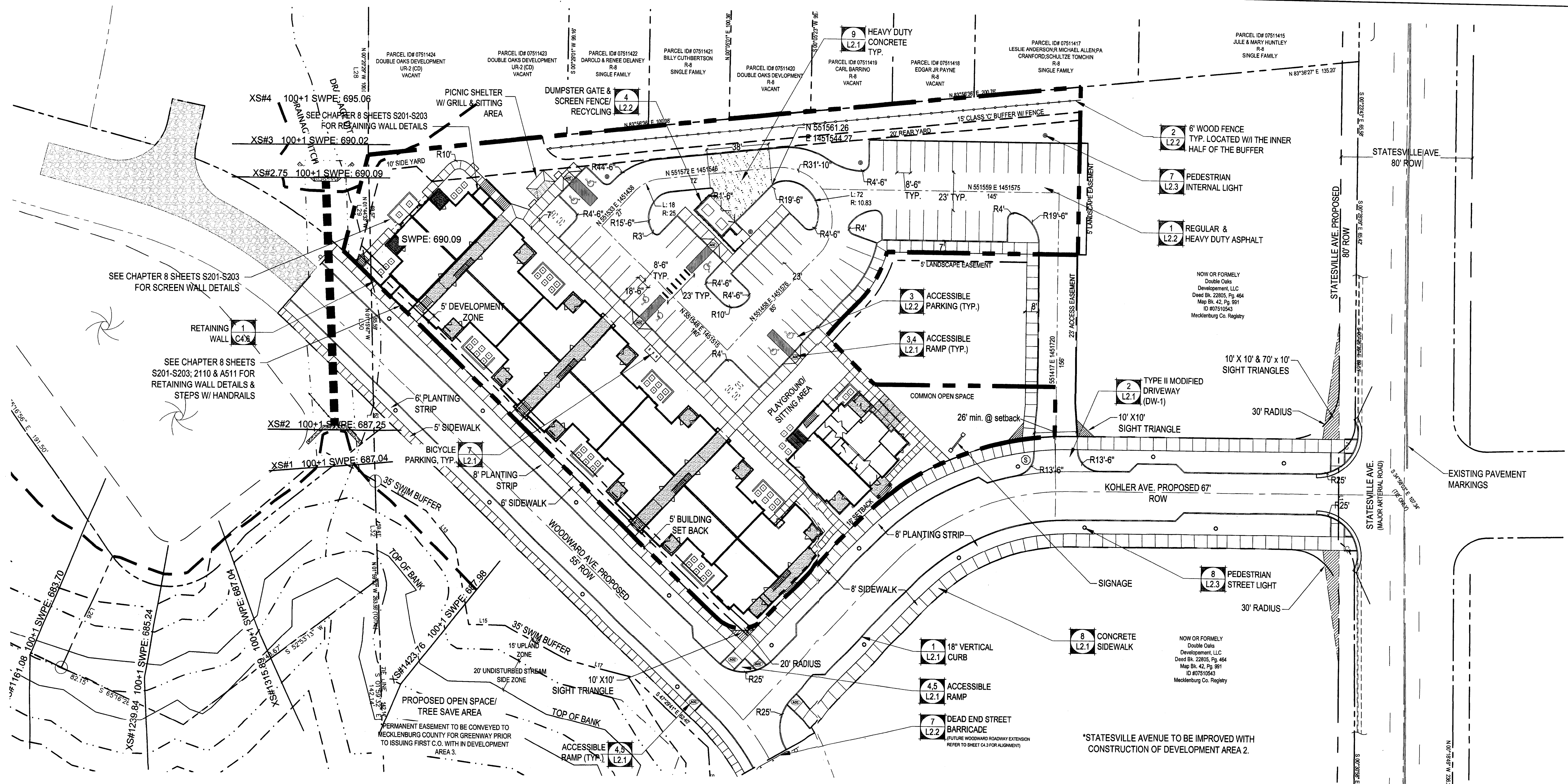




- ### NOTES
1. ALL OFF-STREET PARKING SHALL BE IN COMPLIANCE WITH SECTION 12.208 OF THE CHARLOTTE-MECKLENBURG COUNTY ZONING ORDINANCE.
 2. TRASH COLLECTION SHALL BE CITY OF CHARLOTTE SOLID WASTE SERVICES WITH SUPPLEMENTAL PRIVATE COLLECTION ONCE A WEEK.
 3. SITE ENGINEERING DRAWINGS SHOWING COMPLIANCE WITH SITE ENGINEERING REQUIREMENTS OF THE SUBDIVISION ORDINANCE SHALL BE APPROVED BY THE CITY ENGINEERING STAFF AS PART OF THE BUILDING PERMIT PROCESS.
 4. SHOULD ANY DISCREPANCIES OR ERRORS BETWEEN DIMENSIONS OR OMISSIONS OR CRITICAL STAKING INFORMATION BE DISCOVERED, CONTACT THE LANDSCAPE ARCHITECT IMMEDIATELY FOR A COORDINATED SOLUTION.
 5. ALL DIMENSIONS AND RADII ARE TO FACE OF CURB.
 6. SEE ARCHITECTURAL PLANS FOR BUILDING FOOTPRINT DIMENSIONS OF ALL BUILDINGS.
 7. CONTRACTOR SHALL VERIFY THAT ALL BUILDINGS ARE OUTSIDE ALL BUFFERS AND SETBACKS AS SHOWN.
 8. LAND DEVELOPMENT ENGINEER TO BE GIVEN 24 HOURS NOTICE PRIOR TO START OF CONSTRUCTION.
 9. ALL PRIVATE DRIVES AND PARKING BAY DRIVE LANES SHALL BE HEAVY DUTY ASPHALT TO SUPPORT AN 80,000LBS LOAD, ALL PARKING SPACE BAYS AND GARAGE DRIVEWAYS SHALL BE LIGHT DUTY ASPHALT.
 10. SEE GRADING PLANS L2.7 FOR SITE GRADING INFORMATION.
 11. CONTACT THE UTILITY COMPANY TO RELOCATE ANY EXISTING UTILITY POLES. ALL EXISTING FACILITIES WHICH CONFLICT WITH THE IMPROVEMENTS UNDER THE SCOPE OF THIS PROJECT MUST BE RELOCATED AT THE EXPENSE OF THE APPLICANT.
 12. ALL DEVELOPMENT CREATING A TOTAL OF 20,000 SQUARE FEET OF IMPERVIOUS AREA SINCE SEPTEMBER 1978 WILL REQUIRE STORM DRAINAGE DETENTION.
 13. TREES WITHIN THE STREET RIGHT OF WAY ARE PROTECTED BY LAW. A PERMIT IS REQUIRED FROM THE CITY ARBORIST AT (704) 336-5753 PRIOR TO REMOVAL OF ANY RIGHT OF WAY TREES. ALL TREES OVER 8\"/>
 14. DEVELOPER WILL PROVIDE STREET SIGNS PER CLDSM #50.05 (9\"/>
 15. SIGHT TRIANGLES SHOWN ARE THE MINIMUM REQUIRED.
 16. BUILDINGS TO BE SPRINKLERED WITH TYPE 13 SYSTEM.

- ### LEGEND
- | | | |
|--|--|--|
| HANDICAP PARKING | | STOP SIGN-MUTCD R1-1 24\"/> |
| ACCESSIBLE RAMP | | BICYCLE PARKING SEE DETAIL 7, SHEET L2.1 |
| RETAINING WALL | | PEDESTRIAN INTERNAL LIGHT |
| PEDESTRIAN WARNING SIGN MUTCD W11-2 (TO BE INSTALLED BY DEVELOPER) | | PEDESTRIAN STREET LIGHT |

COMPLETION TIME TABLE

CONSTRUCTION TO COMMENCE UPON SUBDIVISION APPROVAL AND EXPECTED TO BE COMPLETED IN APPROXIMATELY 12-15 MONTHS.	
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SITE TABULATION

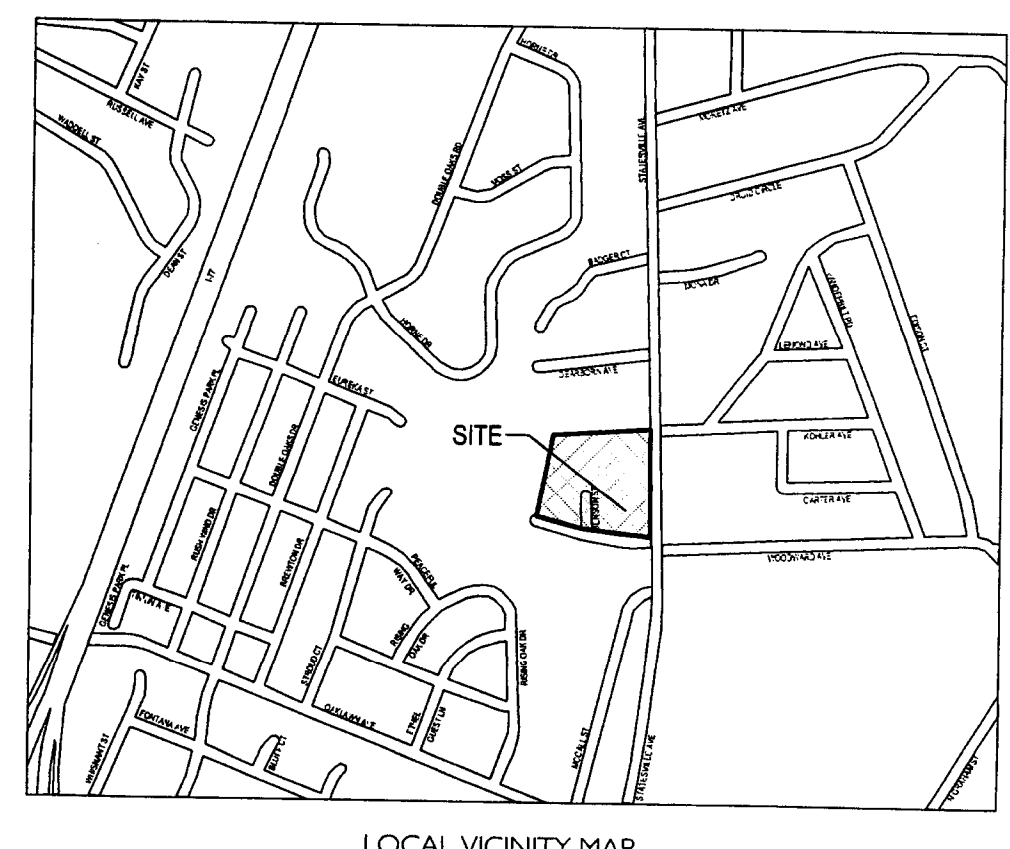
PETITION #	2008-07-3
TAX ID #	075-105-43;075-105-30;075-105-37;079-044-02
ZONING	NS
TOTAL ACREAGE	1.9 AC
UNITS	48 APARTMENTS FOR RENT
DENSITY	25.26 DUA
TOTAL PERVIOUS AREA	27,447 SF
TOTAL IMPERVIOUS AREA	55,317 SF
TOTAL OPEN SPACE	27,447 SF
MAX. BUILDING HEIGHT (30' ALLOWED)	46' (3 STORY W/ BASEMENT)
SETBACKS:	
FRONT	16' BOC ALONG STATESVILLE & KOHLER; 24' BOC ALONG WOODWARD AVE.***
SIDEYARD	10'***
REARYARD	20'
BUILDING SEPARATION	13' MIN.

*ALL SIDEWALKS WITHIN ACCESSIBLE ROUTES TO BE A MAXIMUM 5% SLOPE.
**INCREASE YARD 1' OR EVERY 1' OF BUILDING HEIGHT OVER 40' (SECTION 11.505.8)
***24' BOC SETBACK ALONG WOODWARD INCLUDES A 5' DEVELOPMENT ZONE WITH THE OUTER PORTION OF THE SETBACK. THIS ALLOWS PORCHES, EVES STEPS, & ETC.

PARKING	REQUIRED	PROVIDED
TOTAL PARKING SPACES	48 @ 1/UNIT	62 @ 1.3/UNIT
TOTAL HANDICAP SPACES:	7 SPACES	5 STANDARD ACC 2 VAN ACC
TOTAL STANDARD SPACES	48	55
TOTAL ON STREET PARKING	N/A	33 @ 22' LONG EACH
TOTAL BICYCLE SPACES	1 SPACE PER 20 UNITS	3

SOLID WASTE	REQUIRED	PROVIDED
SOLID WASTE DISPOSAL	8 CU. YD. / 30 UNITS	(2) 8 CU. YD.
RECYCLING	1/144 SQ. FT.	CONTAINER

PRELIMINARY PLANNED
MULTI-FAMILY SUBDIVISION
APPROVAL
Charlotte-Mecklenburg Planning Commission
10/27/08



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#1896
10/3/08

**KOHLER AVENUE MULTI FAMILY
CHARLOTTE, NORTH CAROLINA**
CHARLOTTE-MECKLENBURG HOUSING PARTNERSHIP
LAYOUT PLAN

REVISIONS:
08/20/2008 CITY OF CHARLOTTE COMMENTS
10/01/2008 CITY OF CHARLOTTE COMMENTS

DATE: 5-19-09
DESIGNED BY: DAH
DRAWN BY: WCH
CHECKED BY: DAH
SCALE: 1/8\"/>

L-2.0
SHEET #: