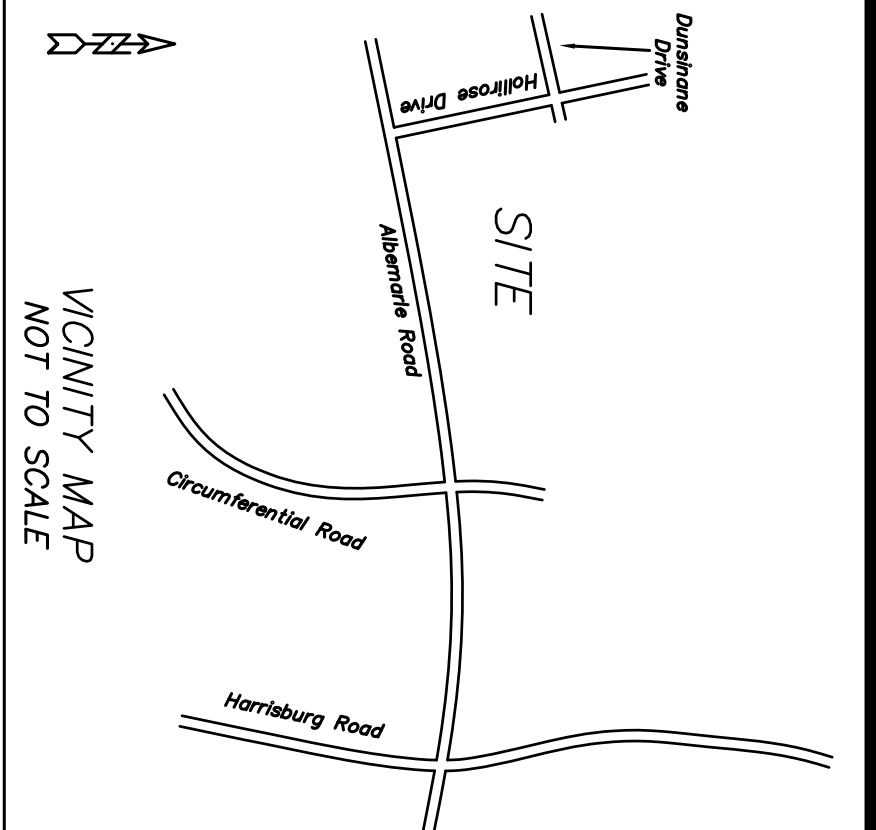


**DEVELOPMENT DATA**

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	INST	R12M(CD)	
D. PROPOSED ZONING	R12M(CD)	R12M(CD)	
E. EXISTING USES	57 RES. UNITS	57 RES. UNITS	
F. PROPOSED USES	47 ATTACHED TOWNHMS	12 DU/A	
G. RESIDENTIAL DENSITY	12 DU/A	0	
H. NON-RESIDENTIAL SLOTT:	0	40 FT	
I. MAXIMUM BLDG HGT	10	15/20	
J. MAXIMUM NO. BUILDINGS	10	10	
K. PARKING REQUIRED	2.0	2.0	
L. PARKING PROVIDED	MIN 50% PER ORD.	MIN 50% PER ORD.	
M. NUMBER OF REQUIRED SETBACKS AND YARDS	27' OR 15' PER 9.30X(19)X	27' OR 15' PER 9.30X(19)X	
N. FRONT YARD SETBACK	50'	50'	
O. BUFFERS AGAINST R3 EXISTING R3 AND INST USES	20' CLASS C BUFFER	20' CLASS C BUFFER	



**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 CONFIGURATION, 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 02 OF THE ZONING ORDINANCE.
- THE PETITIONER ACKNOWLEDGES THAT OTHER STANDARD DEVELOPMENT REQUIREMENTS DERIVED BY OTHER CITY ORDINANCES, SUCH AS THOSE THAT REGULATE STREETS, TREES, BICYCLE PARKING, AND CONDITIONS IMPROVED 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 LEGAL, BUSINESS, PERSONAL, REPRESENTATIVE, 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 INST TO R12M(CD).

**PERMITTED USES**

- THE SITE MAY BE USED FOR ANY USE THAT IS ALLOWED IN THE R12M DISTRICT AS DERIVED IN THE ZONING ORDINANCE AND TABLE 8.01N WITH THE FOLLOWING EXCEPTIONS:
  - R12M(CD) SHALL BE LIMITED TO SINGLE-FAMILY ATTACHED/TOWNHOMES, RESIDENTIAL UNITS AND ACCESSORY BUILDINGS WITH NO SINGLE-FAMILY DETACHED HOUSING ALLOWED.

