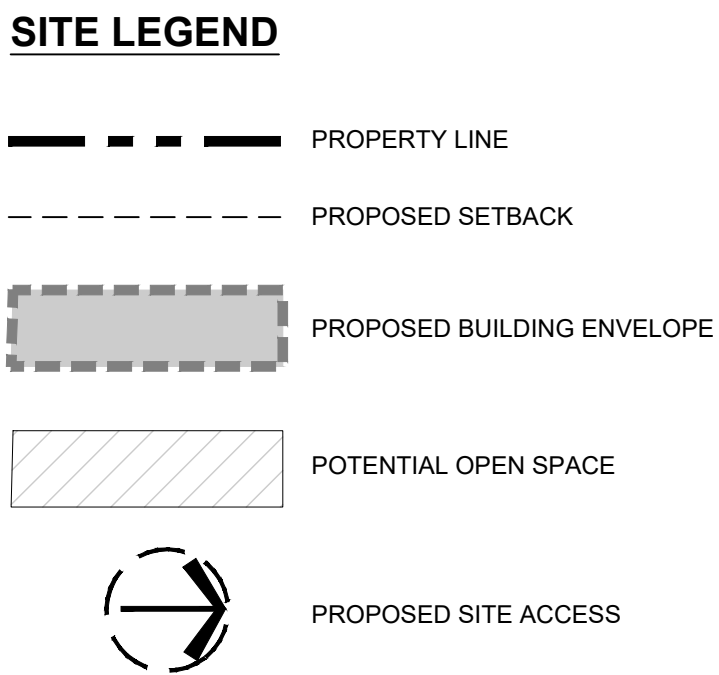




ACREAGE: ± 1.53 ACRES

-TAX PARCELS: #177-083-05

-EXISTING ZONING: O-15(CD)

-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 NOT OTHERWISE LIMITED HEREIN.

-MAXIMUM DEVELOPMENT: 68,000 SQUARE FEET OF OFFICE USES, 6,000 SQUARE FEET OF FINANCIAL INSTITUTION USES, AND 6,000 SQUARE FEET OF RESTAURANT/RETAIL USES

-MAXIMUM BUILDING HEIGHT: PER THE UDO UNLESS OTHERWISE LIMITED HEREIN

-PARKING: PER THE UDO

POTENTIAL OPEN SPACE AREAS INDICATED EXCEED MINIMUM ORDINANCE REQUIREMENTS AND ARE SHOWN FOR REFERENCE ONLY. FINAL LOCATION AND PROGRAM COMPONENTS ARE SUBJECT TO FINAL ENGINEERING/DESIGN AND WILL MEET ORDINANCE REQUIREMENTS.

IN SOME CASES, PROPOSED OPEN SPACE AREAS MAY BE LOCATED ON TOP OF SUBTERRANEAN PARKING STRUCTURE(S) AND MAY RELY ON SPECIALTY HARDSCAPE/ PLAZA PROGRAM COMPONENTS TO ACHIEVE REQUIREMENTS.

**PRELIMINARY
-FOR REVIEW ONLY-**

THESE DOCUMENTS ARE FOR DESIGN REVIEW ONLY AND NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMITS. IF FOR ANY PURPOSE, THEY ARE PREPARED BY OR UNDER THE SUPERVISION OF:

XXXXXX XXXXXXXX	持牌持牌	5/29/20
ENGINEER	REG. #	DATE

CARNEGIE BLVD REZONING

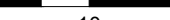
6337 CARNEGIE BLVD
CHARLOTTE, NC

[illegible]

SCALE

NORTH

VERT:
HORZ: 1" = 20'



TECHNICAL DATA SHEET

RZ-1



— — — — — PROPOSED SETBACK

PID: 177-083-04
BEACON INVESTMENT
CORP
DB 29541 PG 361
EX. ZONING: OFC
USE: OFFICE

PID: 177-083-03
NUCOR PROPERTIES LLC
DB 36197 PG 68
EX. ZONING: MUDD-O
USE: COMMERCIAL

PID: 177-083-01
TGA HP SPECIALTY
SHOPS OWNER LLC
DB 37999 PG 917
EX. ZONING: B-1(CD)
USE: COMMERCIAL

PID: 177-061-14
SWVP CHARLOTTE LLC
DB 29541 PG 361
EX. ZONING: B-1SCD
USE: HOTEL/MOTEL>6
FLOORS

KEY MAP

SEAL

PRELIMINARY
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CONSTRUCTION, BIDDING, OR PERMIT
PURPOSE. THEY ARE PREPARED BY, OR
UNDER THE SUPERVISION OF:

XXXXXX XXXXXXXX	###	5/29/25
ENGINEER	REG. #	DATE

**NOT FOR
CONSTRUCTION**

28018-51

CARNEGIE BLVD REZONING

337 CARNEGIE BLVD
CHARLOTTE, NC

LANDDESIGN PROJ.A

025083

REVISION / ISSUANCE

[illegible]

SCALE

NORTH

PERT:

PROZ: 1" = 20'



SHEET 11

EXISTING CONDITIONS

SHEET NUMBER

RZ-2

09/18/2025

--Parking: per the UDO

i. Site access from Carnegie Boulevard shall have a minimum separation of ten (10) feet from the property line, through the right-of-way, per the Charlotte Streets Manual.

radius of the common open space area. This radius is measured in a straight line from the lot line, without regard for street, sidewalk or trail connections, to the nearest point of the open space. Multiple common open space areas may be needed to meet this requirement

RZ-3