

5' SIDE & 10' REAR YARDS AT BUILDING

STREET TREES WILL BE PROVIDED AS PER CITY ORDINANCE

15' ALLEY TO BE UNDEDICATED

3 STORIES ABOVE GRADE IN BACK. 4 TOWNHOUSE CONDOMINIUMS APPROX. 1750 GROSS SF EACH INCLUDING GARAGE. TWO UNITS PER BLDG. 10.5' FROM SIDEWALK TO GARAGE.

5' PLANTED EVERGREEN BUFFER AT PARKING-LELAND CYPRESS

3 SINGLE FAMILY LOTS, 50' WIDE X 90' DEEP. PARKING TO BE AT REAR, ACCESSED FROM DRIVEWAY

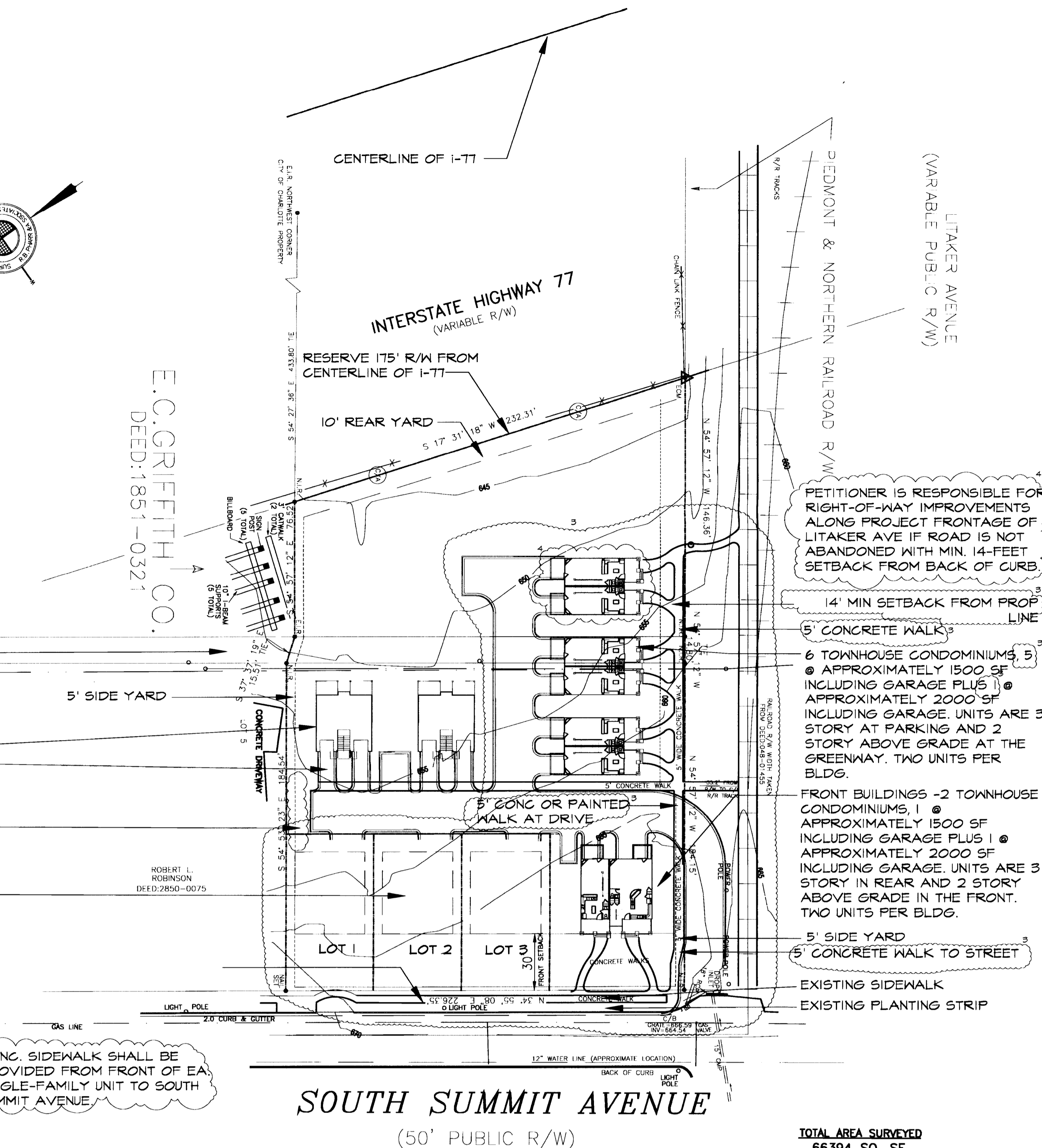
EXISTING 5' PLANTING STRIP & 4' SIDEWALK - REPLACE WITH 6' PLANTING STRIP AND 6' WALK PER ORDINANCE. SIDEWALK WILL MEANDER AS NEEDED AROUND THREE EXISTING OAK TREES WHICH ARE TO BE SAVED.

CONC. SIDEWALK SHALL BE PROVIDED FROM FRONT OF EACH SINGLE-FAMILY UNIT TO SOUTH SUMMIT AVENUE.

NOTES:

- SCALE: 1"=40'
- ANY TREES THAT ARE PRESERVED ARE COUNTED TOWARD TREE ORDINANCE OR STREET SCAPE PLAN.
- THIS DRAWING IS THE PROPERTY OF NEIGHBORING CONCEPTS, NO USE PERMITTED WITHOUT WRITTEN CONSENT.

PETITIONER SHALL TIE-IN TO 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, PETITIONER SHALL PROVIDE ALTERNATE METHODS TO PREVENT THIS FROM OCCURRING.



SOUTH SUMMIT AVENUE

(50' PUBLIC R/W)

TOTAL AREA SURVEYED
66394 SQ. SF.
1.5242 AC.

SITE TABLE DATA:

	PROPOSED	REQUIRED
ACREAGE:	1.52 AC. (66,394 SQ FT) 1.60 AC. (69,707 SQ FT) INC. UNDEDICATED ALLEYWAY	3,000 SQ FT MIN
EXISTING & PROPOSED ZONING:	R5 & J-1 EXISTING / UR2(GD) PROPOSED	
NUMBER OF UNITS:	12 (FAR=5 +/-) + 3 LOTS	FAR=1.0 MAX
PARKING:	17 GARAGES BENEATH ALL UNITS	12 MIN / 24 MAX
USE:	MF RESIDENTIAL FOR SALE NON RESIDENTIAL USES PER ORDINANCE	

NOTES:

YARDS & HEIGHTS AS PER ORDINANCE, EXCEPT FRONT SETBACK AS NOTED.



REPRESENTATIVE ELEVATION OF BUILDINGS ALONG SUMMIT AVENUE AND THE GREENWAY

APPROVED BY CITY COUNCIL
DATE 10/20/03

APPROVED TO ADMINISTRATIVE APPROVAL
DATE January 3, 2005
BY DEBRA CAMPBELL

AS FOR PUBLIC HEARING
PETITION NUMBER: 2003-035
SEPT 15, 2003

SUMMIT AVENUE TOWNHOME CONDOMINIUMS
Project Number:

Architecture Planning Development
1200 West Morehead Street
Suite 210
Charlotte, NC 28208
770.574.0918
770.542.9806
E: info@neighborings.com

03-35

Submission: Rezoning
Date: APRIL 14, 2003
Drawn: CAD Checked: MCO
Rev. 1 Date: MAY 30, 2003
Rev. 2 Date: JUNE 30, 2003
Rev. 3 Date: NOVEMBER 22, 2004
Rev. 4 Date: DECEMBER 15, 2004
Title:
Sheet Number: of
Plate

CHARLOTTE-MECKLENBURG PLANNING COMMISSION
INTER-OFFICE COMMUNICATION

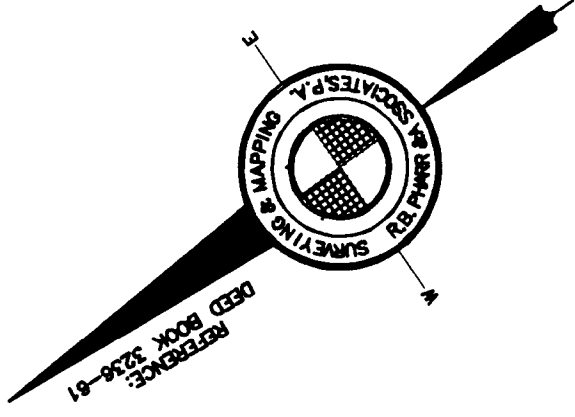
DATE: January 3, 2005

TO: Katrina Young,
Interim Zoning Administrator

FROM: Debra Campbell,
Planning Director

SUBJECT: Administrative Approval for Petition No. 03-35

Attached are specific plans for the aforementioned rezoning petition. This administrative request is to amend the square footage of some of the townhomes, to decrease the number of single family lots from four to three and to increase the lot width of the single family lots from 40 to 50 feet. Staff has reviewed the request and found it consistent with the intent of the original rezoning petition. Therefore, I am administratively approving these specific plans. Please use these specific plans when evaluating requests for building permits.



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18.5' FROM SIDEWALK TO GARAGE

