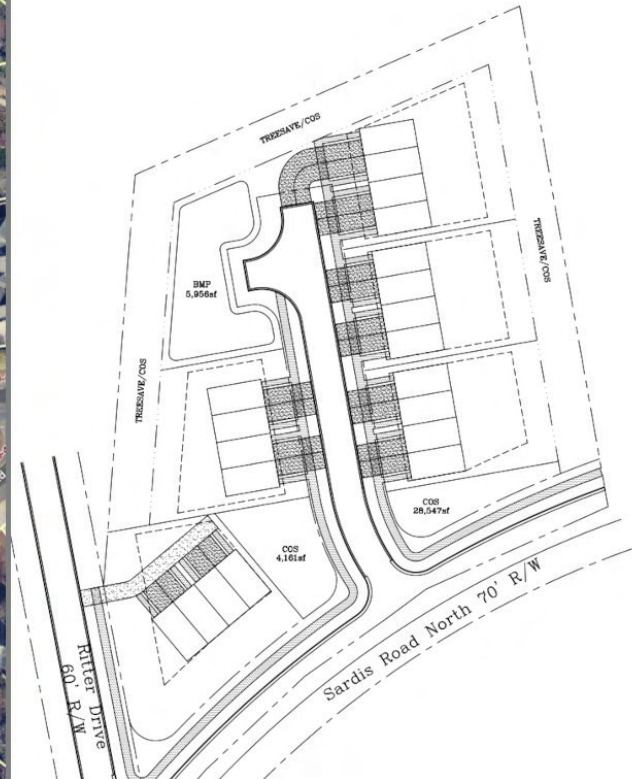


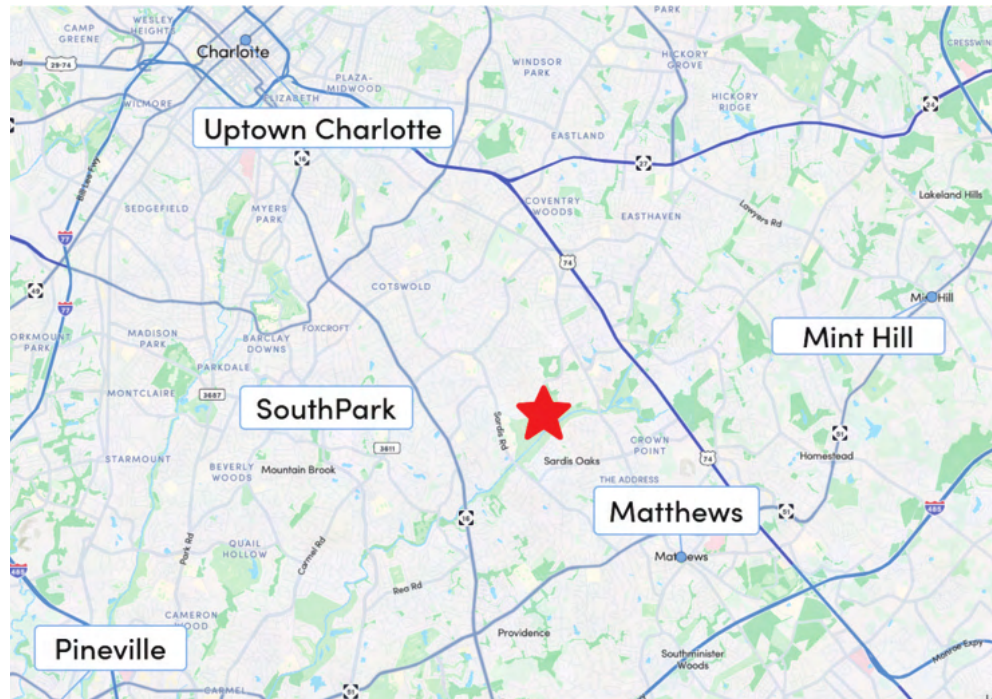
SOUTH CHARLOTTE REDEVELOPMENT OPPORTUNITY

± 2.87 Acres | 301-357 Sardis Rd N, Charlotte, NC



Property Information

- Address: 301-357 Sardis Rd N
Charlotte, NC 28270
- Price: Call for Guidance
- Size: ± 2.87 Acres
- PID: 21341101 and 21341102
- Zoning: Neighborhood District (N1-A)
Prime Candidate for Increased Density
- Pedestrian Friendly Street Beautification Approved
- Cooperative Owner through Planning/Zoning
- Two gorgeous existing homes are great buy-and-hold investments on their own
- Collect Rent Today, Redevelop Later!
- Price Flexible and Time Flexible - make the offer that works for you



EAST CRE | KW COMMERCIAL
14045 Ballantyne Corp Place, Ste 500
Charlotte, NC 28277

