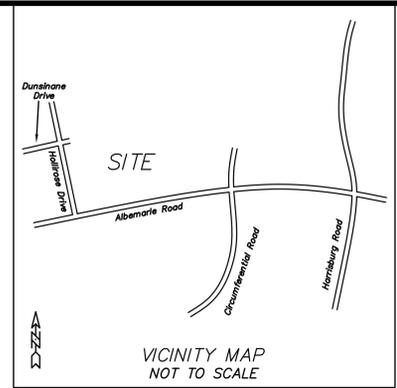
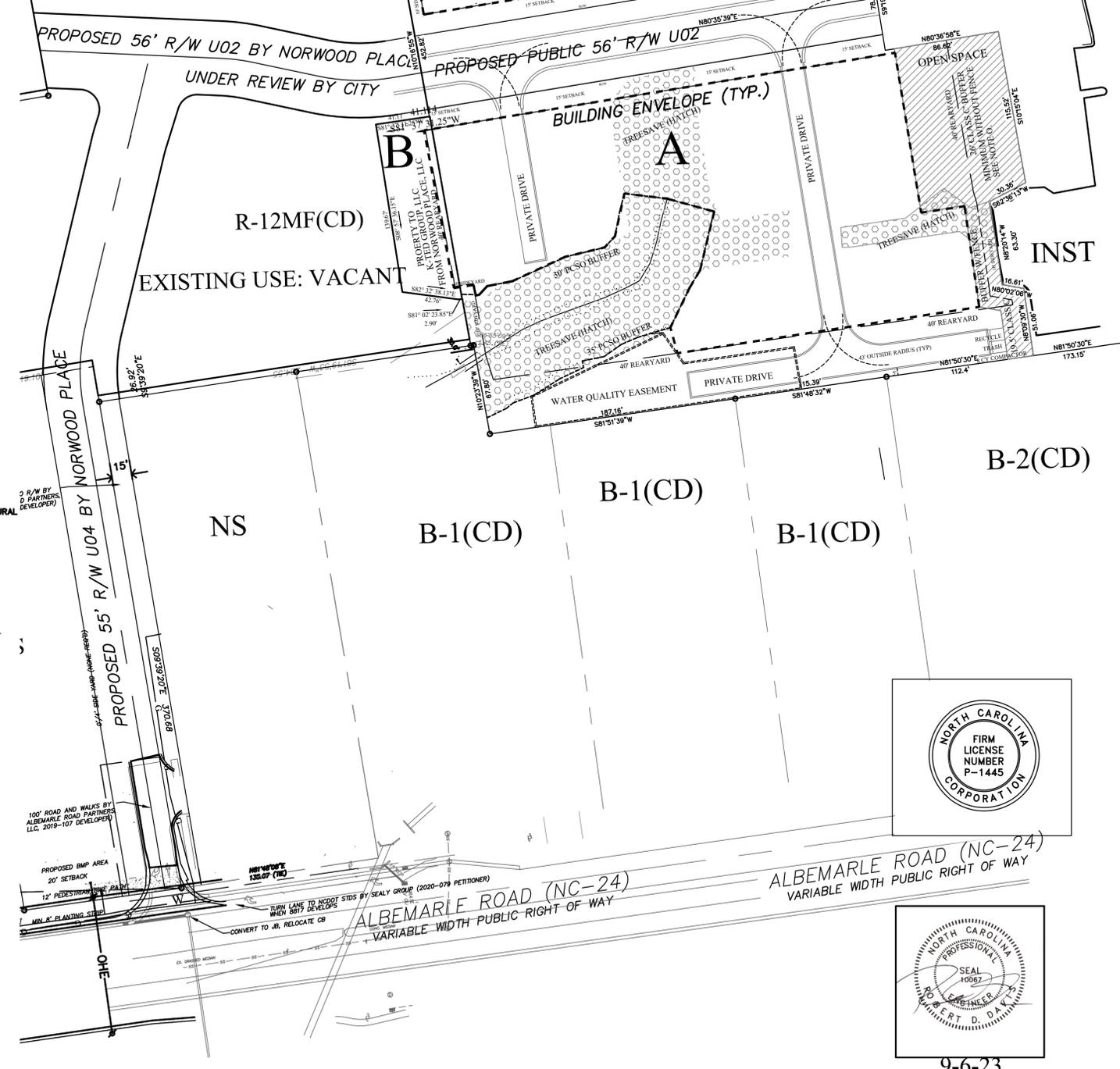
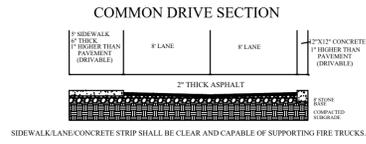


