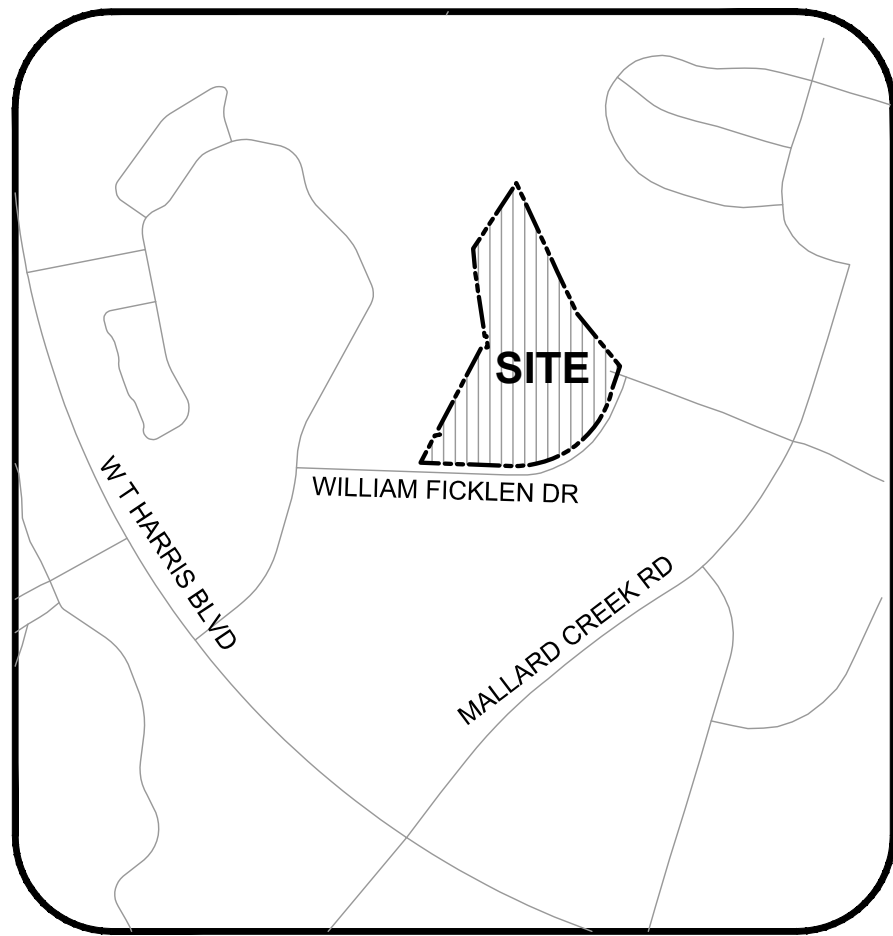




VICINITY MAP

NTS

SITE DEVELOPMENT DATA

ACREAGE: ± 6.94 ACRES

PARCEL NUMBER: 02703212

EXISTING ZONING: RE-1

PROPOSED ZONING: UR-2 (CD)

EXISTING USES: VACANT

PROPOSED USES: UP TO EIGHTY-TWO (82) SINGLE-FAMILY
ATTACHED DWELLING UNITS

MAXIMUM BUILDING HEIGHT: A MAXIMUM BUILDING HEIGHT OF
FIFTY-FIVE FEET (55') SHALL BE PERMITTED.

