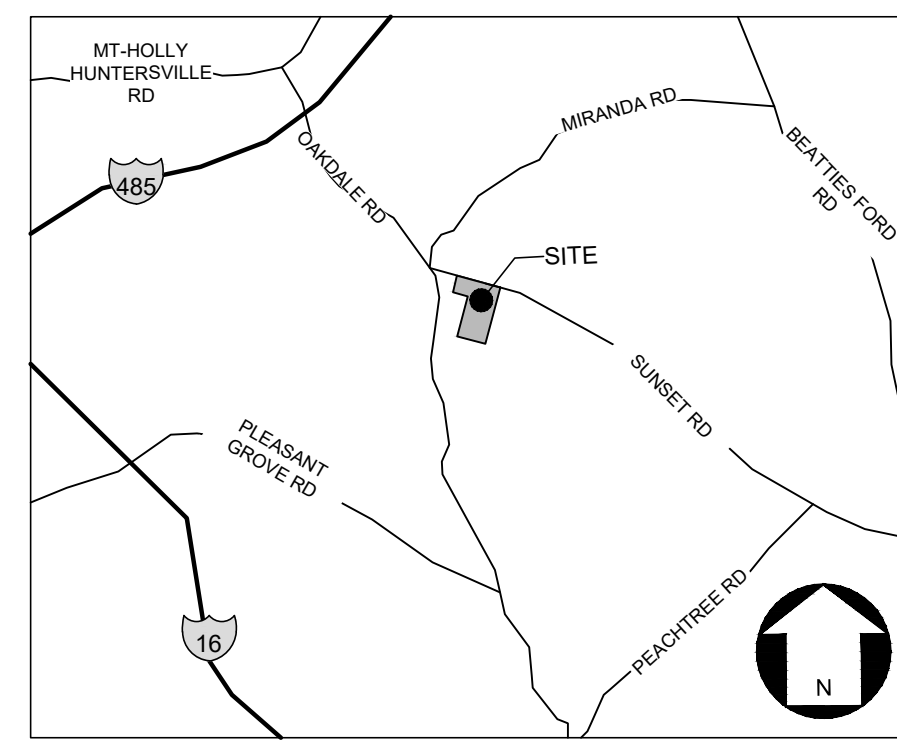
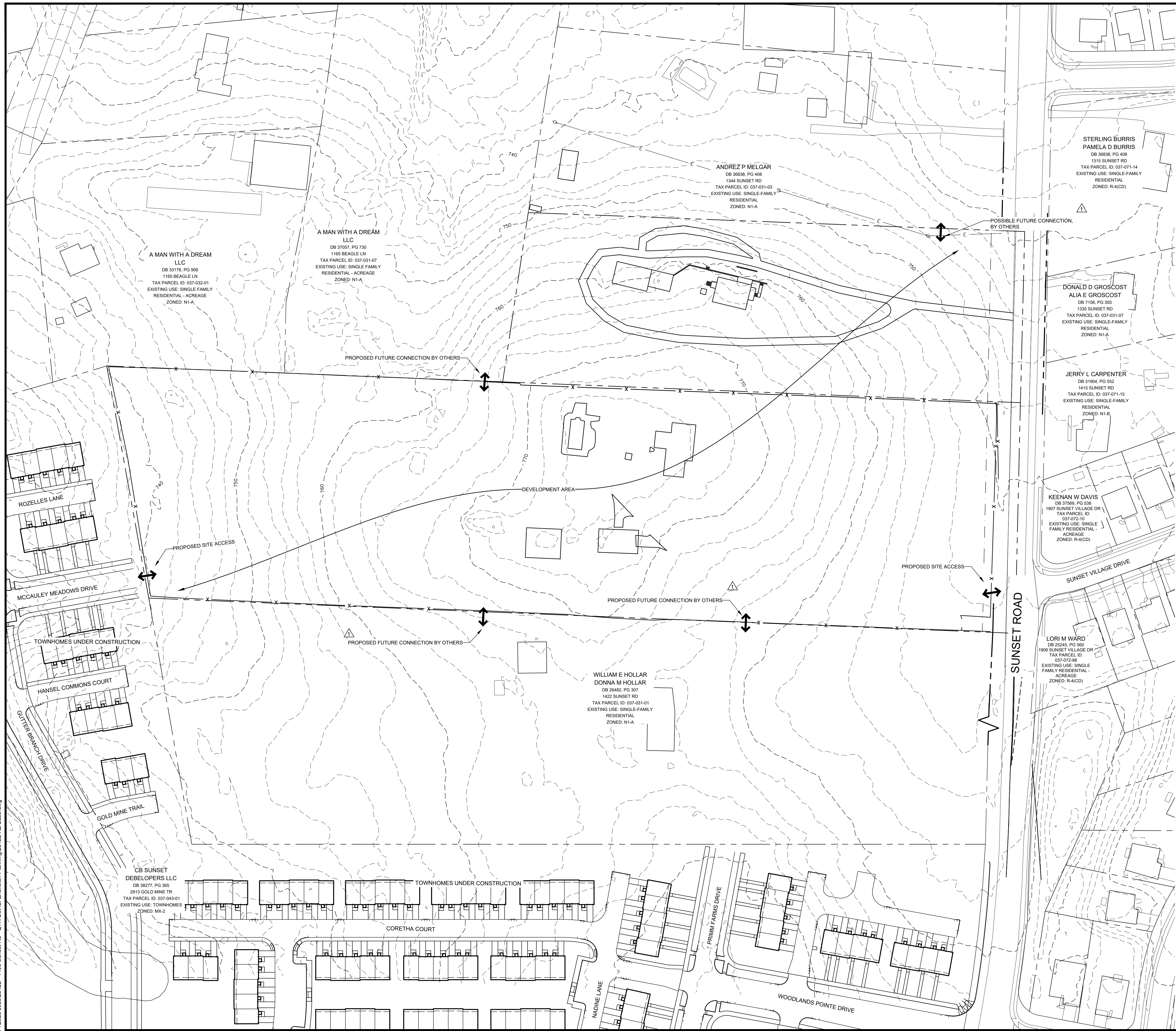


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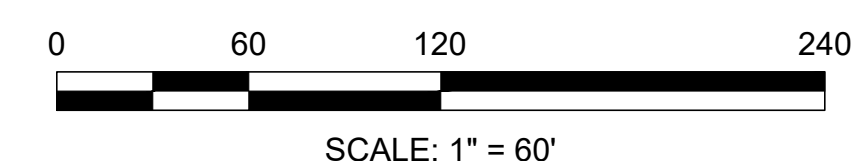
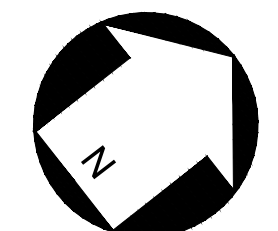


VICINITY MAP
NOT TO SCALE

LEGEND:

	PROPERTY BOUNDARY
	EXISTING CONTOUR LINES
	PROPOSED CONTOUR LINES
	EXISTING STREAM / WATER BODY
	EXISTING LOT LINE
	RIGHT-OF-WAY LINE
	SETBACK LINE
	EXISTING PAVEMENT
	PROPOSED CURBING
	EXISTING CURBING
	ROAD CENTERLINE
	EXISTING FENCE
	PROPOSED BUILDING
	EXISTING BUILDING
	EXISTING BUILDING TO BE REMOVED
	PROPOSED ASPHALT
	PROPOSED CONCRETE
	PROPOSED TREE SAVE AREA
	PROPOSED OPEN SPACE
	PROPOSED WATER QUALITY
	PROPOSED TREE
	EXISTING TREE
	PROPOSED SITE ENTRY

This Plan Is A Preliminary Design.
NOT Released For Construction.



