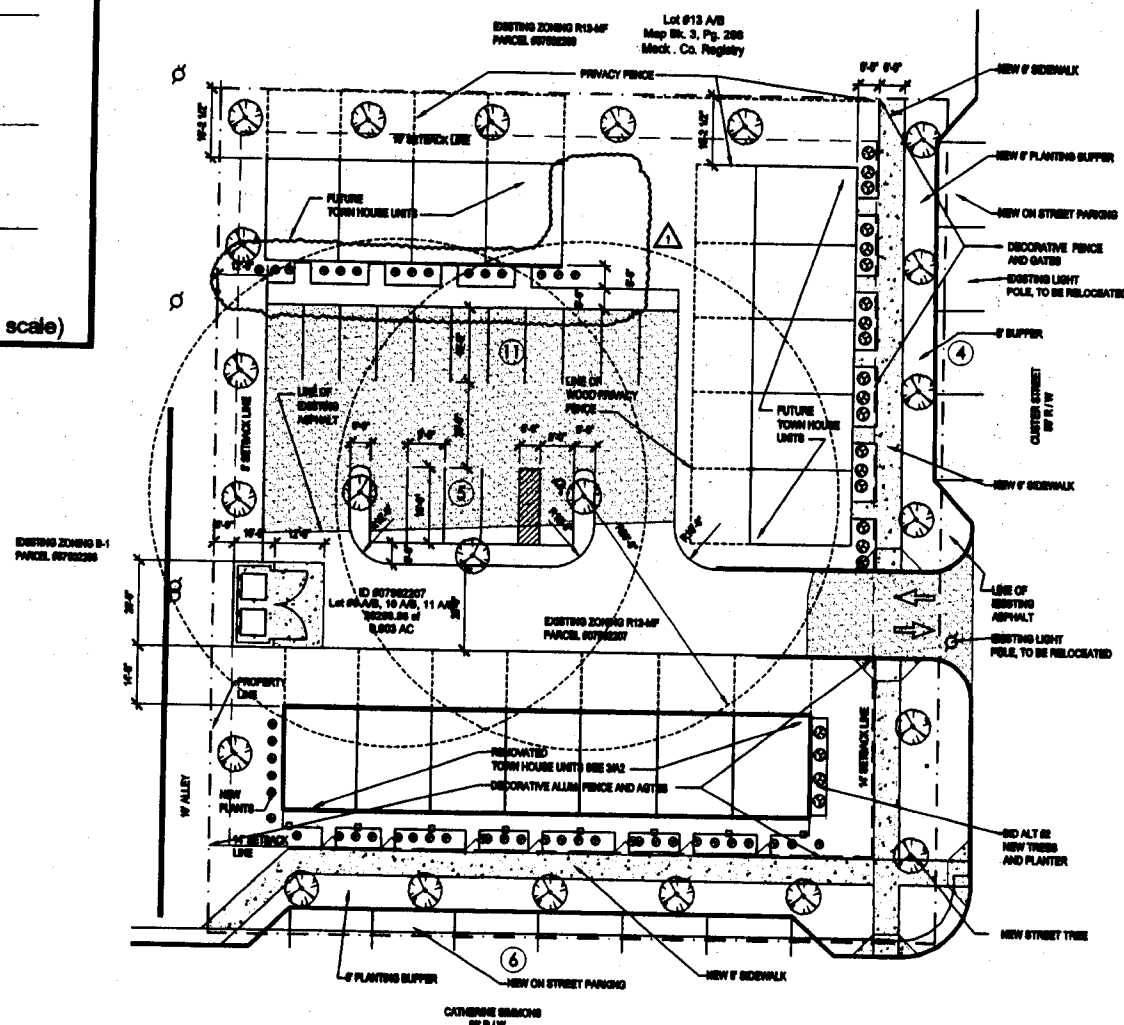
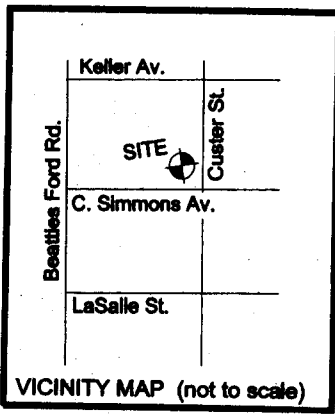


SITE DEVELOPMENT DATA

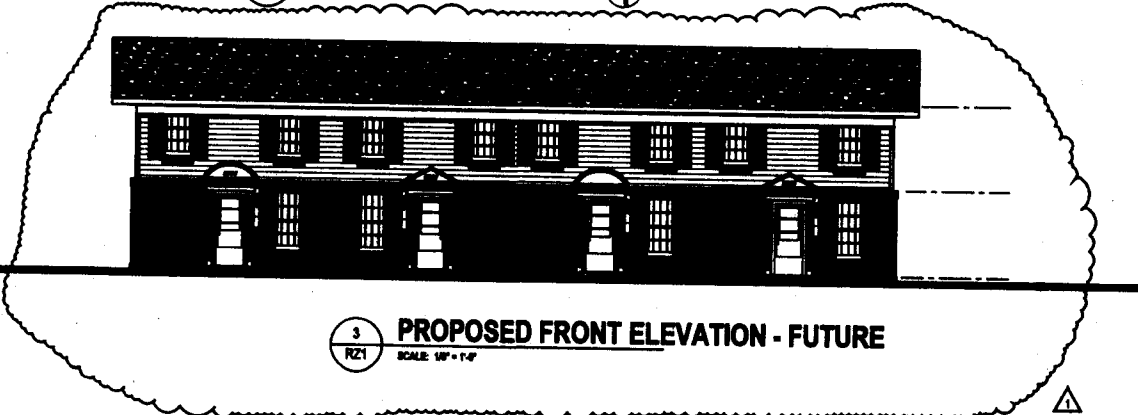
SITE ACREAGE 0.003 ACRES  
EXISTING ZONING R12-ME  
PROPOSED ZONING URB (CD)  
SETBACK MIN. SETBACK -14 FT.  
MIN. SIDEYARD -5 FT.  
MIN. REARYARD -10 FT.  
MAXIMUM OF TWO STORIES  
REQUIRED PARKING 24 SPACES, PROPOSED PARKING 26 SPACES.