**TRANSFORMATION**

- THE SITE CURRENTLY HAS NO DRIVEWAY ACCESS TO ALBEMARLE ROAD. NEW CONNECTIONS SHALL BE THROUGH THE CONTINUATION OF DUXBURY DRIVE PROPOSED THE NORWOOD PLACE/ROADWAY.
- SEE NOTE 'C' BELOW.
- A 5' R/W U04 BY IS PROPOSED TO ACCOMMODATE EXISTING DUXBURY ROAD THROUGH THE SITE IN THE FUTURE.
- THE PROPOSED R/W U04 BY SHALL BE DEDICATED TO THE CITY OF CHARLOTTE.
- ACCESS THROUGH THE SITE SHALL BE FROM THE PROPOSED DUXBURY ROAD BY NORWOOD PLACE, LLC. THE PROPOSED 5/4 WITH IMPROVEMENTS SHALL BE DEDICATED TO THE CITY OF CHARLOTTE BY FREE SIMPLE CONVEYANCE TO ALL RIGHTS OF WAY BEFORE THE SITE'S FIRST CENTRIPEDE OF OCCUPANCY IS ISSUED.
- ALL STREETS AND PRIVATE DRIVES SHALL HAVE 20' OF DRIVEWAY WIDTH, HAVE PAVER (4.5" OUTSIDE MINIMUM) AND WEIGHT CAPACITY (60,000 POUNDS) PER CHARLOTTE FIRE STANDARDS.

**ARCHITECTURAL STANDARDS**

ARCHITECTURAL FEATURES AND DESIGN SHALL MEET ALL APPLICABLE CODES.

**STREETSCAPE AND LANDSCAPING**

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

**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 NEARLIVELY IMPACTED BY DEVELOPMENT WHICH MAY BE ALLOWED BY THIS PETITION.
- THE TREE SAVE ORDINANCE SHALL BE FULLY OR AS NEARLY AS FEASIBLE 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 SEWERMENT PROGRAMS SHALL BE PROVIDED SUBJECT TO REVIEW DURING PERMITTING.
- ADEQUATE ACCESS FOR FIRE AND EMERGENCY VEHICLES SHALL BE PROVIDED TO ALL AREAS OF THE DEVELOPMENT PER CITY ENGINEERING AND PERMITTING REVIEW.
1. FIRE DEPARTMENT ACCESS ROAD SHALL HAVE A MINIMUM OF 20' UNLESS OTHERWISE NOTED WITH ANY OTHER CITY ORDINANCES.
2. FIRE DEPARTMENT ACCESS ROAD SHALL BE CONSTRUCTED WITH A MINIMUM OF 20' WIDE AND SHALL BE CAPABLE OF SUPPORTING 60,000 LB.
3. FIRE DEPARTMENT ACCESS ROAD SHALL BE CONSTRUCTED WITH A MINIMUM OF 20' WIDE AND SHALL BE CAPABLE OF SUPPORTING 60,000 LB.
4. FOR NON-SPRINKLERED BUILDINGS THE DEPARTMENT MUST BE ABLE TO REACH 100' TO ALL EXTERIOR PORTIONS OF BUILDING.
5. FOR SPRINKLERED BUILDINGS, THE DEPARTMENT CONNECTION SHALL BE LOCATED WITHIN 200' TO ALL EXTERIOR PORTIONS OF BUILDING.
6. FOR BUILDINGS THAT ARE EQUIPPED WITH A SPRINKLER SYSTEM, A FIRE DEPARTMENT CONNECTION SHALL BE LOCATED WITHIN 200' OF A FIRE HYDRANT FOR A NFPA 13 SPRINKLER SYSTEM AND 700' FOR AN NFPA 13R SPRINKLER SYSTEM.
7. FIRE HYDRANT SHALL BE LOCATED WITHIN 700' TO THE MOST REMOTE POINT OF BUILDING AS TRUCK TRAVEL FOR ALL BUILDINGS.
8. SHOW THE EXISTING AND NEW WATER LINES THROUGHOUT PROJECT.
9. PROVIDE NUMBER OF STORIES, STORAGE PROVIDED OF EACH FLOOR, TYPE OF CONSTRUCTION, AND WATER MODEL FOR PRIVATE HYDRANTS.
10. PROVIDE NUMBER OF STORIES, STORAGE PROVIDED OF EACH FLOOR, TYPE OF CONSTRUCTION, AND WATER MODEL FOR PRIVATE HYDRANTS.
11. SO IRRIGATED FIRE FLOW TOWNHOMES. (1) TOWNHOMES NOT EXCEEDING 3 STORES IN HEIGHT, THE REQUIRED FIRE FLOW IS 1500 GPM. (2) TOWNHOMES NOT EXCEEDING 3 STORES IN HEIGHT AND A FIRE AREA OF GREATER THAN 2,000 SQ FT THE REQUIRED FLOW IS 2000 SQ FT OR LESS. (3) TOWNHOMES NOT EXCEEDING 3 STORES IN HEIGHT AND A FIRE AREA OF GREATER THAN 2,000 SQ FT THE REQUIRED FLOW IS 3000 GPM.

**SIGNAGE**

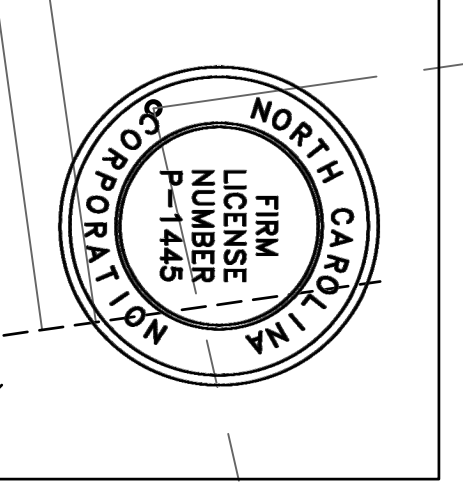
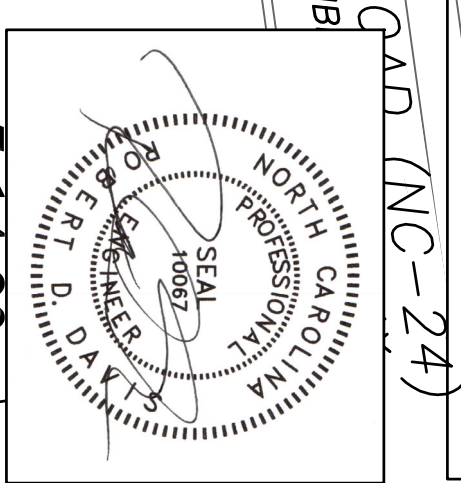
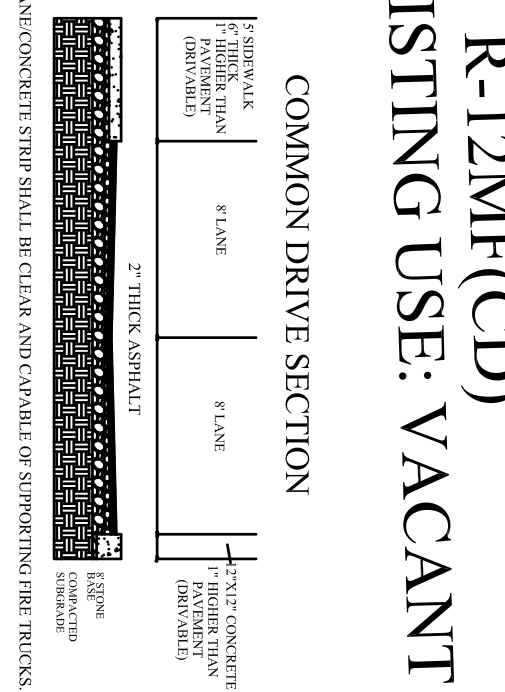
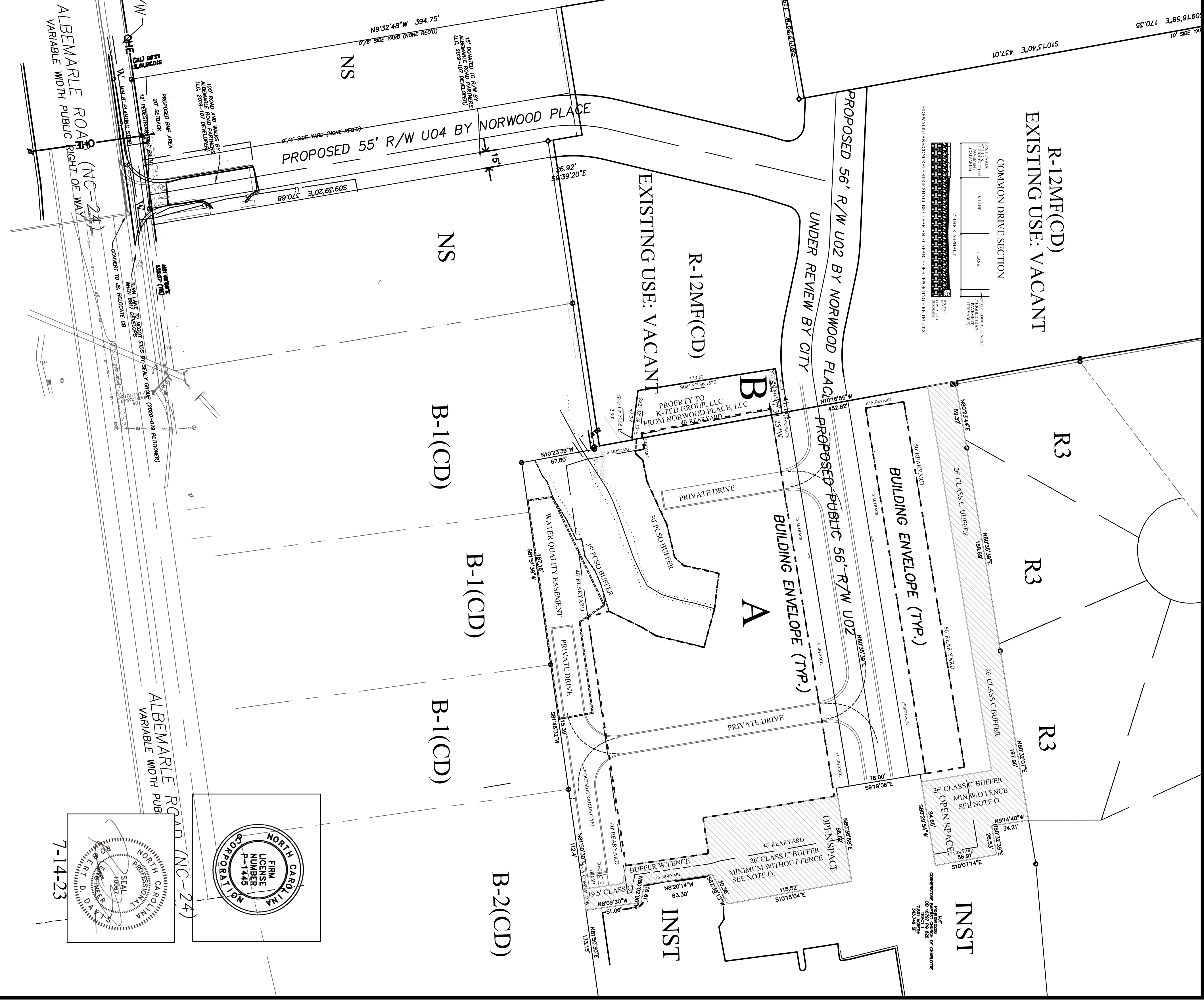
- NO VARIATIONS FROM THE CITY OF CHARLOTTE SIGN ORDINANCE.

**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: <b>ALBRD TOWNHOMES</b> CITY OF CHARLOTTE</p> <p>Sheet Title: <b>K-TED TOWNHOMES</b> REZONING PETITON 2022-146</p>	<p><b>K-TED</b> GROUP, LLC</p>	<p>THIS DRAWING IS THE PROPERTY OF K-TED GROUP, LLC. 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><b>DAVIS</b> CONSULTING ENGINEERS</p> <p>P.O. Box 470085 Charlotte, NC 28247-0085 (980) 219-8278 (704) 541-3323 fax</p>															
<p>RDD Project Engineer RBD Drawn By 2-22-21 Date Drawn WELLES PLAN Sht. Set / Subset Dwg. Name Layout 1 Layout: Horiz. Scale: 1" = 50' Vert. Scale: 1" = 100'</p>	<p>Revisions</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>No.</td> <td>Date</td> <td>Description</td> </tr> <tr> <td>1</td> <td>7/14/23</td> <td></td> </tr> <tr> <td>2</td> <td>5-25-23</td> <td></td> </tr> <tr> <td>3</td> <td>3-10-23</td> <td></td> </tr> <tr> <td>4</td> <td>1-10-23</td> <td></td> </tr> </table> <p>Issue Date: 12-21-22</p>	No.	Date	Description	1	7/14/23		2	5-25-23		3	3-10-23		4	1-10-23		<p>Sheet 1 of 1</p>	<p>Project Number: 199.005</p>
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