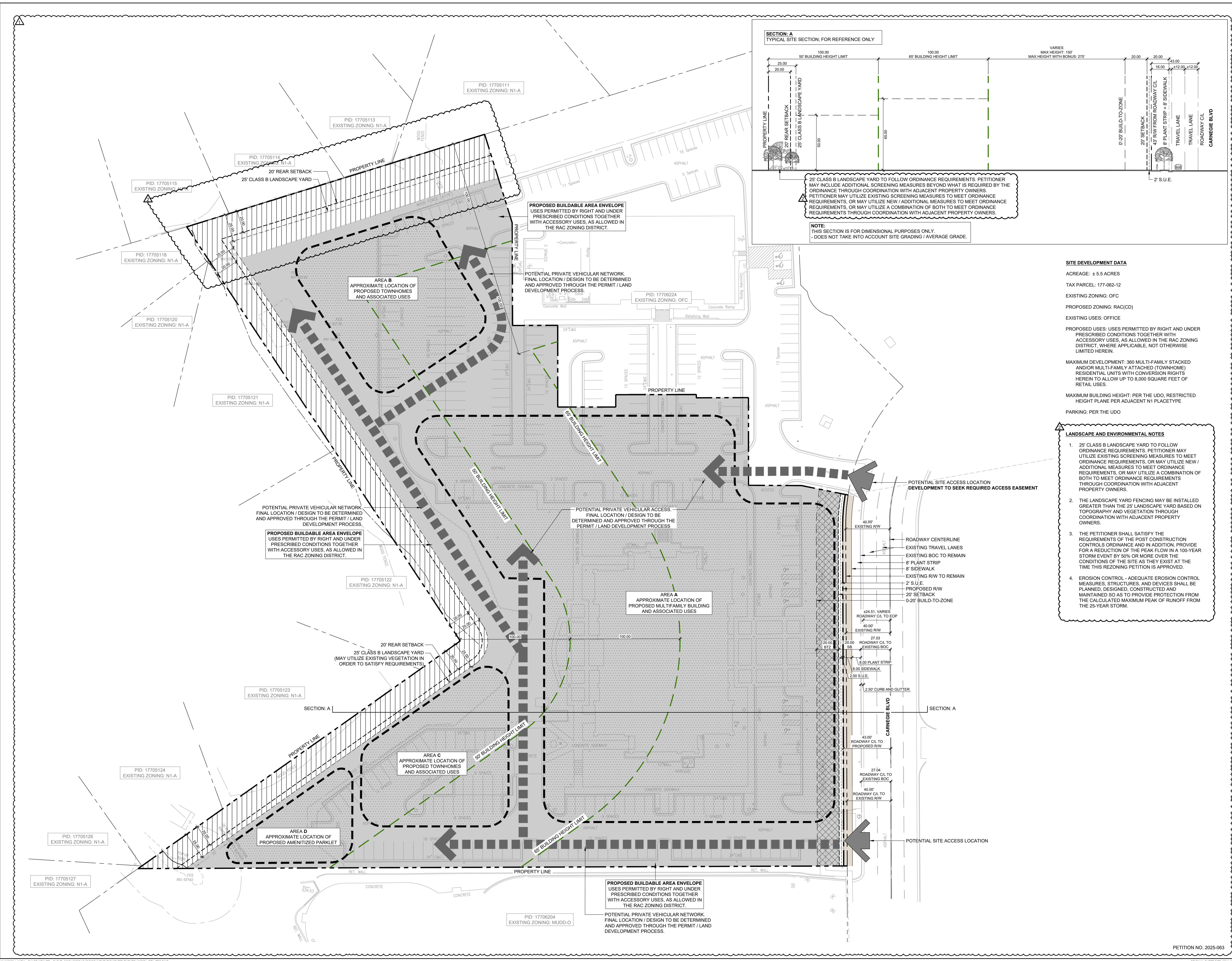




SITE DEVELOPMENT DATA

ACREAGE: ± 5.5 ACRES
TAX PARCEL: 177-062-12
EXISTING ZONING: OFC
PROPOSED ZONING: RAC(CD)
EXISTING USES: OFFICE
PROPOSED USES: USES PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE RAC ZONING DISTRICT, WHERE APPLICABLE, NOT OTHERWISE LIMITED HEREIN.
MAXIMUM DEVELOPMENT: 360 MULTI-FAMILY STACKED AND/OR MULTI-FAMILY ATTACHED (TOWNHOME) RESIDENTIAL UNITS WITH CONVERSION RIGHTS HEREIN TO ALLOW UP TO 8,000 SQUARE FEET OF RETAIL USES.
MAXIMUM BUILDING HEIGHT: PER THE UDO, RESTRICTED HEIGHT PLANE PER ADJACENT N1 PLACETYPE
PARKING: PER THE UDO

LANDSCAPE AND ENVIRONMENTAL NOTES

- 25' CLASS B LANDSCAPE YARD TO FOLLOW ORDINANCE REQUIREMENTS. PETITIONER MAY UTILIZE EXISTING SCREENING MEASURES TO MEET ORDINANCE REQUIREMENTS, OR MAY UTILIZE NEW / ADDITIONAL MEASURES TO MEET ORDINANCE REQUIREMENTS, OR MAY UTILIZE A COMBINATION OF BOTH TO MEET ORDINANCE REQUIREMENTS THROUGH COORDINATION WITH ADJACENT PROPERTY OWNERS.
- THE LANDSCAPE YARD FENCING MAY BE INSTALLED GREATER THAN THE 25' LANDSCAPE YARD BASED ON TOPOGRAPHY AND VEGETATION THROUGH COORDINATION WITH ADJACENT PROPERTY OWNERS.
- THE PETITIONER SHALL SATISFY THE REQUIREMENTS OF THE POST CONSTRUCTION CONTROLS ORDINANCE AND IN ADDITION, PROVIDE FOR A REDUCTION OF THE PEAK FLOW IN A 100-YEAR STORM EVENT BY 50% OR MORE OVER THE CONDITIONS OF THE SITE AS THEY EXIST AT THE TIME THIS REZONING PETITION IS APPROVED.
- EROSION CONTROL - ADEQUATE EROSION CONTROL MEASURES, STRUCTURES, AND DEVICES SHALL BE PLANNED, DESIGNED, CONSTRUCTED AND MAINTAINED SO AS TO PROVIDE PROTECTION FROM THE CALCULATED MAXIMUM PEAK OF RUNOFF FROM THE 25-YEAR STORM.

ISSUED FOR PERMITTING

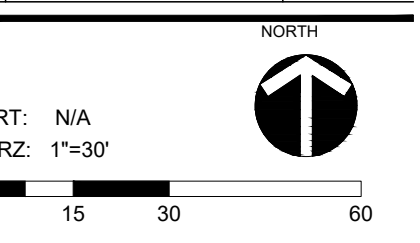
5825 CARNEGIE BLVD

NORTHWOOD RAVIN
5825 CARNEGIE BLVD
CHARLOTTE, NC

1025071

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1ST SUBMITTAL		05-15-2025
REVISIONS PER COMMENTS		08-11-2025
REVISIONS PER COMMENTS		10-13-2025

