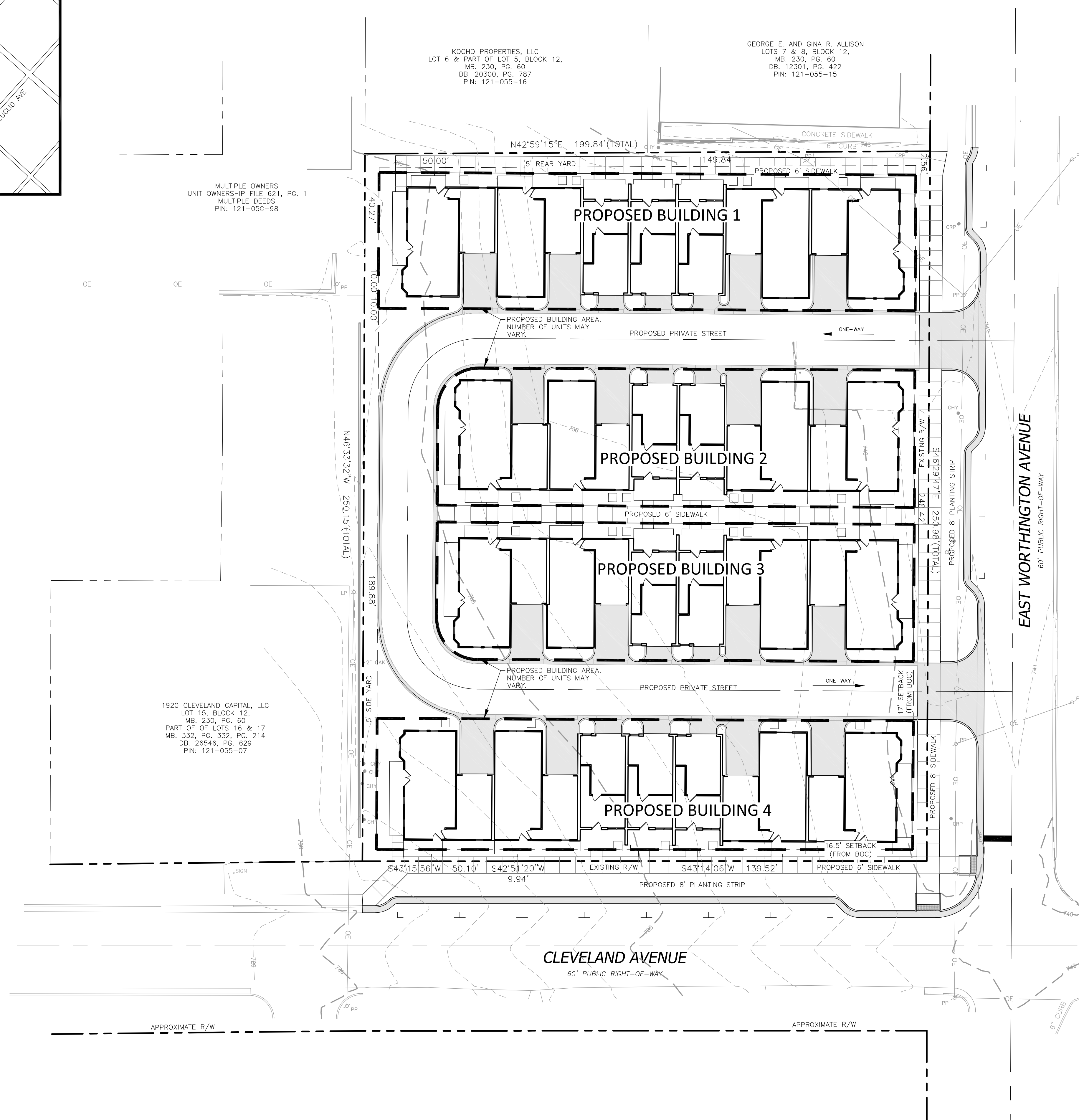


VICINITY MAP
NOT TO SCALE



KOCHO PROPERTIES, LLC
LOT 6 & PART OF LOT 5, BLOCK 12,
MB. 230, PG. 60
DB. 20300, PG. 787
PIN: 121-055-16

GEORGE E. AND GINA R. ALLISON
LOTS 7 & 8, BLOCK 12,
MB. 230, PG. 60
DB. 12301, PG. 422
PIN: 121-055-15

MULTIPLE OWNERS
UNIT OWNERSHIP FILE 621, PG. 1
MULTIPLE DEEDS
PIN: 121-050-98

1920 CLEVELAND CAPITAL, LLC
LOT 15, BLOCK 12,
MB. 230, PG. 60
PART OF LOTS 16 & 17
MB. 332, PG. 332, PG. 214
DB. 26546, PG. 629
PIN: 121-055-07

DEVELOPMENT STANDARDS

DEVELOPMENT DATA TABLE

- SITE AREA: 1.15 ACRES
- TAX PARCELS: 121-055-09, 121-055-14, 121-055-30, 121-055-31, 121-055-32, 121-055-33, 121-055-34, 121-055-35
- EXISTING ZONING: TOD-R(CD)
- PROPOSED ZONING: TOD-R (CD) SPA
- EXISTING USE: VACANT (FORMERLY AUTOMOBILE SERVICE)
- PROPOSED USE: PLANNED MULTI-FAMILY
- PROPOSED MAXIMUM NUMBER OF UNITS: 34
- PROPOSED MAXIMUM DENSITY: 30 UNITS/ACRE

GENERAL PROVISIONS

- 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 R-8MF ZONING DISTRICT CLASSIFICATION SHALL BE FOLLOWED IN CONNECTION WITH DEVELOPMENT TAKING PLACE ON THE SITE.
- ALTERATIONS TO THE CONDITION PLAN ARE SUBJECT TO SECTION 6.207 OF THE ORDINANCE.

PERMITTED USES

- THE SITE MAY BE DEVELOPED AS MULTI-FAMILY RESIDENTIAL AND ANY ACCESSORY USE AS ALLOWED IN THE TOD-R ZONING DISTRICT.

TRANSPORTATION

- PETITIONER SHALL IMPROVE THE PROJECT FRONTAGE ALONG WORTHINGTON AVENUE AND CLEVELAND STREET TO MEET THE STANDARDS FOR LOCAL RESIDENTIAL WIDE STREET (LOISM STANDARD U-03) AS OUTLINED IN THE SOUTHEAST TRANSIT STATION AREA PLAN. IMPROVEMENTS WILL INCLUDE ON-STREET PARALLEL PARKING AS ILLUSTRATED ON THE SCHEMATIC SITE PLAN.
- INTERNAL STREETS AND DRIVES SHALL BE PRIVATE.
- 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.

STREETSCAPE AND LANDSCAPING

- PETITIONER SHALL CONSTRUCT AN 8' PLANTING STRIP AND 8' SIDEWALK ALONG WORTHINGTON AVENUE.
- PETITIONER SHALL CONSTRUCT AN 8' PLANTING STRIP AND 6' SIDEWALK ALONG CLEVELAND STREET.
- PETITIONER SHALL CONSTRUCT A 6' WIDE INTERNAL WALK NETWORK TO PROVIDE ACCESS FROM INTERNAL BUILDING UNITS TO WORTHINGTON AVENUE AS ILLUSTRATED ON THE SCHEMATIC SITE PLAN.
- THE 20' FROM BACK OF CURB SETBACK ALONG WORTHINGTON AVENUE WILL BE REDUCED BY 3' DUE TO THE PROPOSED 3' ROAD WIDENING.
- THE 20' FROM BACK OF CURB SETBACK ALONG CLEVELAND STREET WILL BE REDUCED BY 3.5' DUE TO THE PROPOSED 3.5' ROAD WIDENING.

LIGHTING

- FREE STANDING LIGHTING WILL BE LIMITED TO 20 FEET IN HEIGHT. ALL LIGHTING WILL HAVE FULL CUT-OFF LIGHTING FIXTURES.



ORSBORN ENGINEERING GROUP
6310 EAST MOREHEAD STREET, SUITE 106
CHARLOTTE, NC 28202
P | 704-749-1432 • F | 704-749-1433

SITE PLAN AMENDMENT
FOR
REZONING PETITION #2006-162

PETITIONER
WFG ASSOCIATES, LLC.
516 E KINGSTON AVE
CHARLOTTE, NC 28203
P: 704-968-4466
F: 704-335-6400



NO.	DATE	REVISIONS

JOB # 13010
DATE: 6/24/13
SCALE: 1" = 20'
DRAWN BY: JAW
APPROVED BY: JCO

