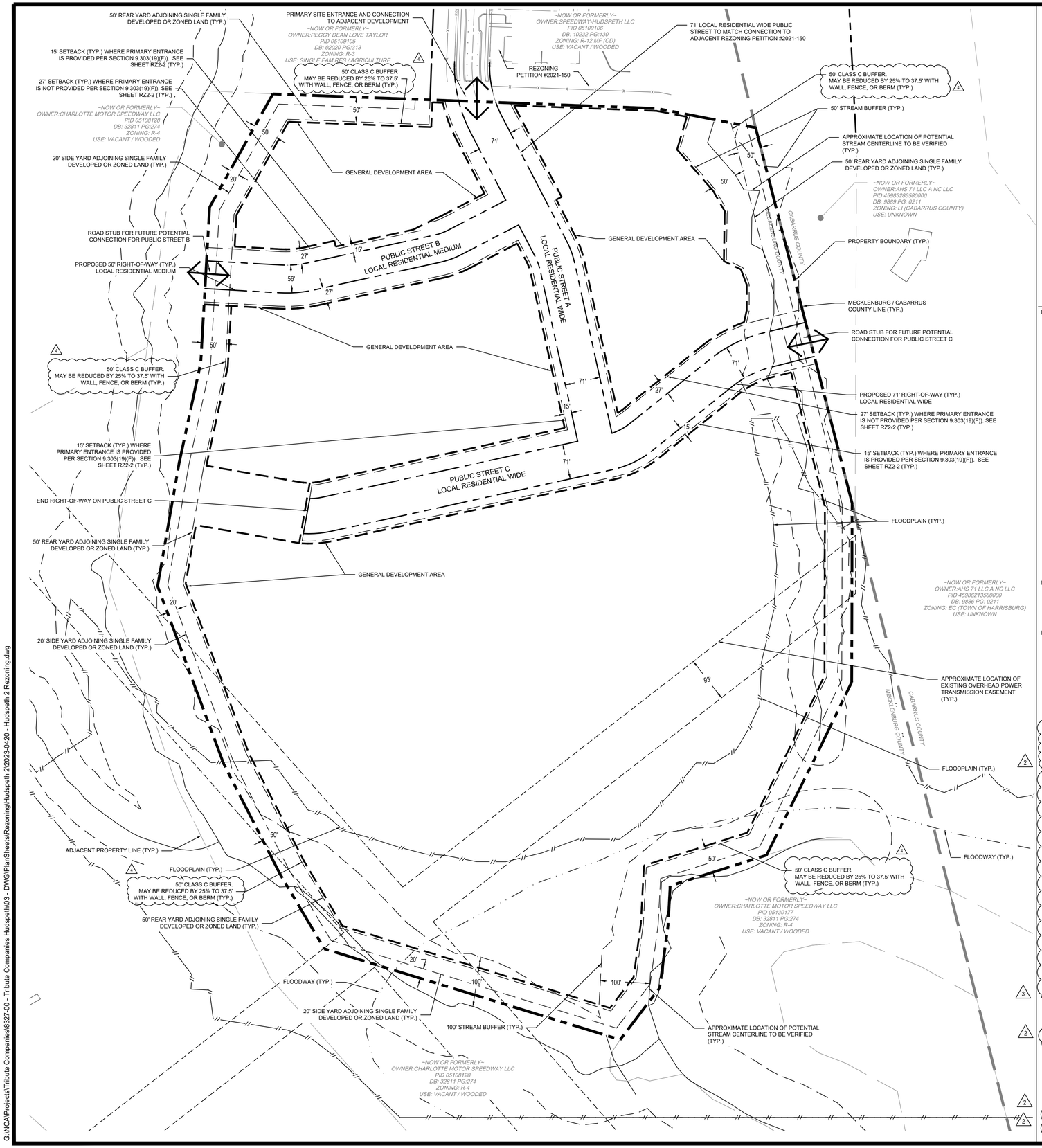

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SITE DEVELOPMENT DATA

JURISDICTION: CITY OF CHARLOTTE, NORTH CAROLINA ETJ
TOTAL SITE AREA: ± 48.09 ACRES
PID: 05108127
WATERSHED: MALLARD / YADKIN-SOUTHEAST CATAWBA

EXISTING ZONING: R-3
EXISTING USE: VACANT / WOODED
PROPOSED ZONING: R-8 MF (CD)