PARKING: PARKING SHALL BE PROVIDED PER ORDINANCE

NOTE: SHALL COMPLY WITH THE CHARLOTTE TREE ORDINANCE

KEY MAP

SEAL

PRELIMINARY
-FOR REVIEW ONLY-

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XXXXX XXXXXXXX ### 2/13/23
ENGINEER REG. # DATE

NOT FOR
CONSTRUCTION

PROJECT

CANVAS
RESIDENTIAL
REZONING

CANVAS RESIDENTIAL, LLC

WILLIAM FICKLEN DR CHARLOTTE

PROJECT ADDRESS

PETITION # 2022-139

LANDDESIGN PROJ.# 1022126

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	INITIAL SUBMITTAL	07.14.2022
2	PER STAFF COMMENTS	02.13.2023
3	PER STAFF COMMENTS	03.23.2023
4	PER STAFF COMMENTS	04.05.2023

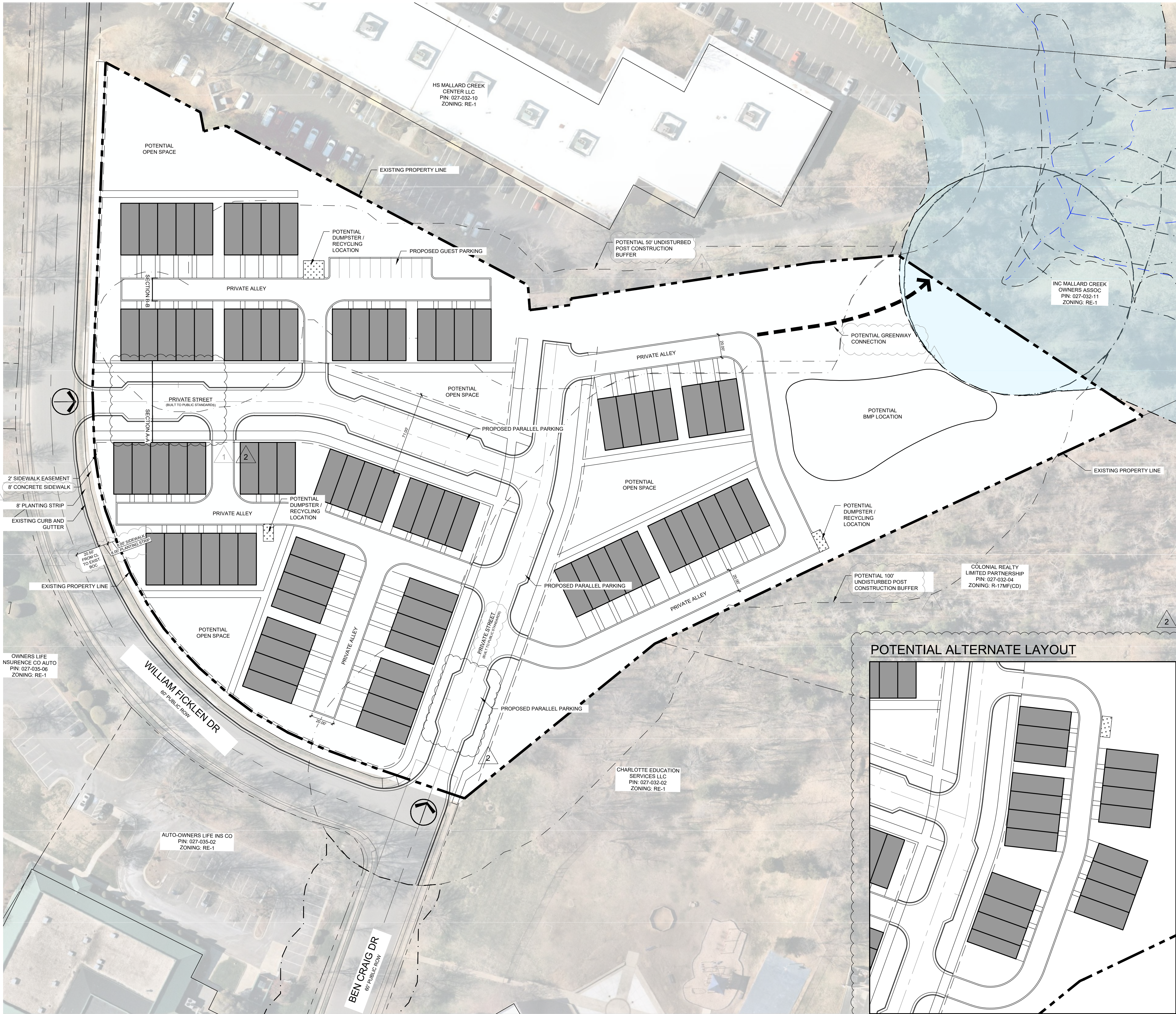
DESIGNED BY: LD
DRAWN BY: LD
CHECKED BY: LD

