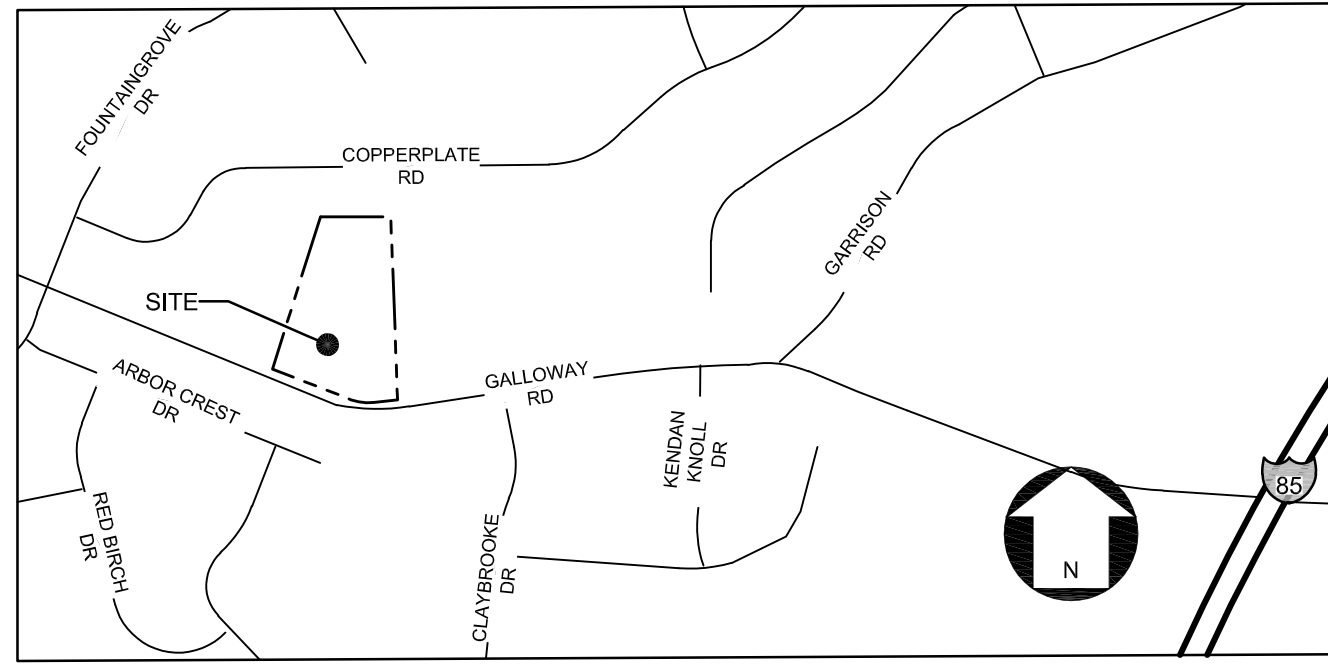
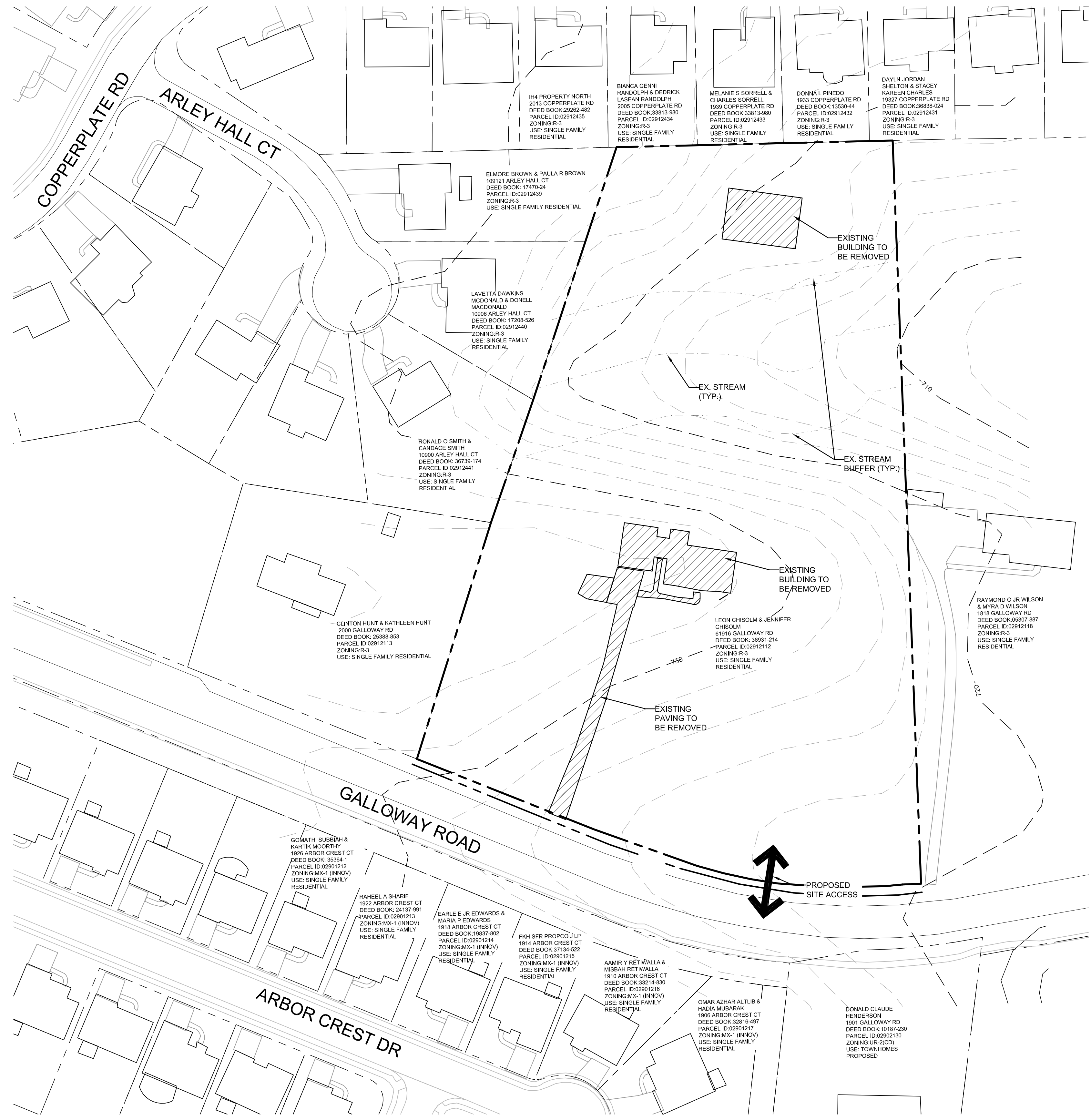


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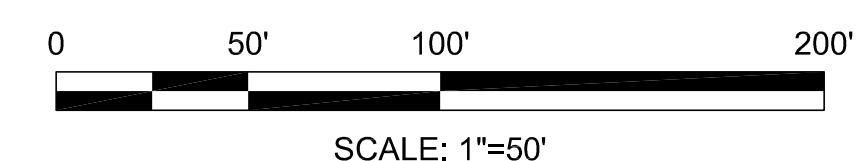
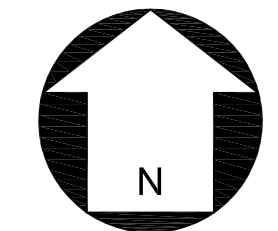


VICINITY MAP
NOT TO SCALE

LEGEND:

	PROPERTY BOUNDARY
	EXISTING CONTOUR LINES
	EXISTING LOT LINE
	RIGHT-OF-WAY LINE
	SETBACK LINE
	EXISTING PAVEMENT
	PROPOSED CURBING
	EXISTING CURBING
	ROAD CENTERLINE
	EXISTING FENCE
	EXISTING BUILDING

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



REVISIONS:

No.	Date	By	Description

**1916 GALLOWAY ROAD
CHARLOTTE, NC**

**EXISTING
CONDITIONS
PLAN**

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

Project Manager: LHS

Drawn By: LHS

Checked By: MDL

Date: 7/18/23

Project Number: 22017

Sheet Number:

RZ-1



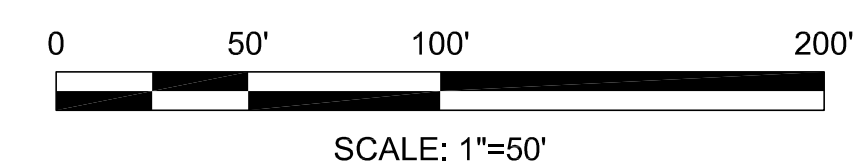
DEVELOPMENT STANDARDS

- I. General Provisions
1. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Leon & Jennifer Chisolm...
II. Permitted Uses
The Site may be devoted only to a residential community containing a maximum of thirty (30) single-family attached dwelling units...
III. Transportation
1. As depicted on the Rezoning Plan, the Site will be served by an internal private street and alleys...
IV. Architectural Standards
1. Preferred Exterior Building Materials: All principal and accessory buildings shall be comprised of a combination of portions of brick, natural stone...
V. Open Space & Amenities
1. The Petitioner shall provide a minimum of 10,500 square feet of usable common open space areas...
VI. Environmental Features
1. The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Stormwater 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.

DEVELOPMENT DATA:
SITE AREA: 4.21 ACRES
TAX PARCELS: 02912112
EXISTING ZONING: R-3
PROPOSED ZONING: UR-2(CD)
EXISTING USE: SINGLE-FAMILY RESIDENCE
PROPOSED USES: SINGLE-FAMILY ATTACHED TOWNHOME UNITS
PROPOSED UNIT COUNT: 28 UNITS
MAX. FAR: 1.0
PROPOSED DENSITY: +/-6.41
MIN. SETBACK: 14' FROM BACK OF CURB
MIN. SIDE YARD REQUIRED: 5'
MIN. REAR YARD REQUIRED: 10'
MAXIMUM BUILDING HEIGHT: 40' WITH ALLOWANCE UP TO 48' PER 9.406(2)(a)
TREE SAVE REQUIRED: 27,508 SF (15% OF SITE)
OPEN SPACE REQUIRED: 400 S.F. POS PER UNIT OR 10% UCOS
PARKING REQUIRED: 1 SPACE PER UNIT MIN./ 2 SPACES MAX.
SOLID WASTE: ROLL OUT CONTAINERS (PRIVATE HAULER)
SPACE WILL BE RESERVED TO MEET MINIMUM ORDINANCE REQUIREMENTS

LEGEND:
PROPERTY BOUNDARY
EXISTING CONTOUR LINES
EXISTING LOT LINE
RIGHT-OF-WAY LINE
SETBACK LINE
EXISTING PAVEMENT
PROPOSED CURBING
EXISTING CURBING
ROAD CENTERLINE
EXISTING FENCE
EXISTING BUILDING
PROPOSED BUILDING
PROPOSED TREE SAVE AREA
PROPOSED OPEN SPACE
PROPOSED CONCRETE

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



REVISIONS:
No. Date By Description
1 6/8/23 LHS REVISIONS PER STAFF COMMENTS
2 7/18/23 LHS REVISIONS PER STAFF COMMENTS



1916 GALLOWAY ROAD
CHARLOTTE, NC

REZONING SITE PLAN

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

Project Manager: LHS
Drawn By: LHS
Checked By: MDL
Date: 7/18/23
Project Number: 22017
Sheet Number:

RZ-2