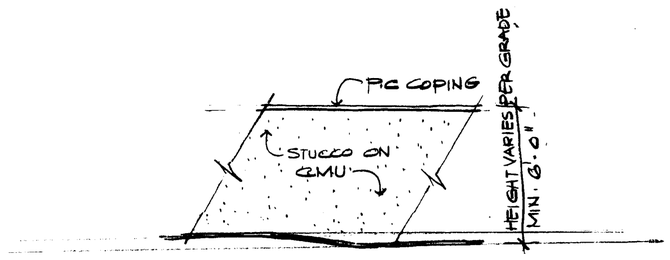
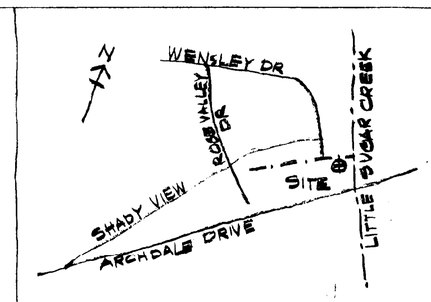


FENCING DETAIL
NTS.

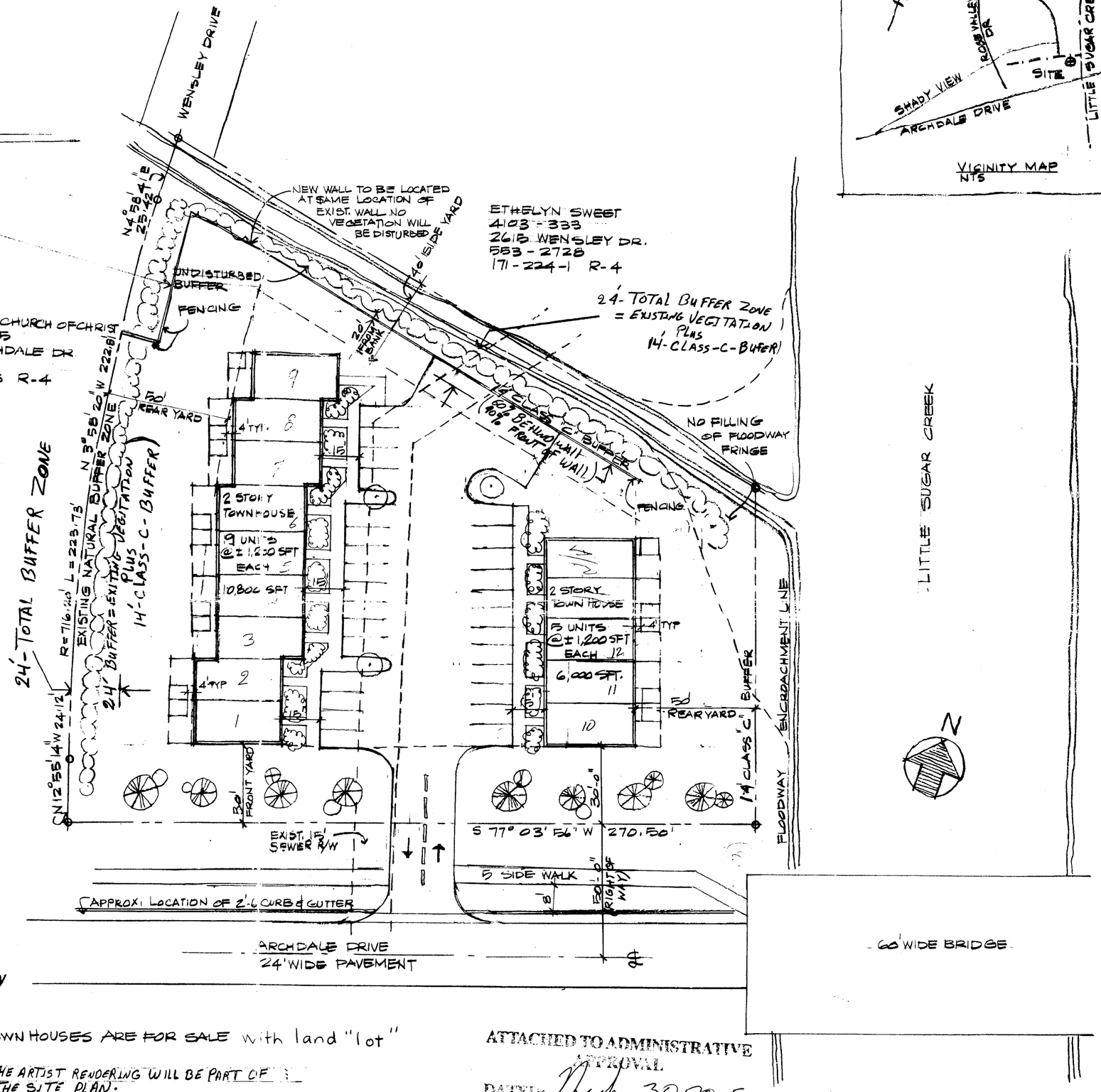


VICINITY MAP
NTS

C.M.U. FENCING IS INTENDED TO BLOCK LINE VIEW FROM WENSLEY DR. TO TOWNHOUSES.

⊗ TOWNHOUSE UNITS MAY VARY IN SIZE BETWEEN 1230 (TWELVE HUNDRED + THIRTY S.F. TO 1962 S.F NINETEEN HUNDRED + SIXTY TWO S.F.

⊗ TOWNHOUSE BUILDING ELEVATION TO HAVE A BONUS ROOM (ATTIC) S.F. SEE ATTACHED.



SITE DATA :

Acreage	1.22 Acres (53, 200 Sq.Ft.)
No of proposed units	14 Units
Existing Zoning	R- 8MF (CD)
Proposed Zoning	R- 12MF (CD)
Open Space	50% +

NOTES:
Masonry fencing will be erected along creek on North + WEST SIDE OF PROPERTY
ROLLOUT GARBAGE CANS WILL BE USED.
There are no opposing driveway to this property
The nearest fire hydrant is less than 750 ft. from this development
Driveway entrances will have drop curb ramp, type II construction

Temporary barrier fencing may be used during construction and prior to installation of permanent fencing

Planting shown is conceptual and will be subject to change on actual site conditions & Urban Forestry staff approval
BUFFER ZONE - 14'-CLASS-C - (REAR 60/40).
10' high decorative residential street lights.

* STORM WATER DETENTION IS NOT REQUIRED DUE TO EXIST. GRADE WHICH DISCHARGES IN CREEK - WILL BE VERIFIED BY LAND DEVELOPMENT
* THE UNITS WILL BE ALTERNATE BRICK VENEER AND VINYL SIDING All end units will be brick

TOWN HOUSES ARE FOR SALE with land "lot"

* THE ARTIST RENDERING WILL BE PART OF THE SITE PLAN.
* Townhouse Units may vary in size between 1230 sf and 1962 sf ⊗ SEE NOTES.
* The number of units within each building will not be changed from what is indicated on the plan.
* Pedestrians will not have access (BRIDGE OR WALKWAY) FROM the townhouse project to Wensley Drive.

ATTACHED TO ADMINISTRATIVE APPROVAL
DATE: March 30, 2005
BY: DEBRA D. CAMPBELL
99-55

PETITION NO. 99.55
FINAL
PRELIMINARY SITE PLAN
FOR PUBLIC HEARING
1-28-99
SCALE: 1"= 30'- 0"
REV - 3-29-05
PROPOSED R-12 MULTIFAMILY
ARBOR CREEK TOWNHOUSES
FOR CHRIS AND CATHY AZAR
CHARLOTTE, NORTH CAROLINA
DATE: JANUARY, 1999
REV. DATE: 12 APRIL, 1999
REV-12- JUNE 1999

CHARLOTTE - MECKLENBURG
PLANNING COMMISSION

INTER - OFFICE COMMUNICATION

DATE: March 30, 2005

TO: Katrina Young
Interim Zoning Administrator

FROM: Debra Campbell
Planning Director

SUBJECT: Administrative Approval for Petition No. 1999-55 by Chris Azar.

Attached is a copy of the revised plan for the above rezoning petition with elevations. The plan has been revised to change the unit size from 1,100 – 1,300 square feet to 1,230 – 1,962 square feet and to show a bonus room on the elevations above the second floor. **These are the only changes to the existing plan.** Since these changes do not alter the intent of the development and are minor, I am administratively approving these revised plans. Please use these revised plans when evaluating requests for building permits and certificates of occupancy.
Note all other ordinance requirements still apply.