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Interim
Release
Drawing

Not for Construction,
Final Pricing, or Permit

Philips Gate
Townhouses
Pet.# 2004-018

DATE:

January 19, 2004

REVISIONS:

January 12, 2004

February 12, 2004

PROJECT NUMBER

03-212

DRAWN BY:

HBC

CHECKED BY:

NWA

APPROVED BY CITY COUNCIL

DATE 3/15/04

Site Plan
1"=20'-0"

SP-1

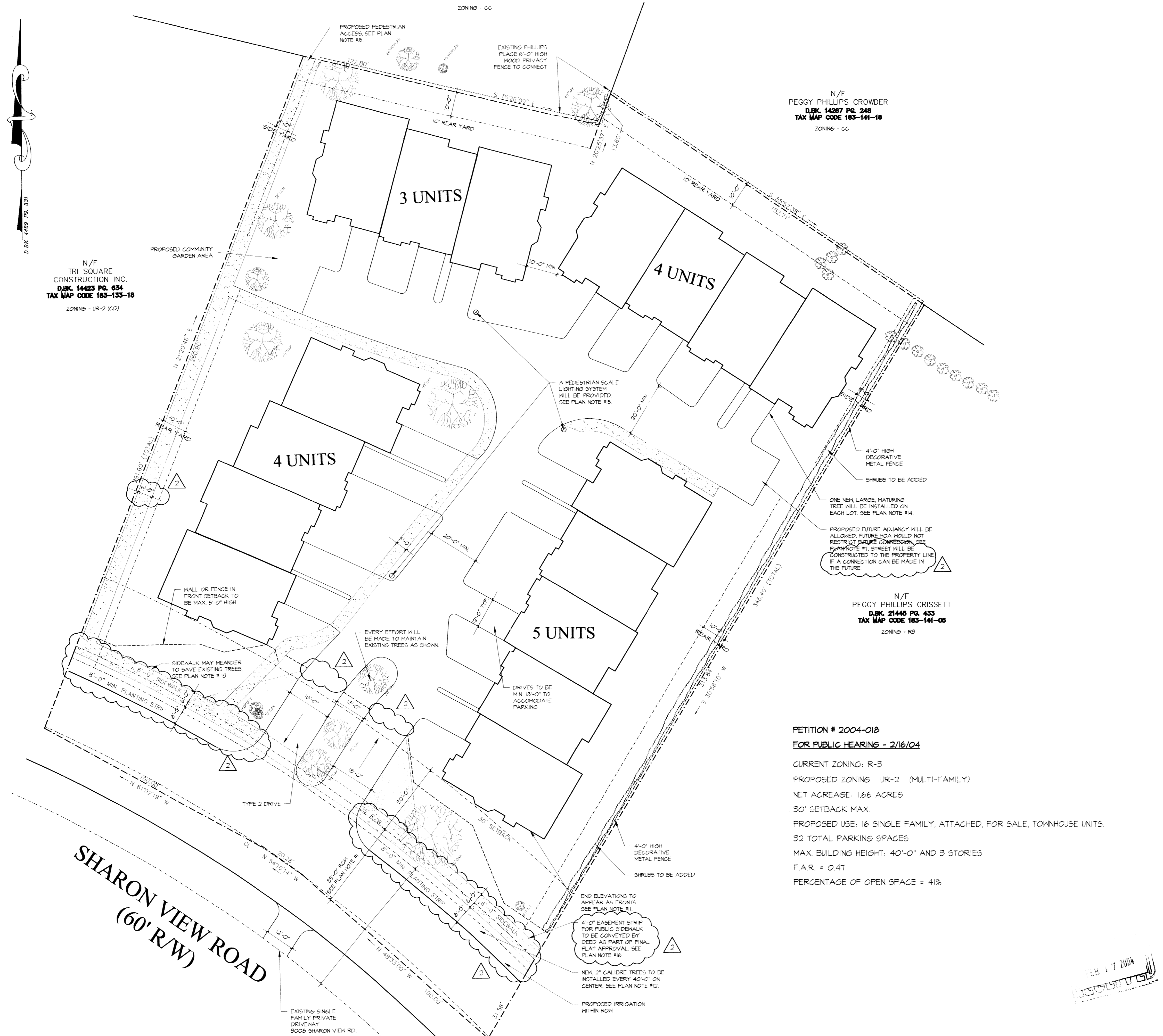
N/F
BARBARA JONES POST,
APARTMENT HOMES L.P. &
DELOITTE AND TOUCHE
D.B.K. 8364 PG. 364
TAX MAP CODE 183-141-16
ZONING - CC

