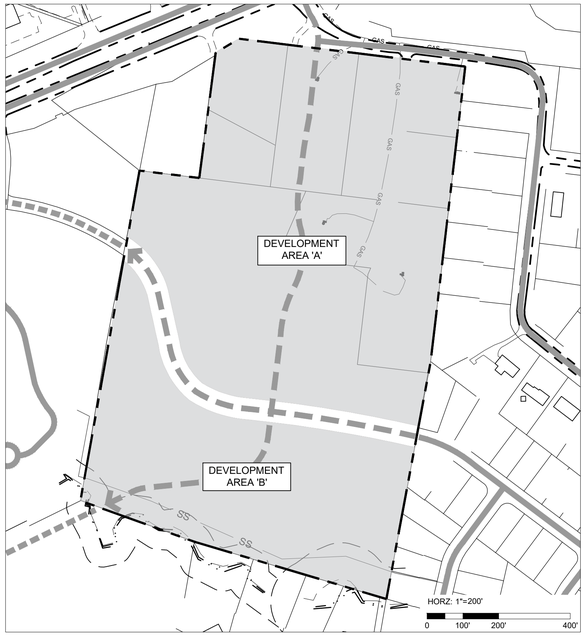

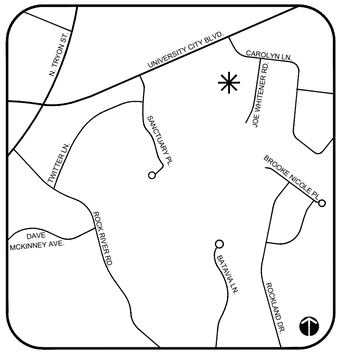

VICINITY MAP

NTS

SITE LEGEND

- EXISTING PROPERTY LINE
- PROPOSED BUILDING ENVELOPE
- PROPOSED PARKING ENVELOPE
- PROPOSED UNDISTURBED LANDSCAPE BUFFER
- PROPOSED REPLANTED LANDSCAPE BUFFER
- PROPOSED FUTURE DEVELOPMENT, TREE SAVE, OR STORMWATER FACILITY
- PROPOSED ROAD
- EXISTING ROAD
- PROPOSED FUTURE ROAD CONNECTION
- FULL ACCESS MOVEMENT

SITE DEVELOPMENT DATA

ACREAGE: ± 27.410 ACRES

TAX PARCEL #s: 049-242-11, 049-242-10, 049-242-09, 049-242-08, 049-242-15, 049-242-07, 049-242-22, 049-242-19

EXISTING ZONING: R-3

PROPOSED ZONING: UR-2(CD)

EXISTING USES: VACANT AND RESIDENTIAL

PROPOSED USES: RESIDENTIAL DWELLINGS UNITS AS PERMITTED BY RIGHT, UNDER PRESCRIBED CONDITIONS, TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE UR-2 ZONING DISTRICT (ALL AS MORE SPECIFICALLY DESCRIBED AND RESTRICTED BELOW IN SECTION 3).

MAXIMUM NUMBER OF RESIDENTIAL DWELLING UNITS: UP TO 405 RESIDENTIAL DWELLING UNITS AS ALLOWED BY RIGHT AND UNDER PRESCRIBED CONDITIONS IN THE UR-2 ZONING DISTRICT.

MAXIMUM BUILDING HEIGHT: UP TO FOUR (4) STORIES NOT TO EXCEED 68 FEET WITHIN DEVELOPMENT AREA A (EXCEPT WITHIN BUILDING ENVELOPE #5 AND #6 WHERE THE MAXIMUM BUILDING HEIGHT WILL BE LIMITED TO THREE (3) STORIES AND NOT TO EXCEED 48 FEET), AND UP TO THREE (3) STORIES NOT TO EXCEED 48 FEET WITHIN DEVELOPMENT AREA B. BUILDING HEIGHT TO BE MEASURED PER THE ORDINANCE.

PARKING: AS REQUIRED BY THE ORDINANCE.

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704.333.0325
WWW.LANDDESIGN.COM
NC ENG. FIRM LICENSE # C-0658

KEY MAP

SEAL

REZONING PETITION
NUMBER 2019-___

PROJECT

CAROLYN LANE

THE SPECTRUM COMPANIES
CHARLOTTE, NC

LANDDESIGN PROJ.# 1019380

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE

DESIGNED BY: DW
DRAWN BY: SC
CHECKED BY: DW

SCALE
VERT: N/A
HORZ: 1"=100'
0 50' 100' 200'

NORTH

SHEET TITLE

TECHNICAL DATA SHEET

SHEET NUMBER

RZ-1

Spectrum Companies
Development Standards
10/01/2019
Rezoning Petition No. 2019

Site Development Data:
--**Acreage:** ± 27.41 acres
--**Tax Parcel #s:** 049-242-11, 049-242-10, 049-242-09, 049-242-08, 049-242-15, 049-242-07, 049-242-22, 049-242-19
--**Existing Zoning:** R-3
--**Proposed Zoning:** UR-2(CD)
--**Existing Uses:** Vacant and Residential
--**Proposed Uses:** Residential dwellings units as permitted by right, under prescribed conditions, together with accessory uses, as allowed in the UR-2 zoning district (all as more specifically described and restricted below in Section 3).
--**Maximum Number of Residential Dwelling Units:** Up to 405 residential dwelling units as allowed by right and under prescribed conditions in the UR-2 zoning district.
--**Maximum Building Height:** Up to four (4) stories not to exceed 68 feet within Development Area A (except within Building Envelope #5 and #6 where the maximum building height will be limited to three (3) stories and not to exceed 48 feet), and up to three (3) stories not to exceed 48 feet within Development Area B. Building height to be measured per the Ordinance.
--**Parking:** As required by the Ordinance.

1. General Provisions:

a. **Site Location**. These Development Standards, the Technical Data Sheet, Schematic Site Plan and other site plan sheets form this rezoning plan (collectively referred to as the "Rezoning Plan") associated with the Rezoning Petition filed by Spectrum Companies ("Petitioner") to accommodate the development of a high quality residential housing community on an approximately 27.41 acre site located at the intersection of Carolyn Lane and Joe Whitener Road (the "Site").

b. **Zoning Districts/Ordinance**. Development of the Site will be governed by the Rezoning Plan as well as the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). Unless the Rezoning Plan establishes more stringent standards, the regulations established under the Ordinance for the UR-2(CD) zoning classification shall govern all development taking place on the Site, subject to the Optional Provisions provided below.

c. **Graphics and Alterations**. The schematic depictions of the uses, parking areas, sidewalks, structures and buildings, building elevations, driveways, streets, building and parking envelopes other development matters and site elements (collectively the "Development/Site Elements") set forth on the Rezoning Plan should be reviewed in conjunction with the provisions of these Development Standards. Building and parking areas overlap to allow portions of the parking envelope to be used for buildings, and to allow portions of the building envelopes to be used for parking areas. The layout, locations, sizes and formulations of the Development/Site Elements depicted on the Rezoning Plan are graphic representations of the Development/Site elements proposed. Changes to the Rezoning Plan not anticipated by the Rezoning Plan will be reviewed and approved as allowed by Section 6.207 of the Ordinance.

Since the project has not undergone the design development and construction phases, it is intended that this Rezoning Plan provide for flexibility in allowing some alterations or modifications from the graphic representations of the Development/Site Elements. Therefore, there may be instances where minor modifications will be allowed without requiring the Administrative Amendment Process per Section 6.207 of the Ordinance. These instances would include changes to graphics if they are:

i. minor and don't materially change the overall design intent depicted on the Rezoning Plan.

The Planning Director will determine if such minor modifications are allowed per this amended process, and if it is determined that the alteration does not meet the criteria described above, the Petitioner shall then follow the Administrative Amendment Process per Section 6.207 of the Ordinance; in each instance, however, subject to the Petitioner's appeal rights set forth in the Ordinance.

d. **Number of Buildings Principal and Accessory**. The total number of principal buildings to be developed on the Site will be limited to 14. Accessory buildings and structures located on the Site shall not be considered in any limitation on the number of buildings on the Site. Accessory buildings and structures will be constructed utilizing similar building materials, colors, architectural elements and designs as the principal building(s) located within the same Development Area as the accessory structure/building.

