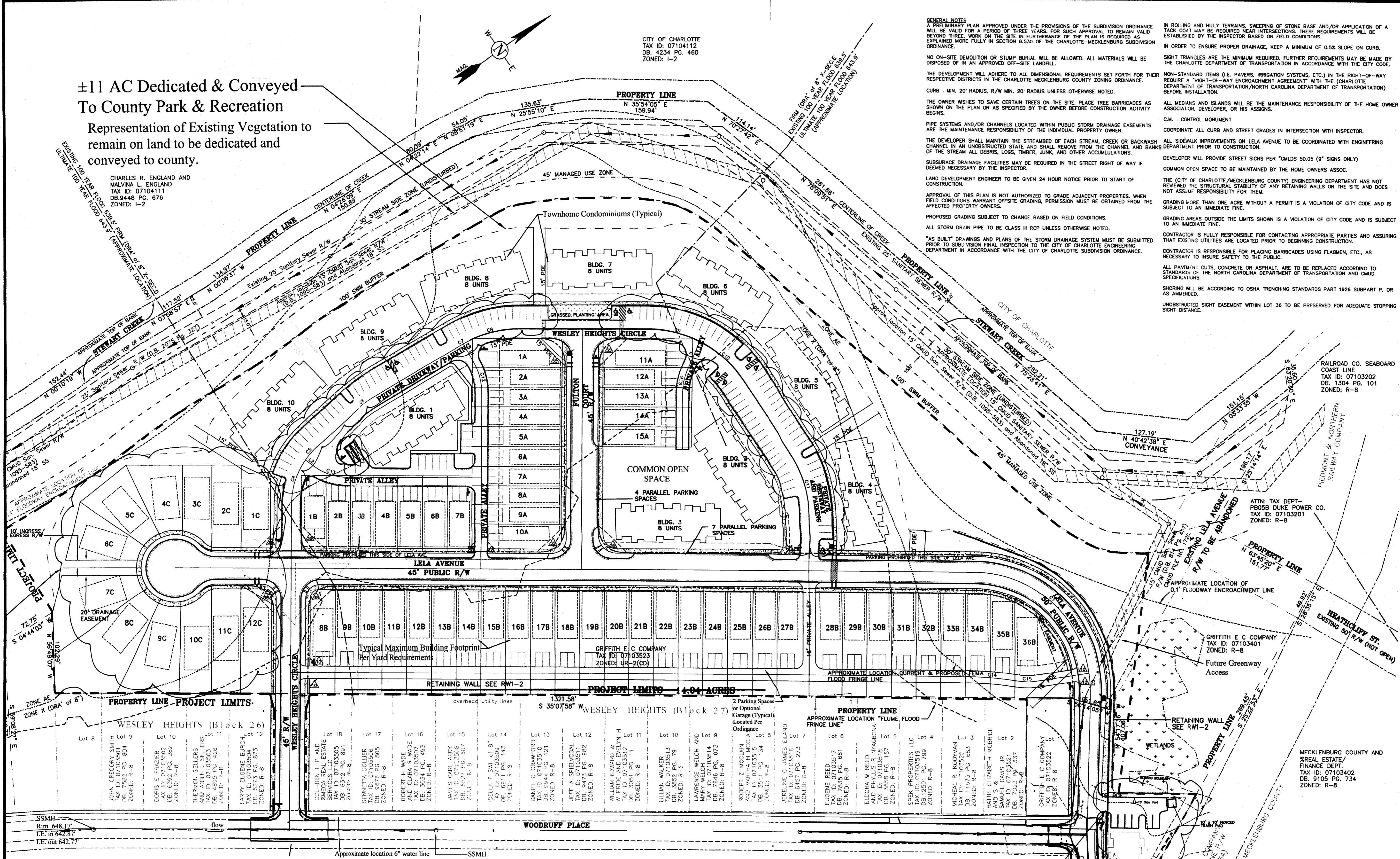


**±11 AC Dedicated & Conveyed To County Park & Recreation**  
Representation of Existing Vegetation to remain on land to be dedicated and conveyed to county.

CHARLES R. ENGLAND AND MALVINA L. ENGLAND  
TAX ID: 07104111  
DB 3440 PG. 472  
ZONED: I-2

CITY OF CHARLOTTE  
TAX ID: 07104112  
DB 4234 PG. 460  
ZONED: I-2

**GENERAL NOTES**  
A PRELIMINARY PLAN APPROVED UNDER THE PROVISIONS OF THE SUBDIVISION ORDINANCE WILL BE VALID FOR A PERIOD OF THREE YEARS. FOR SUCH APPROVAL TO REMAIN VALID BEYOND THREE YEARS, WORK ON THE SITE IN FURTHERANCE OF THE PLAN IS REQUIRED AS EXPLAINED MORE FULLY IN SECTION 6.5.3 OF THE CHARLOTTE-MECKLENBURG SUBDIVISION ORDINANCE.  
NO ON-SITE DEMOLITION OR STUMP BURIAL WILL BE ALLOWED. ALL MATERIALS WILL BE DISPOSED OF IN AN APPROVED OFF-SITE LANDFILL.  
THE DEVELOPMENT WILL ADHERE TO ALL DIMENSIONAL REQUIREMENTS SET FORTH FOR THEIR RESPECTIVE DISTRICTS IN THE CHARLOTTE-MECKLENBURG COUNTY ZONING ORDINANCE.  
CURB - MIN. 20" RADIUS, R/W MIN. 20" UNLESS OTHERWISE NOTED.  
THE OWNER WISHES TO SAVE CERTAIN TREES ON THE SITE. PLACE TREE BARRICADES AS SHOWN ON THE PLAN OR AS SPECIFIED BY THE OWNER BEFORE CONSTRUCTION ACTIVITY BEGINS.  
PIPE SYSTEMS AND/OR CHANNELS LOCATED WITHIN PUBLIC STORM DRAINAGE EASEMENTS ARE THE MAINTENANCE RESPONSIBILITY OF THE INDIVIDUAL PROPERTY OWNER.  
THE DEVELOPER SHALL MAINTAIN THE STREAMBED OF EACH STREAM, CREEK OR BACKWASH CHANNEL IN AN UNOBTURATED STATE AND SHALL REMOVE FROM THE CHANNEL AND BANKS DEBRIS OF THE STREAM ALL DEBRIS, LOGS, TIMBER, JUNK AND OTHER ACCUMULATIONS.  
SUBSURFACE DRAINAGE FACILITIES MAY BE REQUIRED IN THE STREET RIGHT OF WAY IF DEEMED NECESSARY BY THE INSPECTOR.  
LAND DEVELOPMENT ENGINEER TO BE GIVEN 24 HOUR NOTICE PRIOR TO START OF CONSTRUCTION.  
APPROVAL OF THIS PLAN IS NOT AUTHORIZED TO GRADE ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFFSITE GRADING, PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNERS.  
PROPOSED GRADING SUBJECT TO CHANGE BASED ON FIELD CONDITIONS.  
ALL STORM DRAIN PIPE TO BE CLASS III ROP UNLESS OTHERWISE NOTED.  
\*AS BUILT DRAWINGS AND PLANS OF THE STORM DRAINAGE SYSTEM MUST BE SUBMITTED PRIOR TO SUBDIVISION FINAL INSPECTION TO THE CITY OF CHARLOTTE ENGINEERING DEPARTMENT IN ACCORDANCE WITH THE CITY OF CHARLOTTE SUBDIVISION ORDINANCE.  
IN ROLLING AND HILLY TERRAINS, SWEEPING OF STONE BASE AND/OR APPLICATION OF A TACK COAT MAY BE REQUIRED NEAR INTERSECTIONS. THESE REQUIREMENTS WILL BE ESTABLISHED BY THE INSPECTOR BASED ON FIELD CONDITIONS.  
IN ORDER TO ENSURE PROPER DRAINAGE, KEEP A MINIMUM OF 0.5% SLOPE ON CURB.  
SIGHT TRIANGLES ARE THE MINIMUM REQUIRED. FURTHER REQUIREMENTS MAY BE MADE BY THE CHARLOTTE DEPARTMENT OF TRANSPORTATION IN ACCORDANCE WITH THE CITY CODE.  
NON-STANDARD ITEMS (E.G. PATERS, IRRIGATION SYSTEMS, ETC.) IN THE RIGHT-OF-WAY REQUIRE A "RIGHT-OF-WAY ENCROACHMENT AGREEMENT" WITH THE (CHARLOTTE DEPARTMENT OF TRANSPORTATION/NORTH CAROLINA DEPARTMENT OF TRANSPORTATION) BEFORE INSTALLATION.  
ALL MEDJAS AND ISLANDS WILL BE THE MAINTENANCE RESPONSIBILITY OF THE HOME OWNER ASSOCIATION, DEVELOPER, OR HIS ASSIGNS.  
C.M. - CONTROL MONUMENT  
COORDINATE ALL CURB AND STREET GRADES IN INTERSECTION WITH INSPECTOR.  
ALL SIDEWALK IMPROVEMENTS ON LELA AVENUE TO BE COORDINATED WITH ENGINEERING DEPARTMENT PRIOR TO CONSTRUCTION.  
DEVELOPER WILL PROVIDE STREET SIGNS PER "COMDS 50.05 (9" SIGNS ONLY) BEFORE INSTALLATION.  
THE CITY OF CHARLOTTE/MECKLENBURG COUNTY ENGINEERING DEPARTMENT HAS NOT REVIEWED THE STRUCTURAL STABILITY OF ANY RETAINING WALLS ON THE SITE AND DOES NOT ASSUME RESPONSIBILITY FOR THEM.  
GRADING MORE THAN ONE ACRE WITHOUT A PERMIT IS A VIOLATION OF CITY CODE AND IS SUBJECT TO AN IMMEDIATE FINE.  
GRADING AREAS OUTSIDE THE LIMITS SHOWN IS A VIOLATION OF CITY CODE AND IS SUBJECT TO AN IMMEDIATE FINE.  
CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ASSURING THAT EXISTING UTILITIES ARE LOCATED PRIOR TO BEGINNING CONSTRUCTION.  
CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES USING FLAGMEN, ETC., AS NECESSARY TO INSURE SAFETY TO THE PUBLIC.  
ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE REPLACED ACCORDING TO STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION AND CHADP SPECIFICATIONS.  
SHORING WILL BE ACCORDING TO OSHA TRENCHING STANDARDS PART 1926 PART P, OR AS ADMINISTERED BY THE INSPECTOR.  
UNOBTURATED SIGHT EASEMENT WITHIN LOT 36 TO BE PRESERVED FOR ADEQUATE STOPPING SIGHT DISTANCE.



ATTACHED TO ADMINISTRATIVE APPROVAL  
DATED: Sept 4, 2003  
BY: MARTIN R. CRAMTON, JR.  
SLS

2002-114  
SITE PLAN

F	INCORPORATE COMMENTS	8/18/03	TSE
E	INCORPORATE COMMENTS	7/25/03	TSE
D	FOR OWNER REVIEW	04/17/03	JAS
C	CITY COMMENTS - CPMC		
C	FOR OWNER REVIEW	02/25/03	DCN
B	FOR OWNER REVIEW	02/06/03	DL
No.	Revision	Date	By

LELA COURT IN HISTORIC WESLEY HEIGHTS

PREPARED FOR  
**LandCraft**  
201 NORTH TRYON ST. Suite 2650  
CHARLOTTE, NC 28202  
704-332-9340

Date: FEB. 5, 2003 Approved By: RHP

Drawn By: DL Checked By: RHP

Project No: 7022

Sheet No: - Of: -

**SP1-2**

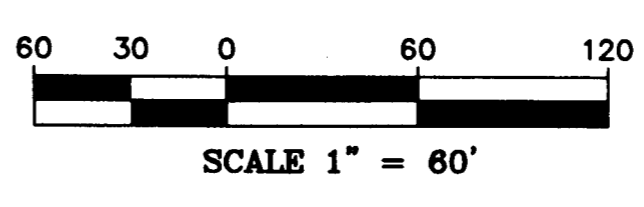
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© 2002 SINGLAR & ASSOC., PLLC Rev. No: F

- Development Standards**
- Development of the site will be controlled by the standards depicted on this site plan and by the standards of the City of Charlotte 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 area of individual site elements may be altered or modified within the limits prescribed by the ordinance during the design development and construction phases within the building envelope line as shown on the plan per Section 6.2 of the Zoning Ordinance.
  - Any detached lighting on the site will be limited to 20 feet in height.
  - Signage will be permitted in accordance with applicable Zoning standards.
  - Parking will be provided which will meet or exceed the Zoning of the Zoning ordinance.
  - All buildings will be within 750 feet of a fire hydrant as prescribed by the Charlotte Fire Dept.
  - The Petitioner will install an internal sidewalk system that will connect the proposed development on the site with sidewalks on the adjacent public streets.
  - The site will comply with Chapter 21 of the City Code. Proposed planting shown is conceptual only and will be subject to change on actual site conditions and Union Forestry Staff approval. Internal landscaping shown on the plan is illustrative and the exact design will be determined during the design and development process.
  - PAN Railway R/W is usable per directions of Petitioner's Title Attorney.
  - No non-residential uses permitted.

- SITE PLAN NOTES: NOTE LOT REDUCTION**  
Contacted Jim Manes for Administrative Approval
- Total Acreage = 23.33 Acres
  - Zoning: UR-2(CD) 2002-114
  - Area Dedicated and Conveyed to Parks and Recreation = 11.06 Acres
  - Open Space = 48%
  - Lot Number 81 = Triplex = 3 units
  - Proposed Easements:
    - Single Family Lots 138' width at building line = 12 Lots
    - Single Family Lots 122' width at building line = 36 Lots
    - Single Family Lots 122' width at building line = 48 Lots
    - Total Lots: Townhomes, Single Family, and Triplex = 146 Units
    - Triplex: 3 Triplexes = 9 Units
    - Single Family (2 Space) Lot = 102 Spaces (63 min/126 max)
    - Lot 81 = 6 Spaces (3 min/6 max)
    - On-Street Parking = 11 Spaces
    - Total Provided = 244 Spaces

- Typical parking model dimensions per Charlotte-Mecklenburg Land Development Standards Manual, Latest Edition.
- Utilities to be underground.
- Common Open Area improvements to be determined based on existing conditions and designed and implemented at developer's discretion.
- Grading and filling in the Greenway area shall be prohibited except outside of the 100' buffer area, as shown on the S.W.I.M. Ordinance.
- Driveways shall be drop curb ramp Type 2 Modified driveways (with radii).
- Setbacks:
  - Front Yard = 14' from Back of Curb
  - Side Yard = 3' (Reduced per S.W.I.M. Buffer STMDS, Section 12-805.3(c))
  - Rear Yard = 10'
  - Maximum Height = 40'
- The public streets will have a 6" planting strip in order to accommodate front porches. Additionally, a sidewalk easement to the City of Charlotte will be provided for all sidewalks along the public streets that are outside the public right-of-way. Easement area to include 1 foot behind sidewalk to allow maintenance for the same. Easement to be included on final plat and on each lot survey.
- All vehicular access to the residences along public streets will be made via alleys in the rear except for 1c thru 12c and triplex lots. There will be no driveways or other vehicular amenities, except as noted, fronting the public street.
- This site will comply with Chapter 21, Trees, of the City Code. Buffer regulations.
- Stormwater detention is not required; however, the petitioner agrees to coordinate water quality efforts (level preservers) with the City of Charlotte Storm Water Services (CSWS) in order to offset or minimize potential impacts to water quality.
- Streamside S.W.I.M. zone shall remain undisturbed.
- Road Names and Information:
  - Lela Avenue (Public) = 1499.36 LF
  - Wesley Heights Circle (Public) = 334.36 LF
  - Fulton Court (Public Changing to Private) = 39.50 LF
  - Unimproved Private Driveway/Parking = 1060.51 LF
- Compliance with Section 12-403 of the Zoning Ordinance is established and Screening Enclosures are shown on the Landscape Plan.
- Tree Ordinance: in compliance. Refer to Landscape Plan.
- CDOT will install proper signage to restrict parking on designated side of Lela Ave.
- FOR LOTS 1C-12C, IF ATTACHED GARAGES ARE PROVIDED THEY WILL BE ONE OR TWO AND SETBACK 8' FROM BUILDING FACE.

**S.W.I.M. BUFFER REQUIREMENTS:**  
AREA WITHIN 100' S.W.I.M. BUFFER: 6.4 AC  
TOTAL AREA BETWEEN 100' YEAR FLOOD FRINGE & 100' ENCOACHMENT AREA S.W.I.M. BUFFER: 7.6 AC  
UPLAND AREA PROVIDED (7.62) = 3.8 AC (1/2 of Flood Fringe Outside of 100' S.W.I.M. Buffer)  
UPLAND AREA REQUIRED (7.62) = 3.8 AC (1/2 of Flood Fringe Outside of 100' S.W.I.M. Buffer)  
PARCEL TO BE DEDICATED AND CONVEYED TO COUNTY PARK & RECREATION AND WILL BE SHOWN ON A SEPARATE EXHIBIT PLAT.



