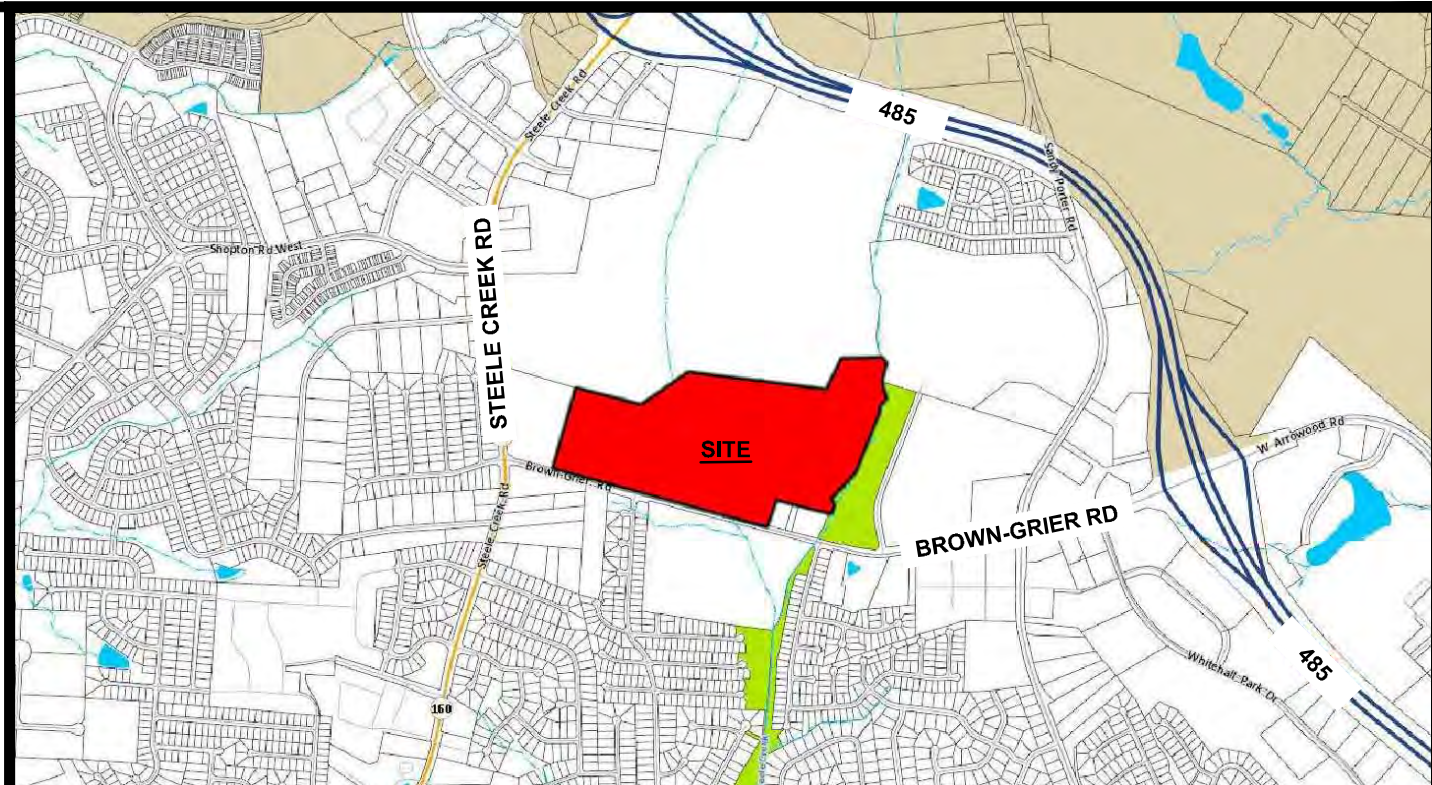


INDEX OF SHEETS			
SHEET NO.	SHEET NAME	ORIGINAL DATE	REVISED DATE
1 of 5	CONCEPTUAL SITE PLAN	6/24/2016	11/27/2017
2 of 5	TECHNICAL DATA SHEET	6/24/2016	11/27/2017
3 of 5	MASTER PLAN	6/24/2016	11/27/2017
4 of 5	OPEN SPACE CONCEPTS	6/24/2016	11/27/2017
5 of 5	CONCEPTUAL PRODUCT ELEVATIONS	6/24/2016	11/27/2017