2. Permitted Uses, Development Area Limitations:

a. For ease of reference, the Rezoning Plan sets forth two (2) Development Areas as generally depicted on the Technical Data Sheet as Development Areas A and B (each a "Development Area" and collectively the "Development Areas").

b. The principal buildings constructed on the Site may be developed with up to 405 multi-family residential dwellings units as permitted by right, under prescribed conditions above together with accessory uses allowed in the UR-2(CD) zoning district.

c. Within Development Area B no more than 45 of the allowed 405 dwelling units may be constructed. The buildings/units constructed within Development Area B will be limited to townhome style units (attached dwelling units).

d. The buildings/units constructed within Building Envelope #5 and #6 within Development Area A, will be limited to townhome style units (attached dwelling units).

3. Transportation Improvements and Access:

I. Proposed Improvements:

Improvements. The Petitioner plans to provide or cause to be provided on its own or in cooperation with other parties who may implement portions of the improvements, the improvements set forth below to benefit overall traffic patterns throughout the area in accordance with the following implementation provisions.

a. The Petitioner will construct the portion of the proposed north/south public street located on the Site, Public Street A, per the cross-sections indicated on Sheet RZ-3 and as generally depicted on the Rezoning Plan.

b. The Petitioner will extend Twitter Lane and Brook Nicole Place through the Site from their terminuses at the Site's boundary as Public Street B, and per the cross-sections indicated on Sheet RZ-3 as generally depicted on the Rezoning Plan.

c. The Petitioner may extend Twitter Lane from its current terminus at Sanctuary Place, and tie it into proposed Public Street B. The extension of existing Twitter Lane to the Site is subject to the availability of right-of-way and ability of the Petitioner to secure the necessary easements and the right to complete the Road.

d. The Petitioner will work with NCDOT and CDOT to allow a traffic signal to be installed at the intersection of Carolyn Drive and University City Boulevard, if warranted and allowed by NCDOT/CDOT.

e. The Petitioner will construct a left-turn lane from westbound University City Boulevard onto Carolyn Lane as generally depicted on the Rezoning Plan.

f. The Petitioner will petition to close and abandon Joe Whitener Road during the land development approval process for the Site.

g. The Petitioner will construct the required roadway improvements and provide any required sidewalk and utility easements needed for these improvements prior to the issuance of a certificate of occupancy. The Petitioner reserves the right to post a bond for any roadway improvements not finalized at the time of the issuance of the certificate of occupancy.

h. Any right-of-way to be dedicated for the required roadway improvements will be dedicated via fee simple conveyance before the Site's first certificate of occupancy is issued. The Petitioner will provide a permanent sidewalk easement for any of the proposed sidewalks located along the public streets located outside of the right-of-way. The permanent sidewalk easement will be located a minimum of two (2) feet behind the sidewalk where feasible.

II. Standards, Phasing and Other Provisions.

a. **CDOT/NCDOT Standards.** All of the foregoing public roadway improvements will be subject to the standards and criteria of CDOT/NCDOT as applicable. It is understood that such improvements may be undertaken by the Petitioner on its own or in conjunction with other development or roadway projects taking place within the area, by way of a private/public partnership effort or other public sector project support.

b. Substantial Completion. Reference to "substantial completion" for certain improvements as set forth in the provisions of Section 3.I. above shall mean completion of the roadway improvements in accordance with the standards set forth in Section 3.IIa above provided, however, in the event all roadway improvements are not completed at the time that the Petitioner seeks to obtain a certificate of occupancy for building(s) on the Site in connection with related development phasing described above, then the Petitioner will work with City Staff to determine a process to allow the issuance of certificates of occupancy for the applicable buildings, and in such event the Petitioner may be asked to post a letter of credit or a bond for any improvements not in place at the time such a certificate of occupancy is issued to secure completion of the applicable improvements.

c. Right-of-way Availability. It is understood that some of the public roadway improvements referenced in section I. above may not be possible without the acquisition of additional right of way. If after the exercise of diligent good faith efforts over a minimum of a 60 day period, the Petitioner is unable to acquire any land necessary to provide for any such additional right of way upon commercially reasonable terms and at market prices, then CDOT, the City of Charlotte Engineering Division or other applicable agency, department or governmental body may proceed with acquisition of any such land. In such event, the Petitioner shall reimburse the applicable agency, department or governmental body for the cost of any such acquisition proceedings including compensation paid by the applicable agency, department or governmental body for any such land and the expenses of such proceedings. Furthermore, in the event public roadway improvements referenced in section I. above are delayed because of delays in the acquisition of additional right-of-way as contemplated herein and such delay extends beyond the time that the Petitioner seeks to obtain a certificate of occupancy for building(s) on the Site in connection with related development phasing described above, then the Petitioner will work with City Staff to determine a process to allow the issuance of certificates of occupancy for the applicable buildings; provided, however, Petitioner continues to exercise good faith efforts to complete the applicable road-way improvements; in such event the Petitioner may be asked to post a letter of credit or a bond for any improvements not in place at the time such a certificate of occupancy is issued to secure completion of the applicable improvements.

d. Alternative Improvements. Changes to the above referenced roadway improvements can be approved through the Administrative Amendment process upon the determination and mutual agreement of Petitioner, CDOT, Engineering and Property Management, and the Planning Director as applicable, provided, however, the proposed alternate transportation improvements provide (in the aggregate) comparable transportation network benefits to the improvements identified in this Petition.

III. Access.

a. Access to the Site will be from University City Blvd., Carolyn Lane, by way of a Public Street A, and from the extension of Twitter Lane and Brook Nicole Place (Public Street B) as generally depicted on the Rezoning Plan, subject to adjustments as set forth below.

b. The alignment of the vehicular circulation and driveways may be modified by the Petitioner to accommodate changes in traffic patterns, parking layouts and any adjustments required for approval by the Charlotte Department of Transportation (CDOT) in accordance with published standards so long as the street network set forth on the Rezoning Plan is not materially altered.

5. Streetscape, Buffer, Landscaping Open Space and Screening:

a. A sixteen (16) foot setback as measured from the future proposed back of curb along Carolyn Lane, Public Street A, and Public Street B will be provided as generally depicted on the Rezoning Plan.

b. An eight (8) foot planting strip and an eight (8) foot sidewalk will be provided along Carolyn Lane, Public Street A, and Public Street B, within the required setbacks as generally depicted on the Rezoning Plan provided, however, the streetscape may be amended to accommodate on-street parking.

c. An eight (8) foot planting strip and a twelve (12) foot multi-use path (MUP) will be provided along the University City Boulevard frontage and extend to Sanctuary Place.

d. An 80 foot buffer will be provided along the eastern and southern property line as generally depicted on the Rezoning Plan. This 80 foot buffer will be composed of two parts; the first part, adjacent to the property line, will be a 50 foot undisturbed buffer, the second part will be a 30 foot area that will be landscaped to meet Class C Buffer standards.

e. Meter banks will be screened where visible from public view at grade level.

6. General Design Guidelines:

a. The building materials used on the principal buildings constructed on Site will be a combination of portions of the following: brick, stone, precast stone, precast concrete, synthetic stone, cementitious fiber board, stucco, EIFS, decorative block and/or wood (the "Preferred Exterior Building Materials"). Vinyl or aluminum as a building material may only be used on windows, soffits and on handrails/railings.
b. The maximum contiguous area without windows or doors on any floor shall not exceed 20 feet in length. Where blank or unarticulated walls 20' or greater cannot be addressed principally with doors or windows, they shall be treated with a combination the following options: (i) a higher level of transparency on the ground floor (exaggerated or larger windows indicative of living areas); and (ii) horizontal and vertical variations in wall planes. If the final architectural design cannot meet the design standards for blank wall articulation, alternative innovative design solutions may be considered for approval by the Planning Director.
c. Buildings over 150 feet in length shall provide façade variations that visually separate the individual units. This can be accomplished through measures such as window arrangement and size variation, Balcony arrangement, unit entrance design, roof variation, material changes, and/or offset wall planes.
d. Residential building entrances facing a public street, that are common entrances and not individual unit entrances, shall be at or slightly above grade and shall be highly visible and architecturally treated as prominent pedestrian entrances through a combination of at least five (5) of the following features: (i) decorative pedestrian lighting/sconces; (ii) architectural details carried through to upper stories; (iii) covered porches, canopies, awnings or sunshades; (iv) archways; (v) transom windows; (vi) terraced or raised planters that can be utilized as seat walls; (vii) common outdoor seating enhanced with specialty details, paving, landscaping or water features; (viii) double doors; (ix) stoops or stairs; and/or (x) contrasting pavement from primary sidewalk.
e. To provide a level of comfort and security for residents on the first floor of residential buildings, the first floor shall be visually and physically separated from the sidewalk. Examples include increasing the setback, installing additional landscaping, raising or lowering the first floor or other methods.
f. Where ground floor connection to units is not possible and a shared or common entry is used, transition from the street to the entry itself is provided to create a unique sense of entry for pedestrians. The ground level transitions are thoughtfully designed and incorporated into the overall character of the building and include any / all the following: changes in grade or setback, stairs, low masonry walls, ornamental railing, changes in paving material, additional landscaping or other methods.
g. Buildings are placed to present a front or side façade to all the proposed public streets.
h. Buildings front a minimum of 50% of the total network required street frontage on the site (exclusive of driveways, pedestrian access, points, accessible open space, tree save or natural areas, tree replanting areas and storm water facilities).
i. Parking lot areas will not be not located between any of the proposed building and Public Street A and B, however, parking lot areas may be located to the side of the buildings as generally depicted on the Rezoning Plan.
j. Provide usable and accessible public open space at a minimum of 1 square foot/100 square feet gross floor area or 1 square feet /200 square feet lot area, whichever is greater, incorporating seating, plantings and/or other amenities.
k. Internal sidewalk connections shall be provided between buildings and from buildings to all publicly accessible on-site facilities (parking areas, bicycle facilities, open space, etc.) and abutting or adjacent parks, greenways, bikeways, trails, developments and transit stops. Internal sidewalks shall be hard surfaced and at least 5 feet in width unless connecting to four units or less.
l. Fences or walls used for screening shall be constructed in a durable fashion of brick, stone, other finished masonry materials, wood split-rail, vinyl, metal or other materials specifically designed as fencing materials.
m. Service equipment such as dumpsters, refuse areas, recycling and storage are screened from view from public streets with materials and design to be compatible with principal structures. Such design includes a minimum 20% Preferred Exterior Building Materials.
n. All rooftop mechanical equipment on buildings shall be screened from public view from below by integrating the equipment into the building and roof design to the maximum extent feasible, using parapet walls or similar architectural treatments.
o. Ventilation grates located at the first floor level in the building facade oriented to any public street must be decorative.
p. For flat roofs, a parapet extends above the roof plane and include an element that provides a visual termination of the façade. The parapet extends far enough above the roof plane that all mechanical equipment is concealed from views extending to the far edge of any adjacent ROW.
q. For pitched roofs (not including details that may include crickets, towers or other elements that slope back to the primary roof) the minimum slope shall be (4:12), excluding buildings with a flat roof and parapet walls.

7. Environmental Features:

a. The Site will comply with the Post Construction Ordinance.

b. The Site will comply with the Tree Ordinance. Tree save area for the entire Site may be met in Development Area A or Development Area B or any combination thereof.

8. Lighting:

a. All new attached and detached lighting shall be fully shielded downwardly directed and full cut off fixture type lighting excluding lower, decorative lighting that may be installed along the driveways, sidewalks, hardscape, amenity areas, and parking areas.

b. Detached lighting on the Site, except street lights located along public streets, will be limited to 22 feet in height.

9. Amendments to the Rezoning Plan:

a. Future amendments to the Rezoning Plan (which includes these Development Standards) may be applied for by the then Owner or Owners of the applicable development area or portion of the Site affected by such amendment in accordance with the provisions herein and of Chapter 6 of the Ordinance.

10. Binding Effect of the Rezoning Application:

a. If this Rezoning Petition is approved, all conditions applicable to the development of the Site imposed under the Rezoning Plan will, unless amended in the manner provided herein and under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site or Development Areas, as applicable, and their respective heirs, devisees, personal representatives, successors in interest or assigns.

