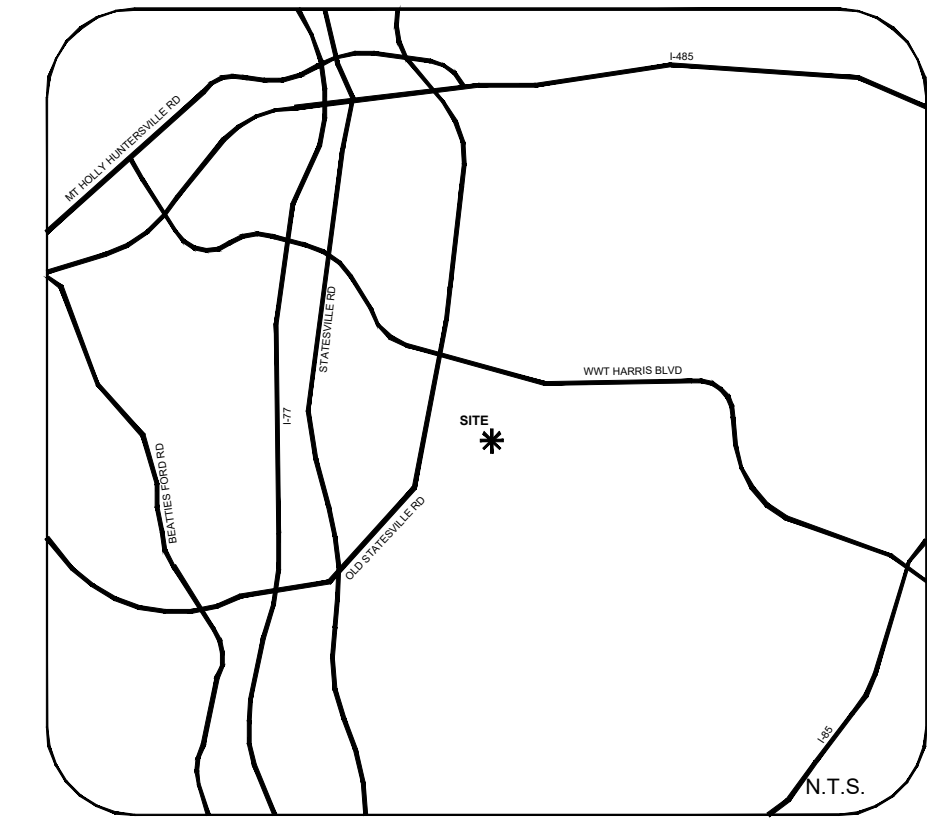


SITE LEGEND	
PROPOSED PUBLIC STREET	
PROPOSED DEVELOPMENT AREA	
POTENTIAL OPEN SPACE	
POTENTIAL TREE SAVE	
PREVIOUSLY PROPOSED TREE SAVE AREA	
PREVIOUSLY PROPOSED BUFFER IMPACTS	