Adjacent Property Owners			
	PID:	Owner:	Zoning
1	20110601	DOUGLAS A VOGHT	R-4(CD)
2	20110868	MARCUS A GRISWOLD	R-4(CD)
3	20110508	RANDOLPH L KIXMILLER & ANNA D KIXMILLER	R-3
4	20110509	ROBERT RALPH JR. GRIER & RALPH S. GRIER	R-3
5	19919225	INC DR HOMES	R-3
6	19919465	DARRYL R HANEY	R-3
7	19919464	IIAYWARD CARTER	R-3
8	19919463	BENINU ADAMS & SANDRA ADAMS	R-3
9	19919462	DONG TRAN & PHI Y	R-3
10	19919461	LAUREN HERBSTRIIT & TYLER GOFF	R-3
11	19919460	FREDY LEONEL VILLALVIR HERNANDEZ & MARCIA E ZERON HENRIQUEZ	R-3
12	19919459	MACHETTA JAMES	R-3
13	19919458	CHARLES H REID & DOROTHY R REID	R-3
14	19919457	2014-1 IH BORROWER LP & C/O INVITATION HOMES	R-3
15	19919456	KESHA JOHNSON LYNCH & CHRISTOPHER W LYNCH	R-3
16	19919455	KAREN BROWN & GEORGIA CRISP	R-3
17	19919454	FRANCISCO RAFAEL ABANTO & ALICIA AURELIA ALBORNOZ	R-3
18	19919201	SHIRLY STOKES SHAW	R-3
19	20148101	PARTNERSHIP STEELE CREEK (1997) LIMITED	R-3
20	20109108	RALPH S. GRIER	R-3
21	20108015	MECKLENBURG COUNTY	R-3
22	20147201	MECKLENBURG COUNTY & % REAL ESTATE/FINANCE DEPARTMENT	R-3
23	20148106	RANDY B SCHULTZ & LU ANN SCHULTZ	R-3
24	20148105	ROBERT RALPH JR. GRIER	R-3
25	20148104	KEVIN LOFTIN	R-3
26	20110104	ROBERT RALPH JR. GRIER & EDITH GRIER	R-3

Property Owners			
	PID:	Owner:	Zoning
(Portion)	20148101	RALPH S. GRIER	R-3
	20148102	ROY T. GRIER	R-3
	20148103	RALPH S. GRIER	R-3
(Portion)	20148105	ROBERT RALPH JR. GRIER	R-3



Vicinity Map

Not to Scale

Site Data	
Tax Parcels:	20148101 (Portion), 20148102, 20148103 & 20148105 (Portion)
Total Site Acreage:	+/- 76.77 Acres
Future ROW	+/- 1.03 Acre
Remaining Site Acreage	+/- 75.74 Acres*
Location:	City of Charlotte, NC
Existing Zoning:	R-3
Proposed Zoning:	R12-MF(CD) with 5 year vested rights
Existing Use:	Single-Family Residential / Vacant Land
Proposed Use:	Multi-Family dwellings, "for sale" single family attached dwellings
Permitted # of Units:	Up to 597 Units
Development Area A	Up to 292 Apartments
Development Area B	Up to 305 Townhomes
	Note: Minimum of 66% of townhomes to be alley-loaded
Density*:	Up to 7.88 DU/AC
Maximum Building Height:	See Development Standards
Parking:	On-Street Parking Provided: Min. 175 Spaces
	Off Street Parking Provided: Min. 35 Spaces
Tree Save*:	Required: +/- 11.36 Acres (15%)
	Provided: +/- 11.36 Acres (15%) Minimum
Natural Area*:	Required: +/- 7.67 Acres (10%)
	Provided: +/- 7.67 Acres (10%) Minimum

General Notes

- Base information obtained from preliminary site survey prepared by ESP Associates dated January 28, 2016
- See Sheet 2 of 5 - Technical Data Sheet for Conditional Rezoning Notes

Legend	
	Development Area A - Multi-Family Village Building & Parking Envelope
	Development Area B - Residential Village Building & Parking Envelope
	Class C Buffer (Reduced to 37.5' with Fence/Wall)
	Local Residential Wide - 71' Public ROW
	Private Street (30' Clear Zone)
	Proposed Stub Location
	Proposed Access Location

GRAPHIC SCALE

(IN FEET)

1 INCH = 200 FT.

ESP Associates, P.A.
P.O. Box 7020
Charlotte, NC 28241
3475 Lakewood Blvd.
Fort Mill, SC 29708
704-583-1946 (NC)
803-802-2440 (SC)
www.espasociates.com

ESP

Conditional District Rezoning - R12-MF(CD) Conceptual Site Plan - Petition # 2016 - 120 (Sheet 1 of 5)			
Grier Property			
Pulte Home Company LLC			
City of Charlotte			
PROJECT INFORMATION			
PROJECT MANAGER:	MM		
DESIGNED BY:	AB		
DRAWN BY:	ZW		
PROJECT NUMBER:	0005.100		
ORIGINAL DATE:	06/24/2016		
SHEET:	1 of 5		

2 of 5

Area Included in 400 sq.ft Private Open Space (typ.)