SCALE NORTH
VERT: N/A
HORZ: 1" = 40'
0 20 40 80

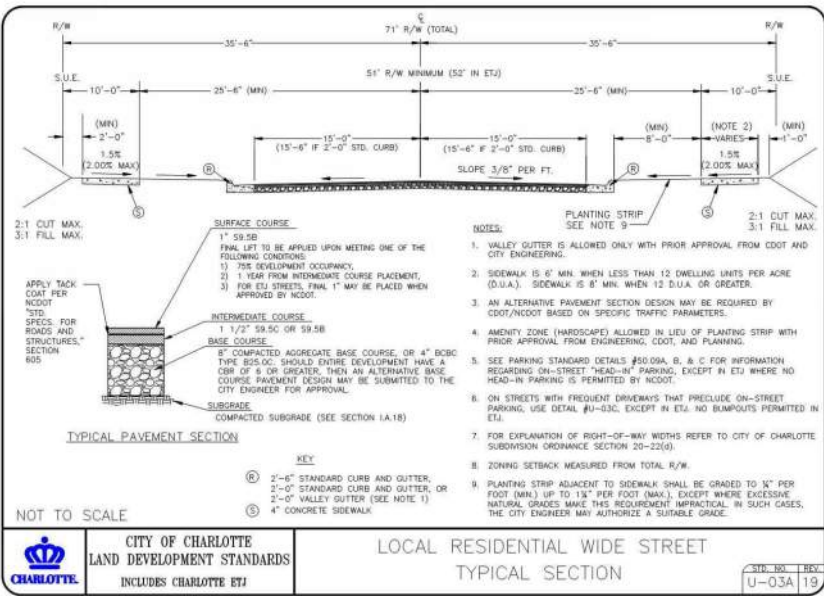
SCHEMATIC SITE PLAN

SHEET NUMBER

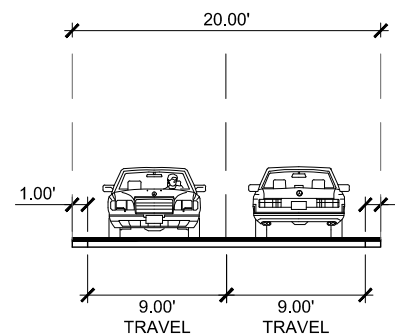
RZ-1



POTENTIAL ALTERNATE LAYOUT



PRIVATE STREET
(BUILT TO PUBLIC STANDARDS)
SECTION A-A



PRIVATE ALLEY
SECTION B-B

3

a. Along William Ficklen Drive the setback shall be fourteen (14) feet as measured from the future back of curb as generally indicated

2

a. If this Rezoning Petition is approved, all conditions applicable to the development of the Site imposed under the Rezoning Plan will, unless amended in the manner provided herein and under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site or Development Areas, as applicable, and their respective heirs, devisees, personal representatives, successors in interest or assigns.