PROPOSED DEVELOPMENT

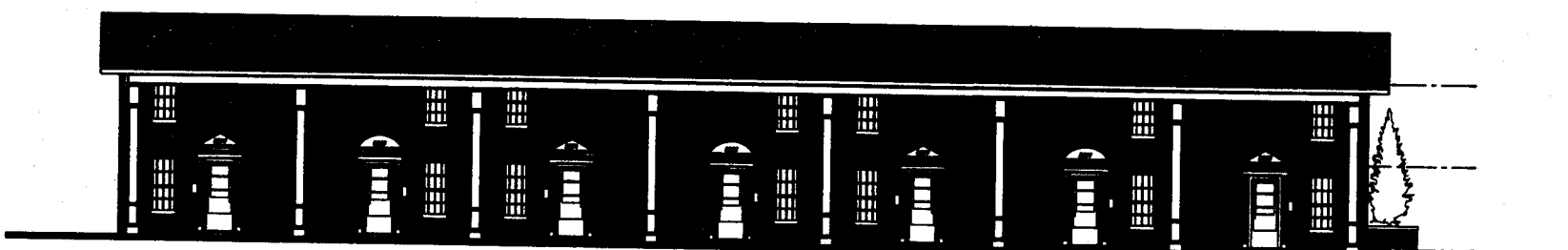
- 1. PARKING LAYOUT IS GENERAL AND WILL BE MODIFIED TO SAVE EXISTING TREES.
- 2. THE PREPOSED TOWNHOUSES WILL BE DESIGNED TO COMPLEMENT THE EXISTING TOWNHOUSE BUILDING.
- 3. PARKING AND LOADING AREAS WILL BE SCREENED PER SECTION 12.303
- 4. THE PROPOSED USE OF SITE WILL BE FOR THE DEVELOPMENT OF TOWNHOUSES UTILIZING THE EXISTING TOWNHOUSE STRUCTURE ON THE SITE WITH THE ADDITION OF 2 PROPOSED TOWNHOUSE BUILDINGS CONSTRUCTED IN THE SAME ARCHITECTURAL STYLE AS THE PRESENT
- 5. BUFFER AREAS REQUIRED BY THE ZONING ORDINANCE WILL BE DEVELOPED IN ACCORDANCE WITH SECT. 12.302. BUFFERS WILL NOT BE REDUCED.
- 6. STORM WATER DETENTION FACILITIES, IF REQUIRED WILL BE DESIGNED TO MEET THE APPLICABLE STANDARDS OF STORMWATER SERVICES. 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 OCCURRING.
- 7. SIGNAGE WILL BE PERMITTED IN ACCORDANCE WITH APPLICABLE ZONING STANDARDS. THE EXACT LOCATION OF SITE SIGNAGE WILL BE DETERMINED AS PART OF THE DETAILED CONSTRUCTION AND LANDSCAPING PLANS FOR THE SITE. BUILDING SIGNS MUST BE PROHIBITED.
- 8. PARKING WILL BE PROVIDED WHICH WILL MEET OR EXCEED THE STANDARDS OF THE ZONING ORDINANCE. THE PETITIONER WILL CONSULT WITH THE URBAN FORESTRY STAFF AS TO THE DETAILS OF THE PARKING LAYOUT AND ITS RELATIONSHIP TO TREES AND THEIR ROOT ZONES. SHADE TREES WILL BE ADDED AS INDICATED.
- 9. SCREENING WILL CONFIRM TO THE APPLICABLE STANDARDS OF SECT. 12.303 OF THE ZONING ORDINANCE.
- 10. ACCESS TO THE SITE WILL BE PROVIDED BY ONE DRIVEWAY CONNECTIONS TO CLUSTER STREET. ALL DRIVEWAY CONNECTIONS ARE SUBJECT TO APPROVAL BY CDOT.
- 11. DUMPSTERS WILL BE PROVIDED AND SCREENED AS REQUIRED.
- 12. THE PETITIONER ACKNOWLEDGES THAT OTHER STANDARD DEVELOPMENT REQUIREMENTS IMPOSED BY OTHER CITY ORDINANCES, SUCH AS THOSE THAT REGULATE STREETS, SIDEWALKS, TREES, AND SITE DEVELOPMENT, MAY APPLY TO THE DEVELOPMENT OF THIS SITE. THESE ARE NOT ZONING REGULATIONS, ARE NOT ADMINISTERED BY THE ZONING ADMINISTRATOR, AND ARE NOT SEPARATE ZONING CONDITIONS IMPOSED BY THIS SITE PLAN.
- 13. THROUGHOUT THIS REZONING PETITION, THE TERMS "OWNER", "OWNERS", 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.
- 14. THE PROPOSED MULTI-FAMIL UNITS WILL BE DESIGNED TO COMPLEMENT THE EXISTING ARCHITECTURAL FABRIC. DESIGN ELEMENTS SUCH AS DORMERS, ROOF PITCHES, PORCHES, MAY BE ALTERED OR MODIFIED WITHIN THE LIMITS OF THE ORDINANCE DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASE.



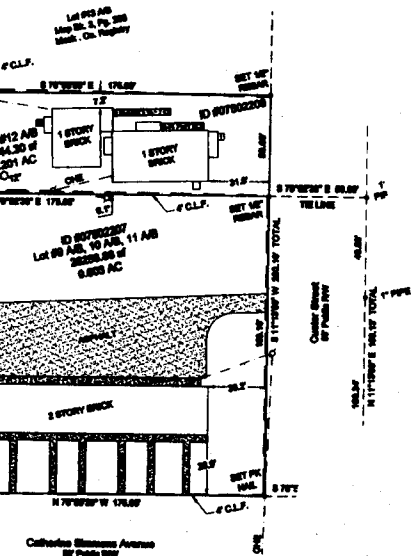
1 SITE PLAN  
RZ1 SCALE: 1" = 30'-0"



3 PROPOSED FRONT ELEVATION - FUTURE  
RZ1 SCALE: 1/8" = 1'-0"



2 FRONT ELEVATION - RENOVATED EXISTING  
RZ1 SCALE: 1/8" = 1'-0"



3 EXISTING SURVEY  
RZ1 SCALE: 1" = 30'-0"

2008-29

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CATHERINE SIMMONS TOWNHOUSES

FILE # XXXXXXXX  
CODE XXXXX ITEM XXX

REV. 1 DATE	11.05.07	PRELIM. REVIEW
REV. 2 DATE		
REV. 3 DATE		
REV. 4 DATE		
REV. 5 DATE		
REV. 6 DATE		
REV. 7 DATE		
REV. 8 DATE		

Project Phase

For Public Hearing  
Petition #XXXXXX

Technical Data Sheet  
DATE DATE OCT. 23, 2007  
DRAWN BY GY  
CHECKED BY GY  
PROJECT NUMBER RZ-1  
NC 07-019