DEVELOPMENT NOTES:

1. Development of the site will be controlled by the standards and regulations set forth in the Zoning Ordinance and other local, state, and federal laws, rules, and regulations applicable to the site. The site shall be developed in accordance with the approved site plan and the standards of the Zoning Ordinance. No development shall occur on the site prior to its approval by the appropriate authorities. Any proposed development on the site shall be reviewed and approved by the appropriating authorities prior to its implementation.

2. The proposed zoning classification of the entire site is Medium-Density Residential, and the use and development of the site shall be consistent with the provisions of the Zoning Ordinance and the requirements of the approved site plan. The proposed site plan shall be reviewed and approved by the appropriate authorities prior to its implementation.

3. Buffer areas required by the Zoning Ordinance will be developed in accordance with the provisions of the Zoning Ordinance. The buffer areas shall be maintained in their original condition and shall not be disturbed.

4. Stormwater management will be provided at the site to ensure that the site will comply with the requirements of the Zoning Ordinance and any applicable regulations. Stormwater management facilities shall be designed and constructed to conform with the requirements of the Zoning Ordinance.

5. The remaining land area shall be zoned for residential use, and the development plan shall be reviewed and approved by the appropriate authorities prior to its implementation.

SITE DATA

LOCATION:

Lot: Lot 2, Statesville Avenue

LOT SIZE:

2.20 acres

ZONING:

R-2 Medium-Density Residential

MINIMUM LOT SIZE:

5,000 square feet

MINIMUM LOT WIDTH:

25 feet

MAXIMUM LOT COVERAGE:

35%

MAXIMUM FLOOR AREA:

6,700 square feet

MAXIMUM BUILDING HEIGHT:

40 feet

MAXIMUM NUMBER OF UNITS:

10

REZONING PLAN:

Petition # 904-87

FOR PUBLIC HEARING

PROJECT NUMBER: 04-031

DRAWN BY:

RS

ISSUE DATE: 7/13/04

APPROVED BY CITY COUNCIL

1. The petition is hereby submitted to the existing Council for consideration and approval.

2. The petition shall be placed on the agenda for public hearing:

3. The petition is hereby recommended for approval:

4. The petition is hereby recommended for disapproval:

5. The petition is hereby withdrawn:

Kohler Avenue

FILE COPY

5/15/04

Rezoning Plan

11/15/04

VICTINITY MAP

100 200 300 400 500 600 700 800 900 1000 1100 1200 1300 1400 1500 1600

0 20 40 60 80 100 120 140 160

703-684-7800

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