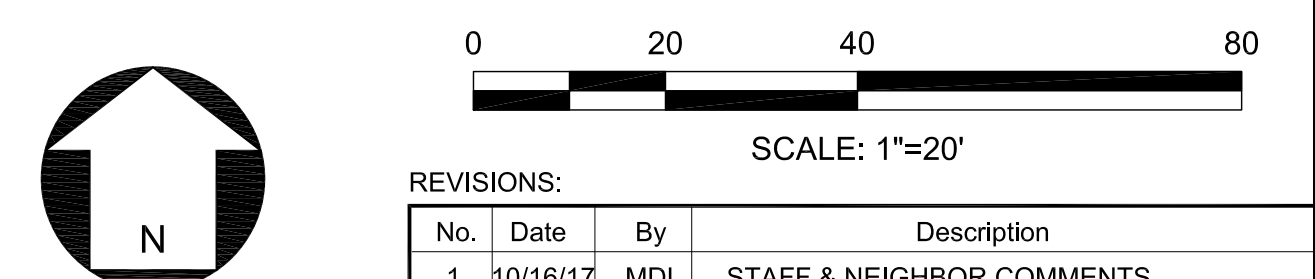


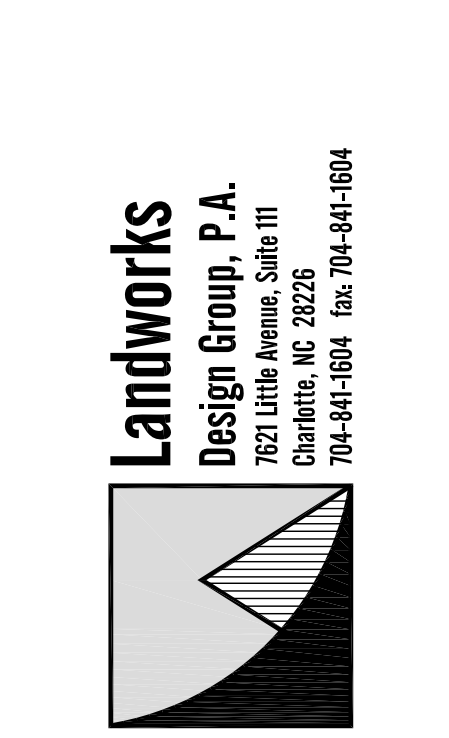
DEVELOPMENT STANDARDS

- I. General Provisions
1. These Development Standards form a part of the Rezoning Plan...
II. Permitted Uses
III. Transportation
IV. Architectural Standards
V. Streetscape and Landscaping
VI. Open Space
VII. Lighting
VIII. Amendments to Rezoning Plan
IX. Binding Effect of the Rezoning Documents and Definitions



This Plan Is A Preliminary Design. NOT Released For Construction.

Table with 4 columns: No., Date, By, Description. Row 1: 1, 10/16/17, MDL, STAFF & NEIGHBOR COMMENTS



HAZELTON DRIVE SITE
CHARLOTTE, NC
PETITIONER: SAUSSY BURBANK, LLC

REZONING TECHNICAL DATA SHEET
REZONING PETITION: 2017-131

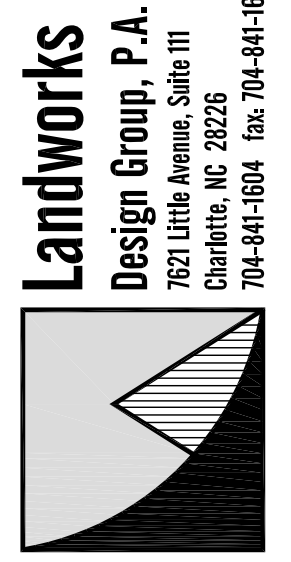
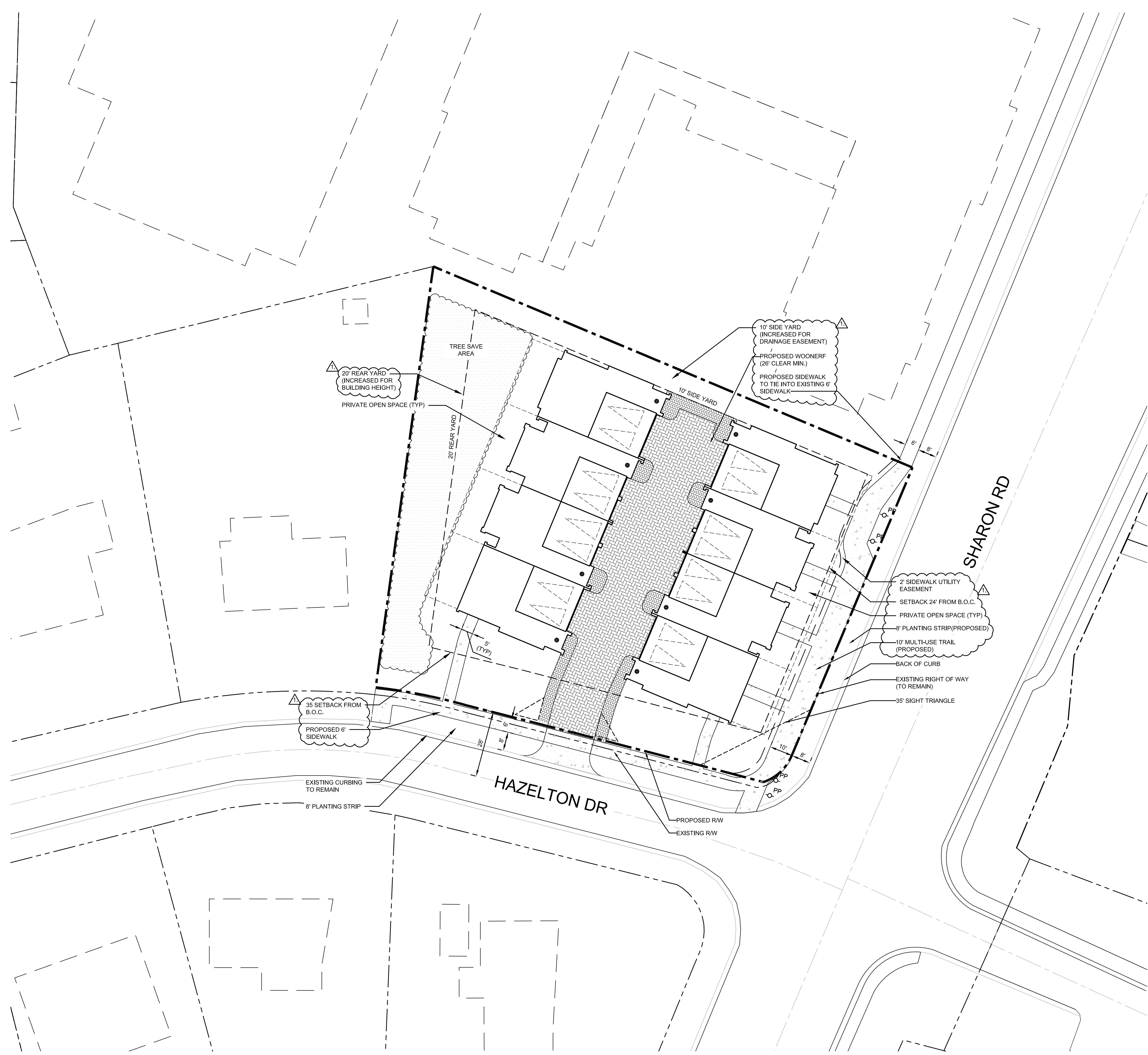
CORPORATE CERTIFICATIONS
NC PE - C-2930 NC LA - C-253
SC ENG - NO. 3599 SC LA - NO. 211

