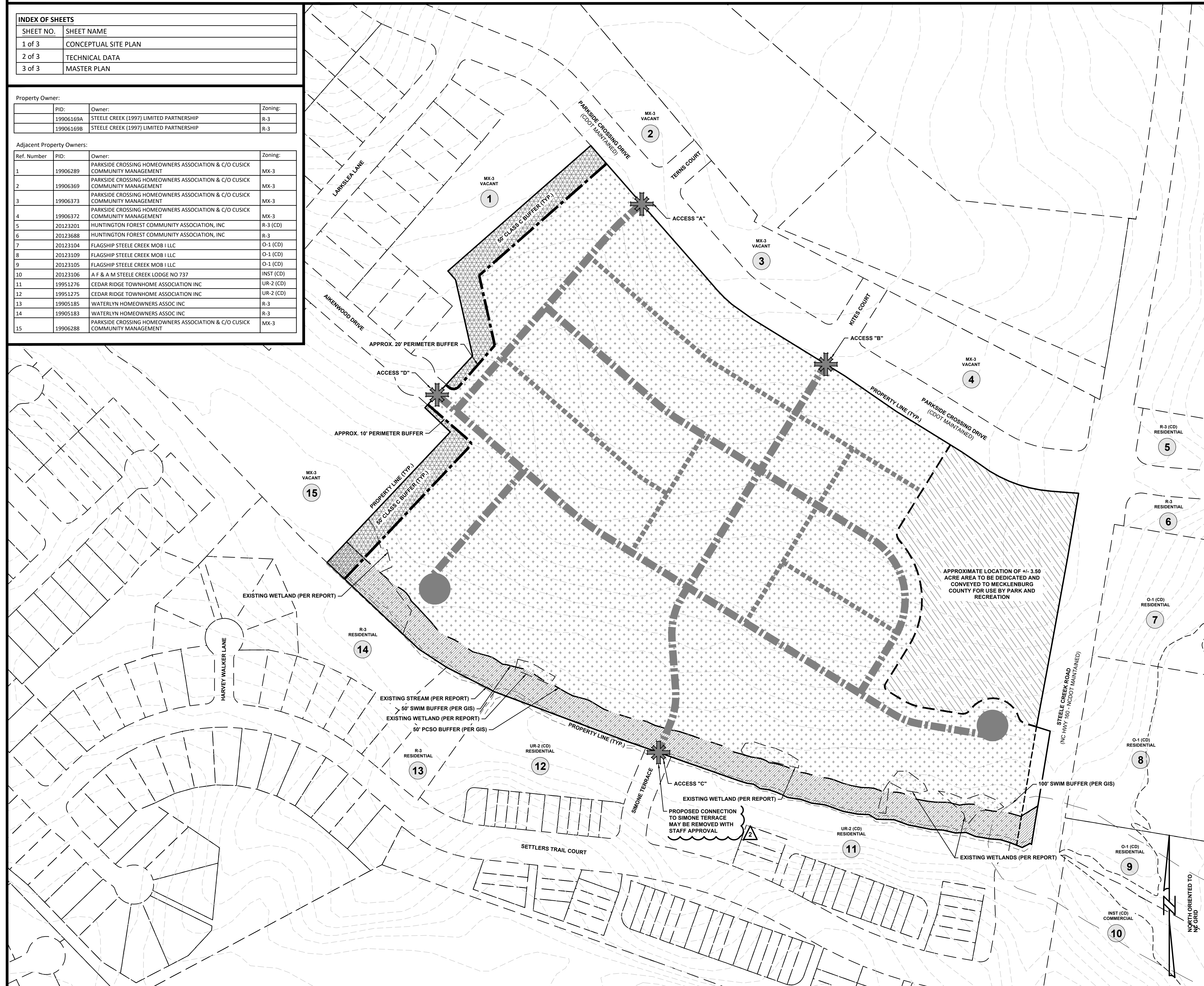


Located In:
City of Charlotte, North Carolina

Adjacent Property Owners:			
Ref. Number	PID:	Owner:	Zoning:
1	19906289	PARKSIDE CROSSING HOMEOWNERS ASSOCIATION & C/O CUSICK COMMUNITY MANAGEMENT	MX-3
2	19906369	PARKSIDE CROSSING HOMEOWNERS ASSOCIATION & C/O CUSICK COMMUNITY MANAGEMENT	MX-3
3	19906373	PARKSIDE CROSSING HOMEOWNERS ASSOCIATION & C/O CUSICK COMMUNITY MANAGEMENT	MX-3
4	19906372	PARKSIDE CROSSING HOMEOWNERS ASSOCIATION & C/O CUSICK COMMUNITY MANAGEMENT	MX-3
5	20123201	HUNTINGTON FOREST COMMUNITY ASSOCIATION, INC	R-3 (CD)
6	20123688	HUNTINGTON FOREST COMMUNITY ASSOCIATION, INC	R-3
7	20123104	FLAGSHIP STEELE CREEK MOB I LLC	O-1 (CD)
8	20123109	FLAGSHIP STEELE CREEK MOB I LLC	O-1 (CD)
9	20123105	FLAGSHIP STEELE CREEK MOB I LLC	O-1 (CD)
10	20123106	A F & M STEELE CREEK LODGE NO 737	INST (CD)
11	19951276	CEDAR RIDGE TOWNHOME ASSOCIATION INC	UR-2 (CD)
12	19951275	CEDAR RIDGE TOWNHOME ASSOCIATION INC	UR-2(LD)
13	19950185	WATERLYN HOMEOWNERS ASSOC INC	R-3
14	19950183	WATERLYN HOMEOWNERS ASSOC INC	R-3
15	19906288	PARKSIDE CROSSING HOMEOWNERS ASSOCIATION & C/O CUSICK COMMUNITY MANAGEMENT	MX-3



Site Data	
Tax Parcel:	19906169A & 19906169B
Total Acreage:	+/- 29.33 Acres (per GIS)
Proposed Park Dedication:	+/- 3.50 Acres
Remaining Site Acreage:	+/- 25.83 Acres
Location:	City of Charlotte, North Carolina
Zoning:	
Existing:	R-3
Proposed:	UR-2
Land Use:	
Existing:	Vacant
Proposed:	Single Family Residential (Attached)
Total Potential Units:	+/- 169 Single Family Attached (Townhome) Units
Alley Loaded Units:	+/- 105 Units
Front Loaded Units:	+/- 64 Units
Proposed Density:	+/- 6.54 DU/AC*
(*NOTE: Density and Tree Save calculations based on remaining site acreage (Approx. +/- 25.83 Acres).	
Parking:	Shall meet or exceed Ordinance Standards
Floor Area Ratio:	Shall meet Ordinance Standards
Open Space:	
Required:	400 SF Private Open Space or 10% Useable Common Open Space
Tree Save:	
Required:	+/- 4.40 Acres (15%)**
***CALCULATION: Total Site Acreage x 15% = Required Tree Save 29.33 Acres x 0.15 = 4.40 Acres	
Provided:	
