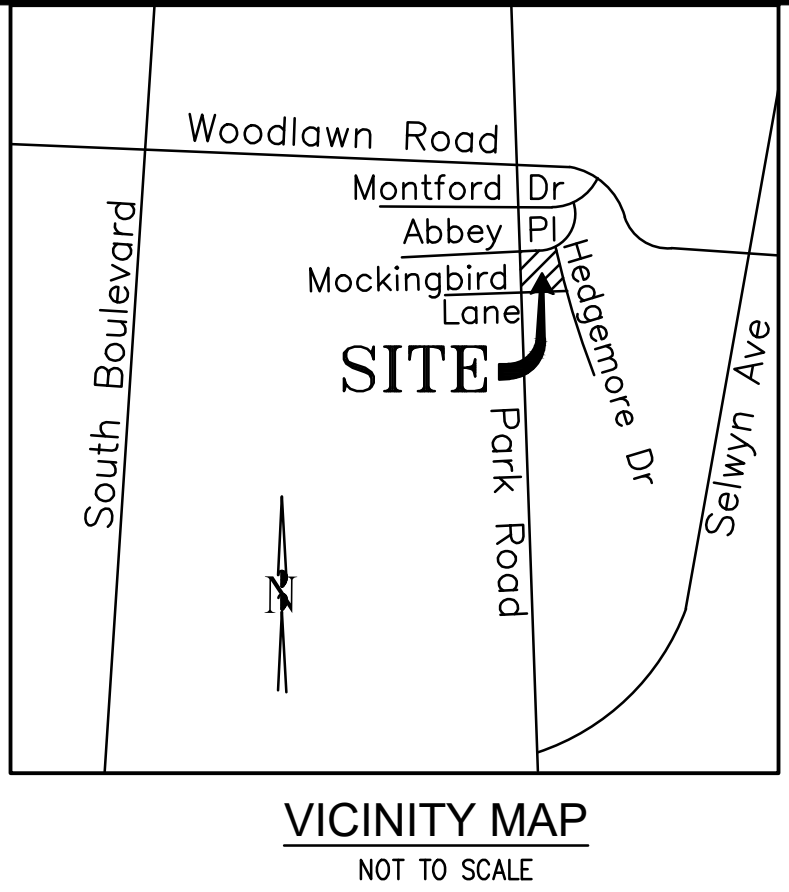


LEGEND	
	FOCAL POINT ON KEY CORNER
	REQUIRED INTERNAL PRIVATE STREET DESIGNED TO PUBLIC STANDARDS
	PRIVATE ACCESS DRIVE
	BUILDING FRONTAGE AREA
	RETAIL BUILDING CORNER
	PERMISSIBLE PARKING AREA
	SETBACK/BUFFER LINE
	EXISTING RIGHT-OF-WAY
	FUTURE RIGHT-OF-WAY
	FULL MOVEMENT ACCESS POINTS
	POTENTIAL FULL MOVEMENT SITE/BUILDING ACCESS POINTS INTO DEVELOPMENT
	OPTIONAL RIGHT IN/RIGHT OUT MOVEMENT ACCESS POINTS
	AMENITIZED PUBLICLY ACCESSIBLE OPEN SPACE
	EXISTING BUILDING (MAY REMAIN)



**ZONING CODE SUMMARY**

PROJECT NAME: PARK ROAD REDEVELOPMENT  
 OWNER: PARK CHARLOTTE, LLC  
 CLIENT NAME: GRUBB PROPERTIES, PHONE# (704) 372-5616  
 PLANS PREPARED BY: KIMLEY-HORN AND ASSOCIATES PHONE# (704)333-5131  
 TAX PARCEL ID: 17514405  
 STREET ADDRESS: PARK ROAD AT ABBEY PLACE  
 EXISTING ZONING: MUDD-O  
 PROPOSED ZONING: MUDD-O  
 PROPOSED USE: MIXED USE - RETAIL/OFFICE/MULTIFAMILY  
 PROPOSED BUILDING HEIGHT: AS ALLOWED BY THE APPLICABLE ZONING DISTRICT. SEE TECHNICAL DEVELOPMENT STANDARDS (RZ-2) FOR MORE INFORMATION.  
 EXISTING LOT SIZE: ±10.66 ACRES  
 JURISDICTION: CITY OF CHARLOTTE

