



KITTLE PROPERTY GROUP, INC.

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PROJECT TITLE

SPEEDWAY FLATS

3919 MOREHEAD RD
CHARLOTTE, NORTH CAROLINA 28262

SHEET TITLE

PRELIMINARY
ARCHITECTURAL
SITE PLAN

ISSUED FOR: DATE
07/14/2026

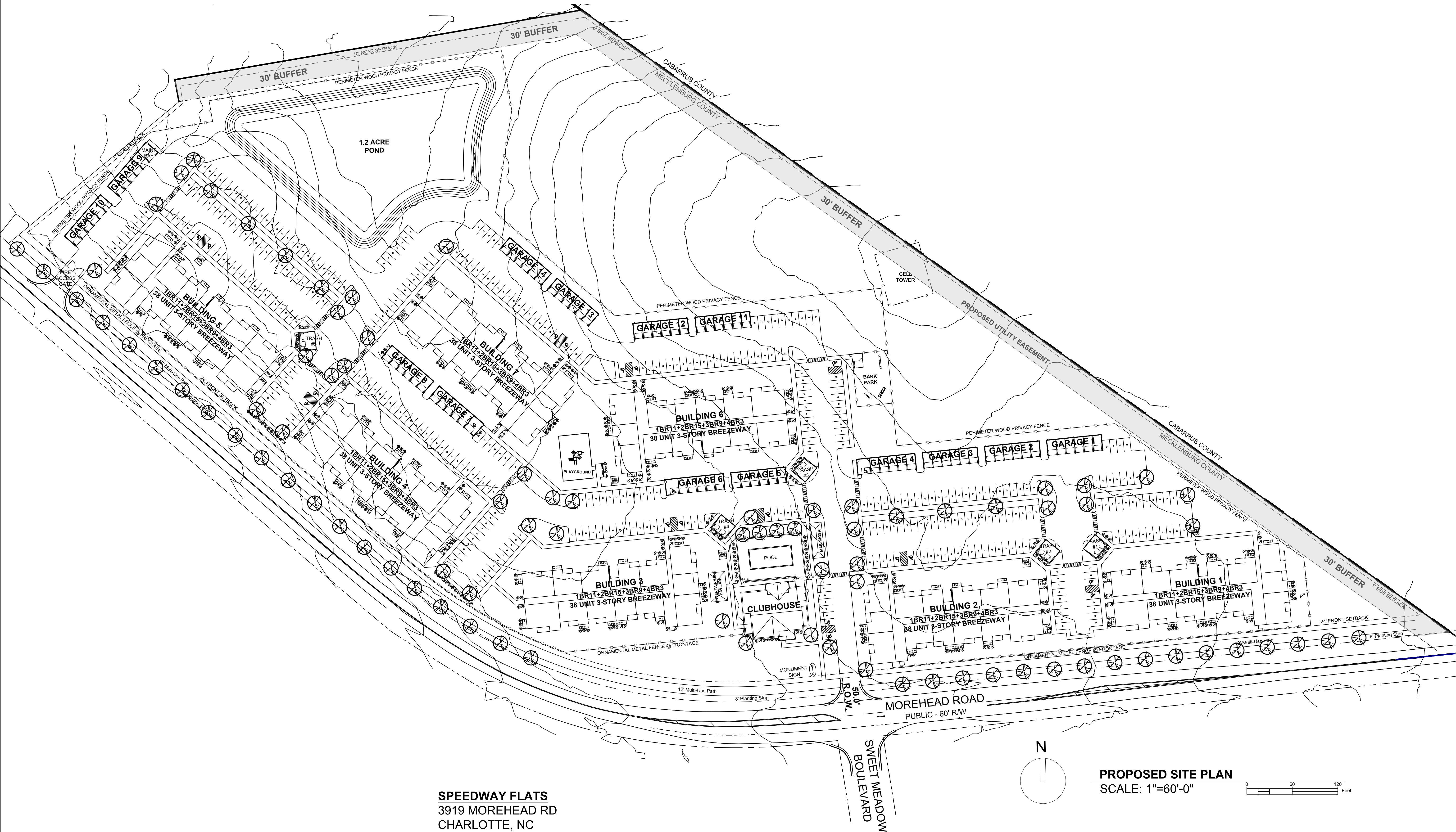
DO NOT SCALE PRINTS - USE
FIGURED DIMENSIONS ONLY

JOB NO.

26-009

SHEET NUMBER

ASP-1



SPEEDWAY FLATS
3919 MOREHEAD RD
CHARLOTTE, NC

SITE:
± 22.1 ACRES

ZONING:
EXISTING - N1-A

PROPOSED DENSITY:
266 DWELLING UNITS
12 DWELLING UNITS PER ACRES

PROJECT SCOPE:
1BR11, 2BR15, 3BR9, 4BR3 = 38 UNITS
7 T-BREEZEWAY BUILDINGS = 266 UNITS

UNIT MIX:
77 1BR UNITS (29%)
105 2BR UNITS (39%)
63 3BR UNITS (24%)
21 4BR UNITS (8%)
266 TOTAL DWELLING UNITS

AMENITIES:
MONUMENT SIGN
CLUBHOUSE
POOL
BARK PARK
ENTERTAINMENT PAVILION
PLAYGROUND
BIKE RACKS
PERIMETER FENCE
STORMWATER POND

PARKING:
REQUIRED: 466 SPACES
1.75 SPACES / UNIT
466 SURFACE SPACES PROVIDED
81 GARAGE PARKING SPACES (30%)
547 TOTAL PARKING SPACES
2 SPACES / UNIT