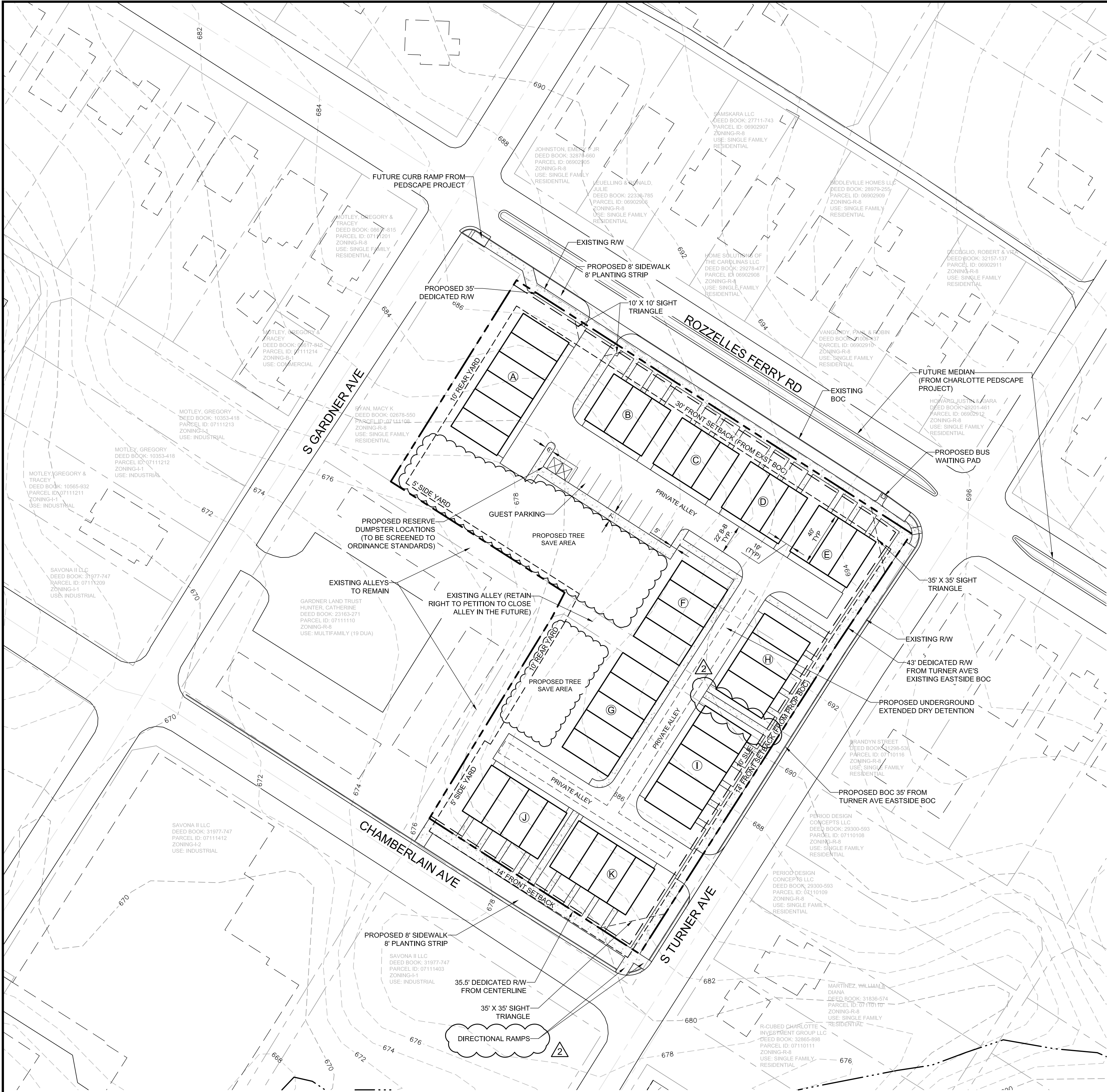


SHEET # 1 OF 2

P:\2019 Jobs\19002 - Rozzelles Ferry TH - Hopper\CAD\Sketch Planning\19002-REZONING BASE.dwg



DEVELOPMENT DATA:

Site Area:	+/- 2.39 acres
Tax Parcels:	071111101-071111108, 071111112-071111116
Existing Zoning:	R-8
Proposed Zoning:	UR-2(CD)
Existing Use:	Single Family Residential
Proposed Uses:	47 Townhome Units Maximum
Density Proposed:	19.67 Units/AC
Min. Setback:	14' from BOC.
Min. Side Yard:	5'
Min. Rear Yard:	10'
Maximum Building Height:	48'
Parking Required:	1.5 Spaces per unit
Parking Provided:	2.0 Spaces per unit (in garages)
Proposed Guest Parking:	9 Spots
Min. Private Open Space:	400 s.f./unit if required by ordinance - (Combination of open space plus rooftop terraces.)
Tree Save:	15% required (15,877 S.F.)
POCO:	16,029 S.F. Provided Per Ordinance

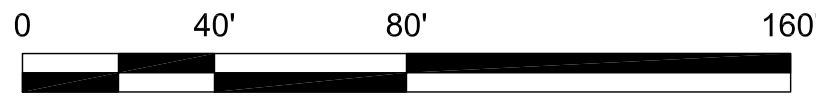
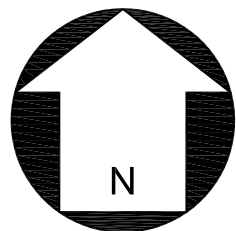
LEGEND:

ROAD CENTERLINE:	
EXISTING CURBING:	
EXISTING BUILDINGS:	
EXISTING SIDEWALK TO BE REMOVED:	
EXISTING SIDEWALK:	
PROPERTY BOUNDARY:	
PROPOSED R/W:	
EXISTING LOT LINE:	
CONTOUR LINE:	
EXISTING TREELINE:	

**ROZZELLES FERRY
TOWNHOMES**
HOPPER COMMUNITIES
CHARLOTTE, NC
REZONING PETITION #: 2019-076

**REZONING
SITE PLAN**

This Plan Is A
Preliminary Design.
NOT Released For
Construction.



SCALE: 1"=40'

REVISIONS:

No.	Date	By	Description
1	8/12/19	AHM	FIRST SUBMITTAL REVISIONS
2	9/25/19	AHM	SECOND SUBMITTAL REVISIONS

CORPORATE CERTIFICATIONS
NC PE: C-2930 NC LA: C-253
SC ENG: NO. 3599 SC LA: NO. 211

Project Manager: MDL

Drawn By: AHM

Checked By: MDL

Date: 4/18/19

Project Number: 19002

Sheet Number:

RZ-2