



MILLER ARCHITECTURE

715 NORTH CHURCH STREET SUITE 140
CHARLOTTE, NC 28202
704 377 8500

www.millerarchitecture.com

SURVEYOR

R. B. Pharr & Associates, P.A.
420 Hawthorne Lane
Charlotte, NC 28204
C. Clark Neilson 704-378-2186
cneilson@rbpharr.com

SITE DATA

Site Area: 35,596sf 0.8172 Acres
Tax Parcel ID: 07102324

Existing Zoning: R-5 (Single Family District)
Existing Residential Units Allowed: 4 (5.0 Units Per Acre)

Proposed Zoning: UR-2 (Urban Residential Districts)
Proposed Residential Units Allowed: Up to 35
Minimum Lot Area: 3,000 sq. ft.
Minimum Side Yard: 5' (6' Provided)
Minimum Setback: 14' from back of existing or proposed curb, whichever is greater
Minimum Rear Yard: 10' (at least 11' provided)
Maximum Floor Area Ratio: 1.0
Maximum Average Building Height: 50' (40' + 10' per 1' additional Side & Rear)
Maximum Height may be increased above 40' provided all required side and rear yards are increased 1 foot for every 10' of building height over 40'.
Minimum Lot Width: 20'
Buffer Adjacent to Residential: 14' Class C to Single Family Uses in Rear
Required Parking: Minimum 1 per Dwelling unit
Parking Provided: 48 as shown A minimum of One (1) Parking Space will be provided for each Residential Dwelling. Illustrative Design shows One (1) Parking Space per Bedroom with 41 Bedrooms plus 7 Guest Spaces.

DEVELOPMENT STANDARDS

- Location of Site Setbacks, Side Yards and Rear Yards shall be as shown on Technical Data Site Plan.
- Details of the Development not noted shall be as required by the City of Charlotte Multi-Family Development Standards.
- Parking shall be screened by landscaping from Adjacent Residential Uses.
- Tree Save Areas shall be as designated on the Technical Data Site Plan and recorded as required by the Charlotte Tree Ordinance. Trees and Plantings maintained in the Tree Save Areas will be augmented with new plantings meeting or exceeding the Tree Save requirements. Class C Buffer will be planted and maintained to conform to applicable standards of section 12.302(b) of the Zoning Ordinance. A buffer will not be provided to the adjacent Apartment Building in R-3 district as Neighborhood and Planning Staff expect higher density redevelopment on the adjoining lots.
- Private driveways shall be designed to meet the requirements of the City Fire Marshall.
- Signage will be permitted only in accordance with Applicable Zoning Standards.
- Dumpster & Recycling will be screened in accordance with applicable Zoning Standards.
- Existing Mature Trees (over 8"dia.) in the ROW will be preserved per the consent of the City Arborist. Street Trees will be planted along the property street perimeter where Existing Trees in street planting strip where existing trees do not complete the streetscape.

CONDITIONAL NOTES & AMENITIES

- Parking shall exceed required Zoning Standards of 12.202. A minimum of One (1) Parking Space will be provided for each Residential Dwelling and a maximum of (2) per DU.
- A 6' wide sidewalk & 8' planting strip will be provided along South Summit Avenue except where it endangers existing mature tree and at connection to adjacent narrower sidewalk at Apartment property.
- Detached pole lighting, except City streetlights will be directed away from adjoining single-family or multi-family use.

OPTIONAL NOTES

- A 6' wide sidewalk & 8' planting strip will be reduced from Ordinance requirements along Summit Avenue where it endangers existing mature tree and at connection to adjacent narrower sidewalk at adjoining Apartment property.
- Buildings shown in Illustrative Site Plan may incur minor modifications in response to Community Review, Historic Review Comments, Planning Department Comments, City Planning and Engineering and Fire Review comments, Marketing Review and unforeseen Easement & Survey Information, Accessibility/Grading considerations or Civil Engineering requirements. The Petitioner reserves the right to eliminate or relocate easements on the property.
- Class C Buffer will not be provided along side yard abutting Apartment Building because of heavy shading from existing dense line of mature trees and because of existing use and probability of higher density redevelopment. A short masonry wall is provided as parking screening to South Summit instead of planting because of the shade from the large mature tree and to provide pedestrian scale seating.
- Wood fences may be installed along property lines adjacent to neighboring Multi-Family and Residential properties per Zoning Ordinance. These wood fences be on top of masonry retaining walls on the high side of the property.

