



127 W. Worthington Avenue  
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For Public Hearing  
Petition # 01-027

Not for Construction,  
Final Pricing, or Permit

Townhomes on  
Lexington and Oriole

DATE:  
January 16, 2001  
REVISIONS:  
February 6, 2001

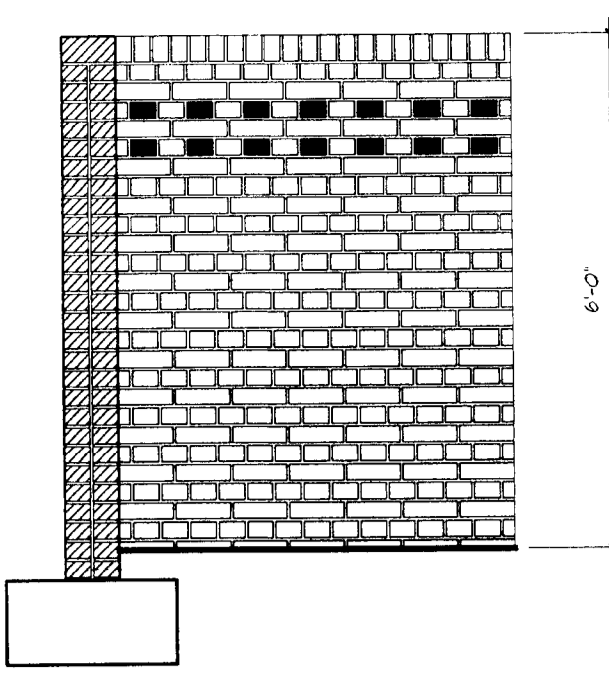
PROJECT NUMBER  
00-105  
DRAWN BY:  
NWA  
CHECKED BY:  
NWA

