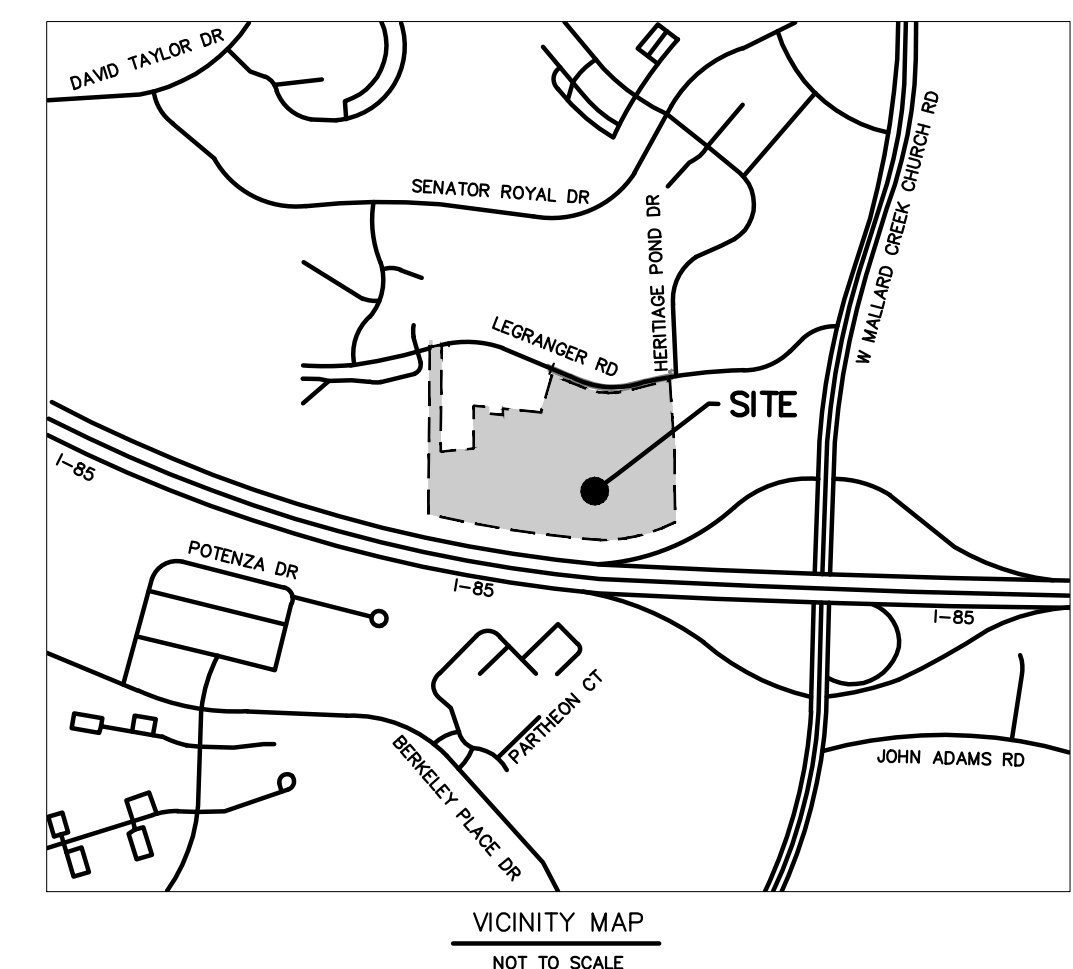
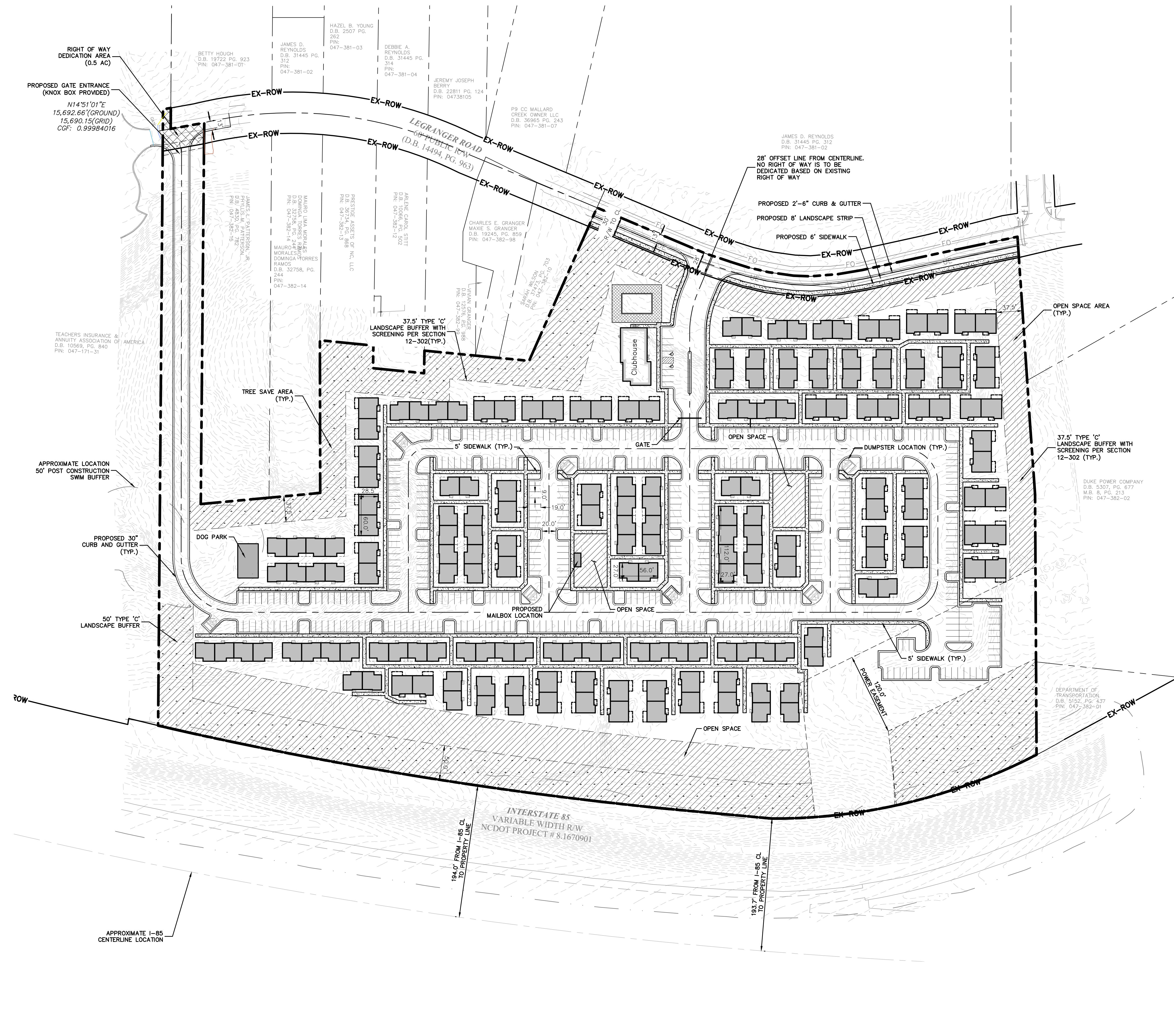


