

IDZ SITE PLAN FOR 225 BLAINE ST.
(LOT 6 + 7, N.C.B. 1339)

BLAINE ST.

CURRENT ZONING: "R-4 AHOD"
PROPOSED ZONING: "IDZ-1 AHOD" WITH USES PERMITTED FOR FOUR (4) DWELLING UNITS.

ACREAGE: 0.205 ACRES

SETBACKS: 5 FT PERIMETER SETBACK

PROPOSED RESIDENTIAL: FOUR (4) SINGLE FAMILY RESIDENTIAL UNITS EACH UNIT 1,800 S.F. OR LESS LIVABLE SPACE

MAX BUILDING HEIGHT: 2-1/2 STORIES / 35 FT

OPEN SPACE: 0.045 ACRES OF PERVIOUS COVER

IMPERVIOUS COVER:

- 3,440 S.F. BUILDING FOOTPRINTS (4 x 860 S.F.)
- 650 S.F. PARKING
- 2,500 S.F. INTERIOR DRIVE & CURB (20' DRIVE/6" CURB)
- 64 S.F. MECHANICAL EQUIPMENT
- 300 S.F. DRIVEWAY APRONS
- 6,954 S.F. TOTAL IMPERVIOUS COVER

NOTE: PROPOSED GRASS/LANDSCAPING IN REMAINING AREAS

LEGEND:

-  GARAGE (1 OR 2 CAR)
-  OPTIONAL VEHICLE PARKING SPACE
-  MECHANICAL EQUIPMENT PAD
-  PROPOSED WOOD FENCE
- E.G.T.C. ELECTRIC, GAS, TELEPHONE & CABLE T.V. EASEMENT

"We, **BPC Capital, LLC**, the property owner, acknowledge that this site plan submitted for the purpose of rezoning this property is in accordance with all applicable provisions of the Unified Development Code. Additionally, I understand that city council approval of a site plan in conjunction with a rezoning case does not relieve me from adherence to any/all city-adopted codes at the time of plan submittal for building permits."