N/F
PEGGY PHILLIPS CROWDER
D.B.K. 14267 PG. 248
TAX MAP CODE 183-141-18
ZONING - CC

N/F
PEGGY PHILLIPS GRISSETT
D.B.K. 21446 PG. 433
TAX MAP CODE 185-141-06
ZONING - R3

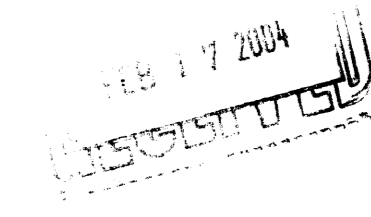
- PLAN NOTES:**
- 35'-0" ROW FRONT CENTER LINE OF SHARON VIEW ROAD, TO BE DEDICATED AND CONVEYED AS PART OF FINAL FLAT APPROVAL.
 - 30'-0" FRONT SETBACK, 5'-0" SIDE YARDS, 10'-0" REAR YARDS.
 - TYPE 2 DRIVE.
 - PRIVATE DRIVEWAYS TO BE MIN 12'-0" WIDE AND 18'-0" LONG FOR PARKING.
 - 4'-0" HIGH DECORATIVE METAL FENCE TO BOUND PROPERTY, CONNECTING TO EXISTING WOOD FENCE AT REAR AND TO INCLUDE DECORATIVE MASONRY POSTS AT FRONT. SHRUBS TO BE ADDED ALONG INTERIOR OF FENCE AT EAST SIDE BOUNDING R-3 PROPERTY.
 - WALL OR FENCE IN FRONT SETBACK TO BE MAX 5'-0" HIGH.
 - PROPOSED FUTURE ADJANCY AT EAST SIDE WILL BE ALLOWED. FUTURE HOA FORMS NOT RESTRICT FUTURE CONNECTION STREET WILL BE CONSTRUCTED TO THE PROPERTY LINE IF A CONNECTION CAN BE MADE IN THE FUTURE.
 - PROPOSED PEDESTRIAN ACCESS TO PHILLIPS PLACE AS NOTED, SUBJECT TO APPROVAL.
 - 35'-0" SIGHT TRIANGLES TO BE PROVIDED AS NOTED ON PLAN.
 - IRRIGATION FOR PLANTING STRIP WITH IN THE ROW IS PROPOSED AS NOTED.
 - END ELEVATIONS FACING SHARON VIEW ROAD TO APPEAR AS FRONTS.
 - NEW 2" CALIBRE TREES TO BE INSTALLED EVERY 40'-0" ON CENTER ACROSS FRONT OF PROPERTY, BEHIND SIDEWALK.
 - SIDEWALK ALONG SHARON VIEW ROAD MAY MEANDER TO SAVE EXISTING TREES, BUT PLANTING STRIP WILL BE MAINTAINED AT MIN 8'-0" WIDE.
 - ONE NEW LARGE MATURING TREE WILL BE INSTALLED ON EACH LOT.
 - A PEDESTRIAN SCALE LIGHTING SYSTEM WILL BE PROVIDED. LIGHTING WILL BE CAPPED TO DIRECT LIGHT DOWNWARD.
 - 4'-0" EASEMENT STRIP FOR PUBLIC SIDEWALK TO BE CONVEYED BY DEED AS PART OF FINAL FLAT APPROVAL. SEE PLAN NOTE #16.

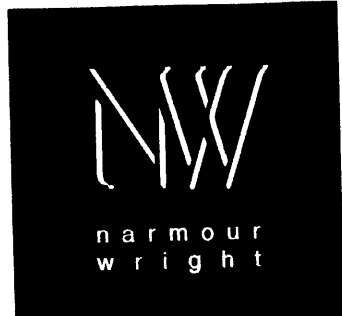
- CODE NOTES:**
- PLAN MULTI-FAMILY APPROVAL IS REQUIRED.
 - ALTERATIONS TO THE SITE LAYOUT ARE SUBJECT TO SECTION 6 OF THE CITY OF CHARLOTTE ZONING ORDINANCE.
 - DEVELOPMENT WILL CONFORM TO CHARLOTTE SUBDIVISION REGULATIONS - CHAPTER 20 OF THE CITY CODE.
 - STORMWATER DETENTION FACILITIES WILL BE IN ACCORDANCE WITH THE DRAINAGE DETENTION ORDINANCE, A PORTION OF APPENDIX A OF THE CITY CODE.
 - DRAINAGE SHALL TIE INTO THE EXISTING SYSTEM AND LEAVE THE SITE IN THE SAME DIRECTION AND RELATIVE LOCATION AS IN THE PRE-DEVELOPED CONDITION. THE RECEIVING STORM DRAINAGE SYSTEM WILL BE ANALYZED TO ENSURE THAT WILL NOT BE TAKEN OUT OF STANDARD DUE TO THIS DEVELOPMENT. IF THE SYSTEM WILL BE TAKEN OUT OF STANDARD, ADEQUATE DETENTION WILL BE PROVIDED TO PREVENT THIS FROM OCCURRING.
 - GRADING PERMIT WILL BE IN ACCORDANCE WITH CHAPTER 18 OF THE CITY CODE.
 - DRIVEWAY PERMITS WILL BE IN ACCORDANCE WITH THE CHARLOTTE DRIVEWAY REGULATIONS.
 - SITE WILL COMPLY WITH CHAPTER 21, SECTION 45 OF THE CHARLOTTE CITY CODE. TREES 8" IN DIAMETER OR LARGER, BREAST HEIGHT, THAT ARE LOCATED IN THE SETBACK WILL BE SHOWN ON THE GRADING AND/OR SITE PLAN WITH TREE PROTECTION DETAILS AND NOTES. THESE TREES CANNOT BE REMOVED WITHOUT A PERMIT FROM THE URBAN FORESTRY STAFF.
 - SITE WILL COMPLY WITH CHAPTER 21 OF THE CHARLOTTE CITY CODE. PROPOSED PLANTING SHOWN IS CONCEPTUAL ONLY AND WILL BE SUBJECT TO CHANGE ON ACTUAL SITE CONDITIONS AND URBAN FORESTRY STAFF APPROVAL.



PETITION # 2004-018
FOR PUBLIC HEARING - 2/16/04

CURRENT ZONING: R-3
PROPOSED ZONING: UR-2 (MULTI-FAMILY)
NET ACREAGE: 1.66 ACRES
30' SETBACK MAX.
PROPOSED USE: 16 SINGLE FAMILY, ATTACHED, FOR SALE, TOWNHOUSE UNITS.
32 TOTAL PARKING SPACES
MAX. BUILDING HEIGHT: 40'-0" AND 3 STORIES
F.A.R. = 0.47
PERCENTAGE OF OPEN SPACE = 41%





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TYPICAL 4-UNIT BUILDING

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END ELEVATION TO SHARON VIEW

Phillips Gate
 Townhouses
 Pet.# 2004-018

DATE:
 January 19, 2004
 REVISIONS:

PROJECT NUMBER
 03-212
 DRAWN BY:
 NWA
 CHECKED BY:
 NWA

APPROVED BY CITY COUNCIL
 DATE 2/5/04

Elevations
 1/8" = 1'-0"

PHILLIPS GATE TOWNHOUSES
 SCHEMATIC STREETScape - SHARON VIEW
 FOR ALLEN TATE