

## GENERAL NOTES

1. 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.
2. 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.
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/location 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 End Transit Station Area Plan"
5. Sidewalks and planting strips along the site's public street frontages shall be established as indicated on the site plan.
6. All landscape planting will conform to Chapter 12 of the City of Charlotte Ordinance.
7. The driveway connections to Cleveland Avenue and E. Worthington Avenue shall be designed and constructed as CMDL Standard Type Two driveways.
8. 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)
  - On-street parking spaces may count towards minimum required number of spaces, but do not count in calculating maximum parking spaces.
9. Balconies may encroach 2 feet into the setback, provided they are 10 feet above grade per Sect 9.1208, Charlotte Zoning Ordinance.

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 SUBJECT TO A 5% VARIANCE

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

## SOUTH END TRANSIT STATION AREA PLAN SUMMARY:

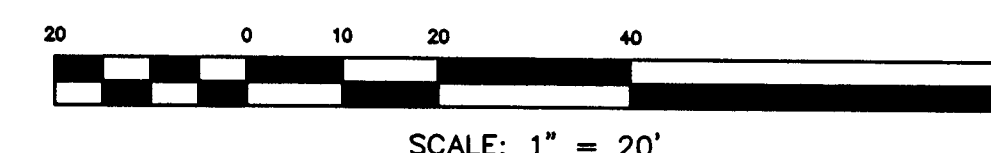
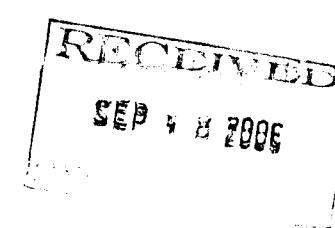
### CLEVELAND AVE

- 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'

2006-162



E WORTHINGTON CONDOS  
CHARLOTTE, NORTH CAROLINA

TECHNICAL DATA SHEET

RZ-1

DATE	
REV	
PROJECT NAME	
PROJECT NUMBER	
PROJECT DATE	
PROJECT LOCATION	
PROJECT OWNER	
PROJECT ARCHITECT	
PROJECT ENGINEER	
PROJECT DRAFTER	
PROJECT CHECKER	
PROJECT APPROVER	
PROJECT FILE NAME	

GEOSCIENCE  
GROUP  
INCORPORATED  
11495-976 (2000)