REVISIONS:

No.	Date	By	Description
1	4/15/24	ADD	REVISIONS PER COMMENTS
2	5/13/24	ADD	REVISIONS PER COMMENTS
2	6/20/24	ADD	REVISIONS PER COMMENTS

1400 SUNSET ROAD
QTR DEVELOPMENT
CHARLOTTE, NC 28216

REZONING TECHNICAL DATA SHEET

PETITION NO. RZP-2024-022

CORPORATE CERTIFICATIONS
NC PE: C-2930 NC LA: C-253
SC ENG: NO. 3599 SC LA: NO. 211

Project Manager: MDL

Drawn By: FOK

Checked By: MDL

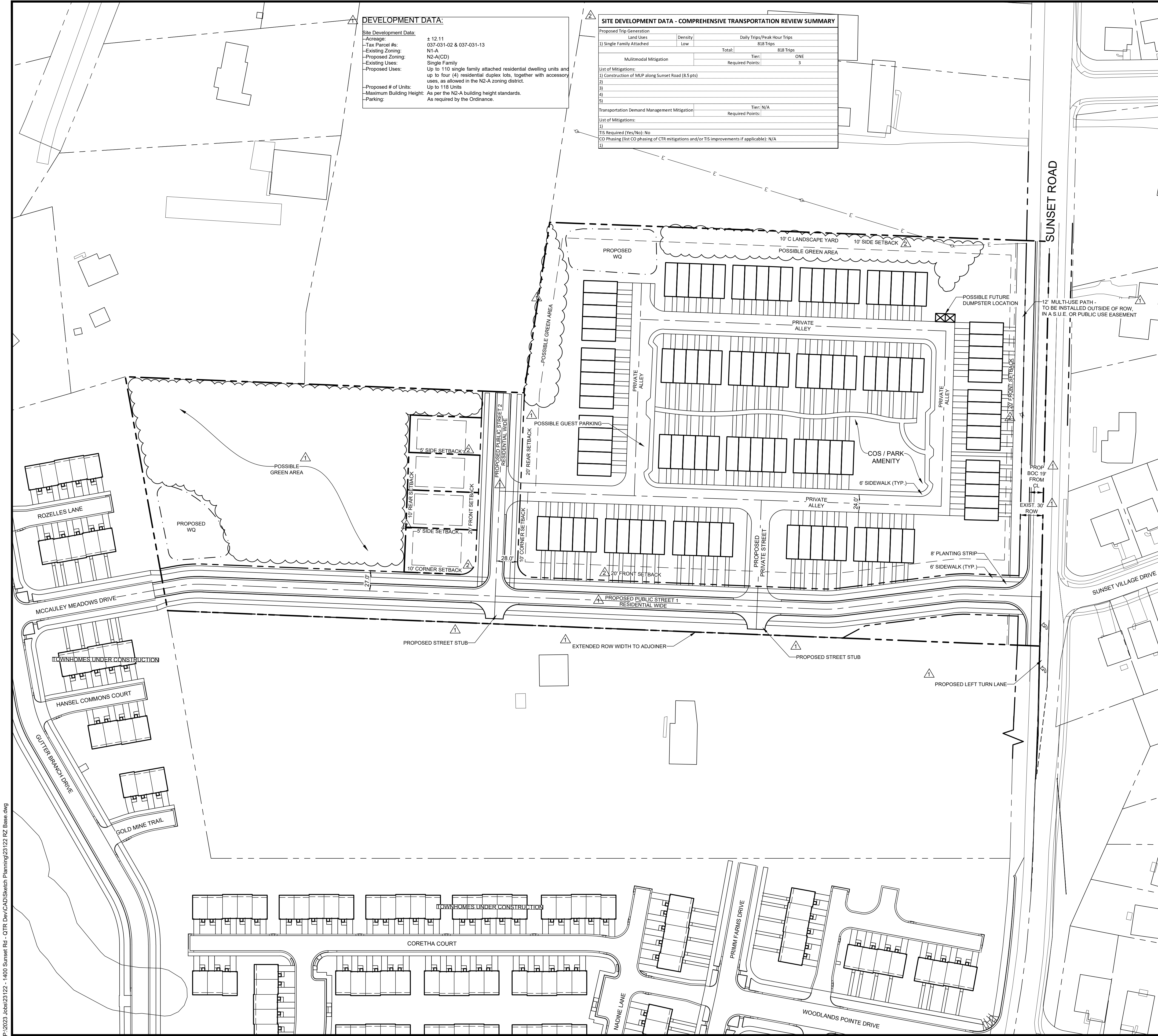
Date: 06/20/2024

Project Number: 23122

Sheet Number:

RZ-1

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DEVELOPMENT DATA:

Site Development Data:
-Acreage: ± 12.11
-Tax Parcel #: 037-031-02 & 037-031-13
-Existing Zoning: N1-A
-Proposed Zoning: N2-A(CD)
-Existing Uses: Single Family
-Proposed Uses: Up to 110 single family attached residential dwelling units and up to four (4) residential duplex lots, together with accessory uses, as allowed in the N2-A zoning district.
-Proposed # of Units: Up to 115 Units
-Maximum Building Height: As per the N2-A building height standards.
-Parking: As required by the Ordinance.

SITE DEVELOPMENT DATA - COMPREHENSIVE TRANSPORTATION REVIEW SUMMARY

Table with columns: Land Uses, Density, Daily Trips/Peak Hour Trips, Required Points, Tier. Includes sections for List of Mitigations and Transportation Demand Management Mitigation.

DEVELOPMENT STANDARDS

- 1. General Provisions: a. Site Location... b. Zoning Districts/Ordinance... c. Graphics and Alterations... d. Number of Buildings Principal and Accessory...
2. Permitted Uses & Development Area Limitations: a. The Site may be developed with up to one hundred and ten (110) single family attached residential dwelling units...
3. Access and Transportation Improvements: a. Access to the Site will be from Sunset Road... b. The alignment of the internal vehicular circulation and driveways may be modified...
4. Streetscape, Buffers, Yards, Open Space, and Landscaping: a. A minimum eight (8) foot planting strip and a twelve (12) foot shared-use path...
5. General Design Guidelines: a. The single family attached buildings on the Site will comply with the applicable residential site layout...
6. Environmental Features: a. The Site shall comply with the Charlotte City Council approved and adopted Post Construction Stormwater Ordinance...
7. Lighting: a. All freestanding exterior lighting installed on the Site shall comply with Article 16.2 of the Ordinance.
8. Amendments to the Rezoning Plan: a. Future amendments to the Rezoning Plan which includes these Development Standards...
9. Binding Effect of the Rezoning Application: a. If this Rezoning Petition is approved, all conditions applicable to the development of the Site imposed under the Rezoning Plan...

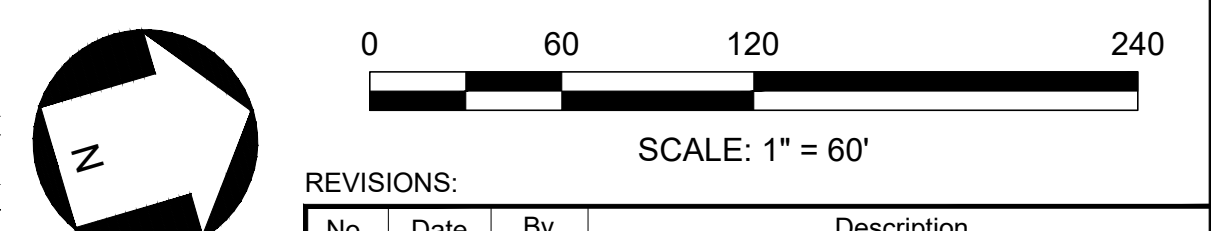


Table with columns: No., Date, By, Description. Lists revisions 1, 2, and 3.

Landworks Design Group, PA logo and contact information: 1730 West Morehead Street, Suite 304, Charlotte, NC 28208. Phone: 704-941-1604, Fax: 704-941-1604.

1400 SUNSET ROAD QTR DEVELOPMENT CHARLOTTE, NORTH CAROLINA 28216

REZONING SITE PLAN PETITION NO. RZP-2024-022

CORPORATE CERTIFICATIONS NC PE: C-2930 NC LA: C-253 SC ENG: NO. 3599 SC LA: NO. 211

Project Manager: MDL Drawn By: FOK Checked By: MDL Date: 06/20/2024 Project Number: 23122 Sheet Number:

RZ-2 SHEET # 02 OF 02