

SITE DATA

EXISTING ZONING	R-15
PROPOSED ZONING	R-20 MF INNOVATIVE
PROPOSED USE	SINGLE FAMILY
TOTAL LOT AREA	17.3 AC.
TOTAL LOTS	58 LOTS
DENSITY	3.3 D.U./AC.
OPEN SPACE	31% (5.4 AC.)

LOT DIMENSIONS

MIN LOT SIZE	5,500 S.F.
MIN LOT WIDTH	50' (AT SETBACK)
SETBACK	12'
REAR YARD	20'
SIDE YARD	MIN. 10' BLDG. SEPARATION
SIDE YARD ON CORNER LOTS	6'
TYPICAL LOT SIZE	60' X 100' (6,000 S.F.)

**FAIRWAY GREEN
IVY HALL
REZONING PETITION FOR:
MICHELLE TEXTILES**

Revisions 9-13-90: AS PER CMPC;
"PLANS FOR PUBLIC HEARING"
4-18-91: AS PER CMPC

Project No.: 9018
Date: JULY 19, 1990 Scale: 1"=50'

RICHARD G. SANDERSON ASSOCIATES
Landscape Architecture Land Planning
P.O. BOX 3041, CHARLOTTE, NC 28210 (704) 552-1588
Sheet _____ of _____

NOTES

- 35' R.O.W. FROM CENTERLINE WILL BE DEDICATED TO NCDOT PRIOR TO ISSUANCE OF BUILDING PERMITS.
- CANOPY STREET TREES (3-3 1/2" CAL) WILL BE PLANTED @50' O.C. PRIOR TO C.O. FOR EACH LOT.
- UNDISTURBED TREE BUFFER WILL REMAIN WHERE SHOWN EXCEPT FOR WALKING TRAILS.
- STREETS WILL BE PRIVATE. DEED RESTRICTIONS WILL REQUIRE INDIVIDUAL OWNERS TO MAINTAIN STREETS.
- OPEN SPACE IS TO BE DELINEATED BY A TRELIS AT EACH ENTRY AND BOLLARDS AT REAR PROPERTY CORNERS.



**CHARLOTTE-MECKLENBURG
PLANNING COMMISSION**

INTER-OFFICE COMMUNICATION

DATE: May 13, 1991

TO: Robert Brandon,
Zoning Administrator

FROM: Martin R. Cramton, Jr.,
Planning Director

SUBJECT: Administrative Approval for Petition No. 90-38(c) by Michelle Textiles,
Tax Parcel No. 223-382-04

Attached is a revised site plan for the above-mentioned rezoning petition. The plan has been revised to show a new fence detail. Since this revision maintains the intent of the plan, I am administratively approving the change. Please use this plan when evaluating requests for building permits.

MRCJr.:LBB:dmm
Attachment

**CHARLOTTE - MECKLENBURG
PLANNING COMMISSION**

INTER - OFFICE COMMUNICATION

DATE: April 25, 1995
FROM: *MRCjr/lbb*
Martin R. Cramton, Jr.
Planning Director

TO: Robert Brandon
Zoning Administration

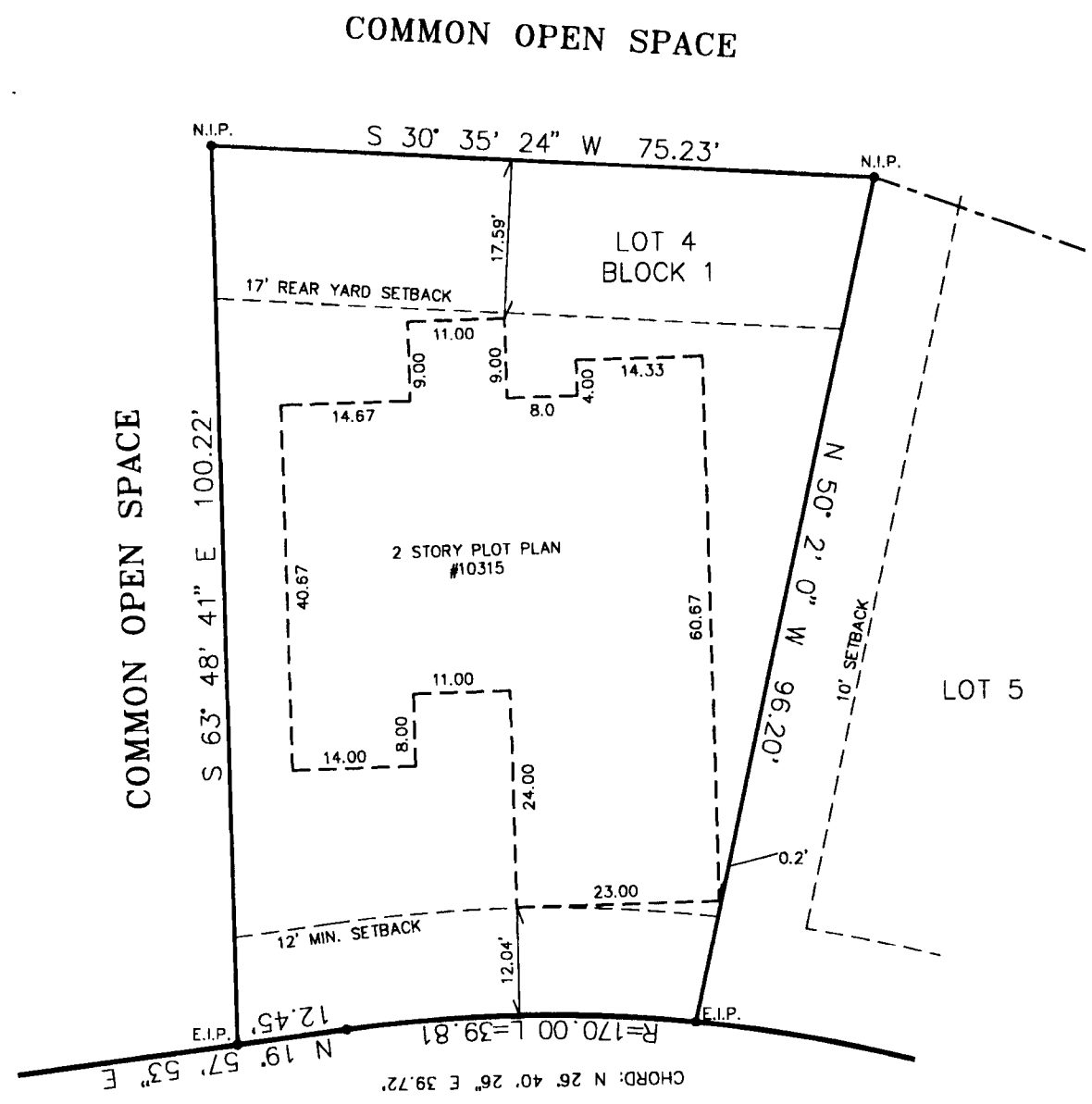
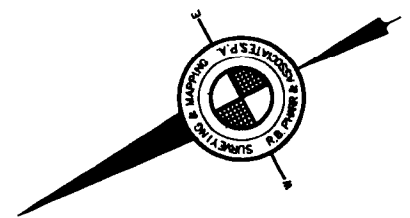
SUBJECT: Innovative Site Plan Amendment for Petition No. 90-38(c) Michelle Textiles,
Lot #4, Ivy Hall subdivision, 10315 Newberry Park Ln., Tax Parcel No. 223-384-04 .

Attached is a plot plan for Lot #4 of Ivy Hall subdivision with a revised rearyard of 17'. The Planning Commission approved the innovative site plan rearyard amendment from 20' to 17' for this lot only at their April 24, 1995 meeting. All other items of the original innovative site plan remain unchanged.

Please use this plan when evaluating requests for building permits and certificates of occupancy.

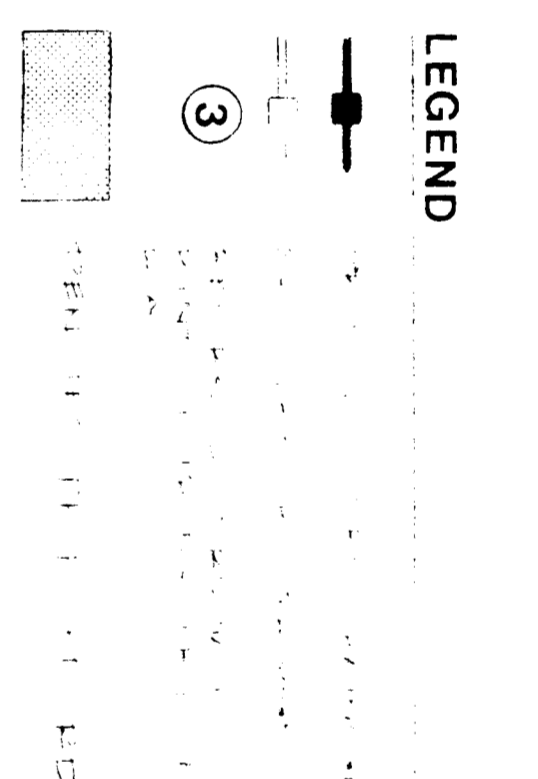
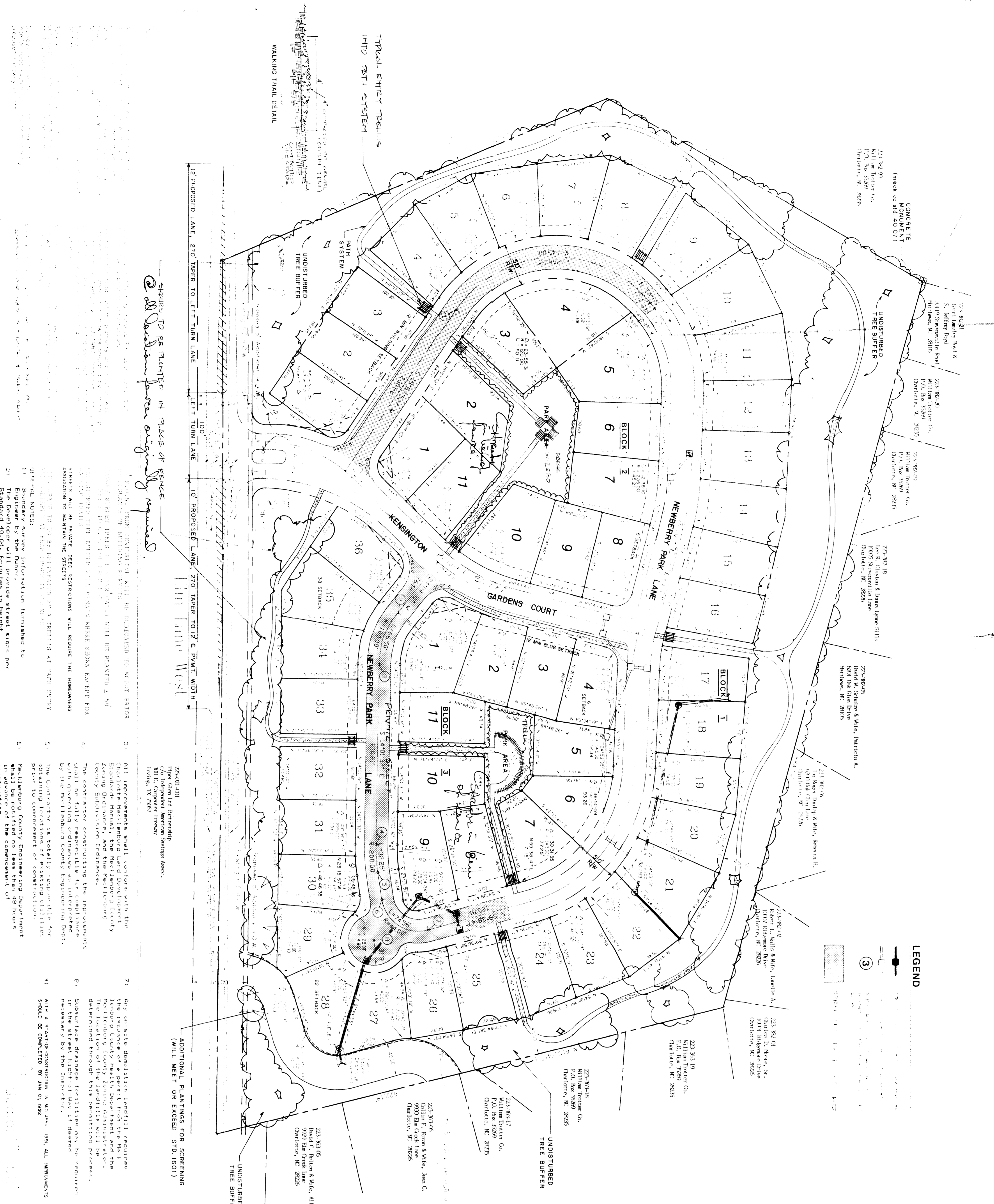
MRCjr/lbb
Attachment

PREPARED BY:
R.B. PHARR & ASSOCIATES, P.A.
1900 EAST SEVENTH STREET
CHARLOTTE, N.C. 28204
TEL (704) 376-2186



NEWBERRY PARK LANE
(50' PRIVATE STREET)

DATE: 4/25/95



SITE DATA

ZONING	R-20 MF INNOVATIVE
PROPOSED USE	SINGLE FAMILY
TOTAL LOT AREA	17.3 AC.
DENSITY	3.3 DU/AC.
OPEN SPACE	31% (5.4 AC.)
TOTAL NO OF LOTS	58

LOT DIMENSIONS

MIN. LOT SIZE	5,500 S.F.
MIN. LOT WIDTH	50' (AT SETBACK)
SETBACK	12'
REAR YARD	20'
SIDE YARD	MIN. 10' BLDG. SEPARATION
SIDE YARD ON CORNER LOTS	6' X 100' (6,000 S.F.)
TYPICAL LOT SIZE	60' X 100' (6,000 S.F.)



ATTACHED TO ADMINISTRATIVE APPROVAL
 DATED: 7/8/97
 BY: MARTIN E. CRAMTON, JR.

IVY HALL

SITE PLAN

5/6/1997 LDD GARDEN TRELLIS, 2ND FLOOR
 REVISIONS
 5/6/97 THE GARDEN TRELLIS
 5/12/97 REVISED GARDEN TRELLIS, 2ND FLOOR TO TOP OF FULLY FINISHED SUBSIDIARY TRAILWAY

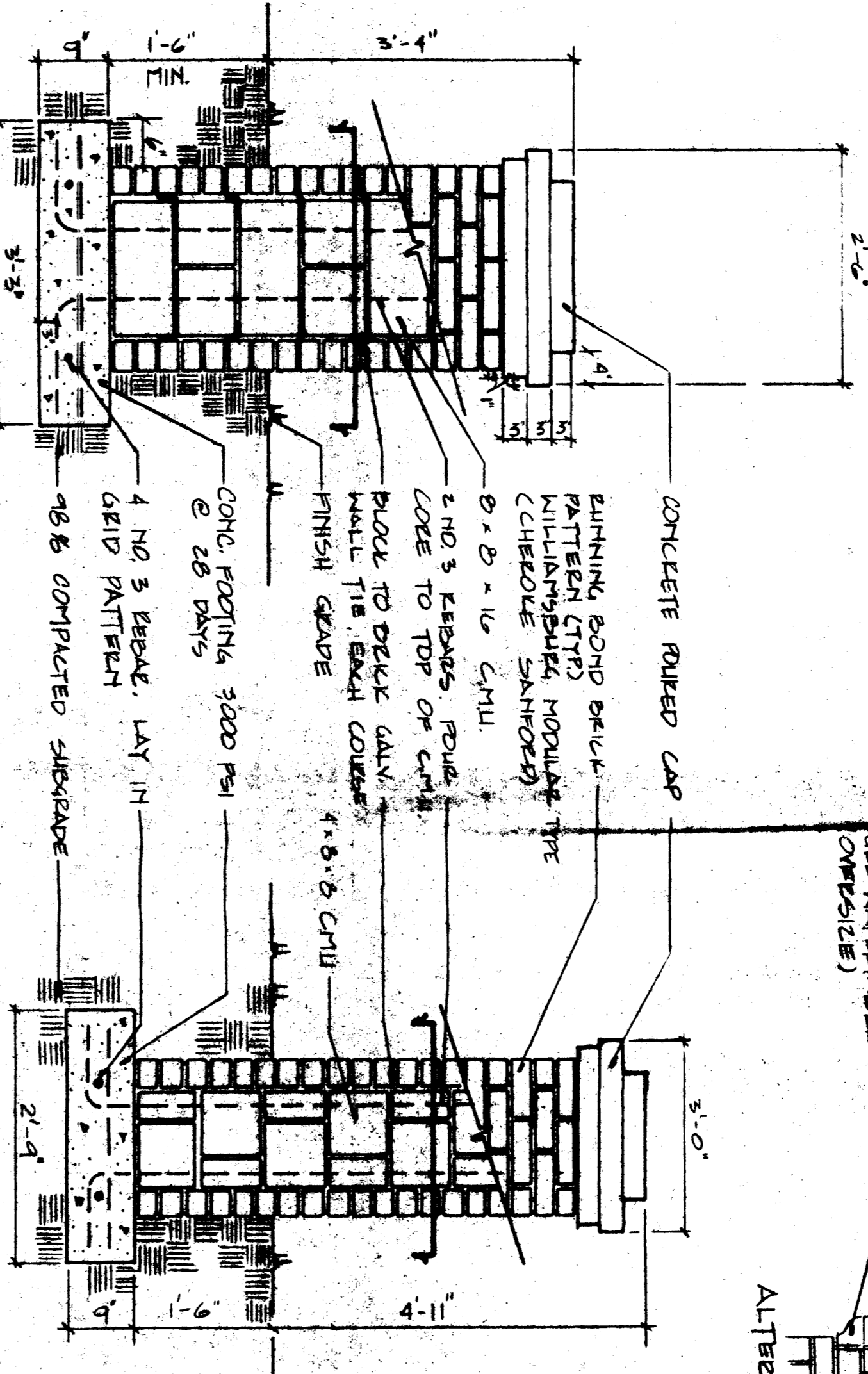
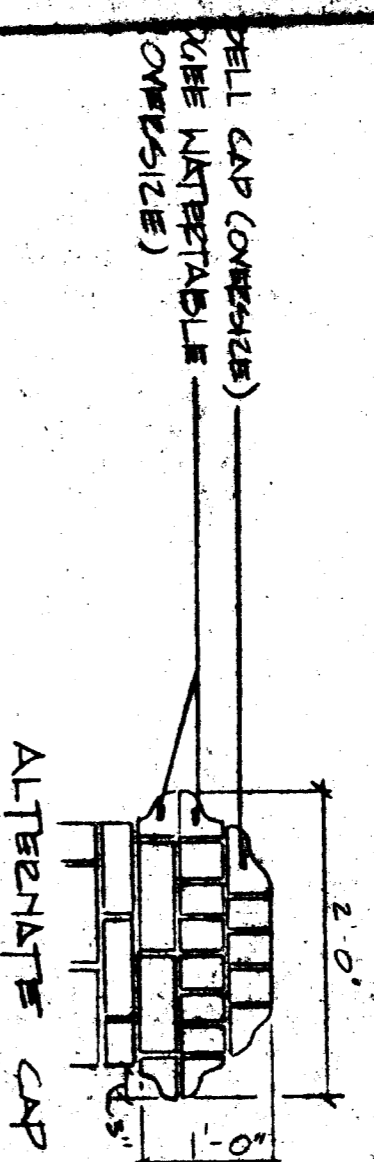
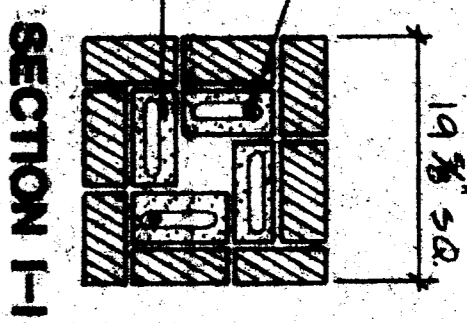
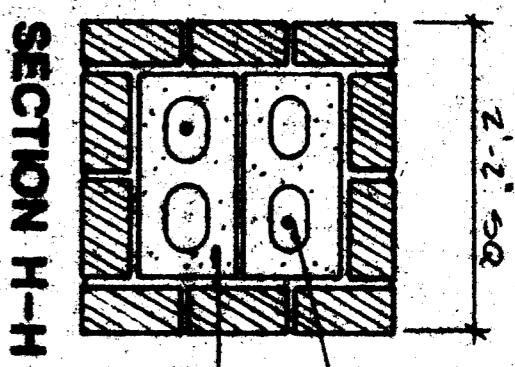
4/24/97 REVISED GARDEN TRELLIS, 2ND FLOOR TO TOP OF FULLY FINISHED SUBSIDIARY TRAILWAY

Project No.: 9020
 Date: 1-28-91
 Scale: 1" = 50'

Civil Engineer
RILEY D. BURGESS, JR., P.E.
 14255 MAPLE HOLLOW LANE
 MINT HILL, NC 28227 (704) 545-8180
 Sheet 3 of 13

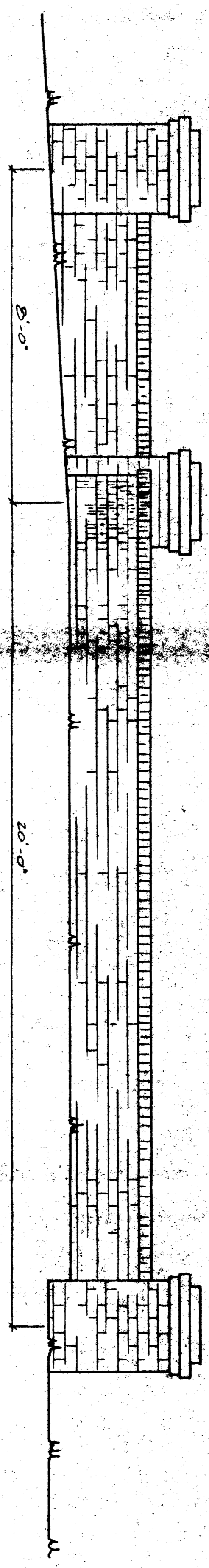
- SHOULD BE PLANTED IN PLACE OF FENCE
 @ Decision from original survey
1. Boundary survey information furnished to the Developer will provide street signs per Standard 40.04, 6-inches in height.
 2. Standard 40.04, 6-inches in height.
 3. All improvements shall conform with the Standard Land Development Standards Manual, the Mecklenburg County Zoning Ordinance, and the Mecklenburg County Subdivision Ordinance.
 4. The contractor constructing the improvements shall be fully responsible for compliance with governing ordinances as interpreted by the Mecklenburg County Engineering Dept.
 5. The Contractor is locally responsible for obtaining locations of existing utilities prior to commencement of construction.
 6. The Contractor shall be responsible for obtaining all necessary permits and approvals necessary by the Inspector.
 7. Any on-site demolition, landfill, structures, or other improvements shall be the responsibility of the Contractor and the Mecklenburg County Health Department and the Mecklenburg County Zoning Administrator. The location of the landfills will be determined through this permitting process.
 8. Subsurface drainage facilities shall be required in the street right-of-way if deemed necessary by the Inspector.
 9. When a street or driveway is widened, all improvements shall be completed by Jan 01, 1997.

- Since the above changes are minor I am administratively approving this revised plan. Please use this revised plan when evaluating requests for building permits and certificates of occupancy.
- Attached is a revised site plan for the above mentioned zoning petition. This revised plan shows how the approved innovative conditions have been modified. The following modifications have been made and approved:
- The proposed guard house at the entrance of the subdivision has been eliminated.
 - The antennas proposed for atop of the brick walls at the entrance have been eliminated.
 - The proposed seating wall located underneath the trellis has been eliminated.
 - The cedar shingles proposed for the gazebo have been replaced with asphalt shingles.
 - The proposed sidewalk along Kensington Gardens Court has been relocated from the southern side of Kensington Gardens Court to the Northern side.
 - The proposed rail fence located throughout the common open space will be replaced with shrubs to form a hedge.
- CHARLOTTE-MECKLENBURG PLANNING COMMISSION**
INTER-OFFICE COMMUNICATION
- DATE: July 8, 1997
 FROM: Martin E. Cramton, Jr., Planning Director
 TO: Robert Brandon, Zoning Administrator
- SUBJECT: Administrative Approval for Petition No. 90-38(G) by Michelle Textiles, Tax Parcel # 223-382-64

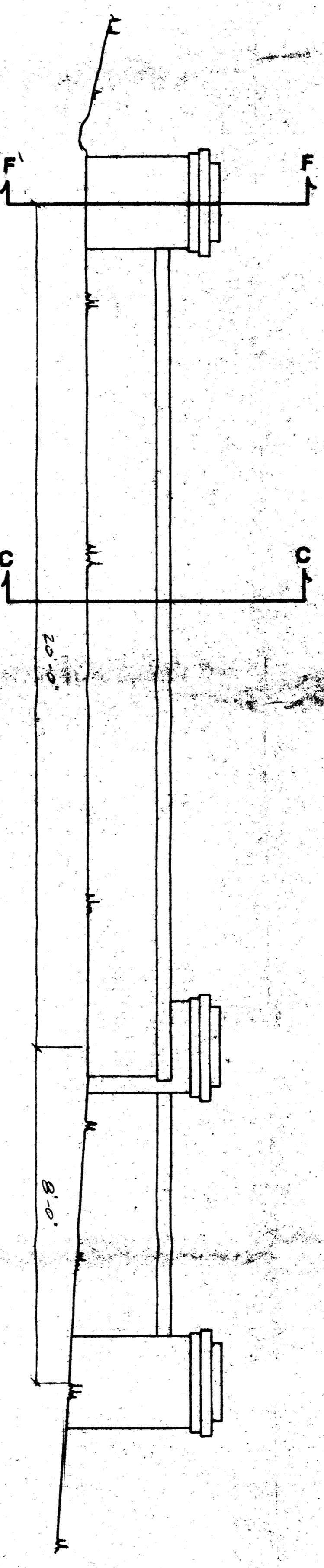


COLUMN SECTION F-F
SCALE 3/4"-1'-0"

