



**KEY MAP**

SEAL

**PRELIMINARY**  
**-FOR REVIEW ONLY-**

THESE DOCUMENTS ARE FOR DESIGN  
REVIEW ONLY AND NOT INTENDED FOR  
CONSTRUCTION, BIDDING, OR PERMIT  
PURPOSE. THEY ARE PREPARED BY, OR  
UNDER THE SUPERVISION OF:

XXXXX XXXXXXXX	####	8/11/22
ENGINEER	REG. #	DATE

**NOT FOR  
CONSTRUCTION**

PROJECT

## WEDDINGTON APARTMENTS

DREAMKEY PARTNERS

3924 WEDDINGTON ROAD

MATTHEWS, N.C. 28105

RZP-2022-162

LANDDESIGN PROJ.#

2022004

## REVISION / ISSUANCE

[illegible]

DESIGNED BY: JAG  
DRAWN BY: JAG  
CHECKED BY: FJM

COA

VERT: N/A  
HORZ: 1" = 40'

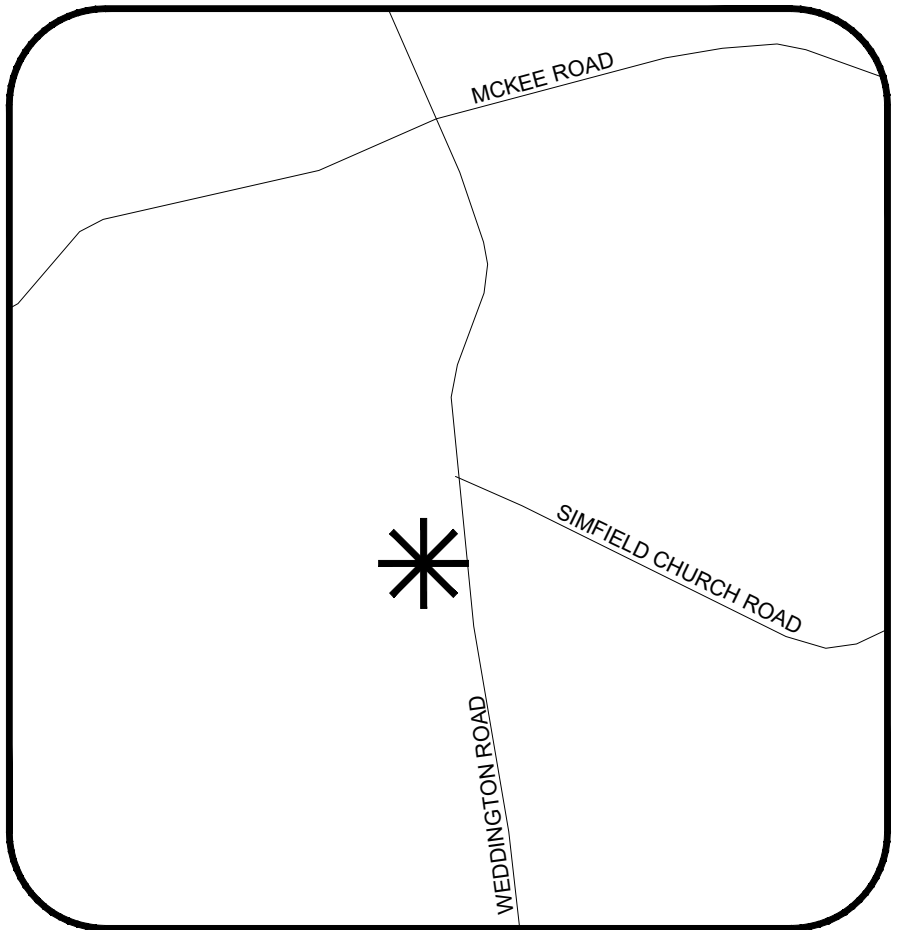
SHEET TITLE

## EXISTING CONDITIONS PLAN

SHEET NUMBER

RZ-1





NTS  
VICINITY MAP

SITE DEVELOPMENT AREA:

- TAX PARCEL NUMBERS  
- 23109479
- PROPOSED USE  
- UP TO NINETY SIX (96) MULTI-FAMILY RESIDENTIAL DWELLING UNITS TOGETHER WITH ACCESSORY USES ALLOWED IN THE R-17MF ZONING DISTRICT
- DENSITY  
- 96 DWELLING UNITS  
- 7.23 ACRES/ 90 DU = 13.3
- SITE JURISDICTION  
- CITY OF CHARLOTTE
- TOTAL SITE ACREAGE  
- 47.23 ACRES (GROSS)
- EXISTING ZONING AND USES  
- R12-MF (CD) (VACANT)
- PROPOSED ZONING  
- R17-MF (CD)
- DIMENSIONAL REQUIREMENTS  
- 30' FRONT SETBACK (FROM R/W)  
- 50' REAR YARD  
- 10' SIDE YARD
- VEHICLE PARKING  
- AS REQUIRED BY THE ORDINANCE
- FLOOD PLAINS AND WATER QUALITY BUFFERS: NONE
- TREE SAVE:  
- REQUIRED: .3815 ACRES (15%)  
- PROPOSED: .4093 ACRES
- BUILDING HEIGHT:  
- AS ALLOWED PER THE ORDINANCE
- OPEN SPACE:  
- REQUIRED OPEN SPACE: 3.25 ACRES (45%)  
- PROPOSED: 3.35 ACRES

- OPEN SPACE
- TREE SAVE AREA
- WEDDINGTON RD CENTERLINE
- R/W
- SETBACKS
- CLASS C BUFFER

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APARTMENTS

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MATTHEWS, N.C. 28105

RZP-2022-162

LANDDESIGN PROJ# 1022004

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
01	PRELIMINARY REZONING SUBMISSION	2022-08-19
02	PRELIMINARY REZONING RESUBMISSION	2022-10-14

DESIGNED BY: JAG  
DRAWN BY: JAG  
CHECKED BY: FJM

SCALE: NORTH  
VERT: N/A  
HORZ: 1"=40'  
0 20 40 80

SHEET TITLE  
CONCEPTUAL SITE PLAN

SHEET NUMBER

RZ-2





IMPACT PLAN: (N.T.S.)

1. MINOR IMPACT TO TREES ON THE BORDER OF THE SITE

NOTE:

1. THIS RENDERING IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE. THE RENDERING IS INTENDED TO ILLUSTRATE THE BUILDING AND PARKING PLACEMENT. THE FINAL LANDSCAPING, TREE SAVE AND BUFFERS MAY BE MODIFIED BUT WILL ADHERE TO THE REQUIREMENTS OF THE ORDINANCE.

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HORZ: 1"=40'  
0 20 40 80

SHEET TITLE

ILLUSTRATIVE SITE PLAN

SHEET NUMBER

RZ-3



10/17/2022 12:35 PM JASON GRANADO P:\CIT\2022\1022004\CAD\EXHIBITS\2022-08-10\_BZ1022004\_P1N\_MATR\_BZ.DWG