



REFERENCE SURVEY NO. 1193
FOR WILLIAMS IRWIN
DATED JANUARY 16, 1990

DEVELOPMENT SITE DATA:

EXISTING ZONING: R-3
 PROPOSED ZONING: R-8 CD
 TOTAL AREA: 2.15 Acres
 TOTAL LOTS: 4
 TOTAL UNITS: 8
 MIN. LOT SIZE: 6,500 SF (DUPLEX)
 MIN. LOT WIDTH: 40'
 OPEN SPACE: 1.41 Acres (66%)

Carmel Road Site Development Standards

1. Development of the site will be controlled by the standards depicted on this site plan and by the standards of the Charlotte Zoning Ordinance. The development depicted on this plan is intended to reflect the arrangement of proposed uses on the site, but the exact configuration, placement, and size of individual site elements may be altered or modified within the limits prescribed by the ordinance during the design development and construction phases within the building envelope line as shown on the plan per Section 6.2 of the Zoning Ordinance.
2. Any detached lighting on the site will be limited to 20 feet in height.
3. Signage will be permitted in accordance with applicable Zoning standards.
4. Parking will be provided which will meet or exceed the standards of the Zoning ordinance.
5. The use of the site will be for a small, attached housing development. Each lot will contain single family home or a two family home (duplex).
6. All buildings will be within 750 feet of a fire hydrant as prescribed by the Charlotte Fire Dept.
7. Access will be provided by two driveway connections to Carmel Rd. The exact location of the access to Carmel Rd. will be subject to approval by the appropriate transportation authority.
8. The Petitioner will install an internal sidewalk system that will connect the units on the site with sidewalks on the adjacent public streets.
9. No storm water detention will be placed in any setbacks or buffers. Special attention will be given to the design and maintenance of sediment basins during construction and storm water detention facilities for long term water management to protect the existing lake in the Fox Lake community.
10. The site will comply with Chapter 21 of the City Code. Proposed planting shown is conceptual only and will be subject to change on actual site conditions and Urban Forestry Staff approval. Internal landscaping shown on the plan is illustrative and the exact design will be determined during the design and development process. The common open space will be improved with a combination of walkways, seating or seating walls, formal plantings, and similar features.
11. Buildings to be constructed on the site will be in substantial conformance with the building elevations submitted as part of this Petition. Building height will be limited to 40 feet and the individual units will be offered "for sale".
12. The buffer area on the rear portion of the site will be designed and installed to create a permanent evergreen physical and visual separation between the Petitioner's site and the Fox Lake community.

Initial submission
 Revised per Neighborhood and staff comments, 11/14/01

13. Lot Lines and yards are preliminary and are subject to modifications within the limits prescribed by the ordinance during design development and construction phases.

Petition No. : 2001-147

Technical Data Sheet

Carmel Townhomes

Date: June, 2001 Revision #1: November 14, 2001
 Revision #2: January 21, 2002: Added lot lines

Prepared For:

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APPROVED BY CITY COUNCIL

DATE: 1/22/02