

DEVELOPMENT NOTES:

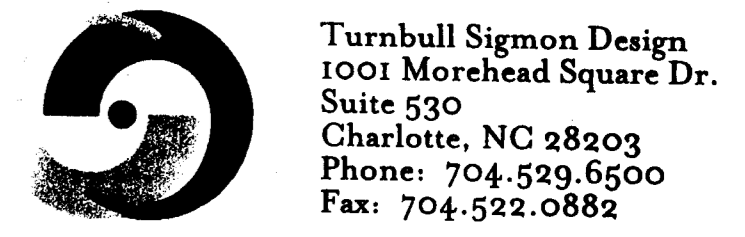
- Development of the site will be controlled by the standards indicated on this site plan and by the standards of the Charlotte Zoning Ordinance. The development depicted on this plan is intended to reflect the arrangement, placement, and size of individual site elements as they may be altered or modified within the limits described by the ordinance during the design development and construction phase.
- The proposed zoning classification of the entire site is R-12 multifamily and the use and development of the site will be limited by the standards of the multifamily district and the restrictions of this site plan. The proposed use of the site will be for multifamily residences as defined by Charlotte Zoning Ordinance.
- Buffer areas required by the Zoning Ordinance will be developed in accordance with the provisions of Sect. 12.302. The buffer will include an opaque fence where necessary and will meet the buffer planting requirements as set by the ordinance.
- Storm water detention facilities will be designed to meet the applicable standards of Stormwater Services. Detention basins will not be located within any required front yards or buffers.
- Signage will be designed in accordance with applicable Zoning standards.
- Parking will be provided which will meet or exceed the standards of the Zoning ordinance and any parking along Statesville Ave. will be screened with landscaping that will be maintained to no less than three feet.
- Screening, if required, will conform to the applicable standards of Sect. 12.303 of the Zoning ordinance. Additional landscaping will be provided at the ends of the buildings perpendicular to Statesville Rd.
- Buildings will not exceed 2 to 3 stories in height. All buildings will be located within 750' of a fire hydrant.

- Freestanding site lighting will be restricted to 20 feet in height.
- Access to the site will be provided by connections to Statesville Ave. and Woodward Ave. (via Benson St.). Driveway connections are subject to approval by C.O.T. Any required road improvements to Statesville Ave. will be approved by C.O.T. based on published C.O.T. standards.
- Passion scale lighting will be provided from Statesville Ave. into the site and through the parking areas.
- Entry monumentation and entry landscaping will be provided at the main entrance off of Statesville Ave.
- The Petitioner shall dedicate a continuous area along and adjacent to the existing creek line to the Mecklenburg County Parks and Recreation Department. The final dedication may be adjusted to reflect land requirements of the site plan, construction constraints, zoning requirements or other conditions now existing or in the future.

- All dumpsters and recycling stations on the site will be screened with a solid enclosure with gates, and will have space provided per ordinance requirements.
- The Petitioner acknowledges that other standard development requirements imposed by other city ordinances, such as those that regulate streets, sidewalks, trees, and site development, may apply to the development of this site. These are not zoning regulations, are not administered by the Zoning Administrator, and are not separate zoning conditions imposed by this site plan.
- Throughout this Rezoning Petition, the terms "Owner", "Owners", "Petitioner" or "Petitioners," shall, with respect to the Site, be deemed to include the heirs, devisees, personal representatives, successors in interest or assignees of the owner or owners of the Site who may be involved in its development from time to time.
- A concrete bus stop pad will be provided in coordination with C.O.T. design standards on Statesville Ave. existing or in the future.

- If the Petition is approved, the development program established under these Development Standards, the Charlotte Zoning Ordinance, and provisions that are in effect on the date of approval, and any other supporting documents shall, unless amended in the manner identified under the Zoning Ordinance, be binding upon and inure to the benefit of the Petitioner and the current and subsequent owners of the Site and their respective heirs, devisees, personal representatives, successors in interest and assigns.
- Fire hydrants will be located (if none are existing) no more than 750 feet from the furthest point of travel to a proposed building.
- Any wells to be abandoned must be done according to statutory requirements.