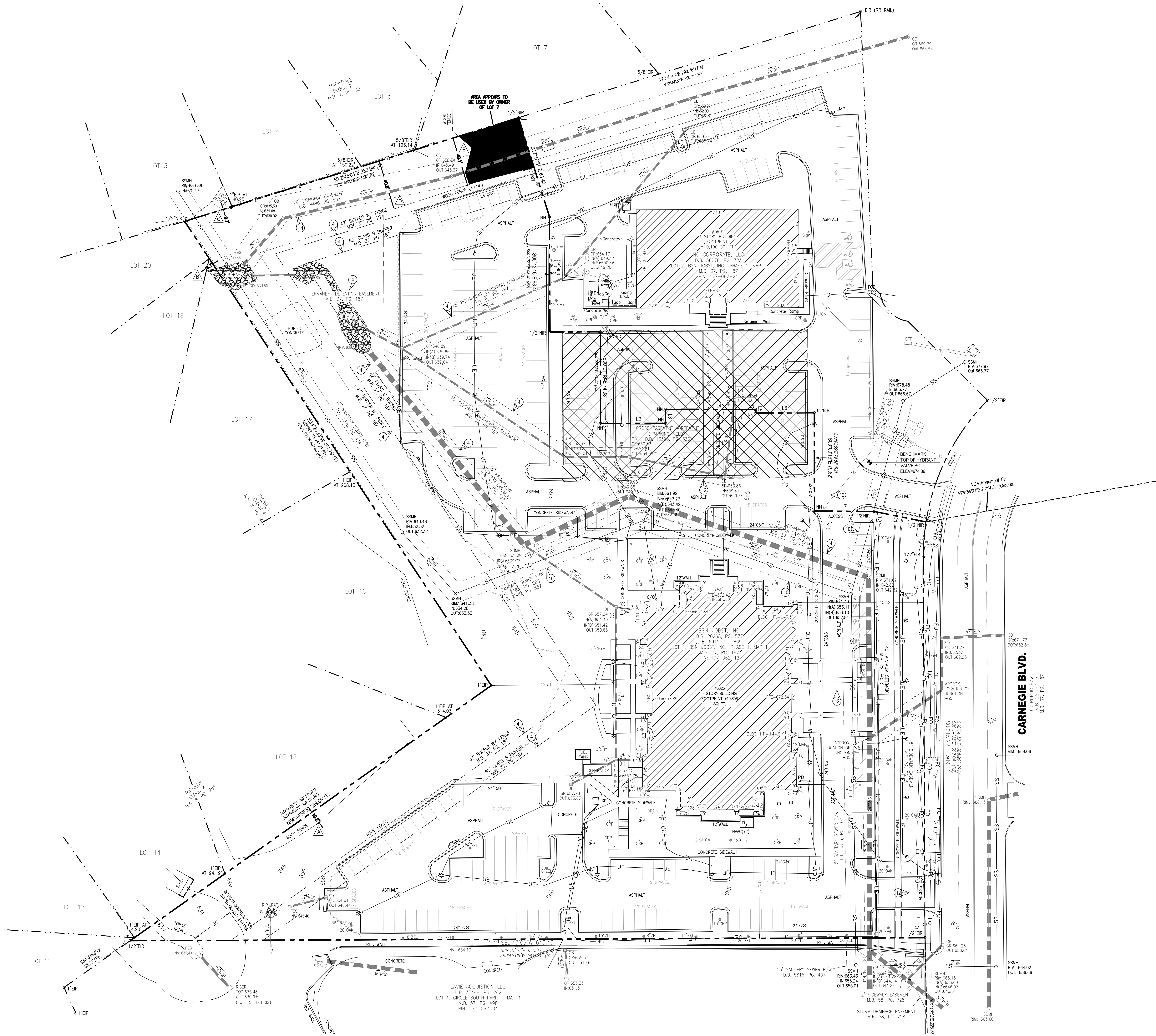


TECHNICAL DATA SHEET

SHEET NUMBER

RZ1.00

PETITION NO. 2025-063



KEY MAP

SEAL

ISSUED FOR
PERMITTING

PROJECT

5825 CARNEGIE
BLVD

NORTHWOOD RAVIN
5825 CARNEGIE BLVD
CHARLOTTE, NC

LANDDESIGN PROJ.# 1025071

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	1ST SUBMITTAL	05-15-2025
2	REVISIONS PER COMMENTS	08-11-2025
3	REVISIONS PER COMMENTS	10-13-2025

SCALE

VERT: N/A
HORZ: 1"=30'
0 15 30 60

SHEET TITLE

EXISTING CONDITIONS

SHEET NUMBER

RZ3.00

PETITION NO. 2025-063