



SITE LEGEND			
EXISTING ZONING	R-8		
PROPOSED ZONING	UR-2(CD)		
PROPOSED USE	TOWN HOMES		
SITE ACREAGE	SITE "A"	5.7654	54 UNITS
	SITE "B"	.5624	4 UNITS
	SITE "C"	.4367	5 UNITS
TOTAL SITE ACREAGE	6.7645		
(FOR STONEHUNT PROPERTIES ONLY)			
NUMBER OF TOWN HOMES			63 UNITS
(The number of town homes will not exceed 14 buildings.)			
TAX PARCEL# FOR UR-2 (CD) (SITE "A")	12523428, 12523408, 12523410, 12523417, 12523422, 12523419, 12523415		
TAX PARCEL# FOR UR-2 (CD) (SITE "B")	12523425		
TAX PARCEL# FOR UR-2 (CD) (SITE "C")	12522602, 12522603		
ARE NOT INCLUDED FOR REZONING			
AREA TO BE REZONED			
EXISTING TREES TO BE PRESERVED			
EXISTING TREES TO BE REMOVED			
NEW TREES PER ORDINANCE			
NUMBER OF UNITS IN A BUILDING			

- General Notes:
- The Development of the site will be controlled by the standards depicted on this site plan by the standards of the City of Charlotte, NC zoning ordinance. The development depicted on this plan is intended to reflect the arrangement of proposed uses on the site, but the exact configuration, placement, and size of individual site elements may be altered or modified within the limits prescribed by the ordinance during the design development and construction phases per the Zoning Ordinance.
 - Screening will comply with the applicable standards set forth in section 12.303 of the City of Charlotte zoning ordinance. Surface parking will be screened per Zoning Ordinance.
 - Parking meets the standards of the table 12.202 of the City of Charlotte zoning ordinance with shrubs and trees to screen from the public right-of-way and the abutting properties.
 - The Developer will provide a 1-car garage, a 2-garage, surface parking or a combination thereof and in all cases all City parking ordinances will be met.
 - Most parking spaces will be within enclosed garages, however a minimum of seventeen (17) surface parking spaces will be provided.
 - Maximum building height shall be 40 feet.
 - The Developer will be screened by a 6' solid wood fence or a solid masonry with a solid wood gate.
 - All proposed trees, fences and signs will not interfere with sight distance at the entrance of the site. Any fence requiring a certificate will be obtained from the CDOT.
 - The following will be provided along Eli, Luther, Avon, Baxter and Main Street:
 - * standard 2'-0" curb and gutter and oversized storm drainage;
 - * pedestrian scale lighting not to exceed 15-foot in height with full cut off fixtures;
 - * 4' sidewalk;
 - * planting strips between the curb and sidewalk with trees at 40-foot on center;
 - * the planting strip width may be reduced or modified to protect existing trees along the streets with prior approval from the City of Charlotte Urban Forestry Staff.
 - All signs to be in accordance with the City of Charlotte Sign Ordinance.
 - No "soft peak" lighting will be installed, but architectural lighting on building facades will be permitted.
 - Signage will be permitted in accordance with applicable zoning standards.
 - The developer will provide Storm Water Quality Control. The petitioner shall tie-in to the existing storm water system(s). The petitioner shall have the receiving drainage system(s) analyzed to ensure that it will not be taken out of standard due to the development. If it is found that development will cause the storm drainage system(s) to be taken out of standard, the petitioner shall provide alternate methods to prevent this from occurring.
 - The developer will provide Storm Water Quality Treatment: For projects with defined watersheds greater than 24% built-up area, construct water quality best management practices (BMPs) to achieve 85% Total Suspended Solids (TSS) removal for the entire post-development runoff volume for the runoff generated from the first 1-inch of rainfall. BMPs must be designed and constructed in accordance with the Mecklenburg County BMP Design Manual July 2007 or NC Division of Water Quality Storm Water Best Management Practices Manual, July 2007. Design Standards shall be met according to the City of Charlotte Best Management Practices Manual, when available. Use Low Impact Development (LID) techniques is optional.
 - Volume and peak control: for projects with defined watersheds greater than 24% built-up area, control the entire volume for the 1-year, 24-hour storm. Runoff volume drawdown time shall be a minimum of 24 hours, but not more than 120 hours.
 - For residential projects with greater than 24% BUA and greater than one acre of disturbed area, control the peak to match the redevelopment runoff rates for the 10-year and 25-year, 6-hour storms or perform a downstream analysis to determine whether peak control is needed, and if so, for what level of storm frequency. "Roadside" shall be defined as a development containing dwelling units with open yards on at least two sides where land is sold with each dwelling unit.
 - For commercial projects with greater than 24% BUA and greater than one acre of disturbed area, control the peak to match the redevelopment runoff rates for the 10-year, 6-hour storm and perform a downstream flood analysis to determine whether additional peak control is needed and if so, for what level of storm frequency, or if a downstream analysis is not performed, control the peak for the 10-year and 25-year, 6-hour storms.
 - For commercial projects with less than or equal to 24% BUA and greater than one acre of disturbed area, but greater than one acre of disturbed area, control the peak to match the redevelopment runoff rates for the 2 and 10-year, 6-hour storm.
 - Throughout this rezoning petition, the terms "Owners/Petitioners" shall, with respect to the site, be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the owner or owners of the site who may be involved shall apply.
 - There will be an underground storm water detention system and no storm water detention in buffer or setback.
 - Supplemental planting will be provided to Accommodate tree Planting 10% area as per chapter #12 of the City of Charlotte tree ordinance on sites A, B & C.
 - Developer to provide evergreen trees @ 10' on center along the property lines that is existing the single family lots that are not owned by the developer (petitioner). However, if the developer Acquires any of those lots, then evergreen trees will not be required.
 - For residential projects with less than or equal to 24% BUA and greater than one acre of disturbed area, the petitioner acknowledges that other "Standard" development requirements imposed by other city ordinances, standards, policies, and appropriate design manuals will exist. Those criteria, (for example those that regulate streets, sidewalks, trees, storm water, peak construction controls, and site development, etc.) will apply to the development site. Conditions set forth in this petition are supplemental. Requirements imposed on the development in addition to other standards, where conditions on this plan differ from ordinances, standards, policies, and approaches in existence at the time of formal engineering plan review submission the stricter condition or existing requirements shall apply.
 - 400 Sq. Ft. per unit for private open space will be provided.
 - The townhome units will have all brick fronts, the sides and rear shall consist of brick and holly panel on stone on the elevation. The garages will have at least one window on exterior units.
 - No vinyl siding will be used.
 - The majority of the units in any one building will not be affordable.
 - The maximum number of buildings is limited to 14.

1533 N. York St.
Charlotte, NC 28206
Tel: 704.333.1965
Fax: 704.376.7722

1000 Durham Rd.
Durham, NC 27701
Tel: 919.888.6300
Fax: 919.888.9590

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ARCHITECTURE

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**APPROVED BY
CITY COUNCIL**
APR 23 2007

STONEHUNT (704) 609-4556
THE GROVE AT CHERRY
TOWN HOMES
CHARLOTTE, NC
ZONING PETITION NUMBER 2007-128

SITE PLAN

REVISIONS:	
NO.	DATE / DESCRIPTION
1	9-11-07 PLANNING COMMENTS
2	
3	

DATE: 6-20-2007
SCALE: AS NOTED
DRAWN BY: HJ
CHECKED BY: AMH
JOB NO.: ---
CAD FILE:
SHEET NO.: **L0100**

BALDWIN

HOUSING AUTHORITY
CITY OF CHARLOTTE
PO BOX 36795
CHARLOTTE, NC 28202

VELVITY CHERRY (H/W)
1613 LUTHER
CHARLOTTE, NC 28204

MYRON F PATTON AND
SYLVIA PATTON (H/W)
1623 LUTHER ST.
CHARLOTTE, NC 28204

4
TOWN HOME
3 STORY

LAWRENCE EDWARD
O'BOYLE
1277 PROVIDENCE RD.
CHARLOTTE, NC 28207

LAWRENCE EDWARD
O'BOYLE
1277 PROVIDENCE RD.
CHARLOTTE, NC 28207

ADAM G. THOMAS
1703 LUTHER ST.
CHARLOTTE, NC 28204

DANA LYNNE BAKER
1707 LUTHER ST.
CHARLOTTE, NC 28204

5
TOWN HOME
2 STORY

2
TOWN HOME
3 STORY

ALEX MARINACK AND
DENNY MARINACK (H/W)
1711 LUTHER ST.
CHARLOTTE, NC 28204

5
TOWN HOME
2 STORY

NSANGU JOHN LEBE
AND PEGGIE A LEBE
1715 LUTHER ST.
CHARLOTTE, NC 28204

5
TOWN HOME
2 STORY

RAFAE J LOWERY AND
CHARLETTE METCALF
1801 LUTHER ST.
CHARLOTTE, NC 28204

UR-2 (CD)
SITE "A"

HOUSING AUTHORITY
CITY OF CHARLOTTE
PO BOX 36795
CHARLOTTE, NC 28202

CRAIG MILLER
1805 LUTHER ST.
CHARLOTTE, NC 28204

SUSAN SHOEMAKER
100 N. CENTERBURY
CHARLOTTE, NC 28204

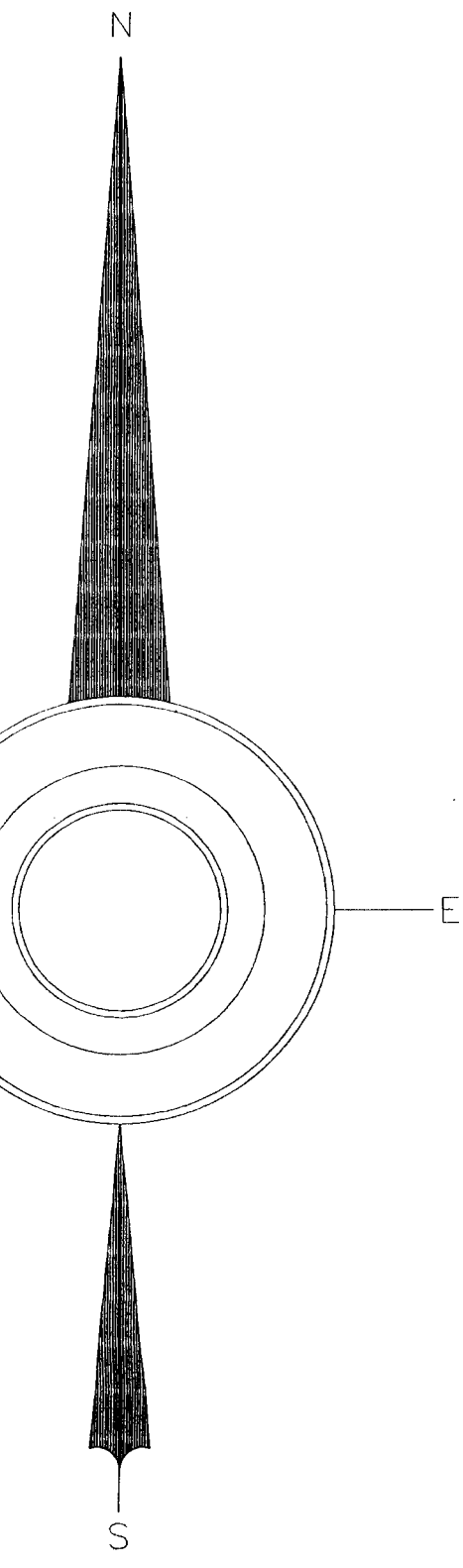
4
TOWN HOME
2 STORY

SUSAN
100 N. C
CHARLO

VERONICA MLEOD
1816 LUTHER ST.
CHARLOTTE, NC 28204

STONYHUNT
1313 N. TRYON ST.
CHARLOTTE, NC 28206

CHRISTOPHER L
NGUYEN AND JIN H LIN
14388 NOLAN LN



LINE OF INDENTIFY
400 SQ. FT. MIN.
OPEN SPACE AREA

LINE OF INDENTIFY
400 SQ. FT. MIN.
OPEN SPACE AREA

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OPEN SPACE AREA

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400 SQ. FT. MIN.
OPEN SPACE AREA

LINE OF INDENTIFY
400 SQ. FT. MIN.
OPEN SPACE AREA

1313 N. TRYON ST.
CHARLOTTE, NC 28206
Tel: 704-333-1965
Fax: 704-376-1722
Dorwin, NC 27703
Tel: 919-888-8300
Fax: 919-888-8500

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STONEHUNT (704) 609-4556
THE GROVE AT CHERRY
TOWN HOMES
CHARLOTTE, NC
ZONING PETITION NUMBER 2007-128

REVISIONS:	
NO.	DATE DESCRIPTION
1	4-11-07 PLANNING COMMENTS
2	
3	

DATE: 6-20-2007
SCALE: AS NOTED
DRAWN BY: HAJ
CHECKED BY: AMH
JOB NO.:
CAD FILE:
SHEET NO.:

L0201

DATE	
SCALE	
DRAWN BY	
CHECKED BY	
JOB NO.	
SHEET NO.	

PROJECT	
OWNER	
ARCHITECT	
DATE	
SCALE	
DRAWN BY	
CHECKED BY	
JOB NO.	
SHEET NO.	

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PROJECT: **STONEHUNT (704) 604-4556**
THE GROVE AT CHERRY
TOWN HOMES
 CHARLOTTE, NC
 ZONING PETITION NUMBER 2007-128

REVISIONS:	
NO.	DESCRIPTION
1	PLANNING COMMENTS

DATE: 6-20-2007
 SCALE: AS NOTED
 DRAWN BY: HJ
 CHECKED BY: AM
 JOB NO.:
 CAD FILE:
 SHEET NO.:

L0202