PROPOSED USE: INDIVIDUALLY PLATTED SINGLE FAMILY ATTACHED (TOWNHOMES) DWELLING UNITS
PROPOSED UNITS: UP TO 285 UNITS
PROPOSED DENSITY: UP TO 5.93 DUA
BUILDING HEIGHT: TO MEET ORDINANCE REQUIREMENTS
PARKING: SHALL MEET OR EXCEED ORDINANCE STANDARDS

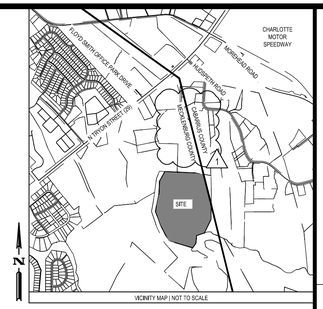
SETBACKS: 27' / 15' (PER SECTION 9.303(19)(F))
REAR YARD: 50' ADJOINING SINGLE FAMILY DEVELOPED OR ZONED LAND
SIDE YARD: 20' ADJOINING SINGLE FAMILY DEVELOPED OR ZONED LAND

TREE SAVE:
REQUIRED: 15% OF TOTAL SITE AREA = ± 7.21 ACRES
PROVIDED: TO MEET ORDINANCE REQUIREMENTS

PRIVATE OPEN SPACE:
REQUIRED: 400 SF MINIMUM PER UNIT
PROVIDED: TO MEET ORDINANCE REQUIREMENTS

OFF-STREET PARKING:
REQUIRED: 1.5 SPACES PER UNIT
PROPOSED: TO MEET ORDINANCE REQUIREMENTS

OPEN SPACE REQUIRED: 50% MINIMUM OF TOTAL SITE AREA
OPEN SPACE PROVIDE: TO MEET ORDINANCE REQUIREMENTS



VICINITY MAP | NOT TO SCALE

I. GENERAL PROVISIONS

1. THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY TRIBUTE COMPANIES INC. (THE "PETITIONER") TO ACCOMMODATE THE DEVELOPMENT OF A SINGLE-FAMILY ATTACHED (TOWNHOME) RESIDENTIAL COMMUNITY ON THAT APPROXIMATELY 48.09-ACRE SITE LOCATED NEAR US HIGHWAY-29 AND THE CABARRUS COUNTY LINE, IN MECKLENBURG COUNTY, MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (THE "SITE"). THE SITE IS COMPRISED OF TAX PARCEL NUMBER 051-081-27.
2. DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN, THESE DEVELOPMENT STANDARDS AND THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE").
3. UNLESS THE REZONING PLAN OR THESE DEVELOPMENT STANDARDS ESTABLISH MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE R-8MF 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 CHAPTER 6 OF THE ORDINANCE. MINOR ALTERATIONS TO THE REZONING PLAN ARE SUBJECT TO SECTION 6.207 OF THE ORDINANCE.