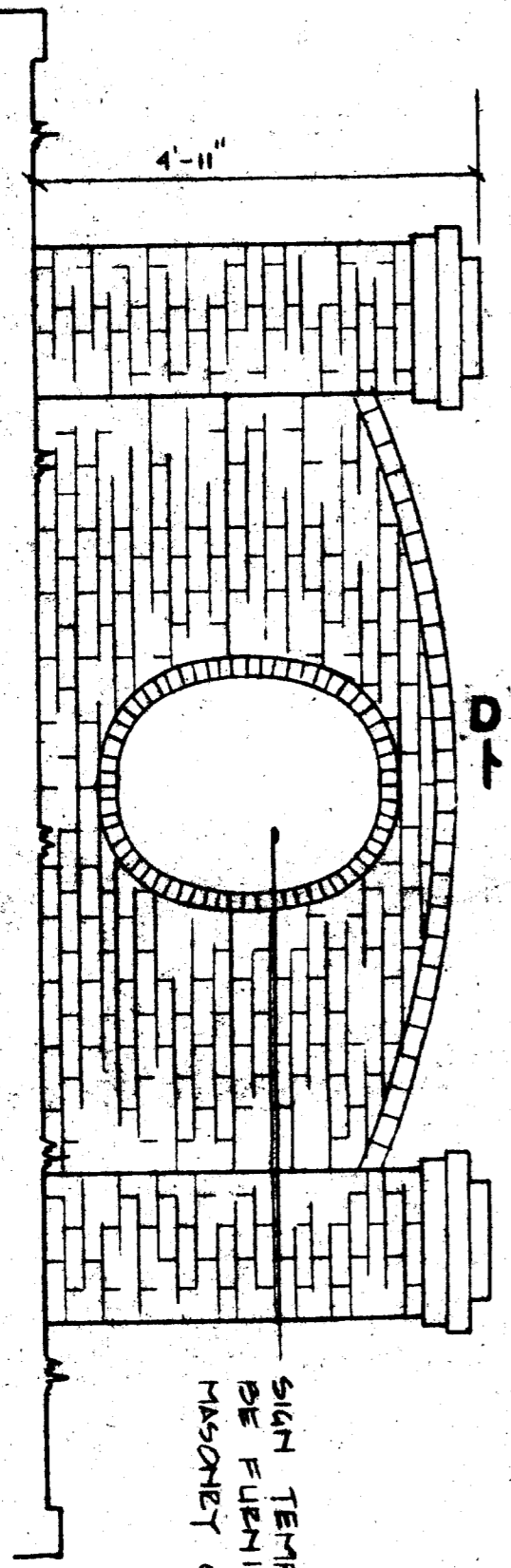
COLUMN SECTION G-G
SCALE 3/4"-1'-0"



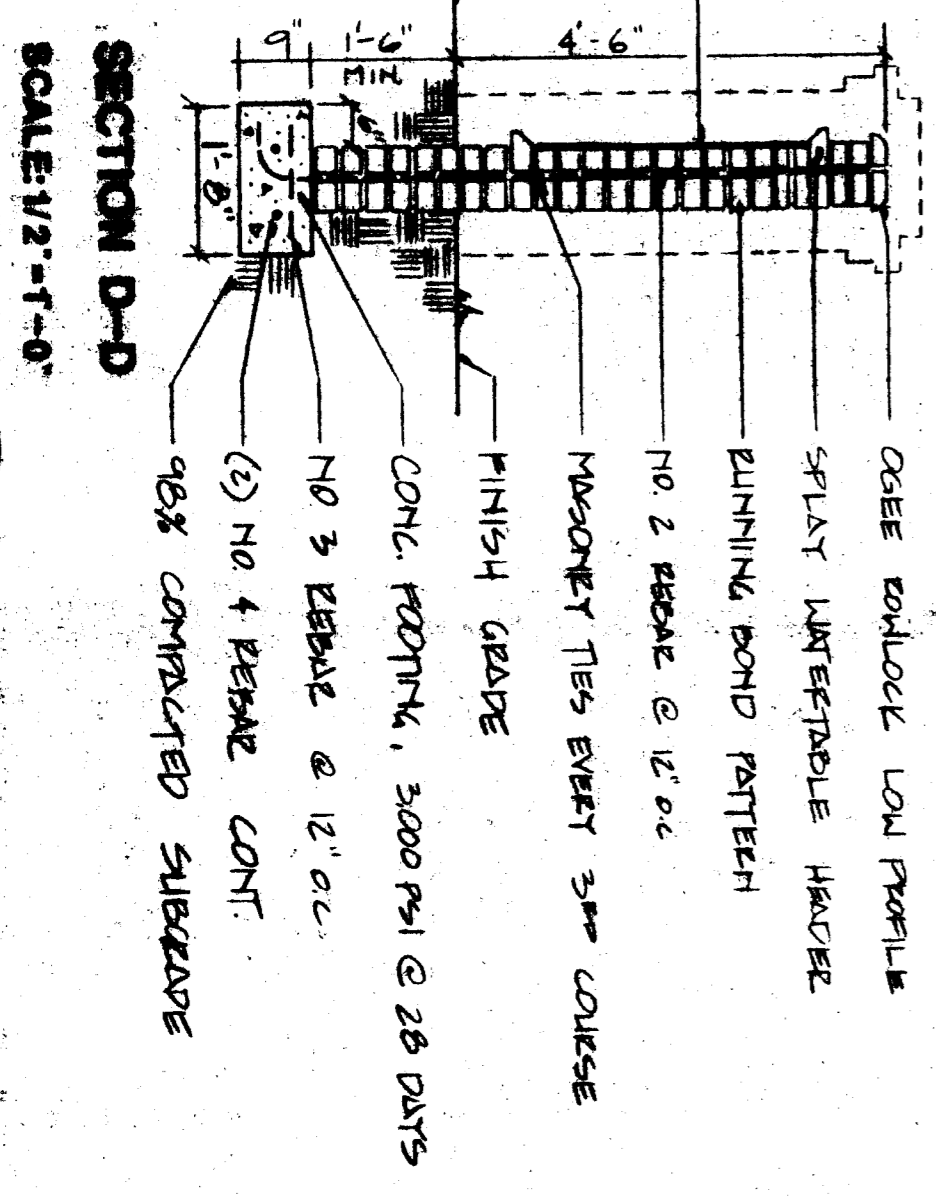
WALL ELEVATION A-A
SCALE 1/2"-1'-0"



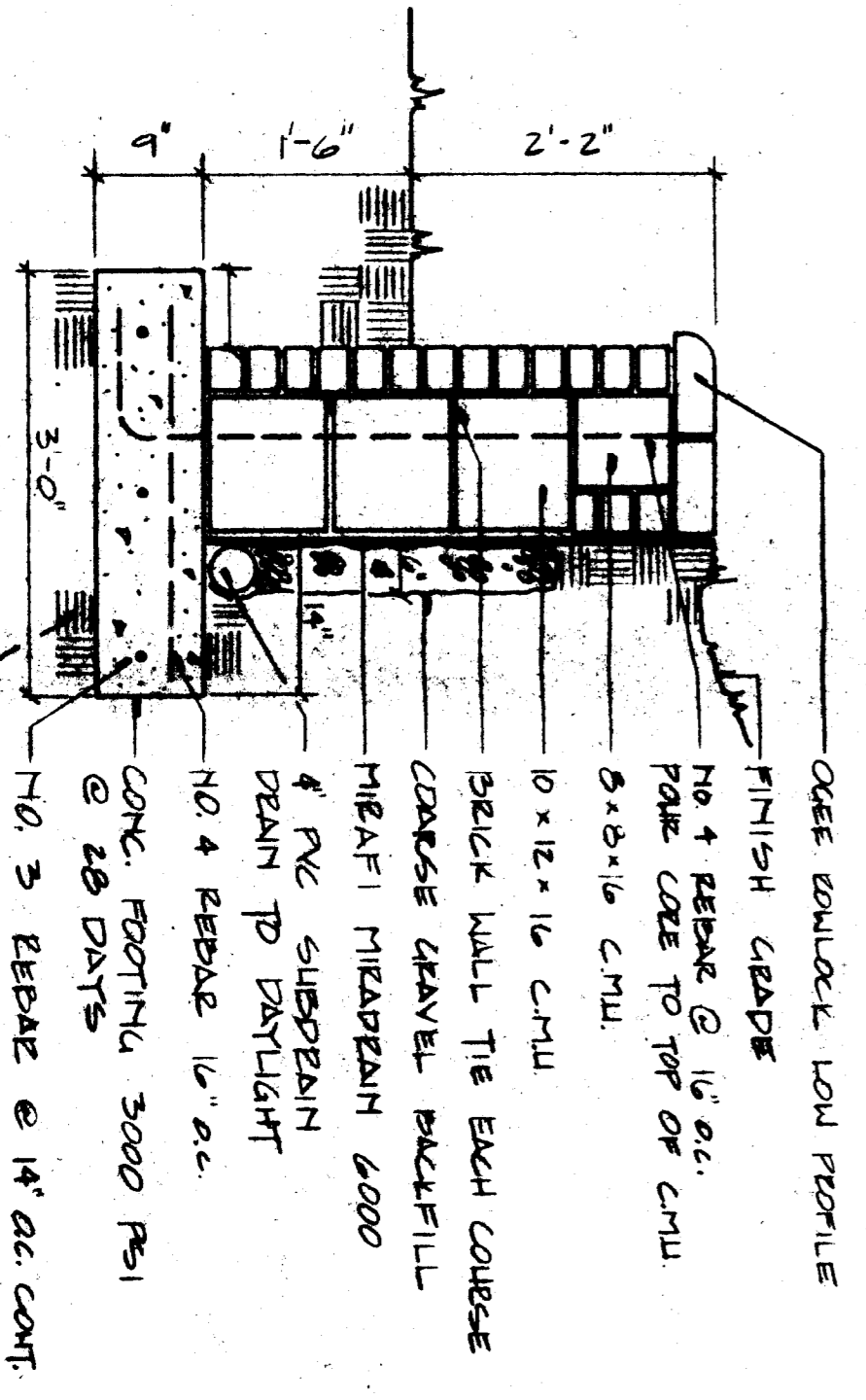
WALL ELEVATION B-B
SCALE 1/2"-1'-0"



ELEVATION E-E
SCALE 1/2"-1'-0"



SECTION D-D
SCALE 1/2"-1'-0"



WALL SECTION C-C
SCALE 3/4"-1'-0"

IVY HALL

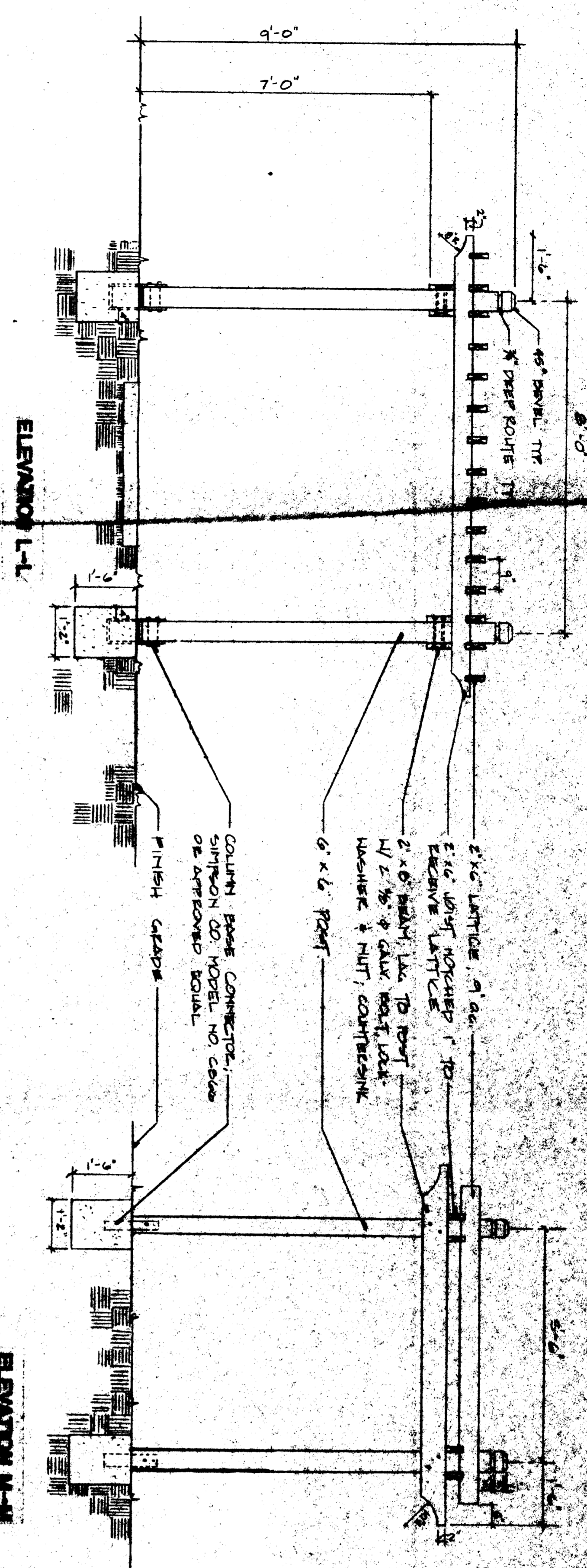
DETAILS

Revisions
 6.1.51 - PK. DATE
 5.21.71 - SIGN. DATE
 1.4.47: ERMING LINTENS

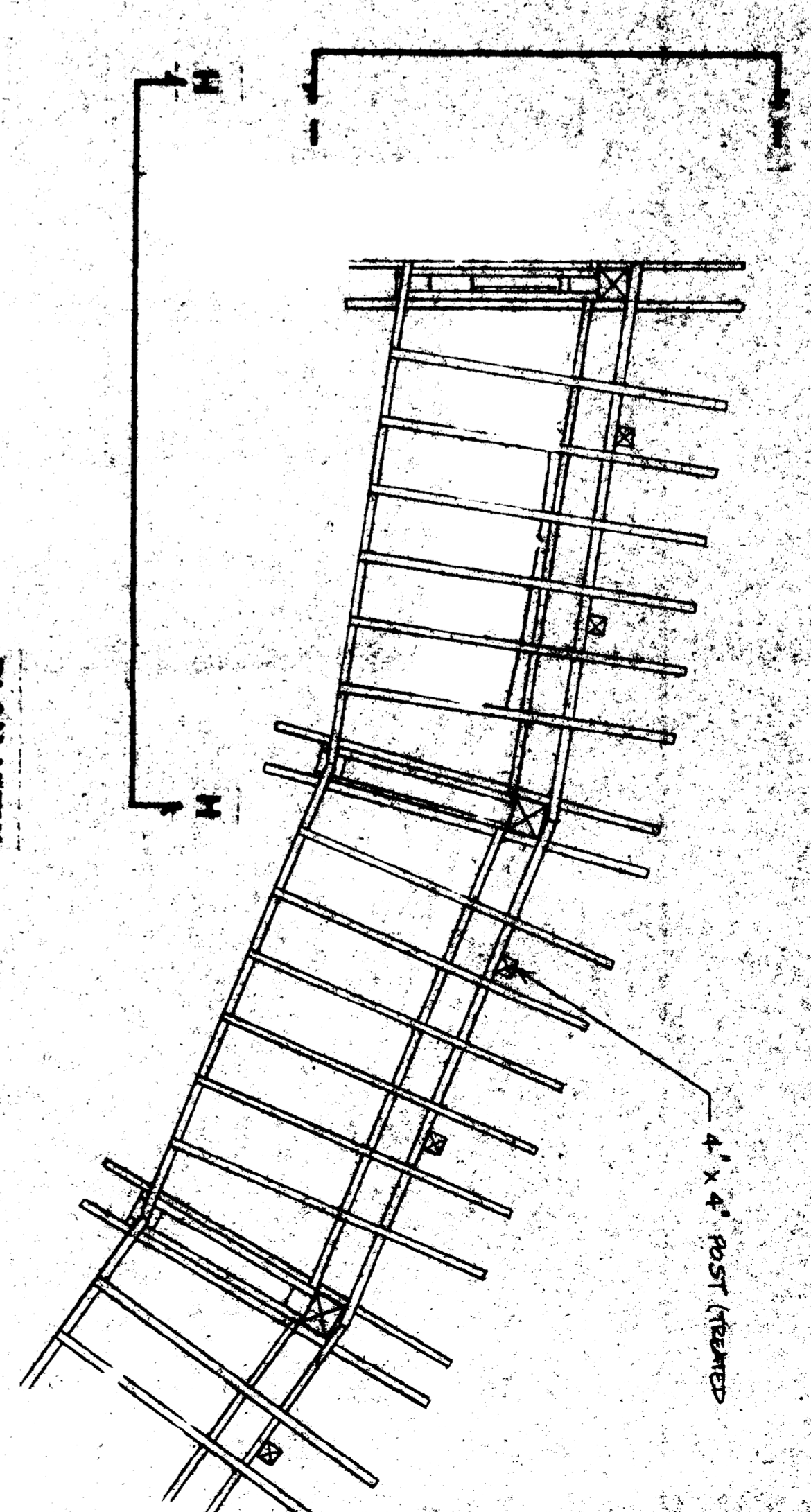
Project No.:
 Date: 5/21/71
 Scale:

EDWARD G. SANDERSON ASSOCIATES
 Landscape Architects, Land Planning
 P.O. BOX 5000, CHARLOTTE, NC 28202
 Sheet 11 of 11

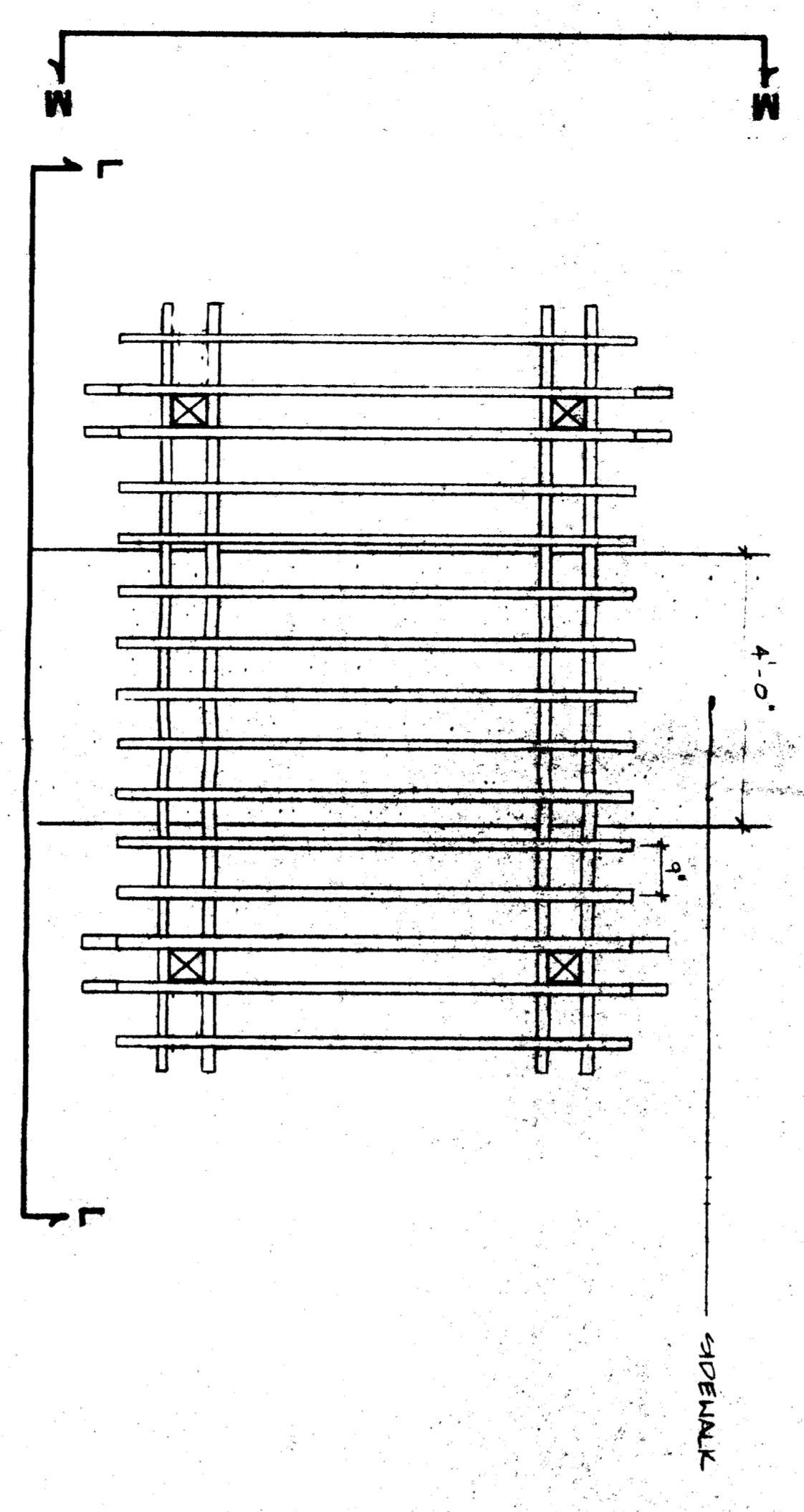
1 ENTRY WALL/SIGN DETAIL



ELEVATION L-L

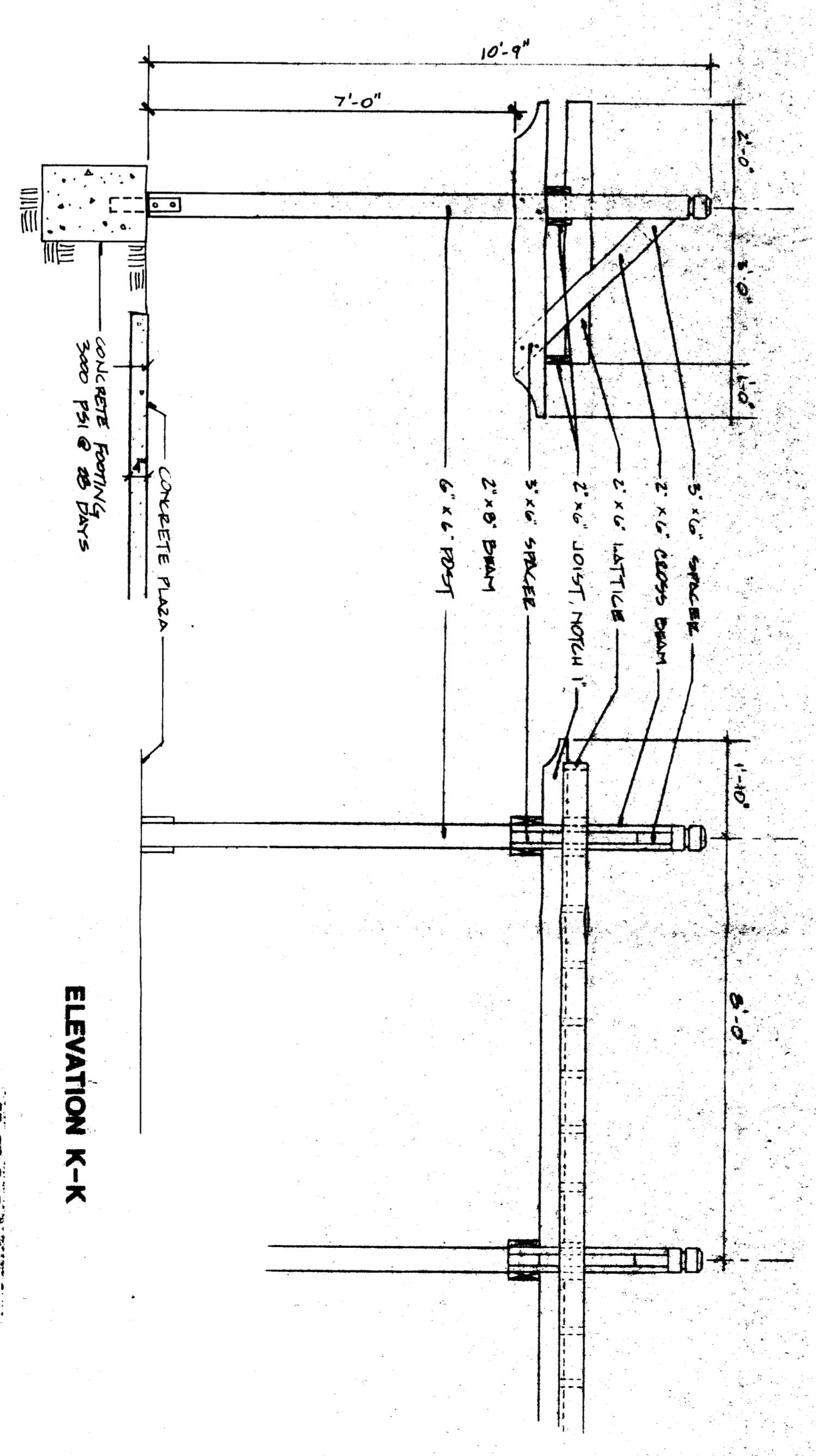


PLAN VIEW



PLAN VIEW

3 PARK ENTRY TRELLIS DETAIL

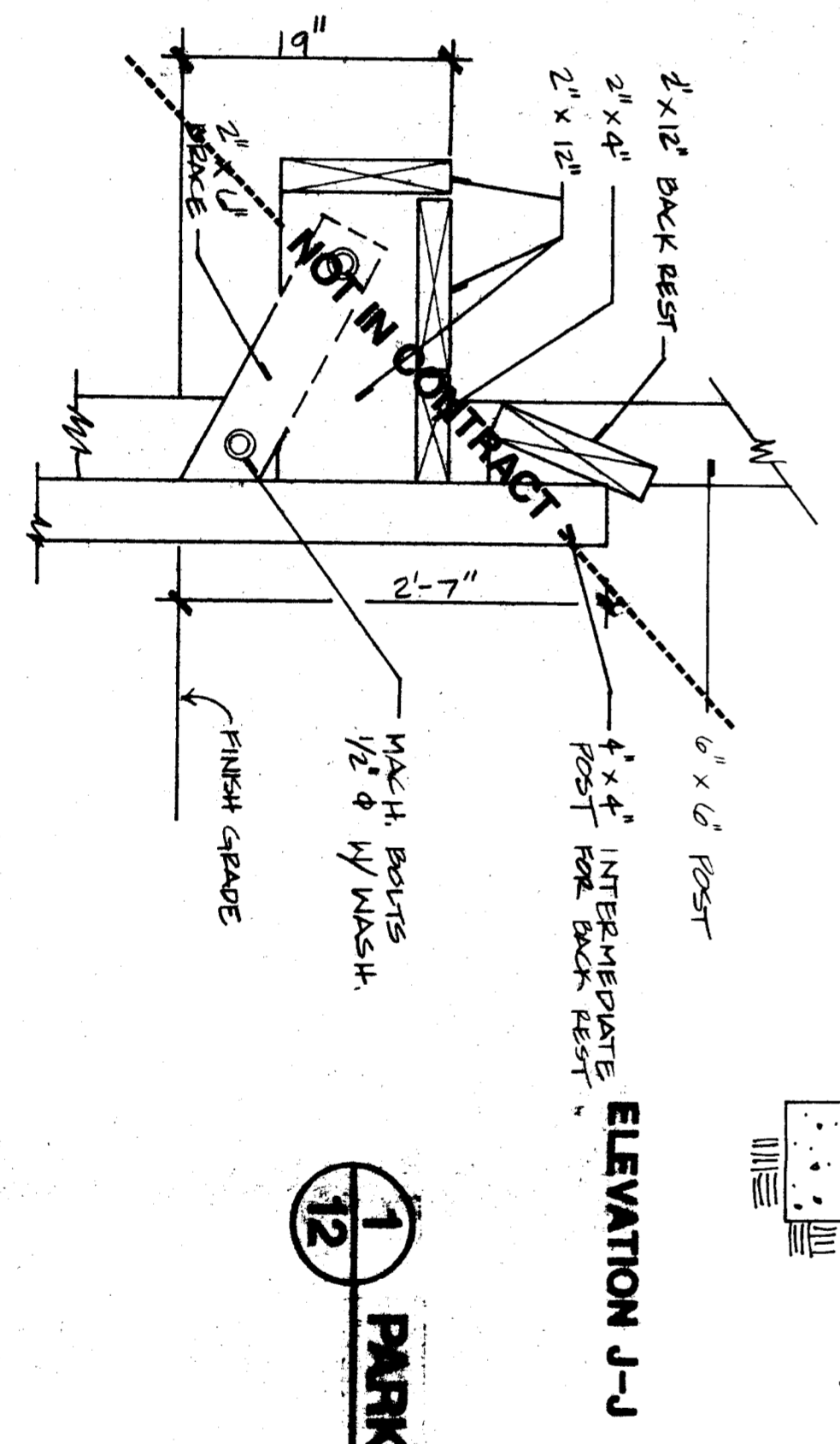


ELEVATION K-K

IVY HALL

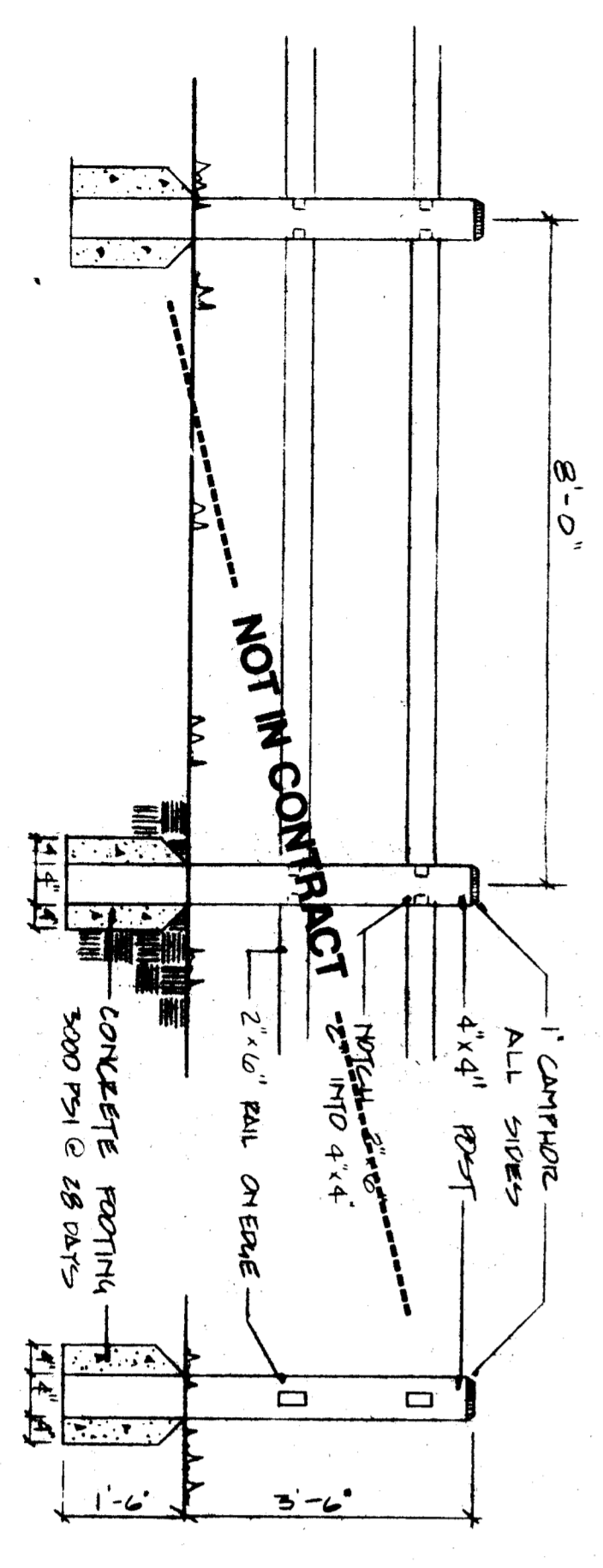
DETAILS

1 PARK SEATING WALL/TRELLIS DETAIL



ELEVATION J-J

4 BENCH DETAIL

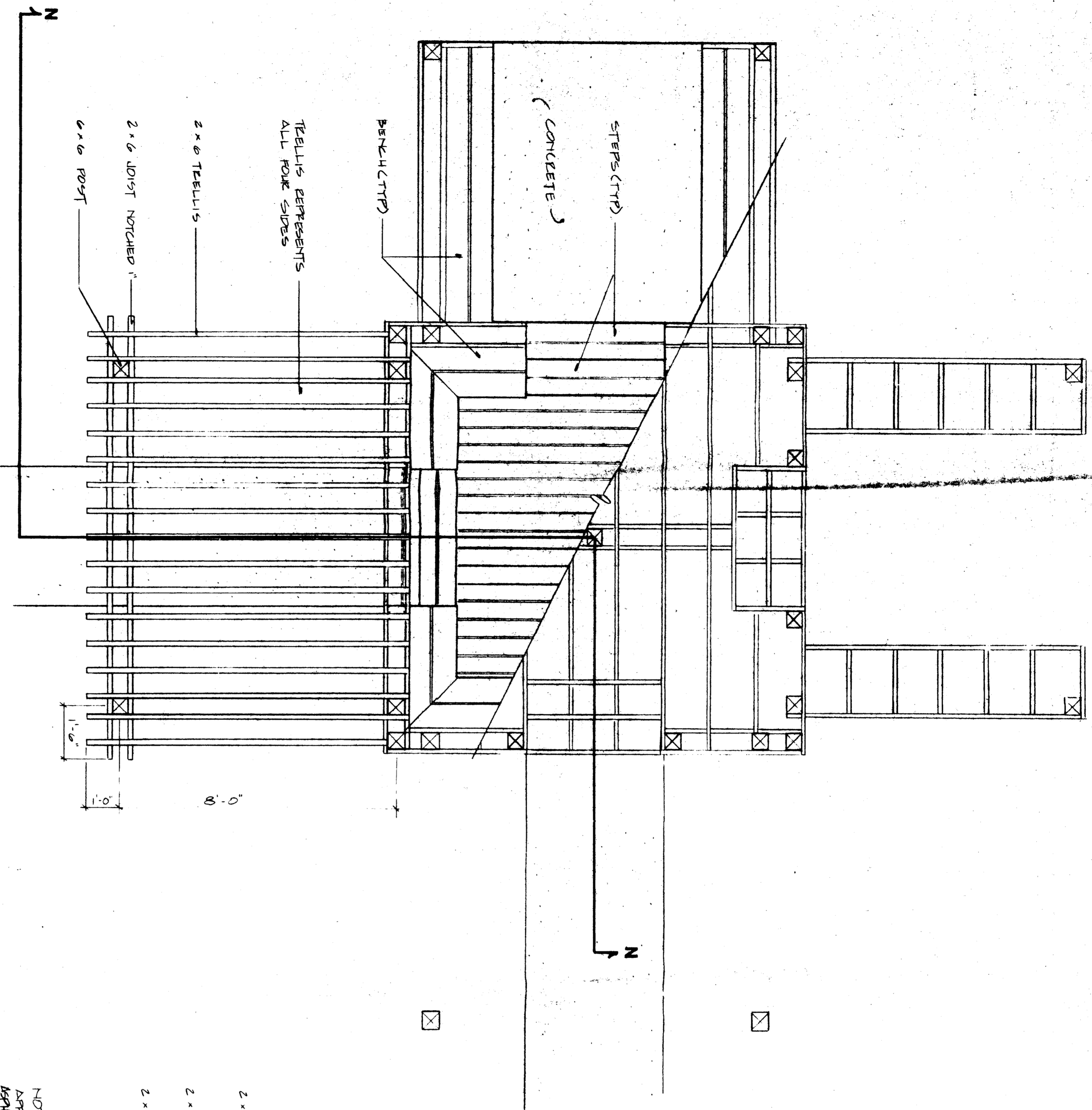


2 RAIL FENCE DETAIL

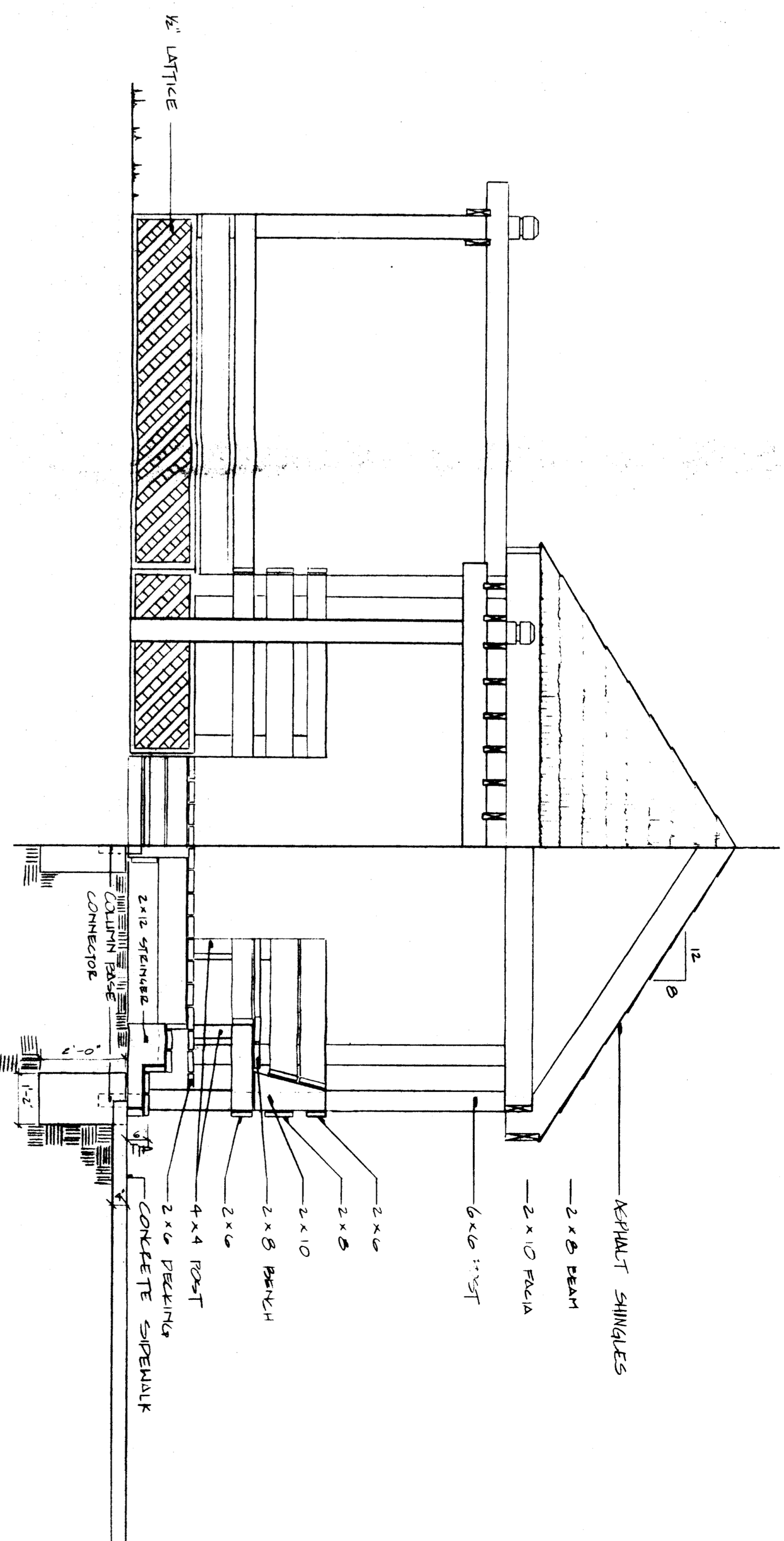
Revisions 2.18.91: Revised Detail Wall/Trellis
 4.1.91: Add Rail Fence Detail for Gate
 1.6.91: Change Details at Trellis from
 8\"/>

Project No. 8888
 Date: 10/1/88 Scale: 1/2" = 1'-0"
 Project: 3.18.91: Revised Detail for Train
 3.18.91: Revised Detail for Train

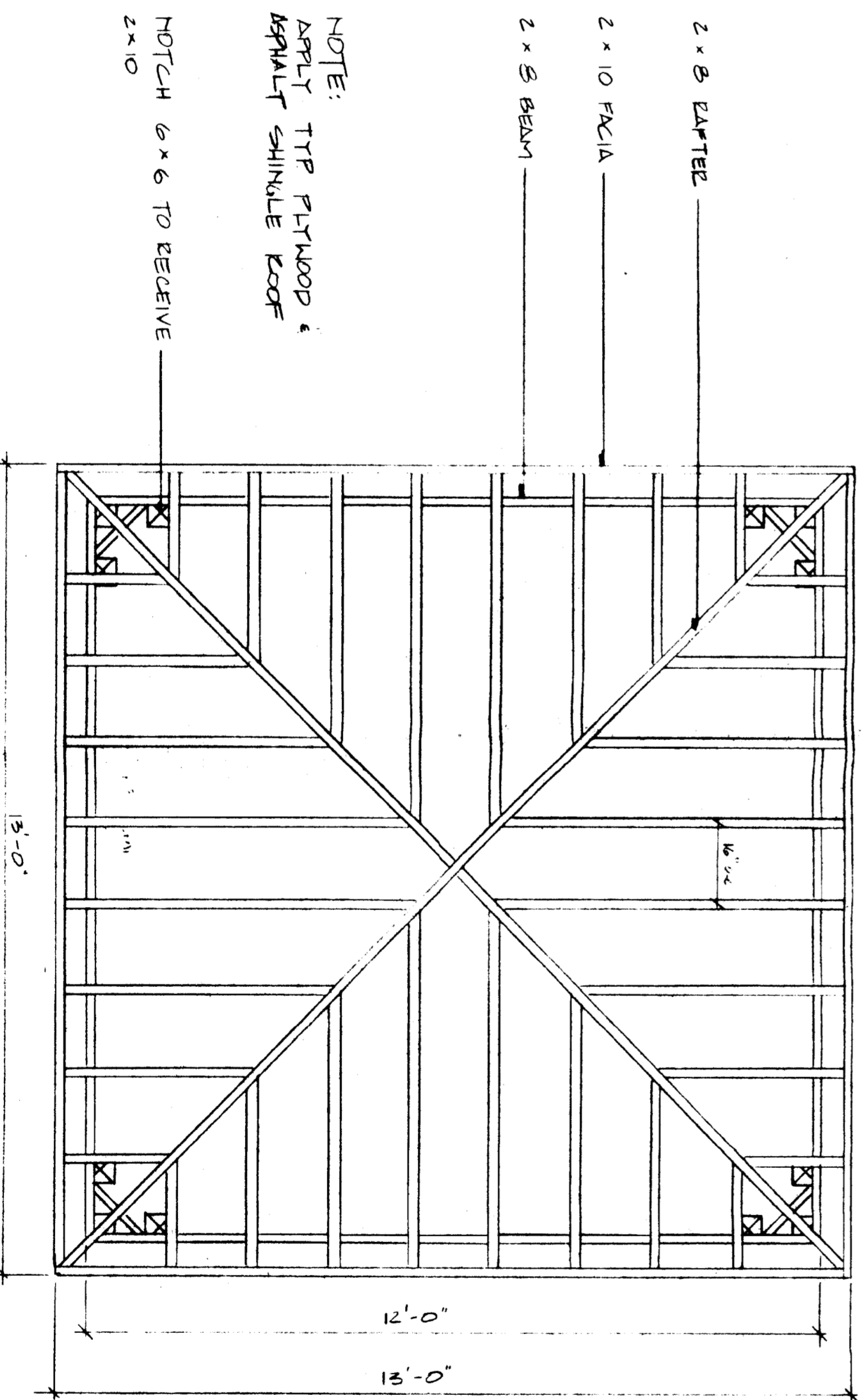
REYNOLD G. SANDERSON ASSOCIATES
 Landscape Architecture and Planning
 P.O. BOX 2881, CHARLOTTE, NC 28220-2881
 Phone: 704/375-1111



PLAN VIEW



ELEVATION SECTION N-N

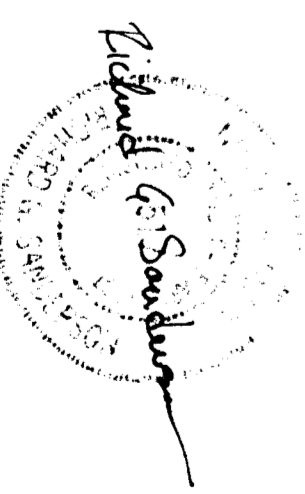


ROOF PLAN

IVY HALL
GAZEBO DETAILS

Revisions 4.4.21 GORE, COMMENTS
1/21/17: REMOVE FINISHES AND CHANGE SHINGLES
TO ASPHALT

Project No. 2102
Date: FEB. 2001 Scale: 1/2"=1'-0"
RICHARD G. SANDERSON ASSOCIATES
Landscape Architecture, Land Planning
P.O. BOX 5071, CHARLOTTE, NC 28210 (704) 525-7888
Sheet 13 of 13



**CHARLOTTE - MECKLENBURG
PLANNING COMMISSION**

INTER - OFFICE COMMUNICATION

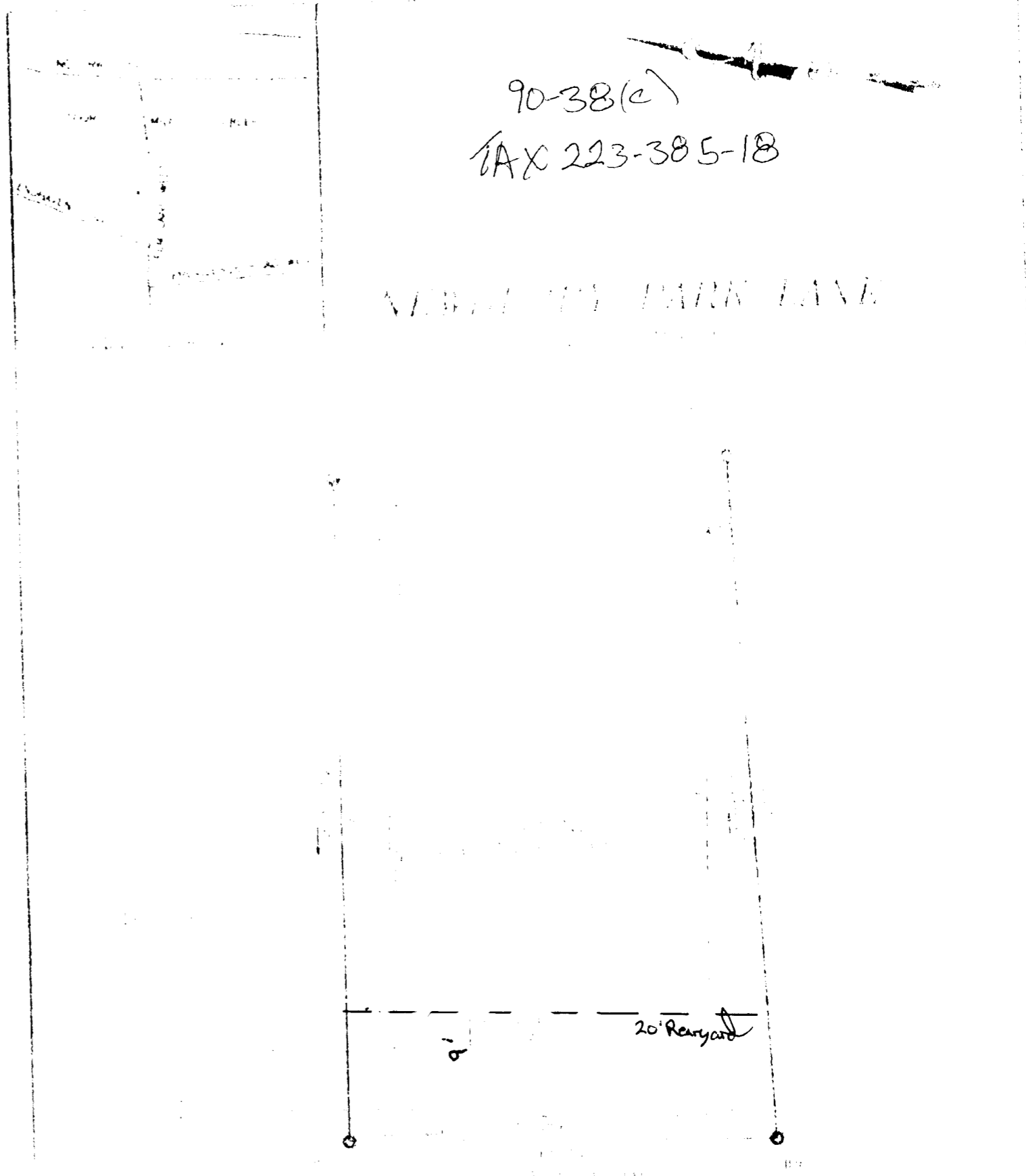
DATE: September 21, 1998

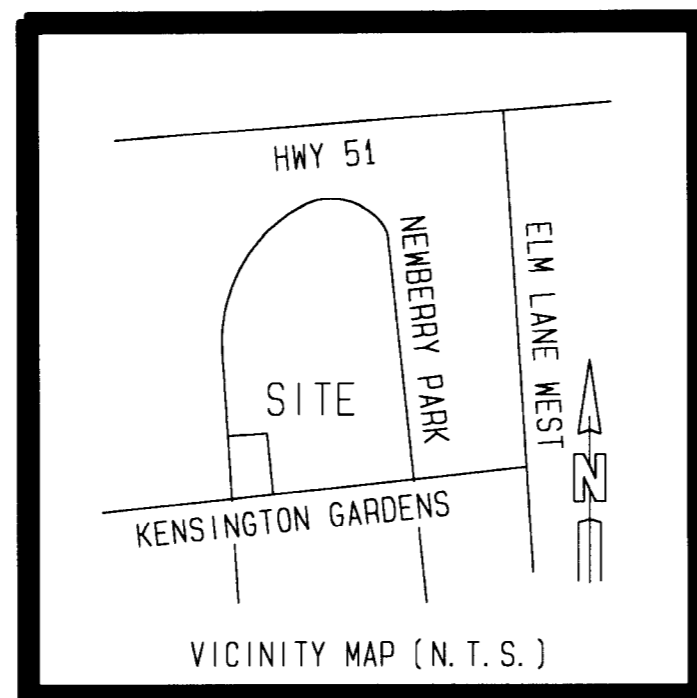
TO: Robert Brandon
Zoning Administrator

FROM: Martin R. Cramton, Jr.
Planning Director

SUBJECT: Administrative Approval for Petition No.90-38(c) Michelle Textiles specifically tax parcel 223-385-18.

Attached is a survey showing a patio approximately 9 feet into the 20 foot rear yard on the above mentioned lot. The owner in proposing to cover the patio therefore requiring an administrative approval to the R-20MF innovative site plan. The homeowners association has granted there approval and the lot adjoins a common area to the rear. Since this change is minor I am administratively approving this specific change to the innovative site plan. Please use this revised plan when evaluating requests for building permits and certificates of occupancy.





