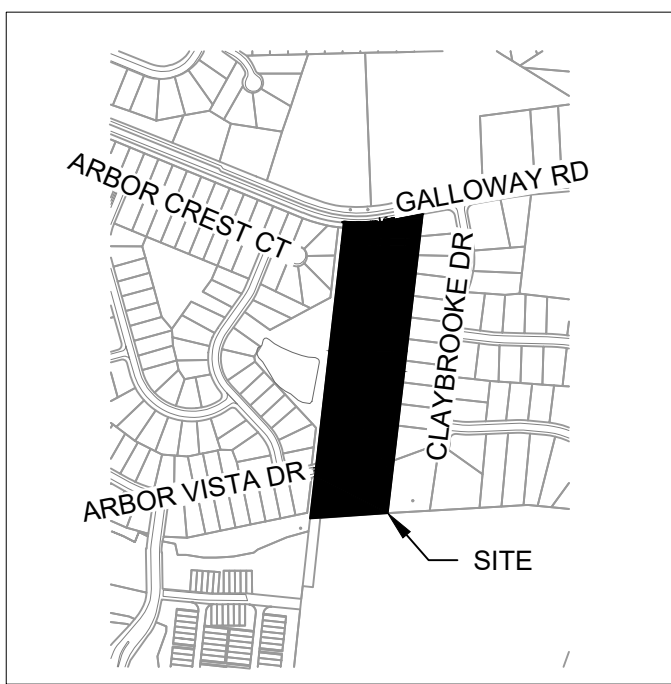




FIRE DEPARTMENT NOTES:

1. FIRE DEPARTMENT ACCESS ROAD SHALL HAVE A MIN 20' UNOBSTRUCTED CLEAR WIDTH & SHALL BE CAPABLE OF SUPPORTING 80,000 LBS.
2. FOR NON-SPRINKLED BUILDINGS, FIRE DEPARTMENT MUST BE ABLE TO REACH 150' TO ALL EXTERIOR PORTIONS OF THE BUILDING.
3. FOR SPRINKLED BUILDINGS, FIRE DEPARTMENT MUST BE ABLE TO REACH 200' TO ALL EXTERIOR PORTIONS OF THE BUILDING.
4. 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 & 750' FOR A NFPA 13R SPRINKLER SYSTEM.
5. FIRE HYDRANTS SHALL BE LOCATED WITHIN 750' TO THE MOST REMOTE POINT OF BUILDING AS TRUCK TRAVELS FOR ALL BUILDING.
6. PROVIDE NUMBER OF STORIES, SQUARE FOOTAGE OF EACH FLOOR, TYPE OF CONSTRUCTION & WATER MODEL FOR PRIVATE HYDRANTS.

GENERAL NOTES:

1. PETITIONER SHALL ESTABLISH HOMEOWNER ASSOCIATION DOCUMENTATION OR SIMILAR BINDING DOCUMENTATION TO REQUIRE ROLL-OUT CONTAINER USE FOR TRASH & RECYCLING RATHER THAN A COMMON DUMPSTER FOR THE SITE. HOWEVER, A SOLID WASTE & RECYCLING AREA IS SHOWN ON THE REZONING PLAN PER ORDINANCE REQUIREMENTS.
2. TREE SAVE AREA WILL BE DELINEATED VIA BOUNDARY & PROPERTY LINES PER TREE ORDINANCE REQUIREMENTS IN FORTHCOMING CONSTRUCTION DOCUMENTATION SUBMITTAL TO CITY OF CHARLOTTE.

DEVELOPMENT DATA:

TAX PARCEL ID: 029-021-29 & 029-021-030

EXISTING ZONING: R3
PROPOSED ZONING: UR-2 (CD)
EXISTING USES: SINGLE FAMILY RESIDENTIAL
PROPOSED USES: SINGLE FAMILY ATTACHED

JURISDICTION: CITY OF CHARLOTTE
PROPERTY AREA: ±8.0 AC.
FAR: 1.0
PROPOSED # OF LOTS: 48 (SINGLE FAMILY ATTACHED)
PROPOSED DENSITY: 6.0 UNITS PER ACRE

OPEN SPACE PROVIDED: ≈0.8 AC. (>10%)
NATURAL AREA: ≈0.8 AC. (>10%)
TREE SAVE: ≈1.2 AC. (>15%)

