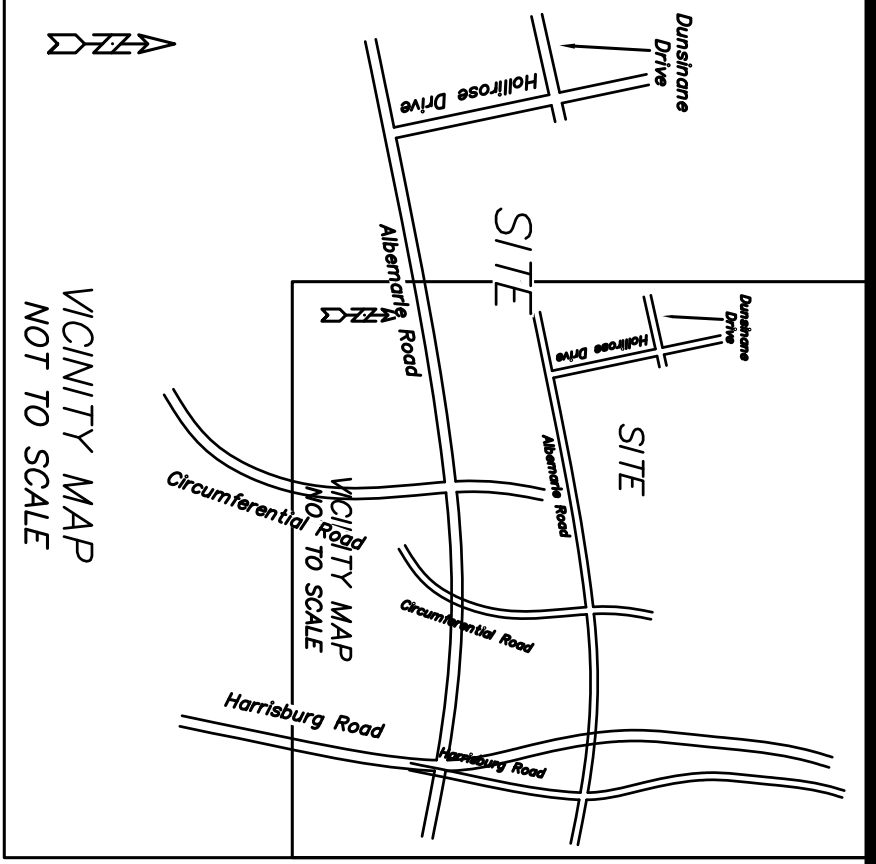


DEVELOPMENT DATA			
PARCEL	A	B	TOTAL
A. SITE ACREAGE	3.834 AC	0.128 AC	3.960
B. TAX PARCELS INCLUDED IN REZONING	10910206	10910203	
C. EXISTING ZONING	R12A(F)(CD)	R12A(F)(CD)	
D. PROPOSED ZONING	R12A(F)(CD)	R12A(F)(CD)	
E. EXISTING USES	SR RES	SR RES	
F. PROPOSED USES	47 TOWNHOMES	47 TOWNHOMES	
G. NUMBER OF RES UNITS	12 DU/A	12 DU/A	
H. NON-RESIDENTIAL SQUAT.	0	0	
I. MAXIMUM BLDG HGT	40 FT	40 FT	
J. MAXIMUM NO. BUILDINGS	180	180	
K. PARKING REQUIRED	1.5/DU	1.5/DU	
L. PARKING PROVIDED	2.0/DU	2.0/DU	
M. MINIMUM OPEN SPACE	MIN 50% PER ORD.		
N. SETBACKS:			
FRONT:	15'	15'	
SIDE:	10'	10'	
REAR:	10'	10'	
REAR NON R3:	50'	50'	
GARAGE FROM SIDEWALK:	20'	20'	



PROPERTY BOUNDARIES, OWNERSHIP AND SITE INFORMATION PROVIDED BY RJ HARRIS ASSOCIATES, INC.
2/17/2023 (PRELIMINARY)
GENERAL PROVISIONS

- DEVELOPMENT OF THE SITE SHALL BE CONTROLLED BY STANDARDS DERIVED ON THE SITE PLAN AND THE STANDARDS OF THE CHARLOTTE ZONING ORDINANCE. DEVELOPMENT DERIVED ON THIS SITE PLAN IS INTENDED TO SHOW THE GENERAL ARRANGEMENT OF PROPOSED USES BUT THE EXACT COMPARISON, PLACEMENT, SIZE, AND DESIGN OF INDIVIDUAL ELEMENTS MAY BE ALTERED OR MODIFIED WITHIN THE LIMITS PRESCRIBED BY THE ORDINANCE DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASES AS ALLOWED UNDER PROVISIONS OF SECTION 62 OF THE ZONING ORDINANCE.
- THE PETITIONER ACKNOWLEDGES THAT OTHER STANDARD DEVELOPMENT REQUIREMENTS DERIVED BY OTHER CITY ORDINANCES, SUCH AS THOSE THAT REGULATE STREETS, TREES, SERVICE PARKING, AND CONDITIONS IMPOSED BY THE SITE PLAN, UNLESS SPECIFICALLY NOTED IN THE CONDITIONS FOR THIS SITE PLAN, THESE OTHER STANDARD DEVELOPMENT REQUIREMENTS WILL BE APPLIED TO THE DEVELOPMENT OF THIS SITE AS DERIVED BY THOSE OTHER CITY ORDINANCES.
- THROUGHOUT THIS REZONING PETITION THE TERMS "OWNER," "OWNER," "PETITIONER," OR "PETITIONERS," SHALL WITH RESPECT TO THE SITE BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNEES OF THE OWNER OR OWNERS OF THE SITE WHO MAY BE INVOLVED IN ITS DEVELOPMENT FROM THE TIME TO THE TIME.
- ALL UNITS WILL BE SITED ON ITS OWN LOT AND MAY BE FOR SALE OR RENT.

THE PURPOSE OF THIS REZONING APPLICATION IS TO ALLOW THE PROPERTY OWNER TO PROVIDE APPROPRIATE HOUSING AND SERVICES DEMANDED BY THE GROWTH IN THEIR NEIGHBORHOOD, TO ACHIEVE THIS PURPOSE, THIS PETITION SEEKS THE REZONING OF THE SITE FROM R3 TO R12A(F)(CD) AND R12A(F)(CD).

PERMITTED USES

- THE SITE MAY BE USED FOR ANY USE THAT IS ALLOWED IN THE R12A(F)(CD) DISTRICT AS SET FORTH IN THE ZONING ORDINANCE AND TABLE 8.101 WITH THE FOLLOWING EXCEPTIONS:
 - RECREATION
 - INDUSTRIAL
 - COMMERCIAL
 - OFFICE
 - RETAIL
 - RESTAURANT
 - BAR
 - CLUB
 - CARWASH
 - LAUNDRY
 - AMUSEMENT
 - RECREATION
 - INDUSTRIAL
 - COMMERCIAL
 - OFFICE
 - RETAIL
 - RESTAURANT
 - BAR
 - CLUB
 - CARWASH
 - LAUNDRY
 - AMUSEMENT

TRANSPORTATION

- THE SITE CURRENTLY HAS NO DRIVEWAY ACCESS TO ALBEMARLE ROAD. NEW CONNECTIONS SHALL BE THROUGH THE CONTINUATION OF DUXBURY DRIVE PROPOSED THE NORWOOD PLACE/ROCKY HOLLOW DRIVE.
- SEE NOTE "C" BELOW.
- A 20' R/W BY AS DEPICTED IS PROPOSED TO ACCOMMODATE EXISTING DUXBURY DRIVE THROUGH THE SITE IN THE FUTURE.
- THE PROPOSED R/W SHALL BE DEDICATED TO THE CITY OF CHARLOTTE.
- ACCESS THROUGH THE SITE SHALL BE FROM THE PROPOSED DUXBURY DRIVE BY NORWOOD PLACE, LLC. THE PROPOSED R/W WITH IMPROVEMENTS SHALL BE DEDICATED TO THE CITY OF CHARLOTTE BY THE CITY OF CHARLOTTE.
- ALL STREETS AND PRIVATE DRIVES SHALL HAVE 20' OF DRIVEWAY WIDTH, HAVE PAVED (4.5" OUTSIDE MINIMUM) AND WEIGHT CAPACITY (60,000 POUNDS) PER CHARLOTTE FIRE STANDARDS.