**Kimley-Horn**  
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 200 SOUTH TRYON ST., SUITE 200, CHARLOTTE, NC 28202  
 WWW.KIMLEY-HORN.COM  
 NC LICENSE # F-0102

**NOT FOR CONSTRUCTION**

KH PROJECT	018740008
DATE	01/31/2023
SCALE	AS SHOWN
DESIGNED BY	LKH
DRAWN BY	LKH
CHECKED BY	RTL

**TECHNICAL DATA SHEET**

**PARK ROAD REDEVELOPMENT**  
PARK RD AT ABBEY PLACE

SHEET NUMBER  
**RZ-1**

EXISTING BUS SHELTER TO BE RELOCATED ON-SITE. ADA COMPLIANT BUS SHELTER PAD TO BE CONSTRUCTED PER STANDARD 60.03E. FINAL LOCATION WILL BE COORDINATED WITH THE DEVELOPER DURING LAND DEVELOPMENT PLAN REVIEW PROCESS.

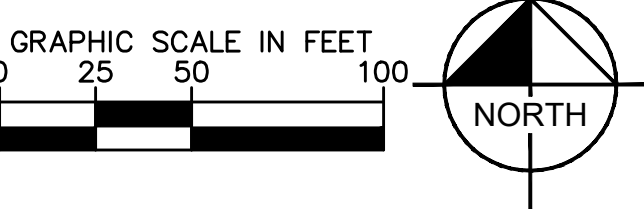
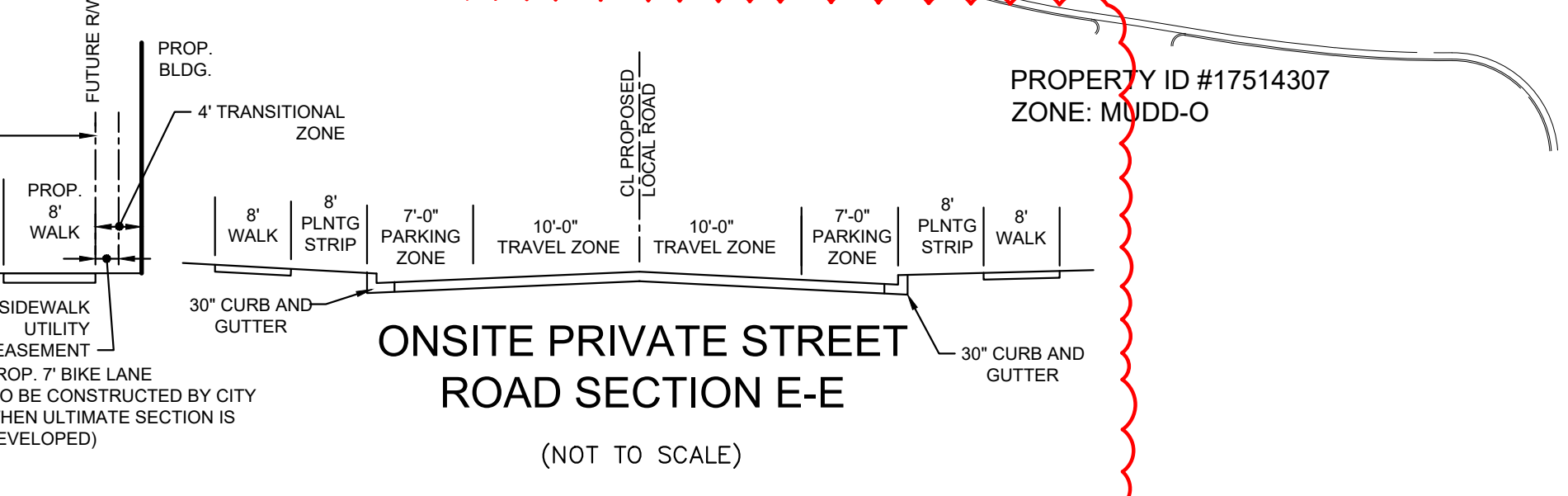
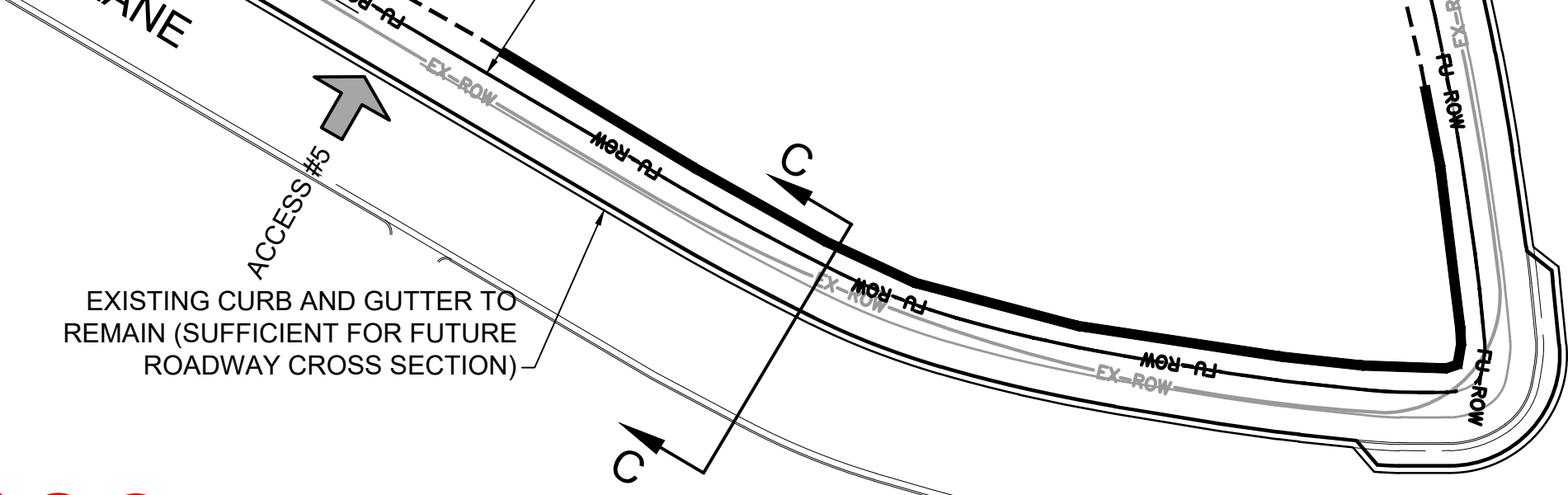
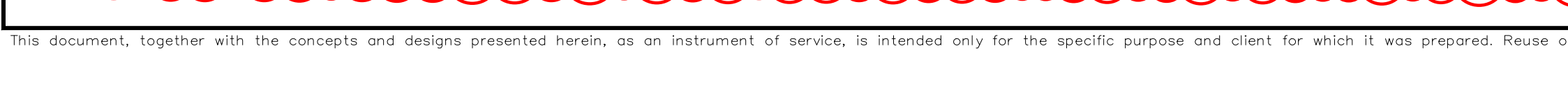
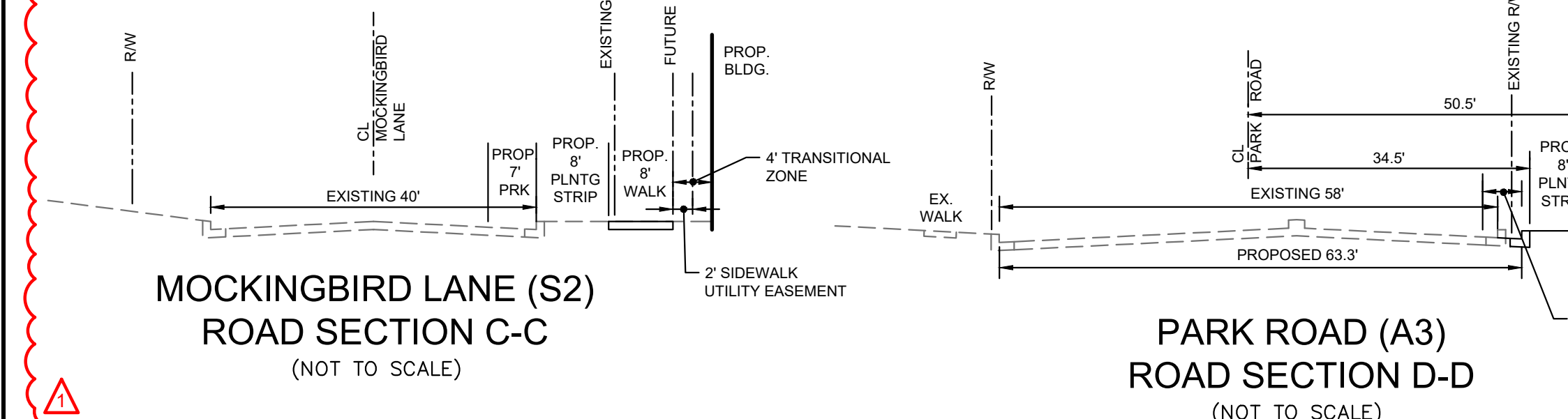
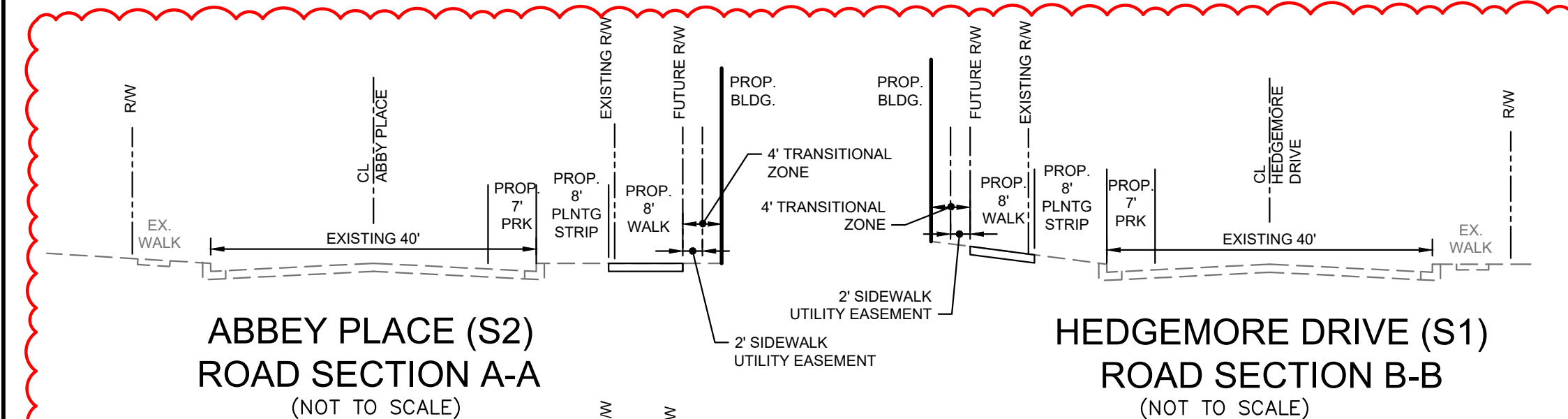
PROPERTY ID #17108237  
ZONE: O-2  
16' SETBACK, SAME AS FUTURE RIGHT-OF-WAY (FROM BACK OF CURB)

ALLOWABLE OFF STREET PARKING AREA PER OPTIONAL PROVISION  
OPTIONAL RIGHT IN/RIGHT OUT ACCESS #7

8" CRAPE MYRTLE IN CITY ROW

PROPERTY ID #17108236  
ZONE: MUDD-O

PEDESTRIAN CROSSING  
TRAFFIC SIGNAL



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