



SITE LEGEND	
EXISTING ZONING	R-8
PROPOSED ZONING	UR-2(CD)
PROPOSED USE	TOWN HOMES
SITE ACREAGE	SITE "A" 5.7654 54 UNITS SITE "B" .5624 4 UNITS SITE "C" .4367 5 UNITS
TOTAL SITE ACREAGE	6.7645
NUMBER OF TOWN HOMES (The number of town homes will not exceed 14 buildings.)	63 UNITS
TAX PARCEL# FOR UR-2 (CD) (SITE "A")	12523428, 12523408, 12523410, 12523417, 12523422, 12523419, 12523415
TAX PARCEL# FOR UR-2 (CD) (SITE "B")	12523425
TAX PARCEL# FOR UR-2 (CD) (SITE "C")	12522602, 12522603
ARE NOT INCLUDED FOR REZONING	
EXISTING TREES TO BE PRESERVED	
EXISTING TREES TO BE REMOVED	
NEW TREES PER ORDINANCE	
NUMBER OF UNITS IN A BUILDING	

- General Notes:
- The Development of the site will be controlled by the standards depicted on this site plan by the standards of the City of Charlotte, NC 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 size of individual site elements may be altered or modified within the limits prescribed by the ordinance during the design development and construction phases per section 15.001 of the Zoning Ordinance.
 - Screening will comply with the applicable standards set forth in section 12.303 of the City of Charlotte zoning ordinance. Surface parking will be screened per Zoning Ordinance.
 - Parking meets the standards of the table 12.202 of the City of Charlotte zoning ordinance with shrubs and trees to screen from the public right-of-way and the abutting properties.
 - The Developer will provide a 1-car garage, a 2-garage, surface parking or a combination thereof and in all cases all City parking ordinances will be met.
 - Most parking spaces will be within enclosed garages, however a minimum of seventeen (17) surface parking spaces will be provided.
 - Maximum building height shall be 40 feet.
 - The dumpster will be screened by a 6' solid wood fence or a solid masonry with a solid wood gate.
 - All proposed trees, fences and signs will not interfere with sight distance at the entrance of the site. Any fence requiring a certificate will be obtained from the CDD.
 - The following will be provided along EL Luther, Avenir, Baxter and Main Street:
 - 4" stand 2" curb and gutter and associated storm drainage
 - pedestrian scale lighting not to exceed 15-foot in height with full cut off fixtures;
 - 6' sidewalk
 - planting strips between the curb and sidewalk with trees at 40-foot on center;
 - the planting strip width may be reduced or modified to protect existing trees along the streets with prior approval from the City of Charlotte Urban Forestry staff.
 - All utilities to be underground.
 - No "wall pack" lighting will be installed, but architectural lighting on building facades will be permitted.
 - Signage will be permitted in accordance with applicable zoning standards.
 - The developer will provide Storm Water Quantity Control. The petitioner shall tie-in to the 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 balance due to the development. If it is found that development will cause the storm drainage system(s) to be Standard, the petitioner shall provide alternate methods to prevent this from occurring.
 - The developer will provide Storm Water Quality Treatment. For projects with defined watersheds greater than 245 cubic feet, the developer shall provide storm water quality treatment (Bioswale) to achieve 80% Total Suspended Solids (TSS) removal for the entire post-development runoff volume for the runoff generated from the first 1-inch of rainfall. Bioswales must be designed and constructed in accordance with the Mecklenburg County Best Management Practices Manual or NC Division of Water Quality Storm Water Best Management Practices Manual, July 2007. Design Standards and NC Division of Water Quality Storm Water Best Management Practices Manual, when available. Use Low Impact Development (LID) techniques is optional.
 - Volume and peak control: for projects with defined watersheds greater than 245 cubic feet, control the entire volume for the 1-year, 24-hour storm. Runoff volume reduction shall be a minimum of 24 hours, but not more than 120 hours.
 - For residential projects with greater than 245 BUA and greater than one acre of disturbed area, control the peak to match the redevelopment runoff rates for the 10-year, 6-hour storm or perform a downstream analysis defined as a development containing dwelling units with open yards on at least two sides where load is sold with each dwelling unit.
 - For commercial projects with greater than 245 BUA and greater than one acre of disturbed area, control the peak to match the redevelopment runoff rates for the 10-year, 6-hour storm and perform a downstream flood analysis to determine whether additional peak control is needed and if so, for what level of storm frequency. Watershed analysis is not performed, control the peak for the 10-year and 24-hour, 6-hour storms.
 - For commercial projects with less than or equal to 245 BUA and greater than one acre of disturbed area, but greater than one acre of disturbed area, control the peak to match the redevelopment runoff rates for the 10-year, 6-hour storm.
 - Throughout this rezoning petition, the terms "Owner/Petitioner" shall, with respect to the site, be deemed to include the heirs, devisees, personal representatives, successors in interest and assignees of the owner or owners of the site who may be involved shall apply.
 - There will be an underground storm water detention system and no storm water detention in buffer or setbacks.
 - Supplemental planting will be provided to accommodate tree planting 10% area on per chapter #12 of the City of Charlotte tree ordinance on sites A, B & C.
 - Developer to provide evergreen trees @ 10' on center along the property line that is abutting the single family lots that are not owned by the developer (petitioner). However, if the developer acquires any of those lots, then evergreen trees will not be required.
 - The petitioner acknowledges that other standard development requirements imposed by other city ordinances, standards, policies, and appropriate design manuals will apply. These criteria (for example those that regulate streets, sidewalks, trees, storm water, conditions set forth in this petition or supplemental requirements imposed on the development in addition to other standards, where conditions on the plan differ from the ordinance, standards, policies, and appropriate design manuals, the petitioner shall review and acknowledge the applicability of existing requirements shall apply.
 - 400 Sq. Ft. per unit for private open space will be provided.
 - The townhome units will have all brick fronts, the sides and rear shall consist of brick and hardy panel as shown on the elevation. The garages will have at least one window on exterior walls.
 - No vinyl siding will be used.
 - The majority of the units in any one building will not be affordable.
 - The maximum number of buildings is limited to 14.

