

TREE SAVE CALCULATION

AREA OUTSIDE ROW	624 AC
TREE SAVE REQUIRED (15% OF SITE)	0.83 AC
TREE SAVE PROVIDED	9 AC

\*PAYMENT IN LIEU MITIGATION FOR TREE SAVE IN MUDD ZONING DISTRICT

REZONING PETITION NO. 2018-XXX

SITE DEVELOPMENT DATA:

- ACREAGE: ±7.01 ACRES
- TAX PARCEL: 07844101
- EXISTING ZONING: B-1
- PROPOSED ZONING: MUDD WITH FIVE (5) YEAR VESTED RIGHTS.
- EXISTING USES: VACANT
- PROPOSED USES: USES PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE MUDD ZONING DISTRICT.
- MAXIMUM DEVELOPMENT:
  - UP TO 40,000 SQUARE FEET OF RETAIL, RESTAURANT, PERSONAL SERVICE, PHARMACY, OFFICE AND OTHER COMMERCIAL USES.
  - UP TO 250 RESIDENTIAL UNITS.
- MAXIMUM BUILDING HEIGHT: UP TO 65 FEET AS ALLOWED BY THE ORDINANCE IN THE MUDD ZONING DISTRICT WITH THE EXCEPTION OF THE AREA BETWEEN THE ADJACENT POLK STREET AS GENERALLY DEPICTED ON THE TECHNICAL DATA SHEET, WHICH SHALL NOT EXCEED 40' IN HEIGHT FOR THE PURPOSES OF THIS HEIGHT LIMIT. ARCHITECTURAL FEATURES, SUCH AS PARAPETS, SPIRES, MANSARDS, DOWNS AND DORMERS, ROOF TOP MECHANICAL EQUIPMENT, AND SCREENS OR DEVICES USED TO SCREEN ROOF TOP STRUCTURES OR EQUIPMENT WILL NOT BE CONSIDERED FOR THE CALCULATION OF ALLOWED BUILDING HEIGHT WHEN LOCATED ON A MULTISTORY OFFICE BUILDING.
- PARKING: AS REQUIRED BY THE ORDINANCE FOR THE MUDD ZONING DISTRICT.

REVISIONS

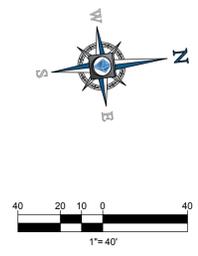
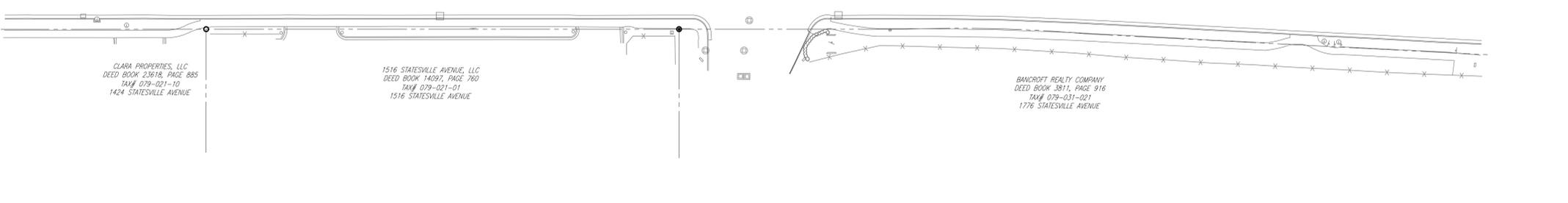
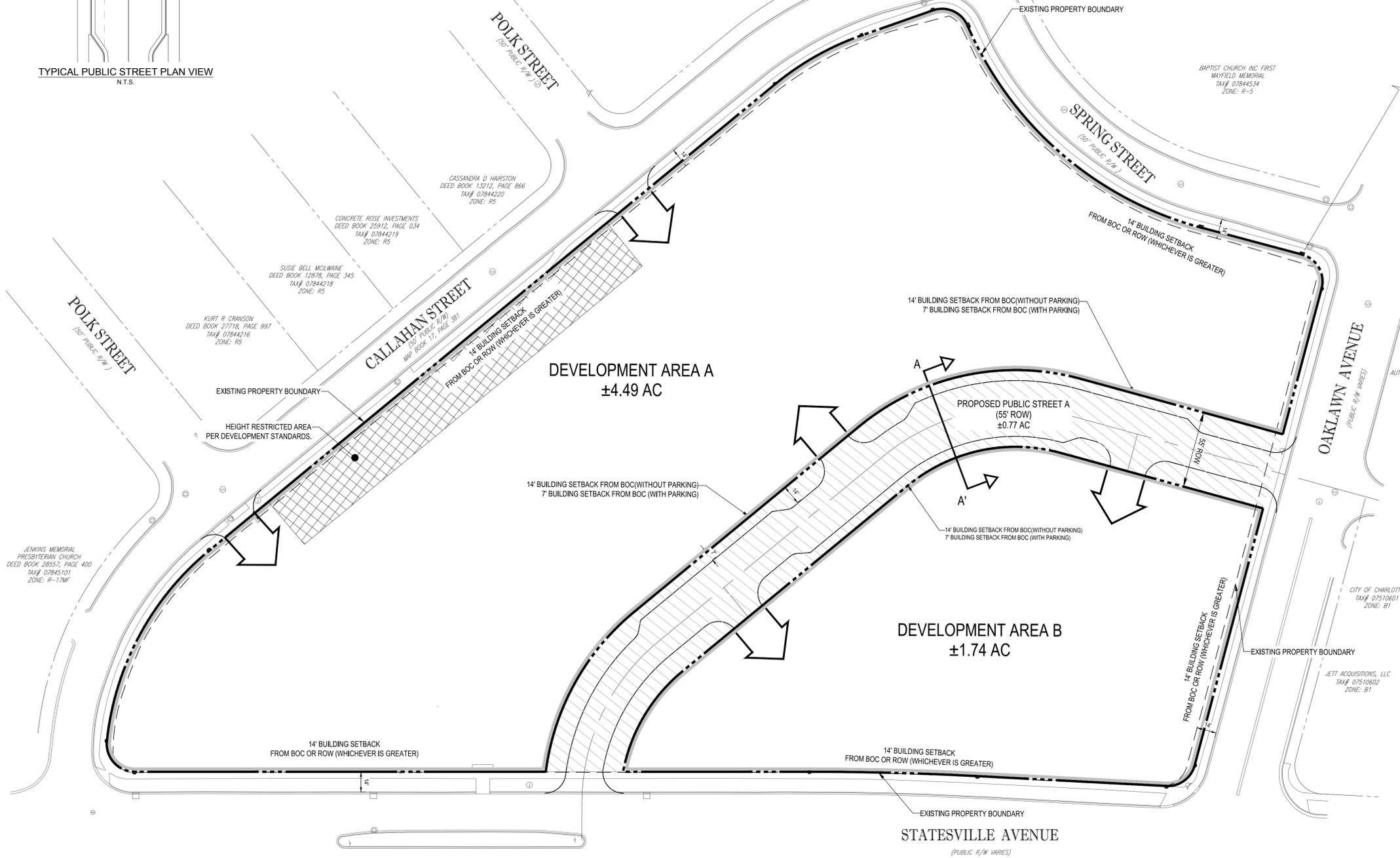
REV	DATE	COMMENT	BY

PROJECT No.: NCC182134  
 DRAWN BY: RB  
 CHECKED BY: JG  
 DATE: 11/21/2018  
 SCALE: 1"=40'  
 CAD I.D.: NCC182223 - R20

PROJECT: STATESVILLE AVE MIXED USE  
 FOR TDC GREENVILLE, LLC  
 LOCATION OF SITE STATESVILLE AVE, CITY OF CHARLOTTE, NC

REZONING PLAN PETITION #2018-XXX

SHEET TITLE: TECHNICAL DATA SHEET  
 SHEET NUMBER: RZ-1



**BOHLER ENGINEERING**  
 SITE CIVIL AND CONSULTING ENGINEERING  
 LAND SURVEYING  
 PROGRAM MANAGEMENT  
 LANDSCAPE ARCHITECTURE  
 SUSTAINABLE DESIGN  
 PERMITTING SERVICES  
 TRAFFIC ENGINEERING  
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