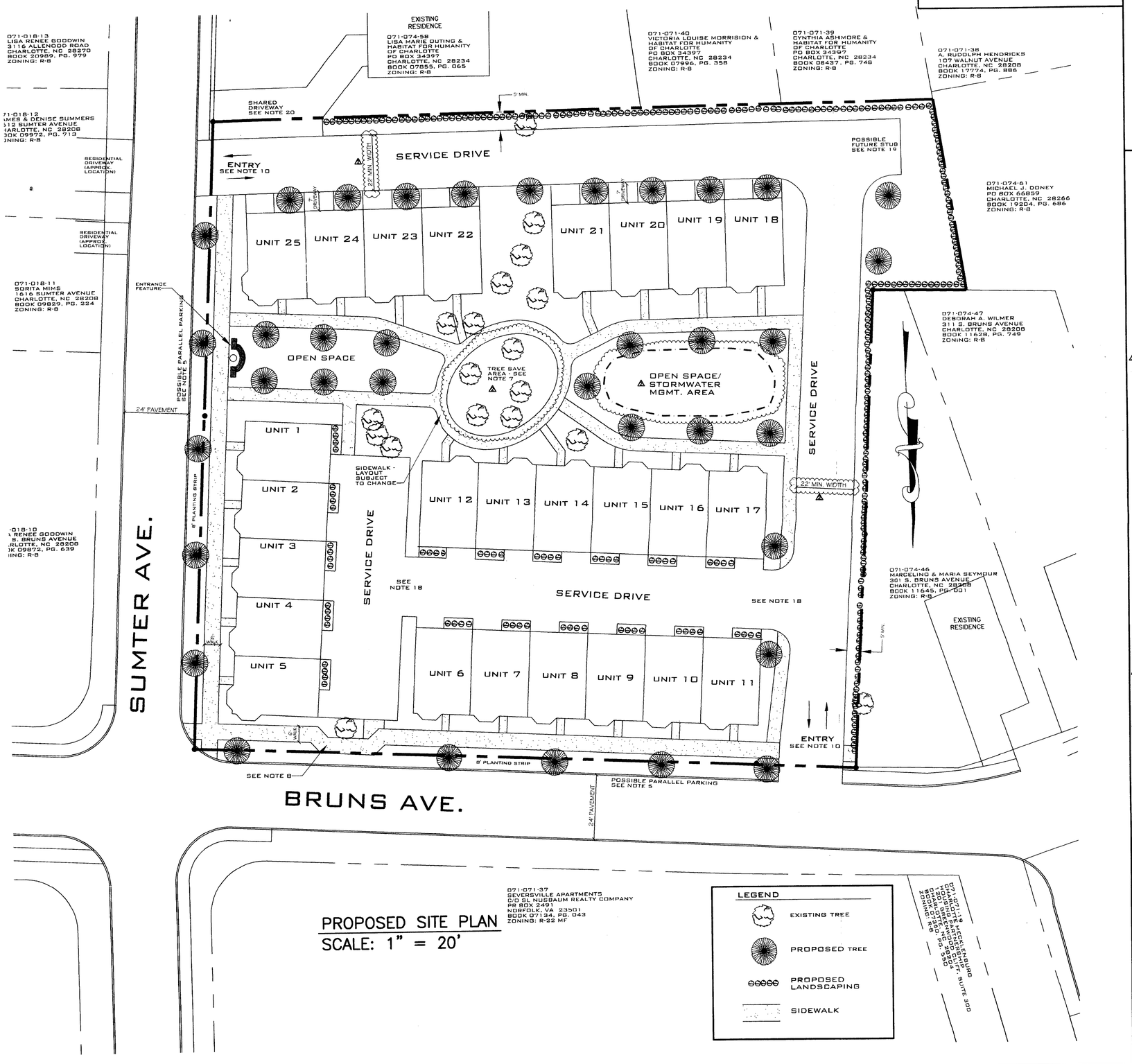
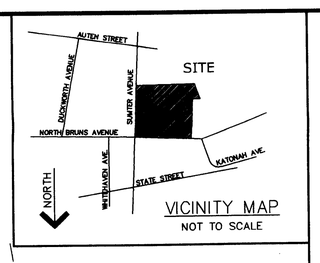


