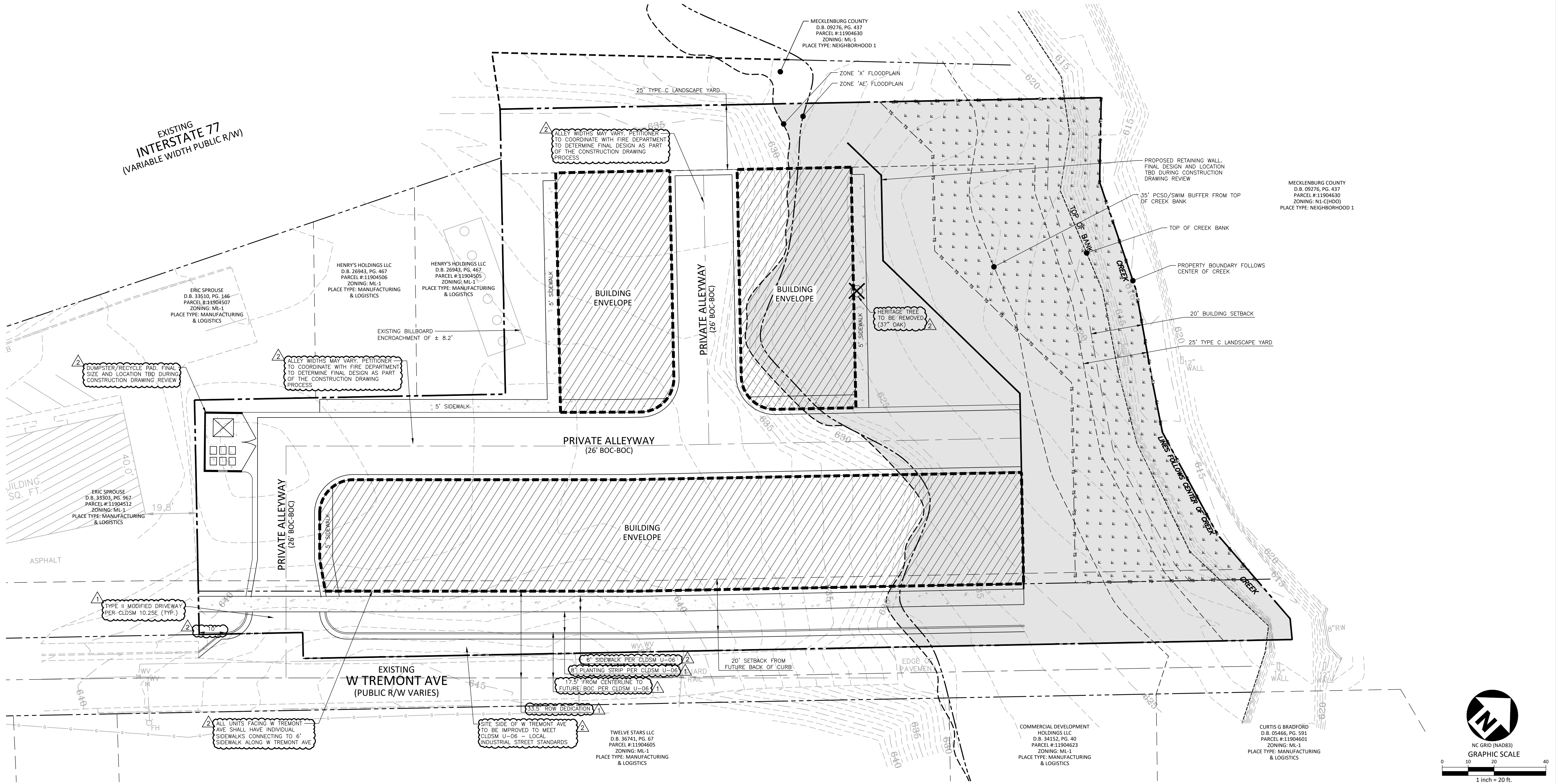


SITE LEGEND	
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	SUBLOT LINE
	EASEMENT LINE
	BUFFER LINE
	CENTERLINE
	MINOR CONTOUR
	MAJOR CONTOUR
	GREEN AREA
	EXISTING FLOODPLAIN
	BUILDING ENVELOPE

SITE DATA	
DEVELOPER: MR. WES MCADAMS ABACUS CAPITAL 1200 EAST MOREHEAD STREET, SUITE 280 CHARLOTTE, NORTH CAROLINA 28204	PREPARED BY: MCADAMS COMPANY 2100 SOUTH TRYON STREET, SUITE 400 CHARLOTTE, NC 28203 704.527.0800
PARCEL NUMBER: 11904501, 11904502, 11904503, 11904504, 11904516, 11904517, 11904518, 11904519, 11904520 & 11904521	
TOTAL SITE ACREAGE:	± 1.498 AC
EXISTING ZONING:	ML-1
PROPOSED ZONING:	IMU (CD)
PROPOSED USE:	MULTI-FAMILY ATTACHED DWELLINGS (REAR LOADED)
DWELLING COUNT:	MAX OF 28 UNITS
SETBACK REQUIREMENTS:	
FRONT:	20' FROM BACK OF CURB ALONG W TREMONT AVE
REAR:	0' OR 10' ABUTTING NEIGHBORHOOD 1 PLACE TYPE
SIDE:	5'
MAXIMUM BUILDING HEIGHT:	48 FEET
REQUIRED OPEN SPACE (10% OF SITE):	± 0.149 AC, FEE IN LIEU TO MECKLENBURG COUNTY PARK AND RECREATION, OR COMBINATION IN ACCORDANCE WITH SECTION 16.5
REQUIRED GREEN AREA (15% OF SITE):	± 0.22 AC
PROVIDED GREEN AREA:	± 0.23 AC
STORMWATER MANAGEMENT:	UNDERGROUND





McADAMS

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CLIENT

MR. WES MCADAMS
ABACUS CAPITAL
1200 EAST MOREHEAD STREET, SUITE 280
CHARLOTTE, NORTH CAROLINA 28204

W. TREMONT TOWNS
REZONING PETITION #2024-130
1011 W TREMONT AVE
CHARLOTTE, NORTH CAROLINA 28203

REVISIONS		
NO.	DATE	
1	12.16.2024	PER CITY COMMENTS
2	01.23.2025	PER CITY COMMENTS

PLAN INFORMATION	
PROJECT NO.	ABA-24001
FILENAME	ABA24001-RZ1
CHECKED BY	EM
DRAWN BY	JDS
SCALE	1"=20'
DATE	10.15.2024

REZONING PLAN

RZ.01

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PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

