GENERAL NOTES SOUTH END TRANSIT STATION AREA PLAN SUMMARY: Vicinity Map 1. The development of the site will be controlled by the standards depicted on this site plan and by the **EAST WORTHINGTON AVE** CLEVELAND AVE standards of the City of Charlotte Zoning Ordinance. The development depicted by this plan is -RESIDENTIAL NEIGHBORHOOD STREET -TRANSITION STREET intended to reflect the general arrangement of proposed uses on the site, but the exact details of the -EX. STREET WIDTH (NO CURB) VARIES. APPROX. 26' -EX. STREET WIDTH APPROX. 31.5' configuration, placement and size/number of individual buildings/dwelling units and/or site elements -NEW STREET WIDTH FOR ON-STREET PARKING: 35' B/C TO B/C -NEW STREET WIDTH FOR ON-STREET PARKING: 35' B/C TO B/C may be altered or modified within the limits prescribed by the ordinance as specified in Section 6.206(2) (WIDEN ON PROJECT SIDE 3.5') (WIDEN ON PROJECT SIDE 4.5' WHICH IS 17.5' FROM EXISTING C/L) as may be applicable. Minor and incidental changes of detail which do not alter the basic, overall -SETBACK: 20' FROM BACK OF CURB (PROPOSED) -SETBACK: 20' FROM BACK OF CURB (PROPOSED) layout and/or the relationships to abutting sites are permitted as a matter of right for the (REDUCE TO 16.5' FROM BACK OF FUTURE CURB FOR WIDENING CREDIT) (REDUCE TO 16' FROM BACK OF FUTURE CURB FOR WIDENING CREDIT) -PLANTING STRIP: 8' petitioner/developer. -PLANTING STRIP: 8' 2. All proposed development on the site shall comply with applicable ordinance requirements regarding -SIDEWALK: 8' -SIDEWALK: 6' such things as the number and arrangement of off-street parking, setback/yard dimensions, signage, buffers, screening, open space, landscaping, Tree Ordinance, etc., unless otherwise indicated. 3. Vehicular points of access shall be limited to those shown on the plan. The exact location may vary from that depicted, but shall comply with all applicable design/locational requirements of the Charlotte Dept. of Transportation and/or the North Carolina Dept. of Transportation. 4. Proposed new curb locations, setbacks, planting strips, and sidewalks, were taken from the "South Tax # 12105515 B-1 zoning Tax # 12105516 End Transit Station Area Plan" RECEIVED B-1 zoning 5. Sidewalks and planting strips along the site's public street frontages shall be established as indicated GEORGE EDWARD ALLISON & Wife GUS P. MANDRAPILLIAS & Wife NOV 2 0 2007 GINA RENEE ALLISON on the site plan. Sidewalks will be provided internal of the site to connect building entrances to public GEARY W. MANDRAPILLIAS DB 12031 PG. 422 DB 5674 PG. 481 sidewalks along streets. LOTS 7 & 8 PART OF LOT 5 6. All landscape planting will conform to Chapter 21 of the City of Charlotte Ordinance. Permission BLOCK 12 and LOT 6 BLOCK 12 from the City Arborist will be required to remove and replace crape myrtles along E. Worthington. SIDEYARDneighbor's building 7. The driveway connections to Cleveland Avenue and E. Worthington Avenue shall be designed and constructed as CMLD Standard Type Two driveways. BUILDING/PARKING 8. Parking Standards ENVELOPE -Residential Use in TOD-R zoning has a maximum of 1.6 parking spaces per dwelling unit. Tax # 12105C98 -Parking maximums may be exceeded by up to a total of 25% if a structured or underground parking VEHICULAR B-1 zoning ACCESS POINT deck is provided on site (Section 9.1208.6(a)2) 1919 SOUTH BOULEVARD -Minimum off-street parking provided will be 1 space per bedroom. OFFICE CONDOMINIUMS Unit File No. 621 Page -Bicycle parking will be located in parking deck, and will meet minimum requirements as stated in the 10' × 10' PEDESTRIAN LOT 4 BLOCK 12 Zoning