ARCHITECTURAL STANDARDS

ARCHITECTURAL, FINISHES AND DESIGN SHALL MEET ALL APPLICABLE CODES.

STREETSCAPE AND LANDSCAPING

- THE PETITIONER WILL INSTALL TREES AND LANDSCAPING AND THAT WILL COMPLY WITH ALL CITY ORDINANCES.
- SEMIWALLS, TREES AND LIGHTING SHALL BE CONSTRUCTED PER CITY STANDARDS SUBJECT TO REVIEW DURING PERMITTING.
- ALL RESIDENCES SHALL HAVE PERSETRAM CONNECTION TO SIDEWALKS.

ENVIRONMENTAL FEATURES

- A STORMWATER RETENTION BMP SHALL BE CONSTRUCTED AND MEET ALL ORDINANCES AND STANDARDS.
- A SMALL AREA OF THE SITE CURRENTLY SUBJECT TO SWAMP BUFFERS AS SHOWN BY THE SURVEY NOTED SHALL NOT BE ALTERED OR NEGATIVELY IMPACTED BY DEVELOPMENT WHICH MAY BE ALLOWED BY THIS PETITION.
- THE TREE SAVE ORDINANCE SHALL BE FULLY OR ALTERNATE TREE SAVE AREA MAINTAINED AS A REQUIREMENT OF ANY DEVELOPMENT RESULTING FROM THIS PETITION.

PARKS, GREENWAYS AND OPEN SPACE

- STORMWATER ACCESS TO SHALL BE PART OF ANY PROPOSED DEVELOPMENT.
- PROPOSED DEVELOPMENT SHALL MEET ALL OPEN SPACE REQUIREMENTS PER THE ZONING ORDINANCE.

FIRE PROTECTION

- NUMBER AND ARRANGEMENTS OF FIREWORKS SHALL BE PROVIDED SUBJECT TO REVIEW DURING PERMITTING.
- ACCESSIBLE ACCESS FOR FIRE AND EMERGENCY VEHICLES SHALL BE PROVIDED TO ALL AREAS OF THE DEVELOPMENT PER CITY ENGINEERING AND PERMITTING REVIEW.
- A FIRE DEPARTMENT ACCESS ROAD SHALL HAVE A MINIMUM OF 20' UNLESS OTHERWISE NOTED WITHIN THE SITE PLAN.
1. FIRE DEPARTMENT ACCESS ROAD SHALL BE 20' WIDE WITH A MINIMUM OF 20' CLEARANCE OF ALL OBSTACLES.
2. FIRE DEPARTMENT ACCESS ROAD SHALL BE 20' WIDE WITH A MINIMUM OF 20' CLEARANCE OF ALL OBSTACLES.
3. FIRE DEPARTMENT ACCESS ROAD SHALL BE 20' WIDE WITH A MINIMUM OF 20' CLEARANCE OF ALL OBSTACLES.
4. FIRE DEPARTMENT ACCESS ROAD SHALL BE 20' WIDE WITH A MINIMUM OF 20' CLEARANCE OF ALL OBSTACLES.
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18. FIRE DEPARTMENT ACCESS ROAD SHALL BE 20' WIDE WITH A MINIMUM OF 20' CLEARANCE OF ALL OBSTACLES.
19. FIRE DEPARTMENT ACCESS ROAD SHALL BE 20' WIDE WITH A MINIMUM OF 20' CLEARANCE OF ALL OBSTACLES.
20. FIRE DEPARTMENT ACCESS ROAD SHALL BE 20' WIDE WITH A MINIMUM OF 20' CLEARANCE OF ALL OBSTACLES.