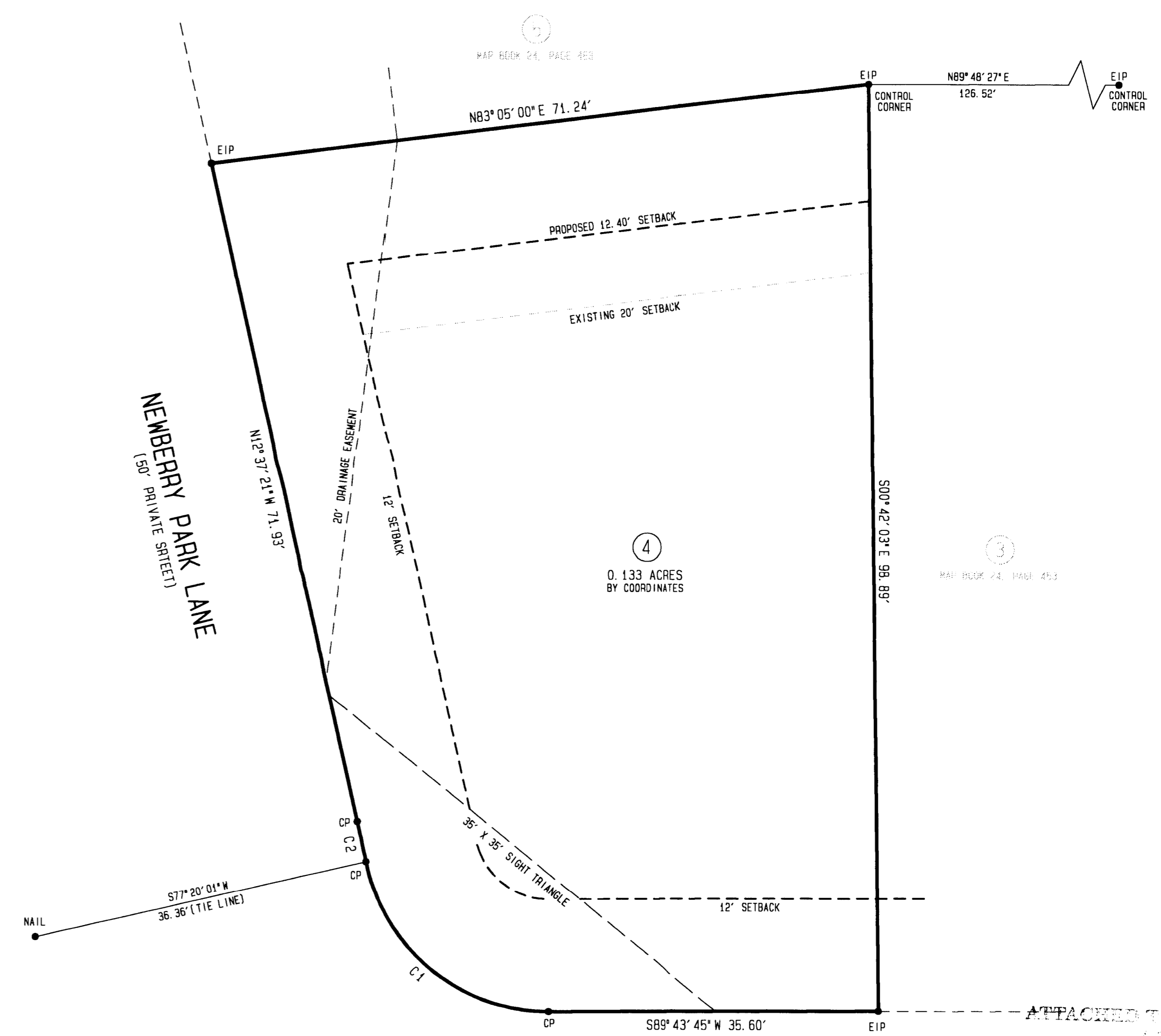
Curve #	Radius	Delta	Length	Tangent	Chord/Brg
C1	20.00'	79°38'22"	27.45'	16.38'	56°57'-03.9W
C2	255.00'	0°59'28"	4.41'	2.21'	N12-07-36.9W

LEGEND:
EIP = EXISTING IRON PIN
NIP = NEW IRON PIN SET
CP = CALCULATED POINT

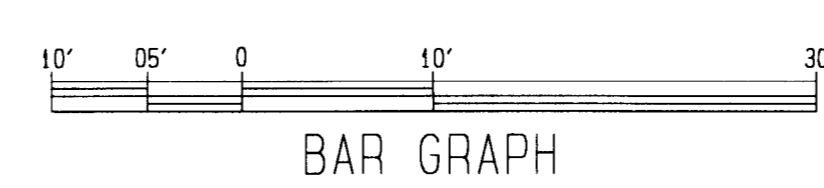
NOTES:
TAX PARCEL 223-383-09
ZONING: R-20MF INNOVATIVE ZONING CRITERIA
ZONING PETITION #90-38 (C)
MIN. LOT AREA = 5,500 SQUARE FEET
MIN. LOT WIDTH = 50' AT SETBACK
MIN. SIDE YARD = 10' BUILDING SEPARATION
MIN. SIDE YARD = 6' ON CORNER LOTS
MIN. FRONT SETBACK = 12'
MIN. REAR YARD = 20'
MIN. REAR YARD = 12.4' (LOT 4 BLOCK 3 ONLY)
NO UNITED STATES OR STATE AGENCY CONTROL MONUMENT FOUND WITHIN 2000'.
THE PURPOSE OF THIS PLAT IS TO CHANGE THE REAR SETBACK OF LOT 4, BLOCK 3 FROM 20' TO 12.4'. NO OTHER LOTS ARE AFFECTED BY THIS REVISION.
THIS PLAT SUPERCEDES THIS PORTION OF THE IVY HALL SUBDIVISION, RECORDED AT MAP BOOK 24, PAGE 453.
THIS PLAT IS A REVISION TO AN EXISTING PARCEL OF LAND AND IS AN EXCEPTION TO THE DEFINITION OF SUBDIVISION.
IRON PINS FOUND AS NOTED
THIS PROPERTY MAY BE SUBJECT TO ANY EASEMENTS OR RIGHTS OF WAY OF RECORD
STREETS LABELED PRIVATE TO BE MAINTAINED BY THE DEVELOPER AND/OR HIS ASSIGNS.
I, _____, REVIEW OFFICER OF MECKLENBURG COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER
DATE: _____
I, JAMES E. MASSMAN, PLS, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK N/A, PAGE N/A); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DASHED LINES PLOTTED FROM INFORMATION AS NOTED HEREON; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:102,000; AND THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.
WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 24TH DAY OF FEBRUARY, 2000.

JAMES E. MASSMAN, PLS L-3616
NORTH CAROLINA REGISTERED LAND SURVEYOR JAMES E. MASSMAN



ATTACHED TO ADMINISTRATIVE APPROVAL
DATE: February 28, 2000
BY: MARTIN R. CRAMTON, JR.



DATE	REVISION	BY

JAMES E. MASSMAN
PROFESSIONAL LAND SURVEYOR
6500 ROSECREST DRIVE
CHARLOTTE, NC 28210
(704) 556-1281

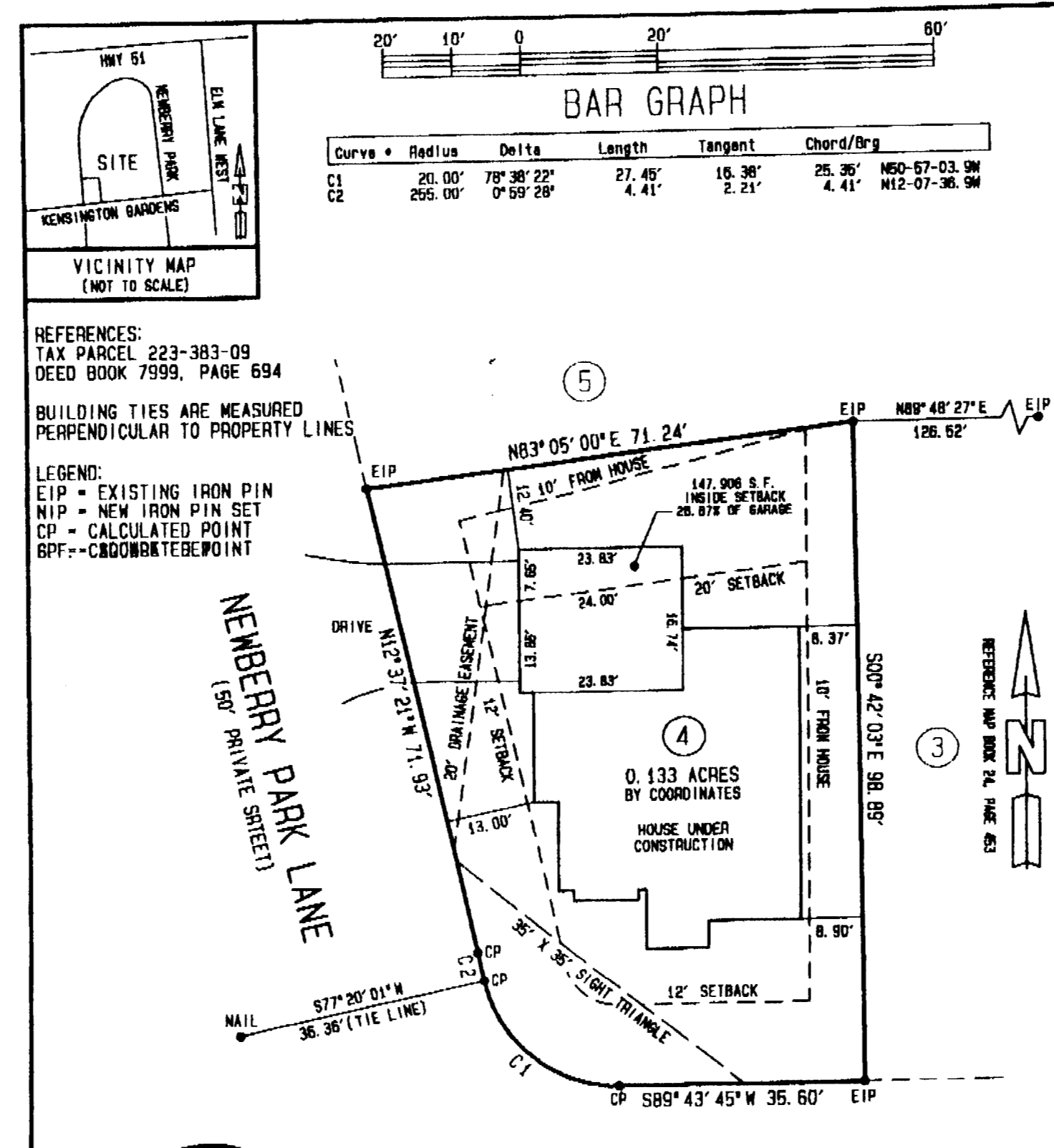
SCALE	DATE
1" = 10'	SURVEY 12/13/99 MAP 02/24/00
FLO. BK.	PL.
NA/99051213.RAW	JEM
JOB NO.	CHECKED BY
9905	JEM

REVISION TO LOT 4, BLOCK 3 OF THE
IVY HALL SUBDIVISION
PREVIOUSLY RECORDED IN MAP BOOK 24, PAGE 453
CITY OF CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA
RECORD PLAT REVISION

SHEET
1
OF
1

OWNER:
MLK INTERNATIONAL, INC.
7523 LITTLE AVENUE
SUITE 210
CHARLOTTE, NC 28226

12/22/1999 15:22 5561281 JAMES MASSMAN PLS Page: 01



DATE OF SURVEY: 12/13/99
REVISED 12/21/99-NO GARAGE DIMENSIONS
LOT SHOWN HEREON SUBJECT TO EASEMENTS OF RECORD
DATE OF SURVEY: 12/13/99

PREPARED FOR:
MLK INTERNATIONAL, INC
6218 KENSINGTON GARDENS COURT
CHARLOTTE, N. C.
CITY OF CHARLOTTE MECKLENBURG COUNTY, N. C.
JAMES E. MASSMAN, R. L. S.
6500 ROSECREST DRIVE
CHARLOTTE, N. C. 28210
PHONE/FAX/DATA (704) 556-1281
LOT No. 4 BLOCK 3 SCALE: 1" = 20'
IVY HALL SUBDIVISION RAM FILE 99051213
MAP BOOK 24 PAGE 453 JOB No. 9905

CHARLOTTE - MECKLENBURG
PLANNING COMMISSION
INTER - OFFICE COMMUNICATION

DATE: February 28, 2000
TO: Robert Brandon
Zoning Administrator
FROM: Martin R. Cramton, Jr.
Planning Director

SUBJECT: Administrative Approval for Petition No. 90-38(c) specifically tax parcel 223-383-09.

Attached is a survey showing a reduction in the 20-foot rear yard to 12.4 feet on the mentioned lot. This request requires an administrative approval under the existing R-20MF innovative zoning. The homeowners association and adjoining property owners have granted their approval. Since this change is minor I am administratively approving this specific change to the innovative site plan. Please use this revised plan when evaluating requests for building permits and certificates of occupancy.

90-38(c)

**CHARLOTTE - MECKLENBURG
PLANNING COMMISSION**

INTER - OFFICE COMMUNICATION

DATE: June 24, 2003

TO: Robert Brandon
Zoning Administrator

FROM: *MRC*
Martin R. Cramton, Jr.
Planning Director

SUBJECT: Administrative Approval for Petition No. 90-38(c) specifically lot 27, block 1.

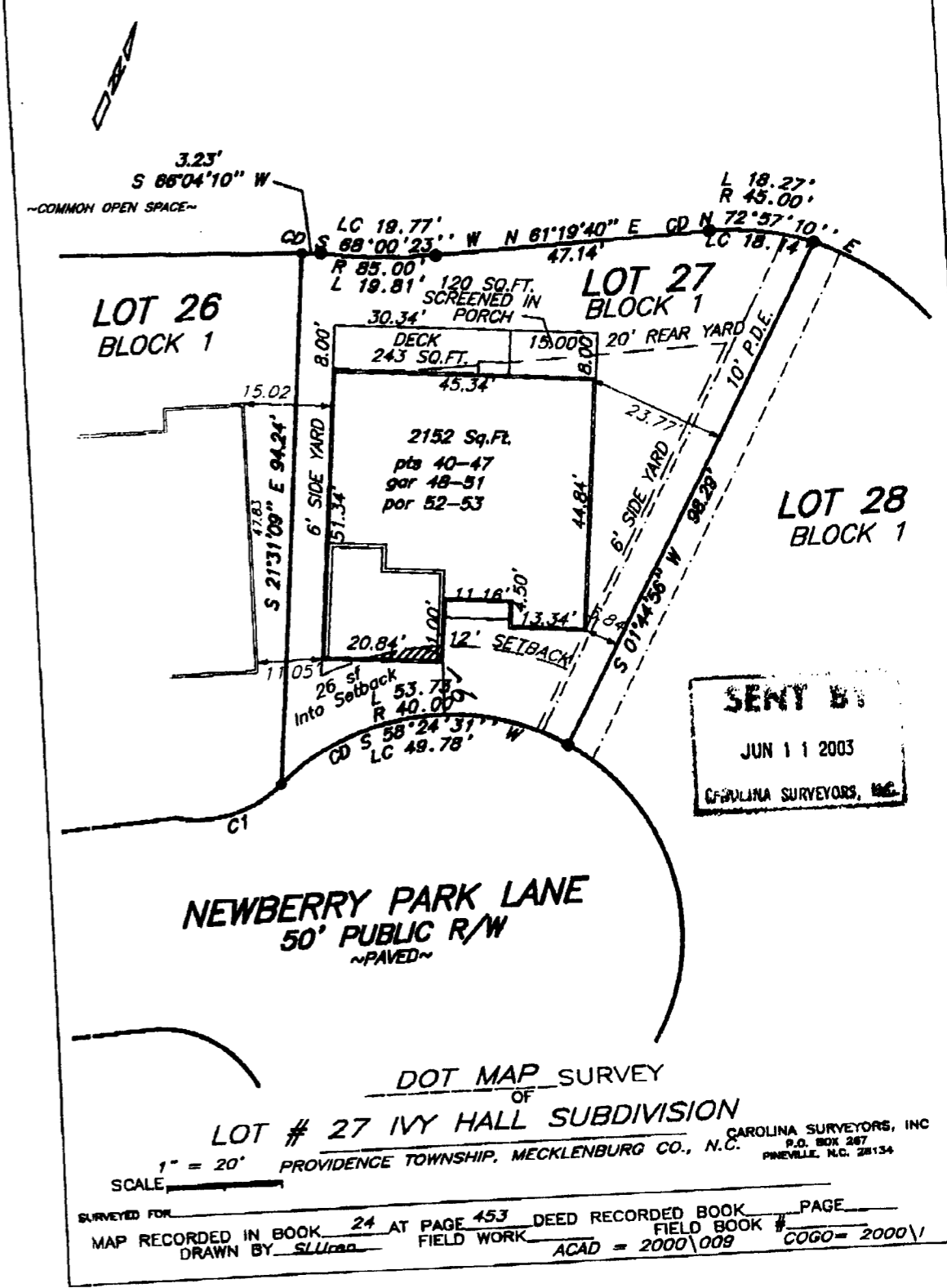
Attached is a survey showing a reduction in the 12 setback to 9-feet and a reduction in the rear yard to 12-feet. This request requires an administrative approval under the existing R-20MF innovative zoning. The homeowners association granted their approval. Since this change is minor I am administratively approving this specific change to the innovative site plan. Please use this plan when evaluating requests for building permits and certificates of occupancy.

ATTACHED TO ADMINISTRATIVE APPROVAL

DATED: June 24, 2003
BY: MARTIN R. CRAMTON, JR.

90-38(c)

THIS IS TO CERTIFY THAT ON THE 28th DAY OF MAY, 2003 I SURVEYED THE PROPERTY SHOWN ON THIS PLAT, AND THAT THE TITLE LINES AND THE WALLS OF THE BUILDINGS IF ANY, ARE AS SHOWN HEREON.
SIGNED _____ REGISTERED SURVEYOR



**CHARLOTTE - MECKLENBURG
PLANNING COMMISSION**
INTER - OFFICE COMMUNICATION

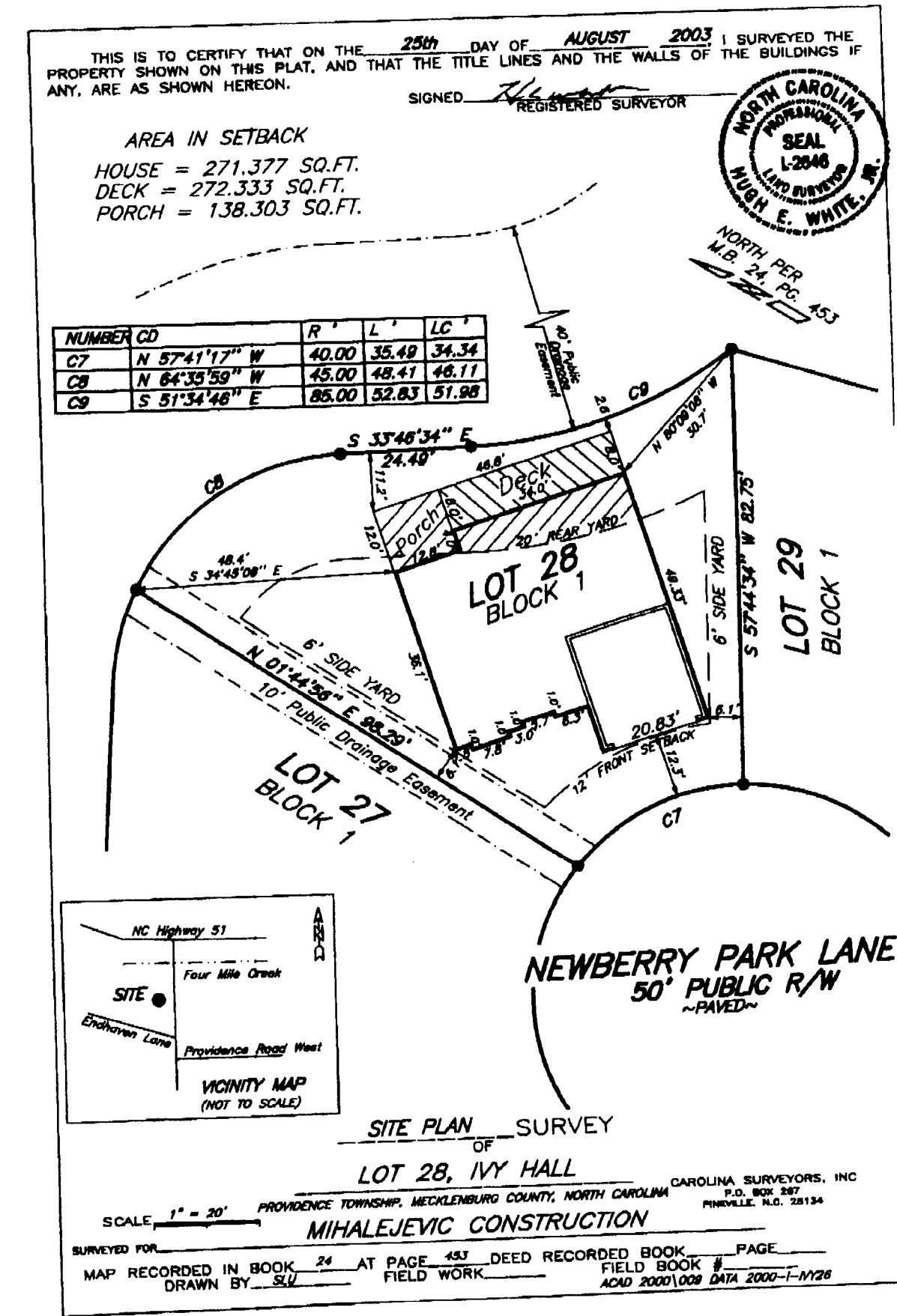
DATE: August 27, 2003

TO: Robert Brandon
Zoning Administrator

FROM: *MR*
Martin R. Cramton, Jr.
Planning Director

SUBJECT: Administrative Approval for Petition No. 90-38(c) specifically lot 28, block 1.

Attached is a survey showing a reduction in the 20-foot rear yard to 2.6-feet. This request requires an administrative approval under the existing R-20MF innovative zoning. The homeowners association granted their approval. Since this change is minor I am administratively approving this specific change to the innovative site plan. Please use this plan when evaluating requests for building permits and certificates of occupancy.



ATTACHED TO ADMINISTRATIVE
APPROVAL

DATED: August 27 2003 90-38(c)
BY: MARTIN R. CRAMTON, JR.

CHARLOTTE - MECKLENBURG PLANNING COMMISSION

INTER - OFFICE COMMUNICATION

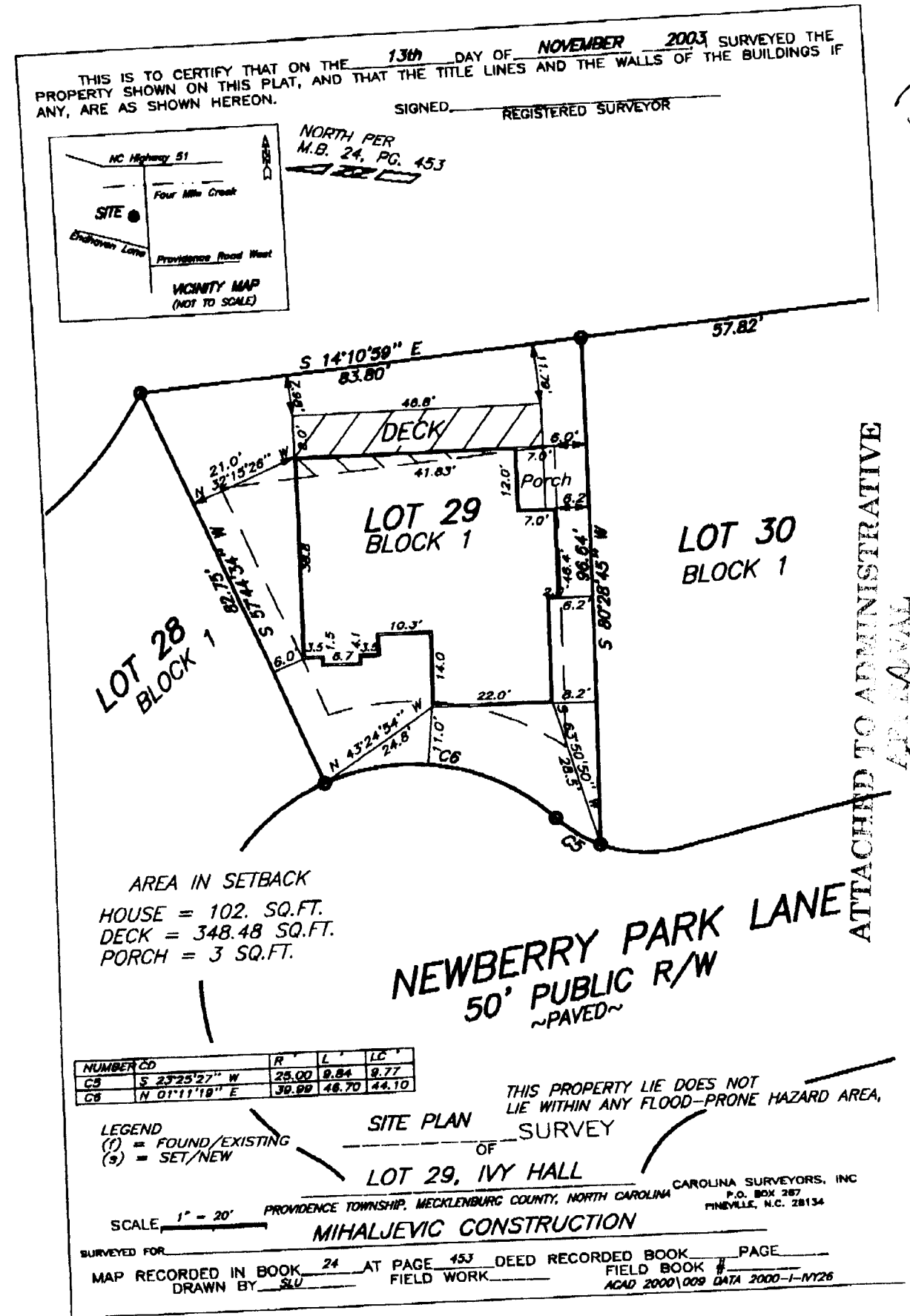
DATE: November 14, 2003

FROM: *MRC*
Martin R. Cramton, Jr.
Planning Director

TO: Robert Brandon
Zoning Administrator

SUBJECT: Administrative Approval for Petition No. 90-38(c) specifically lot 29, block 1.

Attached is a survey showing a reduction in the 20-foot rear yard to 7.98-feet and a reduction in the setback to 11-feet. This request requires an administrative approval under the existing R-20MF innovative zoning. The homeowners association granted their approval. Since this change is minor I am administratively approving this specific change to the innovative site plan. Please use this plan when evaluating requests for building permits and certificates of occupancy.



ATTACHED TO ADMINISTRATIVE APPROVAL
 DATED: November 14, 2003
 BY: MARTIN R. CRAMTON, JR.

90-38(c)