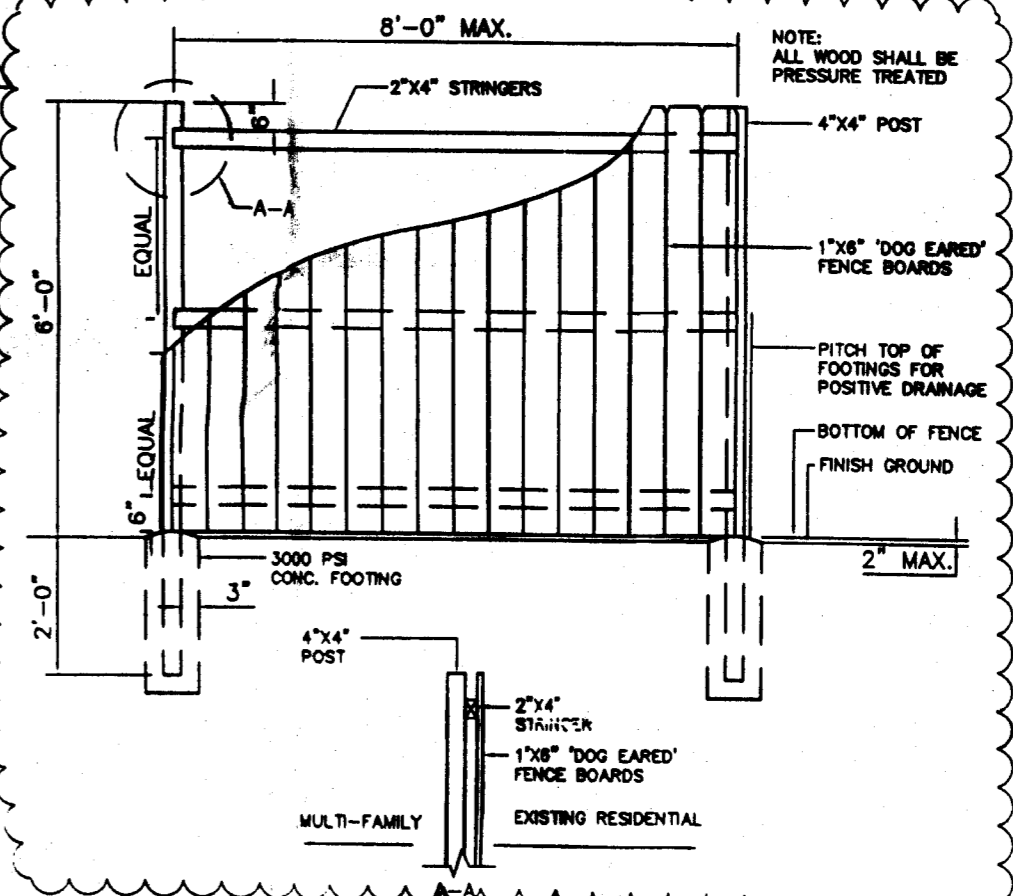
- The petitioner shall tie-in to the existing storm water system(s). The petitioner shall analyze the receiving drainage system(s) (specifically to Double Oaks Road) to ensure that it will not be taken out of standard due to development. If it is found that development will cause the storm drainage system(s) to be taken out of standard, the petitioner shall provide alternate methods to prevent this from occurring.
- The Kohler Avenue Right-Of-Way and a portion at the end of Benson Street are to be abandoned. May 21, 2004 initial submission. Sept. 16, 2004 Oct. 14, 2004



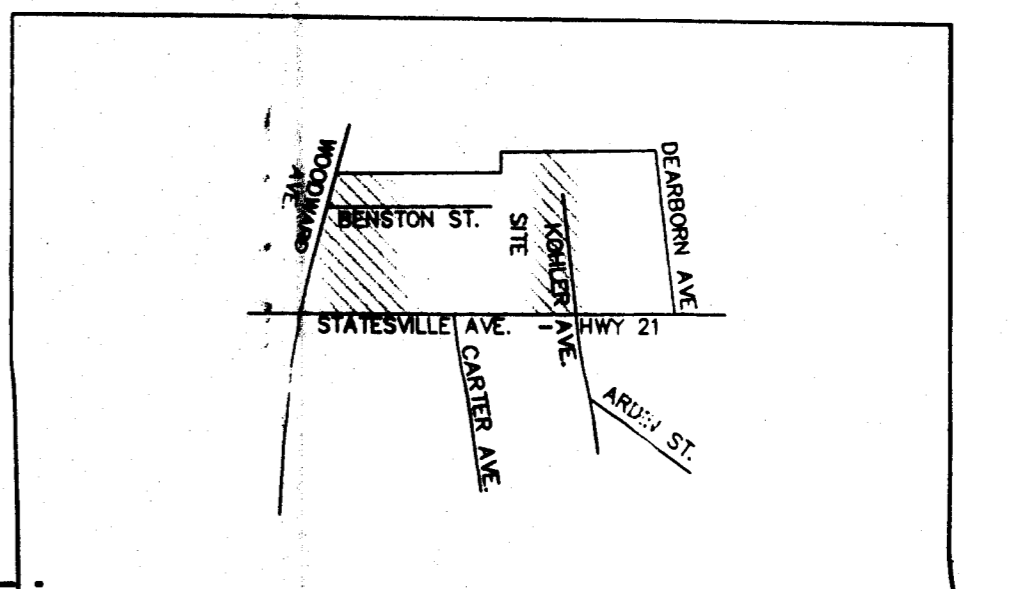
LAND DEVELOPMENT DESIGN SERVICES

SITE DATA

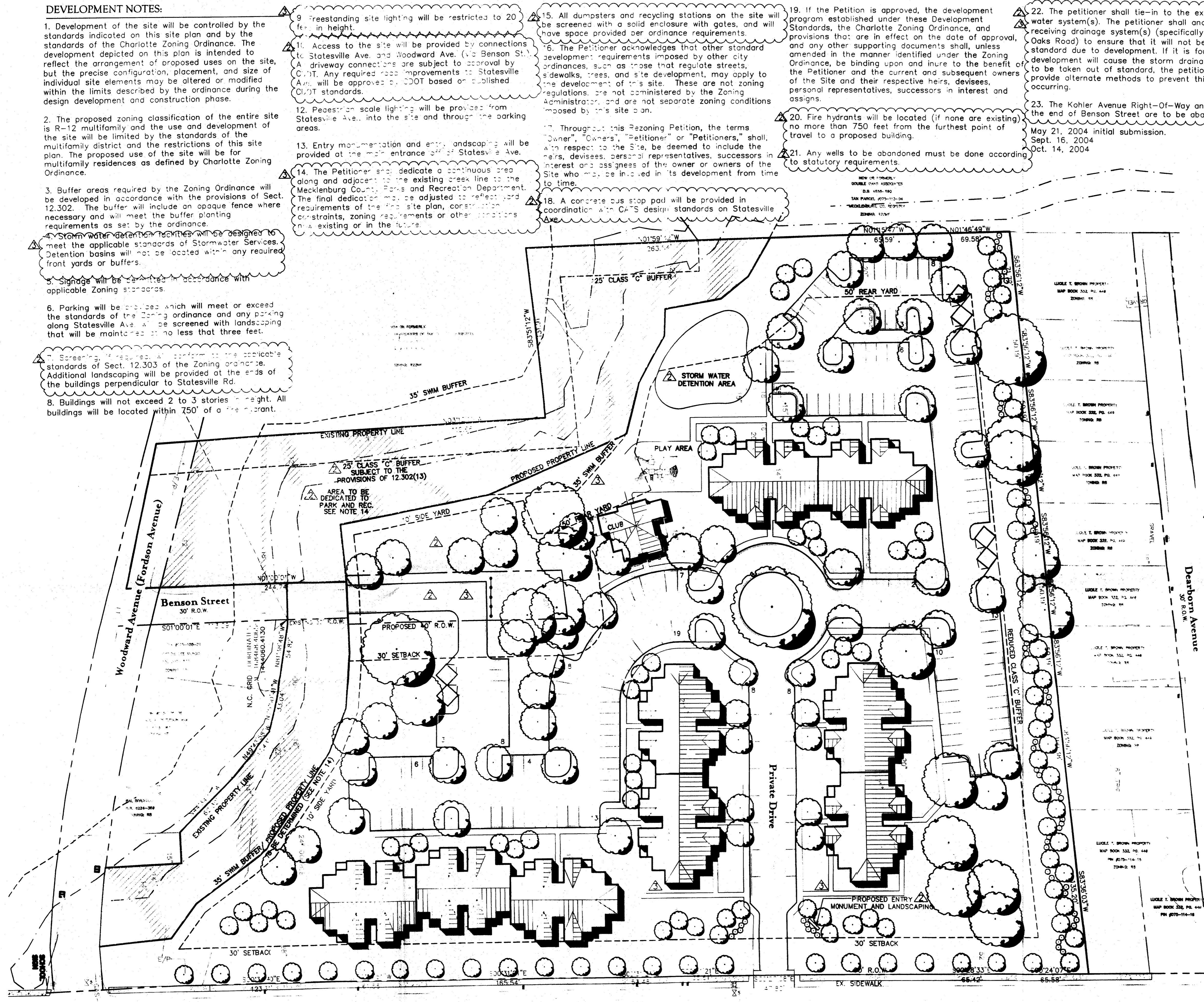
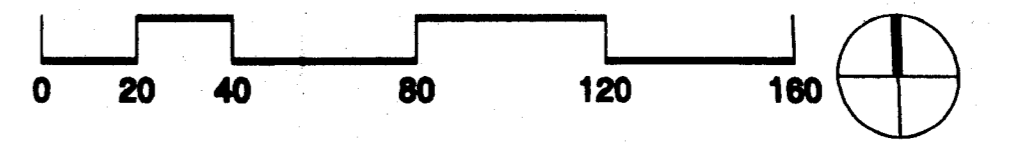
OWNER:	Charlotte Mecklenburg Housing Partnership
ADDRESS:	1201 Greenwood Cliff Suite 300 Charlotte, NC 28054
SITE ADDRESS:	Unassigned
TAX PARCEL #:	075-114-14
EX. ZONING:	R-8
AREA:	0.21 AC.
TAX PARCEL #:	075-105-01 to 09, 30, 43
EX. ZONING:	R-8
AREA:	3.75 AC.
TAX PARCEL #:	075-114-11 to 13
EX. ZONING:	R-22MF
AREA:	1.4 AC.
TAX PARCEL #:	075-105-39
EX. ZONING:	R-8
AREA:	0.15 AC.
TOTAL SITE AREA:	8.81 AC.
AREA IN S.W.I.M. BUFFER:	+/- 1.62 AC.
NET AREA:	7.19 AC.
DWELLING UNITS:	80
DENSITY:	8.98 DU/A
PROPOSED ZONING:	R-12MF(CD)
JURISDICTION:	City of Charlotte
PROPOSED USE:	Multi-Family
BUILDING HEIGHT:	40' Max.
YARD REQUIREMENTS:	
Setback (front):	30'
Side Yard:	10'
Rear Yard:	50'
OPEN SPACE PROVIDED:	3.75 AC. (52%)