Park Dedication:	+/- 0.53 Acres (15% of Park Dedication Acreage)***
***CALCULATION: Proposed Park Dedication Acreage x 15% = Proposed Tree Save to be located within the Park Dedication area 3.50 Acres x 0.15 = 0.53 Acres	
Townhome Site:	+/- 3.87 Acres (15% of Remaining Site Acreage)***
***CALCULATION: Proposed Remaining Site Acreage x 15% = Proposed Tree Save to be located within the remaining site area/townhome site 25.83 Acres x 0.15 = 3.87 Acres	

General Notes

1. Base information provided by Mecklenburg County GIS Data and should be verified for accuracy.
2. All site plan, zoning, and wetland information utilized in the preparation of this plan is considered to be preliminary in nature and subject to change and final verification.
3. Draft - Do not rely on this document.

Floodplain Information
Floodplain information obtained from FEMA FIRM Panel 3710450000K effective date of study 09/02/2015.

Stream/Wetland Information

Stream/Wetland information is based on preliminary information provided to ESP by "Approximate Depiction of Aquatic Resources" provided by Wetland & Waters, Inc., dated 02/07/2022 and Mecklenburg County GIS data. For purposes of preparation of this Rezoning Plan, any potential wetland areas and stream features depicted on the plan are considered to be preliminary in nature and approximate in location. The Rezoning Plan will need to be revised once all agencies approved on-site wetland/stream and appropriate jurisdictional boundaries are surveyed and verified with acceptable levels of accuracy- unit loss may occur.

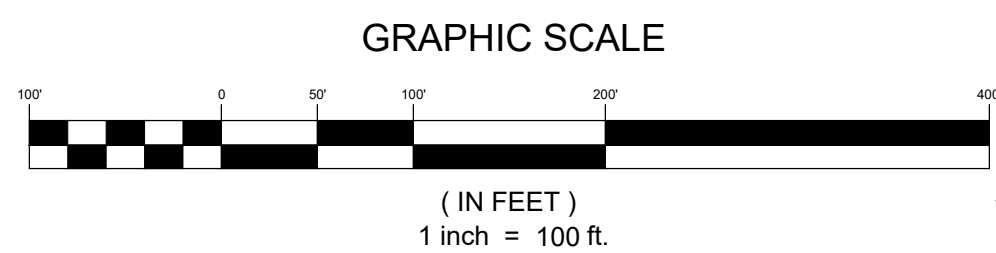
1. Proposed project site entrance locations are considered preliminary in nature and need to be verified for adequate sight distance.
2. All roadway and street systems are considered to be preliminary and will need to be verified for sufficiency to satisfy or exceed minimum requirements established in the City of Charlotte Zoning Ordinance and applicable standards identified by NCDOT. Street connections are conceptual and may be subject to change based on agency input and review.

Open Space /Tree Save
Open Space and Tree Save areas are conceptual and preliminary. The exact location of these areas may change as the client finalizes decisions regarding final layout, product allocation, and as other spatially dependent project components such as stormwater areas, wetland areas, utility features, and buffers, (as applicable) for this project are better defined.

Potential Stormwater Quality Areas
Location of proposed stormwater areas are conceptual and preliminary and still need to be determined. The exact size and location of these areas will change as the client finalizes decisions regarding final layout, product allocation, and as other proposed changes to the project are better defined. Layout and unit count subject to change based on final design of stormwater areas.

Public Information
ESP Associates is not responsible for plan deficiencies created by incorrect, incomplete, missing or outdated information derived from public sources such as GIS, Planning and Zoning departments.

Proposed Buffer

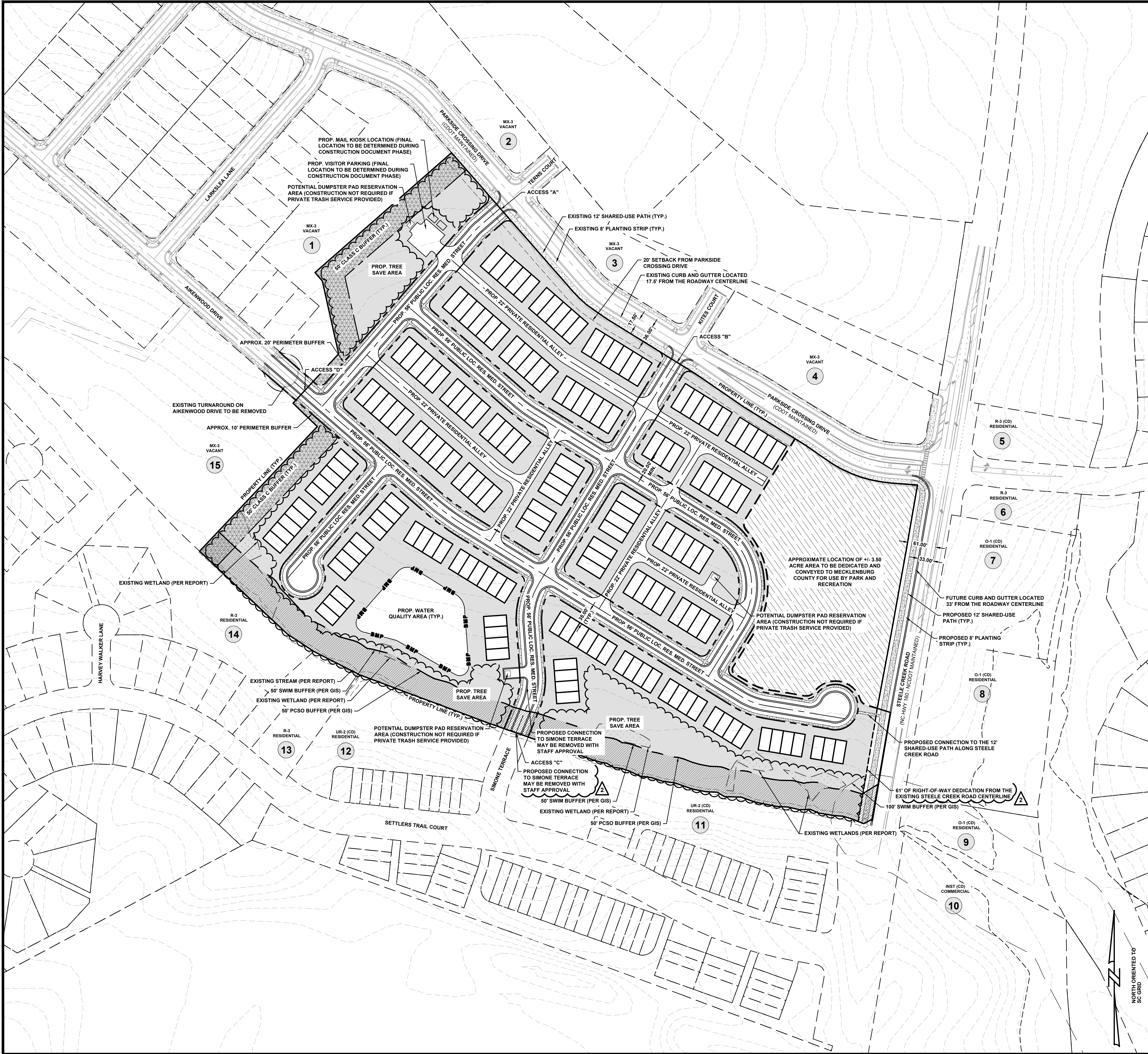


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ESP Associates, Inc. P.O. Box 7090 Charlotte, NC 28241 3475 Lakemont Blvd. Fort Mill, SC 29708 704-583-4649 (NC) 803-502-2440 (SC) www.espasociates.com ESP PRELIMINARY NOT FOR CONSTRUCTION					
		NO.	DATE	REVISION	BY
CONCEPTUAL SITE PLAN REZONING PETITION #2022-161 PARKSIDE TOWNHOMES SITE CITY OF CHARLOTTE, NC PULTE GROUP		1	04/10/2023	REVISED PER STAFF COMMENTS	EL
		2	05/15/2023	REVISED PER STAFF COMMENTS	EL
PROJECT INFORMATION PROJECT MANAGER: DESIGNED BY: DRAWN BY: PROJECT NUMBER: ORIGINAL DATE: SHEET: MM EL EL JX01.100 08/18/2022 1 OF 3					

J:\2021 Projects (J)\UX01 - Parkside Townhomes YNCA Site (Pulte)\Submittal Working Drawings\2023-05-15_Parkside Townhomes YNCA Site (Pulte) - 3rd Rezoning Submittal\Sheets\UX01-DATA.dwg, Layout, elong

U:\2021 Projects\U\X01 - Parkside Townhomes\MAST.dwg, 3rd Rezoning Submittal\Sheets\U01-MAST.dwg, Layout, along



Vicinity Map

Not to Scale

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Floor Area Ratio:	Shall meet Ordinance Standards
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**CALCULATION: Total Site Acreage x 15% = Proposed Tree Save 29.33 Acres x 0.15 = 4.40 Acres	
Provided:	
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General Notes

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Access Points/Driveways/Streets

- Proposed project site entrance locations are considered preliminary in nature and need to be verified for adequate sight distance.
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Public Information

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Property Owner:		
PID:	Owner:	Zoning:
19906169A	STEELE CREEK (1997) LIMITED PARTNERSHIP	R-3
19906169B	STEELE CREEK (1997) LIMITED PARTNERSHIP	R-3

Adjacent Property Owners:		
Ref. Number:	PID:	Owner:
1	19906289	PARKSIDE CROSSING HOMEOWNERS ASSOCIATION & C/O CUSICK COMMUNITY MANAGEMENT
2	19906369	PARKSIDE CROSSING HOMEOWNERS ASSOCIATION & C/O CUSICK COMMUNITY MANAGEMENT
3	19906373	PARKSIDE CROSSING HOMEOWNERS ASSOCIATION & C/O CUSICK COMMUNITY MANAGEMENT
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5	20123201	HUNTINGTON FOREST COMMUNITY ASSOCIATION, INC
6	20123688	HUNTINGTON FOREST COMMUNITY ASSOCIATION, INC
7	20123104	FLAGSHIP STEELE CREEK MOB I LLC
8	20123109	FLAGSHIP STEELE CREEK MOB I LLC
9	20123105	FLAGSHIP STEELE CREEK MOB I LLC
10	20123106	A F & A M STEELE CREEK LODGE NO 737
11	19951276	CEDAR RIDGE TOWNHOME ASSOCIATION INC
12	19951275	CEDAR RIDGE TOWNHOME ASSOCIATION INC
13	19905185	WATERLYN HOMEOWNERS ASSOC INC
14	19905183	WATERLYN HOMEOWNERS ASSOC INC
15	19906288	PARKSIDE CROSSING HOMEOWNERS ASSOCIATION & C/O CUSICK COMMUNITY MANAGEMENT

GRAPHIC SCALE

(IN FEET)

1 inch = 100 ft.

811

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P.O. Box 7030
Charlotte, NC 28241
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Fort Mill, SC 29708
704-583-1949 (NC)
803-802-2410 (SC)
www.espaceassociates.com

ESP

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NOT FOR
CONSTRUCTION

BY	EL	EL
REVISOR	REVISOR	REVISOR
DATE	DATE	DATE
NO.	NO.	NO.
1	04/10/2023	REVISOR PER STAFF COMMENTS
2	05/15/2023	REVISOR PER STAFF COMMENTS

MASTER PLAN
REZONING PETITION #2022-161

PARKSIDE TOWNHOMES SITE

PULTE GROUP

CITY OF CHARLOTTE, NC

PROJECT INFORMATION

PROJECT MANAGER: MM

DESIGNED BY: EL

DRAWN BY: EL

PROJECT NUMBER: JX01.100

ORIGINAL DATE: 08/18/2022

SHEET: 3 OF 3