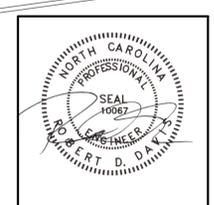
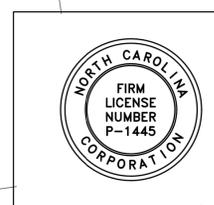
PARCEL	A	B	TOTAL
A. SITE ACREAGE	3.834 AC	0.128 AC	3.960
B. TAX PARCELS INCLUDED IN REZONING	10910206	10910203	
C. EXISTING ZONING	INST	R12MF(CD)	
D. PROPOSED ZONING	R12MF(CD)	R12MF(CD)	
E. EXISTING USES 9/18/2023	SF RES	R12MF(CD)	
F. PROPOSED USES	TOWNHOMES		
G. NUMBER OF RES UNITS PROPOSED	47 ATTACHED TOWNHOMES		
H. RESIDENTIAL DENSITY	12 DUA		
I. NON-RESIDENTIAL SQ. FT.	0		
J. MAXIMUM BLDG HGT	40 FT		
K. MAXIMUM NO. BUILDINGS	10		
L. PARKING REQUIRED	1.5/DU		
M. PARKING PROVIDED	2.0/DU		
N. AMOUNT OF OPEN SPACE	MIN 50% PER ORD.		
O. SETBACKS AND YARDS:	27' OR 15' PER 9.303(19)(1)		
FRONT:			
SIDEYARD	10'		
REAR YARD R3	50'		
REAR YARD NON R3	40'		
GARAGE FROM BACK OF SIDEWALK OR ROW WHICHEVER IS GREATER	20'		