20' Alley

Driveway

20.00'

15.00'

6' Sidewalk (See Plan for Locations)

8' Planting Strip (See Plan for Locations)

71' Public ROW / Private Street (30' Clear Zone)

On-Street Parking (See Plan for Locations)

Townhome

Rear of Unit

Front of Unit

Porch / Patio

Area Included in 400 sq.ft Private Open Space (typ.)

20' Alley

Driveway

20.00'

15.00'

6' Sidewalk (See Plan for Locations)

8' Planting Strip (See Plan for Locations)

71' Public ROW / Private Street (30' Clear Zone)

On-Street Parking (See Plan for Locations)

Townhome

Rear of Unit

Front of Unit

Porch / Patio

Area Included in 400 sq.ft Private Open Space (typ.)

20' Alley

Driveway

20.00'

15.00'

6' Sidewalk (See Plan for Locations)

8' Planting Strip (See Plan for Locations)

71' Public ROW / Private Street (30' Clear Zone)

On-Street Parking (See Plan for Locations)

Townhome

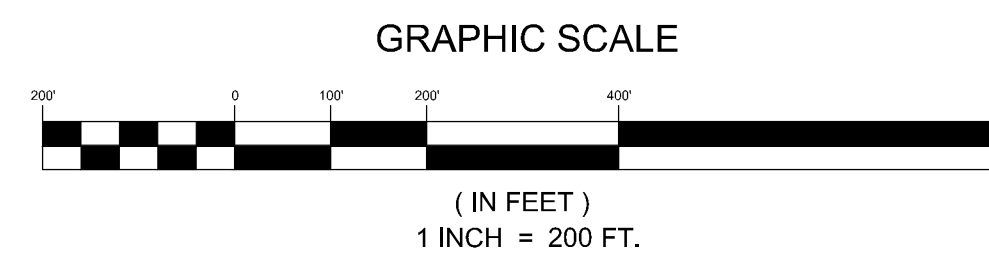
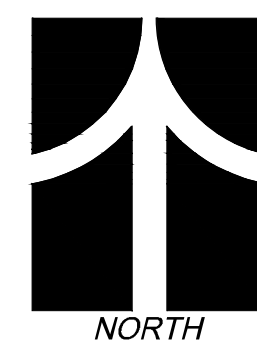
Rear of Unit

