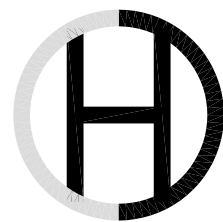
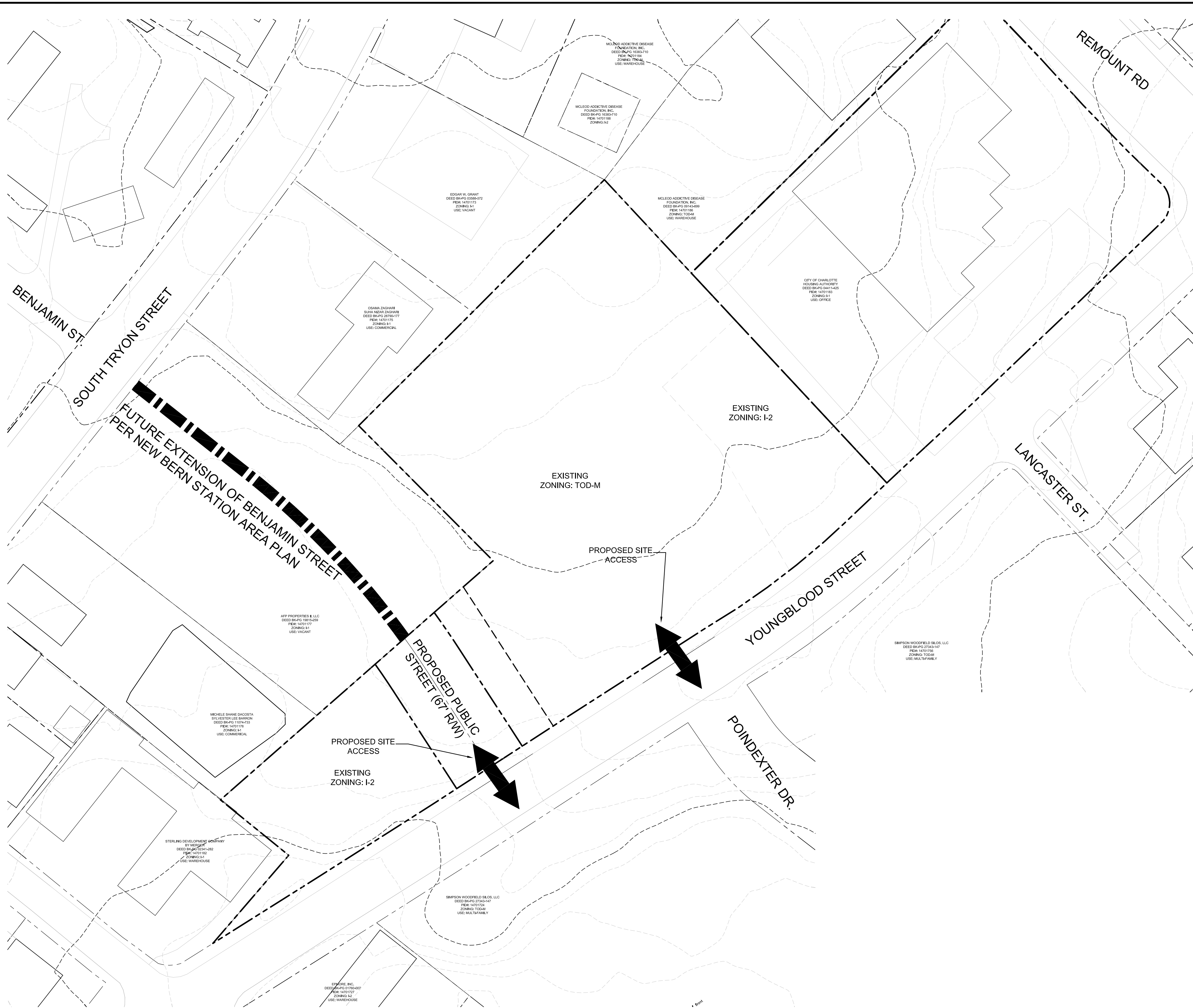


