

McADAMS

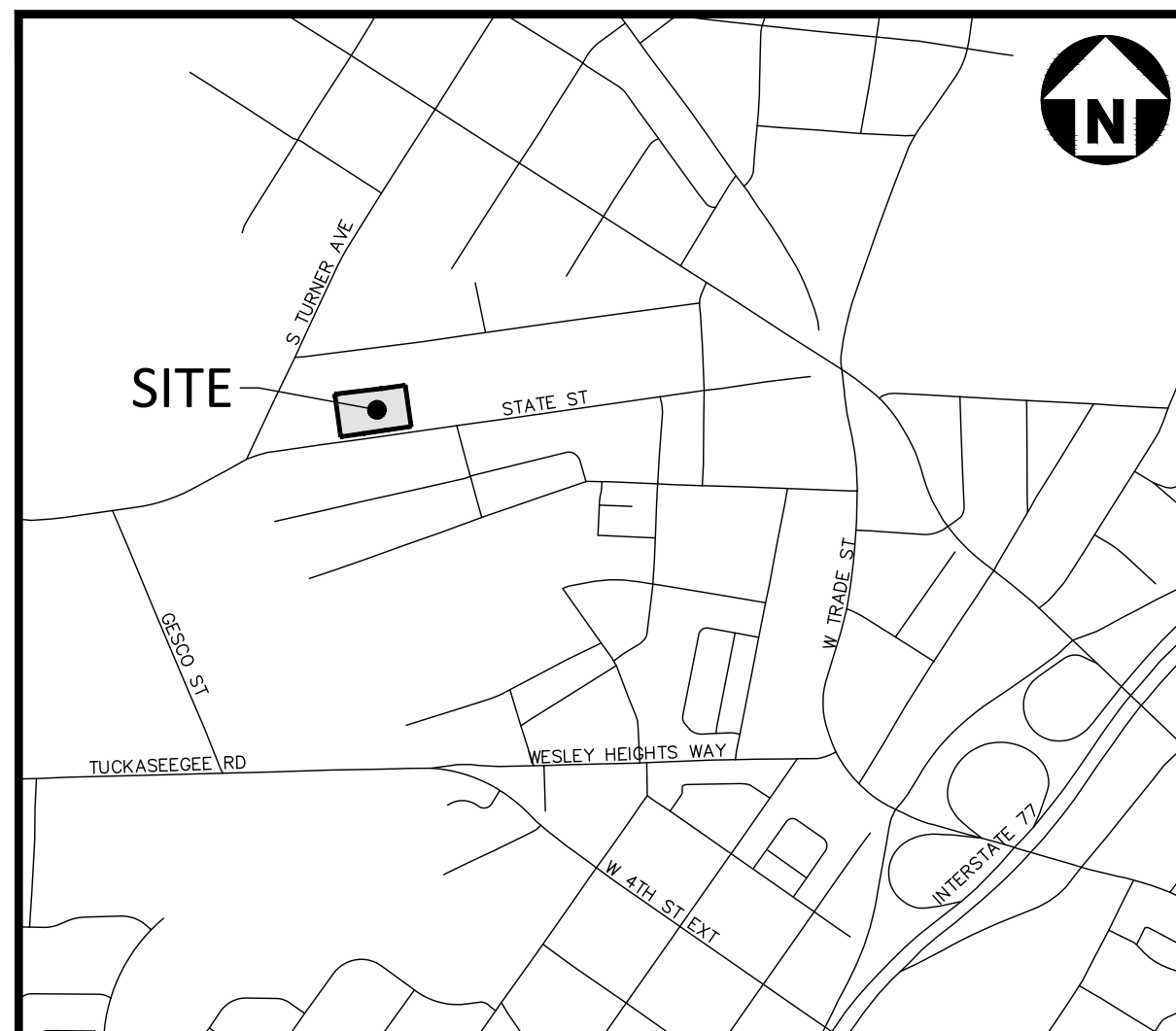
The John R. McAdams Company, Inc.
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CLIENT