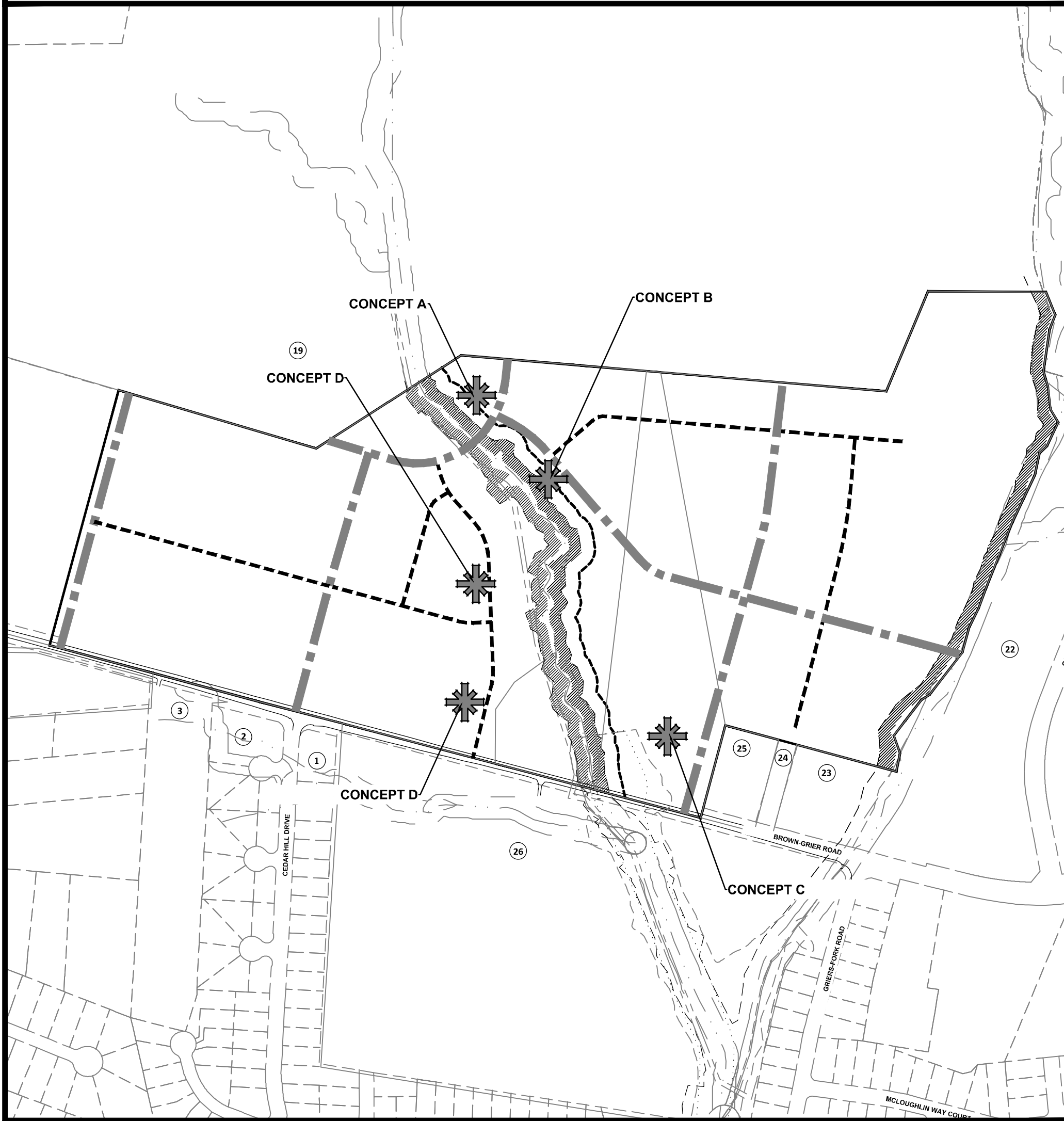
Front of Unit

Porch / Patio

15' Minimum from Face of Unit to Back of

28' Townhomes- Alley Load





CONCEPTUAL

GAZEBO

LANDSCAPING

GREENWAY

WALKWAY (TYP.)

ROADWAY

STEEL CREEK

PEDESTRIAN PLAZA

ROADWAY

PEDESTRIAN PLAZA

BENCHES

WALKWAY (TYP.)

GREENWAY

LANDSCAPING

STEEL CREEK

WATER QUALITY / BMP

PLAYGROUND

LANDSCAPING

POOL

AMENITY BUILDING

PARKING

WALKWAY (TYP.)

LANDSCAPING

1	06/10/2017	REVISED PER STAFF COMMENTS	ZW
2	09/18/2017	REVISED PER STAFF COMMENTS	ZW
3	10/23/2017	REVISED PER STAFF COMMENTS	ADH
4	11/27/2017	REVISED PER STAFF COMMENTS	ZW

U:\2015 Projects (D)\DO05 - Grier Property (P)\Submittal\Working Drawings\2017-11-20_CD Rezoning - 6th Submittal\DWG\Sheets\DO05 - Grier Property (P)\6th - Conceptual Product Elevations.dwg, Sheet 4 of 4, zwinglin



CONCEPTUAL ELEVATION
28' ALLEY LOADED TOWNHOMES



CONCEPTUAL ELEVATION
28' FRONT LOADED TOWNHOMES



CONCEPTUAL ELEVATION
22' ALLEY LOADED TOWNHOMES

ESP

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www.espassociates.com

NO.	DATE	REVISION	BY
3	06/02/17	REVISED PER STAFF COMMENTS	ZW
2	09/18/2017	REVISED PER STAFF COMMENTS	ZW
3	10/23/2017	REVISED PER STAFF COMMENTS	ADH
4	11/27/2017	REVISED PER STAFF COMMENTS	ZW

Conditional District Rezoning - R12-MF(CD)
Conceptual Product Elevations - Petition # 2016 - 120 (Sheet 5 of 5)

Grier Property

Pulte Home Company LLC

City of Charlotte

PROJECT INFORMATION	
PROJECT MANAGER:	MM
DESIGNED BY:	AB
DRAWN BY:	ZW
PROJECT NUMBER:	DO05.100
ORIGINAL DATE:	06/24/17
SHEET:	5 of 5

Conceptual Townhome Elevation and Images

811

Know what's below.
Call before you dig.