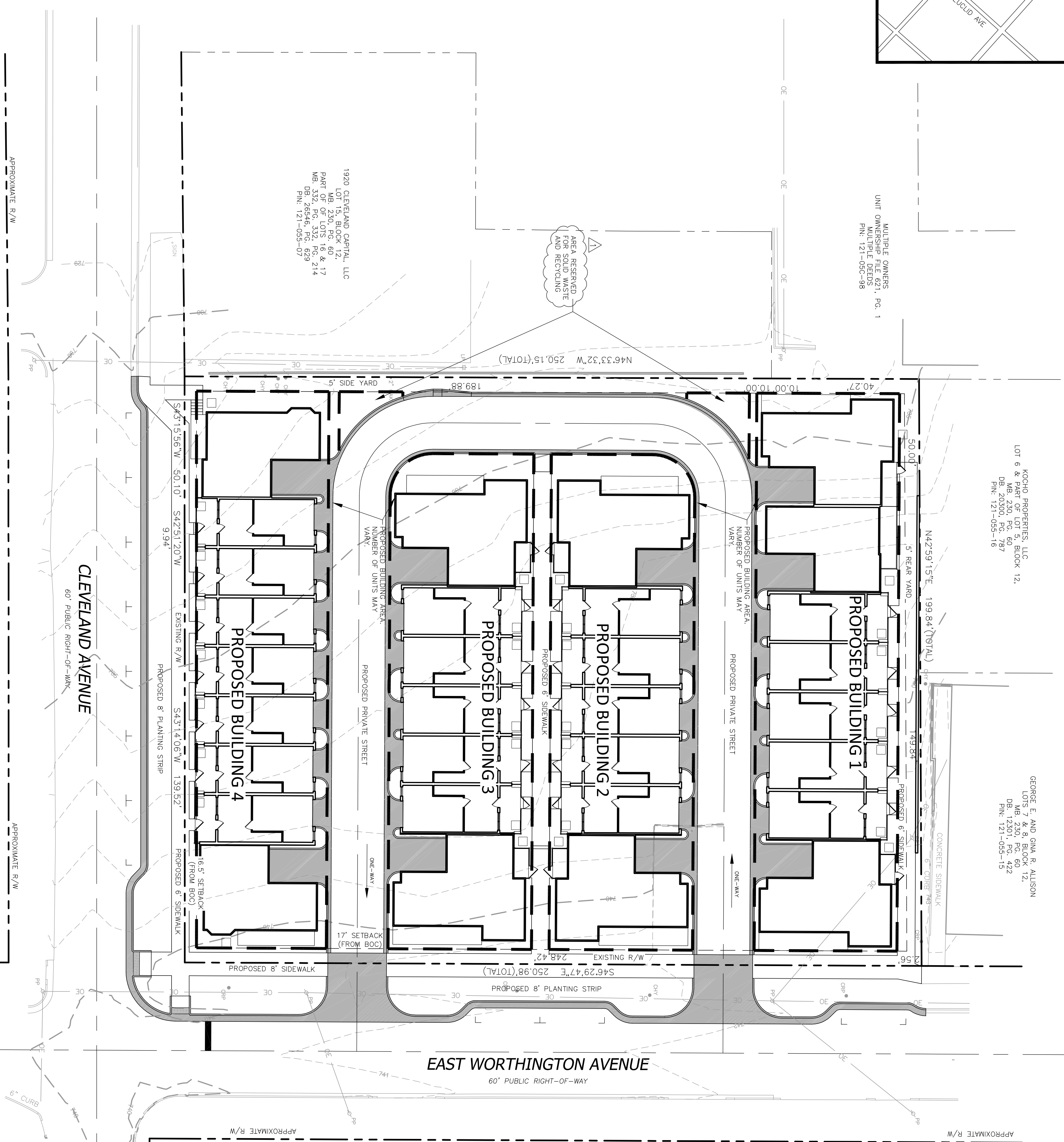


VICINITY MAP  
 NOT TO SCALE

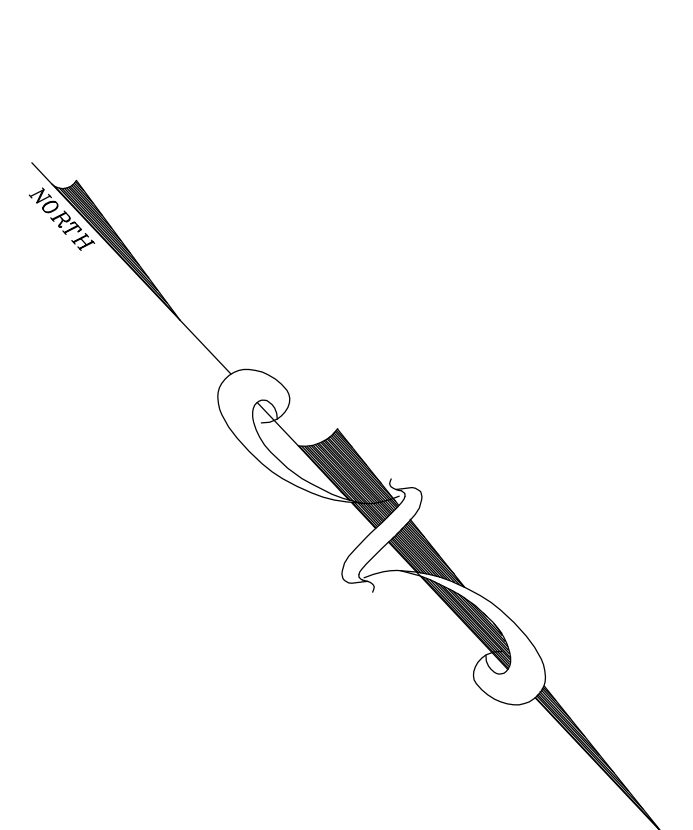


**DEVELOPMENT STANDARDS**

**DEVELOPMENT DATA TABLE**

1. SITE AREA: 1.15 ACRES
2. TAX PARCELS: 121-055-09, 121-055-14, 121-055-20, 121-055-31, 121-055-32, 121-055-33, 121-055-34, 121-055-35
3. EXISTING ZONING: TO-D (CD)
4. PROPOSED ZONING: TO-D-R (CD) SPA
5. EXISTING USE: VACANT (FORMERLY AUTOMOBILE SERVICE)
6. PROPOSED USE: PLANNED MULTI-FAMILY
7. PROPOSED MAXIMUM NUMBER OF UNITS: 33
8. PROPOSED MAXIMUM DENSITY: 30 UNITS/ACRE
9. MINIMUM REQUIRED DENSITY: 20 UNITS/ACRE AS PER THE TO-D ORDINANCE.
10. PROPOSED MAXIMUM HEIGHT: 50' NOT TO EXCEED 3 STOREYS.
11. PROPOSED MINIMUM PARKING: 1 SPACE PER DWELLING UNIT.
12. OPEN SPACE WILL BE PROVIDED PER TO-D ORDINANCES.
13. SOLID WASTE AND RECYCLING WILL BE ROLLOUTS FROM EACH UNIT. PICK-UP WILL BE CONTRACTED PRIVATELY IF 30 OR MORE UNITS ARE PROPOSED. SPACE IS RESERVED FOR POSSIBLE FUTURE DUMPSTER AND RECYCLING AREA.

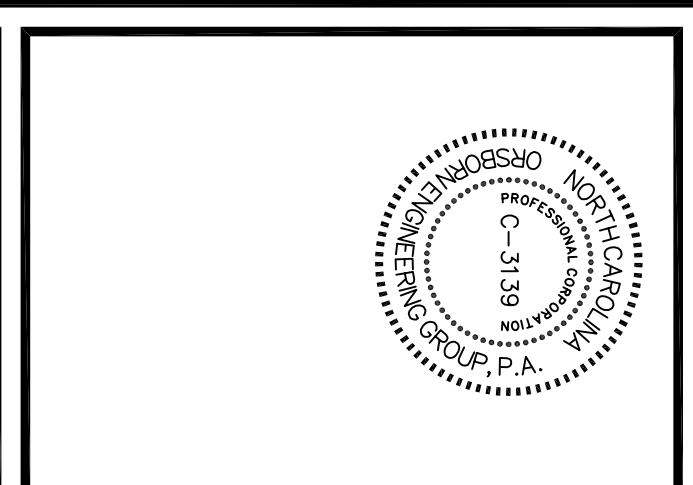
- GENERAL PROVISIONS**
- 1. UNLESS MORE STRINGENT STANDARDS ARE ESTABLISHED BY THE SCHEMATIC SITE PLAN OR THESE DEVELOPMENT STANDARDS, ALL DEVELOPMENT STANDARDS ESTABLISHED UNDER THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE") FOR THE TO-D ZONING DISTRICT CLASSIFICATION SHALL APPLY TO THIS DEVELOPMENT. THE "ORDINANCE" IS THE ZONING DISTRICT CLASSIFICATION ALTERATIONS TO THE CONDITION PLAN ARE SUBJECT TO SECTION 6.207 OF THE ORDINANCE.
- PERMITTED USES**
- 1. THE SITE MAY BE DEVELOPED AS MULTI-FAMILY RESIDENTIAL AND ANY ACCESSORY USE AS ALLOWED IN THE TO-D-R ZONING DISTRICT.
- TRANSPORTATION**
- 1. PETITIONER SHALL IMPROVE THE PROJECT FRONTAGE ALONG WORTHINGTON AVENUE AND CLEVELAND AVENUE TO MEET THE CITY OF CHARLOTTE'S TRANSPORTATION STANDARDS AS OUTLINED IN THE SOUTH END TRANSIT STATION AREA PLAN. IMPROVEMENTS WILL INCLUDE ON-STREET PARALLEL PARKING AS ILLUSTRATED ON THE SCHEMATIC SITE PLAN.
  - 2. PARKING ON THE INTERIOR OF THE SITE WILL INCLUDE A MIXTURE OF PRIVATE GARAGES AND PARKING PADS. MINIMUM SEPARATION BETWEEN BACK OF CURB TO FACE OF GARAGE SHALL BE 20 FEET OR LESS THAN 7 FEET.
- ARCHITECTURAL STANDARDS**
- 1. AS PER THE URBAN DESIGN STANDARDS PRESCRIBED BY THE TO-D ORDINANCE.
- STREETScape AND LANDSCAPING**
- 1. PETITIONER SHALL CONSTRUCT AN 8' PLANTING STRIP AND 8' SIDEWALK ALONG WORTHINGTON AVENUE. THE PLANTING STRIP SHALL BE CONSTRUCTED AS A 6" WIDE INTERNAL WALK NETWORK TO PROVIDE ACCESS FROM THE INTERIOR OF THE SITE TO THE PLANTING STRIP AND SIDEWALK.
  - 2. THE 20' FROM BACK OF CURB SETBACK ALONG WORTHINGTON AVENUE WILL BE REDUCED BY 3' DUE TO THE 20' FROM BACK OF CURB SETBACK ALONG CLEVELAND AVENUE WILL BE REDUCED BY 3.5' DUE TO THE PROPOSED 3.5' ROAD WORKING AND AS ALLOWED BY THE SOUTH END TRANSIT AREA PLAN.
- ENVIRONMENTAL FEATURES**
- 1. THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED POST CONSTRUCTION CONTROLS ORDINANCE.
- LIGHTING**
- 1. FREE STANDING LIGHTING WILL BE LIMITED TO 20 FEET IN HEIGHT. ALL LIGHTING WILL HAVE FULL CUT-OFF LIGHTING FIXTURES.



GRAPHIC SCALE  
 ( IN FEET )  
 1 Inch = 20 Ft.

JOB #	13010
DATE:	6/24/13
SCALE:	1" = 20'
DRAWN BY:	JAW
APPROVED BY:	JCO
<b>C2.0</b>	

DATE	REVISIONS
08/09/13	REVIEW COMMENTS



**PETITIONER**  
**WFG ASSOCIATES, LLC.**

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**SITE PLAN AMENDMENT**

FOR

**REZONING PETITION #2013-68**

**Orsborn Engineering Group**  
 610 EAST MOREHEAD STREET, SUITE 106  
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