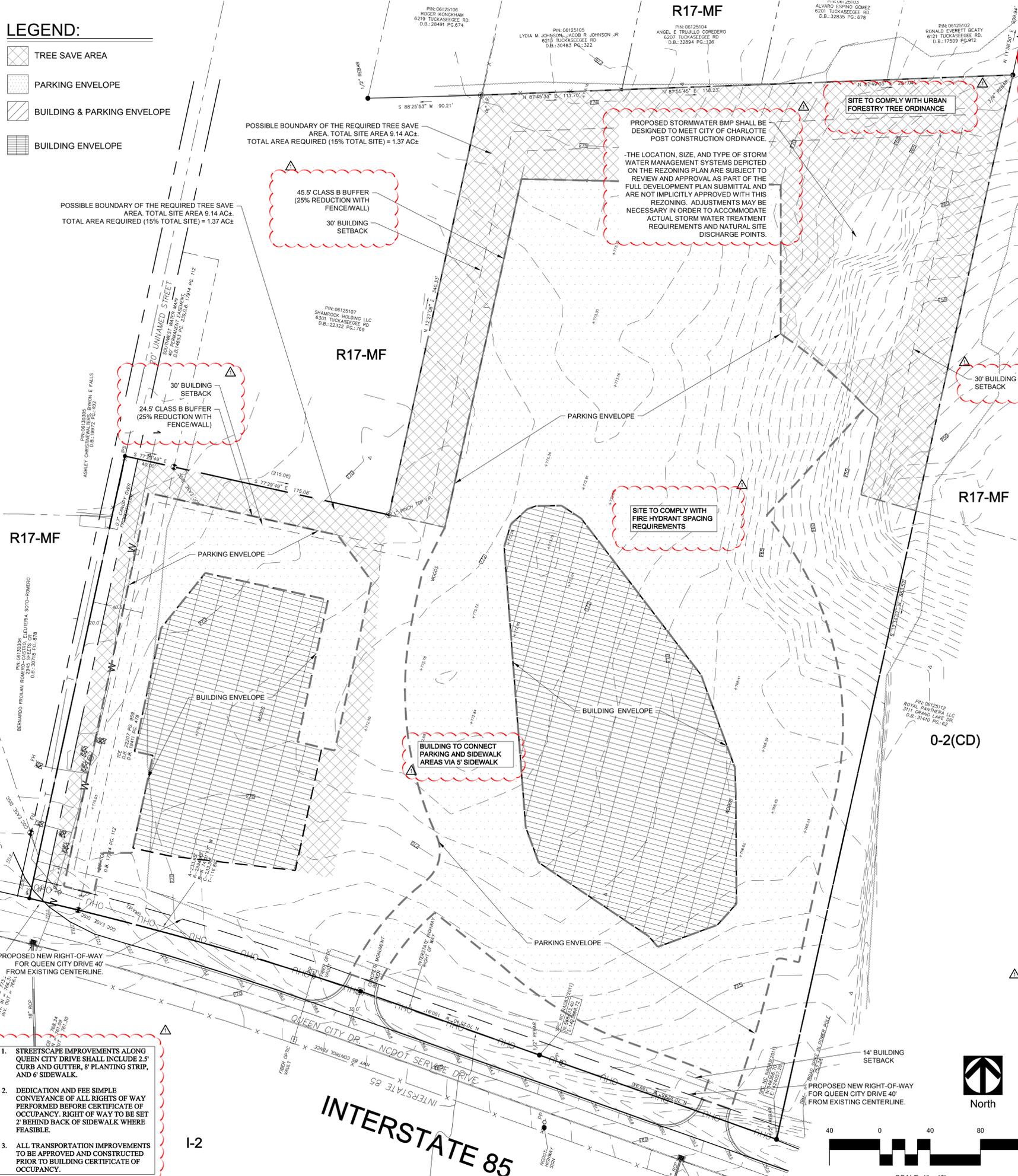


LEGEND:

- TREE SAVE AREA
PARKING ENVELOPE
BUILDING & PARKING ENVELOPE
BUILDING ENVELOPE



REZONING DEVELOPMENT STANDARDS

- DEVELOPMENT DATA TABLE
SITE AREA: +/- 9 ACRES
GENERAL PROVISIONS
OPTIONAL PROVISIONS
PERMITTED USES
MAXIMUM DEVELOPMENT
ARCHITECTURAL STANDARDS/STREETSCAPE AND LANDSCAPING
ENVIRONMENTAL FEATURES
LIGHTING
AMENDMENTS TO REZONING PLAN
ARCHITECTURAL NOTES



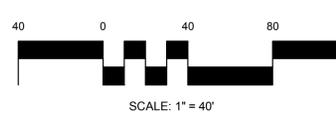
stimmel LANDSCAPE ARCHITECTURE CIVIL ENGINEERING LAND PLANNING
601 N. TRADE STREET, SUITE 200
WINSTON SALEM, NC 27101

PROJECT: QUEEN CITY DR. CHARLOTTE CHARLOTTE, NC
CLIENT: MJM Group
5720 Creedmoor Road
Suite 205
Raleigh, NC 27612

CONDITIONAL REZONING SITE PLAN
SCALE: AS NOTED
SHEET NO.: RZ.1
© STIMMEL ASSOCIATES, P.A.

- 1. STREETSCAPE IMPROVEMENTS ALONG QUEEN CITY DRIVE SHALL INCLUDE 2.5' CURB AND GUTTER, 8' PLANTING STRIP, AND 6' SIDEWALK.
2. DEDICATION AND FEE SIMPLE CONVEYANCE OF ALL RIGHTS OF WAY PERFORMED BEFORE CERTIFICATE OF OCCUPANCY.
3. ALL TRANSPORTATION IMPROVEMENTS TO BE APPROVED AND CONSTRUCTED PRIOR TO BUILDING CERTIFICATE OF OCCUPANCY.

1-2



FA:18-223A, Drawing: DA:18-223 DO: BASEL, R:Zonings.dwg - RZ.1 06/10/19 4:58pm