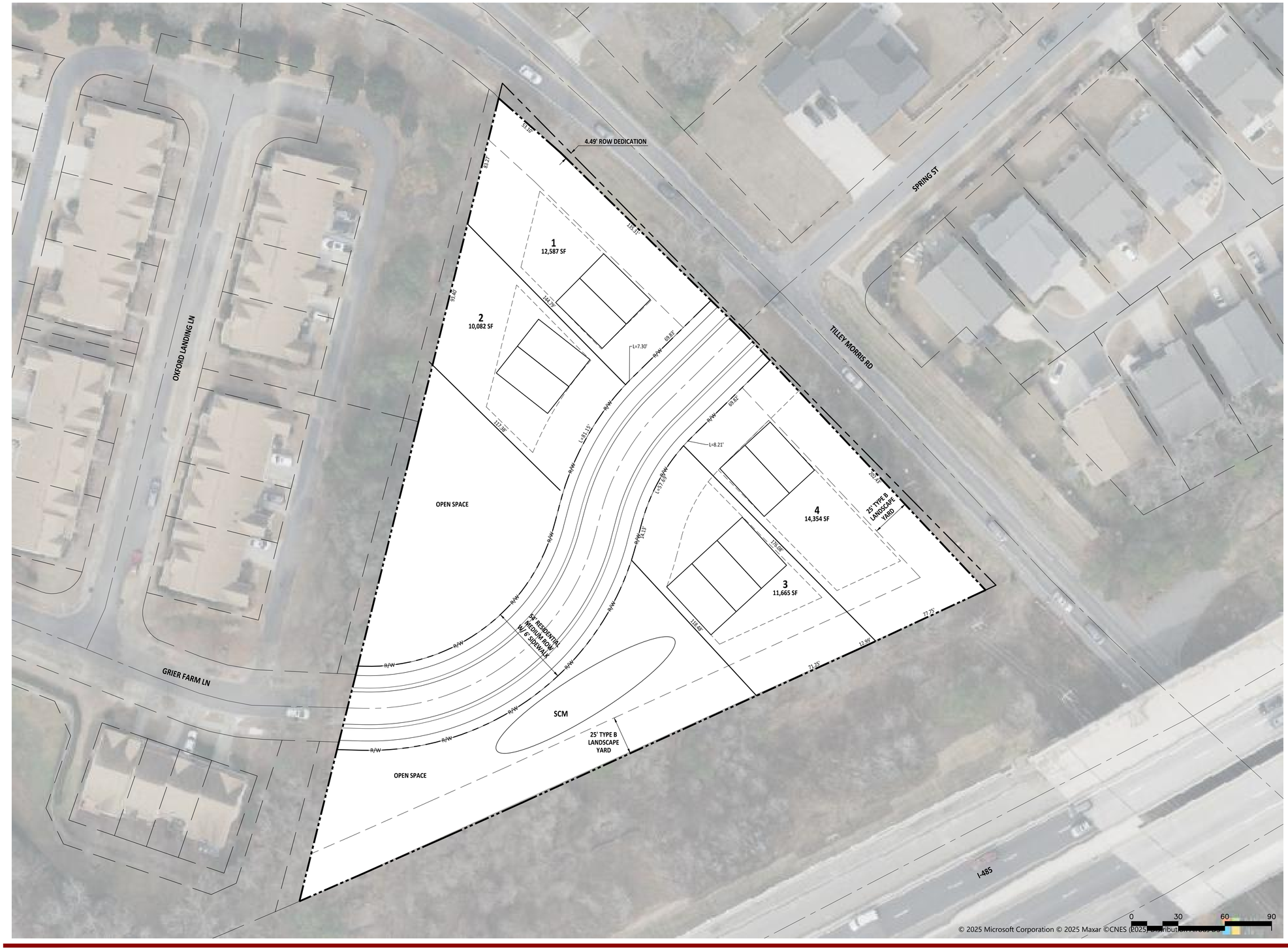

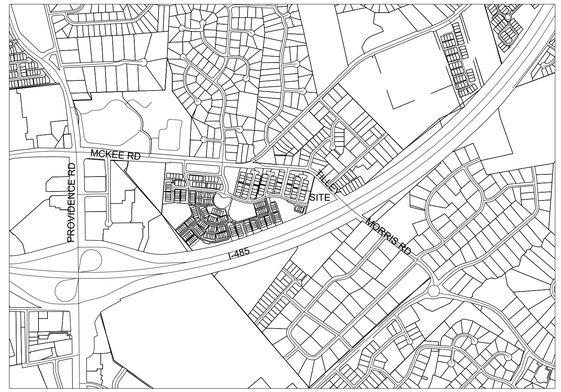

VICINITY MAP SCALE: 1" = 1,000'

SITE STATISTICS

PROPERTY DESCRIPTION:	4417 TILLEY MORRIS RD
PIN #:	23104506
TOTAL PROPERTY AREA:	2.820 ACRES (GIS)
CURRENT ZONING:	N1-A
NUMBER OF LOTS:	3 DUPLEX LOTS + 1 TRIPLEX LOT (9 DWELLING UNITS)
TYPICAL LOT SIZE:	10,000 SQFT
BUILDING SETBACKS:	27' FRONT 5' SIDE TILLEY MORRIS RD SIDE: 27' 40' REAR
LANDSCAPE YARD:	ROAD SIDE (TILLEY MORRIS & I-485) 25' TYPE B
REQUIRED GREEN SPACE:	15%
PROVIDED OPEN SPACE:	~20%

DRAWING COMPONENTS

- PROPERTY LINE INFORMATION FROM CITY OF CHARLOTTE GIS
- ZONING FROM CITY OF CHARLOTTE GIS
- PROPERTY SETBACKS FROM CITY OF CHARLOTTE ZONING ORDINANCE

NOT FOR CONSTRUCTION. THIS PLAN IS PRELIMINARY AND SUBJECT TO CHANGE

4417 TILLEY MORRIS RD DUPLEX/TRIPLEX CONCEPT PLAN

CHARLOTTE, NC

PREPARED FOR LYNETTE GLENN

January 6, 2026

AMERICAN Engineering
RALEIGH NC | CHARLOTTE NC | CHESAPEAKE VA

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