II. PERMITTED USES

THE SITE MAY BE DEVOTED ONLY TO A RESIDENTIAL COMMUNITY CONTAINING A MAXIMUM OF TWO HUNDRED EIGHTY-FIVE (285) INDIVIDUALLY PLATTED SINGLE-FAMILY ATTACHED (TOWNHOMES) DWELLING UNITS AND ANY INCIDENTAL AND ACCESSORY USES RELATING THERETO THAT ARE PERMITTED IN THE R-8MF 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 ALLEYS, AND MINOR ADJUSTMENTS TO THE LOCATION OF THESE STREETS SHALL BE ALLOWED DURING THE CONSTRUCTION PERMITTING PROCESS IN COORDINATION WITH CDOT.
3. PETITIONER SHALL CONSTRUCT A MINIMUM EIGHT (8) FOOT WIDE PLANTING STRIP AND SIX (6) FOOT WIDE SIDEWALK ON ALL INTERNAL PUBLIC ROADS.
4. SHARED SIDEWALK CONNECTIONS SHALL BE PROVIDED FROM EACH BUILDING AND/OR UNIT OUT TO ALL ADJOINING PUBLIC STREET SIDEWALKS.
5. PETITIONER SHALL COMPLETE THE FOLLOWING IMPROVEMENTS AS OUTLINED IN THE APPROVED TRAFFIC IMPACT STUDY (TIS) IN COORDINATION WITH CDOT AND NCDOT, OR OTHER COMPARABLE IMPROVEMENT(S) AS MUTUALLY NEGOTIATED WITH CDOT / NCDOT, PRIOR TO THE ISSUANCE OF THE 1ST CERTIFICATE OF OCCUPANCY FOR THE SITE:
   - A. AT THE INTERSECTION OF US-29 (NORTH TRYON STREET) AND MOREHEAD ROAD:
     - i. PETITIONER SHALL PROVIDE A NORTHBOUND U-TURN LANE ON US-29 (SEPARATE FROM LEFT TURN LANE) WITH 200 FEET OF STORAGE AND APPROPRIATE DECELERATION/TAPER. A CONCRETE ISLAND SHALL BE INSTALLED TO SEPARATE THE U-TURN AND LEFT TURN LANES.
     - ii. PETITIONER SHALL PROVIDE A U-TURN BULB TO ACCOMMODATE NORTHBOUND U-TURNS (DESIGN VEHICLE: SCHOOL BUS (S-BUS-36).
   - B. AT THE INTERSECTION OF US-29 AND HUDSPETH ROAD:
     - i. PETITIONER SHALL INSTALL A DIRECTION CROSSOVER MEDIAN TO CONVERT THE FULL MOVEMENT INTERSECTION TO A REDUCED CONFLICT INTERSECTION, IN COORDINATION WITH APPROVED REZONING PETITION 2021-150.
   - C. AT THE INTERSECTION OF US-29 (NORTH TRYON STREET) AND SITE ACCESS:
     - i. SITE ACCESS SHALL BE DESIGNED ACCORDING WITH CDOT/NCDOT STANDARDS AS A LEFT-IN, RIGHT-IN, AND RIGHT-OUT ACCESS UNLESS OTHERWISE COORDINATED WITH CDOT/NCDOT.
     - ii. PETITIONER SHALL PROVIDE A NORTHBOUND RIGHT TURN LANE ON US-29 WITH 150 FEET OF STORAGE AND APPROPRIATE DECELERATIONS/TAPER.
     - iii. PETITIONER SHALL PROVIDE A SOUTHBOUND LEFT TURN LANE ON US-29 WITH 150 FEET OF STORAGE AND APPROPRIATE DECELERATION/TAPER.
6. 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 TO TWO (2) FEET BEHIND THE BACK OF SIDEWALK, WHERE FEASIBLE, OR INCLUDED IN A SIDEWALK UTILITY EASEMENT (SUE).
7. PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY, PETITIONER SHALL PROVIDE THE PROPOSED INTERNAL ROAD NETWORK TO SUB GRADE AND INSTALL CURB, GUTTER, AND STORM PIPE/DRAINS.
8. UNLESS STATED OTHERWISE HEREIN, THE PETITIONER SHALL ENSURE THAT ALL TRANSPORTATION IMPROVEMENTS ARE SUBSTANTIALLY COMPLETED PRIOR TO THE ISSUANCE OF THE SITE'S FIFTIETH (50TH) FIRST (1ST) BUILDING CERTIFICATE OF OCCUPANCY.
9. 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 HOMEOWNERS' BUSINESS ASSOCIATION. AN ENCROACHMENT AGREEMENT MUST BE APPROVED BY CDOT PRIOR TO CONSTRUCTION/INSTALLATION. CONTACT CDOT FOR ADDITIONAL CONCERNING COST, SUBMITTAL, AND LIABILITY INSURANCE COVERAGE REQUIREMENTS.
10. ALL PUBLIC ROADWAY IMPROVEMENTS WILL BE SUBJECT TO THE STANDARDS AND CRITERIA OF CDOT AND NCDOT, AS APPLICABLE, TO THE ROADWAY IMPROVEMENTS WITHIN THEIR RESPECTIVE ROAD SYSTEM AUTHORITY. IT IS UNDERSTOOD THAT SUCH IMPROVEMENTS MAY BE UNDERTAKEN BY THE PETITIONER ON ITS OWN OR IN CONJUNCTION WITH OTHER DEVELOPMENT OR ROADWAY PROJECTS TAKING PLACE WITHIN THE BROAD NORTH EASTERN MECKLENBERG AREA, BY WAY OF PRIVATE/PUBLIC PARTNERSHIP EFFORT OR OTHER PUBLIC SECTOR PROJECT SUPPORT.