PATRICK REGISTER
Broker
Licensed NC/SC/VA
patrick@eastcre.com
704-621-0190

MATTHEW HAGLER
Broker
Licensed NC/SC
mhagler@kwcommercial.com
704-408-8867

SCOTT STEVENS
Broker
Licensed NC/SC
scottstevens@kw.com
704-400-5040

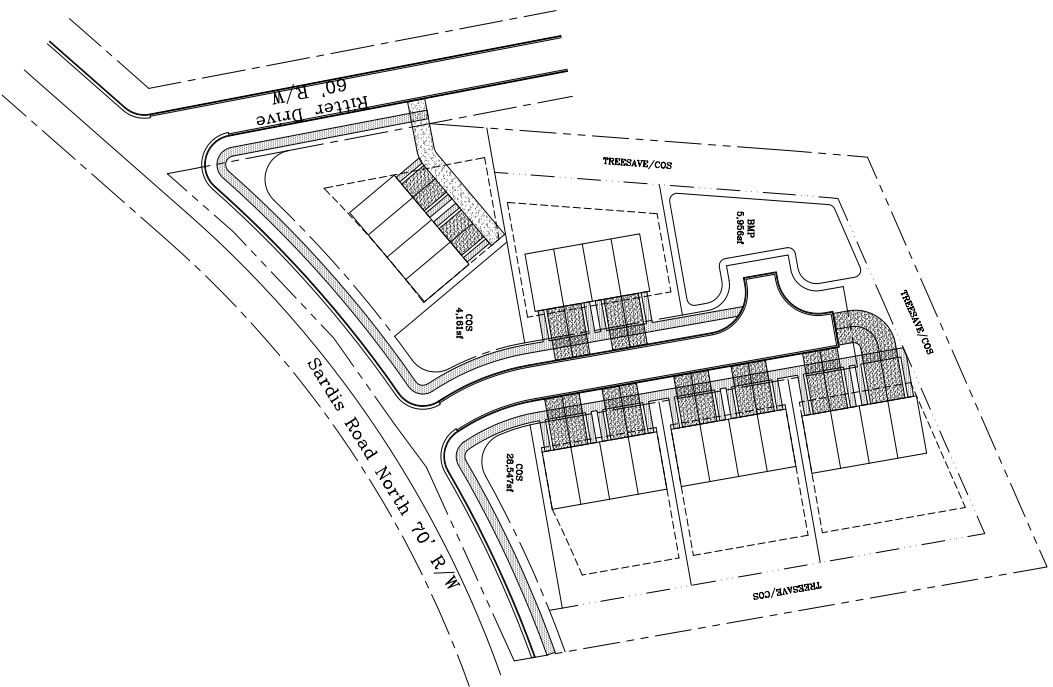
Disclosure: Information sourced from potentially reliable but unverified sources. No guarantees or warranties are provided. Errors and changes are possible. Projections and renderings are for reference only. Personal investigation with professional advice is advised.

Each Office Independently Owned and Operated kwcommercial.com

SITE DATA SUMMARY

PAR:	2341101, 2341102
EXISTING ZONING:	R-3
PROPOSED ZONING:	R-3 (CD)
EXISTING USE:	SINGLE FAMILY RESIDENTIAL
PROPOSED USE:	RESIDENTIAL QUADRAPLEXES
TOTAL SITE AREA:	315 (±) SQ. FT. OF ROW ACRES
PROPOSED DENSITY:	6.35 UNITS/ACR
PROPOSED # OF UNITS:	20 UNITS (X 2075)
SETBACKS AND YARDS:	FRONT: 17' SIDE: 10' REAR: 20'
MINIMUM LOT WIDTH:	40'
MINIMUM LOT SIZE:	11,000 SF
MINIMUM SETBACK OF BUILDING:	1.5' / UNIT
REQUIRED PARKING:	104 (0.291 AC)
TRESPACE REQUIRED:	124 (X 10)
TRESPACE PROVIDED:	204 (X 10)
OPEN SPACE PROVIDED:	28,724 (0.75 AC)
COS PROVIDED:	28,724 (0.75 AC)
DENSITY/PRODUCTION DISTRICT:	HIGH DENSITY/ KANAWHA
WATER SERVICE:	FINAL PANEL #370457000K
FLOOD DATA:	ZONE X
GARBAGE COLLECTION:	ROLL OFF CONTAINERS

BMP LOCATIONS ARE APPROXIMATE



SHEET NO.
RZ-1

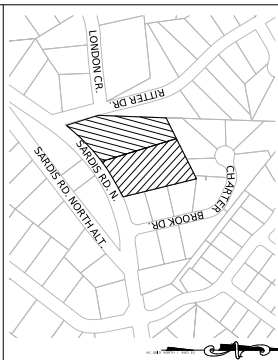
REZONING PLAN		NO.	DATE	BY	DESCRIPTION
DRAWN BY	1"=40' SCALE				
DATE	PROJECT#				

PRELIMINARY
Not For Construction

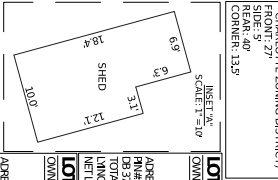
301 SARDIS ROAD NORTH
Charlotte, NC 28270



