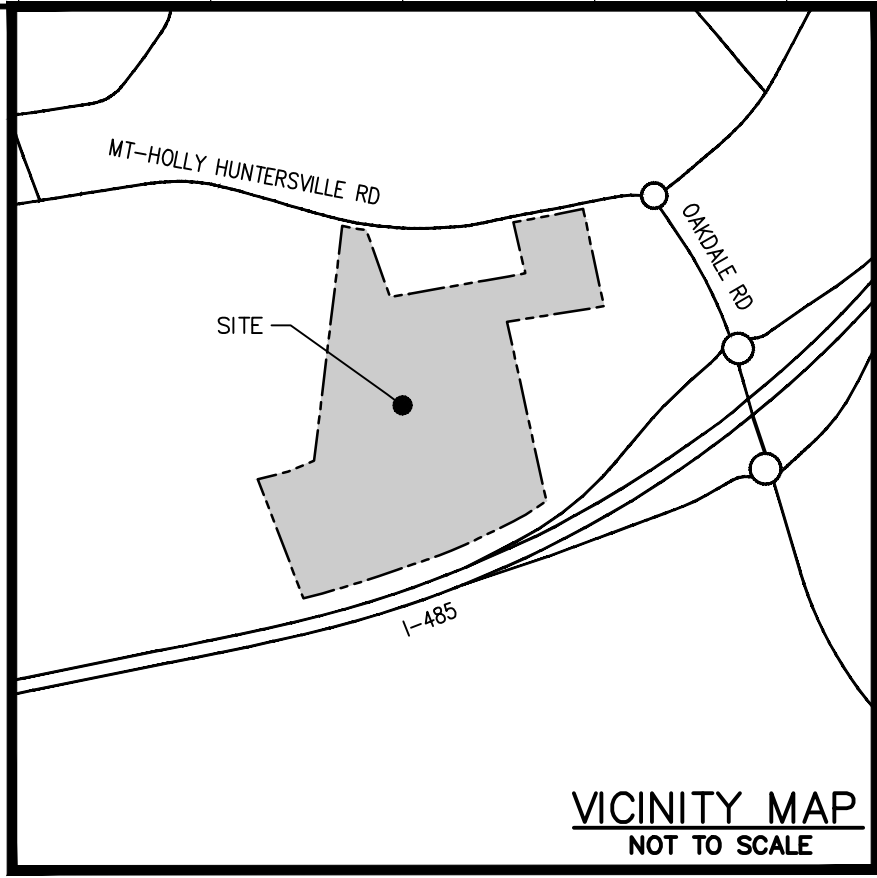
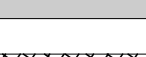
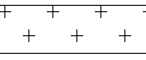
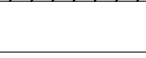
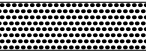
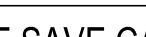
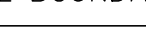
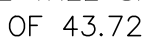
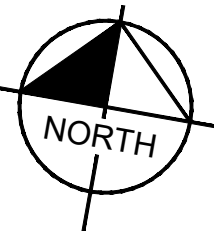
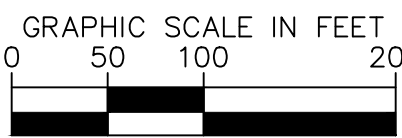




SITE DATA TABLE		
DEVELOPMENT DATA:		
TAX PARCEL ID:	03324105, 03324111, 03324116, 03324124, 03324125, & 03324126	VACANT
EXISTING LAND USE:		
PROPOSED LAND USE:		RESIDENTIAL
TOTAL SITE AREA (PER GIS LINEWORK):		+43.72 ACRES
TOTAL BUILDING AREA:		7.63 ACRES
MINIMUM GROSS OPEN SPACE AREA:		17.32 ACRES
TOTAL DISTURBED AREA:		+43.72 ACRES
TOTAL IMPERVIOUS AREA:		+18.55 ACRES
TOTAL NUMBER OF UNITS:		322
- SINGLE:		55 (17.0 %)
- DUPLEX:		138 (43.0 %)
- TRIPLEX:		129 (40.0 %)
MINIMUM PARKING RATIO PER UNITS:		2.0
ZONING DATA:		
FEMA FLOOD PANEL:		3710152800L
STREAM WATERSHED:		LONG
PC DISTRICT:		WESTERN CATAWBA
EXISTING ZONING DISTRICT:		R-3 (SINGLE FAMILY)
PROPOSED ZONING DISTRICT:		MX-2 (INNOV)
BUFFER ALONG NEIGHBORING:	50' MIN (CLASS C BUFFER)	
RESIDENTIALLY ZONED PARCELS (UTILITY OR		
BUFFER ALONG NEIGHBORING:	50' OR 37.5' MIN (CLASS C BUFFER)	
RESIDENTIALLY ZONED PARCELS (RESIDENTIAL USE)		
DEVELOPMENT STANDARDS		
MAX HEIGHT:		48'
MINIMUM BUILDING SEPARATION:		10'
PROPOSED DENSITY:		7.37 DUA
MINIMUM SETBACK FROM BACK OF CURB:		10' MIN.

- | | |
|---|----------------------------------|
|  | SINGLE BUILDING |
|  | DUPLEX BUILDING |
|  | TRIPLEX BUILDING |
|  | R/W DEDICATION |
|  | COMMON OPEN SPACE |
|  | TREE SAVE AREA |
|  | WETLANDS |
|  | AMENITY CORRIDOR |
|  | RIGHT OF WAY LINE |
|  | SETBACK LINE |
|  | PROPOSED 25%
BUFFER REDUCTION |

TREE SAVE CALCULATIONS (PER SECTION 21-94 & 21-95)	
TOTAL BOUNDARY ACREAGE:	±43.72 AC
TREE SAVE CALCULATIONS:	
TOTAL TREE SAVE REQUIRED (15% OF 43.72 AC):	6.56 AC
TOTAL TREE SAVE PROVIDED:	6.87 AC
COMMON OPEN SPACE	
COMMON OPEN SPACE REQUIRED (15% OF 43.72 AC):	6.56 AC
COMMON OPEN SPACE PROVIDED:	17.32 AC



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KH PROJECT	DATE
017270021	05/04/2023

TM - OAKDALE

PREPARED FOR
TAYLOR MORRISON

CITY OF CHARLOTTE
NORTH CAROLINA

SHEET NUMBER



- SINGLE BUILDING
- DUPLEX BUILDING
- TRIPLEX BUILDING
- COMMON OPEN SPACE
- TREE SAVE AREA
- RIGHT OF WAY LINE
- SETBACK LINE

