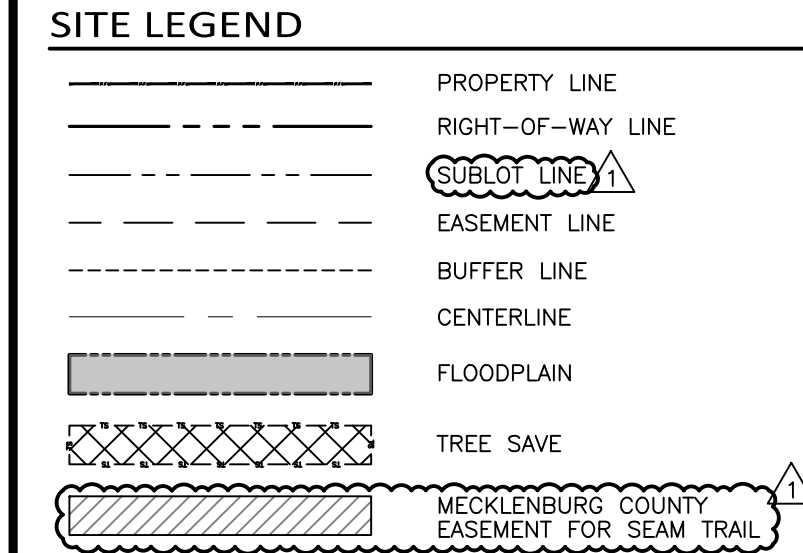
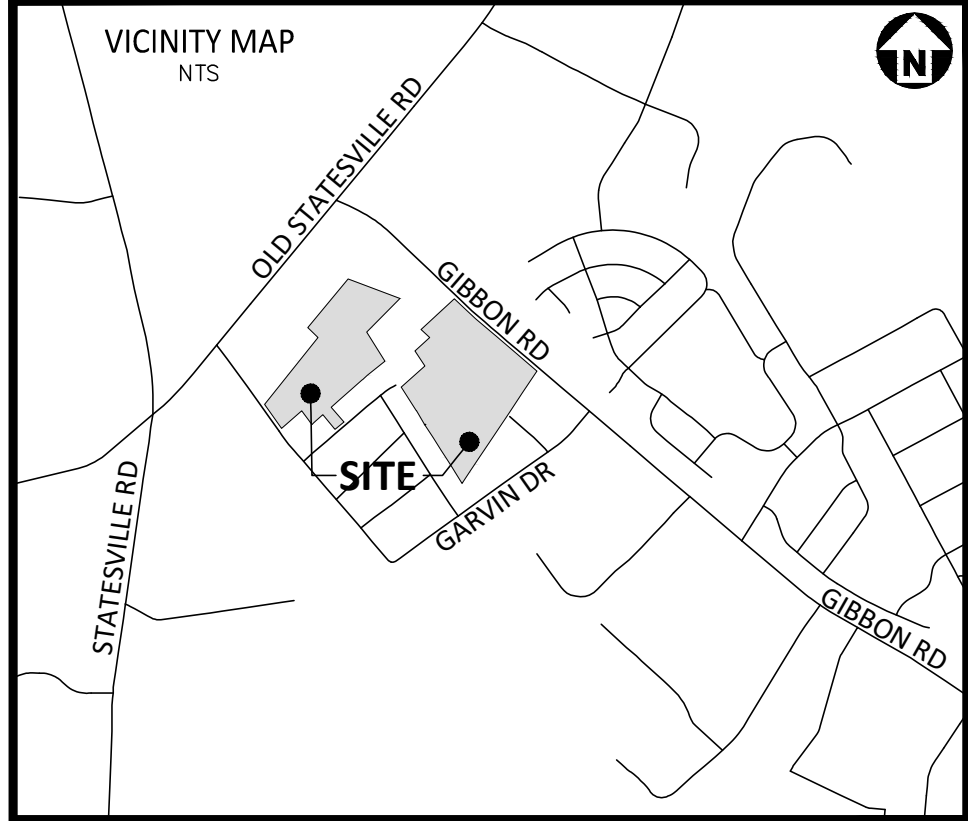
