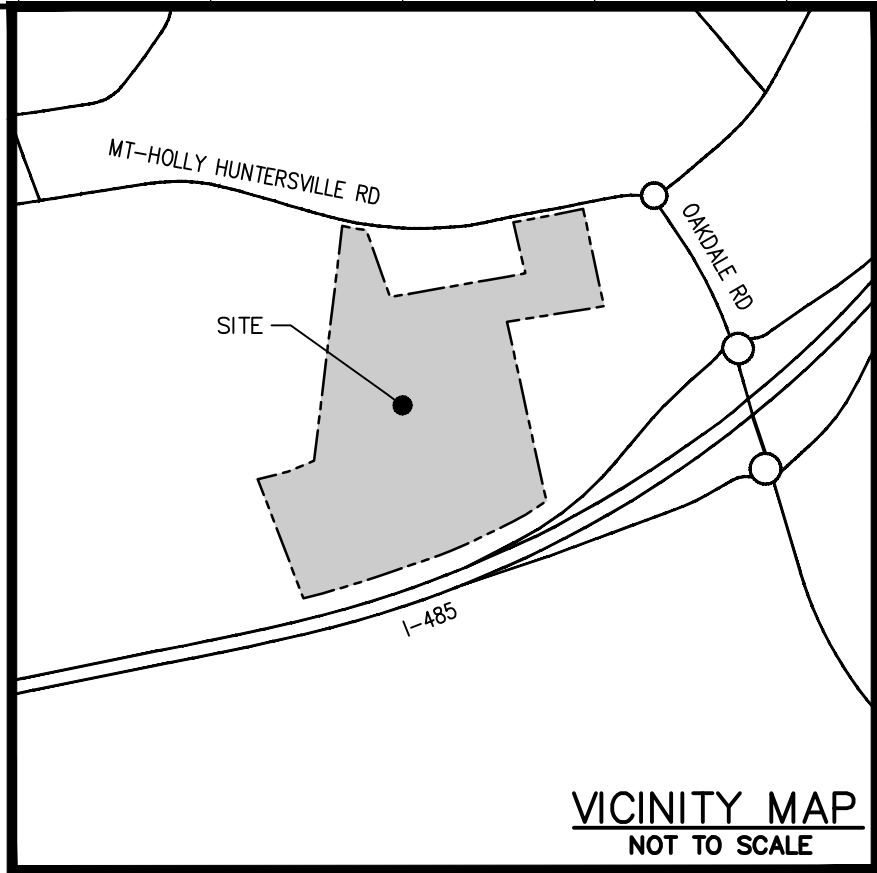


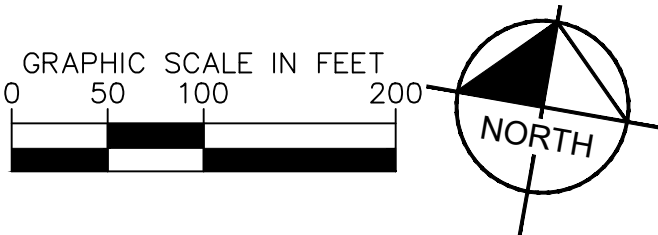


SITE DATA TABLE	
DEVELOPMENT DATA:	
TAX PARCEL ID:	03324105, 03324111, 03324116, 03324124, 03324125, & 03324126
EXISTING LAND USE:	VACANT
PROPOSED LAND USE:	RESIDENTIAL
TOTAL SITE AREA (PER GIS LINEWORK):	+43.72 ACRES
TOTAL BUILDING AREA:	7.10 ACRES
MINIMUM CROSS OPEN SPACE AREA:	4.37 ACRES
TOTAL DISTURBED AREA:	+43.72 ACRES
TOTAL IMPERVIOUS AREA:	+16.11 ACRES
TOTAL NUMBER OF UNITS:	313
- SINGLE:	56 (18.0 %)
- DUPLEX:	116 (37.0 %)
- TRIPLEX:	141 (45.0 %)
STREET PARKING PROVIDED:	378
DRIVEWAY PARKING PROVIDED:	141
GARAGE PARKING PROVIDED:	201
TOTAL PARKING PROVIDED:	718
MINIMUM PARKING RATIO PER UNITS:	2.0
ZONING DATA:	
FEMA FLOOD PANEL:	3710152800L
STREAM WATERSHED:	LONG
PO DISTRICT:	WESTERN CATAWBA
EXISTING ZONING DISTRICT:	R-3 (SINGLE FAMILY)
PROPOSED ZONING DISTRICT:	MX-2 (MINOR)
BUFFER ALLOW NEIGHBORING:	50' MIN (CLASS C BUFFER)
RESIDENTIALLY ZONED PARCELS (UTILITY USE)	
MINIMUM SETBACK NEIGHBORING:	50' OR 37.5' MIN (CLASS C BUFFER)
RESIDENTIALLY ZONED PARCELS (RESIDENTIAL USE)	
DEVELOPMENT STANDARDS	
MAX HEIGHT:	48'
MINIMUM BUILDING SEPARATION:	10'
PROPOSED DENSITY:	7.16 DUA
MINIMUM SETBACK FROM BACK OF CURB:	10' MIN

LEGEND

	SINGLE BUILDING
	DUPLEX BUILDING
	TRIPLEX BUILDING
	R/W DEDICATION
	COMMON OPEN SPACE
	TREE SAVE AREA
	WETLANDS
	RIGHT OF WAY LINE
	SETBACK LINE
	PROPOSED 25% BUFFER REDUCTION

TREE SAVE CALCULATIONS (PER SECTION 21-94 & 21-95)	
TOTAL BOUNDARY ACREAGE:	±43.72 AC
TREE SAVE CALCULATIONS:	
TOTAL TREE SAVE REQUIRED (15% OF 43.72 AC):	6.56 AC
TOTAL TREE SAVE PROVIDED:	6.56 AC
COMMON OPEN SPACE	
COMMON OPEN SPACE REQUIRED (15% OF 43.72 AC):	6.56 AC
COMMON OPEN SPACE PROVIDED:	14.6 AC



Know what's below.
Call before you dig.

[illegible]

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WWW.KIMLEY-HORN.COM
NC LICENSE #F-0102

REZONING PETITION
RZP-2022-089

KH PROJECT	DATE	SCALE	AS SHOWN	DESIGNED BY	CJW	DRAWN BY	CDA	CHECKED BY	JEH
017270021	05/17/2022								

REZONING PLAN

TM - OAKDALE

PREPARED FOR
TAYLOR MORRISON

CITY OF CHARLOTTE
NORTH CAROLINA

SHEET NUMBER
RZ-1



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- SINGLE BUILDING
- DUPLEX BUILDING
- TRIPLEX BUILDING
- COMMON OPEN SPACE
- TREE SAVE AREA
- RIGHT OF WAY LINE
- SETBACK LINE

