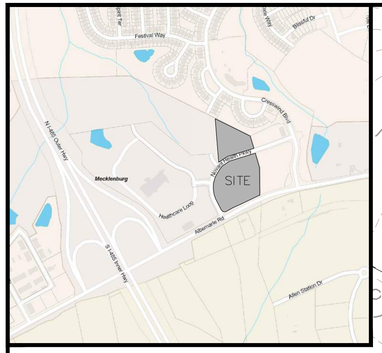
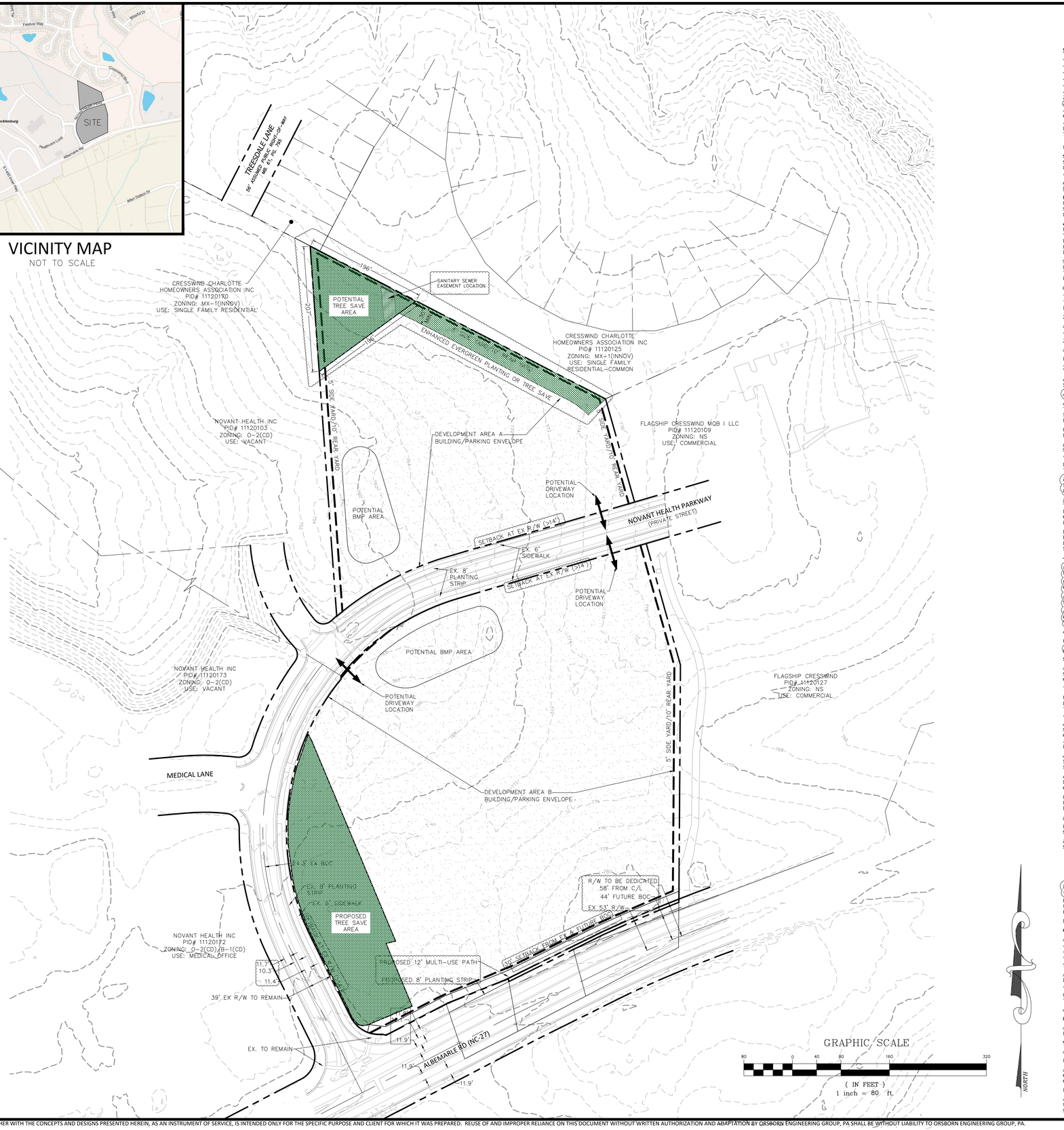


VICINITY MAP
NOT TO SCALE



WOOD PARTNERS
DEVELOPMENT STANDARDS
10/14/2022
REZONING PETITION 2022-066

SITE DEVELOPMENT DATA:

--ACREAGE: ± 13.50 ACRES
--TAX PARCEL #: 111-201-74, 111-201-75A&B, 111-201-01, 111-201-02, 111-201-06, AND 111-201-07A&B
--EXISTING ZONING: NS, B-1(CD), & R-3
--PROPOSED ZONING: UR-2(CD)
--EXISTING USES: VACANT & RESIDENTIAL.
--PROPOSED USES: UP TO 310 MULTI-FAMILY RESIDENTIAL DWELLING UNITS, AS ALLOWED BY RIGHT AND UNDER PRESCRIBED CONDITIONS IN THE UR-2 ZONING DISTRICT TOGETHER WITH ACCESSORY USES AS MORE SPECIFICALLY RESTRICTED BELOW IN SECTION 2.
--MAXIMUM FAR: A MAXIMUM FAR OF 1.0 IS ALLOWED.
--MAXIMUM BUILDING HEIGHT: MAXIMUM ALLOWED BUILDING HEIGHT WILL BE 56 FEET. BUILDING HEIGHT TO BE MEASURED AS REQUIRED BY THE ORDINANCE.
--PARKING INCLUDING BICYCLE PARKING: WILL BE PROVIDED AS REQUIRED BY THE ORDINANCE. THE PETITIONER WILL PROVIDE A MINIMUM OF TWO (2) EV READY PARKING SPACES PER BUILDING. EV READY SPACE IS DEFINED AS: INSTALLATION OF ELECTRICAL PANEL CAPACITY AND RACEWAY WITH CONDUIT TO TERMINATE IN A JUNCTION BOX OR 240-VOLT ACCESSIBLE TO A PARKING SPACE).

1. GENERAL PROVISIONS:

SITE LOCATION. THESE DEVELOPMENT STANDARDS, THE TECHNICAL DATA SHEET, SCHEMATIC SITE PLAN AND OTHER GRAPHICS SET FORTH ON ATTACHED SHEETS FORM THIS REZONING PLAN (COLLECTIVELY REFERRED TO AS THE "REZONING PLAN") ASSOCIATED WITH THE REZONING PETITION FILED BY WOOD PARTNERS TO ACCOMMODATE THE DEVELOPMENT OF A RESIDENTIAL COMMUNITY ON AN APPROXIMATELY 13.5-ACRE SITE LOCATED ON NORTH SIDE OF ALBEMARLE RD., WEST OF CRESSWIND BLVD., AND EAST OF NOVANT HEALTH PARKWAY (THE "SITE").

a.**DEVELOPMENT AREAS**. FOR EASE OF REFERENCE, THE REZONING PLAN SETS FORTH TWO (2) DEVELOPMENT AREAS AS GENERALLY DEPICTED ON SHEET RZ-1 AS DEVELOPMENT AREA A, AND B (EACH A "DEVELOPMENT AREA" AND COLLECTIVELY THE "DEVELOPMENT AREAS");

b. **ZONING DISTRICT/ORDINANCE**. DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN AS WELL AS THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE"). UNLESS THE REZONING PLAN ESTABLISHES MORE STRINGENT STANDARDS, (I) THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE UR-2 ZONING CLASSIFICATION FOR THE PORTION OF THE SITE SO DESIGNATED ON THE REZONING PLAN (I.E., CONSISTING OF DEVELOPMENT AREAS A & B) SHALL GOVERN ALL DEVELOPMENT TAKING PLACE ON THE SITE.

c.**GRAPHICS AND ALTERATIONS**. THE SCHEMATIC DEPICTIONS OF THE USES, PARKING AREAS, SIDEWALKS, STRUCTURES AND BUILDINGS, BUILDING ELEVATIONS, DRIVEWAYS, STREETS, DEVELOPMENT AREAS AND OTHER DEVELOPMENT MATTERS AND SITE ELEMENTS (COLLECTIVELY THE "DEVELOPMENT/SITE ELEMENTS") SET FORTH ON THE REZONING PLAN SHOULD BE REVIEWED IN CONJUNCTION WITH THE PROVISIONS OF THESE DEVELOPMENT STANDARDS. THE LAYOUT, LOCATIONS, SIZES AND FORMULATIONS OF THE DEVELOPMENT/SITE ELEMENTS DEPICTED ON THE REZONING PLAN ARE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT/SITE ELEMENTS PROPOSED. CHANGES TO THE REZONING PLAN NOT ANTICIPATED BY THE REZONING PLAN WILL BE REVIEWED AND APPROVED AS ALLOWED BY SECTION 6.207 OF THE ORDINANCE.

SINCE THE PROJECT HAS NOT UNDERGONE THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASES, IT IS INTENDED THAT THIS REZONING PLAN PROVIDE FOR FLEXIBILITY IN ALLOWING SOME ALTERATIONS OR MODIFICATIONS FROM THE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT/SITE ELEMENTS. THEREFORE, THERE MAY BE INSTANCES WHERE MINOR MODIFICATIONS WILL BE ALLOWED WITHOUT REQUIRING THE ADMINISTRATIVE AMENDMENT PROCESS PER SECTION 6.207 OF THE ORDINANCE. THESE INSTANCES WOULD INCLUDE CHANGES TO GRAPHICS IF THEY ARE:

(i) MINOR AND DON'T MATERIALLY CHANGE THE OVERALL DESIGN INTENT GENERALLY DEPICTED ON THE REZONING PLAN.

THE PLANNING DIRECTOR WILL DETERMINE IF SUCH MINOR MODIFICATIONS ARE ALLOWED PER THIS AMENDED PROCESS, AND IF IT IS DETERMINED THAT THE ALTERATION DOES NOT MEET THE CRITERIA DESCRIBED ABOVE, THE PETITIONER SHALL THEN FOLLOW THE ADMINISTRATIVE AMENDMENT PROCESS PER SECTION 6.207 OF THE ORDINANCE; IN EACH INSTANCE, HOWEVER, SUBJECT TO THE PETITIONER'S APPEAL RIGHTS SET FORTH IN THE ORDINANCE.

2. PERMITTED USES & DEVELOPMENT AREA LIMITATION:

a.DEVELOPMENT AREA A, AND B MAY BE DEVELOPED WITH UP TO 310 MULTI-FAMILY RESIDENTIAL DWELLING UNITS, TOGETHER WITH ACCESSORY USES AS ALLOWED IN THE UR-2 ZONING DISTRICT.

3. ACCESS, AND TRANSPORTATION IMPROVEMENTS:

a.ACCESS TO THE SITE WILL BE FROM NOVANT HEALTH PARKWAY AS GENERALLY DEPICTED ON THE REZONING PLAN.

b.THE PETITIONER WILL PROVIDE AN EIGHT (8) FOOT PLANTING STRIP AND A 12-FOOT MULTI-USE PATH/MUP ALONG THE SITE'S FRONT AGE ALONG ALBEMARLE ROAD. THE PROPOSED 12-FOOT MUP WILL BE CONSTRUCTED OUTSIDE OF THE RIGHT-OF-WAY FOR ALBEMARLE RD. AND WILL BE PROVIDED WITH A PUBLIC ACCESS EASEMENT. THE PETITIONER WILL MAINTAIN THE 12-FOOT MUP.

c.THE EXISTING EIGHT (8) FOOT PLANTING STRIP AND A SIX (6) FOOT-SIDEWALK ALONG THE SITE'S FRONTAGE ON NOVANT HEALTH PARKWAY WILL BE MAINTAINED.

d.THE PETITIONER WILL MAINTAIN THE EXISTING BIKE LANES LOCATED ON BOTH SIDES OF NOVANT HEALTH PARKWAY.

e.ALL TRANSPORTATION IMPROVEMENTS SHALL BE CONSTRUCTED AND APPROVED PRIOR TO THE RELEASE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR THE SITE. THE PETITIONER MAY PHASE TRANSPORTATION IMPROVEMENTS IF SAID IMPROVEMENTS AND PHASING ARE EXPLICITLY DESCRIBED IN SITE PLAN NOTES OR AGREED TO DURING THE LAND DEVELOPMENT APPROVAL PROCESS FOR THE SITE. THE PETITIONER MAY REQUEST THAT CDOT ALLOW A BOND TO BE POST FOR ANY IMPROVEMENTS NOT COMPLETED AT THE TIME THE FIRST CERTIFICATE OF OCCUPANCY IS REQUESTED AND RELEASED.

f.THE LOCATION OF THE PROPOSED DRIVEWAYS IS PRELIMINARY AND MAY CHANGE BASED ON MEETING REQUIRED INTERSECTION SIGHT DISTANCE WHEN REVIEWED DURING THE PERMITTING PROCESS.

g.THE PLACEMENT AND CONFIGURATION OF THE VEHICULAR ACCESS POINT IS SUBJECT TO MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE DEVELOPMENT AND CONSTRUCTION PLANS AND TO ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY THE CDOT AND NCDOT IN ACCORDANCE WITH APPLICABLE PUBLISHED STANDARDS.

h.THE ALIGNMENT OF THE INTERNAL VEHICULAR CIRCULATION AND DRIVEWAYS MAY BE MODIFIED BY THE PETITIONER TO ACCOMMODATE CHANGES IN TRAFFIC PATTERNS, PARKING LAYOUTS AND ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY CDOT IN ACCORDANCE WITH PUBLISHED STANDARDS.

i.THE PETITIONER WILL DEDICATE AND CONVEY TO CDOT OR NCDOT A MINIMUM OF 58 FEET OF ADDITIONAL RIGHT-OF-WAY ALONG ALBEMARLE RD. AS MEASURED FROM THE EXISTING CENTER LINE. THIS ADDITIONAL RIGHT-OF-WAY WILL BE DEDICATED AND CONVEYED PRIOR TO THE ISSUANCE FOR THE FINAL CERTIFICATE OF OCCUPANCY.

j.THE PETITIONER WILL DEDICATE VIA FEE SIMPLE CONVEYANCE ANY ADDITIONAL RIGHT-OF-WAY INDICATED ON THE REZONING PLAN AS RIGHT-OF-WAY TO BE DEDICATED, THE ADDITIONAL RIGHT-OF-WAY WILL BE DEDICATED PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY. THE PETITIONER WILL PROVIDE A PERMANENT SIDEWALK EASEMENT FOR ANY OF THE PROPOSED SIDEWALKS LOCATED ALONG THE PUBLIC STREETS LOCATED OUTSIDE OF THE RIGHT-OF-WAY. THE PERMANENT SIDEWALK EASEMENT WILL BE LOCATED A MINIMUM OF TWO (2) FEET BEHIND THE SIDEWALK WHERE FEASIBLE.

k.ALL PUBLIC ROADWAY IMPROVEMENTS WILL BE SUBJECT TO THE STANDARDS AND CRITERIA OF CDOT AND NCDOT, AS APPLICABLE, TO THE ROADWAY IMPROVEMENTS WITHIN THEIR RESPECTIVE ROAD SYSTEM AUTHORITY. IT IS UNDERSTOOD THAT SUCH IMPROVEMENTS MAY BE UNDERTAKEN BY THE PETITIONER ON ITS OWN OR IN CONJUNCTION WITH OTHER DEVELOPMENT OR ROADWAY PROJECTS TAKING PLACE WITHIN THE BROAD EASTERN MECKLENBURG AREA, BY WAY OF A PRIVATE/PUBLIC PARTNERSHIP EFFORT OR OTHER PUBLIC SECTOR PROJECT SUPPORT

4. STREETSCAPE, BUFFERS, YARDS, AND LANDSCAPING:

a.A 30-FOOT BUILDING AND PARKING SETBACK WILL BE PROVIDED AS MEASURED FROM THE FUTURE BACK OF CURB OF ALBEMARLE ROAD AS GENERALLY DEPICTED ON THE REZONING PLAN.

b.A 14-FOOT BUILDING AND PARKING SETBACK AS MEASURED FROM THE EXISTING BACK OF CURB ALONG NOVANT HEALTH PARKWAY WILL BE PROVIDED OR THE SETBACK WILL BE THE EXISTING RIGHT-OF-WAY LINE IF GREATER AS GENERALLY DEPICTED ON THE REZONING PLAN.