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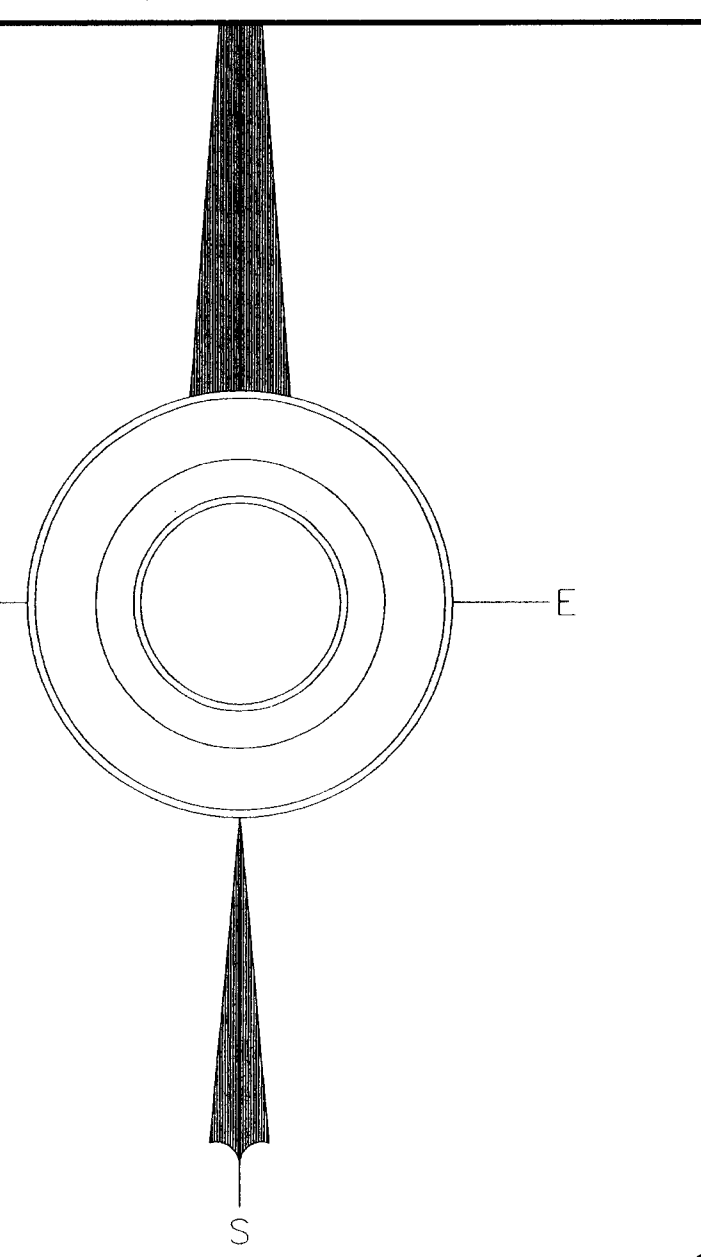
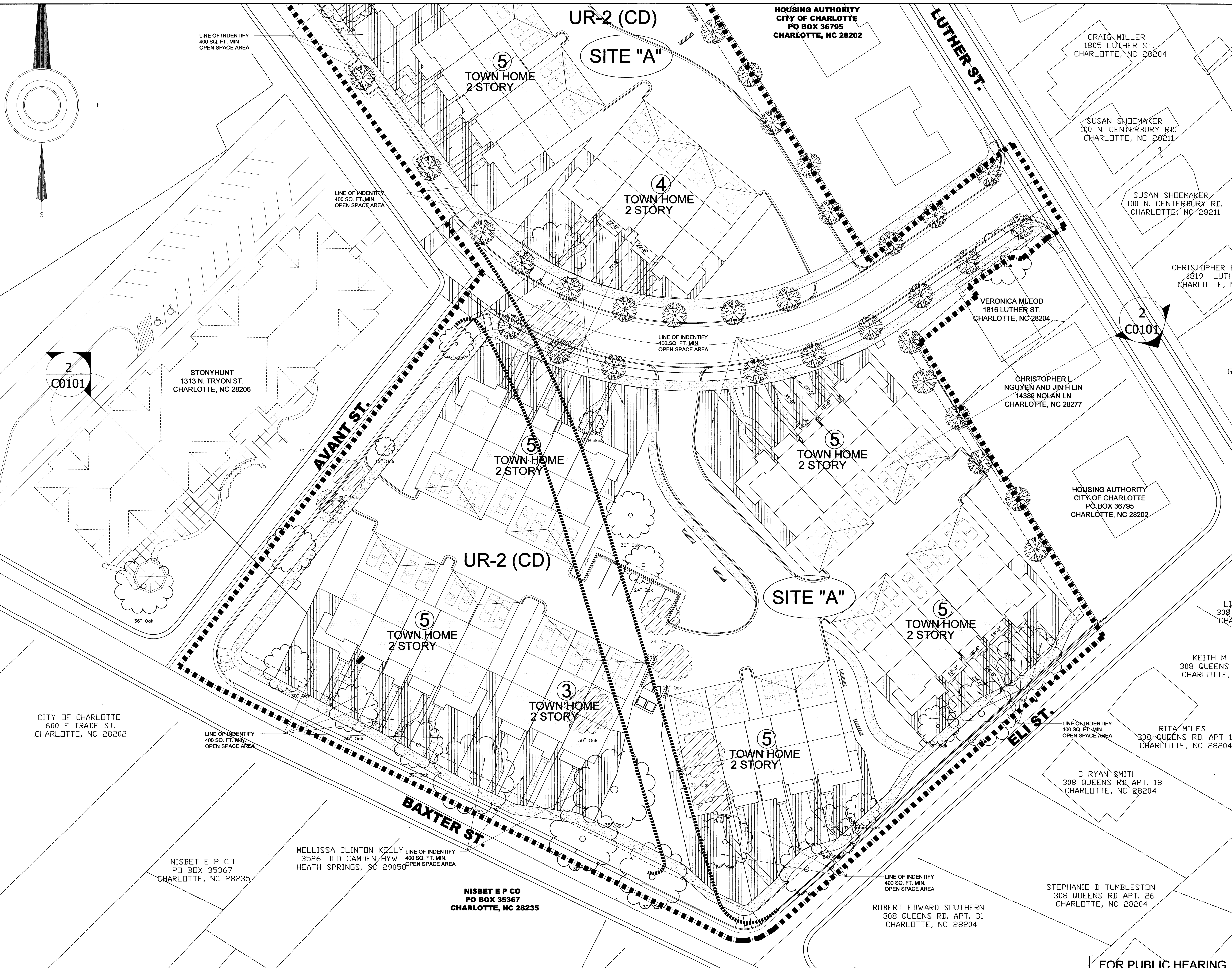
STONEHUNT (104) 609-4556
THE GROVE AT CHERRY
TOWN HOMES
CHARLOTTE, NC
ZONING PETITION NUMBER: 2007-128
SITE PLAN

REVISIONS:	
NO.	DATE: DESCRIPTION
1	9-11-07 PLANNING COMMENTS
2	
3	

DATE: 6-20-2007
SCALE: AS NOTED
DRAWN BY: HJU
CHECKED BY: AMH
JOB NO.:
CAD FILE:
SHEET NO.:

FOR PUBLIC HEARING
PETITION: 2007-128
SCALE: 1"=50'-0"

L0100



LINE OF INDENTIFY
400 SQ. FT. MIN.
OPEN SPACE AREA

LINE OF INDENTIFY
400 SQ. FT. MIN.
OPEN SPACE AREA

LINE OF INDENTIFY
400 SQ. FT. MIN.
OPEN SPACE AREA

LINE OF INDENTIFY
400 SQ. FT. MIN.
OPEN SPACE AREA

LINE OF INDENTIFY
400 SQ. FT. MIN.
OPEN SPACE AREA

HOUSING AUTHORITY
CITY OF CHARLOTTE
PO BOX 36795
CHARLOTTE, NC 28202

CRAIG MILLER
1805 LUTHER ST.
CHARLOTTE, NC 28204

SUSAN SHOEMAKER
100 N. CENTERBURY RD.
CHARLOTTE, NC 28211

SUSAN SHOEMAKER
100 N. CENTERBURY RD.
CHARLOTTE, NC 28211

CHRISTOPHER L
1819 LUTHE
CHARLOTTE, N

VERONICA MLEOD
1816 LUTHER ST.
CHARLOTTE, NC 28204

CHRISTOPHER L
NGUYEN AND JIN H LIN
14389 NOLAN LN
CHARLOTTE, NC 28277

HOUSING AUTHORITY
CITY OF CHARLOTTE
PO BOX 36795
CHARLOTTE, NC 28202

KEITH M Y
308 QUEENS
CHARLOTTE,

RITA MILES
308 QUEENS RD. APT 17
CHARLOTTE, NC 28204

C RYAN SMITH
308 QUEENS RD. APT. 18
CHARLOTTE, NC 28204

STEPHANIE D TUMBLESTON
308 QUEENS RD APT. 26
CHARLOTTE, NC 28204

ROBERT EDWARD SOUTHERN
308 QUEENS RD. APT. 31
CHARLOTTE, NC 28204

NISBET E P CO
PO BOX 35367
CHARLOTTE, NC 28235

MELISSA CLINTON KELLY
3526 OLD CAMDEN HWY
HEATH SPRINGS, SC 29058

NISBET E P CO
PO BOX 35367
CHARLOTTE, NC 28235

10311 W. 8th St.
Charlotte, NC 28208
Tel: 704.333.1965
Fax: 704.376.1722
Dunham, NC 27701
Tel: 819.888.8300
Fax: 819.888.8800

Millennium Design Group
ARCHITECTURE

DATE	6-20-2007
SCALE	AS NOTED
DRAWN BY	HJ
CHECKED BY	AH
JOB NO.	
CAD FILE	
SHEET NO.	

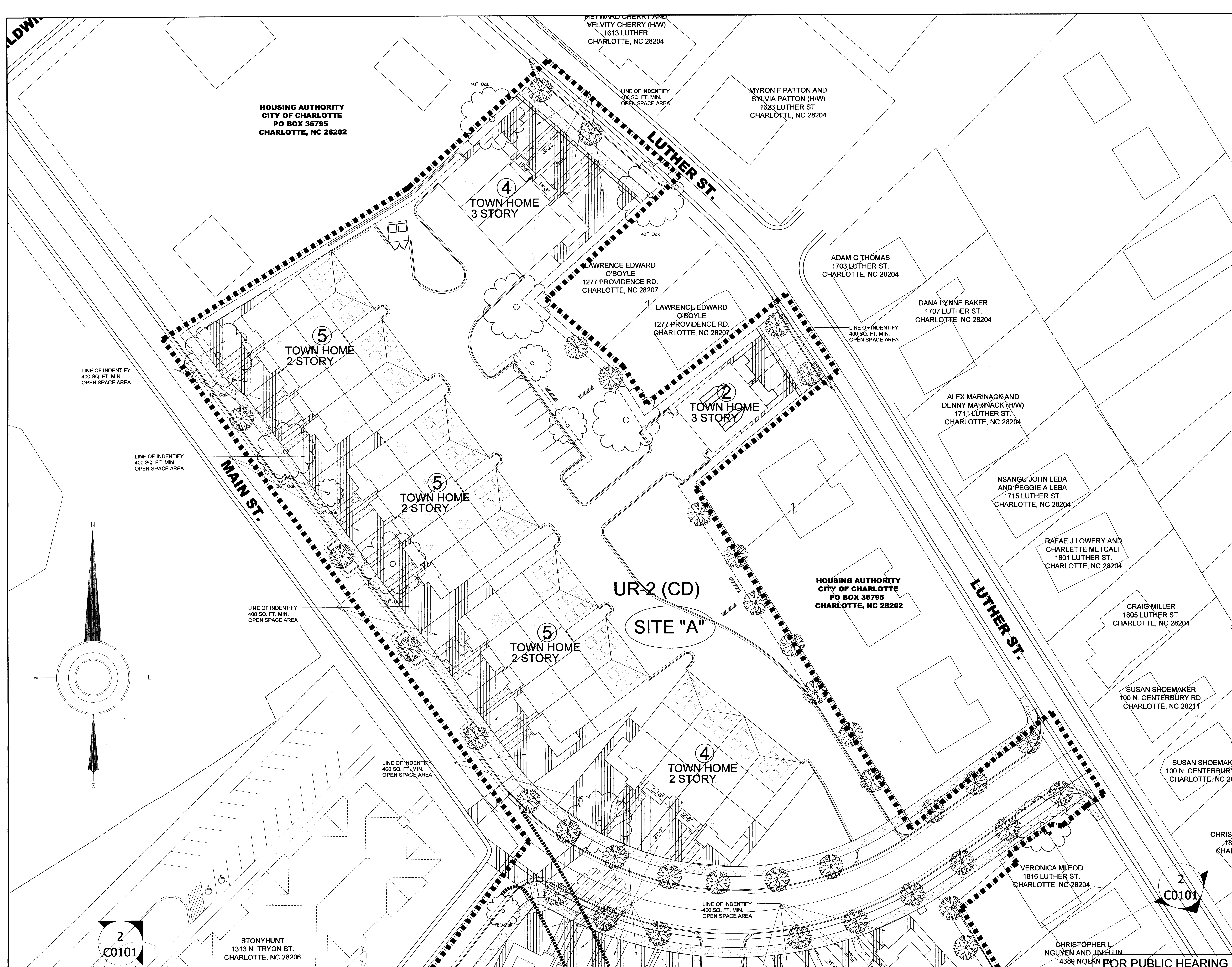
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THE GROVE AT CHERRY
TOWN HOMES
CHARLOTTE, NC
ZONING PETITION NUMBER 2007-128

NO.	DATE	DESCRIPTION
1	9-11-07	PLANNING COMMENTS

FOR PUBLIC HEARING
PETITION: 2007-128

L0201



**HOUSING AUTHORITY
CITY OF CHARLOTTE
PO BOX 36795
CHARLOTTE, NC 28202**

MYRTON F PATTON AND
SYLVIA PATTON (H/W)
1623 LUTHER
CHARLOTTE, NC 28204

MYRON F PATTON AND
SYLVIA PATTON (H/W)
1623 LUTHER ST.
CHARLOTTE, NC 28204

④
TOWN HOME
3 STORY

LAWRENCE EDWARD
O'BOYLE
1277 PROVIDENCE RD.
CHARLOTTE, NC 28207

ADAM G THOMAS
1703 LUTHER ST.
CHARLOTTE, NC 28204

DANA LYNNE BAKER
1707 LUTHER ST.
CHARLOTTE, NC 28204

⑤
TOWN HOME
2 STORY

LAWRENCE EDWARD
O'BOYLE
1277 PROVIDENCE RD.
CHARLOTTE, NC 28207

LINE OF IDENTIFY
400 SQ. FT. MIN.
OPEN SPACE AREA

②
TOWN HOME
3 STORY

ALEX MARINACK AND
DENNY MARINACK (H/W)
1711 LUTHER ST.
CHARLOTTE, NC 28204

LINE OF IDENTIFY
400 SQ. FT. MIN.
OPEN SPACE AREA

⑤
TOWN HOME
2 STORY

NSANGU JOHN LEBE
AND PEGGIE A LEBE
1715 LUTHER ST.
CHARLOTTE, NC 28204

MAIN ST.

RAFAE J LOWERY AND
CHARLETTE METCALF
1801 LUTHER ST.
CHARLOTTE, NC 28204

UR-2 (CD)

