



Charlotte-Mecklenburg Planning Department

DATE: March 27, 2017

TO: Donald Moore
Zoning Supervisor

FROM: Ed McKinney
Interim, Planning
Director

SUBJECT: Administrative Approval for Petition No. 2007-098 Etalon, LLC

Attached is the revised site plan for the petition above. This request allows the modification of the proposed site plan as listed below. Since these changes do not alter the intent of the development and meets the requirements of the Charlotte Zoning Ordinance Section 6.207 Alterations to Approval, minor changes, I am administratively approving this plan. Please use these plans when evaluating requests for building permits and certificates of occupancy.

- To allow transfer of impervious square footage from another lot in the subdivision.

Reasons for Staff's support of the request:

- The site plan complies with the conditional notes and still meets the intent of the approved site plan by the City Council.

Additional required information for applicant:

- **Revised Plat will need to be submitted through the Planning Department for Subdivision review.**

Note:

All other Zoning, Subdivision, Tree Ordinances, Building Codes, and conditional requirements still apply.

Signage was not reviewed as part of this request.

Attached to Administrative

Approval

Solomon Fortune

December 21, 2016

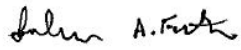
City of Charlotte

Planning Department 8th Floor

600 East Fourth Street

Charlotte, NC 28202

Regarding: Transfer of impervious square footage

 \$F
Solomon A. Fortune

Solomon:

This letter represents follow up to our previous correspondence regarding the transfer of impervious square footage from Todd and Thais Schmitz who reside at 5394 Copperleaf Commons Court, Charlotte, NC 28277 (Lot 14 Tax Parcel # 225-082-22) to their adjacent neighbor Scott and Lisa O'Neal who reside at 5933 Copperleaf Commons Court, Charlotte, NC 28277 (Lot 18 Tax Parcel # 225-082-18). These properties reside within the subdivision of Enclave at Providence. This transfer is being undertaken in order for the O'Neal's to qualify for a residential building permit that will include a screened porch and travertine patio. I am including the updated property surveys that was completed on both properties by R.B. Pharr & Associates on November 29, 2016 in order to provide current and accurate impervious square footage calculations for both properties. I am also including the Scope of Work and design drawings for the O'Neal's project that I will be permitting through the Mecklenburg County Code Enforcement Office.

As calculated the O'Neal project will necessitate 1,609 of impervious square footage. The current remaining impervious square footage for their Lot (18) is 937 The remaining available impervious square footage for the Schmitz Lot (14) is 895 square feet. In order to succeed the permit processing for the O'Neal's project, the Schmitz's have agreed to the transfer of 672 square feet of their current impervious square footage from their lot. The Schmitz's fully understand that once this transfer is

completed it will be effectively lower their remaining impervious square footage allowance to 223 square feet which will be registered for any future development they might want to undertake. They also understand that this transfer will not alter or change the actual overall lot size/square footage.

IMPERVIOUS CALCULATIONS: PRE-TRANSFER

LOT 14 (115-081-21)

MAXIMUM ALLOWABLE IMPERVIOUS: 8,500 SQ. FT.

EXISTING IMPERVIOUS: 7,605 SQ. FT

ALLOWABLE = 895 SQ. FT

LOT 18 (215-082-18)

MAXIMUM ALLOWABLE IMPERVIOUS: 8,500 SQ. FT

EXISTING IMPERVIOUS: 7,663 SQ. FT.

ALLOWABLE = 937 SQ. FT.

IMPERVIOUS CALCULATIONS: POST-TRANSFER

LOT 14 WILL BE REDUCED BY 672 SQ. FT.

LEAVING ALLOWABLE IMPERVIOUS SQ. FT @ 223 SQ. FT

LOT 18 WILL BE INCREASED BY 672 SQ. FT.

RESULTING IN TOTAL IMPERVIOUS SQ. FT.

FOR UTILIZATION TO CONSTRUCT @ 1609 SQ.FT.

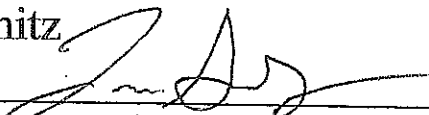
Please let this letter serve as a legal transfer of imperious square footage form Lot 14 to lot 18 as defined in the above referenced paragraph.

Scott O'Neal

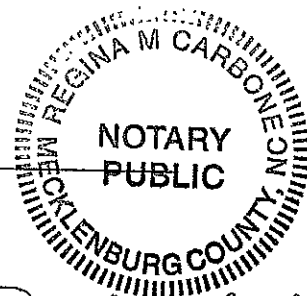
 1/7/17

Property owner of Lot 18

Todd Schmitz

 1/7/17

Property owner of Lot 14



Regina M Carbone 1/7/17
Commission Expires 10-21-17

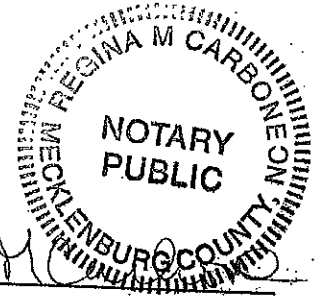
Mecklenburg County, North Carolina

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document:

Scott O'Neal

Todd Schmitz

Date: 1-7-17



Regina M. Carbone
Notary Signature

Regina M. Carbone
My Commission Expires 10/21/2017

Attached to Administrative
Approval

Solomon A. Fortune
Solomon A. Fortune

LOT 83
ROSECLIFF PHASE 1, MAP 1
M.B. 22, PG. 337
BRADLEY & CAROL JENSEN
D.B. 13363, PG. 732
PIN: 225-072-23

LOT 84
ROSECLIFF PHASE 1, MAP 1
M.B. 22, PG. 337
JOYCE GRIFFIN
D.B. 15496, PG. 3
PIN: 225-072-24

LOT 85
ROSECLIFF PHASE 1, MAP 1
M.B. 22, PG. 337
ERNST & ROBBIE KALE
D.B. 15496, PG. 3
PIN: 225-072-25

LOT 86
ROSECLIFF PHASE 1, MAP 1
M.B. 22, PG. 337
MICHAEL & NOLA KEAN
D.B. 7421, PG. 522
PIN: 225-072-26

LOT 17
ENCLAVE AT PROVIDENCE
M.B. 54, PG. 197
MING XIANG & ZEXIN SUN
D.B. 28304, PG. 416
PIN: 225-082-19

LOT 18
ENCLAVE AT PROVIDENCE
M.B. 54, PG. 197
SCOTT & LISA O'NEAL
D.B. 28855, PG. 923
PIN: 225-082-18

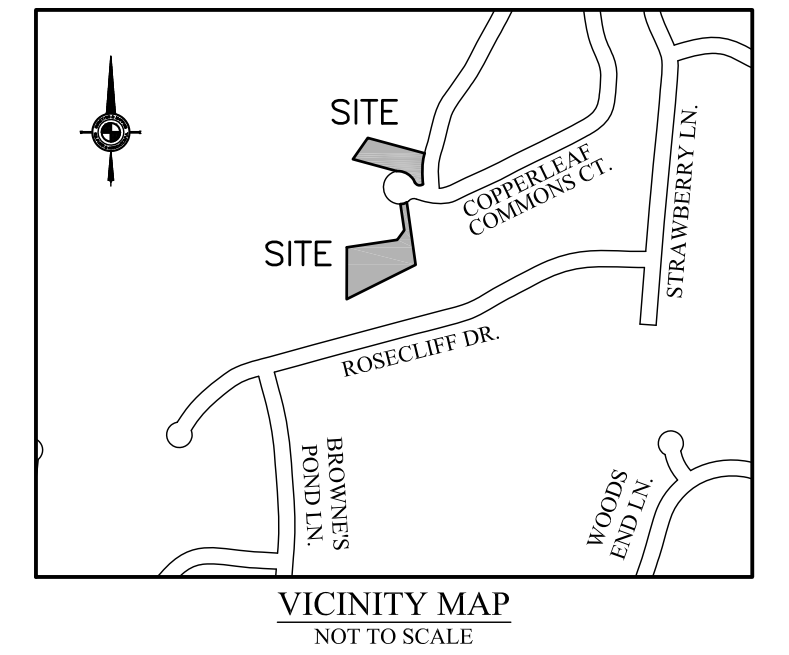
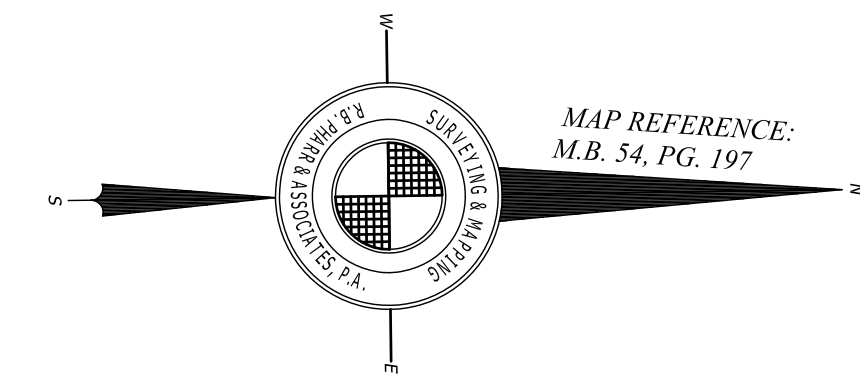
LOT 15
ENCLAVE AT PROVIDENCE
M.B. 54, PG. 197
GARY RAFLO & JOYCE LIBETHE
D.B. 28203, PG. 416
PIN: 225-082-21

LOT 13
ENCLAVE AT PROVIDENCE
M.B. 52, PG. 995
PAUL & ANGELA BUDSWORTH
D.B. 30356, PG. 998
PIN: 225-082-23

LOT 14
ENCLAVE AT PROVIDENCE
M.B. 52, PG. 995
TODD & THAID SCHMITZ
D.B. 27023, PG. 690
PIN: 225-082-22
23,538 SQ. FT. OR 0.5404 ACRES

LOT 19
ENCLAVE AT PROVIDENCE
M.B. 52, PG. 995
MARY PELFREY & MICHAEL JONES
D.B. 29943, PG. 933
PIN: 225-082-17

MECKLENBURG COUNTY
D.B. 9276, PG. 437
PIN: 225-082-05



- LEGEND:**
- CB - CATCH BASIN
 - C&G - CURB & GUTTER
 - C/O - CLEAN OUT
 - DB - DEED BOOK
 - ECM - EXISTING CONCRETE MONUMENT
 - EIR - EXISTING IRON ROD
 - GM - GAS METER
 - HVAC - HEATING, VENTILATION, AIR COND.
 - ICV - IRRIGATION CONTROL VALVE
 - MB - MAP BOOK
 - N/GS - NATIONAL GEODETIC SURVEY
 - NIR - NEW IRON ROD
 - PIN - PARCEL IDENTIFICATION NUMBER
 - PM - POWER METER
 - PG - PAGE
 - R/W - RIGHT-OF-WAY
 - RW - RETAINING WALL
 - SD - STORM DRAINAGE EASEMENT
 - SSMH - SANITARY SEWER MANHOLE
 - ST - SIGHT TRIANGLE
 - TBX - TELEPHONE BOX
 - TPED - TELEPHONE PEDESTAL
 - WM - WATER METER

- LINE LEGEND:**
- EASEMENT
 - PROPERTY LINE
 - PROPERTY LINE (NOT SURVEYED)
 - RIGHT-OF-WAY
 - RIGHT-OF-WAY (NOT SURVEYED)
 - SETBACK
 - CHAIN LINK FENCE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	60.00'	19.99'	N75°40'02"E	19.90'
C2	60.00'	73.29'	S86°05'01"E	68.82'
C3	20.00'	55.67'	N79°10'20"E	39.36'
C4	175.00'	49.37'	N07°31'05"E	49.21'

UTILITIES:
POWER - DUKE POWER CO.
1800-357-3853

TELEPHONE - BELL SOUTH TELECOMMUNICATIONS
(704) 357-6024 NEW CONNECTIONS
(704) 357-9580 EXISTING SERVICES

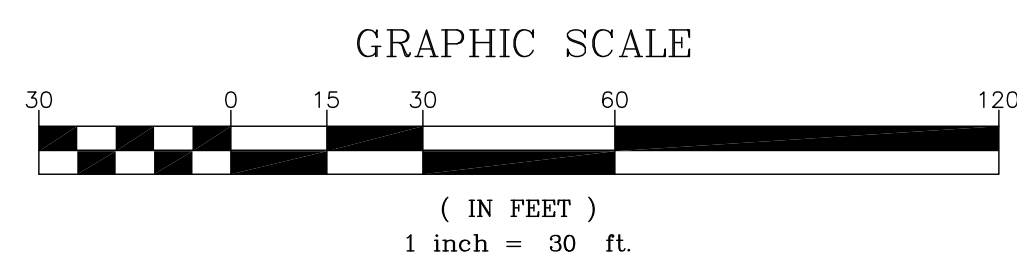
WATER & SEWER - CHAR-MECK. UTILITY DEPT. (CMUD)
(704) 399-2221

GAS - PIEDMONT NATURAL GAS CO.
(704) 525-5585 NEW CONNECTIONS
(704) 525-5585 EXISTING CONNECTIONS

CABLE TELEVISION - 1-800-632-4949



Know what's below.
Call before you dig.



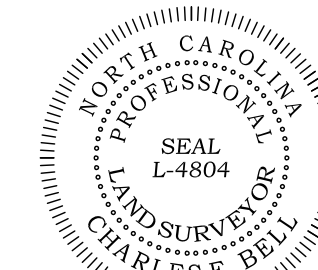
COPPERLEAF COMMONS COURT
50' PRIVATE ST.
(M.B. 54, PG. 197)

GREENBRIAR HILLS PLANTATION ROAD
50' PRIVATE ST.
(M.B. 54, PG. 197)

FLOOD CERTIFICATION
THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, DATED FEBRUARY 19, 2014. MAP NUMBER: 3710446900K; ZONE X

THIS IS TO CERTIFY THAT ON THE 29TH DAY OF NOVEMBER, 2016, AN ACTUAL SURVEY WAS MADE UNDER MY SUPERVISION OF THE PROPERTY SHOWN ON THIS PLAT, AND THAT THE BOUNDARY LINES AND THE IMPROVEMENTS, IF ANY, ARE AS SHOWN HEREON. THIS PLAT MEETS THE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA. BOARD RULE, 1600 (2) N.C.A.C. 50 AND THE RATIO OF PRECISION DOES NOT EXCEED AN ERROR OF CLOSURE OF ONE (1) FOOT PER 10,000 FEET OF PERIMETER SURVEYED NOR 30 SECONDS PLUS THE SQUARE ROOT OF THE NUMBER OF ANGLES TURNED.

SIGNED *Charles E. Bell*



- NOTES:**
- THIS PLAT IS NOT FOR RECORDATION AS PER G.S. 47-30 AS AMENDED.
 - ALL CORNERS MONUMENTED AS SHOWN.
 - THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THIS MAP IS APPROXIMATE, BASED ON INFORMATION PROVIDED BY OTHERS OR BY FIELD LOCATION. UTILITY LOCATIONS AS SHOWN HEREON ARE INTENDED FOR PLANNING ONLY. ACTUAL LOCATION, SIZE, OR DEPTH OF LINE SHOULD BE VERIFIED WITH THE INDIVIDUAL UTILITY COMPANY BEFORE CONSTRUCTION.
 - THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE COMMITMENT REPORT. R.B. PHARR & ASSOCIATES, P.A. DOES NOT CLAIM THAT ALL MATTERS OF RECORD WHICH MAY OR MAY NOT AFFECT THE SUBJECT PROPERTY ARE SHOWN HEREON.
 - BROKEN LINES INDICATE PROPERTY LINES NOT SURVEYED.
 - THE OFF-SITE RIGHT-OF-WAY SHOWN HEREON IS FOR ILLUSTRATIVE PURPOSES ONLY. THE UNDERSIGNED CERTIFIES ONLY TO THE RIGHT-OF-WAYS SURVEYED, AND DOES NOT CERTIFY TO THE RIGHT OF WAY WIDTH OF ANY ADJACENT PROPERTIES.
 - SUBJECT TO THE DECLARATIONS OF RESTRICTIONS FILED IN BOOK 24090, PAGE 609 AND BOOK 24181, PAGE 136 AND ANY SUCH AMENDMENTS AND SUPPLEMENTS THAT MAY BE RECORDED IN THE MECKLENBURG COUNTY REGISTRY.

ZONING:
ZONING RESTRICTIONS AS PER ZONING ORDINANCE:
SUBJECT PROPERTY ZONED: M1-2
REZONING PETITION #2007-098
MINIMUM SETBACK: 20'
MINIMUM SIDE YARD: 3'
MINIMUM REAR YARD: 20' OR AS SHOWN ON PLAT
MAXIMUM BUILDING HEIGHT: 40'
SETBACK INFORMATION PER M.B. 54, PAGE 197.
FOR FURTHER INFORMATION CONTACT THE
CHARLOTTE-MECKLENBURG ZONING DEPARTMENT
AT 704-336-3369.

IMPERVIOUS CALCULATIONS: PRE-TRANSFER
LOT 14 (225-082-22)
MAXIMUM ALLOWABLE IMPERVIOUS: 8,500 SQ. FT.
EXISTING IMPERVIOUS: 7,605 SQ. FT.
ALLOWABLE: 895 SQ. FT.
LOT 18 (225-082-18)
MAXIMUM ALLOWABLE IMPERVIOUS: 8,500 SQ. FT.
EXISTING IMPERVIOUS: 7,663 SQ. FT.
ALLOWABLE: 937 SQ. FT.

IMPERVIOUS CALCULATIONS: POST-TRANSFER
LOT 14 (225-082-22)
*WILL BE REDUCED BY 672 SQ. FT.
NEW ALLOWABLE: 223 SQ. FT.
LOT 18 (225-082-18)
*WILL BE INCREASED BY 672 SQ. FT.
NEW ALLOWABLE: 1,609 SQ. FT.

AREA TABLE
LOT 14: 23,538 SQ. FT. OR 0.5404 ACRES
LOT 18: 39,314 SQ. FT. OR 0.9025 ACRES
TOTAL: 62,852 SQ. FT. OR 1.4429 ACRES

REVISIONS			BOUNDARY & PHYSICAL SURVEY PREPARED FOR:		
1/16/17:	ADD POST-TRANSFER CALCULATIONS		SCOTT B. & LISA M. O'NEAL		
1/27/17:	ADJUST POST-TRANSFER CALCULATIONS		LOTS 14 & 18, ENCLAVE AT PROVIDENCE MAP BOOK 54, PAGE 197 & MAP BOOK 52, PAGE 995		
			5933 & 5934 COPPERLEAF COMMONS CT. CITY OF CHARLOTTE, MECKLENBURG COUNTY, NC DEED REFERENCE: 28855-923 & 27023-690 TAX PARCEL NO: 225-082-18 & -22		
			R.B. PHARR & ASSOCIATES, P.A.		
			SURVEYING & MAPPING 420 HAWTHORNE LANE CHARLOTTE, NC 28204 TEL: (704) 376-2186		
CREW:	DRAWN:	REVISED:	SCALE:	DATE:	FILE NO.:
AP	BM	BM	1" = 30'	NOVEMBER 29, 2016	W-5224
			JOB NO. 86013		