Ordinance.. MB 230-60 into 1—Story Brick/Frame 9. Cantilevered balconies may encroach 2 feet into the setback, provided they are 10 feet above grade Commercial Building S43d10'37"W-201.00' tie per Sect 9.1208, Charlotte Zoning Ordinance. EXISTING CRAPE MYRTLES TO BE per Sect 9.1200, Chanolle Zoning Crane MYRTLES TO BE PER No. 216 E. Worthington Ave. Lots 19/20 Block 12 per\ DB 151-328 MATURING TREES PER THE CITY OF CHARLOTTE TREE ORDINANCE AND 11. The petitioner acknowledges that other standard development requirements imposed by other city SOUTH END STREETSCAPE PLAN. ordinances, standards, policies, and appropriate design manuals will exist. Those criteria (for example, per DB 117-526 adjoiner's fence 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 over lot line code. Conditions set forth in this petition are supplemental requirements imposed on the development 5' REARYARDin 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. 12.Developer will comply with all requirements regarding compactor and recycling areas as stated in Chapters 9 and 12 of the Charlotte City Code. retaining Ave.STORM WATER QUALITY TREATMENT PARKING SHALL BE SCREENED FROM ADJACENT PROPERTIES PER THE REQUIREMENTS OF THE ZONING ORDINANCE The petitioner shall tie-in to the existing storm water system(s). The petitioner shall construct water quality best management practices (BMPs) to achieve 85% Total Suspended Solid (TSS) removal for the entire post-development runoff volume for the runoff generated from the first 1-inch of rainfall only for the area indicated as Area 'A' on the Illustrative Site Plan (courtyard and driveway area shown hatched). BMPs must be designed and constructed in accordance with the N.C. Department of Environment and Natural Resources (NCDENR) Best Management Pracitces Manual, April 1999, Section 4.0 (Design Standards shall be met according to the City of Charlotte Best Management Practices Manual, when available). Use of Low Impact Development (LID) techniques is optional. 121 Part Tax # 12105507 B-1 zoning 1920 Cleveland, LLC DB 11495-974 PROPOSED BUILDING MB 230-60 & MB 332-214 AND PARKING ENVELOPE SITE DATA TAX ID: 121-055-14 (LOTS 9-13 BLOCK 12 INCL. 10' ALLEY) AND ENVELOPE Tax. I.D. 121-055-14 121-055-09 (LOT 14 & PART 5 BLOCK 12) \Lots 9-13 Block 12 **EXISTING ZONING: B-1** (includes 10'\Alley) APPROVED BY ACCESS POINT PROPOSED ZONING: TOD-R (CD) DIRECTIONAL ACCESS RAMPS WILL B CITY COUNCIL S43d5'41"W-200.49' tie to Iron found (under sidewalk) at intersection of SW'ly margin gravel/old asphalt area PROVIDED AT ALL INTERSECTIONS OF PROPOSED USE: MULTI-FAMILY (CONDOMINIUMS) PUBLIC AND PRIVATE STREETS. JAN 1 6 2007 NEW 16' SETBACK of E. Tremont Ave. and NW'ly margin of Cleveland Ave. PROPOSED NUMBER OF DWELLING UNITS: 80 MAX SITE ACREAGE: 1.15 AC TOTAL (50,090 SF=37,550 SF IN PID#12105514 + 12,540 SF IN PID# 12105509) NEW 6'- SIDEWALK \$43005'41"\W - 149.41" PARKING: MINIMUM PARKING PROVIDED WILL BE 1 SPACE PER BEDROOM. PARKING WILL COMPLY WILL THE CITY OF CHARLOTTE ZONING ORDINANCE. 6 water line per CMMUTURE, B/C TO C/L, customer service maps BLDG HEIGHT: 5 LEVELS OF DWELLING UNITS WITH AN OVERALL BUILDING HEIGHT NOT TO EXCEED 65' ABOVE THE anitary sewer line per RESIDENTIAL WEIGHBORHOOD STREET DRIVEWAY ENTRANCE ON E. WORTHINGTON AVE. Grate=726.30' 24"Invln=719.90' 30"InvOut=719.80 SIGHT TRIANGLE SCALE: 1" = 20'

GEOSCIENCE RAME SCALE REY.

GRANMIC SCALE

INCOMPOSITION

FIG. MANE

FIG. MANE

PROJECT MANAGER

PROJECT MAN

CHARLOTTE, NORTH CAROLINA

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LUSTRATIVE PLAN

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