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

DATE: September 4, 2003

TO: Robert Brandon  
Zoning Administrator

FROM: Shad Spencer  
Land Development Planner

SUBJECT: Administrative Approval for Petition 2002-114, LandCraft - Lela Court

Attached is a copy of the revised site plan for the above referenced rezoning petition located off Lela Avenue and Woodruff Drive (tax parcel 071-034-01 & 071-035-23). Also attached is a letter from LaShonda Jones with LandCraft Properties requesting the proposed administrative changes. The major amendment involves modifying the number of units from 76 townhome style condominiums, 71 single family lots, and one duplex lot to 80 townhome style condominiums, 63 single family lots, and one triplex lot. Other amendments include replacing a duplex and single family lot for a triplex lot and eliminating rear loading lots on a portion of the site.

Since these changes are allowed according to section 6.206 of the City Zoning Ordinance, I am administratively approving this revised plan. Please use this revised plan when evaluating requests for building permits and certificates of occupancy.



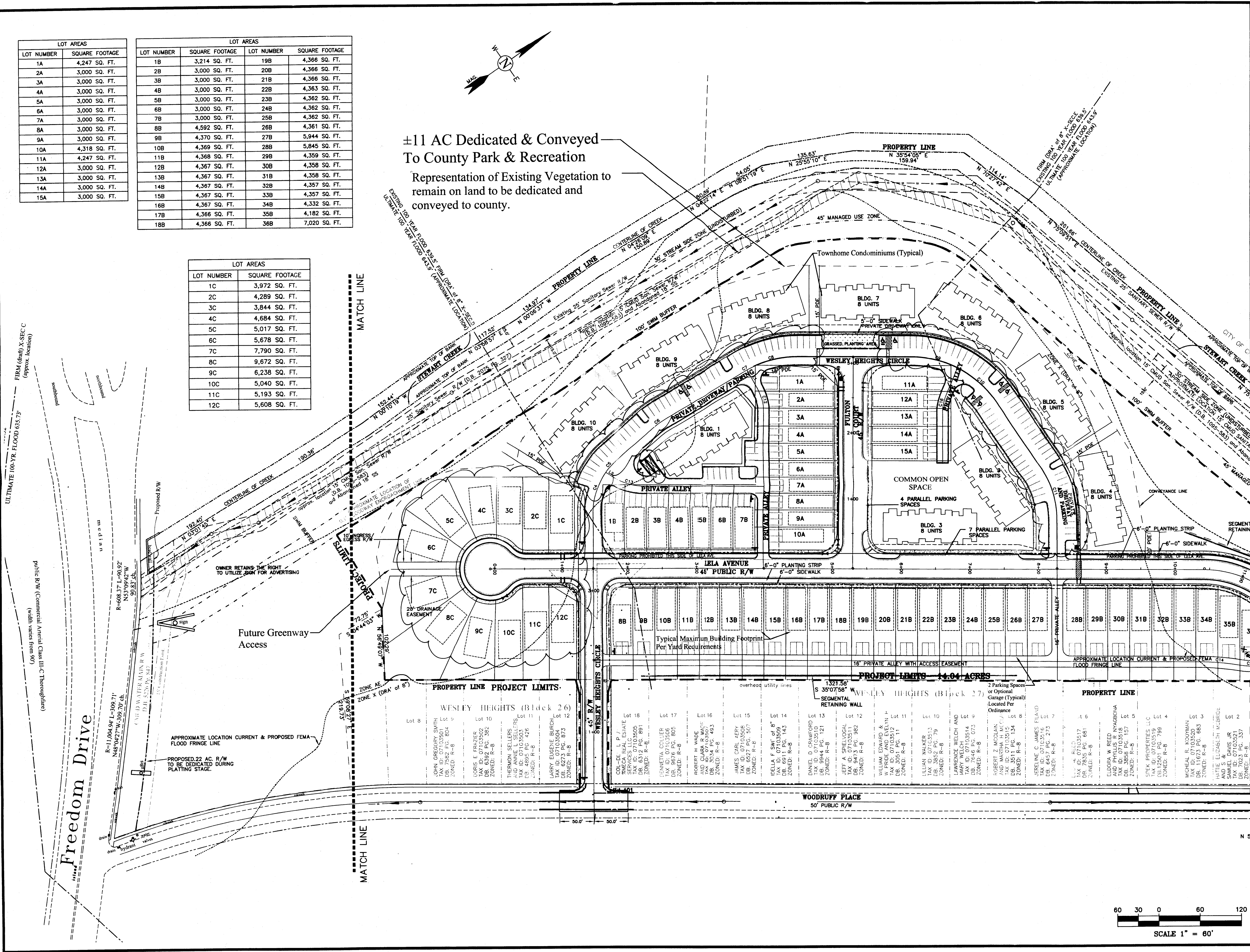
LOT NUMBER	SQUARE FOOTAGE
1A	4,247 SQ. FT.
2A	3,000 SQ. FT.
3A	3,000 SQ. FT.
4A	3,000 SQ. FT.
5A	3,000 SQ. FT.
6A	3,000 SQ. FT.
7A	3,000 SQ. FT.
8A	3,000 SQ. FT.
9A	3,000 SQ. FT.
10A	4,318 SQ. FT.
11A	4,247 SQ. FT.
12A	3,000 SQ. FT.
13A	3,000 SQ. FT.
14A	3,000 SQ. FT.
15A	3,000 SQ. FT.

