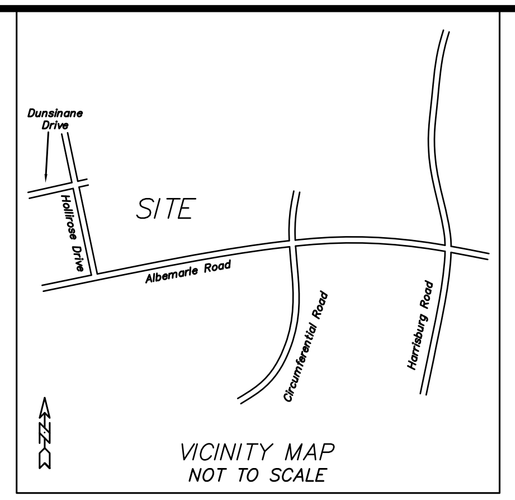
DEVELOPMENT DATA

	PARCEL	A	B	TOTAL
A.	SITE ACREAGE	3.834 AC	0.126 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	SF RES		
	PROPOSED USES	TOWNHOMES		
F.	NUMBER OF RES UNITS PROPOSED	47 ATTACHED TNHMS		
G.	RESIDENTIAL DENSITY	12 DUA		
H.	NON-RESIDENTIAL SQ.FT.	0		
I.	MAXIMUM BLDG HGT	40 FT		
J.	MAXIMUM NO. BUILDINGS	10		
K.	PARKING REQUIRED	1.5/DU		
L.	PARKING PROVIDED	2.0/DU		
M.	AMOUNT OF OPEN SPACE	MIN 50% PER ORD.		
N.	SETBACKS AND YARDS:	27' OR 15'PER 9.303(19)(f)		
	FRONT:	10'		
	SIDEYARD	50'		
	REARTARD R3	40'		
	REARYARD NON R3	20'		
	GARAGE FROM BACK OF SIDEWALK OR ROW WHICHEVER IS GREATER			

O. BUFFERS:
BUFFERS AGAINST R3 EXISTING R3 AND INST USES SHALL BE CLASS C WITH A MINUMUM WIDTH OF 26' THE MINIMUM WIDTH MAY BE REDUCED IF A FENCE OR WALL BY 25% PER ORDINANCE FOR A MINIMUM OD 19.5'. THE BUFFER AGAINST THE CHURCH MAY BE INCREASED IN WIDTH AND THE REQUIRED PLANTINGS PLACED CLOSEST TO THE PROPOSED TOWNHOMES.



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

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 GENEREAL 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 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 ADMINISTRATER AND ARE NOT SEPERATE 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.

C. 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.

D. ALL UNITS WILL BE SITED ON ITS OWN LOT AND MAY BE FOR SALE OR RENT.

PURPOSE

C. 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

A. 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 ALLLOWED.

TRANSPORTATION

A. THE SITE CURRENTLY HAS NO DRIVEWAY ACCESS TO ALBEMARLE ROAD. NEW CONNECTIONS SHALL BE THROUGH THE CONTINUATION OF DUSINANE DRIVE PROPOSED THE NORWOOD PLACEPROJECT. SEE NOTE "C" BELOW.

B. A 56' U02 R/W AS DEPICTED IS PROPOSED TO ACCOMMODATE EXTENDING DUNSINANE 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.

C. ACCESS THROUGH THE SITE SHALL BE FROM THE PROPOSED DUSUNANE ROAD BY NORWOOD PLACE, LLC. THE PROPOSED R/W WITH IMPOVEMENTS 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.

D. ALL STREETS AND PRIVATE DRIVES SHALL HAVE 20' OF DRIVABLE WIDTH, HAVE RADII (43.5' OUTSIDE MINIMUM) AND WEIGHT CAPACITY (85,000 POUNDS) PER CHARLOTTE FIRE STANDARDS.

E. A RIGHT-OF-WAY ENCROACHMENT AGREEMENTIS REQUIRED FOR THE INSTALLATION OF ANY NON-STANDARDITEM(S) (IRRIGATIONSYSTEMS, 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
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F. THE PETITIONER SHALL DEDICATE AND CONVEY FEE SIMPLE ALL RIGHTS-OF-WAY TO THE CITYBEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED.
CDOT REQUESTS RIGHTS-OF-WAY SET AT 2' BEHIND SIDEWALK WHERE FEASIBLE.

G. 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

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. 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.
C. USEABLE PORCHES AND STOOPS SHALL FORM A PREDOMINATE 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 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. ARCHITECTURAL FEATURES AND DESIGNS SHALL MEET ALL APPLICABLE CODES.

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.
C. ALL RESIDENCES SHALL HAVE PEDESTRIAN CONNECTION TO SIDEWLAKS.

ENVIRONMENTAL FEATURES

A. A STORMWATER RETENTION BMP SHALL BE CONSTRUCTED AND MEET ALL ORDINANCES AND STANDARDS.
B. A SMALL AREA OF THE SITE CURRENTLY SUBJECT TO S.W.I.M. BUFFER AS SHOWN BY THE SURVEY NOTED SHALL NOT BE ALTERED OR NEGATIVELY IMPACTED BY DEVELOPMENT WHICH MAY BE ALLOWED BY THIS PETITION.
C. 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

A. SIDEWALK ACCESS TO 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 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 STORIES, SQUARE FOOTAGE OF EACH FLOOR, TYPE OF CONSTRUCTION, AND WATER MODEL FOR PRIVATE HYDRANTS .
10. PROVIDE A CURRENT FIRE HYDRANT TEST REPORT. CALL 704-336-2101.
11. ISO NEEDED FIRE FLOW TOWNHOMES. (A) TOWNHOMES NOT EXCEEDING 2 STORIES IN HEIGHT, THE REQUIRED FIRE FLOW IS 1500 gpms. (B) TOWNHOMES NOT EXCEEDING 3 STORIES IN HEIGHT AND AND A FIRE AREA OF 2,500 SQ FT OR LESS, THE REQUIRED FIRE FLOW IS 1,750 gpms. (C) TOWNHOMES NOT EXCEEDING 3 STORIES IN HEIGHT AND A FIRE AREA OF GREATER THAN 2,500 SQ FT THE REQUIRED FLOW IS 2000 gpms.

SIGNAGE

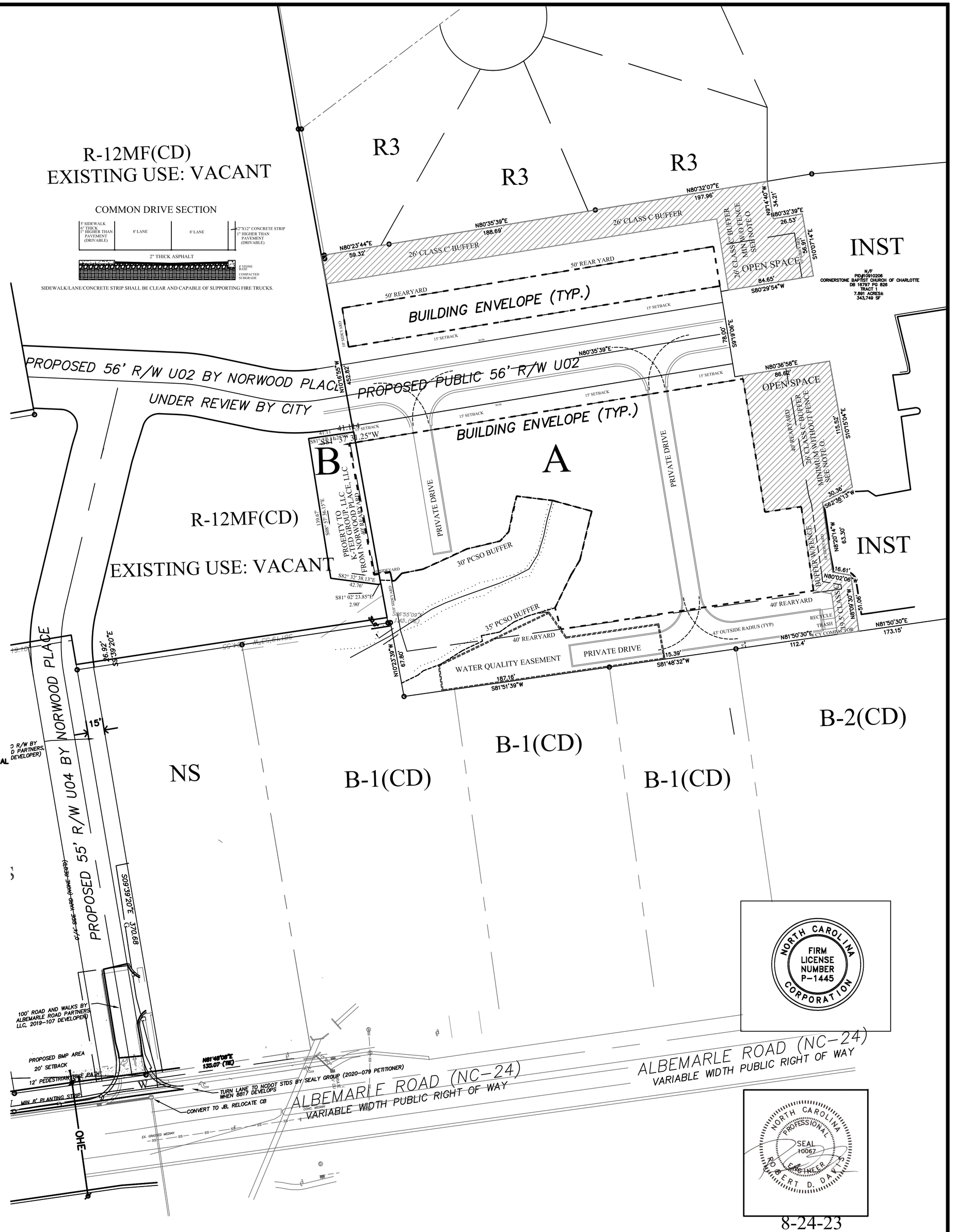
A. NO VARIATIONS FROM THE CITY OF CHARLOTTE SIGN ORDINANCE.ANY SIGNS SHALL COMPLY WITH THE ZONING ORDINANCE.

LIGHTING

A. ALL OUTDOOR LIGHTING FOR NONRESIDENTIAL USE SHALL COMPLY WITH 12.402M (1) AND (2).
A LIGHTING PLAN OF PHOTOGRAMMETRIC PATTERNS, FULL CUT-OFF FIXTURES, AND HEIGHTS SHALL BE SUBMITTED FOR APPROVAL PRIOR TO INSTALLATION.

OTHER

A. SEE SURVEY NOTED ABOVE BY CAROLINA SURVEYORS, INC FOR PROPERTY CORNER TIE 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 REVIEWS.
C. WATER, SEWER, ELECTRICAL AND COMMUNICATIONS UTILITIES SHALL BE UNDERGROUND WHERE POSSIBLE.
D. THE SITE WILL HAVE A MINIMUM OF 15% TREESAVE THAT IS A MINIMUM OF 30' WIDE AND DOES NOT INCLUDE UTILITIES AND EASEMENTS.



NORTH CAROLINA FIRM LICENSE NUMBER P-1445 CORPORATION

NORTH CAROLINA PROFESSIONAL SEAL 10067 ENGINEER ROBERT D. DAVIS

8-24-23

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K-TED GROUP, LLC

Project: ALBRD TOWNHOMES CITY OF CHARLOTTE

Sheet Title: K-TED TOWNHOMES REZONING PETITON 2022-146

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Sheet 1 Of 1