708 SOUTH SUMMIT

SUMMIT AVENUE
AT MOREHEAD AVENUE
CHARLOTTE, NC 28208

FOR
MISSION PROPERTIES, LLC

RECEIVED
By mcataldo at 3:46 pm, Nov 30, 2012

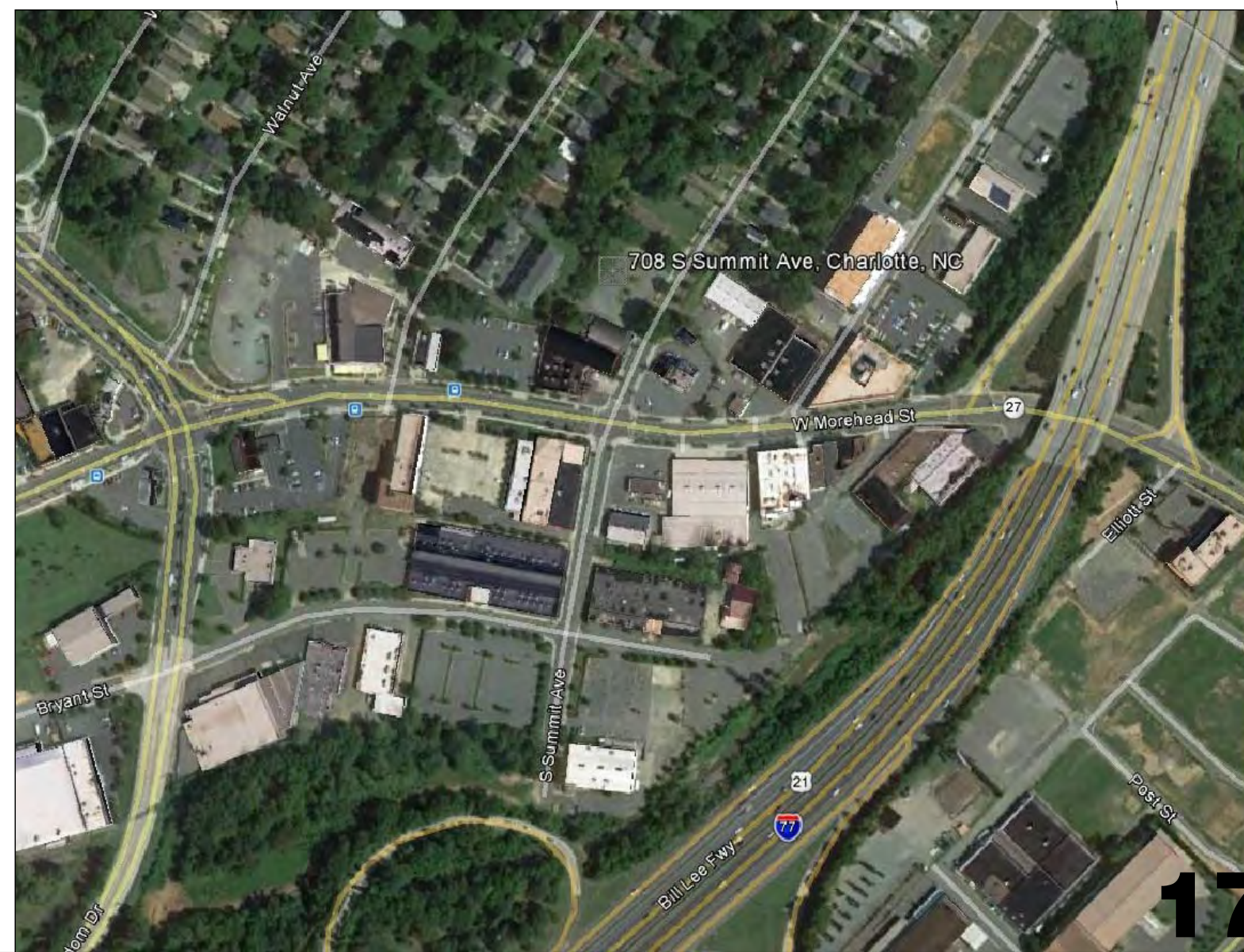
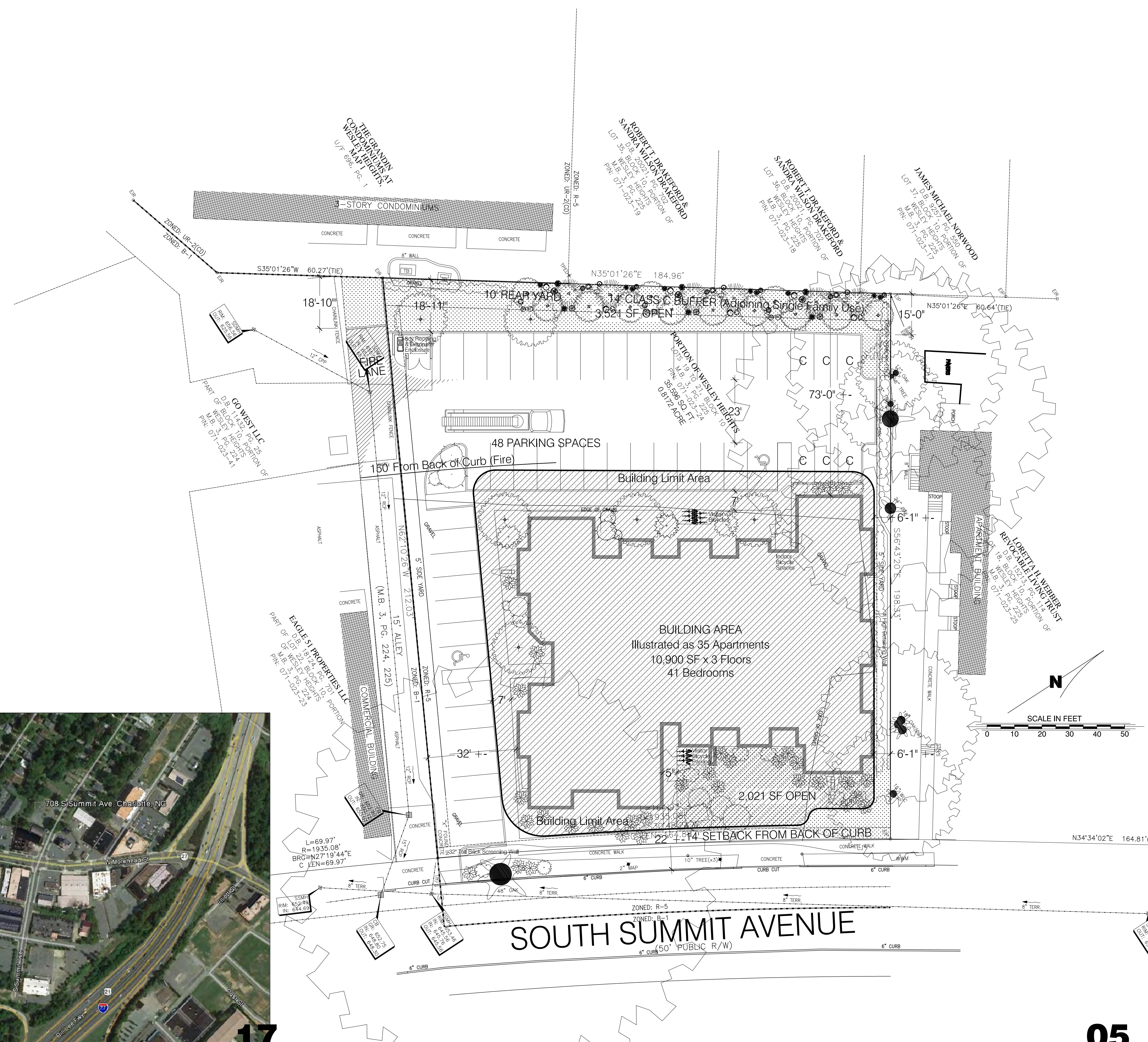
ISSUED FOR: REZONING
ISSUE DATE: 11/18/12
REVISIONS:

TECHNICAL DATA NOTES & ILLUSTRATIVE SITE PLAN

1 of 3

FILE NAME: 00-SM-Technical Data.dwg
DRAWN BY: JVT/TFM
CHECKED BY: TFM

Z101





MILLER
ARCHITECTURE

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ILLUSTRATIVE
DESIGN
2 of 3

FILE NAME: 00-SM-Illustration Sheet.dwg
ILLUSTRATIONS BY: Tony F Miller, AIA LEED AP
CHECKED BY: TM

Z102



20

SOUTH SUMMIT SIDEWALK SCALE & SETBACKS NTS |



19

SOUTH SUMMIT FACING RECESSED ENTRANCE NTS |



03

PERSPECTIVE FROM OPEN KITCHEN PARKING LOT SHOWING DIMINISHING SCALE TOWARD SINGLE FAMILY USES |



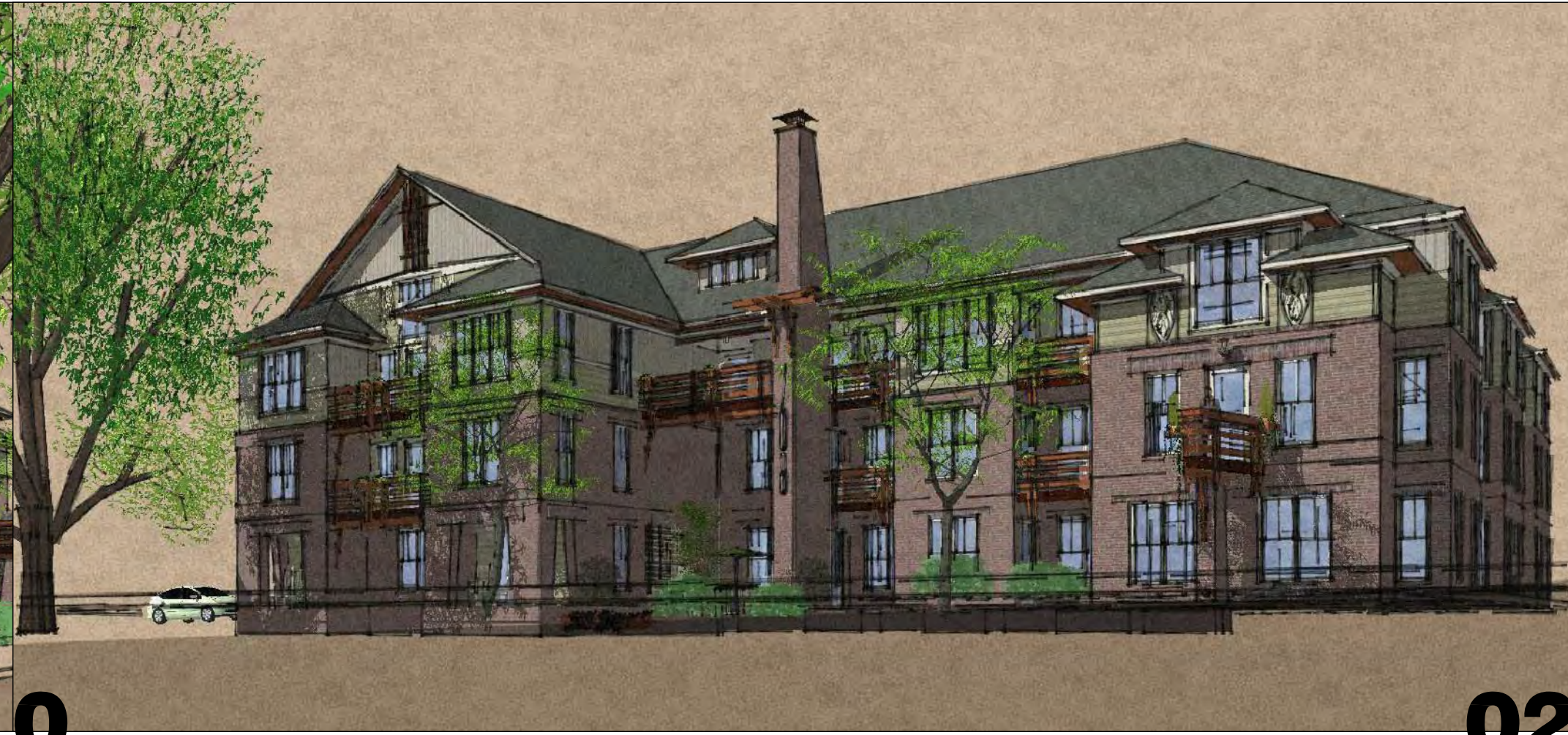
18

AERIAL VIEW SHOWING SETBACK TO RESIDENTIAL |



10

STREET VIEW AT DRIVEWAY ENTRANCE NTS |



02

FRONT SHOWING SCALE REDUCTION TO RESIDENTIAL NTS |



17

SIDE ELEVATION TO RESIDENTIAL APT BUILDING NTS |



09

DRIVEWAY SIDE ELEVATION TO COMMERCIAL NTS |



01

SOUTH SUMMIT AVENUE ELEVATION NTS |

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The drawings represent the Owner's intention of scope scale and materials. Changes may be made to comply with Historic Review Board Comments, Community Comments, Planning Staff Comments and Marketing Considerations.



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FOR
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ISSUED FOR: REZONING
ISSUE DATE: 11/18/12
REVISIONS:

EXISTING SURVEY
3 of 3

FILE NAME: 78799.dwg
DRAWN BY: RB Pharr & Associates
CHECKED BY: RB Pharr & Associates

Z103

- LEGEND:**
- BFP - BACK FLOW PREVENTOR
 - C&G - CURB & GUTTER
 - CB - CATCH BASIN
 - CI - CURB INLET
 - CMP - CORRUGATED METAL PIPE
 - CP - CALCULATED POINT
 - CPP - CORRUGATED PLASTIC PIPE
 - CO - CLEAN OUT
 - D.B. - DEED BOOK
 - DI - DROP INLET
 - DIP - DUCTILE IRON PIPE
 - ECM - EXISTING CONCRETE MONUMENT
 - EIP - EXISTING IRON PIPE
 - EIR - EXISTING IRON ROD
 - EMM - EXISTING METAL MONUMENT
 - EN - EXISTING NAIL
 - EKG - EDGE OF GRAVEL
 - EOP - EDGE OF PAVEMENT
 - EU - END UNKNOWN
 - FC - FIRE CONNECTION
 - FH - FIRE HYDRANT
 - FP - FLAG POLE
 - FF - FIRE VALVE
 - GDP - GUARD POST
 - GLT - GROUND LIGHT
 - GM - GAS METER
 - GP - GATE POST
 - GV - GAS VALVE
 - GW - GUY WIRE
 - HVAC - HEATING, VENTILATION, AIR COND.
 - HW - HEADWALL
 - ICV - IRRIGATION CONTROL VALVE
 - JBX - JUNCTION BOX
 - LMP - LAMP POST
 - LP - LIGHT POLE
 - (M) - MEASURED
 - MBX - MAILBOX
 - M.B. - MAP BOOK
 - MW - MONITORING WELL
 - N.G.S. - NATIONAL GEODETIC SURVEY
 - NR - NEW IRON ROD
 - NN - NEW NAIL
 - O/HANG - OVERHANG
 - PB - POWER BOX
 - PIN - PARCEL IDENTIFICATION NUMBER
 - PM - POWER METER
 - PMH - POWER MANHOLE
 - PP - POWER POLE
 - PG - PAGE
 - PVC - PLASTIC PIPE
 - (R) - RECORDED
 - R/W - RIGHT OF WAY
 - RCF - REINFORCED CONCRETE PIPE
 - RW - RETAINING WALL
 - SBW - BILLBOARD
 - SDMH - STORM DRAIN MANHOLE
 - SMP - MULTI-POST SIGN
 - SSMH - SANITARY SEWER MANHOLE
 - (T) - TOTAL
 - TB - TELEPHONE BOX
 - TERR - TERRACOTTA PIPE
 - TMH - TELEPHONE MANHOLE
 - TSB - TRAFFIC SIGNAL BOX
 - TVB - CABLE TV BOX
 - WR - WATER BOX
 - WM - WATER METER
 - WSP - WATER SPIGOT
 - WV - WATER VALVE
- LINE LEGEND:**
- EASEMENT
 - FENCE
 - GUARD RAIL
 - PROPERTY LINE
 - PROPERTY LINE (NOT SURVEYED)
 - RIGHT-OF-WAY
 - RIGHT-OF-WAY (NOT SURVEYED)
 - SETBACK
 - CABLE TV LINE
 - FIBER OPTIC LINE
 - GAS LINE
 - POWER LINE
 - POWER LINE (UNDERGROUND)
 - SANITARY SEWER PIPE
 - STORM DRAIN PIPE
 - TELEPHONE LINE
 - TELEPHONE LINE (UNDERGROUND)
 - WATER LINE
 - WOOD FENCE
- TREE LEGEND:**
- BCH - BEECH
 - BRC - BIRCH
 - BRAD - BRADFORD PEAR
 - CED - CEDAR
 - CHY - CHERRY
 - CRP - CREPE MYRTLE
 - DGW - DOGWOOD
 - HIC - HICKORY
 - HOL - HOLLY
 - LOC - LOCUST
 - MAG - MAGNOLIA
 - MAP - MAPLE
 - PEC - PECAN
 - PIN - PINE
 - POP - POPLAR
 - SIC - SYCAMORE
 - WLN - WALNUT
 - WLC - WILD CHERRY

- NOTES:**
1. THIS PLAT IS NOT FOR RECORDATION AS PER G.S. 47-30 AS AMENDED.
 2. ALL CORNERS MONUMENTED AS SHOWN.
 3. NO RECOVERABLE NGS MONUMENT LOCATED WITHIN 2,000 FEET OF SUBJECT PROPERTY.
 4. THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THIS MAP IS APPROXIMATE, BASED ON INFORMATION PROVIDED BY OTHERS OR BY FIELD LOCATION. UTILITY LOCATIONS AS SHOWN HEREON ARE INTENDED FOR PLANNING ONLY. ACTUAL LOCATION, SIZE, OR DEPTH OF LINE SHOULD BE VERIFIED WITH THE INDIVIDUAL UTILITY COMPANY BEFORE CONSTRUCTION.
 5. THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE COMMITMENT REPORT. R.B. PHARR & ASSOCIATES, P.A. DOES NOT CLAIM THAT ALL MATTERS OF RECORD WHICH MAY OR MAY NOT AFFECT THE SUBJECT PROPERTY ARE SHOWN HEREON.
 6. ELEVATIONS BASED ON CITY OF CHARLOTTE CONTROL "UPTOWN CONTROL NAIL 24". ELEVATION = 737.67 FEET, NAVD 88.
 7. BROKEN LINES INDICATE PROPERTY LINES NOT SURVEYED.
 8. THE OFF-SITE RIGHT-OF-WAY SHOWN HEREON IS FOR ILLUSTRATIVE PURPOSES ONLY. THE UNDERSIGNED CERTIFIES ONLY TO THE RIGHT-OF-WAYS SURVEYED, AND DOES NOT CERTIFY TO THE RIGHT OF WAY WIDTH OF ANY ADJACENT PROPERTIES.