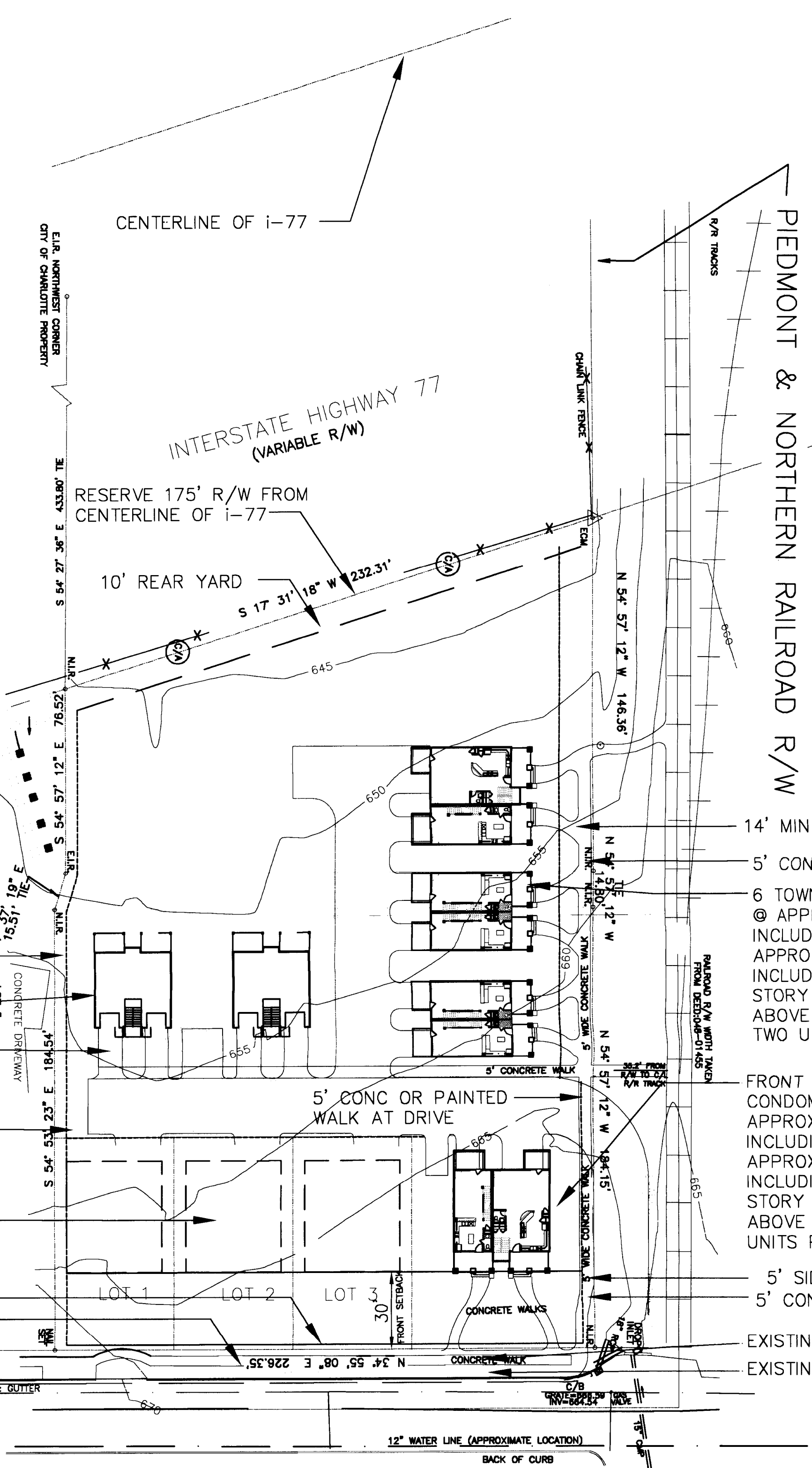
5' PLANTED EVERGREEN BUFFER AT PARKING—LELAND CYPRESS

3 SINGLE FAMILY LOTS — 50' WIDE X 90' DEEP. PARKING TO BE AT REAR, ACCESSED FROM DRIVEWAY

14' SETBACK FROM BACK OF CURB (N/A)
EXISTING 5' SIDEWALK WITH PLANTING STRIP (WIDTH OF PLANTING STRIP VARIES) — SIDEWALK MEANDERS AROUND EXISTING TREES

E.C. GRIFFITH CO.
DEED: 1851-0321

ROBERT L. ROBINSON
DEED: 2850-0075



SOUTH SUMMIT AVENUE
(50' PUBLIC R/W)

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AS FOR PUBLIC HEARING
PETITION NUMBER: 2003-035
SEPT 15, 2003

ATTACHED TO ADMINISTRATIVE APPROVAL
DATED: April 26, 2005
BY: DEBRA D. CAMPBELL

CHARLOTTE - MECKLENBURG PLANNING COMMISSION
INTER - OFFICE COMMUNICATION

DATE: April 26, 2005
TO: Katrina Young, Interim Zoning Administrator
FROM: Debra Campbell, Planning Director

SUBJECT: Administrative Approval for Petition No. 03-35 by Wesley Heights Community Association, Inc.

Attached is a revised plan for the aforementioned rezoning petition. This administrative request is to remove the requirement for a new 6-foot wide sidewalk along Summit Avenue. The Engineering Department has determined that the new 5-foot wide sidewalk installed by the City is sufficient. Staff has reviewed the request and determined that this change is minor. Therefore, I am administratively approving this revised plan. Please use this plan when evaluating requests for building permits.
Note all other ordinance requirements still apply.

SUMMIT AVENUE TOWNHOME CONDOMINIUMS

Architecture
Community Planning
Development
1230 West Morehead Street
Charlotte, NC 28208
770.374.9165

Submitter:	Rezoning
Date:	APRIL 14, 2003
Drawn:	CAO
Checked:	MCO
Rev. 1 Date:	MAY 30, 2003
Rev. 2 Date:	JUNE 30, 2003
Rev. 3 Date:	NOVEMBER 22, 2004
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