

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
AND 2 1/2 STORIES OR LESS IN HEIGHT.

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

LEGEND:



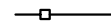
GARAGE (1 OR 2 CAR)



OPTIONAL VEHICLE
PARKING SPACE



MECHANICAL EQUIPMENT PAD



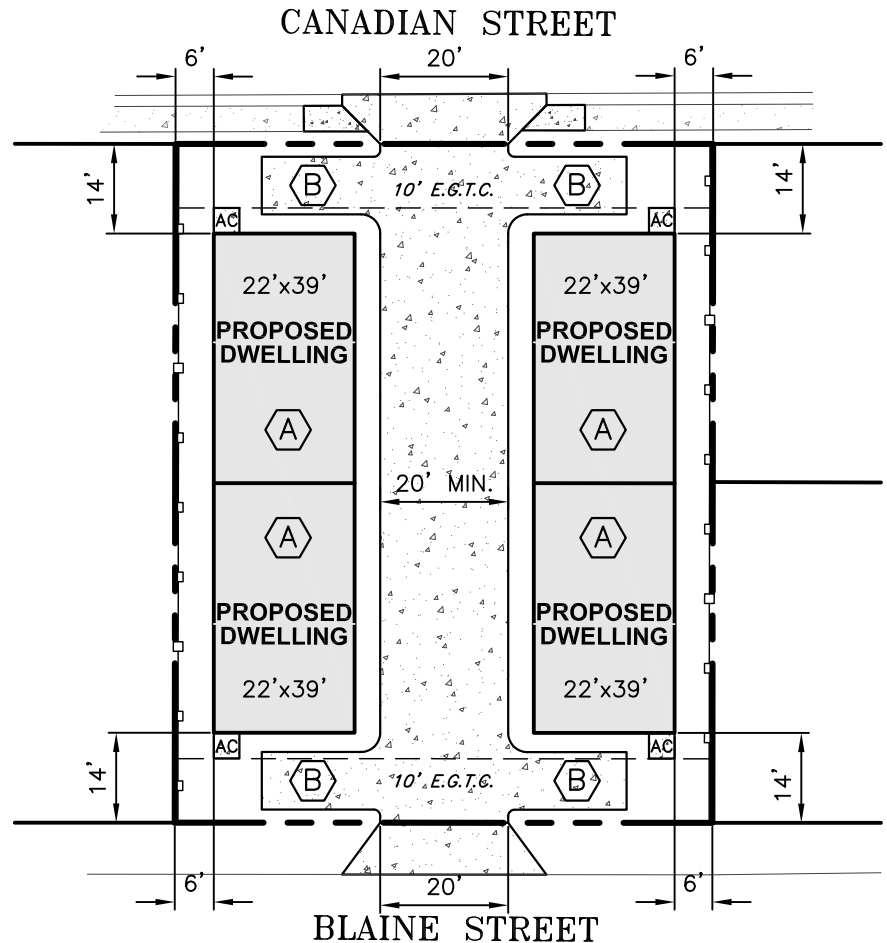
PROPOSED WOOD FENCE

E.G.T.C.

ELECTRIC, GAS, TELEPHONE
& CABLE T.V. EASEMENT

NOTE: PROPOSED GRASS/LANDSCAPING IN
REMAINING AREAS

"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."



DATE: 2023-03-24