MR. CHRIS FOLEY
ALCHEMY DEVELOPMENT LLC
3324 DRAPER AVENUE
CHARLOTTE, NORTH CAROLINA 28205

STATE STREET TOWNS REZONING PETITION #2024-063 430 STATE STREET CHARLOTTE, NORTH CAROLINA 28216



SITE LEGEND

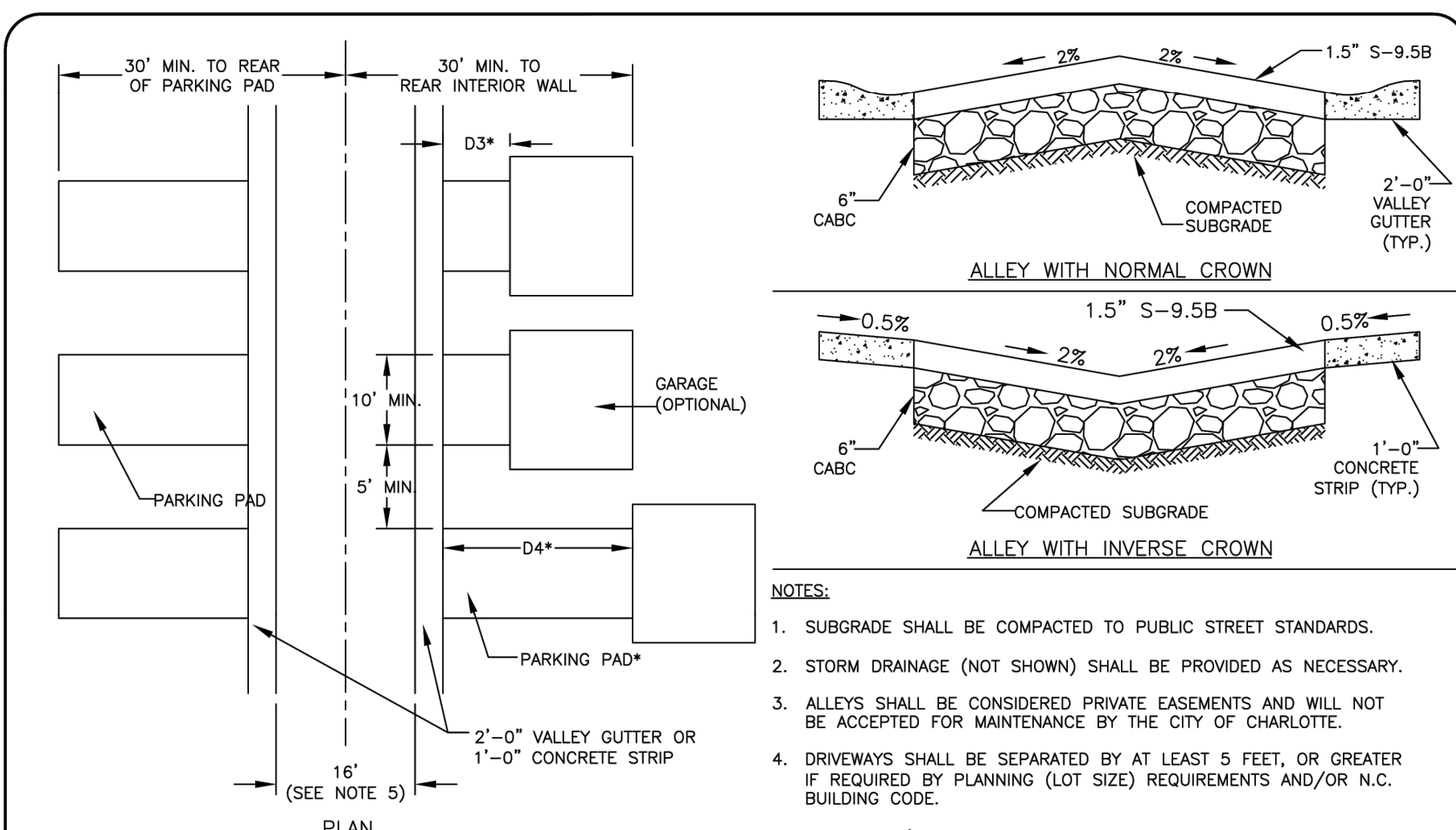
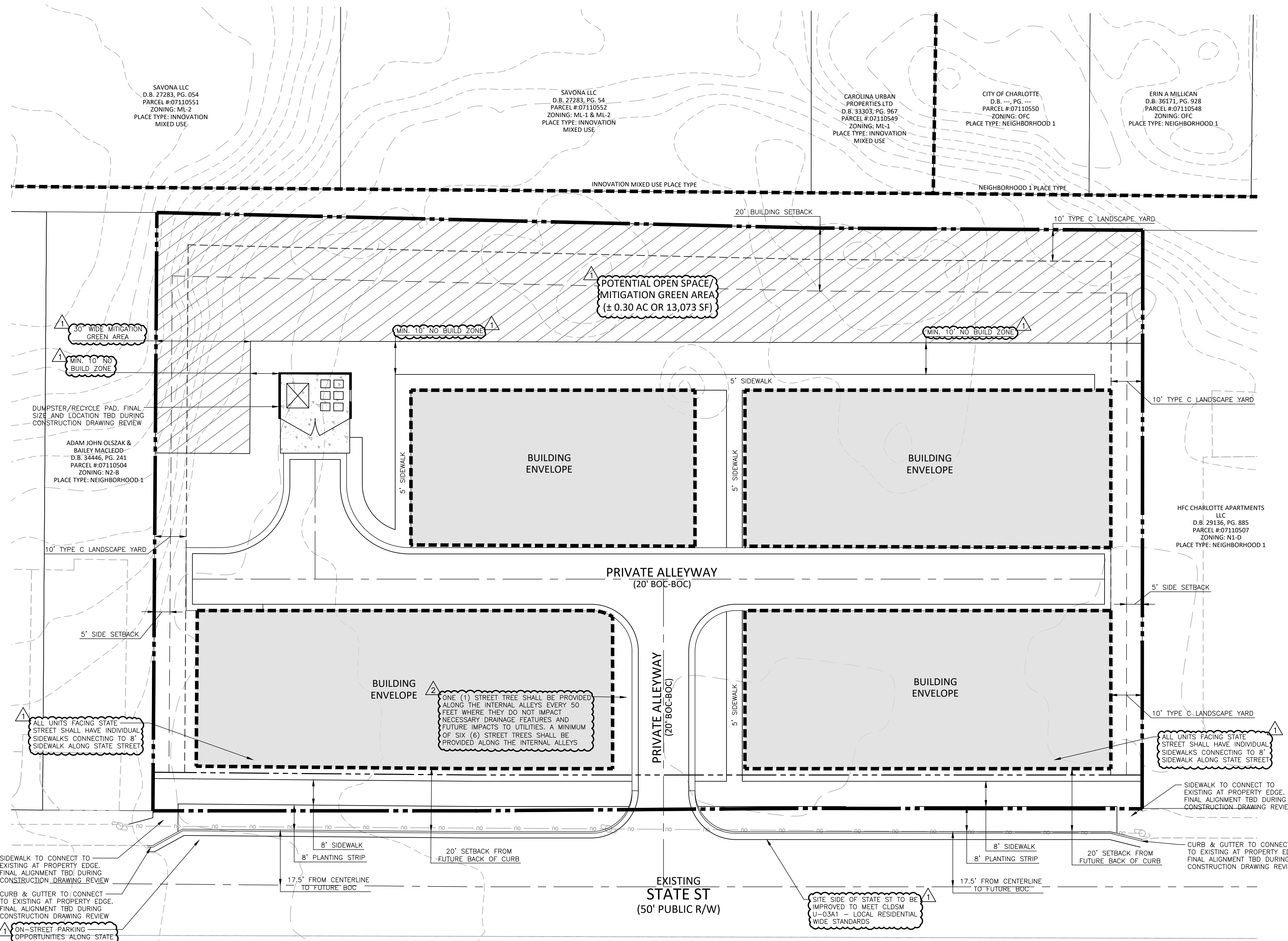
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	SUBLOT LINE
	EASEMENT LINE
	BUFFER LINE
	CENTERLINE
	MINOR CONTOUR
	MAJOR CONTOUR
	TREE MITIGATION