IV. ARCHITECTURAL STANDARDS

1. PROHIBITED EXTERIOR BUILDING MATERIALS: VINYL SIDING (EXCEPT FOR WINDOWS, SOFFITS, DOORS, AND TRIM) AND CONCRETE MASONRY UNITS NOT ARCHITECTURALLY FINISHED.
2. PITCHED ROOFS, IF PROVIDED, SHALL BE SYMMETRICALLY SLOPED NO LESS THAN 5:12, EXCEPT THAT ROOFS FOR PORCHES AND ATTACHED SHEDS MAY BE NO LESS THAN 2:12, UNLESS A FLAT ROOF ARCHITECTURAL STYLE IS EMPLOYED,
3. FOR ALL UNITS, PETITIONER SHALL PROVIDE BLANK WALL PROVISIONS THAT LIMIT THE MAXIMUM BLANK WALL EXPANSE TO TWENTY (20) FEET ON ALL BUILDING LEVELS, PROVISIONS SHALL INCLUDE ONE OR MORE OF THE FOLLOWING BUT NOT BE LIMITED TO DOORS, WINDOWS, SHUTTERS, AWNINGS, MATERIAL OR COLOR CHANGES, BRICK OR STONE FOUNDATION WATER-TABLES, TRIM BANDS, AND/OR ENHANCEMENTS.
4. ALL CORNER/END UNITS WHERE THE SIDE OF THE UNIT FRONTS A PUBLIC STREET SHALL HAVE BLANK WALL PROVISIONS THAT LIMIT THE MAXIMUM BLANK WALL EXPANSE TO TEN (10) FEET ON ALL BUILDING LEVELS FOR THE APPLICABLE SIDE ELEVATION
5. TO PROVIDE PRIVACY, ALL RESIDENTIAL ENTRANCES WITHIN FIFTEEN (15) FEET OF THE SIDEWALK SHALL BE RAISED OR LOWERED FROM THE AVERAGE SIDEWALK GRADE A MINIMUM OF TWELVE (12) INCHES.
6. ALL TOWNHOME UNITS SHALL BE PROVIDED WITH A GARAGE FOR A MINIMUM OF ONE (1) CAR.
7. ALL GARAGE DOORS SHALL MINIMIZE THE VISUAL IMPACT BY EITHER PROVIDING A SETBACK OF TWELVE (12) TO TWENTY-FOUR (24) INCHES FROM THE FRONT WALL PLANE OR INCLUDE ADDITIONAL ARCHITECTURAL TREATMENTS SUCH AS TRANSLUCENT WINDOWS OR PROJECTING ELEMENTS OVER THE GARAGE DOOR OPENING.
8. REFUSE COLLECTION THROUGHOUT THE SITE SHALL BE IN THE FORM OF ROLL-OUT CONTAINERS. SERVICE DUMPSTER LOCATIONS ARE RESERVED ON THE REZONING PLAN, HOWEVER, CONSTRUCTION OF SUCH DUMPSTER PADS SHALL NOT BE REQUIRED IN THE EVENT THAT PRIVATE TRASH COLLECTION IS UTILIZED FOR THE ENTIRE SITE.
9. PEDESTRIAN WALKWAYS SHALL BE PROVIDED TO CONNECT TO DRIVES WHICH SHALL CONNECT TO SIDEWALKS ALONG PUBLIC/PRIVATE STREETS.

V. AMENITIES & BUFFERING

1. PETITIONER SHALL CONSTRUCT A MINIMUM FIFTY (50) FOOT CLASS C BUFFER, WHICH MAY BE REDUCED TO 37.5 FEET WITH A FENCE, BERM OR WALL, PER ORDINANCE STANDARDS, IN THE AREAS AS GENERALLY DEPICTED ON THE REZONING PLAN.
2. THE PETITIONER SHALL PROVIDE AMENITY AREA(S) AND COMMON OPEN SPACE AREA(S), AS GENERALLY DEPICTED ON THE REZONING PLAN, FOR A MINIMUM TOTAL AMENITIZED AREA OF +/- 0.50 ACRES AND WHICH SHALL INCLUDE A MINIMUM OF TWO (2) AMENITIES INCLUDING: CLUBHOUSE, GAZEBO, COMBINATION OF HARDSCAPE AND SOFTSCAPE, POOL, CABANA, SEATING, LANDSCAPING, ART, FOUNTAIN, SCULPTURE, COMMUNITY GARDEN, BENCHES, PICNIC TABLES, DOG PARK, WALKING TRAILS, FITNESS EQUIPMENT, DECORATIVE WAYFINDING, AND/OR OTHER SIMILAR AMENITIES.
3. PRIOR TO PERMITTING, COORDINATION SHALL BE MADE WITH THE CITY OF CHARLOTTE AND MECKLENBURG COUNTY TO ACCOMMODATE A FUTURE SEGMENT OF THE CROSS CHARLOTTE TRAIL THROUGH THE SOUTHERN PORTION OF THE PROPERTY AS NEEDED.

VI. ENVIRONMENTAL FEATURES

1. THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION STORMWATER ORDINANCE. THE LOCATION, SIZE, AND TYPE OF STORM WATER MANAGEMENT SYSTEMS DEPICTED ON THE REZONING PLAN ARE SUBJECT TO REVIEW AND APPROVAL AS PART OF THE FULL DEVELOPMENT PLAN SUBMITTAL AND ARE NOT IMPLICITLY APPROVED WITH THIS REZONING. ADJUSTMENTS MAY BE NECESSARY IN ORDER TO ACCOMMODATE ACTUAL STORM WATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.
2. DEVELOPMENT WITHIN ANY SWIM/PCSO BUFFER SHALL BE COORDINATED WITH AND SUBJECT TO APPROVAL BY CHARLOTTE-MECKLENBURG STORM WATER SERVICES AND MITIGATED IF REQUIRED BY CITY ORDINANCE. STREAM DELINEATION REPORTS ARE SUBJECT TO REVIEW AND APPROVAL BY CHARLOTTE STORM WATER SERVICES.
3. THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE TREE 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.

N
0 50' 100' 200'
SCALE: 1" = 100'

811 Know what's below. Call before you dig.

REV	DATE	DESCRIPTION
1	04/20/2023	PER FOURTH REZONING SUBMITTAL CITY COMMENTS
1	03/13/2023	PER 3RD REZONING SUBMITTAL CITY COMMENTS
1	02/13/2023	PER 2ND REZONING SUBMITTAL CITY COMMENTS
1	01/17/2023	PER 1ST REZONING SUBMITTAL CITY COMMENTS

DESIGNED BY: JN
DRAWN BY: JN
REVIEWED BY: AG

BGE
1111 METROPOLITAN AVE, SUITE 250
CHARLOTTE, NC 28204
www.bgeinc.com
NC LICENSE #C-4397
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Tribute
TRIBUTE COMPANIES, INC
10 S. CARDINAL DRIVE
WILMINGTON, NC 28403

HUDSPETH 2 (AHS)
12900 N TRYON STREET
CHARLOTTE, NORTH CAROLINA 28262

REZONING PETITION
2022-126
REZONING PLAN AND
TECHNICAL DATA SHEET

NOT FOR CONSTRUCTION

FILE NUMBER: 8327-00

JUNE 16, 2022

RZ 1-2

50' REAR YARD ADJOINING SINGLE FAMILY DEVELOPED OR ZONED LAND (TYP.)

POTENTIAL RETAINING WALL (TYP.)

EXACT POSITION TO BE DETERMINED DURING CONSTRUCTION DOCUMENT PERMITTING

15' SETBACK (TYP.) WHERE PRIMARY ENTRANCE IS PROVIDED PER SECTION 9.303(19)(F)). SEE SHEET RZ2-2 (TYP.)

27' SETBACK (TYP.) WHERE PRIMARY ENTRANCE IS NOT PROVIDED PER SECTION 9.303(19)(F)). SEE SHEET RZ2-2 (TYP.)

~NOW OR FORMERLY~
OWNER:CHARLOTTE MOTOR SPEEDWAY LLC
PID 05108128
DB: 32811 PG:274
ZONING: R-4
USE: VACANT / WOODED

20' SIDE YARD ADJOINING SINGLE FAMILY DEVELOPED OR ZONED LAND (TYP.)

