

THE ELIZABETH LOFTS BY: THE BOULEVARD COMPANY

DESIGNED BY:
DAVID FURMAN ARCHITECTURE

ELIZABETH LOFTS

Revised May 29, 1996

REQUIRED NOTES:

- Property Information
1. total coverage is 1.0
 2. existing zoning is O-2
 3. proposed zoning is O-3(CD)
 4. maximum number of units is 45

Setbacks and Required Yards

1. developer to dedicate right-of-way 40' from centerline of 7th Street
2. building side yard 10' from right of way
3. minimum building setback 10' from centerline of 7th Street
4. minimum building setback 20' from existing Laurel right of way
5. minimum side yard 5', adjacent to single family 10'
6. minimum rear yard 20', adjacent to single family 40'

Open Space, Battery and Tree Save Areas

1. minimum open space 30%
2. buffer along right-of-way to be 14' clear C buffer which can be reduced by 20% with the addition of a fence; buffer shown is 10.5'

Parking and Stormwater

1. parking provided to 45 units
2. parking provided in minimum of 28 spaces (
3. minimum parking provision 1" x 18"
4. minimum provision to meet City of Charlotte standards
5. minimum provision of 200 sq. ft. per unit for each unit of area
6. all stormwater drainage to be captured and treated in a tank
7. minimum treatment to meet City of Charlotte stormwater management
8. all parking shall be landscaped

Miscellaneous

1. utility lighting limited to 15' and directed downward to prevent glare on adjacent residential properties
2. developer to provide 5' sidewalk along 7th Street and 4' along Laurel
3. developer to comply with applicable landscaping

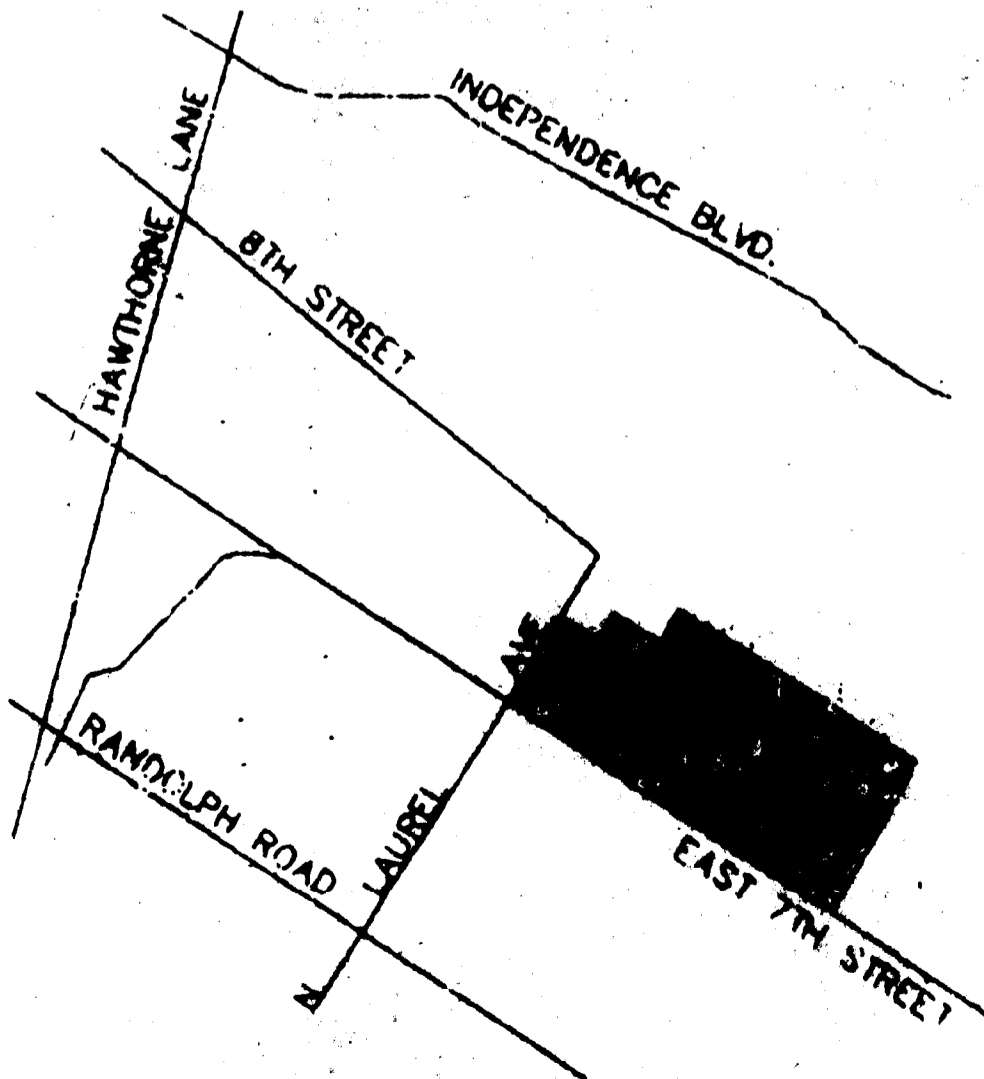
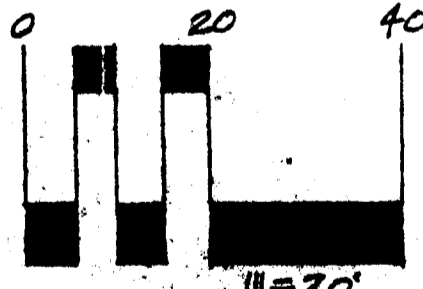
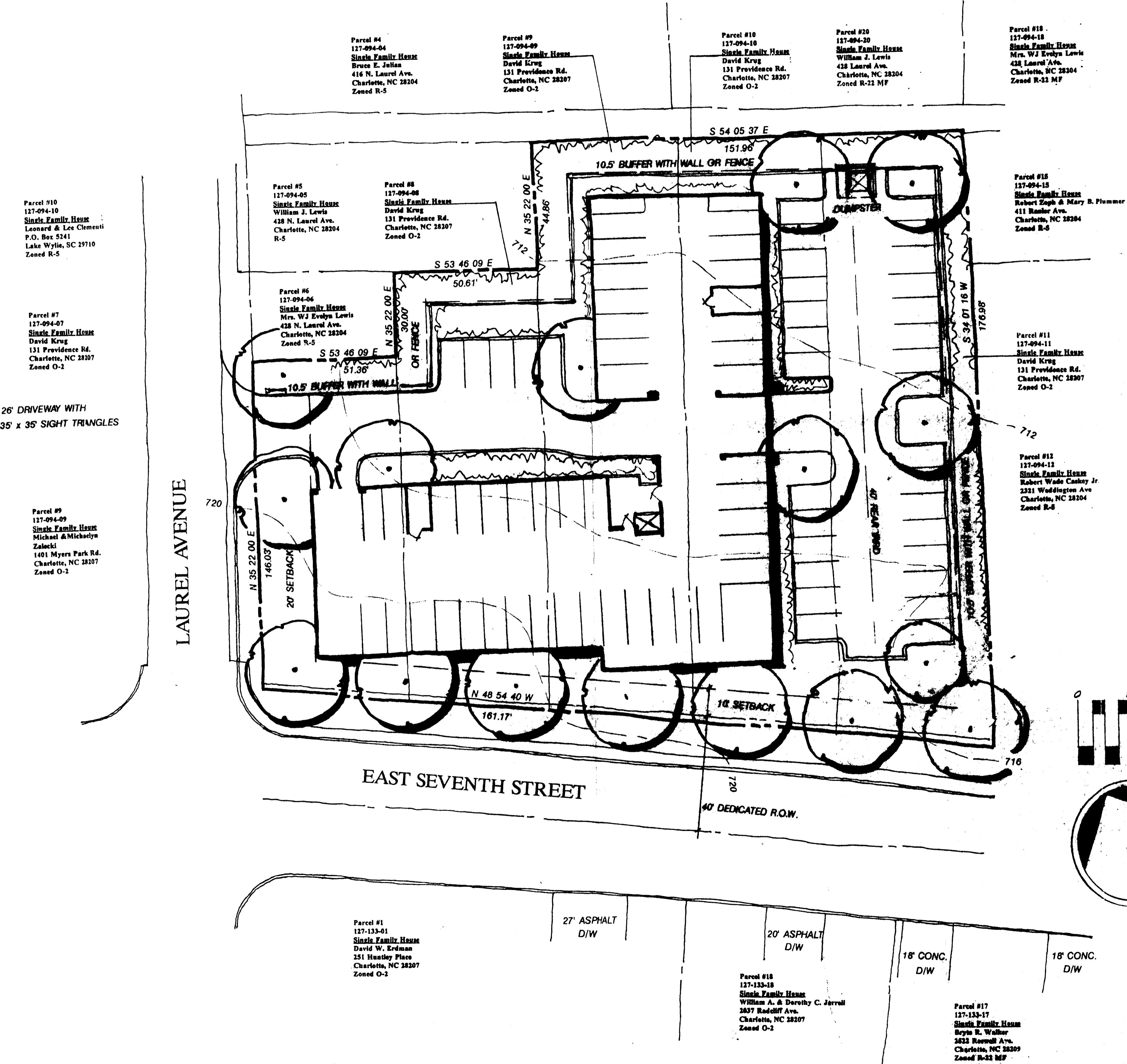
ADDITIONAL NOTES:

Miscellaneous

1. the property may be developed under O-3(CD) when as shown on the site plan and in accordance with the proposed zoning O-3(CD) standards without reference to the zoning code in the jurisdiction.

APPROVED BY CITY COUNCIL

DATE July 15, 1996



VICINITY MAP
PETITION NO.: 96-36