Project Manager: MDL
Drawn By: SCJ
Checked By: MDL
Date: 10/16/17
Project Number: 16037
Sheet Number:

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DEVELOPMENT DATA:

Site Area: +/- 0.7 acres
 Tax Parcels: 179-011-63 and 179-011-64
 Existing Zoning: R-3
 Proposed Zoning: UR-2(CD)
 Existing Use: Residential
 Proposed Uses: Up to 8 Townhome Units
 Density Proposed: 11.11 Units/ac
 Min. Setback: Twenty four (24) feet from future back of curb
 Private open space shall be permitted in the setback area.
 Min. Side Yard: Five (5) feet
 Min. Rear Yard: Ten (10) feet
 Maximum Building Height: Forty-five (45) feet ridge height from finished floor elevation of first floor
 Max. Floor Area Ratio: 1.0
 Parking Required: 1.5 spaces/unit
 Parking Provided: 2 spaces/unit
 Min. Private Open Space: 400 s.f./unit (may include portion of tree save area)
 Tree Save: 15% required
 PCSO: Per Ordinance
 PCSP:

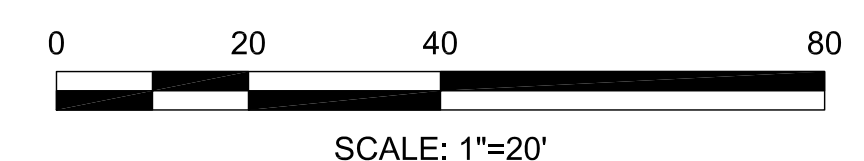
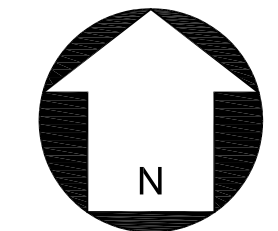


HAZELTON DRIVE SITE
CHARLOTTE, NC
PETITIONER: SAUSSY BURBANK, LLC

REZONING SITE PLAN

REZONING PETITION: 2017-131

This Plan Is A Preliminary Design. NOT Released For Construction.



SCALE: 1"=20'

REVISIONS:

No.	Date	By	Description
1	10/16/17	MDL	STAFF & NEIGHBOR COMMENTS

CORPORATE CERTIFICATIONS
 NC PE - C-2930 NC LA - C-253
 SC ENG - NO. 3599 SC LA - NO. 211

Project Manager: MDL

Drawn By: SCJ

Checked By: MDL

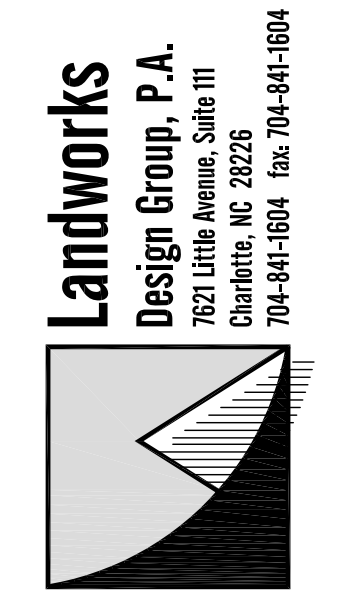
Date: 10/16/17

Project Number: 16037

Sheet Number:

RZ-2

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HAZELTON DRIVE SITE
CHARLOTTE, NC
PETITIONER: SAUSSY BURBANK, LLC

BUILDING ELEVATIONS
 REZONING PETITION:
 2017-131

CORPORATE CERTIFICATIONS
 NC PE: C-2930 NC LA: C-253
 SC ENG: NO. 3599 SCLA: NO. 211

Project Manager: MDL
 Drawn By: SCJ
 Checked By: MDL
 Date: 10/16/17
 Project Number: 16037
 Sheet Number:

This Plan Is A Preliminary Design.
 NOT Released For Construction.



REVISIONS: SCALE: 1"=10'

No.	Date	By	Description
1	10/16/17	MDL	ADDED SHEET

RZ-3