

PARKSIDE TOWNHOMES SITE

Rezoning Petition # 2022-161

Located In:
 City of Charlotte, North Carolina

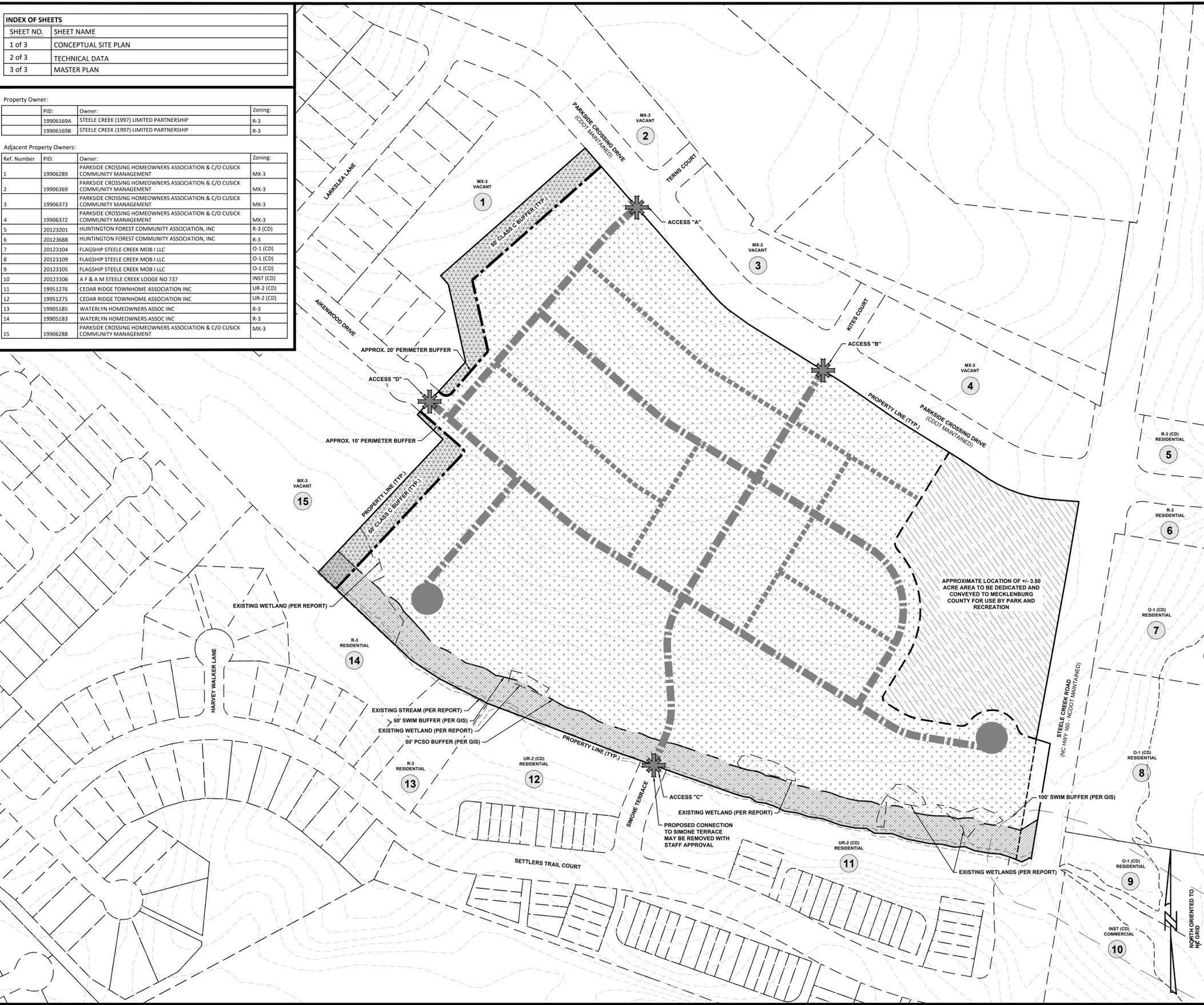


ESP Associates, Inc.
 P.O. Box 7030
 Charlotte, NC 28241
 3475 Lakemont Blvd.
 Fort Mill, SC 29708
 704-583-0440 (NC)
 803-802-2440 (SC)
 www.espassociates.com

INDEX OF SHEETS	
SHEET NO.	SHEET NAME
1 of 3	CONCEPTUAL SITE PLAN
2 of 3	TECHNICAL DATA
3 of 3	MASTER PLAN

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:	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 & A 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 (CD)
13	19905185	WATERLYN HOMEOWNERS ASSOC INC	R-3
14	19905183	WATERLYN HOMEOWNERS ASSOC INC	R-3
15	19906288	PARKSIDE CROSSING HOMEOWNERS ASSOCIATION & C/O CUSICK COMMUNITY MANAGEMENT	MX-3



Vicinity Map

Not to Scale

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(CD)A
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 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	
NOTE: It is understood, tree save areas on land to be dedicated to Mecklenburg County must first be planted and recorded as tree save and follow all tree save rules.	

General Notes

- Base information provided by Mecklenburg County GIS Data and should be verified for accuracy.
- 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.
- Do not rely on this document.

Floodplain Information
 Floodplain information obtained from FEMA FIRMS 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.

Access Points/Driveways/Streets

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

- Residential Development Area - Building & Parking Envelope
- Proposed Area to be Dedicated and Conveyed to Mecklenburg County for Use by Park and Recreation
- 56' Public Local Residential Medium Street
- 22' Private Residential Alley
- Proposed Access Location
- Proposed Buffer

GRAPHIC SCALE
 (IN FEET)
 1 inch = 100 ft.

811
 Know what's below.
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PRELIMINARY
NOT FOR
CONSTRUCTION

NO.	DATE	REVISION
1	04/10/2023	REVISED PER STAFF COMMENTS
2	05/15/2023	REVISED PER STAFF COMMENTS
3	07/14/2023	REVISED PER STAFF COMMENTS

CONCEPTUAL SITE 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:	1 OF 3

U:\2021 Projects\UJ\001 - Parkside Townhomes YMCA Site (Pulte)\Submittal Working Drawings\2023\07-14_Parkside Townhomes YMCA Site (Pulte) - 4th Rezoning Submittal\Sheets\U01-COVER.dwg, CIVR, eibng



Vicinity Map
Not to Scale

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PROJECT INFORMATION

PROJECT MANAGER: MM
 DESIGNED BY: EL
 DRAWN BY: EL
 PROJECT NUMBER: JX01.100
 ORIGINAL DATE: 08/18/2022
 SHEET: **3 OF 3**

GRAPHIC SCALE
 (IN FEET)
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 Know what's below.
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U:\2021 Projects\UJ\001 - Parkside Townhomes YMCA Site (Public) - 4th Rezoning\Submittal\Sheets\001-MAST.dwg, Layout, along


PRELIMINARY
NOT FOR CONSTRUCTION
 BY: _____
 EL: _____
 EL: _____
 EL: _____
 NO. _____
 DATE _____
 REVISION _____
 REVISION PER STAFF COMMENTS _____
 REVISION PER STAFF COMMENTS _____
 REVISION PER STAFF COMMENTS _____
MASTER PLAN
REZONING PETITION #2022-161
PARKSIDE TOWNHOMES SITE
 CITY OF CHARLOTTE, NC
 PULTE GROUP