c.WITHIN DEVELOPMENT AREA A A TREE SAVE AREA AS GENERALLY DEPICTED AND DIMENSIONED ON THE REZONING PLAN WILL BE PROVIDED. THIS TREE SAVE AREA MAY CONTAIN AN BE DISTURBED FOR A SANITARY SEWER LINE AND EASEMENT AS GENERALLY DEPICTED ON THE REZONING PLAN.

d.WITHIN DEVELOPMENT AREA A THE PETITIONER WILL ALSO PROVIDE A 30-FOOT-WIDE ENHANCED EVERGREEN PLANTING AREA OR TREE SAVE AREA AS GENERALLY INDICATED ON THE REZONING PLAN. IF THE AREA CANNOT BE MAINTAINED WITH EXISTING TREES A STAGGERED ROW OF EVERGREEN TREES WILL BE PLANTED 20 FEET ON CENTER WITHIN THIS 30-FOOT ENHANCED EVERGREEN PLANTING AREA.

e.SIDE AND REAR YARDS AS REQUIRED BY THE ORDINANCE WILL BE PROVIDED.

f.TRASH COLLECTION FROM THE SITE WILL BE FROM DUMPSTERS OR A TRASH COMPACTOR.

g.BACKFLOW PREVENTERS ARE NOT ALLOWED IN THE SETBACK AND MUST BE SCREENED FROM PUBLIC VIEW.

5. GENERAL DESIGN GUIDELINES:

a.THE BUILDING MATERIALS USED ON THE PRINCIPAL BUILDINGS CONSTRUCTED ON SITE WILL BE A COMBINATION OF PORTIONS OF THE FOLLOWING: BRICK, STONE, PRECAST STONE, PRECAST CONCRETE, SYNTHETIC STONE, CEMENTITIOUS FIBER BOARD, STUCCO, EIFS, DECORATIVE BLOCK AND/OR WOOD. VINYL OR ALUMINUM AS A BUILDING MATERIAL MAY ONLY BE USED ON WINDOWS, SOFFITS AND ON HANDRAILS/RAILINGS.

THE FOLLOWING ARCHITECTURAL COMMITMENTS SHALL APPLY TO THE NEW PERMANENT BUILDINGS LOCATED IN EACH DEVELOPMENT AREA.

b.BUILDINGS SHALL FRONT (THE SIDE OF A BUILDING THAT HAS WINDOWS WILL ALSO BE CONSIDERED A FRONT) A MINIMUM OF 50% OF THE TOTAL EXISTING STREET FRONTAGE (MEASURED ALONG EACH SIDE OF EACH STREET AT THE SETBACK LINE) ALONG NOVANT HEALTH PARKWAY, AND 60% OF THE TOTAL EXISTING STREET FRONTAGE ALONG ALBEMARLE RD. (EXCLUSIVE OF DRIVEWAYS, PEDESTRIAN ACCESS POINTS, USABLE OPEN SPACE, TREE SAVE AREAS, NATURAL AREAS, BMP AREAS, AND/OR TREE RE-PLANTING AREAS).

c.ALL RESIDENTIAL GROUND FLOOR UNITS WILL HAVE ENTRANCES FACING AND CONNECTING TO THE ABUTTING STREET, AND WHEN WITHIN 15 FEET OF THE SIDEWALK LOCATED ALONG THE NOVANT HEALTH PARKWAY OR ALBEMARLE RD. SHALL BE RAISED A MINIMUM OF 12-24". IF INDIVIDUAL ENTRANCES AND CONNECTIONS TO THE ABUTTING STREET ARE NOT FEASIBLE AT LEAST ONE COMMON ENTRANCE WILL BE PROVIDED WITH A CONNECTION TO THE ADJOINING PUBLIC STREET. INDIVIDUAL OR COMMON ENTRANCES AND CONNECTIONS WILL NOT BE REQUIRED IF THE BUILDING IS THREE (3) OR MORE FEET BELOW THE GRADE OF THE ADJOINING PUBLIC STREET.

d.BUILDING MASSING - BUILDINGS EXCEEDING 120 FEET IN LENGTH ALONG NOVANT HEALTH PARKWAY AND ALBEMARLE RD. SHALL INCLUDE MODULATIONS OF THE BUILDING MASSING/FACADE PLANE (RECESS, PROJECTION, ARCHITECTURAL TREATMENT, ETC.). MODULATIONS SHALL BE A MINIMUM OF 10 FEET WIDE AND SHALL EXTEND OR RECESS A MINIMUM OF 5 FEET, EXTENDING THROUGH ALL FLOORS.

e.VERTICAL MODULATION AND RHYTHM - BUILDING ELEVATIONS ALONG NOVANT HEALTH PARKWAY AND ALBEMARLE RD. SHALL BE DESIGNED WITH RECOGNIZABLE VERTICAL BAYS OR ARTICULATED ARCHITECTURAL FACADE FEATURES. THE BAYS AND FEATURES MAY INCLUDE, BUT NOT LIMITED TO A COMBINATION OF EXTERIOR WALL OFFSETS, PROJECTIONS, AND/OR RECESSES, PILASTERS, AND CHANGE IN MATERIALS.

f.BUILDING BASE - BUILDINGS ALONG NOVANT HEALTH PARKWAY AND ALBEMARLE RD. SHALL BE DESIGNED WITH A RECOGNIZABLE ARCHITECTURAL BASE. A MINIMUM OF THREE ELEVATIONS OF THE PROPOSED BUILDING WILL BE ARTICULATED WITH A WATER TABLE A MINIMUM OF THREE (3) FEET IN HEIGHT.

g.BUILDING ELEVATIONS FACING EXISTING PUBLIC STREETS STREET SHALL NOT HAVE EXPANSES OF BLANK WALLS GREATER THAN 20 FEET.

h.ARCHITECTURAL FEATURES SUCH AS, BUT NOT LIMITED TO, BANDING, MEDALLIONS, OR DESIGN FEATURES OR MATERIALS WILL BE PROVIDED TO AVOID A STERILE, UNARTICULATED BLANK TREATMENT OF SUCH WALLS ALONG NOVANT HEALTH PARKWAY AND ALBEMARLE RD.

i.ROOF FORM AND ROOFLINES SHALL BE DESIGNED TO AVOID THE APPEARANCE OF A LARGE MONOLITHIC ROOF STRUCTURE THROUGH THE FOLLOWING STANDARDS:

(I). LONG ROOFLINES (PITCHED OR FLAT) SHALL AVOID CONTINUOUS EXPANSES WITHOUT VARIATION BY INCLUDING CHANGES IN HEIGHT AND/OR ROOF FORM (E.G. DORMERS, GABLES, ETC.).

(II). FOR PITCHED ROOFS THE ALLOWED MINIMUM PITCH SHALL BE 4:12 (FOUR FEET IN VERTICAL HEIGHT FOR EVERY TWELVE FEET IN HORIZONTAL LENGTH), EXCLUDING BUILDINGS WITH A FLAT ROOF AND PARAPET WALLS.

j.ALL MECHANICAL AND UTILITY EQUIPMENT, SUCH AS BUT NOT LIMITED TO HVAC UNITS, SHALL BE SCREENED FROM PUBLIC VIEW AND FROM VIEW OF ADJACENT PROPERTIES.

k.DUMPSTER AND RECYCLING AREA WILL BE ENCLOSED BY A SOLID WALL OR FENCE WITH ONE SIDE BEING A DECORATIVE GATE. THE WALL OR FENCE USED TO ENCLOSE THE DUMPSTER WILL BE ARCHITECTURALLY COMPATIBLE WITH THE BUILDING MATERIALS AND COLORS USED ON THE PRINCIPAL BUILDINGS.

l.METER BANKS WILL BE SCREENED FROM ADJOINING PROPERTIES AND FROM THE ABUTTING PUBLIC STREETS.

6. OPEN SPACE AND AMENITY AREA IMPROVEMENTS:

a.OPEN SPACE AND AN AMENITY AREA(S) WILL BE PROVIDED ON THE SITE. A MINIMUM OF 5,000 SQUARE FEET OF IMPROVED OPEN SPACE WILL BE PROVIDED AT A LOCATION THAT CENTRAL TO THE DEVELOPMENT AND CONVENIENT TO THE FUTURE RESIDENTS OF THE COMMUNITY. THE PROPOSED OPEN SPACE AREAS WILL BE IMPROVED WITH AT LEAST THREE OF THE FOLLOWING ELEMENTS: WALKING PATHS, LANDSCAPING, SEATING AREAS, AND STRUCTURES APPROPRIATE TO THE PROPOSED OPEN SPACE AREA.

7. ENVIRONMENTAL FEATURES:

a.THE LOCATION, SIZE AND TYPE OF STORM WATER 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 TO ACCOMMODATE ACTUAL STORM WATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.

b.THE SITE WILL COMPLY WITH THE TREE ORDINANCE. A SURVEY OF TREES IN THE EXISTING STREET RIGHT-OF-WAY WILL BE REQUIRED TO BE DONE PRIOR TO THE FIRST SUBMITTAL OF DEVELOPMENT PLANS.

c.THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION CONTROLS ORDINANCE.

8. LIGHTING:

a.ALL NEW LIGHTING SHALL BE FULL CUT-OFF TYPE LIGHTING FIXTURES EXCLUDING LOWER, DECORATIVE LIGHTING THAT MAY BE INSTALLED ALONG THE DRIVEWAYS, SIDEWALKS, PARKING AREAS AND COURTYARDS.

9. SIGNS:

a.RESERVED.

10. AMENDMENTS TO THE REZONING PLAN:

a.FUTURE AMENDMENTS TO THE REZONING PLAN (WHICH INCLUDES THESE DEVELOPMENT STANDARDS) MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE APPLICABLE DEVELOPMENT AREA PORTION OF THE SITE AFFECTED BY SUCH AMENDMENT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 6 OF THE ORDINANCE.

11. BINDING EFFECT OF THE REZONING APPLICATION:

a.IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE DEVELOPMENT OF THE SITE IMPOSED UNDER THE REZONING PLAN WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONER AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST OR ASSIGNS.

ORSBORN ENGINEERING GROUP
605 LEXINGTON AVENUE, SUITE 301
CHARLOTTE, NC 28203
P) 704-749-1432
www.orsborn-eng.com

TECHNICAL DATA SHEET
FOR
PETITION # 2022-066
ALBEMARLE ROAD APARTMENTS
CHARLOTTE, NORTH CAROLINA

WOOD PARTNERS, INC.
521 E. MOREHEAD ST. STE. 350
CHARLOTTE, NC 28202

NORTH CAROLINA PROFESSIONAL ENGINEER C-3139 ORSBORN ENGINEERING GROUP, P.A.

