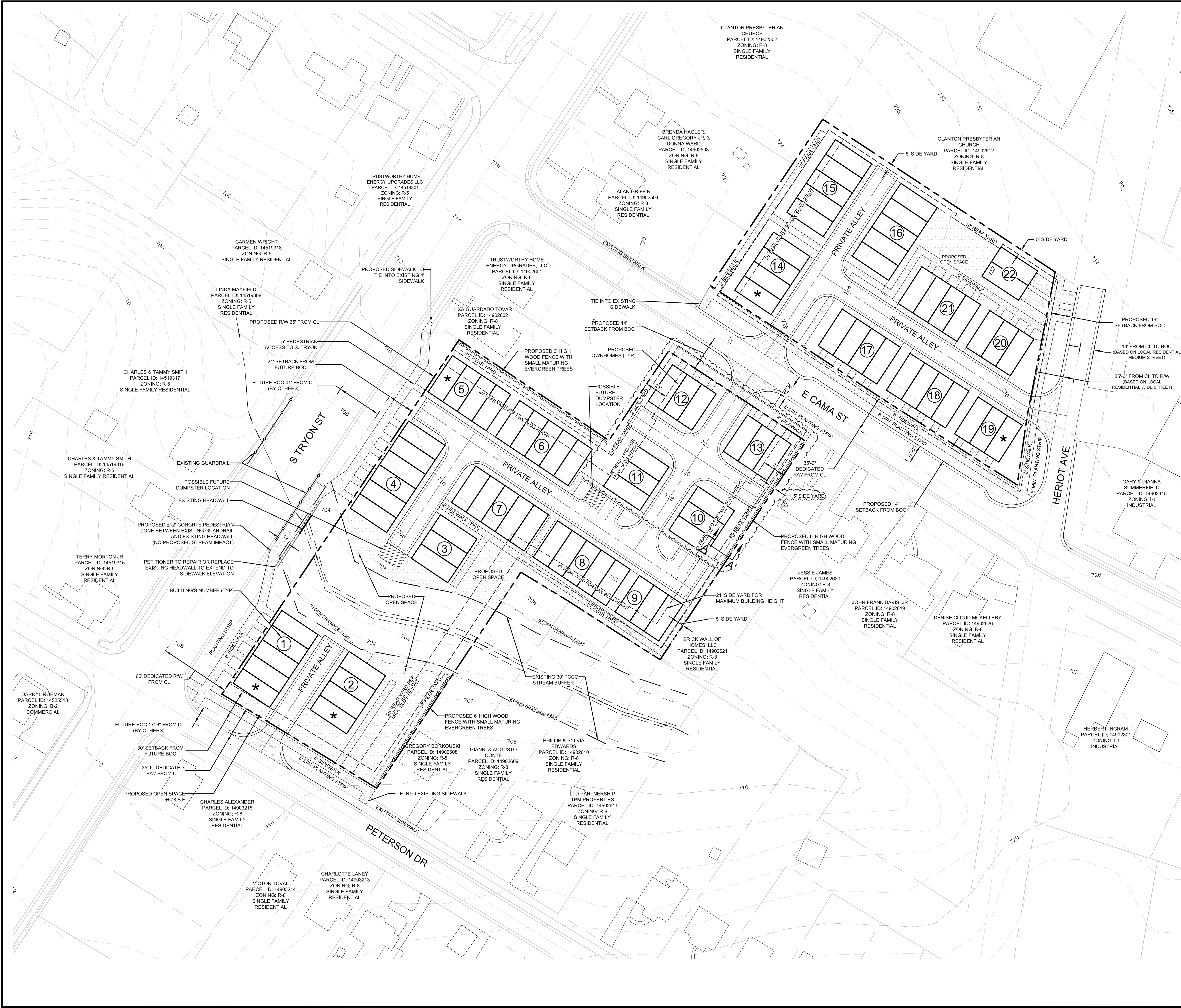
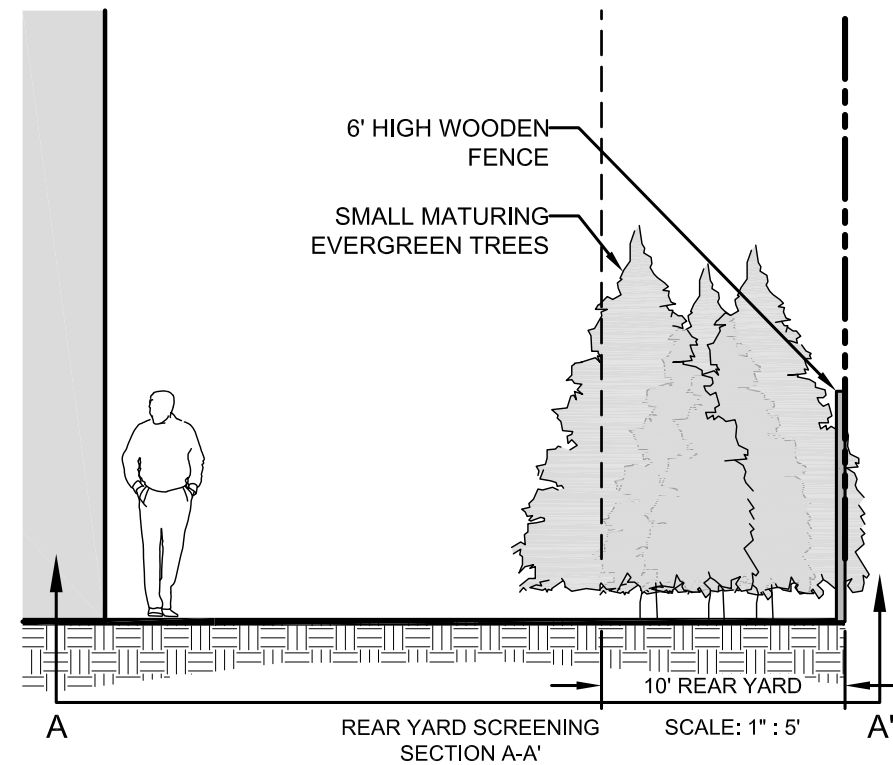


3-2018 cbs119033 - 1127 South Tryon Townhomes - Hopper/CAD/Sketch Planning/19033 FZ-BASE.dwg



SITE DATA:	
Site Area:	24.00 AC 153,955.5
Tax Parcels:	149-026-03, 149-026-04, 149-026-05, 149-026-06, 149-026-24, 149-026-23, 149-026-22, 149-025-05, 149-025-06, 149-025-07, 149-025-08, 149-025-09, 149-025-10, 149-025-11
Existing Zoning:	R-8 & MUDD (CD)
Proposed Zoning:	UR-2 (CD)
Existing Use:	Residential
Proposed Uses:	66 Townhome Units
Front Setback:	14' From BOC (S. Tryon St) See Plan for Information (Heriot Ave, Peterson Dr & E Cama St)
Min. Side Yard:	5'
Min. Rear Yard:	10'
Maximum Building Height:	48' For the purposes of computing additional building height above 40 feet, the base setbacks and yards for the district will be utilized.
Common Open Space Required:	10%
Common Open Space Provided:	10% MDA
Parking Required:	1.0 space min/unit; 2.0 spaces max/unit
PCCO:	Per Ordinance
Waste Management:	Dumpster

LEGEND:	
PROPERTY BOUNDARY:	---
EXISTING SIDEWALK:	---
EXISTING BUILDING:	---
EXISTING ROAD CENTERLINE:	---
EXISTING LOT LINE:	---
EXISTING CHANNEL:	---
EXISTING TOP OF BANK:	---
EXISTING CHANNEL FLOW:	---
EXISTING 30' PCCO CHANNEL BUFFER:	---
EXISTING SDE:	---
EXISTING GUARDRAIL:	---
PROPOSED ROAD CENTERLINE:	---
PROPOSED SIDEWALK:	---
PROPOSED SETBACK LINE:	---
PROPOSED BUILDING:	---
PROPOSED CURB & GUTTER:	---
PROPOSED CONCRETE:	---
PROPOSED COMMON OPEN SPACE:	---
PROPOSED DUMPSTER LOCATION:	---
PROPOSED WOODED FENCE:	---
PROPOSED YARDS PER BUILDING HEIGHT RATIO EXCEEDING 40':	---



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

0' 40' 80' 160'

SCALE: 1"=40'

REVISIONS:			
No.	Date	By	Description
1	04/25/19	DRW	Added acreage & revised per staff comments
2	08/12/19	SCJ	Revised per staff comments
3	09/16/19	DRW	Revised per staff comments

LoSo TOWNHOMES

CHARLOTTE, NC

HOPPER COMMUNITIES

EXPANDED SITE PLAN

PETITION 2018-117

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

Project Manager: MDL

Drawn By: SCJ

Checked By: MDL

Date: 03/14/19

Project Number: 18033

Sheet Number:

RZ-2