PROPOSED SITE PLAN
SCALE: 1" = 20'



VICINITY MAP
NOT TO SCALE

DEVELOPMENT DATA:

Tax Parcel ID#:	071-074-43 071-074-44 071-074-45 071-074-39 (partial) 071-074-40 (partial)
Proposed Use:	Townhouse-for-sale
Note: Each townhouse unit shall have a minimum 400 square foot private open space sublot.	
Existing Zoning:	R-8
Proposed Zoning:	UR-2 (CD)
Total Site Area:	±1.43 Ac.
Maximum Number of Units:	25
Proposed Density:	±17.48 Units/Ac.
Required Parking:	25 Spaces (1 space / unit)
Min. Proposed Parking:	38 Spaces (1.5 space / unit)
Minimum Building Separation:	16 Ft.
Street Setback:	14 Ft. (from back of curb)
Side Yard Setback:	5 Ft.
Rear Yard Setback:	10 Ft.
Max. Building Height:	40 Ft. (excluding HVAC system)
Max. Floor Area Ratio:	1.1 (with acceptable density bonus)

REZONING NOTES:

1. Development of this site will be controlled by the standards depicted on this site plan and by the standards of the Charlotte Zoning Ordinance. The development depicted on this plan is intended to reflect the arrangement of proposed uses on the site, but the exact configuration, placement, and size of individual site elements may be altered or modified within the limits prescribed by the ordinance during the design development and construction phases per Section 6.2 of the Zoning Ordinance.

2. The use of the site will be for townhouse-for-sale units and related accessory uses.

3. Pedestrian scale lighting will be installed and will not exceed 15 feet in height. No "wall pak" lighting will be installed, but architectural lighting on building facades will be permitted.

4. Signage will be permitted in accordance with applicable zoning standards.

5. Parking shall comply with ordinance requirements. On-street parallel parking may be utilized along either Sumter Street or Bruns Avenue, if approved by the Charlotte Department of Transportation.

6. The project shall comply with the Charlotte Tree Ordinance. Proposed tree plantings shown are conceptual only and subject to change pending final site design and Urban Forestry staff approval. Other internal landscaping shown is illustrative, and the exact design will be determined during the design and development process.

7. Existing healthy trees over 2 inch caliper within "Tree Save Area" in courtyard area shown on plan will be preserved. Tree protection fence will surround Tree Save Area. Pedestrian sidewalks may be constructed through Tree Save Area. Sidewalk construction will be done in a manner to minimize damage to tree roots. No storage of materials or heavy machinery will be allowed in Tree Save Area. Vines and underbrush may be removed from Tree Save Area, and pruning may occur to allow pedestrian movement along sidewalks. Existing trees within the Tree Save Area that are determined by the Urban Forester or City Arborist to be unhealthy or undesirable may be removed.

Every reasonable effort will be made to protect other healthy existing trees shown on plan near units 1, 5, 14, 21, and 22.

8. A six foot wide sidewalk will be constructed by the petitioner along Sumter Avenue and Bruns Avenue. Typically, there will be an eight foot planting strip between curb and sidewalk. However, planting strip width may be reduced to protect existing trees along streets, with prior approval from Urban Forestry staff.

9. Each unit will be connected to the public street sidewalks with an integrated sidewalk system throughout the site.

10. Vehicular access will be limited to one access on Sumter Avenue and one access on Bruns Avenue, in the approximate locations shown on plan, subject to approval by Charlotte Department of Transportation. Access drives and all internal drives will be private.

11. STORM WATER QUANTITY CONTROL: The petitioner shall tie-in to the existing storm water system(s). The petitioner shall have the receiving drainage system(s) analyzed to ensure that it will not be taken out of standard due to the development. If it is found that development will cause the storm drainage system(s) to be taken out of standard, the petitioner shall provide alternate methods to prevent this from occuring.