POTENTIAL DOG PARK / SUPPLEMENTAL AMENITY EXACT USE, SIZE, AND LOCATION TO BE DETERMINED DURING CONSTRUCTION DOCUMENT PERMITTING

ROAD STUB FOR FUTURE POTENTIAL CONNECTION FOR PUBLIC STREET B

PROPOSED 56' RIGHT-OF-WAY (TYP.)
LOCAL RESIDENTIAL MEDIUM

27' SETBACK ALONG SIDES OF BUILDINGS WITHOUT PRIMARY ENTRANCE (TYP.)
(SEE SITE DEVELOPMENT DATA THIS SHEET)

POTENTIAL MAINTENANCE BUILDING (TYP.)

POTENTIAL POOL AND AMENITY COURTYARD AREA. EXACT DESIGN AND LAYOUT TO BE DETERMINED DURING PERMITTING

50' CLASS C BUFFER.
MAY BE REDUCED BY 25% TO 37.5' WITH WALL, FENCE, OR BERM (TYP.)

POTENTIAL POCKET PARK / AMENITY AREA
EXACT LOCATION AND DESIGN TO BE DETERMINED DURING PERMITTING

15' SETBACK (TYP.) WHERE PRIMARY ENTRANCE IS PROVIDED PER SECTION 9.303(19)(F)). SEE SHEET RZ2-2 (TYP.)

TREVI VILLAGE BOULEVARD

END RIGHT-OF-WAY ON PUBLIC STREET C

HAMMERHEAD FIRE TRUCK TURN-AROUND AT TERMINUS OF PUBLIC STREET C

50' REAR YARD ADJOINING SINGLE FAMILY DEVELOPED OR ZONED LAND (TYP.)

ADJACENT ROAD STUB LOCATED ON PARCEL 05109116

15' FRONT SETBACK WHERE PRIMARY BUILDING ENTRANCE IS PROVIDED (TYP.) (SEE SITE DEVELOPMENT DATA THIS SHEET)

20' SIDE YARD ADJOINING SINGLE FAMILY DEVELOPED OR ZONED LAND (TYP.)

16' MINIMUM BUILDING SEPARATION (TYP.)

EXACT SIZE AND LOCATION OF BMP TO BE DETERMINED DURING CONSTRUCTION DOCUMENT PERMITTING (TYP.)

POTENTIAL PUMP STATION

ADJACENT PROPERTY LINE (TYP.)

FLOODPLAIN (TYP.)

50' CLASS C BUFFER.
MAY BE REDUCED BY 25% TO 37.5' WITH WALL, FENCE, OR BERM (TYP.)

50' REAR YARD ADJOINING SINGLE FAMILY DEVELOPED OR ZONED LAND (TYP.)

FLOODWAY (TYP.)

20' SIDE YARD ADJOINING SINGLE FAMILY DEVELOPED OR ZONED LAND (TYP.)

100' STREAM BUFFER (TYP.)

PRIMARY SITE ENTRANCE AND CONNECTION TO ADJACENT DEVELOPMENT

~NOW OR FORMERLY~
OWNER:PEGGY DEAN LOVE TAYLOR
PID 05109105
DB: 02020 PG:313
ZONING: R-3
USE: SINGLE FAM RES / AGRICULTURE

50' CLASS C BUFFER
MAY BE REDUCED BY 25% TO 37.5' WITH WALL, FENCE, OR BERM (TYP.)

REZONING PETITION #2021-150

~NOW OR FORMERLY~
OWNER:SPEEDWAY-HUDSPETH LLC
PID 05109106
DB: 10232 PG:130
ZONING: R-12 MF (CD)
USE: VACANT / WOODED

71' LOCAL RESIDENTIAL WIDE PUBLIC STREET TO MATCH CONNECTION TO ADJACENT REZONING PETITION #2021-150

POTENTIAL ENTRY MONUMENT (TYP.)
EXACT POSITION AND DESIGN TO BE DETERMINED DURING PERMITTING

50' CLASS C BUFFER.
MAY BE REDUCED BY 25% TO 37.5' WITH WALL, FENCE, OR BERM (TYP.)

50' STREAM BUFFER (TYP.)

APPROXIMATE LOCATION OF POTENTIAL STREAM CENTERLINE TO BE VERIFIED (TYP.)

50' REAR YARD ADJOINING SINGLE FAMILY DEVELOPED OR ZONED LAND (TYP.)