SIGNAGE

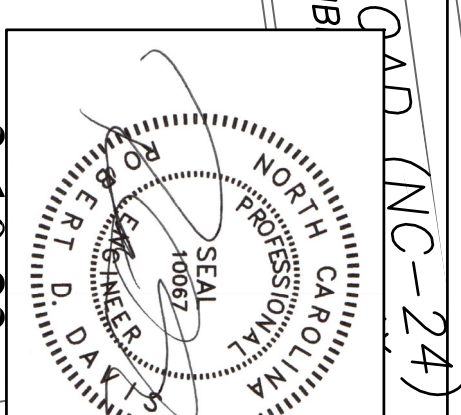
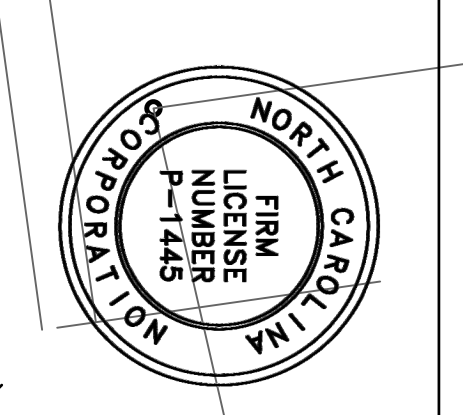
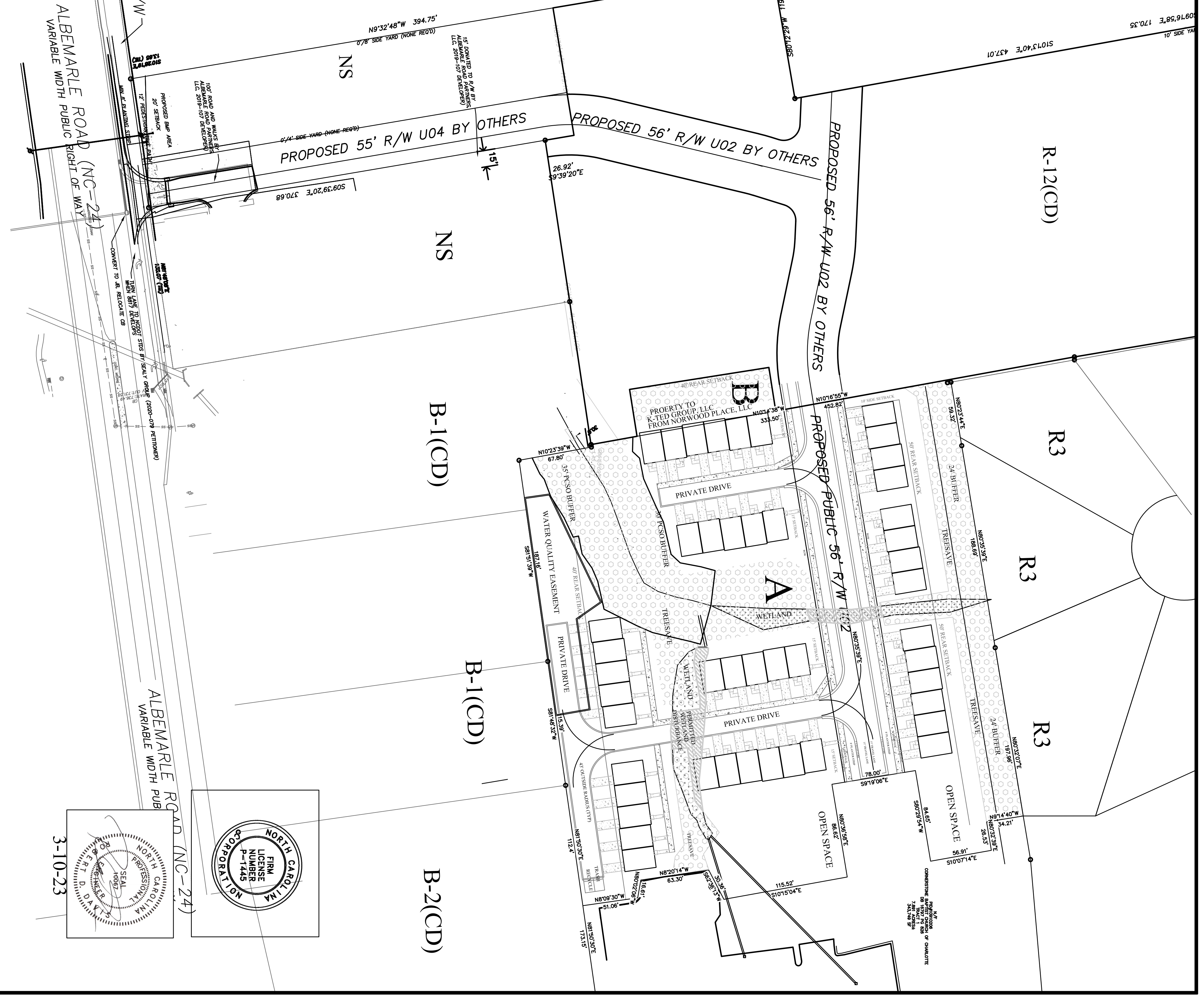
- NO VARIATIONS FROM THE CITY OF CHARLOTTE SIGN ORDINANCE.

