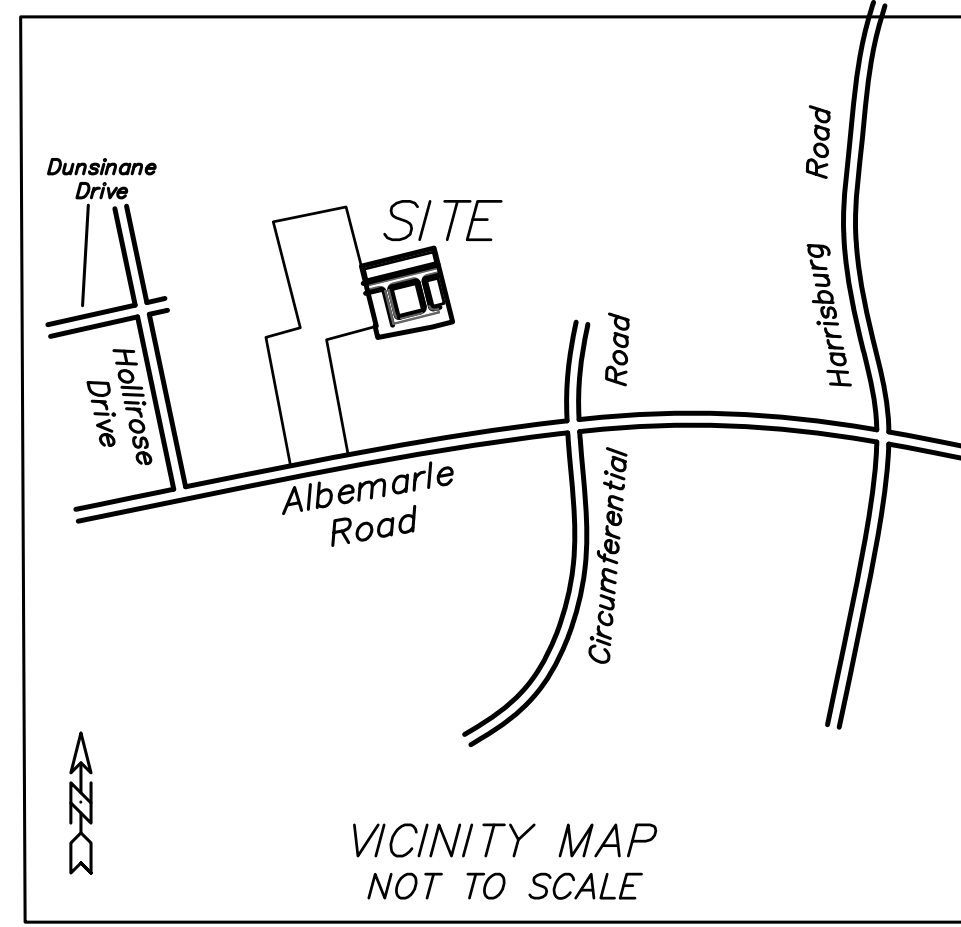


DEVELOPMENT DATA

- PARCEL A
- A. SITE ACREAGE 3.9 AC
- B. TAX PARCELS INCLUDED IN REZONING 10910206 (PORTION)
- C. EXISTING ZONING INST.
- D. PROPOSED ZONING R12MF(CD)
- E. EXISTING USES VACANT
- F. PROPOSED USES TOWNHOMES
- G. NUMBER OF RES UNITS 46 ATTACHED TOWNHOMES
- H. RESIDENTIAL DENSITY 11.79
- I. NON-RESIDENTIAL SQ.FT. 0
- J. MAXIMUM BLDG HGT 40 FT
- K. MAXIMUM NO. BUILDINGS TBD
- L. AMOUNT OF OPEN SPACE MIN 40% PER ORD.



GENERAL PROVISIONS

- A. DEVELOPMENT OF THE SITE SHALL BE CONTROLLED BY STANDARDS DEPICTED ON THIS SITE PLAN AND THE STANDARDS OF THE CHARLOTTE ZONING ORDINANCE. DEVELOPMENT DEPICTED 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 6.2 OF THE ZONING ORDINANCE.
- B. THE PETITIONER AGREES THAT OTHER STANDARD DEVELOPMENT REQUIREMENTS IMPOSED BY OTHER CITY ORDINANCES, SUCH AS THOSE THAT REGULATE TRAILS, BIKEWAYS, PARKING, AND SITE DEVELOPMENT, MAY APPLY TO THE DEVELOPMENT OF THIS SITE. THESE ARE NOT ZONING REGULATIONS, ARE NOT ADMINISTERED BY THE ZONING ADMINISTRATOR AND ARE NOT SEPARATE ZONING CONDITIONS IMPOSED BY THIS 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 DEFINED BY THOSE OTHER CITY ORDINANCES.
- C. THROUGHOUT THIS REZONING PETITION THE TERMS "OWNER", "OWNERS", "PETITIONER", OR "PETITIONERS", SHALL WITH RESPECT TO THE SITE BE DEEMED TO INCLUDE THE HEIR(S), DEVISEE(S), PERSONAL REPRESENTATIVE(S), SUCCESSORS IN INTEREST AND ASSIGNEE(S) OF THE OWNER OR OWNERS OF THE SITE WHO MAY BE INVOLVED IN ITS DEVELOPMENT FROM TIME TO TIME.

PURPOSE

THE PURPOSE OF THIS REZONING APPLICATION IS TO ALLOW THE PROPERTY OWNERS TO REALIZE THE BEST USE OF THEIR PROPERTY 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 R12MF(CD).

PERMITTED USES

- A. THE SITE MAY BE USED FOR ANY USE THAT IS ALLOWED IN THE R12MF AND ITS DISTRICTS AS DEFINED IN THE ZONING ORDINANCE AND TABLE 6.101 WITH THE FOLLOWING EXCEPTIONS: R12MF USES SHALL BE LIMITED TO RESIDENTIAL -TOWNHOMES/SINGLE FAMILY ATTACHED UNITS OR SINGLE FAMILY HOMES.

TRANSPORTATION

- A. THE SITE CURRENTLY HAS NO DRIVEWAY ACCESS TO ALBEMARLE ROAD. THE NEW CONNECTION SHALL BE THROUGH THE CONTINUATION OF DUSINANE DRIVE PROPOSED BY THE NORWOOD PLACE PROJECT. SEE NOTE "C" BELOW.
- B. A 60' U-02 R/W AS DEPICTED IS PROPOSED BY NORWOOD PLACE TO ACCOMMODATE EXTENDING DUSINANE ROAD THROUGH THE SITE IN THE FUTURE. TO CONNECT WITH CIRCUMFERENTIAL DRIVE AS PROPOSED BY THE CITY. THIS PROJECT PROPOSES TO EXTEND DUSINANE DRIVE TO ITS EASTERN PROPERTY LINE.
- C. THE PROPOSED R/W SHALL BE DEDICATED TO THE CITY OF CHARLOTTE.
- D. A NEW U-04 60' R/W IS PROPOSED TO ACCESS THE SITE FROM ALBEMARLE ROAD AS DEPICTED TO GIVE FULL ACCESS TO BOTH PROPOSED PARCELS A AND B. PROPOSED R/W TO BE CONSTRUCTED TO CDOT STANDARD U-04 AND REQUIRE APPROVAL BY CDOT PERMITTING. THE ALIGNMENT SHALL ADJOIN AND CONNECT WITH THE BUSINESS BORDERING THE EASTERN EDGE OF THE PROPERTY BY ALBEMARLE ROAD PARTNERS, LLC WHO WILL ALSO BUILD THE FIRST 100' OF THE PROPOSED DRIVE ROAD AS SHOWN. THE PROPOSED R/W WITH IMPROVEMENTS SHALL BE DEDICATED TO THE CITY OF CHARLOTTE BY FEE SIMPLE CONVEYANCE OF ALL RIGHTS OF WAY BEFORE THE SITE'S FIRST CERTIFICATE OF OCCUPANCY IS ISSUED.
- E. DUSINANE DRIVE SHALL BE PUBLIC R/W'S CONSTRUCTED TO CDOT STANDARD U-02 AND SHALL BE SUBJECT TO CDOT REVIEW AND APPROVAL.
- F. ALL PROPOSED RIGHTS OF WAY SHALL BE DEDICATED TO THE CITY BY FEE SIMPLE CONVEYANCE BEFORE THE SITE'S FIRST CERTIFICATE OF OCCUPANCY IS ISSUED. CDOT REQUESTS RIGHT OF WAY TO SET 2' BEHIND BACK OF SIDEWALK WHERE FEASIBLE.
- G. ALL TRANSPORTATION IMPROVEMENTS WILL BE APPROVED AND CONSTRUCTED BEFORE THE SITE'S FIRST CERTIFICATE OF OCCUPANCY IS ISSUED. THE PETITIONER MAY PHASE TRANSPORTATION IMPROVEMENTS IF SAID IMPROVEMENTS AND PHASING ARE EXPLICITLY DESCRIBED IN THE SITE PLAN NOTES.

ARCHITECTURAL STANDARDS

RESIDENTIAL USES

- A. TO PROVIDE PRIVACY, ALL RESIDENTIAL ENTRANCES WITHIN 15 FEET OF THE SIDEWALK MUST BE RAISED FROM THE AVERAGE SIDEWALK GRADE A MINIMUM OF 24 INCHES.
- B. FITTED ROOFS IF PROVIDED, SHALL BE SYMMETRICALLY SLOPED NO LESS THAN 8:12, EXCEPT THAT ROOFS FOR PORCHES AND ATTACHED SHEDS MAY BE NO LESS THAN 2:12, UNLESS A FLAT ROOF ARCHITECTURAL STYLE IS EMPLOYED.
- C. USEABLE PORCHES AND STOODS SHALL FORM A PROMINENT FEATURE OF THE BUILDING DESIGN AND BE LOCATED ON THE FRONT AND/OR SIDE OF THE BUILDING. USEABLE FRONT PORCHES, WHEN PROVIDED, SHOULD BE COVERED AND AT LEAST 5 FEET DEEP. STOODS AND ENTRY-LEVEL PORCHES MAY BE COVERED BUT NOT BE ENCLOSED.
- D. ALL CORNER/END UNITS THAT FACE A PUBLIC OR PRIVATE STREET SHALL PROVIDE BLANK WALL PROVISIONS THAT LIMIT THE MAXIMUM BLANK WALL EXPANSE TO 20 FEET ON ALL BUILDING LEVELS.
- E. GARAGE DOORS VISIBLE FROM PUBLIC OR PRIVATE STREETS SHOULD MINIMIZE THE VISUAL IMPACT BY PROVIDING A SETBACK OF 12 OR MORE INCHES FROM THE FRONT WALL PLANE AND ADDITIONAL ARCHITECTURAL TREATMENTS SUCH AS TRANSLUCENT WINDOWS OR PROJECTING ELEMENTS OVER THE GARAGE DOOR OPENING.
- F. WALKWAYS SHALL BE PROVIDED TO CONNECT ALL RESIDENTIAL ENTRANCES TO SIDEWALKS ALONG PUBLIC AND PRIVATE STREETS.
- G. TOWNHOUSE BUILDINGS THAT ARE ADJACENT TO SINGLE FAMILY USE OR ZONING, SHALL BE LIMITED TO FIVE INDIVIDUAL UNITS OR FEWER.

STREETSCAPE AND LANDSCAPING

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

ENVIRONMENTAL FEATURES

- A. THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION STORMWATER ORDINANCE.
- B. THE LOCATION, SIZE, AND TYPE OF STORMWATER MANAGEMENT SYSTEMS DEPICTED ON THE REZONING PLAN ARE SUBJECT TO REVIEW AND APPROVAL, AS PART OF THE FULL DEVELOPMENT PLAN SUBMITTAL, AND ARE NOT IMPLICITLY APPROVED WITH THIS REZONING. ADJUSTMENTS MAY BE NECESSARY IN ORDER TO ACCOMMODATE ACTUAL STORM WATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.
- C. DEVELOPMENT WITHIN ANY SWM/PCSD BUFFER SHALL BE COORDINATED WITH AND SUBJECT TO APPROVAL BY CHARLOTTE-MECKLENBURG STORM WATER SERVICES AND MITIGATED IF REQUIRED BY CITY ORDINANCE. STREAM DELINEATION REPORTS ARE SUBJECT TO REVIEW AND APPROVAL BY CHARLOTTE STORM WATER SERVICES.
- D. THE TREE SAVE ORDINANCE SHALL BE FULFILLED OR ADEQUATE TREE SAVE AREA MAINTAINED AS A REQUIREMENT OF ANY DEVELOPMENT RESULTING FROM THIS PETITION.

PARKS, GREENWAYS, AND OPEN SPACE

- A. SIDEWALK ACCESS TO THE ADJACENT BALL FIELD ON CORNERSTONE CHURCH PROPERTY SHALL BE PART OF ANY PROPOSED DEVELOPMENT.
- B. PROPOSED DEVELOPMENT SHALL MEET ALL OPEN SPACE REQUIREMENTS PER THE ZONING ORDINANCE.