~NOW OR FORMERLY~
OWNER:AHS 71 LLC A NC LLC
PID 45986286580000
DB: 9889 PG: 0211
ZONING: LI (CABARRUS COUNTY)
USE: UNKNOWN

PROPERTY BOUNDARY (TYP.)

POTENTIAL TREE SAVE AREA (TYP.)
EXACT LIMITS TO BE DETERMINED DURING CONSTRUCTION DOCUMENT PERMITTING

MECKLENBURG / CABARRUS COUNTY LINE (TYP.)

5-7' DRIVEWAY APRON (TYP.)

ROAD STUB FOR FUTURE POTENTIAL CONNECTION FOR PUBLIC STREET C

ALLEY LOADED (REAR) TOWNHOME (TYP.)

PROPOSED 71' RIGHT-OF-WAY (TYP.)
LOCAL RESIDENTIAL WIDE

27' SETBACK (TYP.) WHERE PRIMARY ENTRANCE IS NOT PROVIDED PER SECTION 9.303(19)(F)). SEE SHEET RZ2-2 (TYP.)

15' SETBACK (TYP.) WHERE PRIMARY ENTRANCE IS PROVIDED PER SECTION 9.303(19)(F)). SEE SHEET RZ2-2 (TYP.)

POTENTIAL TRASH AND MAINTENANCE AREA

FLOODPLAIN (TYP.)

20' LONG 1-CAR DRIVEWAY (TYP.)

~NOW OR FORMERLY~
OWNER:AHS 71 LLC A NC LLC
PID 45986213580000
DB: 9886 PG: 0211
ZONING: EC (TOWN OF HARRISBURG)
USE: UNKNOWN

5 - 7' DRIVEWAY APRON (TYP.)

28' ALLEY (TYP.)

APPROXIMATE LOCATION OF EXISTING OVERHEAD POWER TRANSMISSION EASEMENT (TYP.)

FLOODPLAIN (TYP.)

POTENTIAL TREE SAVE AREA (TYP.)
EXACT LIMITS TO BE DETERMINED DURING PERMITTING

FUTURE NEIGHBORHOOD PARK
± 6.5 ACRES

12' MULTI-PURPOSE PATH (MUP). FINAL LOCATION AND TRAIL MATERIAL TO BE DETERMINED DURING CONSTRUCTION DOCUMENT PERMITTING IN COORDINATION WITH MECKLENBURG COUNTY

50' CLASS C BUFFER
MAY BE REDUCED BY 25% TO 37.5' WITH WALL, FENCE, OR BERM (TYP.)

~NOW OR FORMERLY~
OWNER:CHARLOTTE MOTOR SPEEDWAY LLC
PID 05130177
DB: 32811 PG:274
ZONING: R-4
USE: VACANT / WOODED

AREA TO BE DEDICATED AND CONVEYED TO MECKLENBURG COUNTY FOR USE BY PARK AND RECREATION (TYP.)

APPROXIMATE LOCATION OF POTENTIAL STREAM CENTERLINE TO BE VERIFIED (TYP.)

~NOW OR FORMERLY~
OWNER:CHARLOTTE MOTOR SPEEDWAY LLC
PID 05108128
DB: 32811 PG:274
ZONING: R-4
USE: VACANT / WOODED

REZONING PETITION #2021-150

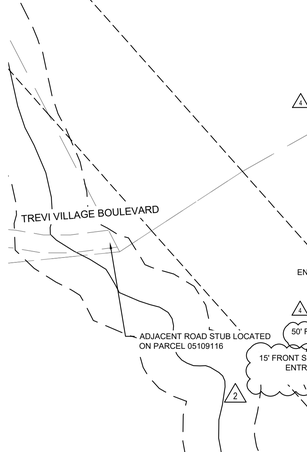
BMP

PUBLIC STREET B
LOCAL RESIDENTIAL MEDIUM

PUBLIC STREET A
LOCAL RESIDENTIAL WIDE

PUBLIC STREET C
LOCAL RESIDENTIAL WIDE

CABARRUS COUNTY
MECKLENBURG COUNTY



VICINITY MAP | NOT TO SCALE

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TOTAL SITE AREA: ± 48.09 ACRES
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EXISTING USE: VACANT / WOODED
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PROPOSED DENSITY: UP TO 5.93 DUA
BUILDING HEIGHT: TO MEET ORDINANCE REQUIREMENTS
PARKING: SHALL MEET OR EXCEED ORDINANCE STANDARDS

SETBACKS: 27' / 15' (PER SECTION 9.303(19)(F))
REAR YARD: 50' ADJOINING SINGLE FAMILY DEVELOPED OR ZONED LAND
SIDE YARD: 20' ADJOINING SINGLE FAMILY DEVELOPED OR ZONED LAND

TREE SAVE:
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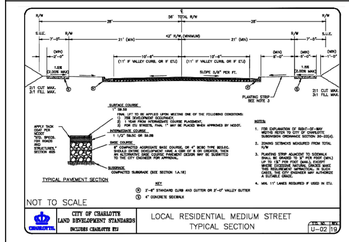
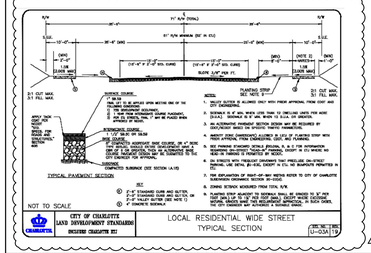
PROVIDED: TO MEET ORDINANCE REQUIREMENTS

PRIVATE OPEN SPACE:
REQUIRED: 400 SF MINIMUM PER UNIT
PROVIDED: TO MEET ORDINANCE REQUIREMENTS

OFF-STREET PARKING:
REQUIRED: 1.5 SPACES PER UNIT
PROPOSED: TO MEET ORDINANCE REQUIREMENTS

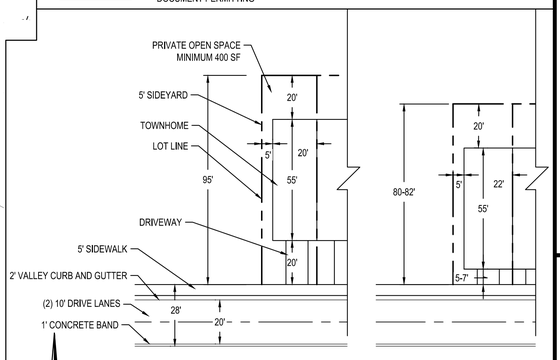
OPEN SPACE REQUIRED: 50% MINIMUM OF TOTAL SITE AREA
OPEN SPACE PROVIDE: TO MEET ORDINANCE REQUIREMENTS





AREA TO BE DEDICATED AND CONVEYED TO MECKLENBURG COUNTY FOR USE BY PARKS AND RECREATION. EXACT LIMITS TO BE DETERMINED DURING CONSTRUCTION DOCUMENT PERMITTING

POTENTIAL TREE SAVE. EXACT LIMITS TO BE FINALIZED DURING CONSTRUCTION DOCUMENT PERMITTING



TYPICAL LOT LAYOUTS
NOT TO SCALE

N

0 50' 100' 200'
SCALE: 1" = 100'

811 Know what's below. Call before you dig.

REV	DATE	DESCRIPTION
1	04/20/2023	PER FOURTH REZONING SUBMITTAL CITY COMMENTS
1	03/13/2023	PER 3RD REZONING SUBMITTAL CITY COMMENTS
1	02/13/2023	PER 2ND REZONING SUBMITTAL CITY COMMENTS
1	01/17/2023	PER 1ST REZONING SUBMITTAL CITY COMMENTS

DESIGNED BY: JN
DRAWN BY: JN
REVIEWED BY: AG

BGE
1111 METROPOLITAN AVE, SUITE 250
CHARLOTTE, NC 28204
www.bgeinc.com
NC LICENSE #C-4397

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Tribute
TRIBUTE COMPANIES, INC
10 S. CARDINAL DRIVE
WILMINGTON, NC 28403

HUDSPETH 2 (AHS)
12900 N TRYON STREET
CHARLOTTE, NORTH CAROLINA 28262

REZONING PETITION
2022-126
SCHEMATIC SITE PLAN

NOT FOR CONSTRUCTION

FILE NUMBER: 8327-00

JUNE 16, 2022

RZ 2-2

G:\NCA\Projects\Tribute Companies\8327-00 - Tribute Companies Hudspeth\I03 - DWG\Plan Sheets\Rezoning\Hudspeth 2\2023-0420 - Hudspeth 2 Rezoning.dwg