

SOUTH END TRANSIT STATION AREA PLAN SUMMARY:

- CLEVELAND AVE**
- RESIDENTIAL NEIGHBORHOOD STREET
 - EX. STREET WIDTH (NO CURB) VARIES. APPROX. 26'
 - NEW STREET WIDTH FOR ON-STREET PARKING: 35' B/C TO B/C (WIDEN ON PROJECT SIDE 4.5' WHICH IS 17.5' FROM EXISTING C/L)
 - SETBACK: 20' FROM BACK OF CURB (PROPOSED)
 - (REDUCE TO 16' FROM BACK OF FUTURE CURB FOR WIDENING CREDIT)
 - PLANTING STRIP: 8'
 - SIDEWALK: 6'

- EAST WORTHINGTON AVE**
- TRANSITION STREET
 - EX. STREET WIDTH APPROX. 31.5'
 - NEW STREET WIDTH FOR ON-STREET PARKING: 35' B/C TO B/C (WIDEN ON PROJECT SIDE 3.5')
 - SETBACK: 20' FROM BACK OF CURB (PROPOSED)
 - (REDUCE TO 16.5' FROM BACK OF FUTURE CURB FOR WIDENING CREDIT)
 - PLANTING STRIP: 8'
 - SIDEWALK: 8'

GENERAL NOTES

- The development of the site will be controlled by the standards depicted on this site plan and by the standards of the City of Charlotte Zoning Ordinance. The development depicted by this plan is intended to reflect the general arrangement of proposed uses on the site, but the exact details of the configuration, placement and size/number of individual buildings/dwelling units and/or site elements may be altered or modified within the limits prescribed by the ordinance as specified in Section 6.206(2) as may be applicable. Minor and incidental changes of detail which do not alter the basic, overall layout and/or the relationships to abutting sites are permitted as a matter of right for the petitioner/developer.
- All proposed development on the site shall comply with applicable ordinance requirements regarding 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.
- 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/localation requirements of the Charlotte Dept. of Transportation and/or the North Carolina Dept. of Transportation.
- Proposed new curb locations, setbacks, planting strips, and sidewalks, were taken from the "South End Transit Station Area Plan"
- Sidewalks and planting strips along the site's public street frontages shall be established as indicated on the site plan. Sidewalks will be provided internal of the site to connect building entrances to public sidewalks along streets.
- All landscape planting will conform to Chapter 21 of the City of Charlotte Ordinance. Permission from the City Arborist will be required to remove and replace crape myrtles along E. Worthington.
- The driveway connections to Cleveland Avenue and E. Worthington Avenue shall be designed and constructed as CMLD Standard Type Two driveways.
- Parking Standards
 - Residential Use in TOD-R zoning has a maximum of 1.6 parking spaces per dwelling unit.
 - Parking maximums may be exceeded by up to a total of 25% if a structured or underground parking deck is provided on site (Section 9.1208.6(a)2)
 - Minimum off-street parking provided will be 1 space per bedroom.
 - Bicycle parking will be located in parking deck, and will meet minimum requirements as stated in the Zoning Ordinance..
- Cantilevered balconies may encroach 2 feet into the setback, provided they are 10 feet above grade per Sect 9.1208, Charlotte Zoning Ordinance.
- Stoops and balconies will be provided along both street frontages.
- The petitioner acknowledges that other standard development requirements imposed by other city ordinances, standards, policies, and 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.
- Developer will comply with all requirements regarding compactor and recycling areas as stated in Chapters 9 and 12 of the Charlotte City Code.

STORM WATER QUALITY TREATMENT

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 Practices 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.

SITE DATA

TAX ID: 121-055-14 (LOTS 9-13 BLOCK 12 INCL. 10' ALLEY) AND 121-055-09 (LOT 14 & PART 5 BLOCK 12)

EXISTING ZONING: B-1

PROPOSED ZONING: TOD-R (CD)

PROPOSED USE: MULTI-FAMILY (CONDOMINIUMS)

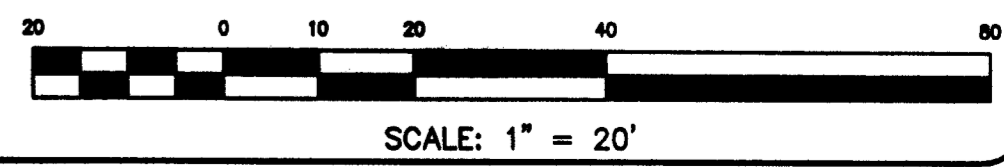
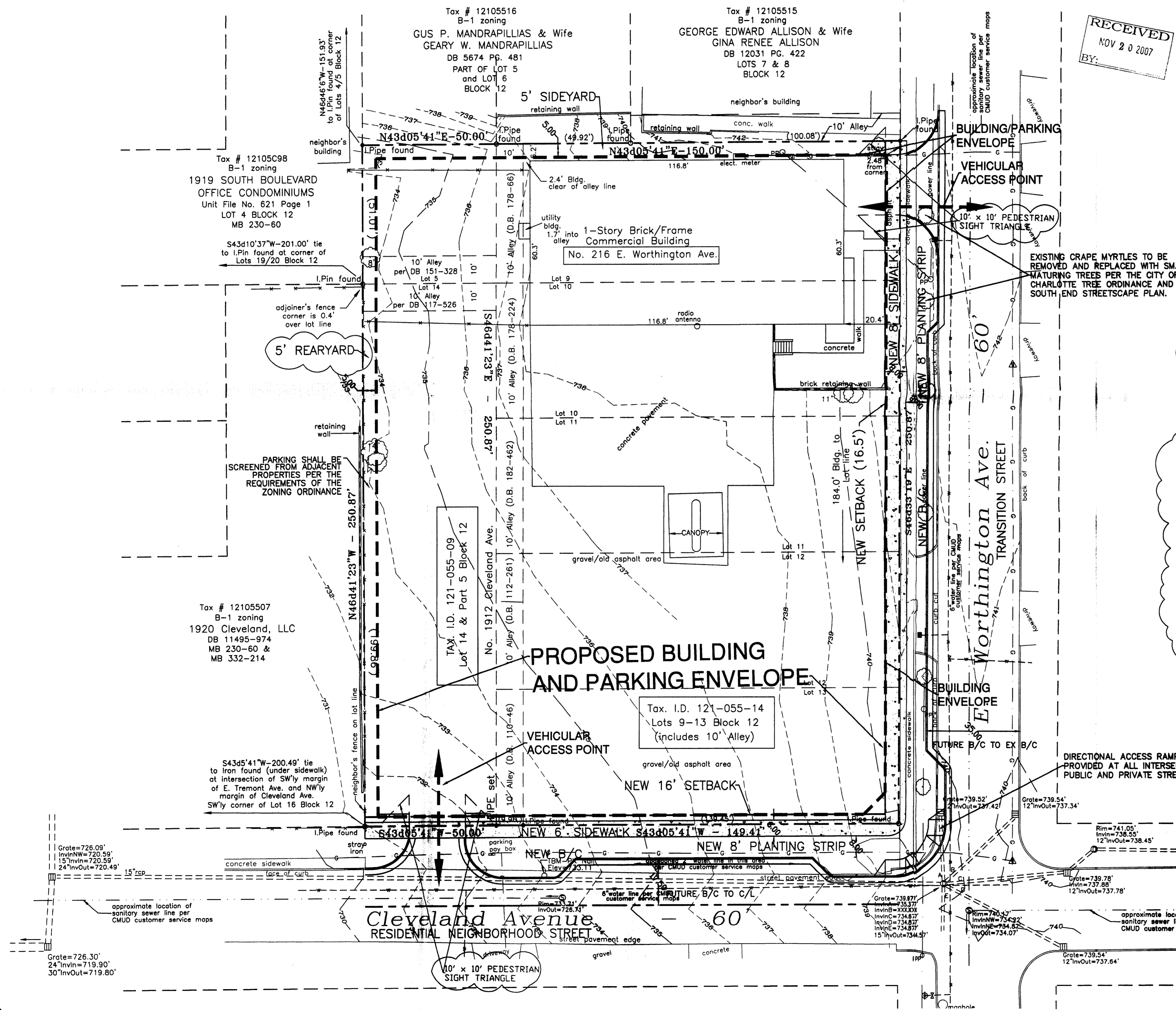
PROPOSED NUMBER OF DWELLING UNITS: 80 MAX

SITE ACREAGE: 1.15 AC TOTAL (50,090 SF=37,550 SF IN PID#12105514 + 12,540 SF IN PID# 12105509)

PARKING: MINIMUM PARKING PROVIDED WILL BE 1 SPACE PER BEDROOM. PARKING WILL COMPLY WILL THE CITY OF CHARLOTTE ZONING ORDINANCE.

BLDG HEIGHT: 5 LEVELS OF DWELLING UNITS WITH AN OVERALL BUILDING HEIGHT NOT TO EXCEED 65' ABOVE THE DRIVEWAY ENTRANCE ON E. WORTHINGTON AVE.

APPROVED BY
CITY COUNCIL
JAN 16 2007



DATE	REVISION
11-15-06	1
11-28-06	2

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E WORTHINGTON CONDOS
CHARLOTTE, NORTH CAROLINA

TECHNICAL DATA SHEET

RZ-1