NO.	DATE	REVISIONS
1	10/17/2022	PER REVIEW COMMENTS

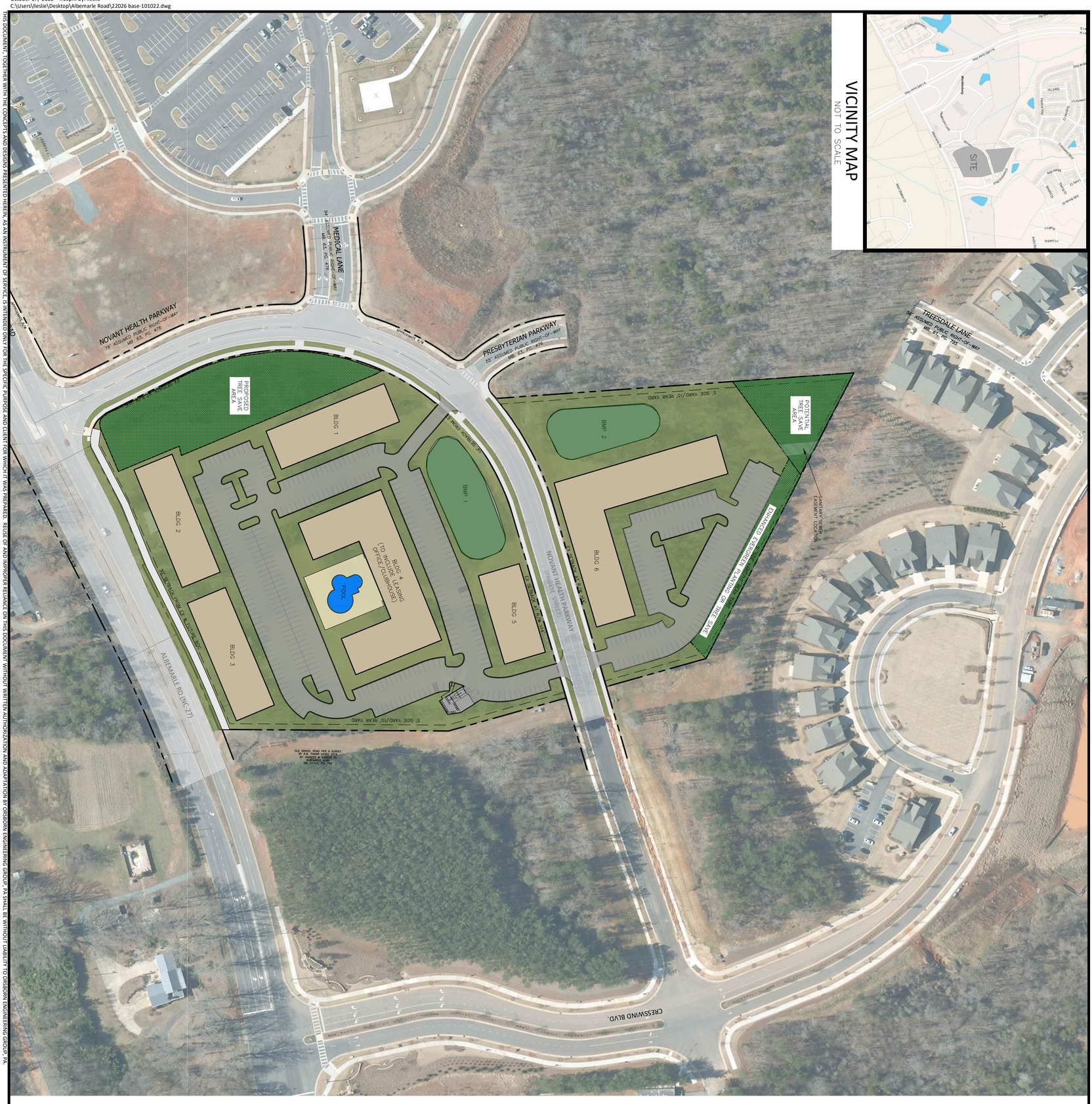
JOB #	22026
DATE:	10/04/22
SCALE:	1" = 80'
DRAWN BY:	JAW
APPROVED BY:	JCO

RZ-1

October 17, 2022 - 2:52pm By: Herlie
C:\Users\Herlie\Desktop\Albemarle Road\22026 rz-1.dwg

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY ORSBORN ENGINEERING GROUP, PA SHALL BE WITHOUT LIABILITY TO ORSBORN ENGINEERING GROUP, PA.

October 17, 2022 - 4:19pm By: lleslie
C:\Users\lleslie\Desktop\Albemarle Road\22026 base-101022.dwg



VICINITY MAP
NOT TO SCALE

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY ORSBORN ENGINEERING GROUP, PA SHALL BE WITHOUT LIABILITY TO ORSBORN ENGINEERING GROUP, PA.

GRAPHIC SCALE
(IN FEET)
1 inch = 80 ft.
0 40 80 160 320

NORTH

RZ-2	
JOB #	22026
DATE:	10/04/22
SCALE:	1" = 80'
DRAWN BY:	JAW
APPROVED BY:	JCO

DATE	REVISIONS

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL C-3139 ORSBORN ENGINEERING GROUP P.A.

WOOD PARTNERS, INC.

521 E. MOREHEAD ST. STE. 350
CHARLOTTE, NC 28202

ILLUSTRATIVE SITE PLAN
FOR
PETITION # 2022-066
ALBEMARLE ROAD APARTMENTS
CHARLOTTE, NORTH CAROLINA

ORSBORN ENGINEERING GROUP
605 LEXINGTON AVENUE , SUITE 301
CHARLOTTE, NC 28203
P) 704-749-1432
www.orsborn-eng.com