VICINITY MAP



BUILDING SETBACKS



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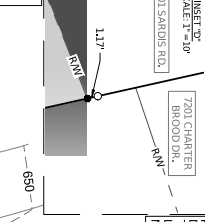
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CLASS OF SURVEY: A
 POSITIONAL ACCURACY: ±0.07'
 TYPE OF GPS FIELD PROCEDURE: REAL-TIME
 NETWORK
 DATES OF SURVEY: AUGUST 2023
 DATUM/EPOCH: NAD83/SRS2011/MAGN08SPC
 GEOD MODEL: IGS
 COMBINED GRID FACTOR(S): 2.0163996811
 UNITS: US SURVEY FEET



LEGEND

- REBAR SET (UNLESS NOTED OTHERWISE)
- COMPLETED POINT
- UTILITY POLE
- GUY WIRE
- MANHOLE
- ▲ FIRE HYDRANT
- ▲ WATER VALVE (OR OTHERWISE LABELED)
- LIGHT POLE
- CLEANOUT
- AIR CONDITIONING UNIT
- MAIL BOX

ADJOINING PROPERTY

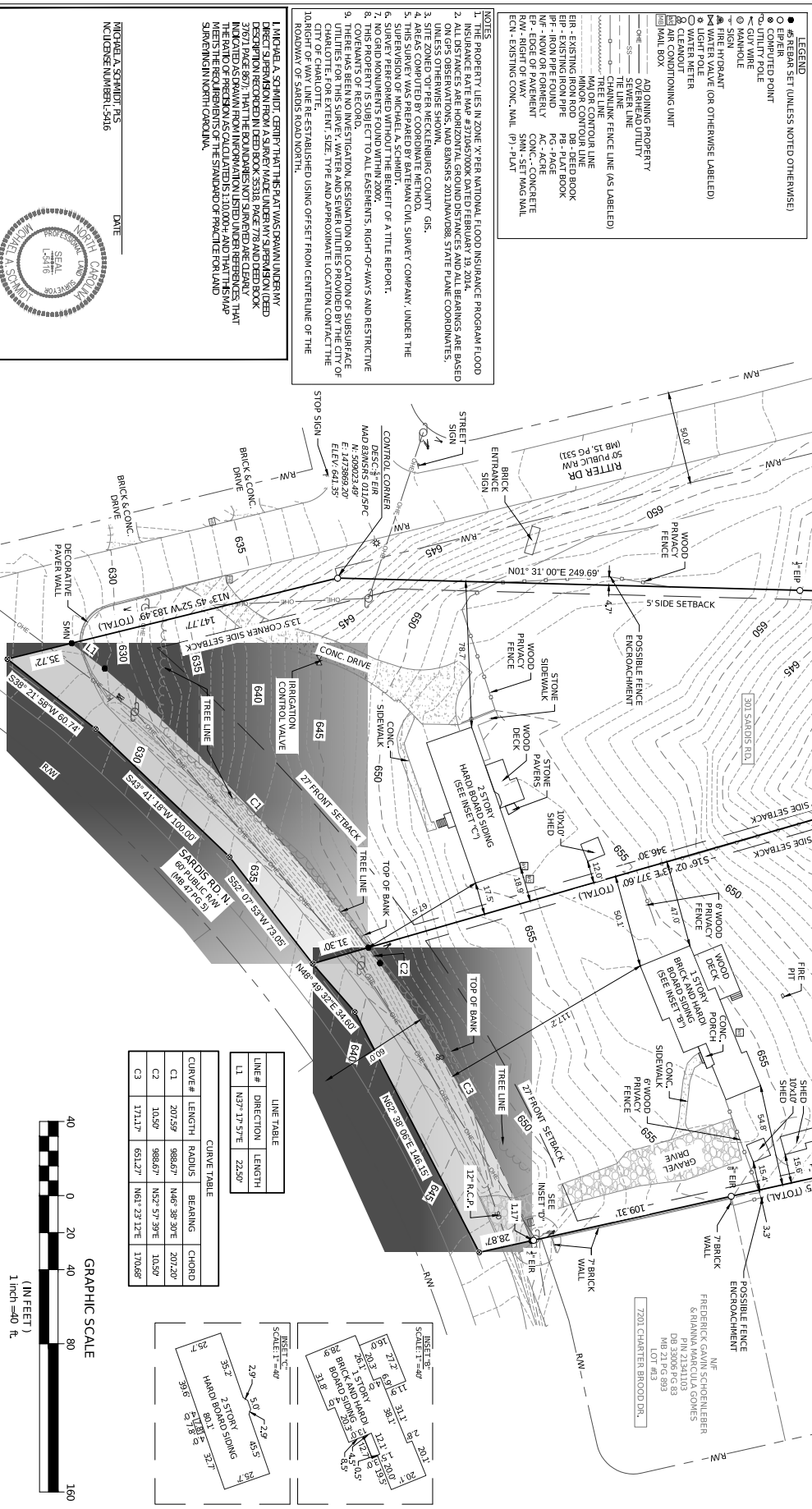
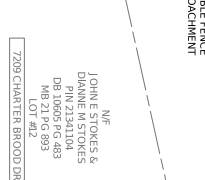
- TREE LINE
- SEWER LINE
- WATER LINE
- MAJOR CONTOUR LINE (AS LABELED)
- MINOR CONTOUR LINE
- EIP - EXISTING IRON PIPE
- EIP - EXISTING IRON PIPE
- PG - PAGE
- PF - IRON PIPE FOUND
- AC - CONCRETE
- RW - RIGHT OF WAY
- EIM - EXISTING CONC. MAIL (P) - PLAT

