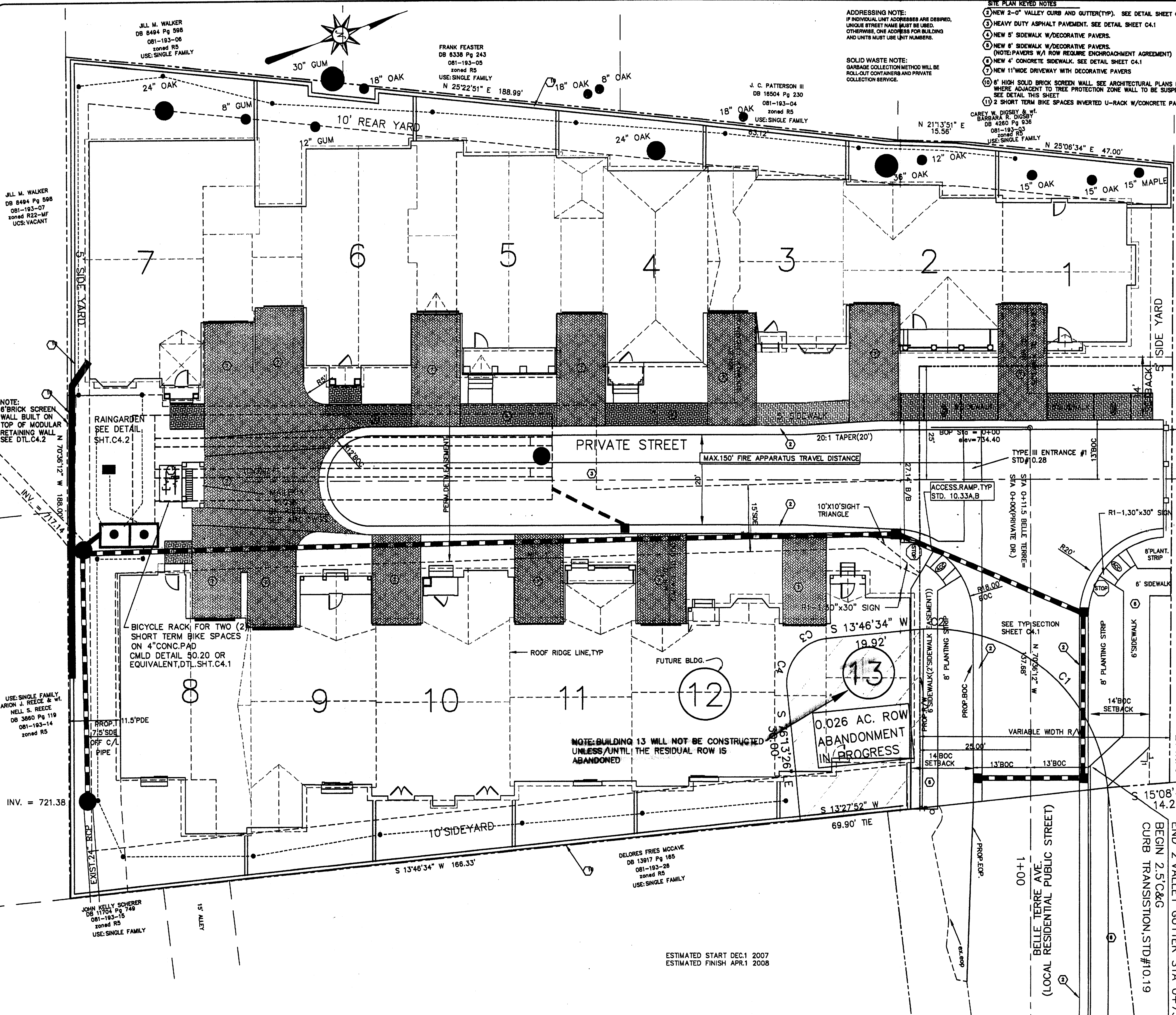




ADDRESSING NOTE:
IF INDIVIDUAL UNIT ADDRESSES ARE DESIRED, UNIQUE STREET NAME MUST BE USED. OTHERWISE, ONE ADDRESS FOR BUILDING AND UNITS MUST USE UNIT NUMBERS.

SOLID WASTE NOTE:
GARBAGE COLLECTION METHOD WILL BE ROLL-OUT CONTAINERS AND PRIVATE COLLECTION SERVICE.

SITE PLAN KEYED NOTES

- 1) NEW 2'-0" VALLEY CURB AND GUTTER(TYP). SEE DETAIL SHEET C4.1
- 2) HEAVY DUTY ASPHALT PAVEMENT. SEE DETAIL SHEET C4.1
- 3) NEW 5' SIDEWALK W/DECORATIVE PAVERS.
- 4) NEW 8' SIDEWALK W/DECORATIVE PAVERS (NOTE:PAVERS W/ ROW REQUIRE ENCROACHMENT AGREEMENT)
- 5) NEW 4' CONCRETE SIDEWALK. SEE DETAIL SHEET C4.1
- 6) NEW 11'WIDE DRIVEWAY WITH DECORATIVE PAVERS
- 7) 6" HIGH SOLID BRICK SCREEN WALL. SEE ARCHITECTURAL PLANS FOR DETAIL WHERE ADJACENT TO TREE PROTECTION ZONE WALL TO BE SUSPENDED BETWEEN PIERS
- 8) 2 SHORT TERM BIKE SPACES INVERTED U-RACK W/CONCRETE PAD. SEE DETAIL SHEET C4.1

ZONING CODE SUMMARY
PROJECT NAME: BELLE TERRE AVENUE
OWNER: PROJECT INNOVATIONS, LLC
PHONE #: 704.541.2110
PLANS PREPARED BY: GEOSCIENCE GROUP, INC.
PHONE #: 704.525.2003
TAX PARCEL NO: 081-193-27, 28 and 29 ZONING: UR-2(CD)
JURISDICTION: CITY OF CHARLOTTE, MECKLENBURG CO, NC
PETITION NO: 08-073(see cd notes on cover sheet)

PROPOSED USE: CONDOMINIUMS
BUILDING HEIGHT: 35'
PROP.LOT AREA=35,220 SF, 0.809 AC±
AREA IN PROP. RIGHT-OF-WAY=0.125 AC±
NUMBER OF UNITS/SUITES: 13 UNITS

