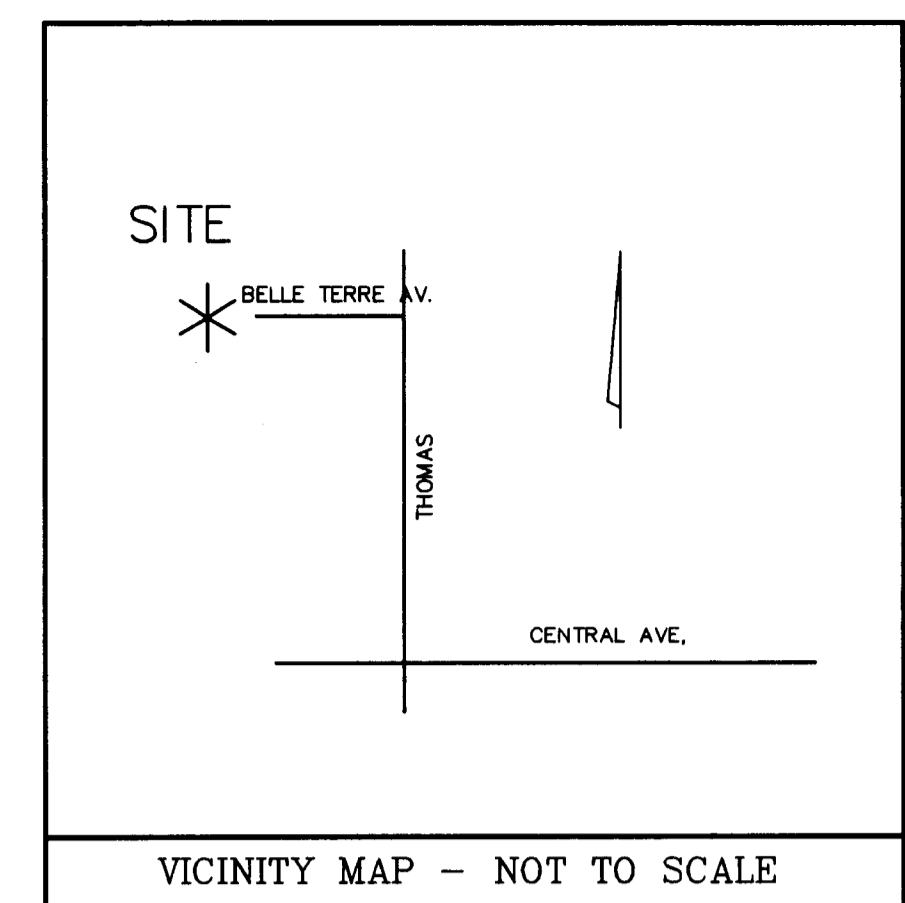
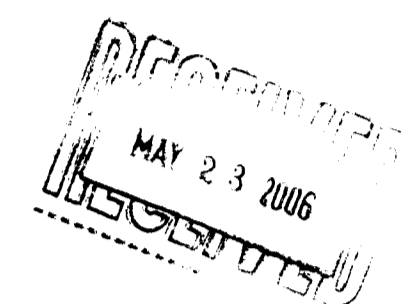
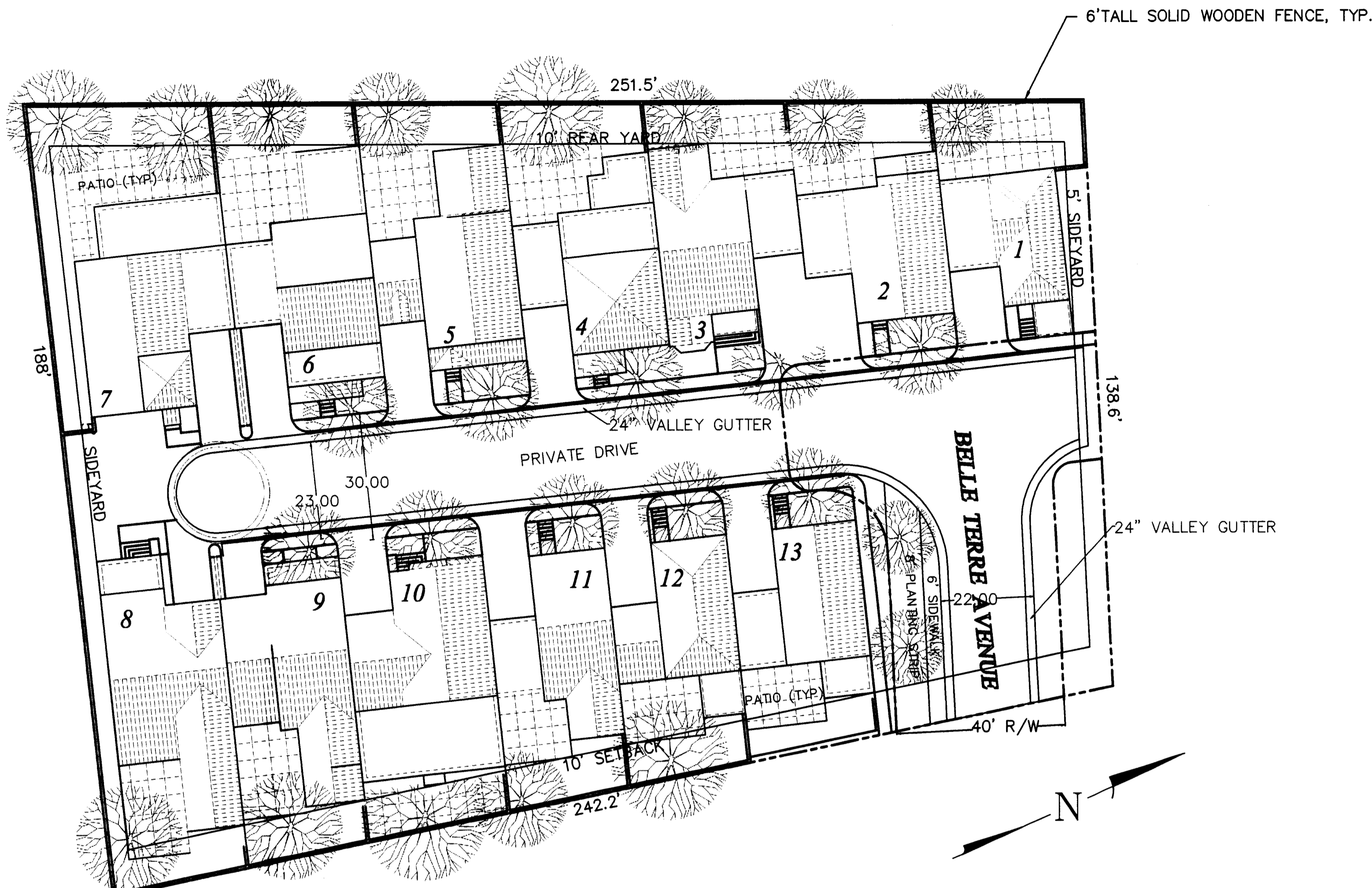