NOTES

1. THE PROPERTY LIES IN ZONE 7 PER NATIONAL FLOOD INSURANCE PROGRAM FLOOD ZONING MAP (AS SHOWN ON THE RECORD DRAWING).
2. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES AND ALL BEARINGS ARE BASED ON GPS OBSERVATIONS, AND BEARINGS 2011/ADDER, STATE PLANE COORDINATES, UNLESS OTHERWISE SHOWN.
3. UNLESS OTHERWISE SHOWN, ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.
4. AREAS COMPUTED BY BATEMAN CIVIL SURVEY COMPANY, UNDER THE SUPERVISION OF MICHAEL A. SCHMIDT.
5. THIS SURVEY WAS PREPARED BY BATEMAN CIVIL SURVEY COMPANY, UNDER THE SUPERVISION OF MICHAEL A. SCHMIDT.
6. NO GRIP MONUMENTS FOUND WITHIN 2000'.
7. THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, RIGHT-OF-WAYS AND RESTRICTIVE COVENANTS OF RECORD.
8. THE PROPERTY IS SUBJECT TO ALL EASEMENTS, RIGHT-OF-WAYS AND RESTRICTIVE COVENANTS OF RECORD.
9. UTILITIES FOR THIS SURVEY, WATER AND SEWER UTILITIES PROVIDED BY THE CITY OF CHARLOTTE, FOR EXTENT, SIZE, TYPE AND APPROXIMATE LOCATION CONTACT THE CITY OF CHARLOTTE.
10. ROADWAY OF SARDS ROAD NORTH.

1. MICHAEL A. SCHMIDT, CERTIFIED PLATTER, AT LAW WAS DRAWN UNDER MY DIRECT SUPERVISION FROM A SURVEY MADE UNDER MY SUPERVISION ON 07/07/2023. I AM A LICENSED SURVEYOR IN THE STATE OF NORTH CAROLINA AND I CERTIFY THAT THE FOUNDATIONS NOT SHOWN ARE CORRECTLY LOCATED AS SHOWN FROM INFORMATION LISTED UNDER REFERENCES THAT ARE INCORPORATED BY REFERENCE INTO THIS STANDARD OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA.

MICHAEL A. SCHMIDT, PLS
 NC LICENSE NUMBER: 55416
 DATE: _____



BOUNDARY & TOPOGRAPHIC SURVEY EXCLUSIVELY FOR BETTER PATH HOMES

301 SARDS ROAD N, CHARLOTTE, NC 28270
 AS RECORDED IN DEED BOOK 35318 PAGE 778
 357 SARDS ROAD N, CHARLOTTE, NC 28270
 AS RECORDED IN DEED BOOK 37671 PAGE 867

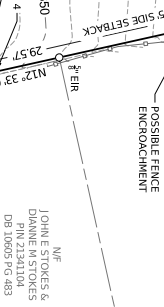
CHARLOTTE TOWNSHIP - MECKLENBURG COUNTY - NORTH CAROLINA

REVISIONS

NO.	DATE	DESCRIPTION
1.		
2.		
3.		
4.		
5.		

DESIGNED BY: BCSC
 DRAWN BY: BKL
 CHECKED BY: MAS
 DATE: 08/23/2023
 SHEET 1 OF 1

BATEMAN CIVIL SURVEY COMPANY
 ENGINEERS • SURVEYORS • PLANNERS
 2524 RELIANCE AVENUE, APEX, NC 27539
 PHONE: (919) 577-1080 FAX: (919) 577-1081
 INFO@BATEMANCIVILSURVEY.COM
 NCBELS FIRM#C-2378



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