

**DEVELOPMENT SUMMARY**

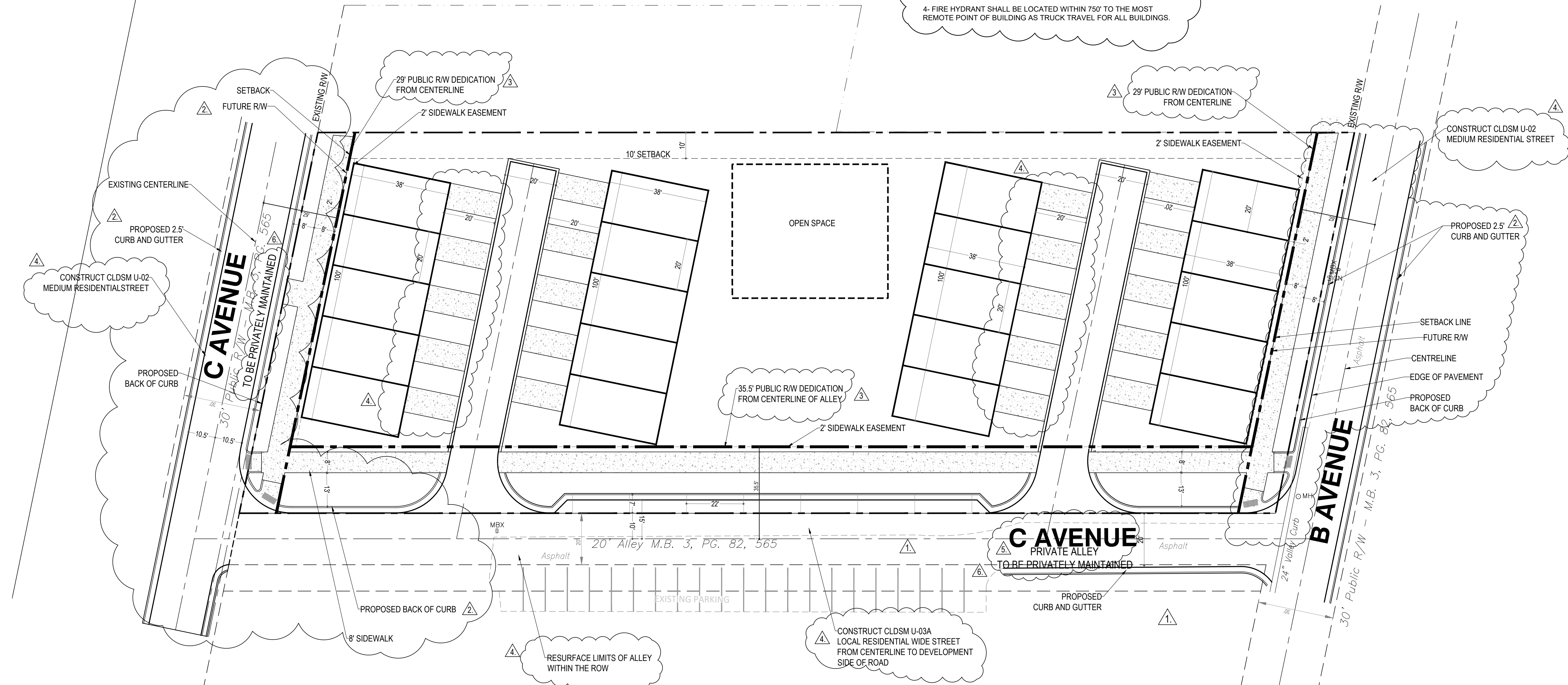
**PROJECT NAME:** B AVENUE TOWNHOMES  
**TAX PARCEL NUMBER:** 04105414, 04105415, 04105416, 04105417  
**TOTAL SITE AREA:** ±1.35 ACRES  
**EXISTING ZONING:** R-4 AND R-17 MF  
**PROPOSED ZONING:** UR-2 (CD)  
**EXISTING USE:** VACANT, RESIDENTIAL  
**PROPOSED USE:** SEE DEVELOPMENT STANDARDS  
**PROPOSED UNITS:** UP TO 20 UNITS  
**PARKING:** AS REQUIRED BY ORDINANCE WILL BE PROVIDED



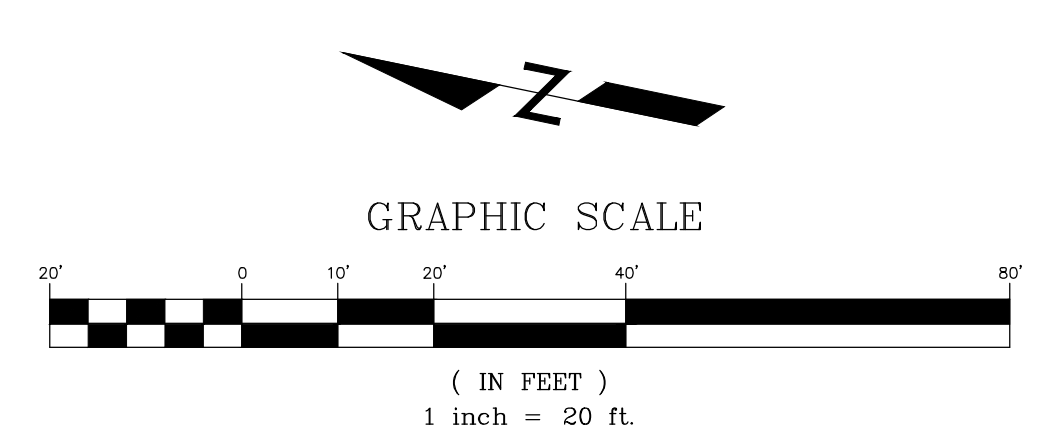
VICINITY MAP  
NOT TO SCALE

**FIRE PREVENTION NOTES:**

- 1- FIRE DEPARTMENT ACCESS ROAD SHALL HAVE A MIN. 20' UNOBSTRUCTED CLEAR WIDTH AND SHALL BE CAPABLE OF SUPPORTING 80,000 POUNDS.
- 2- TURN RADIUS 30' INSIDE AND 42' OUTSIDE.
- 3- 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 A NFPA 13R SPRINKLER SYSTEM.
- 4- FIRE HYDRANT SHALL BE LOCATED WITHIN 750' TO THE MOST REMOTE POINT OF BUILDING AS TRUCK TRAVEL FOR ALL BUILDINGS.



- NOTE:**
1. DEDICATION AND FEE SIMPLE CONVEYANCE OF ALL RIGHTS-OF-WAY TO THE CITY BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED IS NEEDED. CDOT REQUESTS RIGHTS-OF-WAY SET AT 2' BEHIND BACK OF SIDEWALK WHERE FEASIBLE.
  2. FOR GARBAGE COLLECTION INDIVIDUAL SMALL WASTE CONTAINERS (ROLLOUT CARTS) WILL BE USED.
  3. C AVENUE AND C AVENUE ALLEY WILL BE PRIVATELY MAINTAINED.



**SEEDWATER ENGINEERING**  
 120 Academy Street  
 Fort Mill, SC 29715  
 (704) 360-9988  
 www.seedwatergroup.com  
 NC Firm License No. C-16022

Revisions	No.	Name	Date
1.	1.	REVISED PER STAFF COMMENTS	08-03-21
2.	2.	REVISED PER STAFF COMMENTS	10-01-21
3.	3.	OWNER REVISED LAYOUT	12-13-21
4.	4.	REVISED PER STAFF COMMENTS	02-24-22
5.	5.	REVISED PER STAFF COMMENTS	03-01-22
6.	6.	REVISED PER STAFF COMMENTS	04-11-22

**URBAN TRENDS**  
 URBAN TRENDS REAL ESTATE, INC.  
 271 W 4TH ST, STE 100  
 CHARLOTTE, NC 28202  
 (704) 612-8971  
 www.urbantrendsre.com

**REZONING PETITION 2021-056**

**B AVENUE APARTMENTS**  
 W 5TH STREET & FRAZIER AVE  
 CHARLOTTE, NC 28216

**REZONING PLAN**

**RZ-1.0**