APPROVED BY CITY COUNCIL  
DATE *4/16/01*

Architectural  
Site Plan

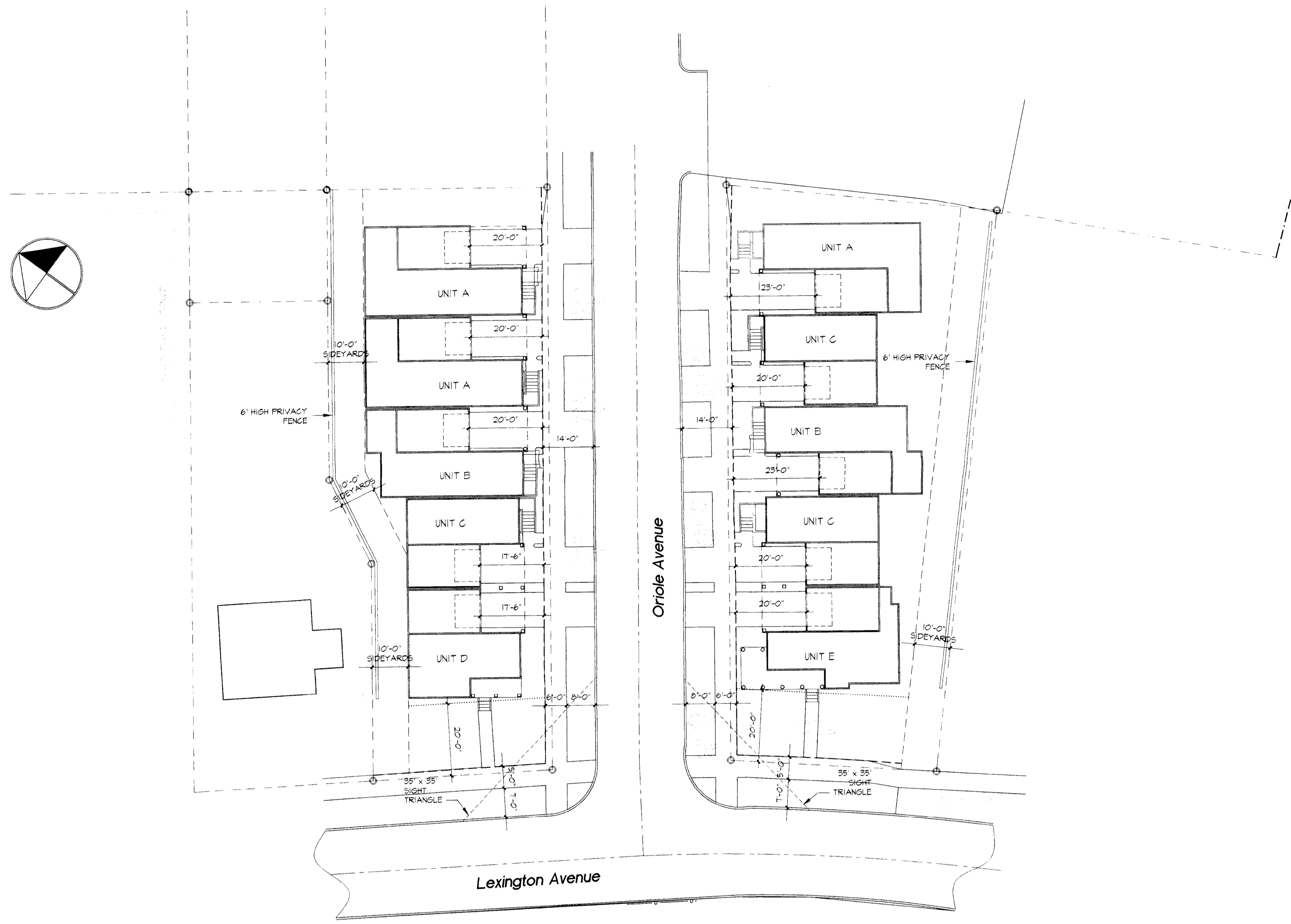
A0.1

2001-027



02 Fence Detail

1/2" = 1'-0"



01 Architectural Site Plan

1" = 20'-0"



03 Schematic Streetscape- Elevation From Oriole Avenue

Not To Scale



02 Schematic Rear Elevation - North Building

Not To Scale



01 Schematic Streetscape- Elevation Facing Lexington

Not To Scale



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DATE:  
January 04, 2001  
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00-105  
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NWA

APPROVED BY CITY COUNCIL  
DATE *4/16/01*

Architectural  
Elevations

A0.2



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Petition # 01-027

Not for Construction,  
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# Townhomes on Lexington and Oriole

DATE:  
January 16, 2001

REVISIONS:

- 1 February 16, 2001
- 2 March 23, 2001

PROJECT NUMBER

00-105

DRAWN BY:

NWA

CHECKED BY:

NWA

APPROVED BY CITY COUNCIL

DATE 4/17/01

Technical  
Data Plan

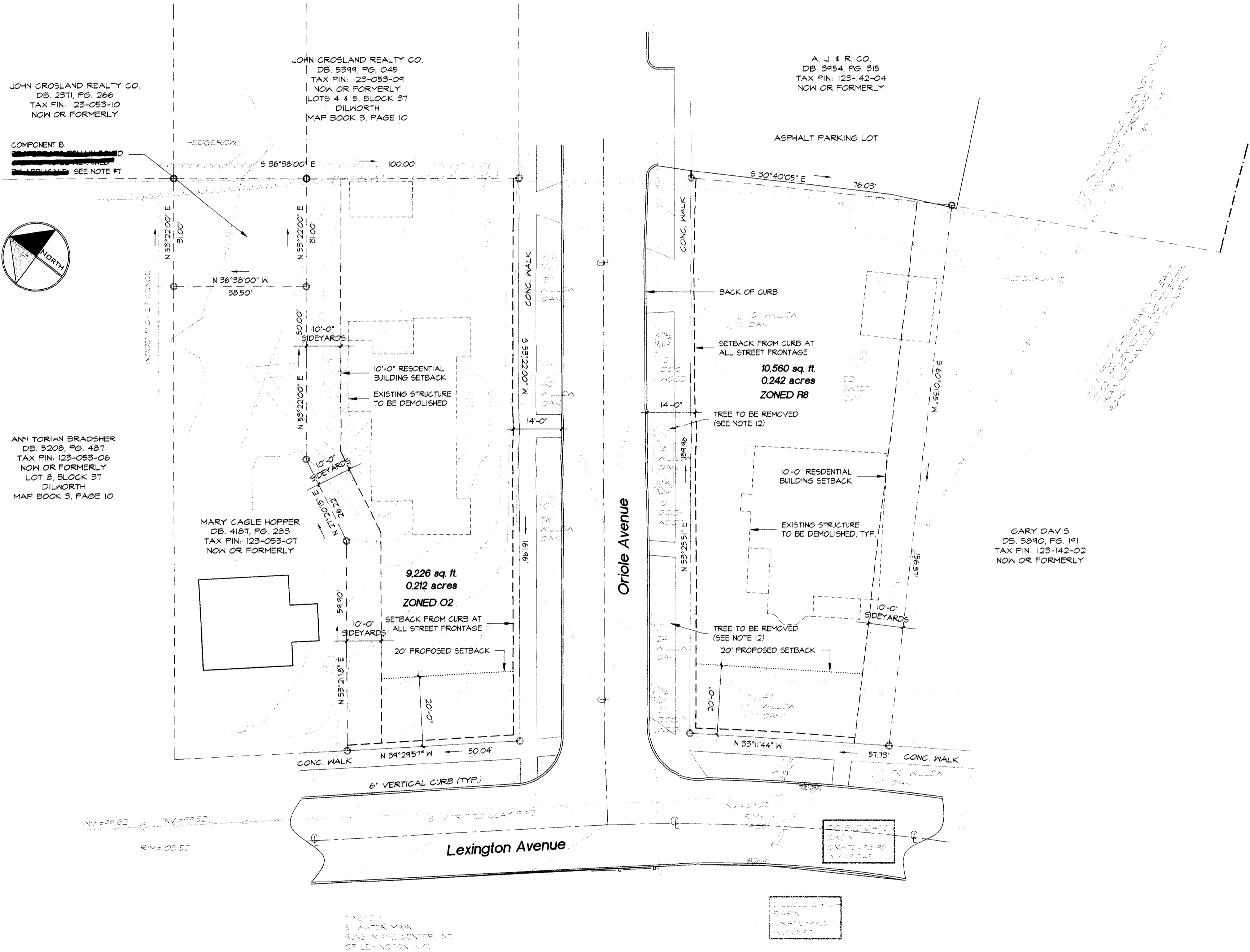
01-27  
3-26-01

# TD1

DEVELOPMENT DATA SUMMARY

TOTAL SIZE AREA: 48.1 ACRES  
EXISTING ZONING: O2, R8  
PROPOSED ZONING: MUDD (GD)  
PROPOSED DENSITY: 10 TOWN HOMES  
REQUIRED OPEN SPACE: NOT REQUIRED (130,000 SF)  
PROPOSED PARKING: 2 CARS PER UNIT (20 TOTAL)  
(ONE GARAGE/ONE DRIVE)

1. Grading permits in accordance with the City Code.
2. No Storm Water Detention is required due to site of project. This rezoning is included in the existing Storm Water Services Myrtle Capital Improvement Project (CIP) area. The applicant will work with the City's Storm Water Services Project Manager to coordinate construction planning with the Myrtle CIP.
3. Proposed permits in accordance with the Charlotte Privacy Regulations.
4. Site shall conform to the Zoning Ordinance.
5. Signage shall be permitted as permitted by the Zoning Ordinance.
6. A fire hydrant is located within 750' of the most remote location of the project.
7. The property consists of two components: the main residential portion consisting of .454 acres and another portion consisting of .027 acres, to be referred to as "Component B". Component B shall be accessed by a private pedestrian way to be owned in fee and extending to Oriole Avenue in accordance with MIDD provisions. The intent of the lot is for future combination with the properties that have street frontage on either Morehead Street or Lexington Avenue, or for use as common area with the main residential portion such that such use shall be determined in the future. No unit development shall occur on this lot in conjunction with the main residential portion of this rezoning. The property uses for Component B shall be all Mixed Use Development District uses permitted by right that are also permitted by right in the Office District for O-2 development. The only property uses for the main residential portion shall be dwelling uses together with all accessory and incidental uses normal to the principle dwelling units.
8. All minimum development standards established for the Mixed Use Development District of Charlotte's City Zoning Ordinances shall be met.
9. During final site and architectural design, minor modifications may be allowed which adhere to all substantial requirements of the rezoning plans, including variation for parking footprints except that all minimum setbacks shall be maintained. Final site and architectural design shall substantially comply with preliminary conceptual elevations included with the rezoning. As part of its right to create minor modifications, applicant may reduce the number of developed units from the maximum allowable number of ten to not less than eight units.
10. Each dwelling unit shall be allowed one garage which shall be accessible only from Oriole Avenue. No garages shall protrude beyond the main building structures. A minimum standard of locating front doors a minimum of 5'-0" in front of garages shall be exceeded. The parking pad dimensions between the garage face and the interior edge of sidewalk shall be no less than 11'-6".
11. A maximum building height of 40' shall be allowed according to the height definition of Charlotte's City Zoning Ordinance.
12. Applicant has met with City Arborist Don McSween. Due to utility line easement Mr. McSween has stated no objection to removal of certain trees providing that MUDD standards regarding trees are met. Applicant will submit a tree preservation plan to Mr. McSween previous to demolition permit issuance. Special construction techniques will be utilized for both driveways and buildings in order to avoid severe root damage to both existing trees on-site and neighboring trees.
13. No unit shall include less than 1600 heated square feet.
14. The main exterior materials shall include cedar shake siding and brick. The main roofing materials shall include architectural shingles. Some metal roofing may be utilized. In no case, shall the exterior include siding of aluminum or vinyl.
15. Applicant acknowledges that this property is under the jurisdiction of the Charlotte Historic District Commission and final site and architectural design shall be a result of approval of this body subsequent to rezoning.
16. The rear elevation of the building on the parcel number 123-053-02 shall contain no functional balconies on the second or third floors.
17. Buildings shall be setback a minimum of 14' from existing back of curb except Lexington Avenue where the setback shall be established as 20' from the existing right of way line.
18. Any proposed street sidewalks outside of the existing street right-of-way shall be reserved by easement for the City of Charlotte.



JOHN CROSLAND REALTY CO.  
DB. 2371, PG. 266  
TAX FIN. 123-053-10  
NOW OR FORMERLY

JOHN CROSLAND REALTY CO.  
DB. 5349, PG. 045  
TAX FIN. 123-053-01  
NOW OR FORMERLY  
LOTS 4 & 5, BLOCK 37  
DILWORTH  
MAP BOOK 3, PAGE 10

A. J. & R. CO.  
DB. 3454, PG. 315  
TAX FIN. 123-142-04  
NOW OR FORMERLY

ANN TORIAN BRADSHAW  
DB. 5208, PG. 487  
TAX FIN. 123-053-06  
NOW OR FORMERLY  
LOT 2, BLOCK 37  
DILWORTH  
MAP BOOK 3, PAGE 10

MARY GAGLE HOPPER  
DB. 4187, PG. 235  
TAX FIN. 123-053-07  
NOW OR FORMERLY

GARY DAVIS  
DB. 5840, PG. 191  
TAX FIN. 123-142-02  
NOW OR FORMERLY

1" = 20'-0"