Screen Fence Detail



VICINITY MAP NTS



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Charlotte-Mecklenburg Housing Partnership

1201 GREENWOOD CLIFF SUITE 300 CHARLOTTE, NC 28054

Kohler Avenue FILE COPY

Rezoning Plan

Petition # 2004-87
 FOR PUBLIC HEARING
 PROJECT NUMBER: 04-031
 DRAWN BY: BCS
 DESIGNED BY: ABS
 ISSUE DATE: 5/21/04

APPROVED BY CITY COUNCIL
 DATE 11/15/04

3. 10/15/04 ABS PER CMPC COMMENTS
 2. 9/17/04 ABS PER CMPC COMMENTS
 1. 7/16/04 ABS ADDITIONAL PARCEL INFORMATION
 NO. DATE: BY: REVISIONS:



1 TYPICAL TWO STORY ELEVATION - 24 UNITS
 AI 1/8"=1'-0"



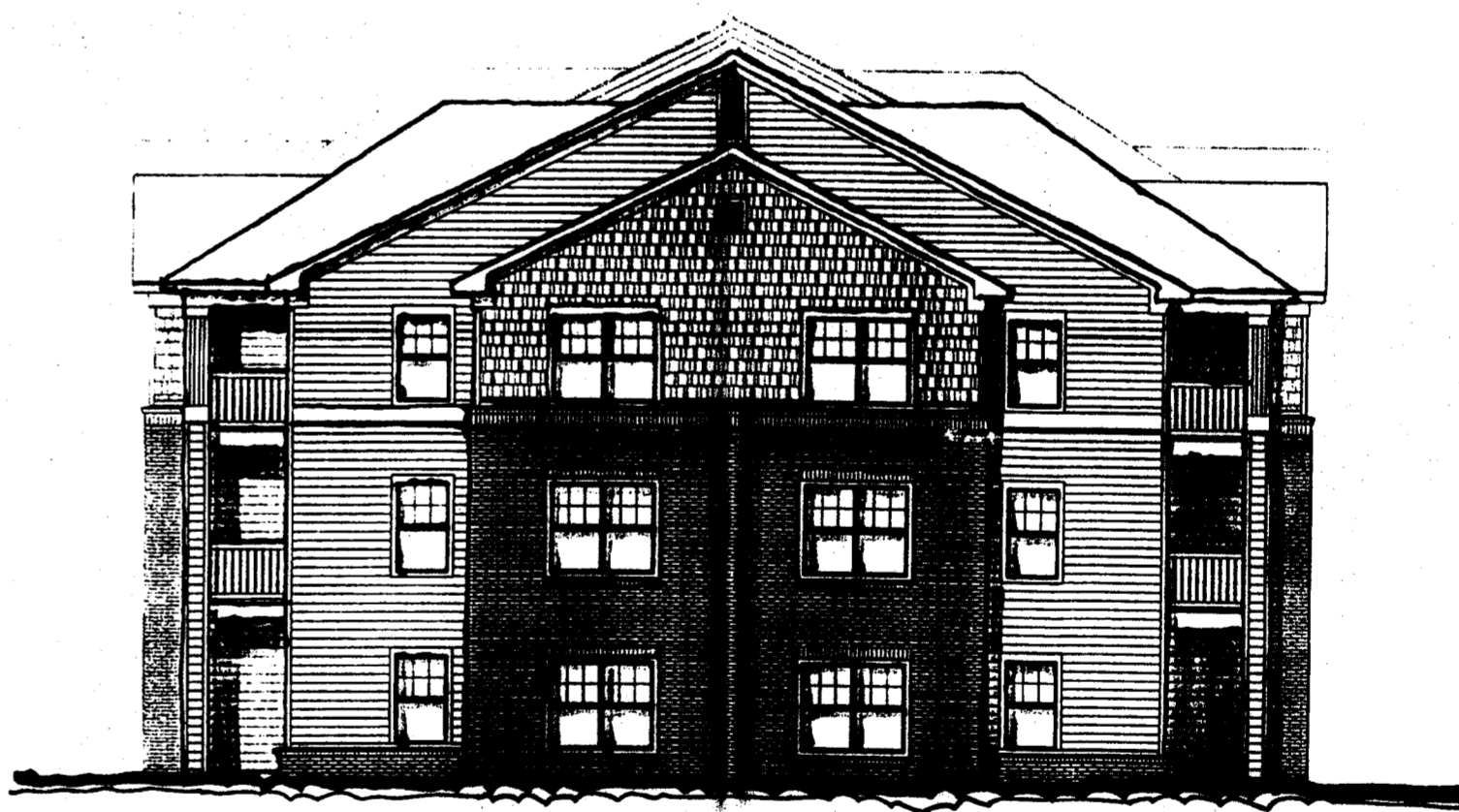
2 TYPICAL TWO STORY ELEVATION - 16 UNITS
 AI 1/8"=1'-0"



3 END ELEVATION W/ ENTRY
 AI DIRECT ENTRY AT GRADE LEVEL 1/8"=1'-0"



4 TYPICAL THREE STORY ELEVATION - 24 UNITS
 AI 1/8"=1'-0"



5 TYPICAL THREE STORY - END ELEVATION
 AI 1/8"=1'-0"



6 TYPICAL ELEVATION OF CLUB
 AI 1/8"=1'-0"

KOHLER AVENUE REZONING
 A Multi-Family Community Development
 Charlotte Mecklenburg Housing Partnership

PROJECT	0422
DATE	12OCTT04
DRAWN BY	CEL
CHECKED BY	CEL
BUILDING ELEVATIONS	
A.1	