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NC ENG. FIRM LICENSE # C-0658

KEY MAP

SEAL

REZONING PETITION
NUMBER 2019-___

PROJECT

CAROLYN

CHARLOTTE, NC

REZONING

#2019-XXX

LANDDESIGN PROJ.#
1019380

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE

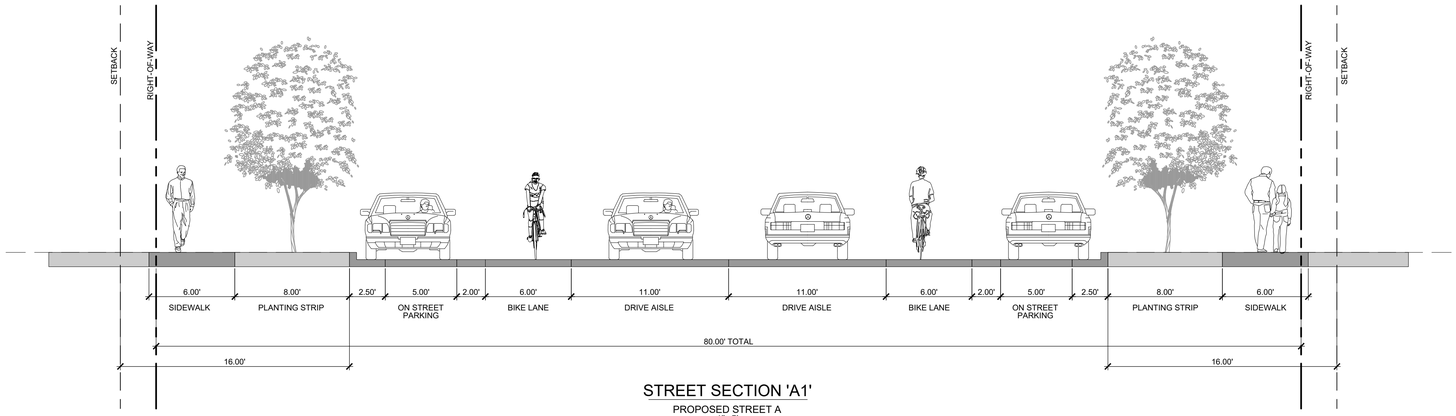
DESIGNED BY: DW
DRAWN BY: SC
CHECKED BY: DW

SCALE
VERT: N/A
HORZ: N/A

NORTH

SHEET TITLE
DEVELOPMENT STANDARDS

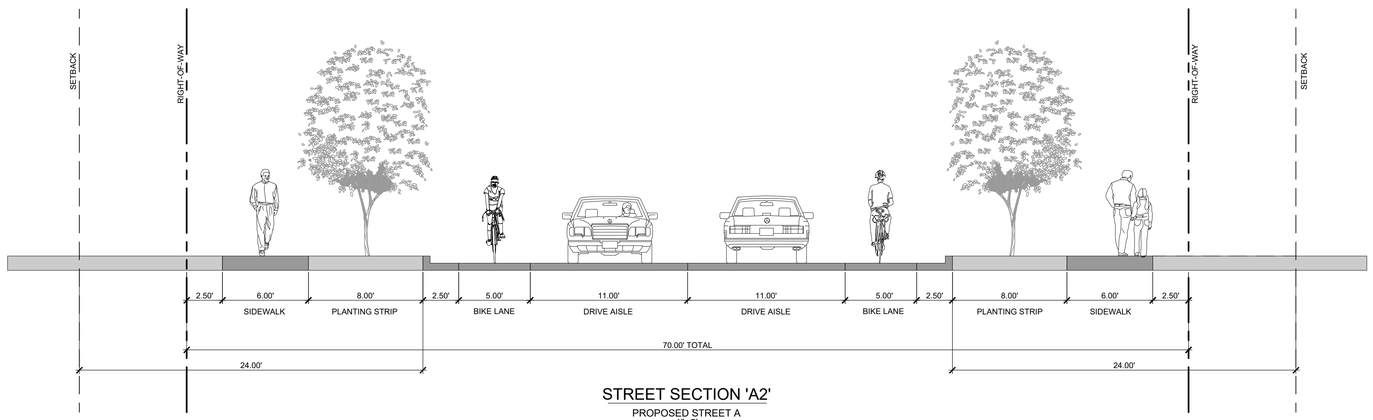
SHEET NUMBER
RZ-2



STREET SECTION 'A1'

PROPOSED STREET A
1"=5'

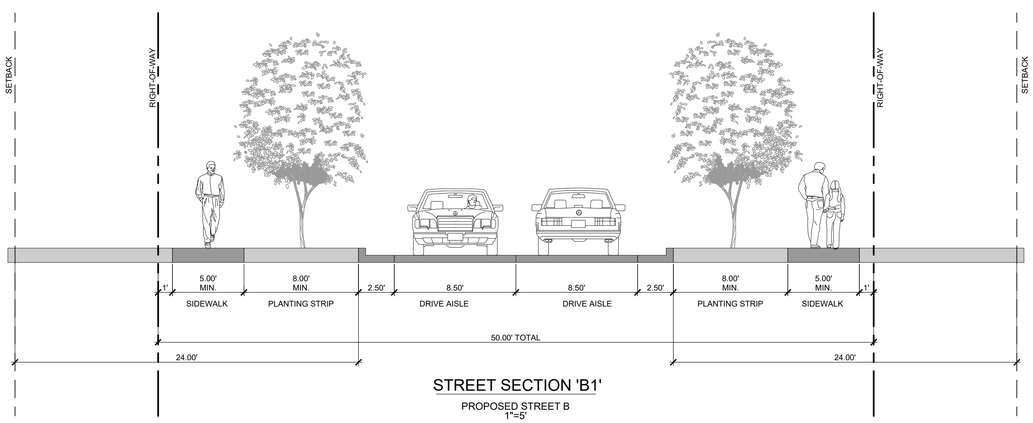
(MODIFIED-BASED ON SECTION A15 OF THE UNIVERSITY CITY ADOPTED AREA PLAN)



STREET SECTION 'A2'

PROPOSED STREET A
1"=5'

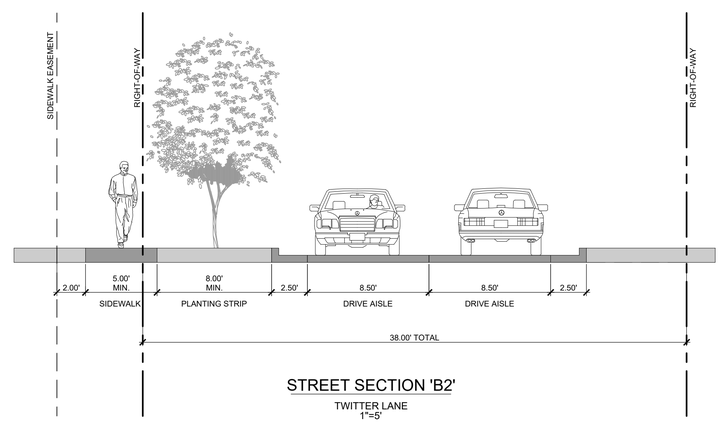
(MODIFIED-BASED ON SECTION A15 OF THE UNIVERSITY CITY ADOPTED AREA PLAN)



STREET SECTION 'B1'

PROPOSED STREET B
1"=5'

(LOCAL RESIDENTIAL NARROW STREET)



STREET SECTION 'B2'

TWITTER LANE
1"=5'

(MODIFIED LOCAL RESIDENTIAL NARROW STREET BASED ON AVAILABLE RIGHT-OF-WAY)

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KEY MAP

SEAL

REZONING PETITION
NUMBER 2019-___

PROJECT

CAROLYN

CHARLOTTE, NC

REZONING

#2019-XXX

LANDDESIGN PROJ.#
1019380

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE

DESIGNED BY: DW
DRAWN BY: SC
CHECKED BY: DW

SCALE

NORTH

VERT: N/A
HORZ: 1"=5'

0 2.5' 5' 10'

SHEET TITLE

STREET SECTIONS

SHEET NUMBER

RZ-3

1. SANCTUARY HOLDINGS NC LLC
DB 31365 PG 79
PID #049-242-12

2. ARNOLD W. JOHNSTON and wife, MILDRED T. JOHNSTON
DB 3732 PG 164
PID #049-242-21

3. CALVIN RAY STARNES and wife, LEOLA S. STARNES
DB 2359 PG 288
PID #049-242-11

4. CALVIN RAY STARNES and wife, LEOLA S. STARNES
DB 2439 PG 498
PID #049-242-11

5. SANTOS OLGA RODRIGUES CHAVES
DB 30920 PG 582
PID #049-242-09

6. L FRANK CALDWELL
DB 29198 PG 778
PID #049-242-08

7. DEBORAH ANN MARTIN
DB 33655 PG 42
PID #049-242-07

8. LOUIS B SNIDER
DB 04869 PG 285
PID #049-242-19

9. STEVEN L. MULLIS, II and wife, MELISSA ELLEN MULLIS
DB 28515 PG 162
PID #049-242-22

10. L FRANK CALDWELL & VIRGINIA B. CALDWELL, TRUSTEES
DB 29198 PG 775
PID #049-242-15

11. TARGET CORPORATION
DB 08681 PG 430
PID #049-251-09

12. PAVEL CHISTOL and wife, MARIA CHISTOR
DB 33246 PG 717
PID #049-242-26

13. DANIEL CHISTOL
DB 33242 PG 512
PID#049-242-25

14. COURTNEY CRISTIN PIPER
DB 33261 PG 837
PID#049-242-24

15. GUPTA REALTY LLC
DB 33439 PG 55
PID#049-242-05

16. SHAVANNA SHAREE COUSINS
DB 32676 PG 877
PID#049-242-23

17. KATHY LAUREN NGUYEN
DB 31291 PG 326
PID# 049-242-04

18. HENRY JAQUES WELLS
DB 32007 PG 255
PID#049-242-03

19. REGINAL A PINKERTON
DB 32889 PG 371
PID#049-242-02

20. TIMOTHY MILAM and wife, CHRISTY G MILAM
DB 27379 PG 4
PID#049-222-34

21. TAM T NGUYEN and wife, TRACY T NGUYEN
DB 32442 PG 879
PID#049-222-35

22. JAMES CANTLEBERRY and wife, CHALLISE CANTLEBERRY
DB32857 PG 45
PID#049-222-33

23. XIAOQIONG SHU and, XUEYS SHI
DB 31574 PG 288
PID#049-222-30

24. JUAN MANUEL ESPINDOZA CONTRERAS
DB 26661 PG 293
PID#049-222-29

25. MIGUEL A CABREIA
DB 27158 PG 231
PID#049-222-28

26. PACIFIC OAKS AND ORCHARD, LLC
DB 25614 PG 850
PID#049-222-27

27. PACIFIC OAKS AND ORCHARD, LLC
DB 25614 PG 850
PID#049-222-26

28. KERRY A MICHEL and husband, CHARLES E MICHAEL
DB 24921 PG 506
PID#409-231-31

29. RAYMOND WEINSTEIN and wife, JACQUALYN T WEINSTEIN
DB 31974 PG 931
PID#049-231-30

30. MICHAEL S MOK and, ALINA MOM
DB 20506 PG 62
PID#049-231-29

31. MIROSLAV ZORKO
DB 13544 PG 976
PID#049-231-28

32. THE CHARLOTTE-MECKLENBURG BOARD OF EDUCATION
DB 31056 PG 341
PID #049-231-03

33. CHARLOTTE STUDENT HOUSING DST
DB 30393 PG 198
PID #049-242-12

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KEY MAP

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NUMBER 2019-___

PROJECT

CAROLYN LANE

THE SPECTRUM COMPANY
CHARLOTTE, NC

LANDDESIGN PROJ.#
1019380

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE

DESIGNED BY: DW
DRAWN BY: SC
CHECKED BY: DW

SCALE
VERT: N/A
HORZ: 1"=100'
0 50' 100' 200'

NORTH

SHEET TITLE
EXISTING CONDITIONS

SHEET NUMBER
RZ-4