

SITE DEVELOPMENT DATA:

- ACREAGE: ± 2 ACRES
- TAX PARCELS: 079-015-06, 079-015-01, 079-015-02, AND 079-015-03
- EXISTING ZONING: I-2
- PROPOSED ZONING: MUDD(CD)
- EXISTING USES: VACANT
- PROPOSED USES: USES PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE MUDD ZONING DISTRICT NOT OTHERWISE LIMITED IN THE REZONING PLAN.
- MAXIMUM DEVELOPMENT: 270 MULTI-FAMILY RESIDENTIAL UNITS AND 6,000 SQUARE FEET OF RETAIL/EDEE/PERSONAL SERVICE USES
- MAXIMUM BUILDING HEIGHT: 80 FEET, AS MEASURED PER THE ORDINANCE, AS FURTHER RESTRICTED BELOW
- PARKING: PER ORDINANCE

KEY MAP

SEAL

**PRELIMINARY  
-FOR REVIEW ONLY-**

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XXXXX XXXXXXXX ### 10/13/22  
ENGINEER REG. # DATE

**NOT FOR  
CONSTRUCTION**

**100 DALTON  
AVENUE**

ASCENT  
100 DALTON AVENUE  
CHARLOTTE, NC

LANDDESIGN PROJ.# 10122262

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE

DESIGNED BY: LD  
DRAWN BY: LD  
CHECKED BY: LD

SCALE

VERT: N/A  
HORZ: 1" = 20'

SHEET TITLE

TECHNICAL DATA SHEET

SHEET NUMBER

RZ-1.0

HENRY L PARKS &  
NANCY L PARKS  
227 FREELAND LN.  
CHARLOTTE, NC 28217  
PID: 07901415

PATRICIA E KING  
4000 BEATTIESF FORD RD  
CHARLOTTE, NC 28216  
PID: 07901401

SYLVANIA QOZ BUSINESS, LLC  
D.B. 34874, PG. 375  
PARCEL 079-015-05  
LOT 10, BLOCK 2  
LOCKWOOD  
M.B. 3, PG. 140  
M.B. 332, PG. 61

SYLVANIA QOZ BUSINESS, LLC  
D.B. 34874, PG. 375  
PARCEL 079-015-04  
LOT 9, BLOCK 2  
LOCKWOOD  
M.B. 3, PG. 140  
M.B. 332, PG. 61

RYAN R PROPRAWSKI  
118 SYLVANIA AVE  
CHARLOTTE, NC 28206  
PID: 07910608

ROSTAM PROPERTIES LLC  
7009 LAKE POWELL DR  
ARLINGTON TX 76016  
PID: 07910603

ROSTAM PROPERTIES LLC  
7009 LAKE POWELL DR  
ARLINGTON TX 76016  
PID: 07910604

ROSTAM PROPERTIES LLC  
7009 LAKE POWELL DR  
ARLINGTON TX 76016  
PID: 07910605

CITY OF CHARLOTTE  
600 E 4TH ST  
CHARLOTTE, NC  
PID: 07910606

1606 N TRYON INVESTMENT LLC  
106 FOSTER AV  
CHARLOTTE, NC 28203  
PID: 08301119

TAX DEPT. NORFOLK  
SOUTHERN RAILWAY CO.  
110 FRANKLIN RD  
ROANOKE, VA 24042  
PID: 08301118

**Site Development Data:**

## **I. General Provisions:**

- ## II. Permitted Uses:

### III. Maximum Development:

- #### IV. Transportation:

- ## V. Design Guidelines:

- d. **Building Massing** shall be designed to break up long monolithic building forms as follows: Buildings exceeding 120 feet in length shall include modulations of the building massing/façade plane (such as recesses, projections, and architectural details). Modulations shall be a minimum of ten (10) feet wide and shall project or recess a minimum of two (2) feet extending through at least a full floor.

- f. Architectural Elevation Design: elevations shall be designed to create visual interest as follows:

- ## VI. Environmental Features:

- a. The Petitioner shall comply with the requirements of the Post Construction Stormwater Ordinance.

- b. The Petitioner shall comply with the Tree Ordinance.

## VII. Lighting:

- a. All lighting shall be full cut-off type lighting fixtures excluding lower, decorative lighting that may be installed on buildings, along the driveways, sidewalks, and parking areas. However, upward facing accent/architectural lighting shall be permitted.

## VIII. Amendments to the Rezoning Plan:

Future amendments to the Rezoning Plan may be applied for by the then Owner or Owners of the applicable Lot of the Site affected by such amendment in accordance with the provisions herein and of Section 6.207 of the Ordinance.

### **IX. Binding Effect of the Rezoning Application:**

KEY MAP

SEAL

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XXXXX XXXXXXXX	####	9/13/22
ENGINEER	REG. #	DATE

PROJECT \_\_\_\_\_

## ASCENT

100 DALTON AVENUE  
CHARLOTTE, NC

LANDDESIGN PROJ.# 10122262

## REVISION / ISSUANCE

[illegible]

DESIGNED BY: LD  
DRAWN BY: LD  
CHECKED BY: LD

SCALE NORTH

VERT: N/A  
HORZ: AS NOTED

SHEET TITLE

## DEVELOPMENT STANDARDS

SHEET NUMBER \_\_\_\_\_

RZ-2.0



KEY MAP

SEAL

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**100 DALTON AVENUE**

ASCENT  
100 DALTON AVENUE  
CHARLOTTE, NC

LANDDESIGN PROJ.# 10122262

**REVISION / ISSUANCE**

NO.	DESCRIPTION	DATE

DESIGNED BY: LD  
DRAWN BY: LD  
CHECKED BY: LD

SCALE NORTH  
VERT: N/A  
HORZ: 1" = 20'  
0 10 20 40

EXISTING CONDITIONS

SHEET NUMBER  
**RZ-3.0**