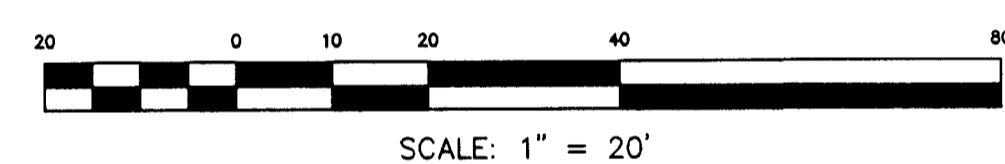
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PROJECT NUMBER	
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PROJECT MANAGER	
DESIGNED BY	
APPROVED BY	
FILE NAME	
FILE DATE	



Site Data section on the plan as follows:
Tax Parcel: 081-193-27, 28 and 29
Existing Zoning: R-5
Proposed Zoning: UR-2 (CD)
Proposed Use: multi-family for sale units
Site Acreage: .9 acres, more or less
Maximum Floor Area Ratio: 1.0
Minimum Open Space: 20% of the total site, more or less
Required Minimum Rear Yard: 10 feet
Required Minimum Side Yard: 5 feet
Required Min. Setback from public street curbline: 14 feet



SITE PLAN
BELLE TERRE VILLAGE



1. The development of the site will be controlled by the standards depicted on this site plan and by the standards of the City of Charlotte Zoning Ordinance. The development depicted by this plan is intended to reflect the general arrangement of proposed uses on the site, but the exact details of the configuration, placement and size of individual buildings and/or site elements may be altered or modified within the limits prescribed by the ordinance as specified in Section 6.206(2) as may be applicable. Minor and incidental changes of detail which do not alter the basic, overall layout and/or the relationships to abutting sites are permitted as a matter of right for the petitioner/developer.
2. All proposed development on the site shall comply with applicable ordinance requirements regarding such things as the number and arrangement of off-street parking, setback/yard dimensions, signage, buffers, screening, open space, landscaping, Tree Ordinance, etc., unless otherwise indicated.
3. Vehicular points of access shall be limited to those shown on the plan. The exact location may vary from that depicted, but shall comply with all applicable design/location requirements of the Charlotte Dept. of Transportation and/or the North Carolina Dept. of Transportation.
4. The use proposed by this rezoning is multi-family for sale residential. A maximum of 13 for sale condominium dwelling units shall be permitted.
5. Each dwelling unit shall have a garage/driveway to allow parking for two vehicles.
6. The attached architectural elevation is intended to reflect the overall, general architectural theme and style of the buildings. Minor and incidental changes which do not substantially alter the architectural theme are permitted as a matter of right at the discretion of the petitioner/developer. Other similar architectural elevations may also be added which are not illustrated by this plan.
7. Current right-of-way at the end of Belle Terre Ave. will be reconfigured to allow the street design as shown.
8. A solid wooden fence 6' tall will be constructed to establish private courtyards for each unit as shown.
9. The minimum distance between the face of the garage and the street curb shall be twenty feet.
10. The proposed buildings shall include two stories of living, heated space and may include an optional third floor space, which will be a terrace/walkout.
11. Each dwelling unit shall have a garage. Each unit shall have two parking places: one is located in the garage and one in the driveway space provided.
12. Fire hydrants are required within 750 feet of the most accessible point of all new buildings.
13. The petitioner shall tie into 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 proposed development. If it is found that the development will cause the storm drainage system(s) to be taken out of standard, the petitioner shall provide alternate methods to prevent this from happening.

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 run-off 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 Practices Manual, April 1999, Section 4.0 (Design Standards shall be met according to the City of Charlotte Best Practices Manual, when available). Use of Low Impact Development (LID) is optional.

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 hours.

For residential projects with greater than 24% BUA, 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 so, for what level of storm frequency.

14. Exact building/dwelling unit footprints may vary from that shown. Rear courtyard shapes and sizes are likewise subject to final design plans and may include optional patios.
15. On street parking will be permitted on one side of the private drive.



ELEVATIONS
NTS

BELLE TERRE VILLAGE
PROJECT INNOVATIONS

FOR PUBLIC HEARING
REZONING PETITION NO. 06-073

ABL
ARCHITECTURE AND DESIGN, INC.
4101-G STUART ANDREW BOULEVARD
CHARLOTTE, NORTH CAROLINA 28217
(704) 553-5887 FAX: (704) 553-4036
e-mail: ablaro@bellsouth.net
http://www.ablarohitecture.com
3/10/2006
3/22/2006

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