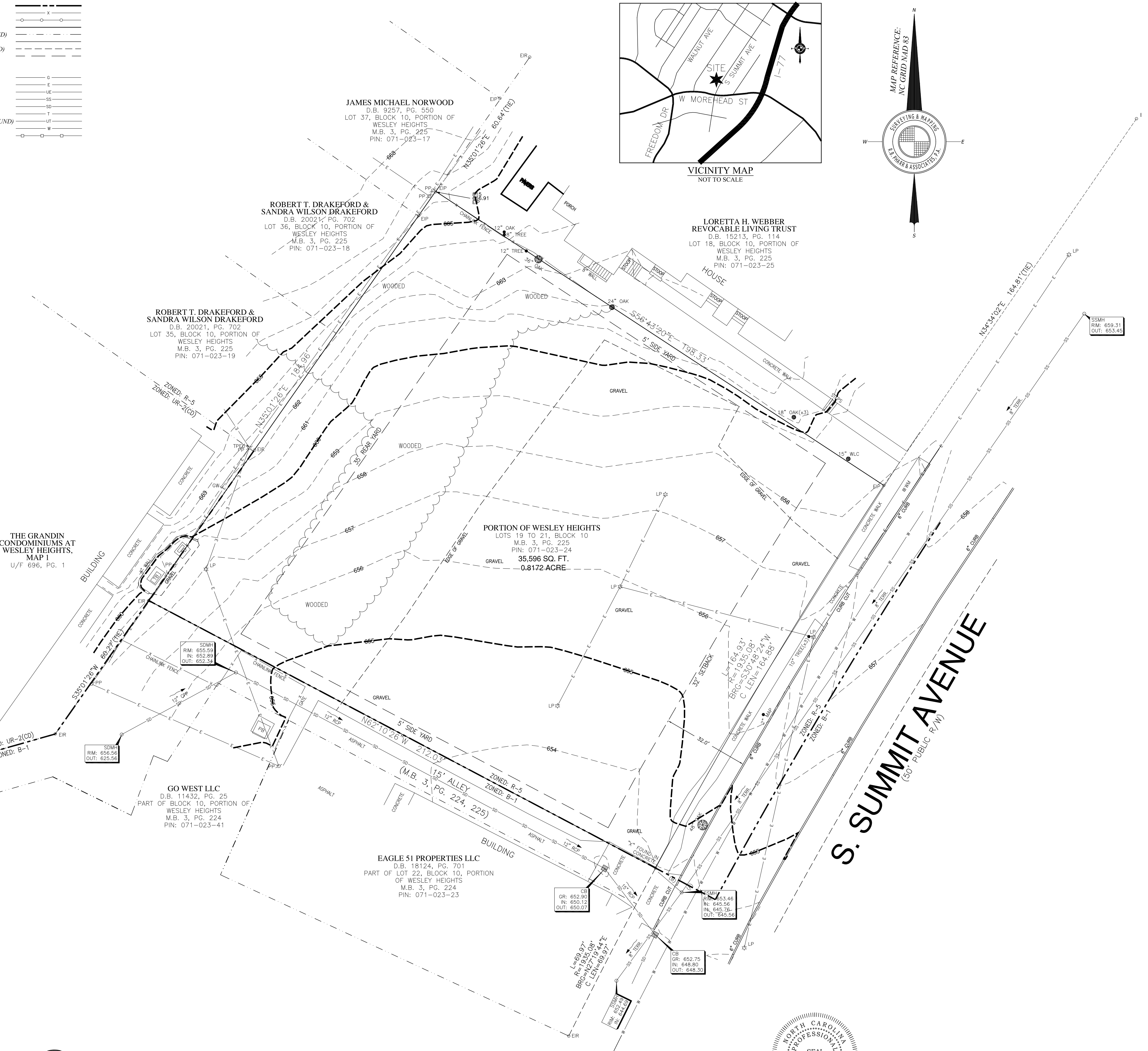
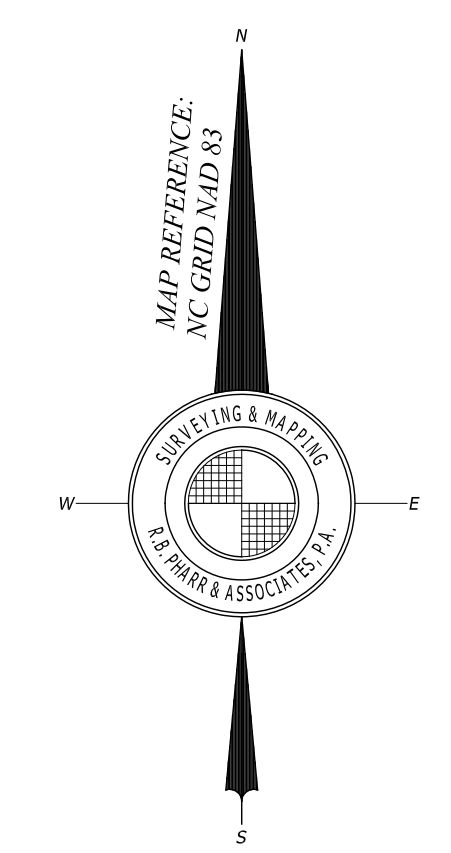
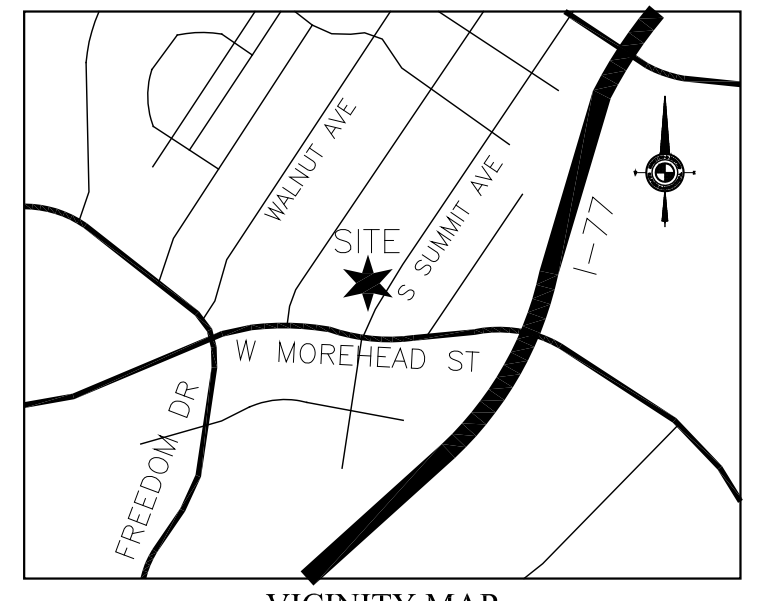
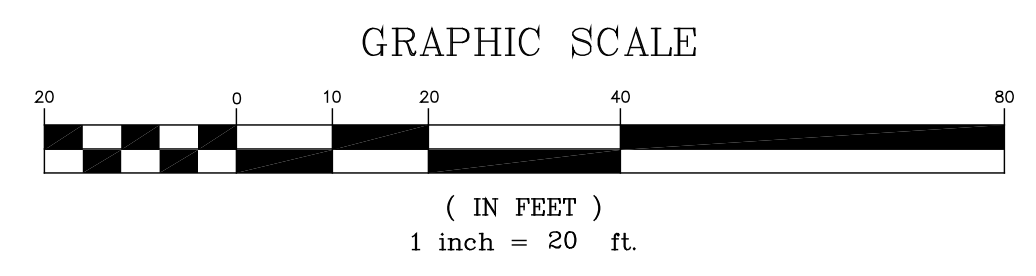
ZONING:
ZONING RESTRICTIONS AS PER ZONING ORDINANCE:
SUBJECT PROPERTY ZONED: R-5 (SINGLE FAMILY DISTRICT)

MINIMUM SETBACK:
20' (ALONG A DESIGNATED THOROUGHFARE)
32' (FROM EXISTING OR FUTURE BACK OF CURB)

MINIMUM SIDE YARD: 5'
MINIMUM REAR YARD: 35'
MAXIMUM BUILDING HEIGHT: 40'

FOR FURTHER INFORMATION CONTACT THE
CHARLOTTE-MECKLENBURG ZONING DEPARTMENT AT
704-336-3569.

- UTILITIES:**
- POWER**
DUKE POWER ENERGY
1-800-777-9898
- TELEPHONE**
BELL SOUTH TELECOMMUNICATIONS
1-888-757-6300
- WATER & SEWER**
CHAR-MECK. UTILITY DEPT. (CMUD)
(704) 336-2564 WATER
(704) 357-6064 SEWER
- GAS**
PIEDMONT NATURAL GAS CO.
1-800-753-7504
- CABLE TELEVISION**
TIME WARNER CABLE
1-800-892-2253



FLOOD CERTIFICATION
THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY FLOOD LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, DATED FLOODDATE COMMUNITY PANEL NO: COMMUNITY-PANEL

THIS IS TO CERTIFY THAT ON THE DAY OF MONTH 20 09 AN ACTUAL SURVEY WAS MADE UNDER MY SUPERVISION OF THE PROPERTY SHOWN ON THIS PLAT AND THAT THE BOUNDARY LINES AND THE IMPROVEMENTS, IF ANY, ARE AS SHOWN HEREON. THIS PLAT MEETS THE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA, BOARD RULE 1600 (21 NCAC 56) AND THE RATIO OF PRECISION DOES NOT EXCEED AN ERROR OF CLOSURE OF ONE (1) FOOT PER 10,000 FEET OF PERIMETER SURVEYED NOR 26 SECONDS TIMES THE SQUARE ROOT OF THE NUMBER OF ANGLES TURNED.

SIGNED



REVISIONS		PREPARED FOR	
CREW	DRAWN	MISSION PROPERTIES, LLC	708 SOUTH SUMMIT AVENUE
REVISED	SCALE:	CITY OF CHARLOTTE, MECKLENBURG COUNTY, N.C.	DEED REFERENCE: NO DEED FOUND
DATE:	DATE:	LOT 19 TO 21, BLOCK 10, WESLEY HEIGHTS	MAP REFERENCE: BOOK 3, PAGE 225
FILE NO. W-	DATE:	TAX PARCEL NO: 071-023-24	
JOB NO. JOB-NO	DATE:		
		R.B. PHARR & ASSOCIATES, P.A.	
		SURVEYING & MAPPING	
		LICENSE NO. 0-471	
		480 HAWTHORNE LANE CHARLOTTE, NC 28204 TEL. (704) 376-2186	

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