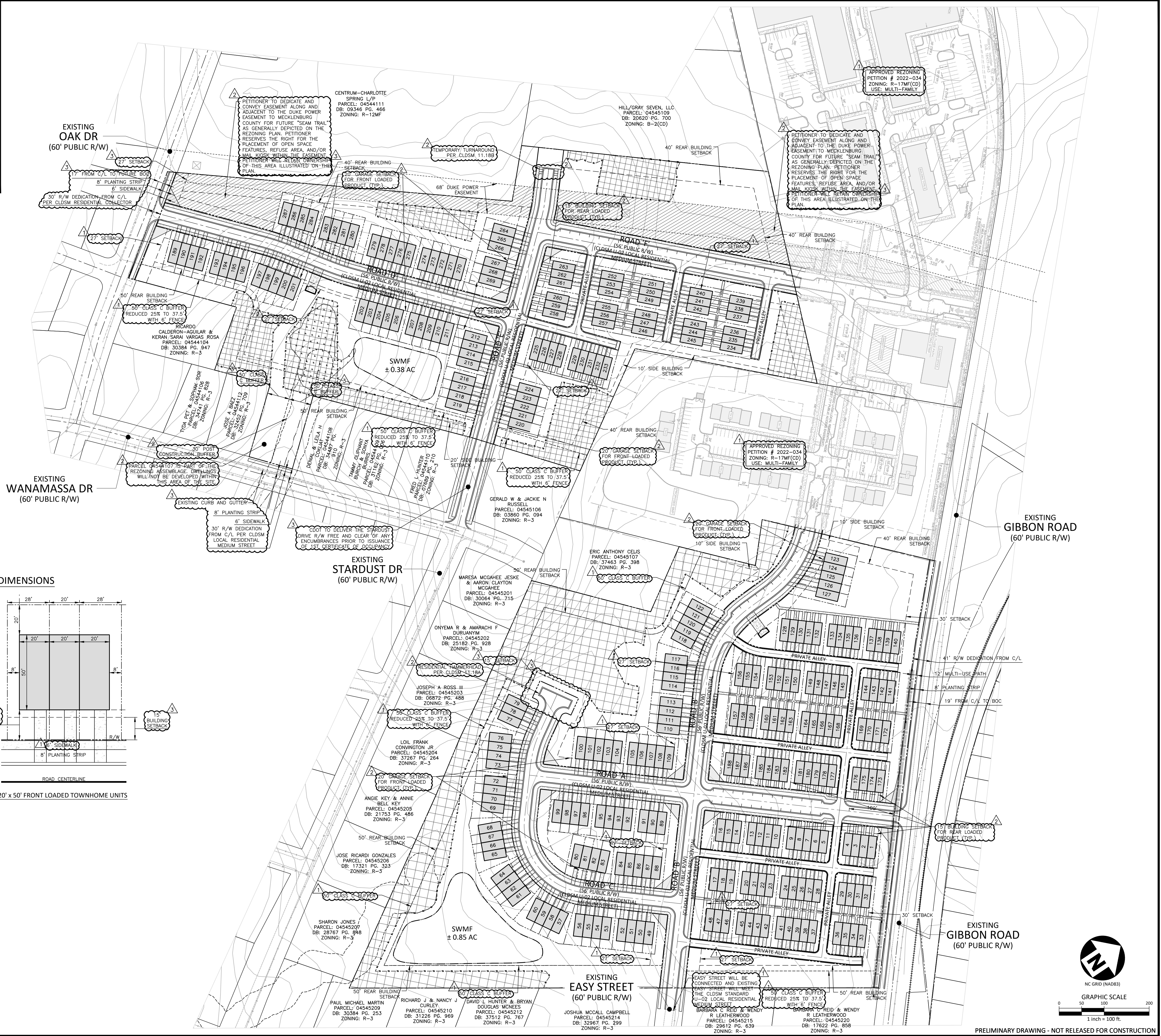
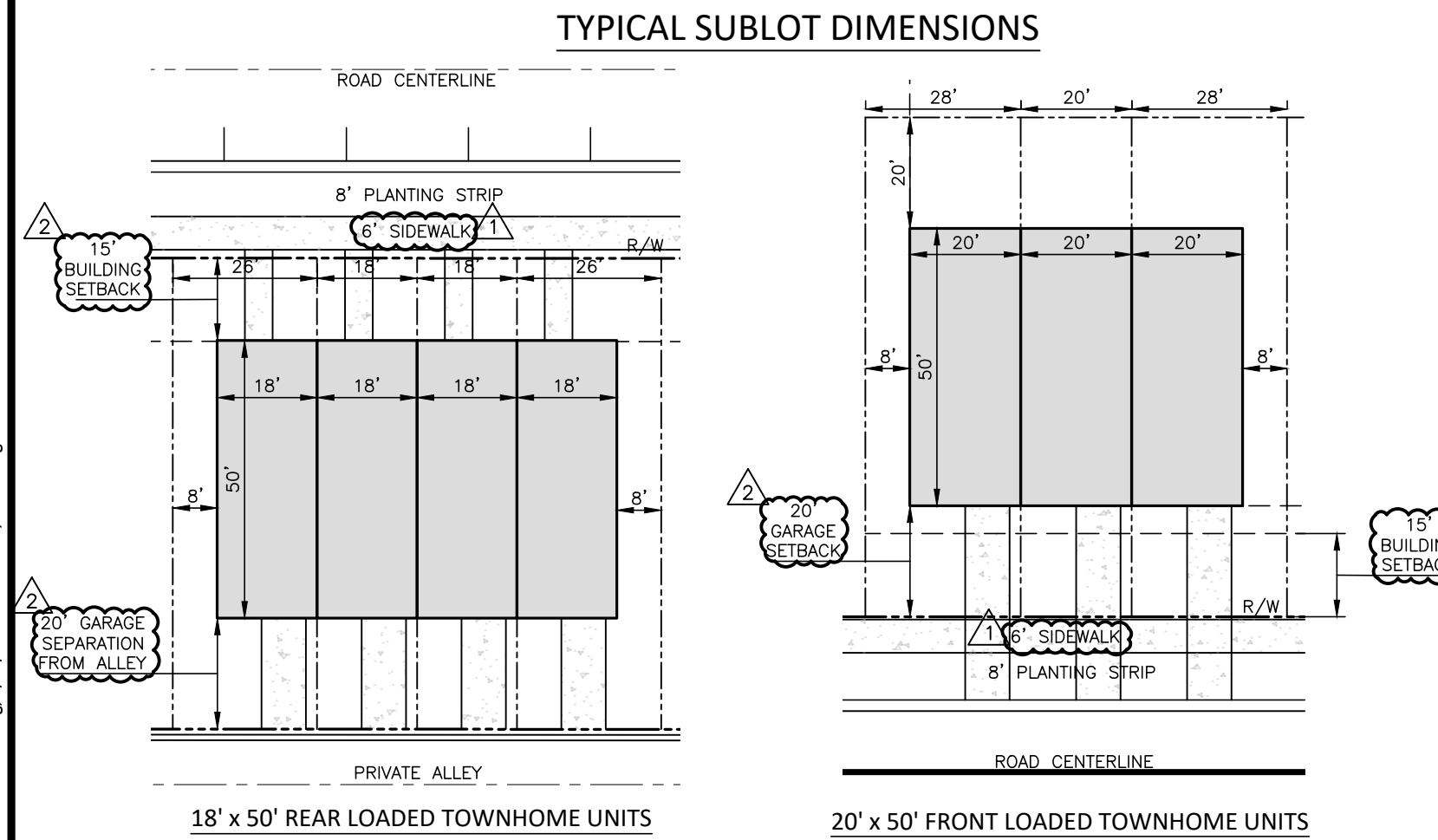




