



LOT DATA TABLE				
LOT NUMBER	LOT SIZE (SF)	WIDTH AT SETBACK	DRIVEWAY WIDTH	PROPOSED BUILDING COVERAGE
1	4,787	50'	20'	33%
2	4,651	50'	20'	34
3	3,882	50'	20'	41%
4	3,546	50'	20'	45%
5	3,545	50'	20'	45%
6	3,900	50'	20'	41%
7	3,542	50'	20'	45%
8	3,790	50'	20'	43%
9	3,790	50'	20'	43%
10	3,790	50'	20'	43%
11	3,753	50'	20'	43%
12	4,745	50'	20'	34%
13	4,545	50'	20'	35%
14	4,542	50'	20'	35%
15	4,334	50'	20'	37%
16	3,824	50'	20'	44%
17	3,620	50'	20'	44%
18	3,714	50'	20'	43%
19	3,790	50'	20'	43%
20	3,742	50'	20'	43%
21	3,741	50'	20'	43%
22	3,623	50'	20'	44%
23	3,625	50'	20'	44%
24	3,625	50'	20'	44%
25	3,625	50'	20'	44%
26	3,708	50'	20'	43%
27	3,625	50'	20'	44%
28	3,625	50'	20'	44%
29	4,078	50'	20'	39%
30	3,549	50'	20'	45%
31	3,625	50'	20'	44%
32	3,625	50'	20'	44%
33	3,625	50'	20'	44%
34	3,543	50'	20'	45%
35	3,624	50'	20'	44%
36	3,625	50'	20'	44%
37	3,625	50'	20'	44%
38	3,625	50'	20'	44%

OPEN SPACE REQUIREMENTS		
PLAN KEY	REQUIRED	PROVIDED
COMMON OPEN SPACE	10% GROSS SITE AREA 556,394 x 0.1 = 55,639 SF	57,004 SF
GREEN AREA	15% GROSS SITE AREA 556,394 x 0.15 = 83,459 SF	123,439 SF

SITE DATA TABLE	
PARCEL ID	05106114
LOCATION	3500 HARRIS HOUSTON RD, CHARLOTTE, NC 28262
JURISDICTION	CHARLOTTE
OWNER	A1 GROUP LLC
	3924 DUNHAGAN RD
	GREENVILLE, NC 27858
ZONING	EXISTING ZONE: NI-A; PROPOSED ZONE: NI-D(CD)
TOTAL PARCEL AREA	12,773 AC / 556,394 SF
CURRENT USE	SINGLE FAMILY DETACHED HOME
PROPOSED USE	DUPLEX DWELLINGS - COMPACT DEVELOPMENT
PROPOSED BUILDING PRODUCT	
UNIT DENSITY	76 UNITS PROPOSED
MIN. LOT AREA	NI-D: 3,500 SF; COMPACT: 3,000 SF
MIN. LOT WIDTH	NI-D: 40'; COMPACT: 30'
MIN. FRONT / ROW SETBACK	NI-D: 17'; COMPACT: 5'
MIN. SIDE SETBACK	NI-D: 5' / 10'; COMPACT: 5' / 5' (CORNER)
MIN. REAR SETBACK	NI-D: 25'; COMPACT: 10'
MAX. BUILDING HEIGHT	40'
PARKING SPACES REQUIRED	1.5 SPACES PER UNIT = 76 x 1.5 = 114 SPACES
PARKING SPACES PROVIDED	1 GARAGE SPACE + 1 DRIVEWAY SPACE PER UNIT = 152 SPACES + 9 ON-STREET PARKING SPACES = 161
OPEN SPACE REQUIRED	10% COMMON OPEN SPACE
OPEN SPACE PROVIDED	SEE OPEN SPACE TABLE
REQUIRED TREE SAVE	15% GREEN AREA REQUIRED - SEE TABLE
PROVIDED TREE SAVE	77,713 SF / 1.78 AC
FEMA MAP NUMBER	3710459700M
FEMA MAP DATE	11/16/2018
SOIL TYPES	IB (42%), Wkd (40%), WKE (14%), MeB (4%)
TRASH COLLECTION	DUMPSTER ON-SITE; ROLL OUT BIN PROVIDED (1) PER UNIT
BUFFER REQUIREMENTS	LANDSCAPE THROUGH YARD ALONG HARRIS HOUSTON; ALL APPLICABLE LANDSCAPE & SCREENING REQUIREMENTS PER UDO

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**HARRIS HOUSTON DUPLEXES**

**RZP #2024-047**

MECKLENBURG COUNTY, NORTH CAROLINA

3500 HARRIS HOUSTON RD, CHARLOTTE, NC 28262

Know what's below.  
Call before you dig.

**REVISIONS**

7/15/24	FIRST REVISIONS
8/19/24	SECOND REVISIONS
11/12/24	THIRD REVISIONS
12/16/24	FOURTH REVISIONS
02/09/25	2ND COMMUNITY MEETING
DATE	COMMENT
DATE	COMMENT
DATE	COMMENT
DATE	COMMENT
DATE	COMMENT

INITIAL SUB. DATE: 07/16/2024

ISSUANCE DATE: ####

HFI PROJECT #: 223019

**SITE PLAN**

**RZ.02**

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