12. STORM WATER QUALITY TREATMENT: For projects with defined watersheds greater than 24% built-upon area, construct water quality best management practices (BMPs) to achieve 85% Total Suspended Solid (TSS) removal for the entire post-development runoff volume for the runoff generated from the first 1-inch of rainfall. BMPs must be designed and constructed in accordance with the NC Department of Environment and Natural Resources (NCDENR) Best Management Practices Manual, April 1999, Section 4.0 (Design Standards shall be met according to the City of Charlotte Best Management Practices Manual, when available).

Use of Low Impact Development (LID) techniques is optional and encouraged, where applicable. LID systems may be employed in whole or in part, to meet the 85% TSS treatment standard for storm water runoff. LID must be designed and constructed per the NCDENR BMP Manual, April 1999, Section 4.0.

Expected stormwater management area location (for BMP and detention basin) is shown on plan. Final location will be approved during the subdivision review process.

13. VOLUME AND PEAK CONTROL: For projects with defined watersheds greater than 24% built-upon area, control the entire volume for the 1-year, 24-hour storm. Runoff volume drawdown time shall be a minimum of 24 hours, but not more than 120 hours.

For commercial projects with greater than 24% built-upon area, control the peak to match the predevelopment runoff rates for the 10-year, 6-hour storms and perform a downstream analysis to determine whether peak control is needed, and if so, for what level of storm frequency, or if a downstream analysis is not performed, control the peak for the 10-year and 25-year, 6-hour storms.

14. Storm water runoff from the development shall be transported from the site by vegetated conveyances to the maximum extent practicable.

15. The petitioner acknowledges that other standard development requirements imposed by other city ordinances, standards, policies, and appropriate design manuals will exist. Those criteria (for example, those that require buffers, regulate streets, sidewalks, trees, stormwater, and site development, etc.) will apply to the development site. This includes chapters 6, 9, 12, 17, 18, 19, 20, and 21 of the city code. Conditions set forth in this petition are supplemental requirements imposed on the development in addition to other standards. Where conditions on this plan differ from ordinances, standards, policies, and approaches in existence at the time of formal engineering plan review submission, the stricter condition or existing requirements shall apply.

16. 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.

17. The petitioner will dedicate and convey additional required rights-of-way along Sumter and Bruns Avenues, as identified by CDOT, prior to platting.

18. Vehicular access and building placement shall comply with all requirements of the local fire department to allow fire truck access to all parts of all buildings.

19. Private street stub shown at the southwest corner of the site may be extended into adjacent property at some future point in time, subject to future rezoning of that property to appropriate zoning classification and subject to approval of Charlotte Planning and Transportation Departments.

20. Adjacent residence along Sumter Avenue immediately south of project will reconfigure driveway to utilize project driveway along Sumter Avenue as one shared driveway within a permanent driveway easement.

21. Location of driveway along Bruns street shall be coordinated with Charlotte Department of Transportation as part of the multi-family review process. See note 10.

PROPOSED REZONING PLAN

1615, 1619 & 1619 SUMTER STREET
CHARLOTTE, NC

Petition Number:
2006-107
"For Public Hearing"

PREPARED FOR:

NEIGHBORS RESTORATIONS, LLC
309 WALNUT AVENUE
CHARLOTTE, NC 28208

PREPARED BY:

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M C M X X V I

REVISIONS

MARK	DATE	DESCRIPTION
1	10/25/06	REVISED LAYOUT AND SITE AREA
2	11/13/06	REVISED LAYOUT AND SITE AREA
3	12/15/06	REVISED NOTE 13; ADDED NOTE 21

Date	Job No.
OCTOBER 20, 2006	2006-1831
Scale	Sheet
1" = 20'	1/1

2 A-202 SUMTER STREET ELEVATION
SCALE: 1/8"=1'-0"

1 A-202 BRUNS AVENUE ELEVATION
SCALE: 1/8"=1'-0"

2006-

PROPOSED BUILDING ELEVATIO

REZONING PETITION 200
October 20,

Note: Elevations shown are schematic in nature to indicate general intent of building architecture. Final design may change, provided it is in keeping with the general conceptual intent of elevations shown.