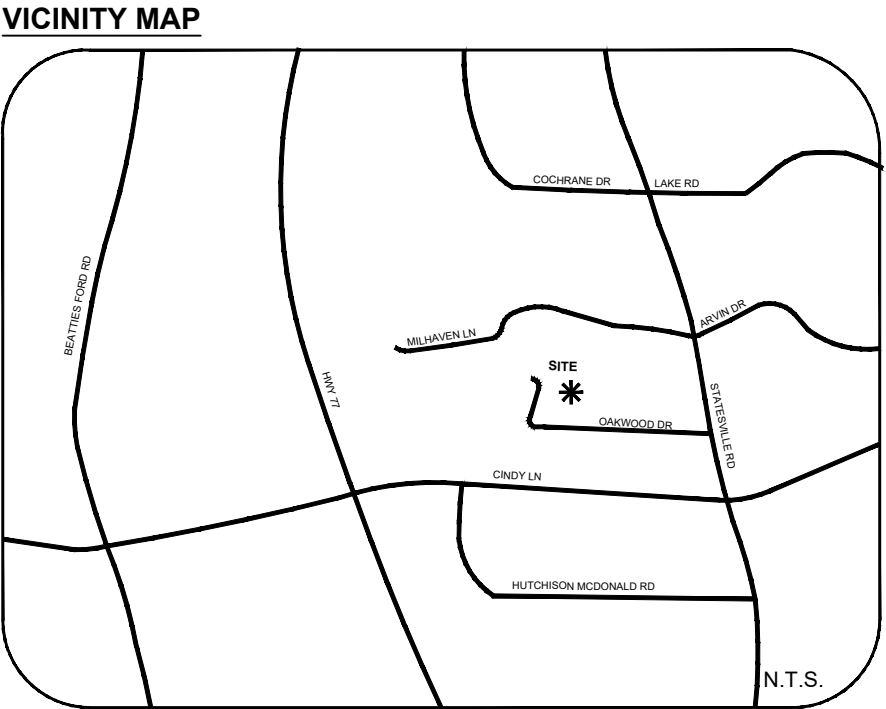




SITE DEVELOPMENT DATA

ACREAGE: ± 3.80 ACRES
TAX PARCEL #: P.O. 041-156-14
EXISTING ZONING: UR-2(CD)
PROPOSED ZONING: N2-B(CD)
EXISTING USES: VACANT
PROPOSED USES: UP TO 53 MULTI-FAMILY ATTACHED RESIDENTIAL DWELLING UNITS TOGETHER WITH ACCESSORY USES, AS ALLOWED BY RIGHT AND UNDER PRESCRIBED CONDITIONS IN THE N2-B ZONING DISTRICT.
MAXIMUM BUILDING HEIGHT: UP TO 50-FEET AS ALLOWED BY THE N2-B BUILDING HEIGHT STANDARDS.
PARKING: AS REQUIRED BY THE ORDINANCE.



TREE	SPECIES	DBH	CONDITION	TREE	SPECIES	DBH	CONDITION
71	WILLOW OAK	2	FAIR	724	WILLOW OAK	2.25	FAIR
73	WILLOW OAK	2	FAIR	725	WILLOW OAK	2	FAIR
75	WILLOW OAK	1.75	FAIR	726	WILLOW OAK	2	FAIR
77	WILLOW OAK	1.75	FAIR	727	WILLOW OAK	2	FAIR
79	WILLOW OAK	2	FAIR	728	WILLOW OAK	2.25	FAIR
711	WILLOW OAK	2	FAIR	729	WILLOW OAK	2	FAIR
713	WILLOW OAK	2	FAIR	730	RED MAPLE	2.5	FAIR
714	WILLOW OAK	2	FAIR	731	RED MAPLE	2.75	FAIR
715	WILLOW OAK	2	FAIR	732	RED MAPLE	2.75	FAIR
716	WILLOW OAK	2	FAIR	733	RED MAPLE	2.5	FAIR
717	WILLOW OAK	2	FAIR	734	RED MAPLE	2.5	FAIR
718	WILLOW OAK	2	FAIR	736	RED MAPLE	2.75	FAIR
719	WILLOW OAK	2.25	FAIR	737	RED MAPLE	2.75	FAIR
720	WILLOW OAK	2	FAIR	738	RED MAPLE	2.75	FAIR
721	WILLOW OAK	1.75	FAIR	739	RED MAPLE	2.75	FAIR
722	WILLOW OAK	2	FAIR	740	RED MAPLE	2.5	FAIR
723	WILLOW OAK	2	FAIR	741	RED MAPLE	2.5	FAIR

