



2007-007

SITE LEGEND	
EXISTING ZONING	R-8 MF
PROPOSED ZONING	UR-2
PROPOSED USE	INDEPENDENT LIVING FACILITY (42 UNITS), TOWNHOMES (90 UNITS) APPROX.
SITE ACREAGE	7.4981
LINE OF REZONING	
TAX PARCEL#	12523406, 12523428, 12523408 12523410, 12523417, 12523423 12523422, 12523419, 12523416 12523415, 12523411

- General Notes:
- Development of the site will be controlled by the standards delineated on this site plan by the standards of the city of Charlotte, NC zoning ordinances.
 - Screening will comply with the applicable standards set forth in section 12.303 of the city of Charlotte zoning ordinance.
 - Parking meets the standards of the table 12.202 of the city of Charlotte zoning ordinance.
 - Maximum building height shall be ___ feet
 - The dumpsters will be screened by a 6' solid wood fence or a solid masonry fence with a solid wood gate.
 - All proposed trees, fences and signs will not interfere with sight distance at the entrance of the site. Any fence requiring a certificate will be obtained from the cdot.
 - Existing trees in buffer are to remain.
 - A standard 2'-6" curb and gutter, associated storm drainage and 5' sidewalk and 8' feet planting strip along Luther st., Avant st., and Main st. will be provided.
 - No storm water detention in buffer or setbacks.
 - Outdoor lights will be limited to ___ feet.
 - The sidewalk may meander and the planting width may vary to save trees 6" in caliper and larger.
 - This project may be completed in phases.
 - All utilities to be underground.

1318 N. Tryon St.
Charlotte, NC 28206
Phone: 704.375.7122
Fax: 704.375.7122

123 W. Main St., Ste. 620
Durham, NC 27701
Phone: 919.888.8600
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Millennium 3 Design Group
ARCHITECTURE

CONSULTING ARCHITECT

CONSULTANT'S LOG

DESIGNER'S SEAL

FIRM SEAL

CIVIL / LAND SCAPE

STRUCTURAL

PAINT / FINISHES

LANDSCAPE

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STONEHUNT (104) 604-4556
CHERRY TOWN HOMES & SENIOR LIVING
CHARLOTTE, NC

ZONING PARTITION NUMBER

SHEET TITLE

SITE PLAN & NOTES

REVISIONS:

NO.	DATE	DESCRIPTION
1		
2		
3		
4		

DATE: 1-27-2006

SCALE:

DRAWN BY:

CHECKED BY:

JOB NO. —

CAD FILE: PROJECT2006-1.dwg

SHEET NO.: