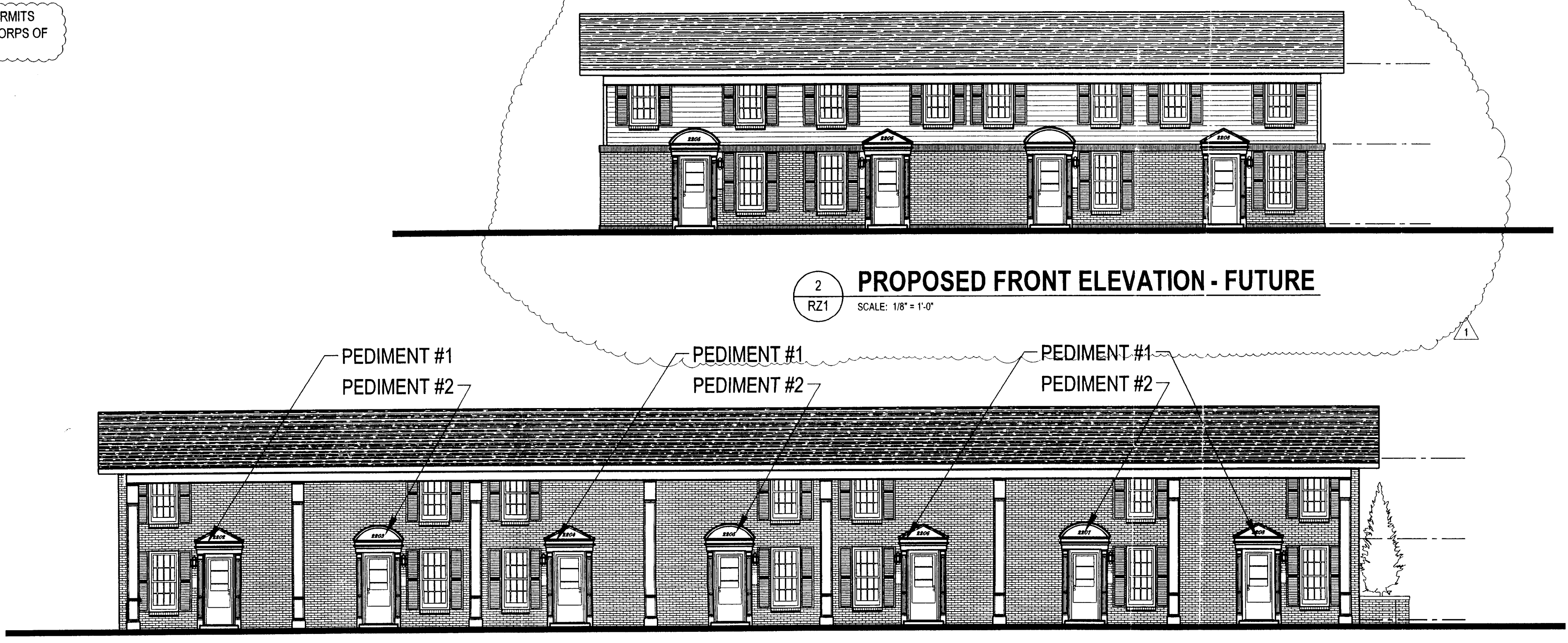
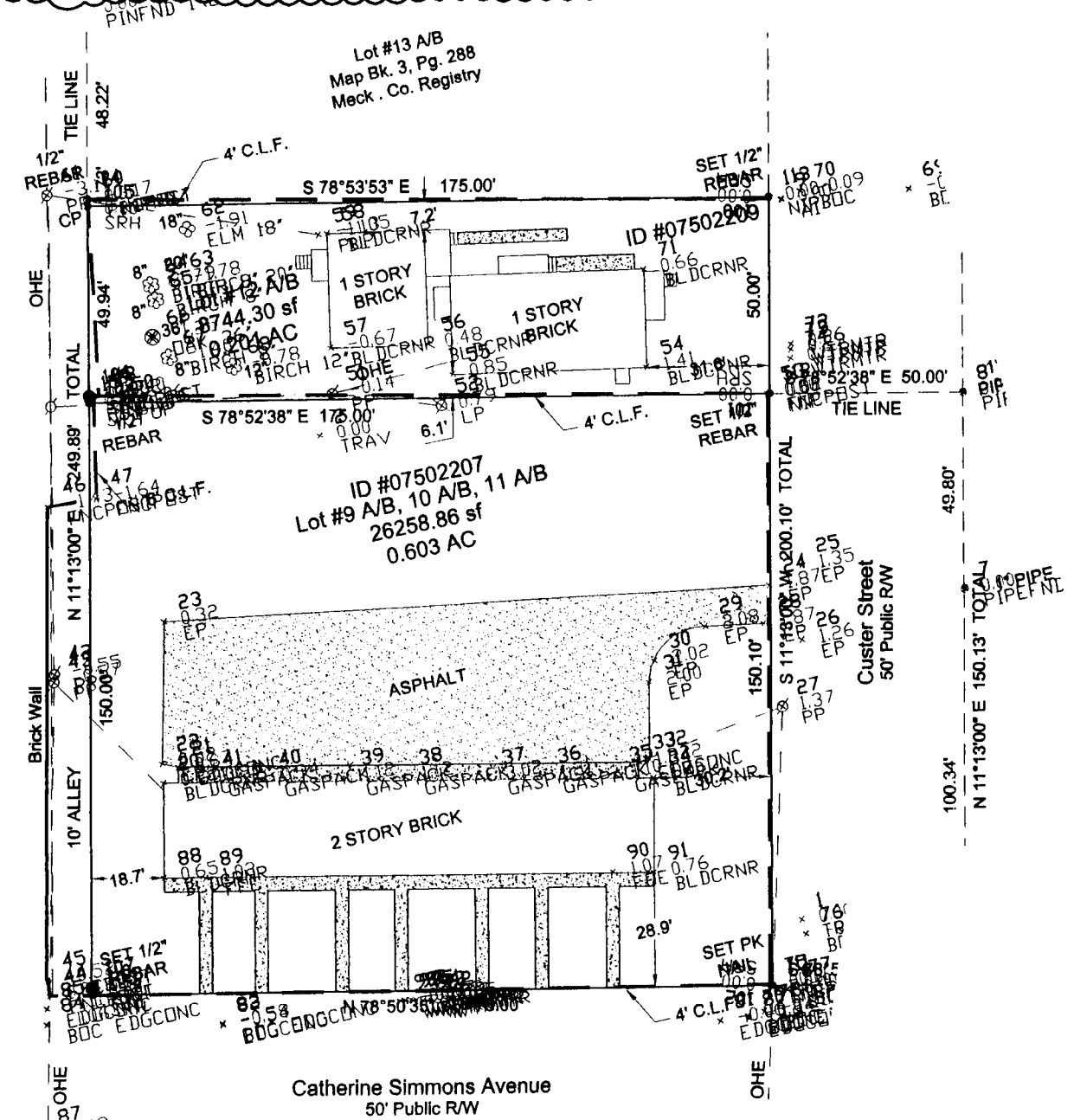
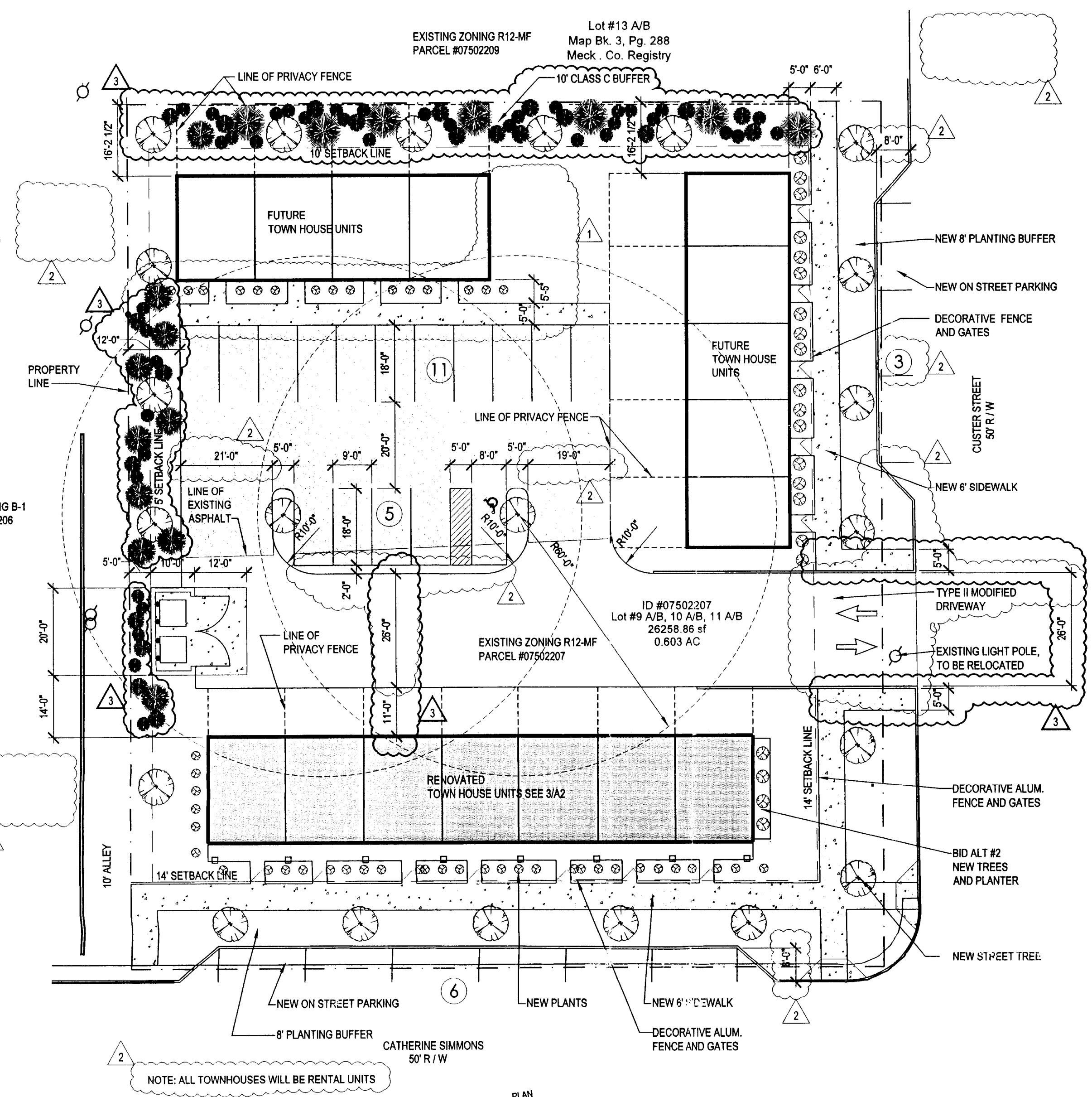
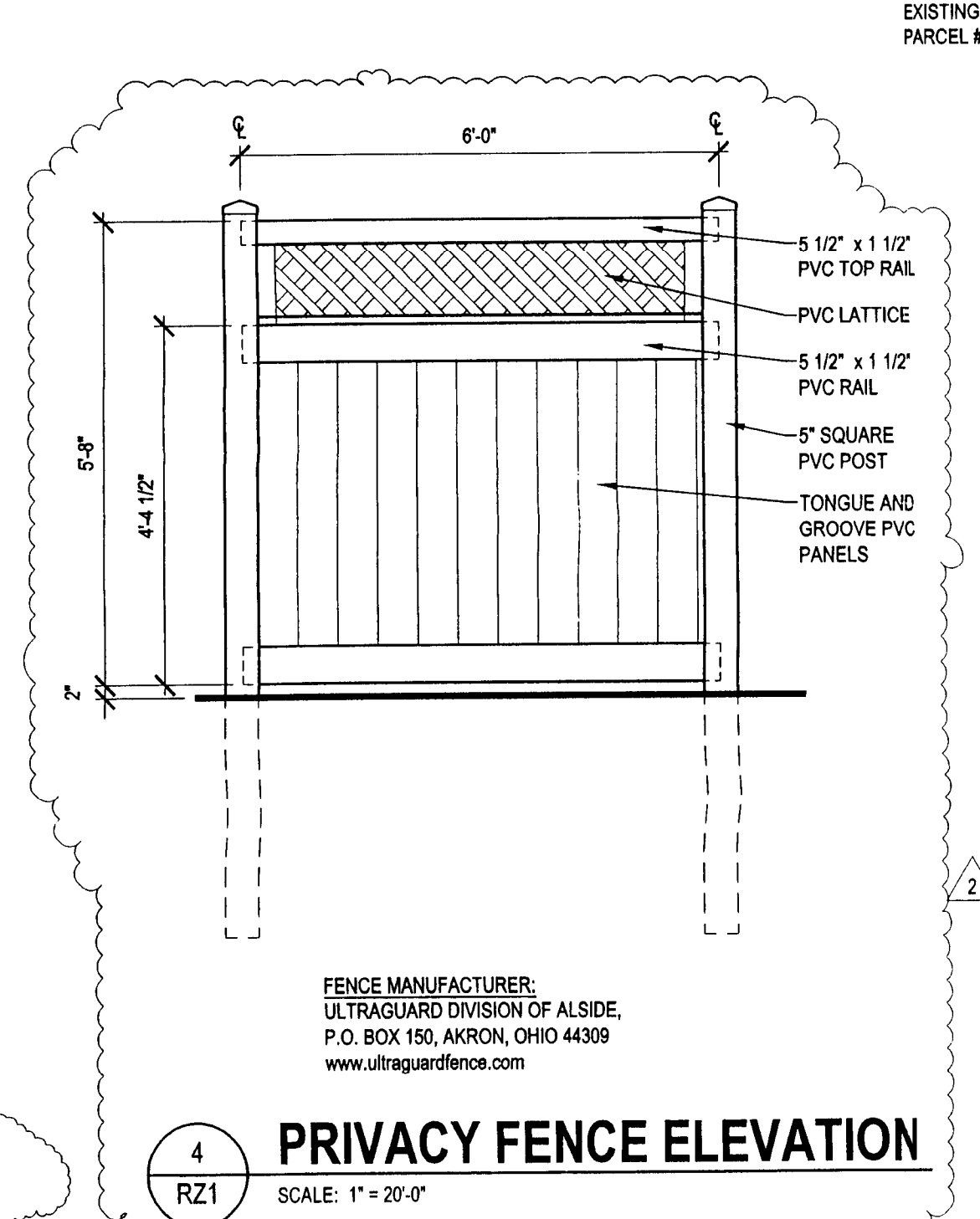
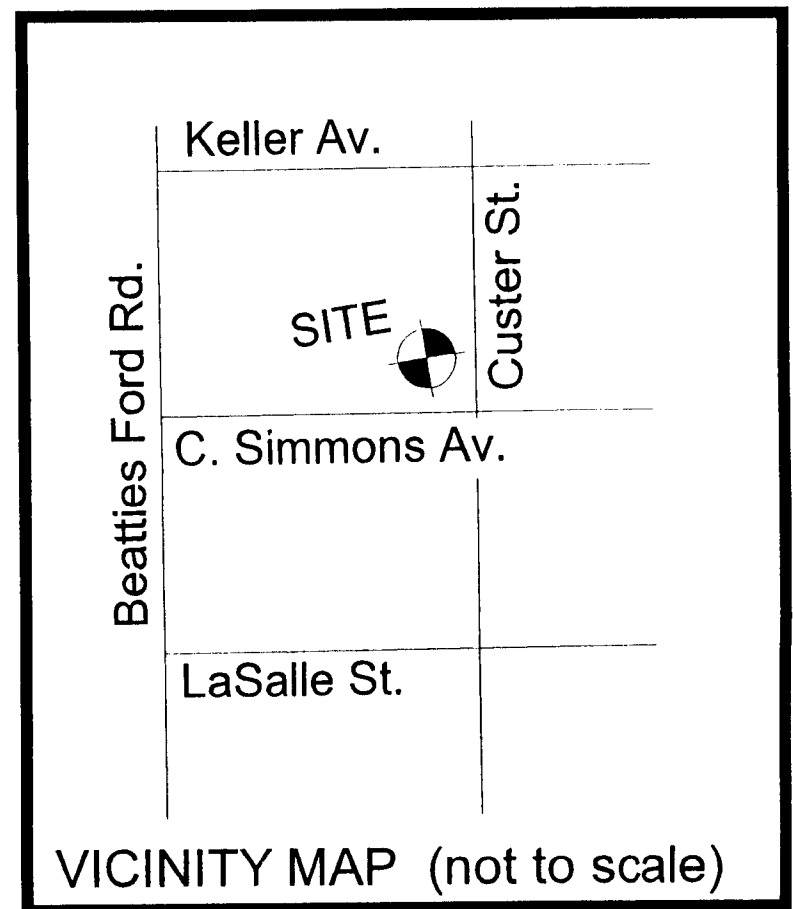


SITE DEVELOPMENT DATA

SITE ACREAGE 0.603 ACRES
 EXISTING ZONING R12-MF
 PROPOSED ZONING UR2 (CD)
 SETBACK MIN. SETBACK -14 FT.
 MIN. SIDELAND -5 FT.
 MIN. REARYAR -10 FT.
 HEIGHT MAXIMUM OF TWO STORIES
 PARKING REQUIRED PARKING 24 SPACES, PROPOSED PARKING 25 SPACES.

PROPOSED DEVELOPMENT

- PARKING LAYOUT IS GENERAL AND WILL BE MODIFIED TO SAVE EXISTING TREES.
- THE PROPOSED TOWNHOUSES WILL BE DESIGNED TO COMPLEMENT THE EXISTING TOWNHOUSE BUILDING.
- PARKING AND LOADING AREAS WILL BE SCREENED PER SECTION 12.303
- THE PROPOSED USE OF SITE WILL BE FOR THE DEVELOPMENT OF TOWNHOUSES UTILIZING THE EXISTING TOWNHOUSE STRUCTURE ON THE SITE WITH THE ADDITION OF 2 PROPOSED TOWNHOUSE BUILDINGS CONSTRUCTED IN THE SAME ARCHITECTURAL STYLE AS THE PRESENT
- BUFFER AREAS REQUIRED BY THE ZONING ORDINANCE WILL BE DEVELOPED IN ACCORDANCE WITH SECT. 12.302. BUFFERS WILL NOT BE REDUCED.
- STORM WATER DETENTION FACILITIES, IF REQUIRED WILL BE DESIGNED TO MEET THE APPLICABLE STANDARDS OF STORMWATER SERVICES. THE PETITIONER SHALL TIE-IN TO 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 DEVELOPMENT. IF IT IS FOUND THAT DEVELOPMENT WILL CAUSE THE STORM DRAINAGE SYSTEM(S) TO BE TAKEN OUT OF STANDARD, THE PETITIONER SHALL PROVIDE ALTERNATE METHODS TO PREVENT THIS FROM OCCURRING.
- SIGNAGE WILL BE PERMITTED IN ACCORDANCE WITH APPLICABLE ZONING STANDARDS. THE EXACT LOCATION OF SITE SIGNAGE WILL BE DETERMINED AS PART OF THE DETAILED CONSTRUCTION AND LANDSCAPING PLANS FOR THE SITE. BUILDING SIGNS MUST BE PROHIBITED.
- PARKING WILL BE PROVIDED WHICH WILL MEET OR EXCEED THE STANDARDS OF THE ZONING ORDINANCE. THE PETITIONER WILL CONSULT WITH THE URBAN FORESTRY STAFF AS TO THE DETAILS OF THE PARKING LAYOUT AND ITS RELATIONSHIP TO TREES AND THEIR ROOT ZONES. SHADE TREES WILL BE ADDED AS INDICATED.
- SCREENING WILL CONFIRM TO THE APPLICABLE STANDARDS OF SECT. 12.303 OF THE ZONING ORDINANCE.
- ACCESS TO THE SITE WILL BE PROVIDED BY ONE DRIVEWAY CONNECTIONS TO CUSTER STREET. ALL DRIVEWAY CONNECTIONS ARE SUBJECT TO APPROVAL BY CDOT.
- DUMPSTERS WILL BE PROVIDED AND SCREENED AS REQUIRED.
- THE PETITIONER ACKNOWLEDGES THAT OTHER STANDARD DEVELOPMENT REQUIREMENTS IMPOSED BY OTHER CITY ORDINANCES, STANDARDS, POLICIES AND OTHER APPROPRIATE DESIGN MANUALS WILL EXIST. THOSE CRITERIA (FOR EXAMPLE, THOSE THAT REQUIRE BUFFERS, REGULATE STREETS, SIDEWALKS, TREES, STORMWATER, AND SITE DEVELOPMENT, ETC.) WILL APPLY TO THE DEVELOPMENT SITE. THIS INCLUDES CHAPTERS 6, 9, 12, 17, 18, 19, 20, AND 21 OF THE CITY CODE. CONDITIONS SET FORTH IN THIS PETITION ARE SUPPLEMENTAL REQUIREMENTS IMPOSED ON THE DEVELOPMENT IN ADDITION TO OTHER STANDARDS. WHERE CONDITIONS ON THIS PLAN DIFFER FROM ORDINANCES, STANDARDS, POLICIES, AND APPROACHES IN EXISTENCE AT THE TIME OF FORMAL ENGINEERING PLAN REVIEW SUBMISSION, THE STRICTER CONDITION OR EXISTING REQUIREMENTS SHALL APPLY.
- THROUGHOUT THIS REZONING PETITION, THE TERMS "OWNER", "OWNERS", OR "PETITIONERS" SHALL, WITH RESPECT TO THE SITE, BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNEES OF THE OWNER OR OWNERS OF THE SITE WHO MAY BE INVOLVED IN ITS DEVELOPMENT FROM TIME TO TIME.
- THE PROPOSED MULTI-FAMIL UNITS WILL BE DESIGNED TO COMPLIMENT THE EXISTING ARCHITECTURAL FABRIC. DESIGN ELEMENTS SUCH AS DORMERS, ROOF PITCHES, PORCHES, MAY BE ALTERED OR MODIFIED WITHIN THE LIMITS OF THE ORDINANCE DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASE.
- ANY JURISDICTIONAL WETLANDS OR STREAMS, IF PRESENT, NEED TO BE PROTECTED OR PROPER ENVIRONMENTAL PERMITS OBTAINED PRIOR TO THEIR DISTURBANCE. FOR 401 PERMITS CONTACT D.E.H.N.R. FOR 404 PERMITS CONTACT THE ARMY CORPS OF ENGINEERS.
- ALL TOWNHOUSES WILL BE RENTAL UNITS.



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APPROVED BY
 CITY COUNCIL
 MAR 17 2008

CATHERINE SIMMONS TOWNHOUSES

REV. 1 DATE	11.05.07	PRELIM. REVIEW
REV. 2 DATE	01.13.08	REZONING REVIEW
REV. 3 DATE	02.15.08	REZONING REVIEW
REV. 4 DATE		
REV. 5 DATE		
REV. 6 DATE		
REV. 7 DATE		
REV. 8 DATE		

Project Phase

For Public Hearing
 Petition #2008-029

Technical Data Sheet

ISSUE DATE FEB. 15, 2008

CHECKED JW
 SHEET BY BAK
 PROJECT NUMBER NC 07-019

RZ-1