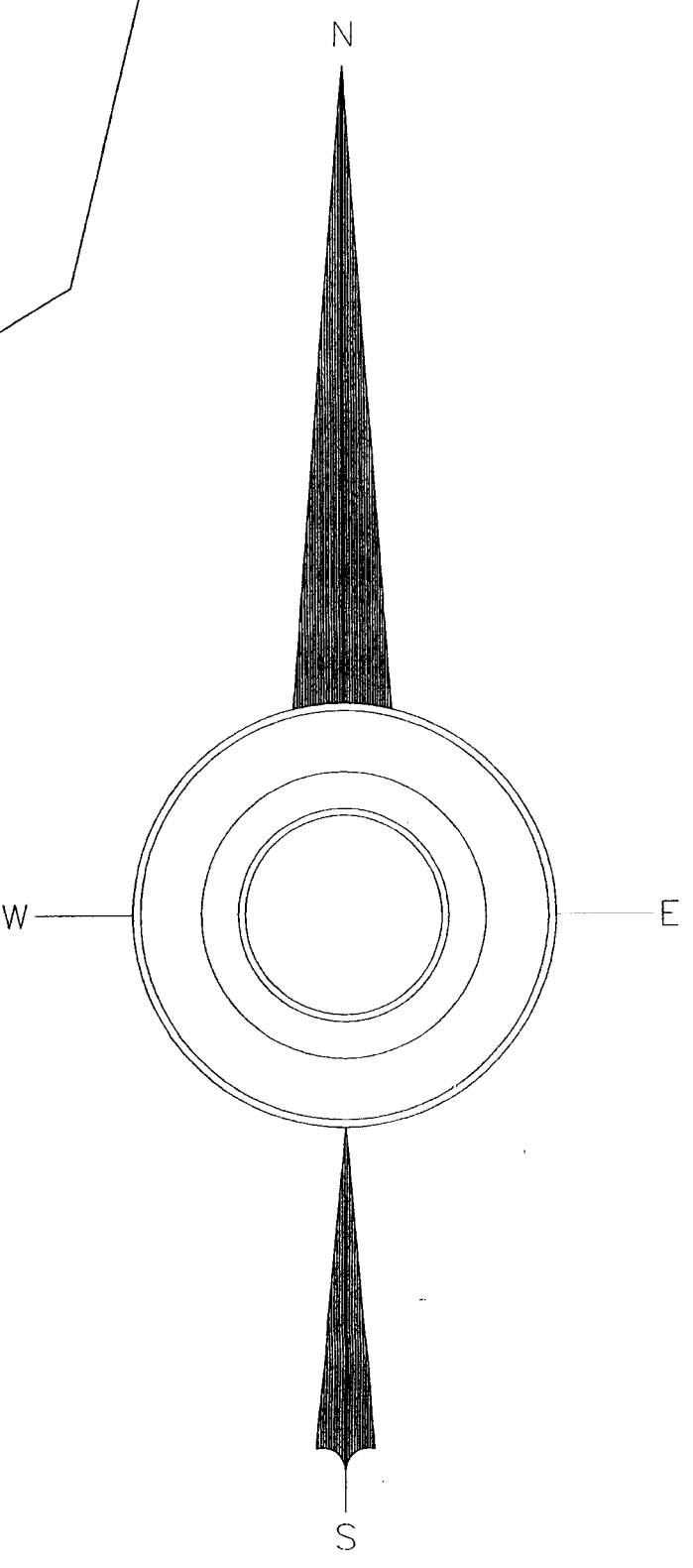
**HOUSING AUTHORITY
CITY OF CHARLOTTE
PO BOX 36795
CHARLOTTE, NC 28202**

LUTHER ST.

SITE "A"

⑤
TOWN HOME
2 STORY

CRAIG MILLER
1805 LUTHER ST.
CHARLOTTE, NC 28204



LINE OF IDENTIFY
400 SQ. FT. MIN.
OPEN SPACE AREA

④
TOWN HOME
2 STORY

SUSAN SHOEMAKER
100 N. CENTERBURY RD.
CHARLOTTE, NC 28211

LINE OF IDENTIFY
400 SQ. FT. MIN.
OPEN SPACE AREA

SUSAN SHOEMAKER
100 N. CENTERBURY
CHARLOTTE, NC 282

②
C0101

STONYHUNT
1313 N. TRYON ST.
CHARLOTTE, NC 28206

VERONICA MLEOD
1816 LUTHER ST.
CHARLOTTE, NC 28204

②
C0101

LINE OF IDENTIFY
400 SQ. FT. MIN.
OPEN SPACE AREA

CHRISTOPHER L
NGUYEN AND JIN H LIN
14389 NOLAN RD
CHARLOTTE, NC 28204

**FOR PUBLIC HEARING
PETITION: 2007-128**

1313 N. Tryon St.
Charlotte, NC 28206
Tel: 704.333.1965
Fax: 704.333.1966
1500 Park Road, Suite 100
Dunham, NC 27701
Tel: 919.888.8300
Fax: 919.888.8500

Millennium 3
Design Group
ARCHITECTURE

DATE	DESCRIPTION

DATE: 6-20-2007
SCALE: AS NOTED
DRAWN BY: HW
CHECKED BY: AH
JOB NO: -
CAD FILE: -
SHEET NO: -

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PROJECT: STONEHUNT (704) 604-4556
THE GROVE AT CHERRY
TOWN HOMES
CHARLOTTE, NC
ZONING PETITION NUMBER: 2007-128

NO.	DATE	DESCRIPTION
1	4-11-07	PLANNING COMMENTS

DATE: 6-20-2007
SCALE: AS NOTED
DRAWN BY: HW
CHECKED BY: AH
JOB NO: -
CAD FILE: -
SHEET NO: -

L0202

13131 FARM RD
 CHARLOTTE, NC 28206
 Tel: 704-333-1965
 Fax: 704-376-7122
 13131 FARM RD
 CHARLOTTE, NC 28206
 Tel: 919-888-6000
 Fax: 919-888-6000

Millennium 3 Design Group
 ARCHITECTURE

DATE: 6-20-2007
 SCALE: AS NOTED
 DRAWN BY: HJ
 CHECKED BY: AM
 JOB NO.:
 CAD FILE:
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CONSULTANT LOG