MAX BUILDING HEIGHT: MAX. 48 FT
PARKING: PER ORDINANCE STANDARDS - SEE DEV. STDS. RZ-2

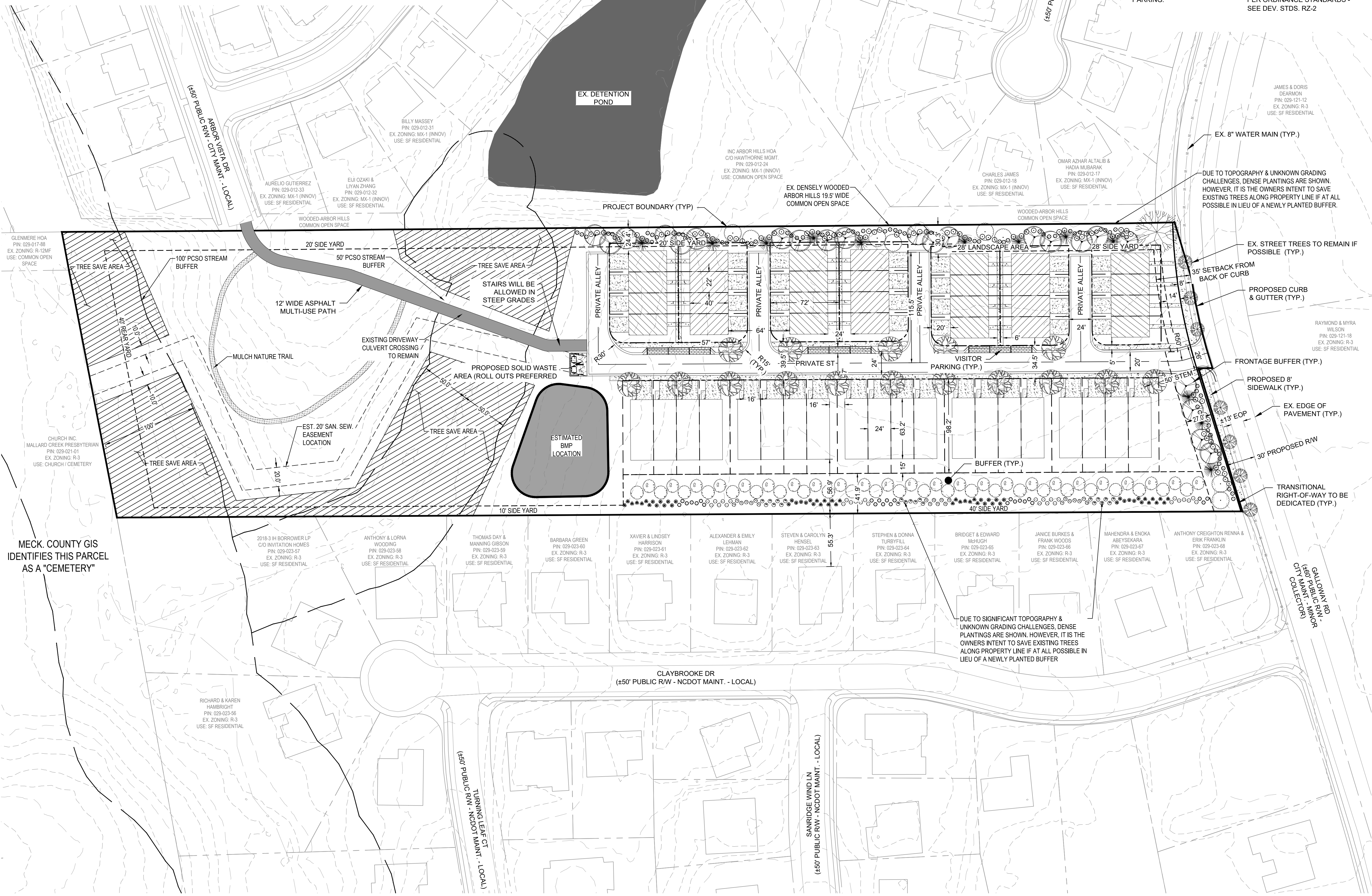


1213 W. MOREHEAD STREET
SUITE 300
CHARLOTTE, NC 28208
(704) 334-5348
(704) 334-0078
WWW.WKDICKSON.COM
NC LICENSE NO. F-0374

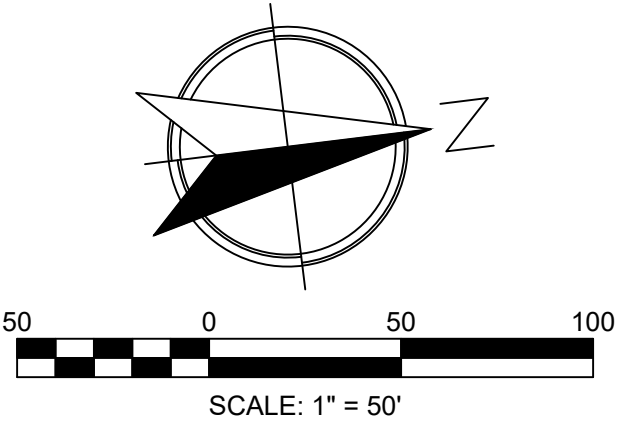


GALLOWAY RD TOWNHOMES

REZONING PLAN



PRELIMINARY DRAWINGS - DO NOT USE FOR CONSTRUCTION



PROJ. MGR.:	WGB
DESIGN BY:	WGB
DRAWN BY:	WGB
PROJ. DATE:	APR. 2022
DRAWING NUMBER:	

1.0

WKD PROJ. NO.: 20210756.00.CL

DATE:	COMMENT:

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