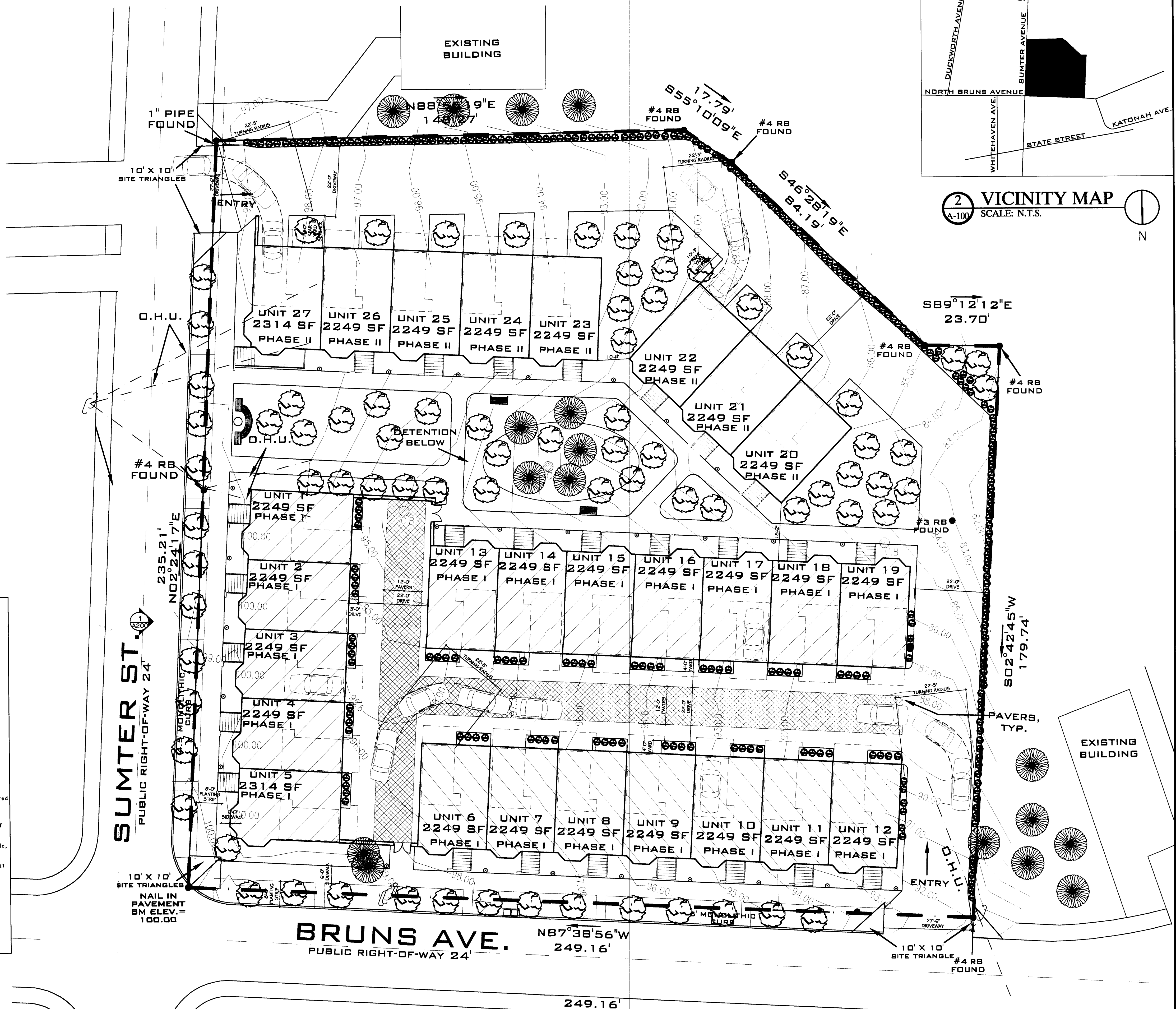


VEGETATION LEGEND		
TYPE	QTY.	
EXISTING TREE	7	
NEW TREE TYPE TBD	TBD	
NEW SHRUBBERY TYPE TBD	TBD	

Petitioner: Neighbors Restorations, LLC
Tax Map No.: 071-07-443, 071-07-444 & 071-07-445
Current Zoning: R-8
Proposed Zoning: UR-2 (CD)
Total Site Area: 1.29 Acres (56,191.70 sq. ft.)
Proposed Building Construction: IIBB
Proposed Total Units/Use: 27 Townhomes
Phase I: Units 1-19
Phase II: Units 20-27
Total Building Sq. Ft.: 60,853 sq. ft.
Total Garage Sq. Ft.: 5,292 sq. ft.
Corner Units 5 & 27:
2 units w/ 2,314 sq. ft. = 4,628 sq. ft.
Basement/1st Floor/2nd Floor/3rd Floor sq. ft. = 534/730/730/320
25 units w/ 2,249 sq. ft. = 56,225 sq. ft.
Basement/1st Floor/2nd Floor/3rd Floor sq. ft. = 518/714/714/303
27 (1.5 short-term bicycle parking)
Minimum of 35, with options at purchaser's election for up to 66
Irwin watershed. All parcels are outside FEMA floodzones,
community floodzones and SWIM buffers.
14ft. (8ft. planting strip and 6ft. sidewalk)
5ft./5ft.
10ft./10ft.
10ft./10ft.
1.0/1.0
20ft./typical 21'-5"
40ft. (excluding HVAC equipment as provided in Charlotte Code
§12.108(4)). Each building contains 3.5 floors
40ft. (excluding HVAC equipment as provided in Charlotte Code
§12.108(4)).
Proposed Building Height:
Trash/Recycling Pickup Required: None, per Charlotte Code § 12.403(4)
Trash/Recycling Pickup Provided: (1) private roll out dumpster and (1) recycling bin per unit (each stored in garage).
Notes:
• Pedestrian Scale lighting not to exceed 15ft. in height and not to be wall-mounted.
• Minimum water supply of 1500 gpm at 20psi, hydrant required within 750 ft of most remote point of building as fire truck travels.
• 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, storm water, and site development, etc.), may 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.
Planting Schedule: To be determined
Vicinity Information:
• Irwin/Stewart Greenway 2 blocks east.
• Proposed West Trade Mass Transit Corridor 2 blocks west.
• Adjacent zoning classifications include B-1 and R-22.
• 3-block radius zoning classifications include UR-1(CD) and MUDD (CD).
• West End Land Use and Pedescope Plan boundary located less than 1 block west.



1 SITE PLAN
A-100 SCALE: 1/16"=1'-0"

RECEIVED
AUG 19 2006
BY:

2006-107

08/18/06	ISSUE FOR REVIEW
08/14/06	RENDERING
DATE	REVISION / ISSUE

ROOFTOPS ON BRUNS
CHARLOTTE, NORTH CAROLINA

SITE PLAN
DETAILS

A-100

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