VICINITY MAP



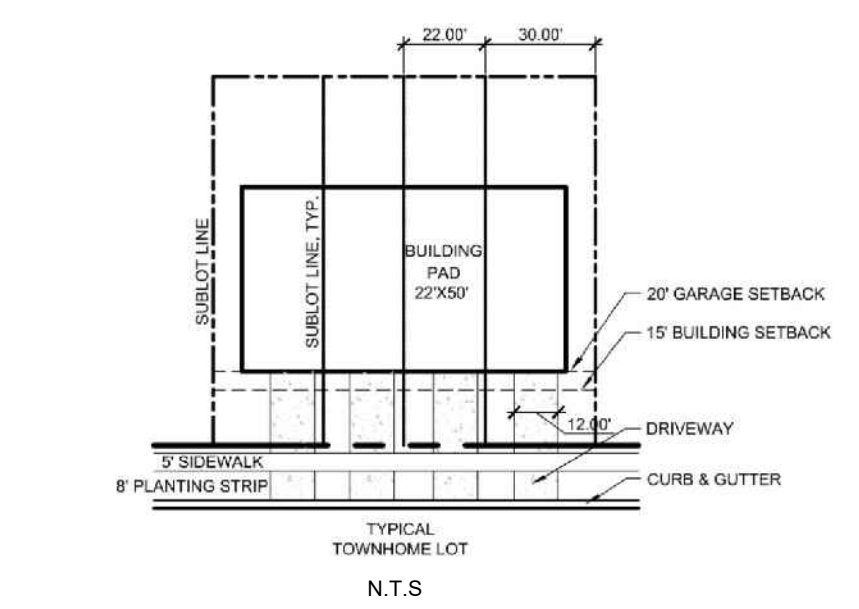
SITE DEVELOPMENT DATA

ACREAGE:
PHASE 3 TOTAL: ± 136.34 ACRES
AREA TO BE REZONED ± 27.82 ACRES

TAX PARCEL #: 04324101, 04306213,
EXISTING ZONING: MX-3
PROPOSED ZONING: N2-A(CD)
EXISTING USES: VACANT (WOODED)
PROPOSED USES: A MULTI-DWELLING DEVELOPMENT WITH UP TO ONE HUNDRED AND THIRTEEN (113) DWELLING UNITS WHICH MAY INCLUDE A COMBINATION OF DUPLEX, TRIPLEX, QUADRAPLEX AND/OR MULTI-FAMILY ATTACHED DWELLING UNITS AS ALLOWED BY RIGHT AND UNDER PRESCRIBED CONDITIONS IN THE N2-A ZONING DISTRICT TOGETHER WITH ACCESSORY USES AS MORE SPECIFICALLY RESTRICTED IN SECTION 2.
MAXIMUM NUMBER OF DWELLING UNITS: UP TO 113 ATTACHED DWELLING UNITS AS ALLOWED BY RIGHT AND UNDER PRESCRIBED CONDITIONS IN THE N2-A ZONING DISTRICT.
MAXIMUM BUILDING HEIGHT: AS PER THE N2-A BUILDING HEIGHT STANDARDS.
PARKING: AS REQUIRED BY ORDINANCE.

POTENTIAL TREE SAVE: 4.39 AC (15.8%)
POTENTIAL C.O.S.: 5.50 AC (19.8%)

TYP. LOT LAYOUT



PARCEL ID	OWNER NAME	DEED	ZONE	LAND USE
2	4324125	EMILIO SALAS	31550-183	ML-1 INDUSTRIAL
3	4324106	JSG AUTOMOTIVE INC	28195-730	ML-1 INDUSTRIAL
4	4324130	PETE BROWN ROAD LLC	26356-783	ML-1 INDUSTRIAL
5	4306201	DOMINION INVESTMENTS PROPERTIES LLC	21797-106	1-2(CD) INDUSTRIAL
6	4306208	MAZZ WELDING & FABRICATION INC	22509-689	ML-1 INDUSTRIAL
7	4306209	HARRIS WOODS LLC	33679-924	N1-B INDUSTRIAL
8	4324291	DENISE IONIE GEORGE-NORRIS	38358-580	N1-B SF RES
9	4324213	GLENN OTT	36580-141	N1-B SF RES
10	4324255	PROGRESS RESIDENTIAL BORROWER 2 LLC	32312-727	N1-B SF RES
11	4324275	PROGRESS RESIDENTIAL BORROWER 6 LLC	33322-565	N1-B SF RES
12	4324276	PETER MUTABAZI	34336-787	N1-B SF RES
13	4324277	C/O FIRSTKEY HOMES LLC	34932-582	N1-B SF RES
14	4324278	DANIEL DIEGO PAREDES	39344-798	N1-B SF RES
15	4324279	AMELIA V MARTIN	22065-363	N1-B SF RES
16	4324280	PROGRESS RESIDENTIAL BORROWER 3 LLC	32480-838	N1-B SF RES
17	4324281	PENNY CARRAWAY	21480-366	N1-B SF RES
18	4324282	RYAN HENDERSON	31272-746	N1-B SF RES
19	4324283	RICHARDSON	23999-642	N1-B SF RES
20	4324286	C/O RYAN LLC	37235-264	N1-B SF RES
21	4324308	JUANA ANGELICA MARTINEZ CHAVEZ	27612-110	N1-B SF RES
22	4324355	OKBROOKE III DEVELOPERS LLC	17099-92	N1-B SF RES
23	4304699	C/O DEPT 207 RED ROCK MANAGEMENT	13297-847	N1-B SF RES
24	4326101	UNITED HOUSE OF PRAYER	13297-847	N1-B SF RES
25	4326214	C/O VANGUARD MANAGEMENT SVCS	24329-272	N1-B SF RES