KEY MAP

SEA

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DESIGNED BY: LD
DRAWN BY: LD
CHECKED BY: LD

SCALE NORTH

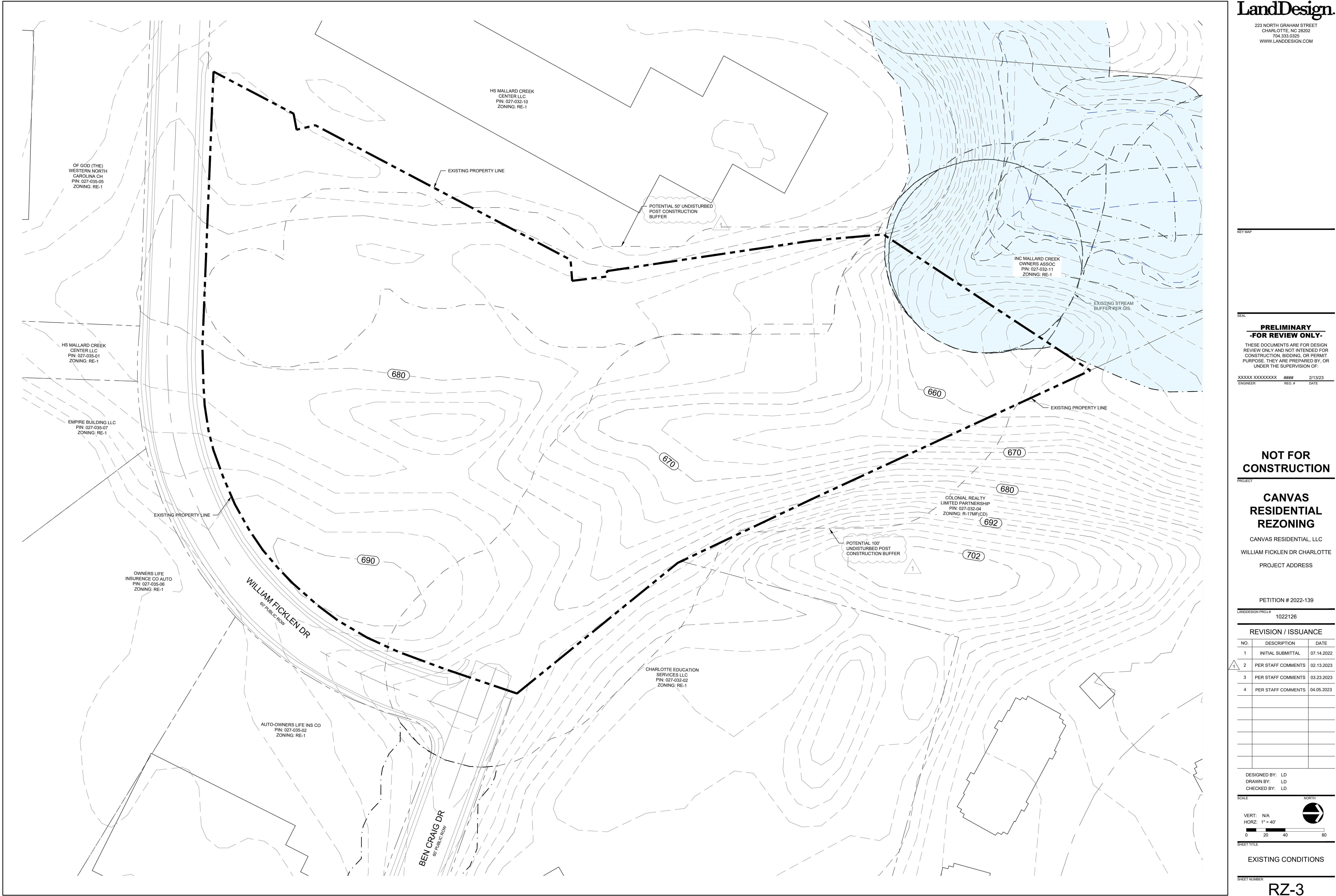
VERT: N/A
HORZ: NTS

SHEET TITLE

DEVELOPMENT STANDARDS

SHEET NUMBER

RZ-2



KEY MAP

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DESIGNED BY: LD
DRAWN BY: LD
CHECKED BY: LD

SCALE NORTH
VERT: N/A
HORZ: 1" = 40'
0 20 40 80

SHEET TITLE

EXISTING CONDITIONS

SHEET NUMBER

RZ-3