1	041-158-42	DILLON LAKES LLC	37017-706	UR-2	12	041-154-02	JEFFREY N ELLEN	04854-543	N1-B
2	041-158-41	NVR INC	37017-706	UR-2	13	041-154-12	MARCO AURELIO EUCENDA-MORENO	20588-443	N1-B
3	041-158-34	NVR INC	38619-796	UR-2	14	041-154-05	AGEO GUJON RIOS	31600-859	N1-B
4	041-158-33	NVR INC	38765-318	UR-2	15	041-154-06	K & K INVESTMENTS	24210-187	N1-B
5	041-158-26	NVR INC	38828-970	UR-2	16	041-154-07	MICHAEL A PAIGE	33287-213	N1-B
6	041-158-25	NVR INC	38890-458	UR-2	17	041-154-08	ROBERT DUDLEY JR MOORE	09138-930	N1-B
7	041-158-18	NVR INC	38943-490	UR-2	18	041-155-01	ROBERT DUDLEY JR MOORE	01864-179	N1-B
8	041-185-17	NVR INC	38954-606	UR-2	19	041-155-02	ZACHARY WHEELER	29280-716	N1-B
9	041-158-63	DILLON LAKES HOA INC	36384-318	UR-2	20	041-155-03	WILLIE MAE TRAPP	27100-198	N1-B
10	041-154-01	TELLA HOMES INC	36315-340	N1-B	21	041-155-04	HERNAN A ARGUETA	38775-488	N1-B
11	041-154-09	MARIA LORENA WATTS	37598-500	N1-B	22	041-156-01	CHURCH STATESVILLE ROAD BAPTIST	09493-725	N1-B