LOT NUMBER	SQUARE FOOTAGE	LOT NUMBER	SQUARE FOOTAGE
1B	3,214 SQ. FT.	19B	4,366 SQ. FT.
2B	3,000 SQ. FT.	20B	4,366 SQ. FT.
3B	3,000 SQ. FT.	21B	4,366 SQ. FT.
4B	3,000 SQ. FT.	22B	4,363 SQ. FT.
5B	3,000 SQ. FT.	23B	4,362 SQ. FT.
6B	3,000 SQ. FT.	24B	4,362 SQ. FT.
7B	3,000 SQ. FT.	25B	4,362 SQ. FT.
8B	4,592 SQ. FT.	26B	4,361 SQ. FT.
9B	4,370 SQ. FT.	27B	5,944 SQ. FT.
10B	4,369 SQ. FT.	28B	5,845 SQ. FT.
11B	4,368 SQ. FT.	29B	4,359 SQ. FT.
12B	4,367 SQ. FT.	30B	4,358 SQ. FT.
13B	4,367 SQ. FT.	31B	4,358 SQ. FT.
14B	4,367 SQ. FT.	32B	4,357 SQ. FT.
15B	4,367 SQ. FT.	33B	4,357 SQ. FT.
16B	4,367 SQ. FT.	34B	4,332 SQ. FT.
17B	4,366 SQ. FT.	35B	4,182 SQ. FT.
18B	4,366 SQ. FT.	36B	7,020 SQ. FT.

LOT NUMBER	SQUARE FOOTAGE
1C	3,972 SQ. FT.
2C	4,289 SQ. FT.
3C	3,844 SQ. FT.
4C	4,684 SQ. FT.
5C	5,017 SQ. FT.
6C	5,678 SQ. FT.
7C	7,790 SQ. FT.
8C	9,672 SQ. FT.
9C	6,238 SQ. FT.
10C	5,040 SQ. FT.
11C	5,193 SQ. FT.
12C	5,608 SQ. FT.

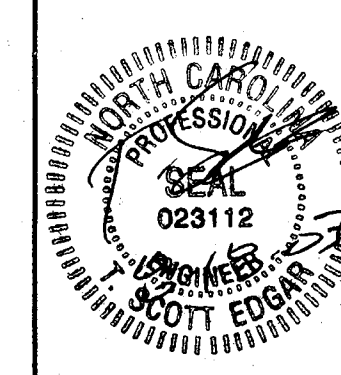
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Representation of Existing Vegetation to remain on land to be dedicated and conveyed to county.



SINCLAIR & ASSOCIATES, PLLC  
ENGINEERS, SURVEYORS & MANAGERS  
P.O. BOX 1344 DUNCAN, SC 29334  
(803)949-0081 FAX (803)949-1911

NOTICE  
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SITE PLAN

No.	Revision	Date	By
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D	FOR OWNER REVIEW	04/17/03	JAS
CITY COMMENTS - CMPC			
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B	FOR OWNER REVIEW	02/06/03	DL

**LELA COURT IN HISTORIC WESLEY HEIGHTS**

PREPARED FOR  
**LandCraft**  
201 NORTH TRYON ST. Suite 2650  
CHARLOTTE, NC 28202  
704-332-9340

Date: FEB. 5, 2003 Approved By: RHP  
Drawn By: DL Checked By: RHP

Project No: 7022  
Sheet No: - Of: -

**SP2-2**  
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