FIRE PROTECTION

- A. NUMBER AND ARRANGEMENTS OF SUFFICIENT HYDRANTS SHALL BE PROVIDED SUBJECT TO REVIEW DURING PERMITTING.
- B. ADEQUATE ACCESS FOR FIRE AND EMERGENCY VEHICLES SHALL BE PROVIDED TO ALL AREAS OF THE DEVELOPMENT PER CITY ENGINEERING AND PERMITTING REVIEW.
- C. 1. FIRE DEPARTMENT ACCESS ROAD SHALL HAVE A MINIMUM OF 20' UNOBSTRUCTED CLEAR WIDTH AND SHALL BE CAPABLE OF SUPPORTING 60,000 LB.
- 2. FIRE DEPARTMENT ACCESS ROAD THAT EXCEEDS 150' SHALL PROVIDE AN APPROVED TURNAROUND.
- 3. TURN RADIUS 30' INSIDE AND 42' OUTSIDE.
- 4. ALL COMMON DRIVEWAY INTERSECTIONS SHALL BE DESIGNED TO ALLOW FIRE TRUCK TURN AROUND AND MANEUVERING.
- 5. FOR NON-SPRINKLERED BUILDINGS, FIRE DEPARTMENT MUST BE ABLE TO REACH 150' TO ALL EXTERIOR PORTIONS OF BUILDING.
- 6. FOR SPRINKLERED BUILDINGS, FIRE DEPARTMENT CONNECTION SHALL BE LOCATED WITHIN 200' TO ALL EXTERIOR PORTIONS OF BUILDING.
- 7. 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 REQUIRED FLOW IS 2000 gpm.
- 8. FIRE HYDRANT SHALL BE LOCATED WITHIN 750' TO THE MOST REMOTE POINT OF BUILDING AS TRUCK TRAVEL FOR ALL BUILDINGS.
- 9. SHOW THE EXISTING AND NEW WATER LINES THROUGHOUT PROPERTY.
- 10. PROVIDE NUMBER OF STORES, SQUARE FOOTAGE OF EACH FLOOR, TYPE OF CONSTRUCTION, AND WATER MODEL FOR PRIVATE HYDRANTS.
- 11. PROVIDE A CURRENT FIRE HYDRANT TEST REPORT. CALL 704-338-2101.

SIGNAGE

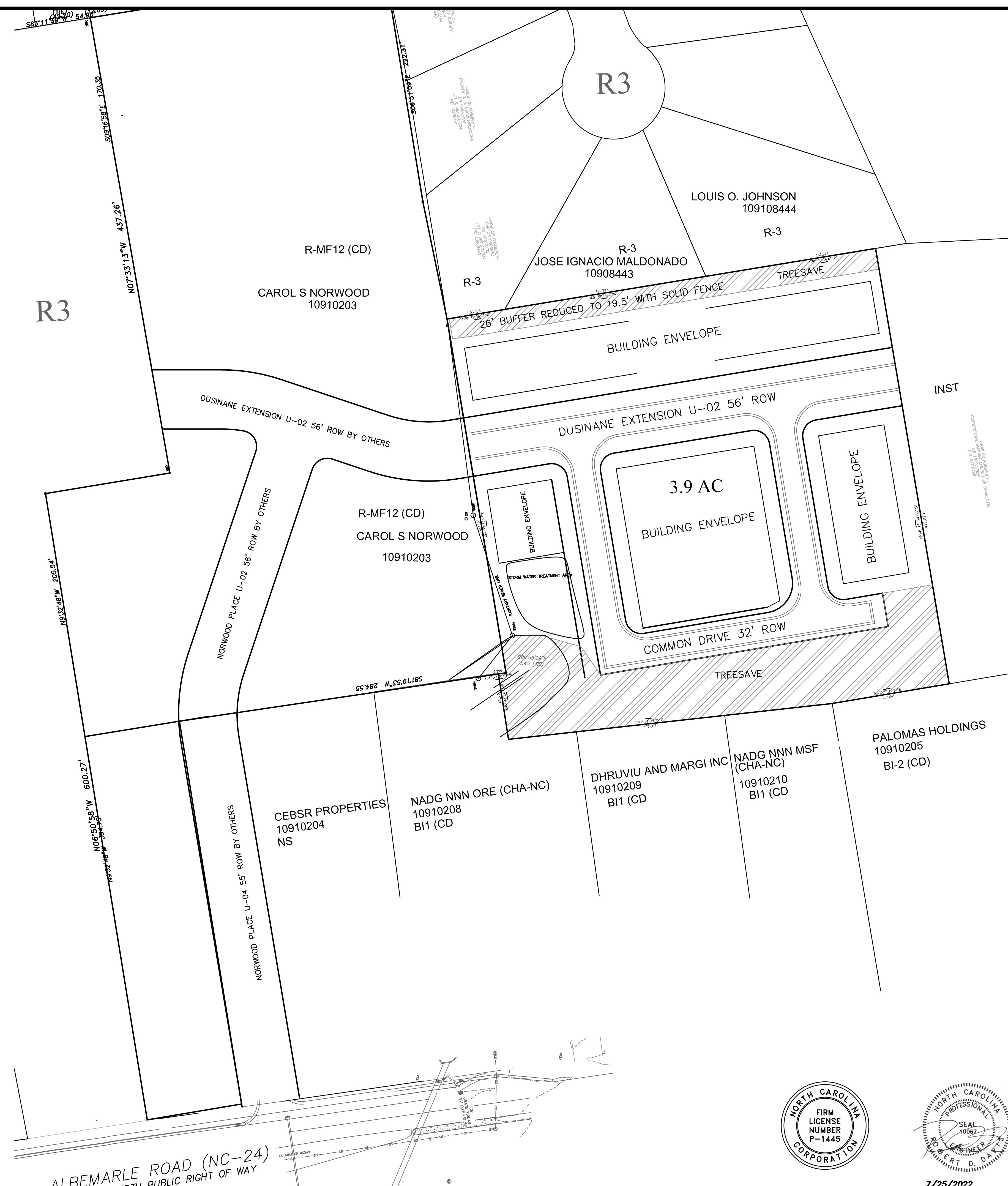
- A. SIGNAGE IS ALLOWED PER THE ORDINANCE.

LIGHTING

- A. ALL OUTDOOR LIGHTING FOR NONRESIDENTIAL USE SHALL COMPLY WITH 12.402M (1) AND (2).

OTHER

- A. SEE SURVEY NOTED ABOVE BY CAROLINA SURVEYORS, INC FOR PROPERTY CORNER POINTS AND PROPOSED NEW PROPERTY LINES DEPICTED ON THIS PLAN.
- B. PROPOSED DUMPSTER LOCATIONS TO BE PROVIDED DURING DESIGN DEVELOPMENT, SUBJECT TO APPLICABLE REGULATIONS AND PERMITTING REVISIONS.
- C. WATER, SEWER, ELECTRICAL AND COMMUNICATIONS UTILITIES SHALL BE UNDERGROUND WHERE POSSIBLE.
- D. TREE SAVE PER CH. 21 TREE ORDINANCE FOR PORTION ZONED R12MF, MINIMUM 10% OF THE SITE PROTECTED AS TREE SAVE.
- E. THE MINIMUM SPACE ALLOCATION FOR WASTE DISPOSAL SHALL BE AN EIGHT (8) CUBIC YARD DUMPSTER-TYPE LARGE WASTE CONTAINER PER EVERY THIRTY (30) UNITS OR AN EIGHT (8) CUBIC YARD COMPACTOR-TYPE OF LARGE WASTE CONTAINER PER EVERY NINETY (90) UNITS.



**R DAVIS**  
ENGINEERING, PLLC  
P.O. Box 470085  
Charlotte, NC 28247-0085  
RDDAVIS-ATTN:ET  
(704) 651-5752

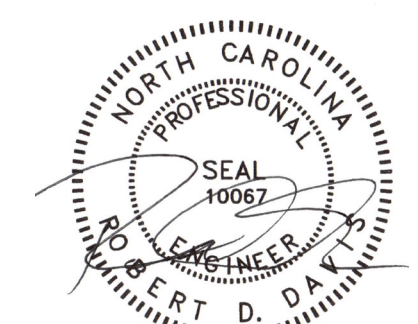
THIS DRAWING IS THE PROPERTY OF ROBERT D. DAVIS, CONSULTING ENGINEERS AND IS NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART. IT IS NOT TO BE USED ON ANY OTHER PROJECT WITHOUT WRITTEN PERMISSION AND IS TO BE RETURNED UPON REQUEST.

**KTED**  
**LLC**

**CORNERSTONE\_TOWNHOMES**  
CHARLOTTE, NC  
Project: CORNERSTONE\_TOWNHOMES  
Sheet Title: REZONING PLAN

**RDD**  
Project Engineer  
**RDD**  
Drawn By  
7-24-22  
Date Drawn  
REZONE  
Sht. Set / Subset  
CSREZONE  
Dwg. Name  
LAYOUT  
Layout:  
Horiz. Scale: 1" = 60"  
HSCALE  
Vert. Scale: 1" = N/A  
VSCALE  
Revisions  
No. Date  
No. Date  
No. Date  
No. Date  
Issue Date 7-25-22

Project Number 199,005  
Sheet 1 Of 1



7/25/2022