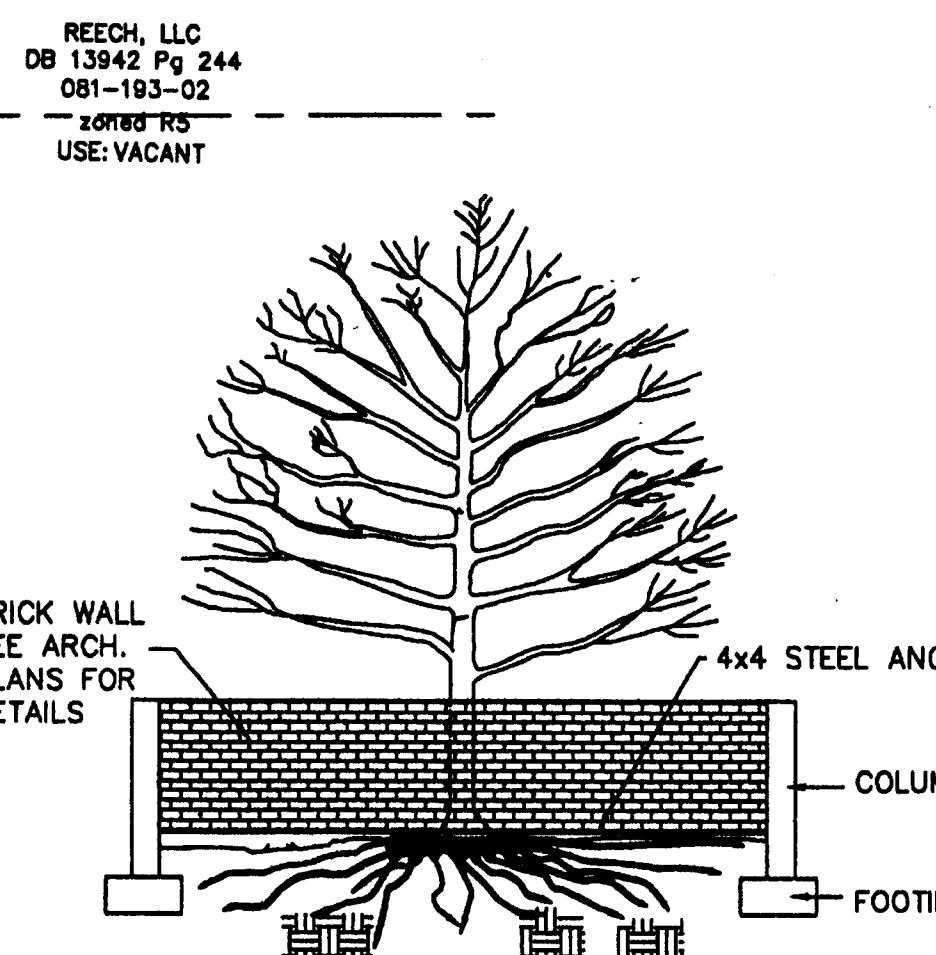
YARD REQUIREMENTS:
Parking Setback (front): 14 ft FROM BACK OF CURB
Building Setback (front): 14 ft FROM BACK OF CURB
Side Yard (L): 5 ft Side Yard (R): 5 ft
Rear Yard: 10 ft
FAR: 35,171/35,220=1

OPEN SPACE REQUIREMENTS: **BUILDING SQUARE FOOTAGE**
LOT AREA=0.82 ac (35,571)
20% reqd.open space(7114 sf)
open area provided=9028 sf(25%)
TOTAL=35,171 sf

PARKING DATA:
Required: 2 spaces per unit
Condominiums: 2 x 13 units = 26 spaces required
Total spaces required = 26
Total spaces provided = 28 (13 garage spaces plus 13 surface spaces in front of garages)

BIKE PARKING DATA:
Long-Term Required: N/A
Short-Term Required: 2, or 1 space for 20 units
Total short-term spaces required = 2
Total short-term spaces provided = 2
TRASH REQUIREMENTS: NO REQUIREMENTS, ROLL OUT CONTAINERS WILL BE USED

NUMBER OF STORIES: 2
BUILDING WILL BE SPRINKLERED
PROP.DEAD END BARRICADES AND MARKER, STD. 50.07A, 50.08A



NOTES:
1. ONLY PATIOS AT GRADE ARE ALLOWED IN THE REAR YARD.
2. DEVELOPER WILL CONSTRUCT NEW CURB AND GUTTER, AND SIDEWALK ALONG THE NORTH SIDE OF BELLE TERRE AVE. TO THOMAS AVE. PRIOR TO THE ISSUANCE OF THE FIRST C.O.

CHARLES D KELLER
081-193-30
zoned RS
USE: SINGLE FAMILY

PRELIMINARY PLANNED
MULTI-FAMILY SUBDIVISION
APPROVAL
Charlotte-Mecklenburg Planning Commission

GRAPHIC SCALE
(IN FEET)
1 inch = 10 ft.

DATE	10.10.07	11.16.07	12.13.07	1.2.08
REV.	1	2	3	4
CHANGED BY				
PROJECT NAME	BELLE TERRE AVENUE			
PROJECT NO.	081-193-27, 28, 29			
DESIGNED BY	A.J.R.			
APPROVED BY	C.D.K.			
REV. TIME				

GEOSCIENCE GROUP
INCORPORATED
10000 WILLOW CREEK DRIVE
CHARLOTTE, NC 28215
704.525.2003
www.geosciencengr.com

BELLE TERRE AVE.
CHARLOTTE, NORTH CAROLINA

SITE PLAN

C1.1