R-12MF(CD)
EXISTING USE: VACANT



- 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 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.
 - THE PETITIONER ACKNOWLEDGES THAT OTHER STANDARD DEVELOPMENT REQUIREMENTS IMPOSED BY OTHER CITY ORDINANCES, SUCH AS THOSE THAT REGULATE STREETS, TREES, BICYCLE 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 TO THE DEVELOPMENT OF THIS SITE AS DEFINED BY THOSE OTHER CITY ORDINANCES.
 - THROUGHOUT THIS REZONING PETITION THE TERMS 'OWNER', 'OWNERS', '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 TIME TO TIME.
 - ALL UNITS WILL BE SITED ON ITS OWN LOT AND MAY BE FOR SALE OR RENT.
- 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 INST TO R12MF(CD).
- PERMITTED USES**
- THE SITE MAY BE USED FOR ANY USE THAT IS ALLOWED IN THE R12MF DISTRICT AS DEFINED IN THE ZONING ORDINANCE AND TABLE 9.101 WITH THE FOLLOWING EXCEPTIONS: R12MF USES SHALL BE LIMITED TO SINGLE FAMILY ATTACHED (TOWNHOME) RESIDENTIAL UNITS AND ACCESSORY BUILDINGS WITH NO SINGLE FAMILY DETACHED HOUSING ALLOWED.
- TRANSPORTATION**
- THE SITE CURRENTLY HAS NO DRIVEWAY ACCESS TO ALBEMARLE ROAD. NEW CONNECTIONS SHALL BE THROUGH THE CONTINUATION OF DUNSHANE DRIVE PROPOSED THE NORWOOD PLACE PROJECT. SEE NOTE "C" BELOW.
 - A 56' UO2 R/W AS DEPICTED IS PROPOSED TO ACCOMMODATE EXTENDING DUNSHANE ROAD THROUGH THE SITE IN THE FUTURE. THE ALIGNMENT SHALL BE TO ALLOW FURTHER EXTENSION BY OTHERS IN THE FUTURE FOR CONNECTION TO CIRCUMFERENTIAL DRIVE PROPOSED BY THE CITY. THE PROPOSED R/W SHALL BE DEDICATED TO THE CITY OF CHARLOTTE AND MEET ALL STANDARDS OF THE U-02 STANDARD DETAIL WITH AN 8' PLANTING STRIP AND A 5' SIDEWALK.
 - ACCESS THROUGH THE SITE SHALL BE FROM THE PROPOSED DUNSHANE ROAD BY NORWOOD PLACE, LLC. 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.
 - ALL STREETS AND PRIVATE DRIVES SHALL HAVE 20' OF DRIVEABLE WIDTH, HAVE RADI (43.5' OUTSIDE MINIMUM) AND WEIGHT CAPACITY (85,000 POUNDS) PER CHARLOTTE FIRE STANDARDS.
 - A RIGHT-OF-WAY ENCROACHMENT AGREEMENTS REQUIRED FOR THE INSTALLATION OF ANY NON-STANDARD ITEM(S) (IRRIGATION SYSTEMS, DECORATIVE CONCRETE PAVEMENT, BRICK PAVERS, ETC.) WITHIN A PROPOSED/EXISTING CITY-MAINTAINED STREET RIGHT-OF-WAY BY A PRIVATE INDIVIDUAL, GROUP, BUSINESS, OR HOMEOWNER'S/BUSINESS ASSOCIATION. AN ENCROACHMENT AGREEMENT A RIGHT-OF-WAY ENCROACHMENT AGREEMENTS REQUIRED FOR THE INSTALLATION OF ANY NON-STANDARD ITEM(S) (IRRIGATION SYSTEMS, DECORATIVE CONCRETE PAVEMENT, BRICK PAVERS, ETC.) WITHIN A PROPOSED/EXISTING CITY-MAINTAINED STREET RIGHT-OF-WAY BY A PRIVATE INDIVIDUAL, GROUP, BUSINESS, OR HOMEOWNER'S/BUSINESS ASSOCIATION. AN ENCROACHMENT AGREEMENT MUST BE APPROVED BY CDOT PRIOR TO CONSTRUCTION/INSTALLATION. CONTACT CDOT FOR ADDITIONAL INFORMATION CONCERNING COST, SUBMITTAL, AND LIABILITY INSURANCE COVERAGE.
 - THE PETITIONER SHALL DEDICATE AND CONVEY FEE SIMPLE ALL RIGHTS-OF-WAY TO THE CITY BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED. CDOT REQUESTS RIGHTS-OF-WAY SET AT 2' BROADSIDE SIDEWALK WHERE FEASIBLE.
 - ALL TRANSPORTATION IMPROVEMENTS WILL BE APPROVED AND CONSTRUCTED BEFORE THE SITE'S FIRST BUILDING PERMIT IS ISSUED. THE PETITIONER MAY PHASE TRANSPORTATION IMPROVEMENTS IF SAID IMPROVEMENTS AND PHASING ARE EXPLICITLY DESCRIBED IN SITE PLAN NOTES.
- ARCHITECTURAL STANDARDS**
- RESIDENTIAL USES**
- 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.
 - PITCHED ROOFS, IF PROVIDED, SHALL BE SYMMETRICALLY SLOPED NO LESS THAN 5:12, EXCEPT THAT ROOFS FOR PORCHES AND ATTACHED SHEDS MAY BE NO LESS THAN 2:12, UNLESS A FLAT ROOF ARCHITECTURAL STYLE IS EMPLOYED.
 - USEABLE PORCHES AND STOOPS SHALL FORM A PREDOMINANT 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 3 FEET DEEP. STOOPS AND ENTRY-LEVEL PORCHES MAY BE COVERED BUT NOT ENCLOSED.
 - 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.
 - 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.
 - WALKWAYS SHALL BE PROVIDED TO CONNECT ALL RESIDENTIAL ENTRANCES TO SIDEWALKS ALONG PUBLIC AND PRIVATE STREETS.
 - ARCHITECTURAL FEATURES AND DESIGNS SHALL MEET ALL APPLICABLE CODES.
- STREETSCAPE AND LANDSCAPING**
- THE PETITIONER WILL INSTALL TREES AND LANDSCAPING AND THAT WILL COMPLY WITH ALL CITY ORDINANCES.
 - SIDEWALKS, TREES AND LIGHTING SHALL BE CONSTRUCTED PER CITY STANDARDS SUBJECT TO REVIEW DURING PERMITTING.
 - ALL RESIDENCES SHALL HAVE PEDESTRIAN CONNECTION TO SIDEWALKS.
- ENVIRONMENTAL FEATURES**
- The petitioner shall comply with the Charlotte City Council Approved and Adopted Post-Construction Stormwater Regulations.
 - 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.
 - Development within any SWMM/PCSO Buffer shall be coordinated with and subject to approval by Charlotte-Mecklenburg Stormwater Services and mitigated if required by ordinance. Stream delineation reports are subject to review and approval by Charlotte Storm Water Services.
 - THE TREE SAVE ORDINANCE SHALL BE FULFILLED AND ADEQUATE TREE SAVE AREA MAINTAINED AS A REQUIREMENT OF ANY DEVELOPMENT RESULTING FROM THIS PETITION. WHILE NOT SHOWN ON THIS RZ PLAN, 15% OR GREATER OF THE OVERALL SITE SHALL BE SHOWN AS TREESAVE ON THE SITE PLAN. SUFFICIENT AREA TO ACCOMPLISH THIS EXISTS IN THE 32 FEET. AGAINST THE SF RESIDENTIAL WETLAND AREAS AND STREAM BUFFERS.
- PARKS, GREENWAYS, AND OPEN SPACE**
- SIDEWALK 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 SUFFICIENT HYDRANTS 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' UNOBSTRUCTED CLEAR WIDTH AND SHALL BE CAPABLE OF SUPPORTING 80,000 lbs.
 2. FIRE DEPARTMENT ACCESS ROAD THAT EXCEEDS 150' SHALL PROVIDE AN APPROVED TURNAROUND.
 3. TURN RADIUS 30' INSIDE AND 42' OUTSIDE.
 4. FOR NON-SPRINKLERED BUILDINGS, FIRE DEPARTMENT MUST BE ABLE TO REACH 150' TO ALL EXTERIOR PORTIONS OF BUILDING.
 5. FOR SPRINKLERED BUILDINGS, FIRE 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 750' FOR AN NFPA 13R SPRINKLER SYSTEM.
 7. FIRE HYDRANT SHALL BE LOCATED WITHIN 750' TO THE MOST REMOTE POINT OF BUILDING AS TRUCK TRAVEL FOR ALL BUILDINGS.
 8. SHOW THE EXISTING AND NEW WATER LINES THROUGHOUT PROPERTY.
 9. PROVIDE NUMBER OF STORES, SQUARE FOOTAGE OF EACH FLOOR, TYPE OF CONSTRUCTION, AND WATER MODEL FOR PRIVATE HYDRANTS.
 10. PROVIDE A CURRENT FIRE HYDRANT TEST REPORT, CALL 704-338-2101.
 11. ISO NEEDED FIRE FLOW TOWNHOMES: (A) TOWNHOMES NOT EXCEEDING 2 STORES IN HEIGHT, THE REQUIRED FIRE FLOW IS 1500 gpm. (B) TOWNHOMES NOT EXCEEDING 3 STORES IN HEIGHT AND A FIRE AREA OF 2,500 SQ FT OR LESS, THE REQUIRED FIRE FLOW IS 1,750 gpm. (C) TOWNHOMES NOT EXCEEDING 3 STORES IN HEIGHT AND A FIRE AREA OF GREATER THAN 2,500 SQ FT THE REQUIRED FLOW IS 2000 gpm.
- SIGNAGE**
- NO VARIATIONS FROM THE CITY OF CHARLOTTE SIGN ORDINANCE. ANY SIGNS SHALL COMPLY WITH THE ZONING ORDINANCE.
- LIGHTING**
- ALL OUTDOOR LIGHTING FOR NONRESIDENTIAL USE SHALL COMPLY WITH 12.402M (1) AND (2).
 A LIGHTING PLAN OF PHOTOGRAMMETRIC PATTERNS, FULL OUT-OFF FIXTURES, AND HEIGHTS SHALL BE SUBMITTED FOR APPROVAL PRIOR TO INSTALLATION.
- OTHER**
- SEE SURVEY NOTED ABOVE BY CAROLINA SURVEYORS, INC FOR PROPERTY CORNER TIE POINTS AND PROPOSED NEW PROPERTY LINES DEPICTED ON THIS PLAN.
 - PROPOSED DRAINAGE LOCATIONS TO BE PROVIDED DURING DESIGN DEVELOPMENT, SUBJECT TO APPLICABLE REGULATIONS AND PERMITTING REVIEWS.
 - WATER, SEWER, ELECTRICAL AND COMMUNICATIONS UTILITIES SHALL BE UNDERGROUND WHERE POSSIBLE.
 - THE SITE WILL HAVE A MINIMUM OF 15% TREESAVE THAT IS A MINIMUM OF 30' WIDE AND DOES NOT INCLUDE UTILITIES AND EASEMENTS.



AVIS
 CONSULTING ENGINEERS
 P.O. Box 470085
 Charlotte, NC 28247-0085
 (980) 219-8278
 (704) 541-8323 fax

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K-TED GROUP, LLC

ALBRD TOWNHOMES
 CITY OF CHARLOTTE
K-TED TOWNHOMES
 REZONING PETITION 2022-146

Project: RDD
 Project Engineer: RDD
 Drawn By: RDD
 Date Drawn: 2-22-21
 Date: 7/14/23
 Sht. Set / Subset: 1
WETLANDS PLAN
 Dwg. Name: RDD
 Layout: 1
 Layout: RDD
 Horiz. Scale: 1" = 50'
 0 50 100
 Vert. Scale: 1" = 10'
 0 10 20
 Revisions:
 No. 4 Date 8-24-23
 No. 3 Date 7/14/23
 No. 2 Date 5-25-23
 No. 1 Date 3-10-23
 Issue Date 12-21-22

Project Number: 199.005
 Sheet: 1 of 1