SITE DATA	
PREPARED BY: MCADAMS 3430 TORINGDON WAY, SUITE 110 CHARLOTTE, NC 28277	
PID:	04545221, 04545222, 04545224, 04545101, 04545102, 04544103, 04545105, 04544107
EXISTING ZONING:	R-3
PROPOSED ZONING:	R-8MF (CD)
TOTAL DEVELOPMENT	
AREA:	± 39.02 AC
TOWNHOMES:	287 UNITS
TOTAL UNITS:	7.35 UNITS/AC
DENSITY:	50% OF TOTAL SITE AREA PER ORDINANCE
OPEN SPACE REQUIRED:	MIN. 400 SF PER SUBLOT
PRIVATE OPEN SPACE REQUIRED:	± 5.85 AC
TREE SAVE (15% OF SITE):	± 2.41 AC
TREE SAVE (15% OF NORTH PARCEL):	± 3.41 AC
TREE SAVE (15% OF SOUTH PARCEL):	± 3.41 AC
PARKING PROVIDED:	574 SPACES + 56 ON-STREET SPACES
NOTE: SOLID WASTE FOR THE SITE SHALL COMPLY WITH CHAPTER 10 OF THE CITY CODE	



McADAMS

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www.mcadamsco.com

CLIENT

MATT KEARNS
MUNGO HOMES
441 WESTERN LANE
IRMO, SOUTH CAROLINA 29063

GIBBON ROAD TOWNS
REZONING PETITION # 2022-123
GIBBON ROAD
CHARLOTTE, NORTH CAROLINA 28269

REVISIONS

NO.	DATE	PER CITY COMMENTS
1	01.17.2023	PER CITY COMMENTS
2	02.13.2023	PER CITY COMMENTS
3	03.23.2023	PER CITY COMMENTS

PLAN INFORMATION

PROJECT NO.	SPEC-22232
FILENAME	SPEC22232-MNG22007-RZ1
CHECKED BY	EM
DRAWN BY	JDS
SCALE	1" = 100'
DATE	11.23.2022

REZONING PLAN

RZ.01

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