S 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 TERESA L. HAWKINS, RLA SHALL BE WITHOUT LIABILITY TO TERESA L. HAWKINS, RLA

CONDITIONAL NOTES AND DEVELOPMENT STANDARDS:

- A) THE DEVELOPMENT OF THIS SITE WILL BE CONTROLLED BY THE STANDARDS DEPICTED ON THIS SITE PLAN AND BY THE STANDARDS SET FORTH IN THE CITY OF CHARLOTTE ZONING ORDINANCE AND APPLICABLE LAND DEVELOPMENT CODES. THE DEVELOPMENT DEPICTED ON THIS PLAN IS INTENDED TO REFLECT THE ARRANGEMENT OF THE PROPOSED SINGLE FAMILY ATTACHED TOWNHOME UNITS ON THIS SITE, BUT THE EXACT CONFIGURATION, PLACEMENT AND SIZE OF THE INDIVIDUAL SITE ELEMENTS MAY BE ALTERED OR MODIFIED WITHIN THE LIMITS PRESCRIBED BY THE CITY OF CHARLOTTE ZONING ORDINANCE DURING THE DESIGN DEVELOPMENT, CONSTRUCTION DOCUMENT/PERMITTING AND CONSTRUCTION PHASES AS ALLOWED UNDER THE PROVISIONS OF SECTION 6/207 OF THE ZONING
- B) THE PETITIONER ACKNOWLEDGES THAT OTHER STANDARD DEVELOPMENT REQUIREMENTS IMPOSED BY OTHER CITY ORDINANCES AND CODES, SUCH AS THOSE THAT REGULATE STREETS, DRIVEWAYS, SIDEWALKS, STORM WATER, EROSION CONTROL AND TREES MAY APPLY TO THE DEVELOPMENT OF THIS SITE.
- USES ALLOWED ON THE SUBJECT PROPERTY WILL BE LIMITED TO RESIDENTIAL SINGLE FAMILY ATTACHED DWELLING UNITS AND RELATED RESIDENTIAL ACCESSORY USES AS PERMITTED IN THE MUDD ZONING DISTRICT. NO NON-RESIDENTIAL USES SHALL BE PERMITTED AS PART OF THIS DEVELOPMENT PROJECT.
- B){ THE SUBJECT PARCEL WILL BE SUBDIVIDED VIA A RECORDED PLAT INTO 9 TOWNHOME FOR SALE. FEE SIMPLE LOTS AND 1 OR MORE COMMON AREAS.
- A){ THIS SITE WILL HAVE ACCESS VIA A SINGLE PRIVATE 26 FOOT WIDE 2 WAY A } DRIVEWAY (RIGHT IN/RIGHT OUT) ONTO KENILWORTH AVENUE IN THE LOCATION AS GENERALLY IDENTIFIED ON THIS SITE PLAN. THE INTERNAL DRIVEWAY SHALL BE TWO-WAY AND A MINIMUM OF 18 FEET IN WIDTH
- B) IMPROVEMENTS BY THE PETITIONER ALONG THE FRONTAGE OF THE SUBJECT PROPERTY WITH KENILWORTH AVENUE SHALL INCLUDE THE CLOSURE OF TWO EXISTING DRIVEWAYS WITH STANDARD CURB AND GUTTER FOLLOWED BY AN 8 FOOT WIDE TREE PLANTING STRIP, FOLLOWED BY A 6 FOOT WIDE SIDEWALK.
- C) PETITIONER WILL DEDICATE 40 FEET OF RIGHT-OF-WAY ALONG THE FRONTAGE A } WITH KENILWORTH AVE., AS MEASURED FROM THE EXISTING CENTERLINE OF KENILWORTH AVE.
- D) THE PETITIONER SHALL INSTALL TWO ACCESIBLE RAMPS ALONG WITH ANY NECESSARY SIGNAGE AT THE INTERSECTION OF KENILWORTH AVENUE AND FILMORE STREET. THE EXACT CONFIGURATION AND LOCATION OF THIS PEDESTRIAN CROSSING WILL BE DETERMINED BY CDOT DURING THE CONSTRUCTION PERMITTING

TREES, SCREENING AND LANDSCAPING:

-)}the development of this site shall adhere to the standards of the city OF CHARLOTTE TREE ORDINANCE AND OF THE CITY OF CHARLOTTE ZONING `}ORDINANCE FOR SCREENING.
- {a four foot tall masonry wall will be installed to screen all utility TRANSFORMERS. MASONRY SCREEN WALL TO MATCH UNITS

GRAPHIC SCALE

(IN FEET) 1 inch = 20 ft.

CONDITIONAL NOTES AND DEVELOPMENT STANDARDS CONT.:

STORMWATER:

A) STORMWATER RUNOFF FOR THIS DEVELOPMENT WILL MEET ORDINANCE A REQUIREMENTS FOR THE PCCO.

LIGHTING:

A) { ALL EXTERIOR SITE LIGHTING SHALL BE DECORATIVE PEDESTRIAN LIGHTING VIA A COMBINATION OF LIGHT FIXTURES ON POLES (NOT TO EXCEED 20 FEET IN HEIGHT), AND LOW LEVEL GROUND LIGHTING AND RESIDENTIAL SCALE FIXTURES MOUNTÉD ON THE EXTERIOR WALLS OF THE UNITS. ALL LIGHTING WILL BE DIRECTED INTO THE INTERIOR OF THE SITE.

CATS:

A) PETITIONER SHALL PROVIDE AND CONSTRUCT A PAD FOR THE EXISTING BUS STOP Λ $\{$ on Kenilworth ave. Per city standard detail 60.01B. The bus stop will BE LOCATED PER CATS DURING THE URBAN REVIEW PROCESS.

PHASING:

A) THIS DEVELOPMENT WILL BE PERMITTED AND CONSTRUCTED IN ONE PHASE.

ARCHITECTURAL STANDARDS AND MATERIALS:

- A)\ THE BUILDING MATERIALS USED ON THE PRINCIPAL BUILDINGS CONSTRUCTED ON SITE WILL BE A COMBINATION OF PORTIONS OF THE FOLLOWING: BRICK, CEDAR SIDING, PRECAST STONE, SYNTHETIC STONE, CEMENTITIOUS SIDING AND TRIM (SUCH AS HARDI-PLANK), DECORATIVE METAL PANELS, DECORATIVE BLOCK AND/OR WOOD. THE EXTERIOR OF EACH BUILDING, EXCLUSIVE OF WINDOWS, DOORS AND ROOFS WILL BE CONSTRUCTED OF BRICK, CEDAR SIDING, CEMENTITIOUS SIDING AND TRIM AND/OR WOOD. VINYL AS A BUILDING MATERIAL MAY ONLY BE USED ON WINDOWS, SOFFITS, ATTIC VENTS AND ON HANDRAILS/RAILINGS.
- B)} THE UNITS CONSTRUCTED ON THE SITE ABUTTING KENILWORTH AVENUE WILL BE DESIGNED AND CONSTRUCTED SO THAT ENTRANCE DOORS ON THE SIDE OF THE UNITS ARE ORIENTED TO KENILWORTH AVENUE, AND CONNECTED BY A FOUR (4) FOOT MINIMUM WIDTH SIDEWALK TO THE PUBLIC SIDEWALK.
- C) { EACH ATTACHED UNIT WILL HAVE A ONE CAR GARAGE, ON THE LOWER LEVEL.
- D){ VISITOR PARKING SPACES WILL BE PROVIDED ALONG THE SITE'S INTERNAL DRIVEWAYS AS GENERALLY DEPICTED ON THE REZONING PLAN.
- E) EACH UNIT WILL HAVE A PRIVATE COURT YARD.
- F) THE MAJORITY OF THE ROOFS ON THE BUILDINGS WILL BE CONSTRUCTED UTILIZING ARCHITECTURAL SHINGLES. PORTIONS OF THE ROOFS MAY ALSO BE CONSTRUCTED UTILIZING METAL OR CEDAR SHINGLES.

DEVELOPMENT DATA SUMMARY

TAX PARCEL ID: EXISTING SITE AREA: EXISTING ZONING: PROPOSED ZONING: EXISTING LAND USE: PROPOSED LAND USE: PROPOSED DENSITY:

123-127-20, 123-127-21, 123-127-98 18,247 SF (0.4188 ACRES) R-22MF AND B-1VACANT

9 ATTACHED SINGLE FAMILY RESIDENTIAL UNITS 21.48 DU/ACRE

MUDD ZONING DIMENSIONAL REQUIREMENTS

FUTURE R/W:

SETBACK:

MEASURED 40' FROM EXISTING KENILWORTH AVE. CENTERLINE

REQUIRED: PROVIDED: MINIMUM LOT AREA:

14' FROM EXISTING BACK OF CURB 28' FROM EXISTING BACK OF CURB NONE REQUIRED

MINIMUM REAR YARD:

MINIMUM SIDE YARDS:

NONE REQUIRED, 10' BUILDING SEPARATION ADJACENT TO RESIDENTIAL USE NONE REQUIRED, 10' BUILDING SEPARATION

MAXIMUM HEIGHT:

ADJACENT TO RESIDENTIAL USE {45' (NOT TO EXCEED 3 STORIES){

PARKING

1 SPACE/UNIT = 9 SPACES REQUIRED(9 SPACES PROVIDED (IN GARAGE) + EXTERIOR PARKING PAD AVAILABLE FOR EACH UNIT)

BICYCLE PARKING: PER ORDINANCE STANDARDS

TREE SAVE /OPEN SPACE CALCULATIONS

- $\{0.4188 \text{ AC } \times 15\% = 0.06282 \text{ AC } (2,737 \text{ SF}) \text{ REQUIRED} \}$
- {0.0803 AC (3,496 SF) PROVIDED (19.16%)
- OPEN SPACE PROPOSED: 2,175 SF (11.92%) (OPEN SPACE IS IN ADDITION TO TREE SAVE AREA, AND INCLUDES THE PRIVATE COURTYARDS AND PLANTING AREAS FOR EACH UNIT OUTSIDE THE GARAGE)

WASTE MANAGEMENT:.

- INDIVIDUAL ROLLOUT CONTAINERS FOR BOTH TRASH & RECYCLE.
- TRASH AND RECYCLE CANS WILL BE STORED INSIDE GARAGES AS STATED IN HOA DOCUMENTS. PETITIONER WILL STRIVE TO WORK 3 WITH APPLICABLE CITY DEPARTMENTS TO OBTAIN AN
- ENCROACHMENT AGREEMENT TO INSTALL A HARDY AND DURABLE GROUND COVER BETWEEN THE CURB AND SIDEWALK FOR STORAGE OF THE WASTE UNITS ON REFUSE PICK—UP DAY

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2014-10 & 1404 DATE: (INITIAL FILING): 11/24/1 1" = 20' DRAWN BY: JAW APPROVED BY: TLH/JCO

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