    - e. Proposed zoning boundary(ies) should be clearly identified and labeled- **see site plan**
    - f. Topography at four-foot contour intervals or less (existing and, in some cases proposed)- **see site plan**
    - g. All existing easements, reservations and rights-of-way- **see site plan**
    - h. Surface Water Improvement and Management ("SWIM") buffers and delineation of areas within the regulatory floodplain as shown on the Official Flood Hazard Boundary Maps for Mecklenburg County-**NA**
  - 2. Specific to the proposed development
    - a. All yards, buffers, screening, and landscaping required or proposed- **see site plan**
    - b. Areas designated for structures and/or parking (surface or deck to be noted)- **see site plan**
    - c. The location of existing and proposed storm drainage patterns and facilities intended to serve the proposed development-Water Runoff area, **see site plan**
    - d. Proposed treatment of any existing natural features-**NA**
    - e. Building elevations (if provided)-**Reserved**

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- f. Public or private streets labeled- **see site plan**
- g. Transit facilities-**NA**
- h. Location of proposed bike/pedestrian improvements-**Walking Trail**
- i. Location of existing and proposed thoroughfare- All roads/entrances and exits **see site plan**