PROJECT

GRIFFITH LAKES - PHASE 3 REZONING

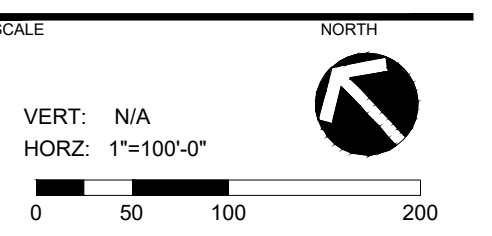
TOLL BROTHERS
7416 OLD STATESVILLE ROAD
CHARLOTTE, NC 28269

LANDDESIGN PROJ.# 1024051

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
0	INITIAL REZONING SUBMITTAL	07/15/25

DESIGNED BY: VAC
DRAWN BY: ANK
CHECKED BY: VAC



TECHNICAL DATA

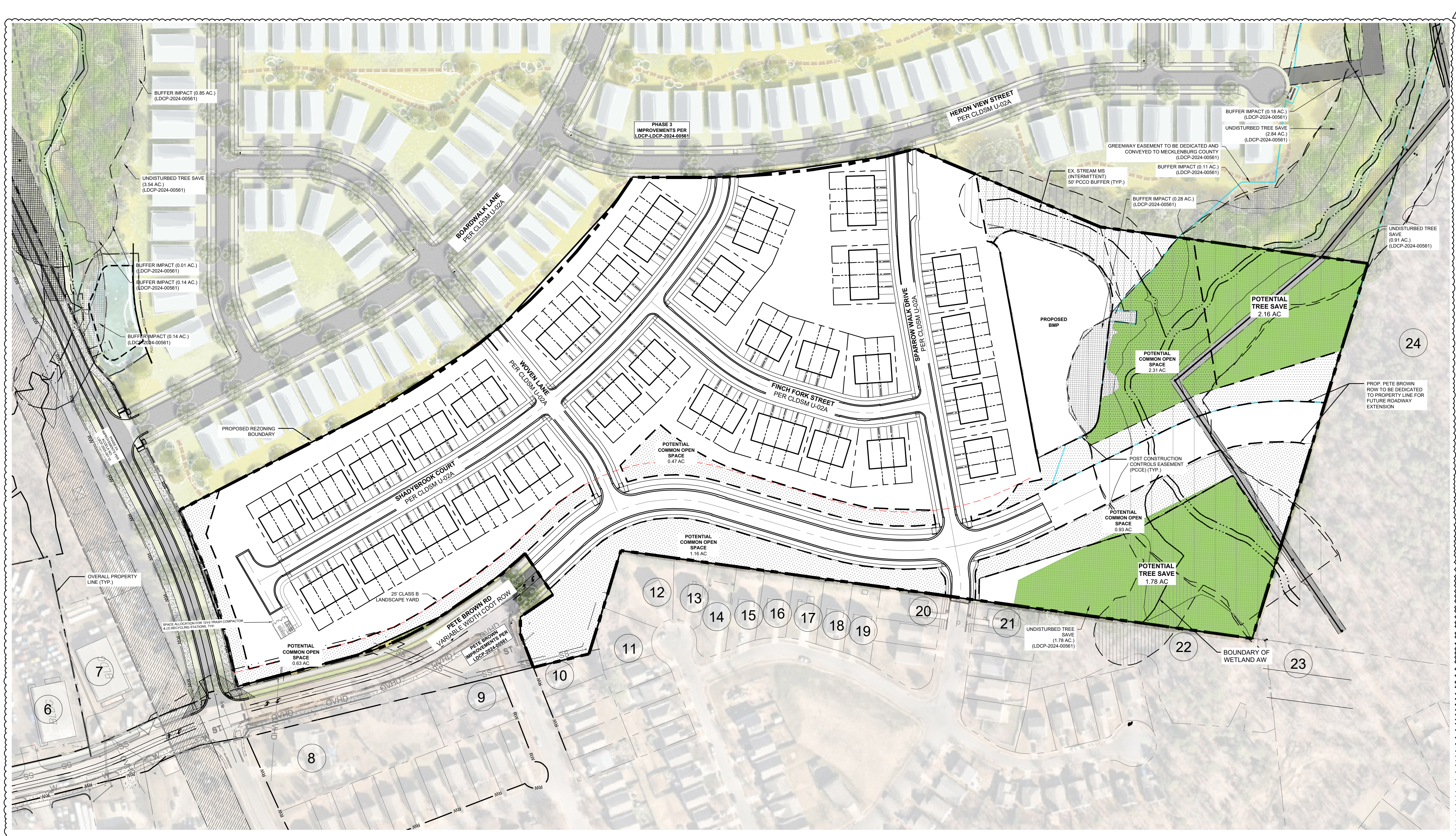
SHEET NUMBER

RZ-1

SITE LEGEND

PROPOSED REZONING BOUNDARY	---
LANDSCAPE YARD	---
POTENTIAL OPEN SPACE	---
POTENTIAL TREE SAVE	---
PREVIOUSLY PROPOSED TREE SAVE	---
PREVIOUSLY PROPOSED BUFFER IMPACTS	---

POTENTIAL UNIT LOCATION
**UNITS MAY SHIFT FROM WITHIN THE PLAN TO REMAIN UNDER THE MAXIMUM NUMBER OF ALLOWED UNITS



****NUMBER OF SIDEWALKS AND DRIVEWAYS ILLUSTRATED DOES NOT LIMIT THE NUMBER OF UNITS PERMITTED IN BUILDINGS. NUMBER OF UNITS IS SET BY SECTION 4.a.**

KEY MAP

SCALE

PROJECT