SITE LEGEND

PROPOSED PRIVATE ALLEY

PROPOSED DEVELOPMENT AREA

PROPOSED AMENITIZED OPEN SPACE

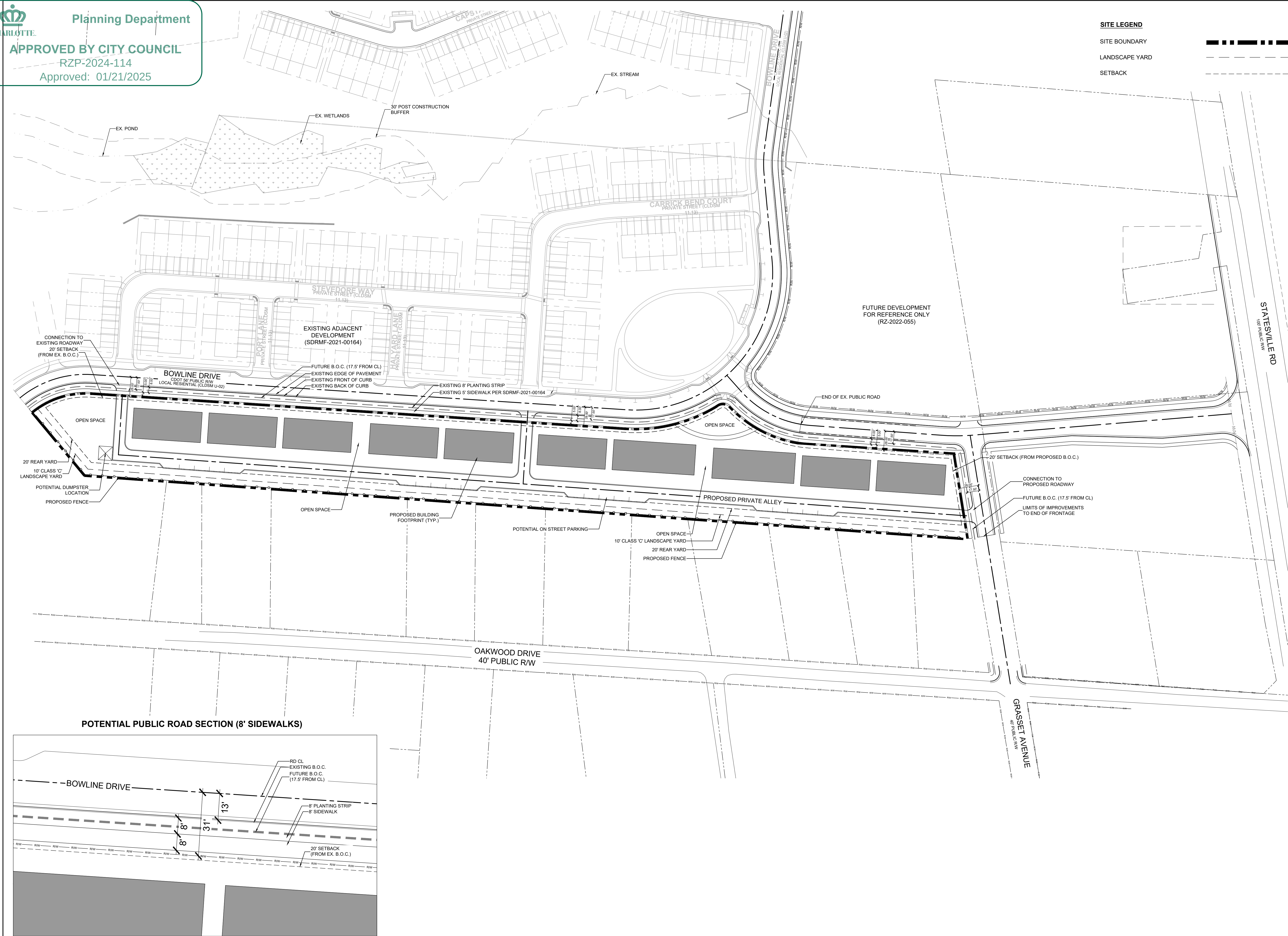
SITE BOUNDARY

PROPOSED PUBLIC ROAD
(TO BE BUILT WHEN PARCEL 24115614 MULTI-FAMILY IS DEVELOPED OR BY PETITIONER IF NOT IN PLACE BY TIME OF CONSTRUCTION)

PARKVIEW TOWNHOMES

REZONING
CHARLOTTE, NC
#2024-114

REVISION / ISSUANCE		
NO.	DESCRIPTION	DATE
0	INITIAL REZONING SUBMITTAL	09/13/24
1	PER CITY COMMENTS	11/11/24
2	PER CITY COMMENTS	12/19/24
3	PER CITY COMMENTS	01/10/25
TECHNICAL DATA		
RZ-1		

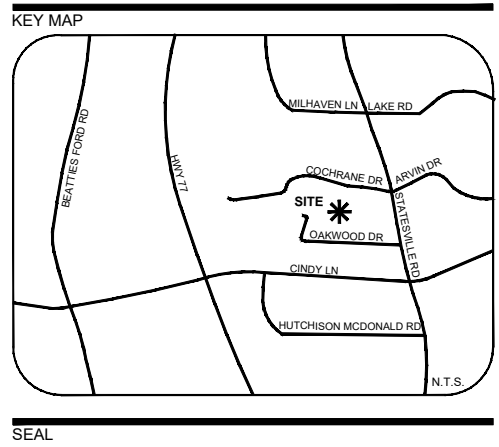


SITE LEGEND

SITE BOUNDARY

LANDSCAPE YARD

SETBACK



PROJECT

PARKVIEW TOWNHOMES

REZONING

CHARLOTTE, NC

#2024-114

LANDDESIGN PROJ.# 1024275

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
0	INITIAL REZONING SUBMITTAL	09/13/24
1	PER CITY COMMENTS	11/11/24
2	PER CITY COMMENTS	12/19/24
3	PER CITY COMMENTS	01/10/25

SCALE NORTH

VERT: N/A
HORZ: 1"=60'

0 30 60 120

SHEET TITLE

SCHEMATIC SITE PLAN

SHEET NUMBER

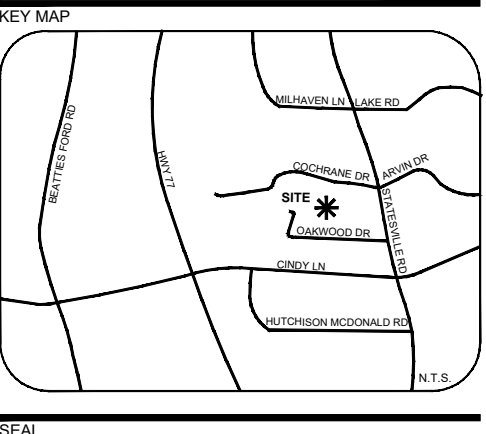
RZ-2



Approved: 01/21/2025

23 NORTH GRAHAM STREET
CHARLOTTE, NC 28202
704.333.0325
WWW.LANDDESIGN.COM

SETBACK



PROJECT

#2024-114

LANDDESIGN PROJ.# 1024275

REVISION / ISSUANCE

[illegible]

SHEET TITLE

METES AND BOUNDS

SHEET NUMBER

RZ-4