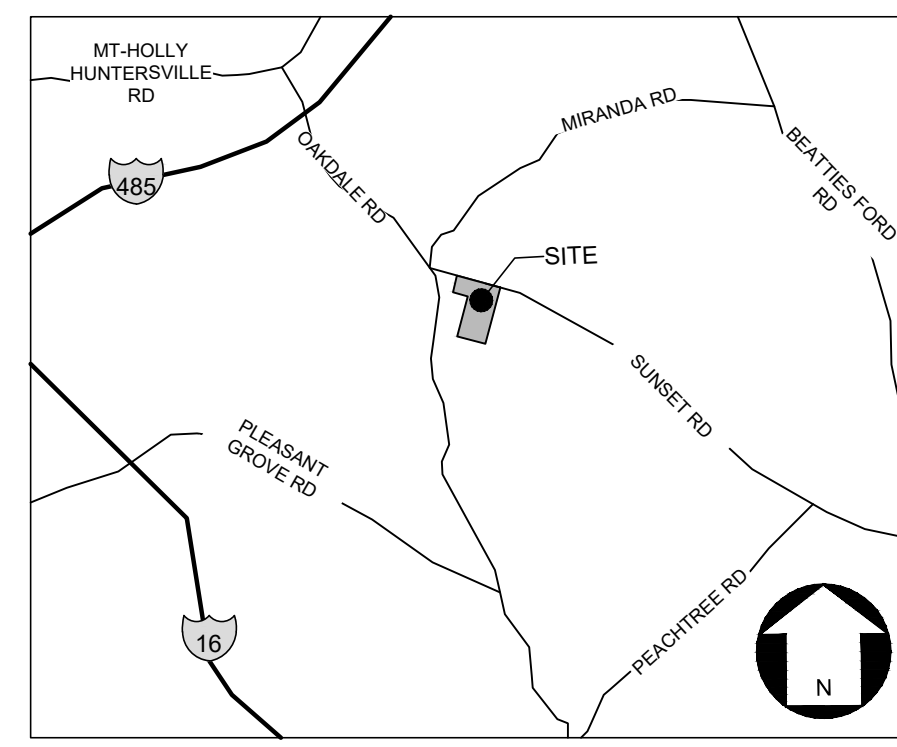
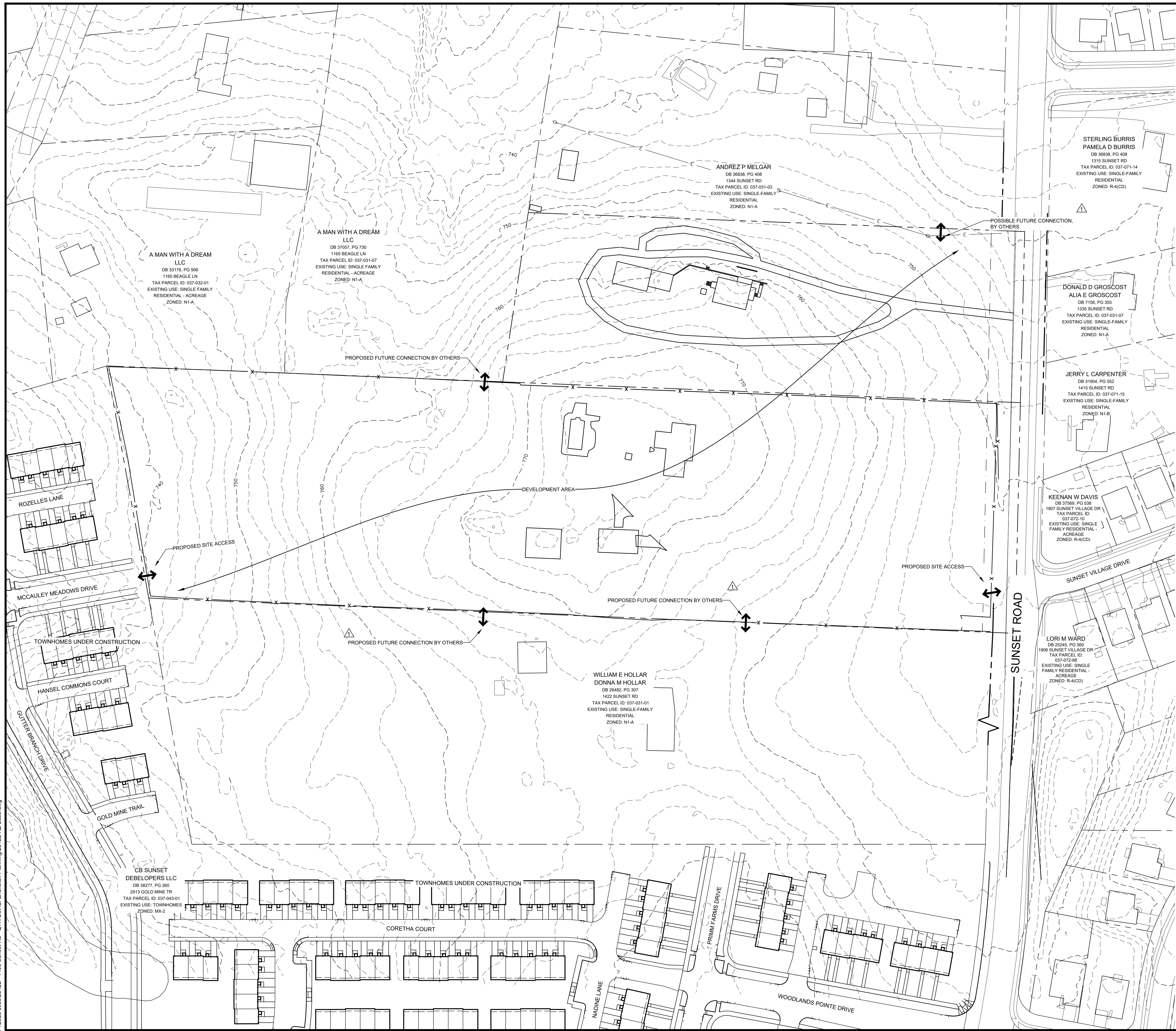


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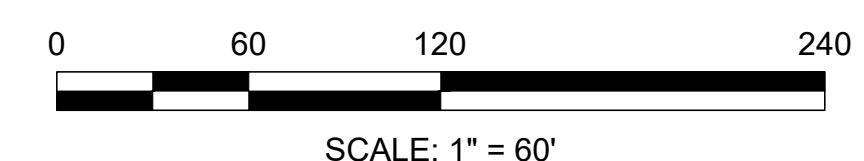
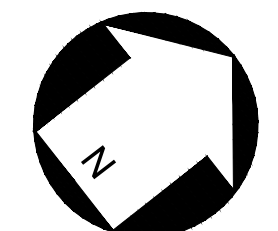


VICINITY MAP
NOT TO SCALE

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
3	6/20/24	ADD	REVISIONS PER COMMENTS
4	7/15/24	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: 07/15/2024

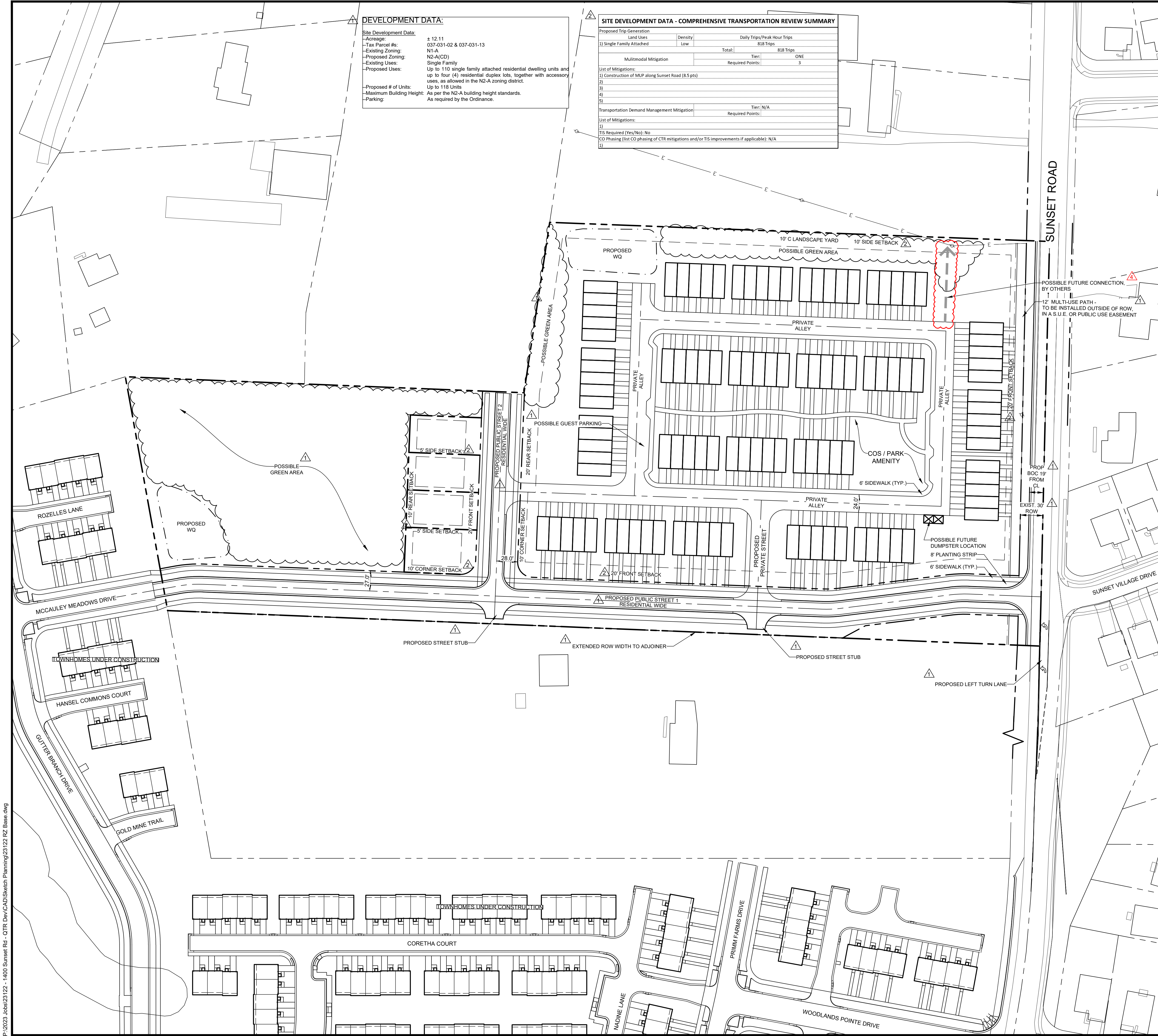
Project Number: 23122

Sheet Number:

RZ-1

SHEET # 01 OF 02

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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 Users: Single Family
-Proposed Users: 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.
-Maximum Building Height: Up to 115 Units
-Parking: As per the N2-A building height standards.

SITE DEVELOPMENT DATA - COMPREHENSIVE TRANSPORTATION REVIEW SUMMARY

Table with columns: Land Uses, Density, Daily Trips/Peak Hour Trips, Required Points, Tier. Includes sections for Single Family Attached, Multimodal Mitigation, and Transportation Demand Management Mitigation.

DEVELOPMENT STANDARDS

- 1. General Provisions: a. Site Location... b. Zoning District/Ordinance... c. Graphics and Alterations... d. Number of Buildings Principal and Accessory... e. Permitted Uses & Development Area Limitations... f. Access and Transportation Improvements... g. Right-of-Way Encroachment Agreement... h. All public roadway improvements... i. A left turn lane with 150 feet of storage... j. A Traffic Impact Study (TIS) is not required... k. Cross-access shall be provided... l. Streetscape, Buffers, Yards, Open Space, and Landscaping... m. A minimum eight (8) foot planting strip... n. Walkways shall be provided... o. Open space will be provided... p. Internal trees... q. Dumpster and recycling area... r. No more than five (5) attached dwelling units... 2. Environmental Features: a. The Site shall comply with the Charlotte City Council approved and adopted Post Construction Stormwater Ordinance... b. The Site will comply with the Tree provisions of the Ordinance... c. Development within any SWIMPSCO Buffers... 3. Lighting: a. All freestanding exterior lighting... 4. Amendments to the Rezoning Plan: a. Future amendments... 5. Binding Effect of the Rezoning Application: a. If this Rezoning Petition is approved...

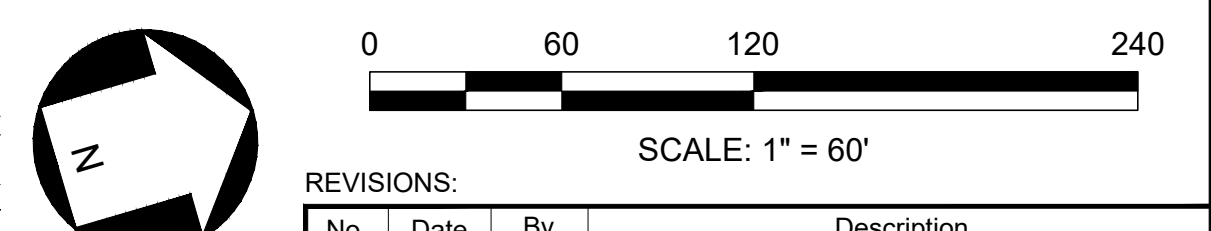


Table with columns: No., Date, By, Description. Lists revisions 1 through 4.



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: 07/15/2024
Project Number: 23122
Sheet Number:

RZ-2