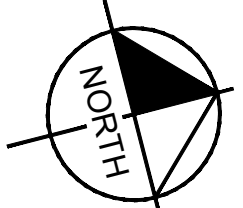
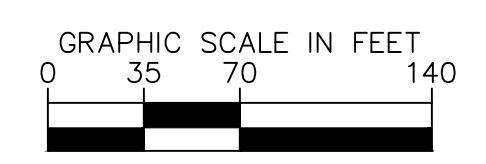
Plotted By: Shirley, Sara - Sheet Set: CLT-ID_SSM_TEMPLATE - Layout: RZ-01 - April 10, 2023 - 02:16:49pm - \\kimley-horn.com\d..._CHL_PJA14364 - BrownGroup_0000 - Charlotte - LeGranger - 2023.04.10.dwg



SITE DATA TABLE	
DEVELOPMENT DATA:	
TAX PARCEL ID:	04717118, 04738205, 04738206, 04738207, 04738208 & 04738209
LAND USE:	RESIDENTIAL AND VACANT
TOTAL SITE AREA:	±19.79 ACRES
TOTAL R.O.W. AREA:	± 0 ACRES
TOTAL DISTURBED AREA:	±16.41 ACRES
TOTAL NUMBER OF UNITS:	184
ZONING DATA:	
FEMA FLOOD PANEL:	3710457700K
WATERSHED:	MALLARD
PC DISTRICT:	YADKIN - SOUTHEAST CATAWBA
ZONING DISTRICT:	CURRENT: RE-1 PROPOSED: RE-3
ZONING STANDARDS	
MIN. BLDG SEPARATION:	10 FT
MAX. BUILDING HEIGHT PER ORDINANCE:	
PROPOSED DENSITY:	9.30 DU/A
SETBACK:	30'
SIDE YARD:	MIN. 35'
REAR YARD:	MIN. 35'
OPEN SPACE:	
REQUIRED:	1.98 AC (10%)
IMPERVIOUS AREA:	
PROPOSED:	±9.15 AC
EXISTING:	0.04 AC
TREE SAVE:	
REQUIRED:	2.97 AC (15.0%)

TREE SAVE CALCULATIONS (PER SECTION 21-94 & 21-95)	
TOTAL BOUNDARY ACREAGE:	±19.79 AC
TREE SAVE CALCULATIONS:	15% TOTAL SITE
TOTAL TREE SAVE REQUIRED (15%):	2.97 AC
TOTAL TREE SAVE PROVIDED:	PER ORDINANCE

- EX-ROW
- R/W LINE
- PROPERTY LINE/REZONING BOUNDARY
- COMMON OPEN SPACE
- COMMON OPEN SPACE & TREE SAVE
- PROPOSED DWELLING UNIT
- PROPOSED SIDEWALK
- PROPOSED RIGHT OF WAY DEDICATION



NO.	REVISIONS	DATE	BY

Kimley-Horn
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 WWW.KIMLEY-HORN.COM
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NOT FOR CONSTRUCTION

KH PROJECT	014364000
DATE	09/01/2022
SCALE	AS SHOWN
DESIGNED BY	JJS
DRAWN BY	JJS
CHECKED BY	JEH

REZONING PLAN

LEGRANGER
 PREPARED FOR
BROWN GROUP, INC
 NORTH CAROLINA

SHEET NUMBER
RZ-01

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