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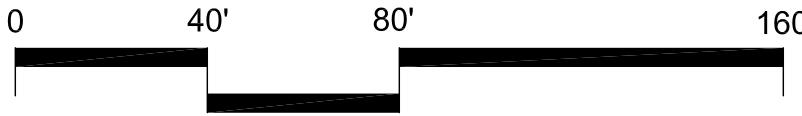
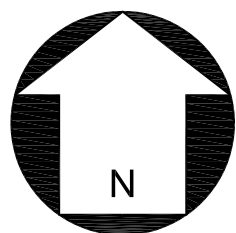
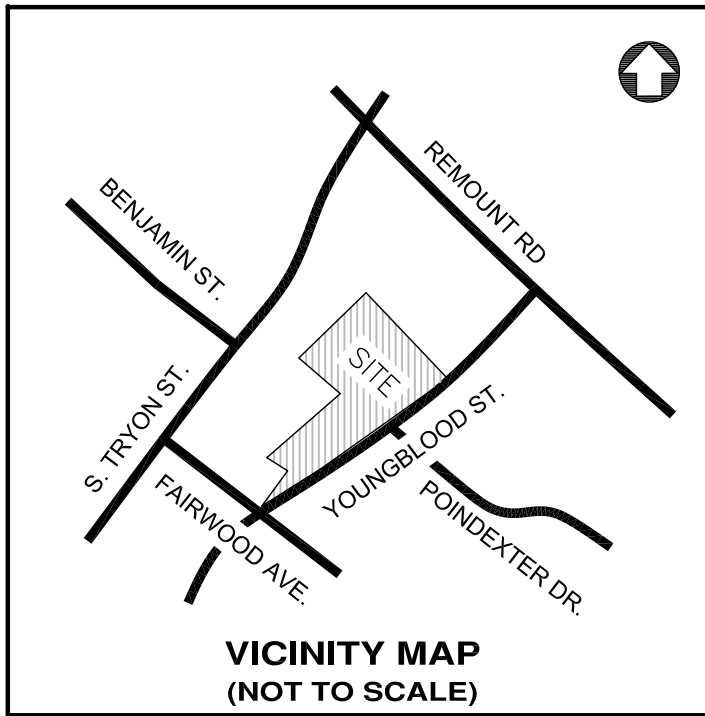


HOPPER COMMUNITIES
228 East Blvd., Suite 200
Charlotte, NC 28203
(704) 805-4801

DEVELOPMENT DATA:	
TAX PARCEL ID:	14701101
SITE AREA:	3.21 AC
EXISTING ZONING:	TOD-M, I-2
PROPOSED ZONING:	TOD-M(CD)
PROPOSED USE:	Multi-Family Residential (For Sale)
UNITS PROPOSED:	52 Units
DENSITY PROPOSED:	16.2 UNITS / AC, (15 UNITS / AC REQ'D)
FRONT YARD:	20' from BOC per adopted streetscape plan
MIN. SIDE YARD:	5'
REAR YARD:	5'
PROPOSED BUILDING HEIGHT:	40' Max.
PARKING REQUIRED:	Min.= 1 Per Unit; Max.= 2 Per Unit
PARKING PROVIDED:	2 Car attached garage at each unit, plus on-street parallel spaces.
MAX. FLOOR RATIO AREA:	1.0

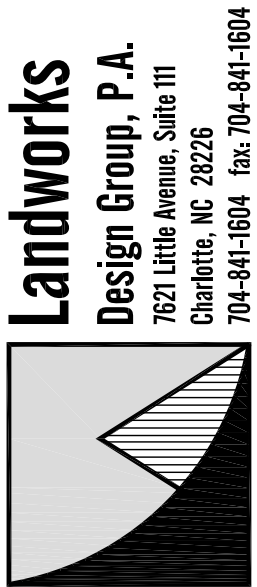
Development Standards

- General Provisions.
- a. Development of the site will be controlled by the standards depicted on this site plan and by the standards of the Charlotte Zoning Ordinance. The development depicted on this plan is intended to reflect the arrangement of proposed uses on the site, but the exact configuration, placement, and size of individual site elements may be altered or modified within the limits prescribed by the ordinance during the design development and construction phases as allowed under the provisions of Section 6.2 of the Zoning Ordinance.
- b. The Petitioner acknowledges that other standard development requirements imposed by other city ordinances, may apply to the development of this site.
- c. Throughout this Rezoning Petition, the terms "Owner", "Owners", "Petitioner" or "Petitioners," shall, with respect to the Site, be deemed to include the heirs, devisees, personal representatives, successors in interest and assignees of the owner or owners of the Site who may be involved in its development from time to time.
- Purpose
- The purpose of this Rezoning application is to provide for the development of a multifamily community. To achieve this purpose, the application seeks the rezoning of the site to the TOD-M district.
- Permitted Uses
- Uses allowed on the property included in this Petition will be multifamily dwelling units and related accessory uses as are permitted in the TOD-M district.
- Transportation
- a. The site will have access via a driveway to Youngblood Street and a proposed public street segment as generally identified on the concept plan for the site.
- b. Parking areas are generally indicated on the concept plan for the site.
- Architectural Standards
- The development of the site will be governed by the district regulations of the Zoning Ordinance for the TOD-M district and by the conditions included as part of this rezoning plan.
- Lighting
- a. Lighting on the site will utilize full cut-off luminaries and freestanding lighting will be limited to 20' in total height, but architectural lighting will be permitted.



REVISIONS:				1" = 40'
No.	Date	By	Description	

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



YOUNGBLOOD ST. TOWNHOMES
HOPPER COMMUNITIES
YOUNGBLOOD STREET & REMOUNT ROAD
CHARLOTTE, NC
REZONING PETITION: 2014-XXX

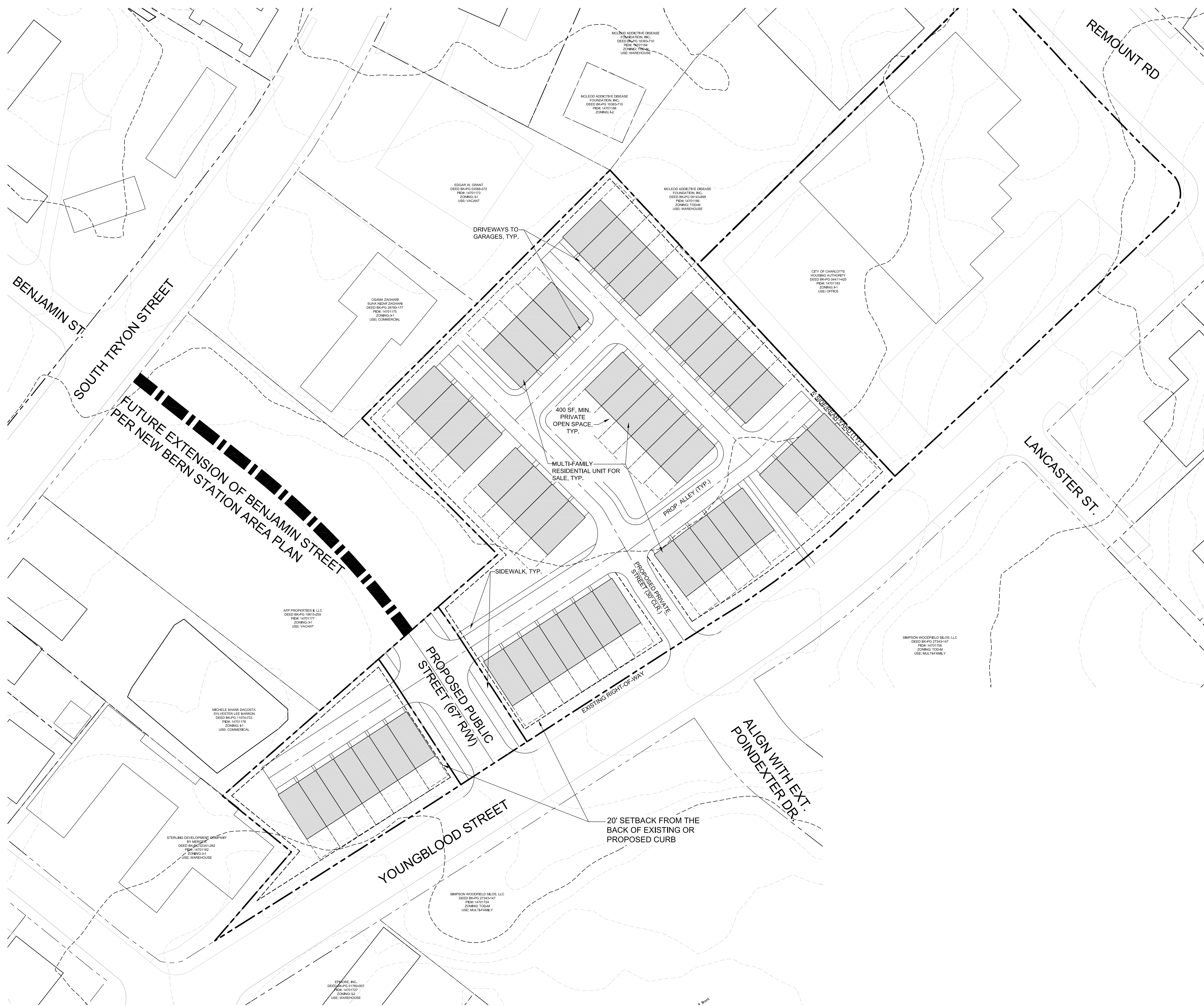
TECHNICAL DATA SHEET

seals

Project Manager: MDL
Drawn By: MDL
Checked By:
Date: 2/15/14
Project Number: 13021
Sheet Number:

RZ-1

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

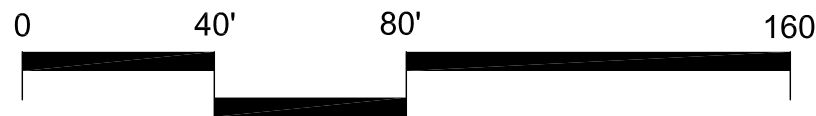
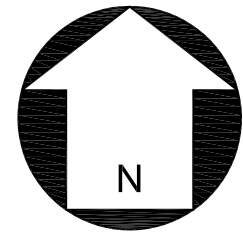
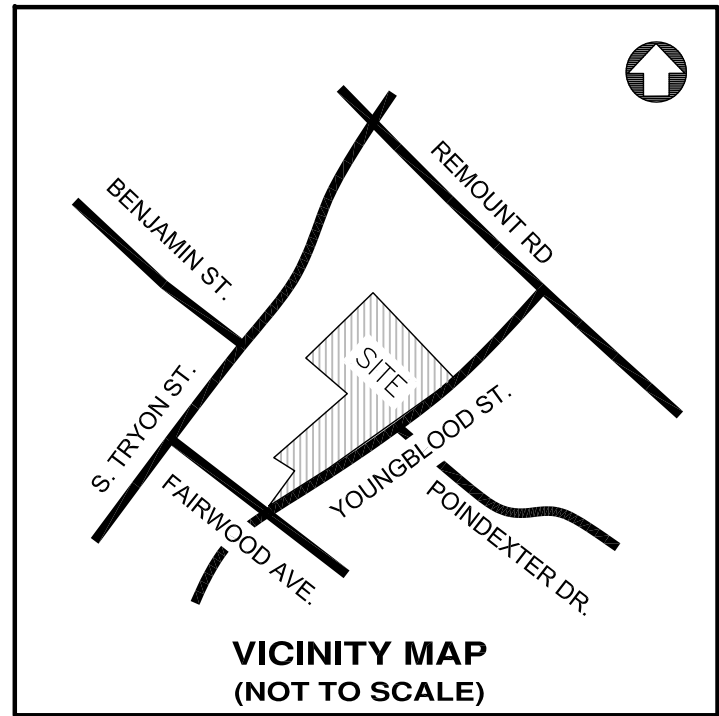


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YOUNGBLOOD ST. TOWNHOMES
HOPPER COMMUNITIES
YOUNGBLOOD STREET & REMOUNT ROAD
CHARLOTTE, NC
REZONING PETITION: 2014-XXX

CONCEPTUAL SITE PLAN

seals



1" = 40'

REVISIONS:				
No.	Date	By	Description	

Project Manager: MDL
Drawn By: MDL
Checked By: .
Date: 2/15/14
Project Number: 13021
Sheet Number:

RZ-2