SITE DATA

DEVELOPER: MR. CHRIS FOLEY
ALCHEMY DEVELOPMENT LLC
3324 DRAPER AVENUE
CHARLOTTE, NORTH CAROLINA 28205

PREPARED BY: MCADAMS COMPANY
2100 SOUTH TRYON STREET, SUITE 400
CHARLOTTE, NC 28203
704.527.0800

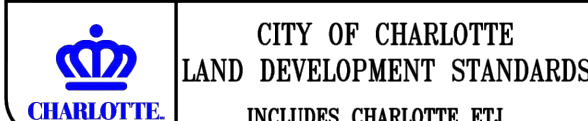
PARCEL NUMBER: 10502125	
TOTAL SITE ACREAGE:	+ 1.33 AC
EXISTING ZONING:	N1-D, N2-B & B-1 (CD)
PROPOSED ZONING:	N2-B (CD)
PROPOSED USE:	MULTI-FAMILY ATTACHED DWELLINGS (REAR LOADED)
SETBACK REQUIREMENTS:	
FRONT:	20' FROM BACK OF CURB ALONG STATE STREET AND NORTH PROPERTY LINE DUE TO UNITS FACING TO THE NORTH
REAR:	10'
SIDE:	
MAXIMUM BUILDING HEIGHT:	48 FEET
REQUIRED OPEN SPACE:	150 SF PER UNIT
REQUIRED GREEN AREA (15% OF SITE):	+ 0.1995 AC
REQUIRED GREEN AREA MITIGATION:	0.1995 AC x 150% = 0.29925 AC OR 13,036 SF
PROVIDED GREEN AREA MITIGATION:	+ 0.30 AC OR 13,073 SF
STORMWATER MANAGEMENT:	UNDERGROUND



- NOTES:
- SUBGRADE SHALL BE COMPACTED TO PUBLIC STREET STANDARDS.
 - STORM DRAINAGE (NOT SHOWN) SHALL BE PROVIDED AS NECESSARY.
 - ALLEYS SHALL BE CONSIDERED PRIVATE EASEMENTS AND WILL NOT BE ACCEPTED FOR MAINTENANCE BY THE CITY OF CHARLOTTE.
 - DRIVEWAYS SHALL BE SEPARATED BY AT LEAST 5 FEET, OR GREATER IF REQUIRED BY PLANNING (LOT SIZE) REQUIREMENTS AND/OR N.C. BUILDING CODE.
 - MINIMUM 20' WIDE PAVEMENT REQUIRED IF ALLEY IS TO BE CONSIDERED A "FIRE APPARATUS ACCESS ROAD" PER NC FIRE CODE.

* WITH NO PARKING PAD, DIMENSION D3 IS REQUIRED TO BE MINIMUM 5' BUT NO GREATER THAN 7'. WITH PARKING PAD, DIMENSION D4 IS REQUIRED TO BE A MINIMUM OF 20'.

NOT TO SCALE

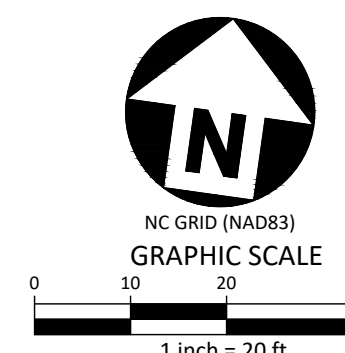


CITY OF CHARLOTTE LAND DEVELOPMENT STANDARDS

INCLUDES CHARLOTTE 874

DOUBLE LOADED W/ TWO-WAY OPERATION

11.19B17



REVISIONS

NO.	DATE	PER CITY COMMENTS
1	08.12.2024	PER CITY COMMENTS
2	09.19.2024	PER CITY COMMENTS

PLAN INFORMATION

PROJECT NO.	SPEC-24191
FILENAME	SPEC24191-R21
CHECKED BY	EM
DRAWN BY	JDS
SCALE	1"=20'
DATE	05.20.2024

SHEET

REZONING PLAN

RZ.01

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