GRIFFITH LAKES - PHASE 3 REZONING

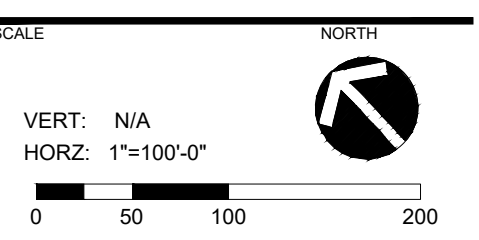
TOLL BROTHERS
7416 OLD STATESVILLE ROAD
CHARLOTTE, NC 28269

LANDDESIGN PROJ.# 1024051

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
0	INITIAL REZONING SUBMITTAL	07/15/25

DESIGNED BY: VAC
DRAWN BY: ANK
CHECKED BY: VAC



SHEET TITLE
SCHEMATIC SITE PLAN

SHEET NUMBER
RZ-2



****NUMBER OF SIDEWALKS AND DRIVEWAYS ILLUSTRATED DOES NOT LIMIT THE NUMBER OF UNITS PERMITTED IN BUILDINGS. NUMBER OF UNITS IS SET BY SECTION 4.a.**

KEY MAP

SEAL

PROJECT

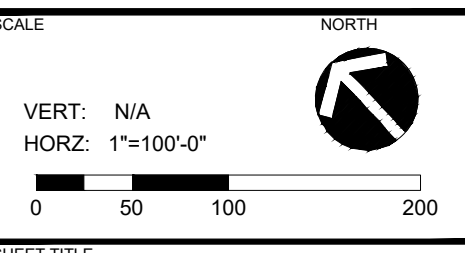
GRIFFITH LAKES - PHASE 3 REZONING
 TOLL BROTHERS
 7416 OLD STATESVILLE ROAD
 CHARLOTTE, NC 28269

LANDDESIGN PROJ.# 1024051

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
0	INITIAL REZONING SUBMITTAL	07/15/25

DESIGNED BY: VAC
 DRAWN BY: ANK
 CHECKED BY: VAC



METES AND BOUNDS

SHEET NUMBER
RZ-4