

2006-107

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



BRUNS AVENUE ELEVATION

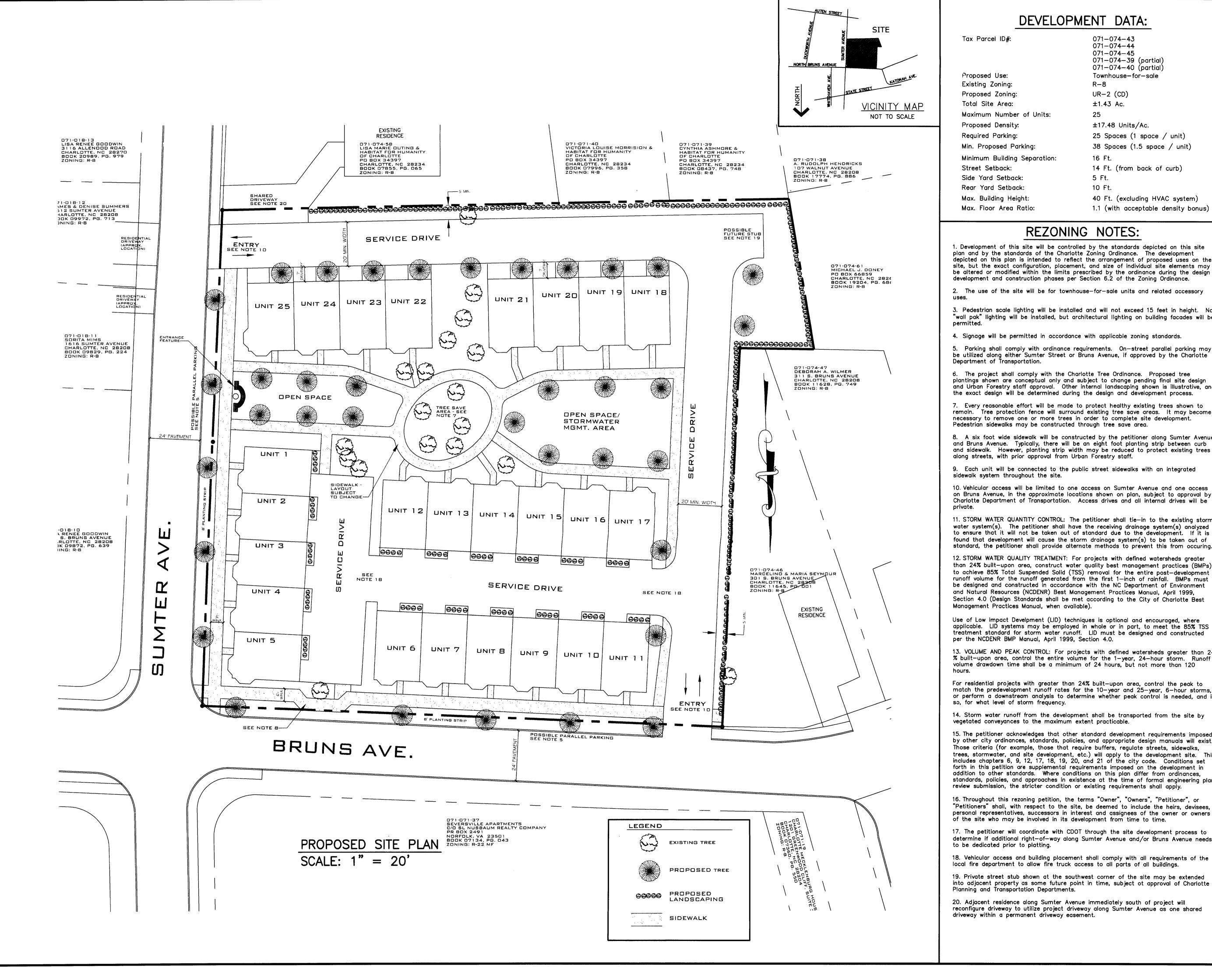
SCALE: 1/8"=1'-0"

PROPOSED BUILDING ELEVATIONS

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.

Note:

REZONING PETITION 2006-107 October 20, 2006



DEVELOPMENT DATA:

071-074-43 071-074-44 071-074-45 071-074-39 (partial) 071-074-40 (partial) Townhouse-for-sale UR-2 (CD) ±1.43 Ac. ±17.48 Units/Ac. 25 Spaces (1 space / unit) 38 Spaces (1.5 space / unit) 16 Ft. 14 Ft. (from back of curb) 10 Ft. 40 Ft. (excluding HVAC system)

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
- 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
- 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
- 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. Every reasonable effort will be made to protect healthy existing trees shown to remain. Tree protection fence will surround existing tree save areas. It may become necessary to remove one or more trees in order to complete site development. Pedestrian sidewalks may be constructed through tree save area.
- 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
- 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
- 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
- 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.
- 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
- For residential projects with greater than 24% built—upon area, control the peak to match the predevelopment runoff rates for the 10-year and 25-year, 6-hour storms, or perform a downstream analysis to determine whether peak control is needed, and if
- 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.
- determine if additional right-of-way along Sumter Avenue and/or Bruns Avenue needs
- 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 as some future point in time, subject ot approval of Charlotte
- 20. Adjacent residence along Sumter Avenue immediately south of project will reconfigure driveway to utilize project driveway along Sumter Avenue as one shared

PROPOSED REZONING PLAN 1615, 1619 & 1619 SUMTER STREET CHARLOTTE, NC

Petition Number: 2006-107 "For Public Hearing"

PREPARED FOR:

NEIGHBORS RESTORATION, LLC 309 WALNUT AVENUE CHARLOTTE, NC 28208

PREPARED BY:



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MARK DATE DESCRIPTION 10/25/06 REVISED LAYOUT AND SITE AREA

Date Job No. OCTOBER 20, 2006 2006-1831 Scale

1" = 20'