LIGHTING

- ALL OUTDOOR LIGHTING FOR NONRESIDENTIAL USE SHALL COMPLY WITH 12.420M (1) AND (2).
- A LIGHTING PLAN OF PHOTOGRAPHIC PATTERNS, FULL CUT-OFF FIXTURES, AND HEIGHTS SHALL BE SUBMITTED FOR APPROVAL PRIOR TO INSTALLATION.

OTHER

- SEE SURVEY NOTED ABOVE BY CAROLINA SURVEYORS, INC FOR PROPERTY CORNER POINTS AND PROPOSED NEW PROPERTY LINES DERIVED ON THIS PLAN.
- PROPOSED DRAINAGE LOCATIONS TO BE PROVIDED DURING DESIGN DEVELOPMENT, SUBJECT TO APPLICABLE REGULATIONS AND PERMITTING REVIEW.
- WATER, SEWER, ELECTRICAL, AND COMMUNICATIONS UTILITIES SHALL BE UNDERGROUND WHERE POSSIBLE.
- THE SITE WILL HAVE A MINIMUM OF 20' WIDE AND DOES NOT INCLUDE UTILITIES AND EASEMENTS.



<p>Project: ALBRD TOWNHOMES CITY OF CHARLOTTE</p> <p>Sheet Title: K-TED TOWNHOMES REZONING PETITON 2022-146</p>	<p>K-TED GROUP, LLC</p>	<p>THIS DRAWING IS THE PROPERTY OF ROBERT D. DAVIS, CONSULTING ENGINEERS. IT IS NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION AND IS TO BE RETURNED UPON REQUEST.</p>	<p>DAVIS CONSULTING ENGINEERS</p> <p>P.O. Box 470085 Charlotte, NC 28247-0085 (980) 219-8278 (704) 541-3323 fax</p>									
<p>RDD Project Engineer</p> <p>RDD Drawn By</p> <p>2-22-21 Date Drawn</p> <p>WELLSVILLE PLAN Dwg. Name</p> <p>LAYOUT 1 Layout</p> <p>Horiz. Scale: 1" = 50'</p> <p>Vert. Scale: 1" = 100'</p> <p>Revisions:</p> <table border="1"> <tr> <th>No.</th> <th>Date</th> <th>Description</th> </tr> <tr> <td>1</td> <td>3-10-23</td> <td></td> </tr> <tr> <td>2</td> <td>1-10-23</td> <td></td> </tr> </table> <p>Issue Date: 12-21-22</p> <p>Project Number: 199.005</p> <p>Sheet 1 of 1</p>	No.	Date	Description	1	3-10-23		2	1-10-23				
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