DATE: 6-20-2007

DATE: 6-20-2007

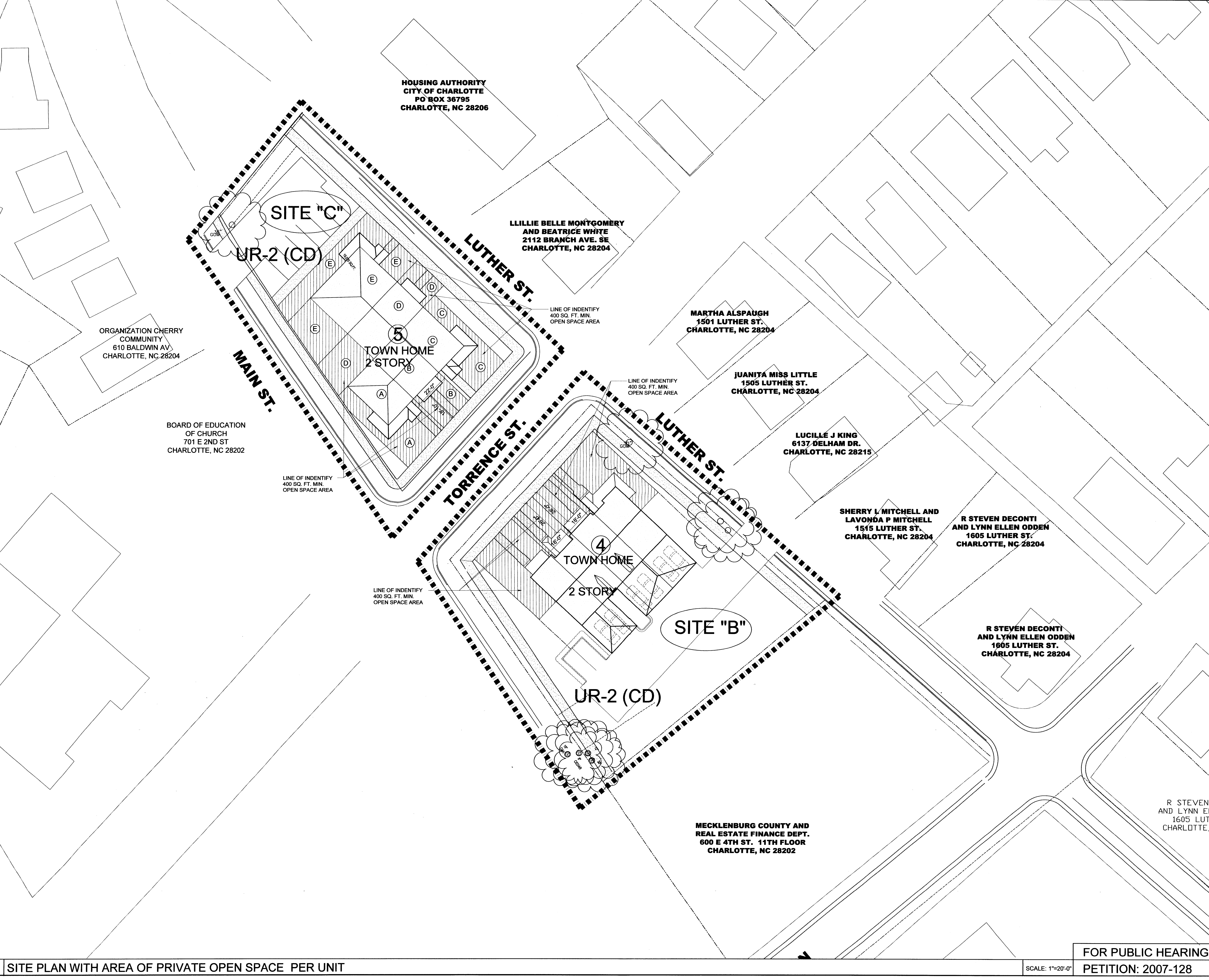
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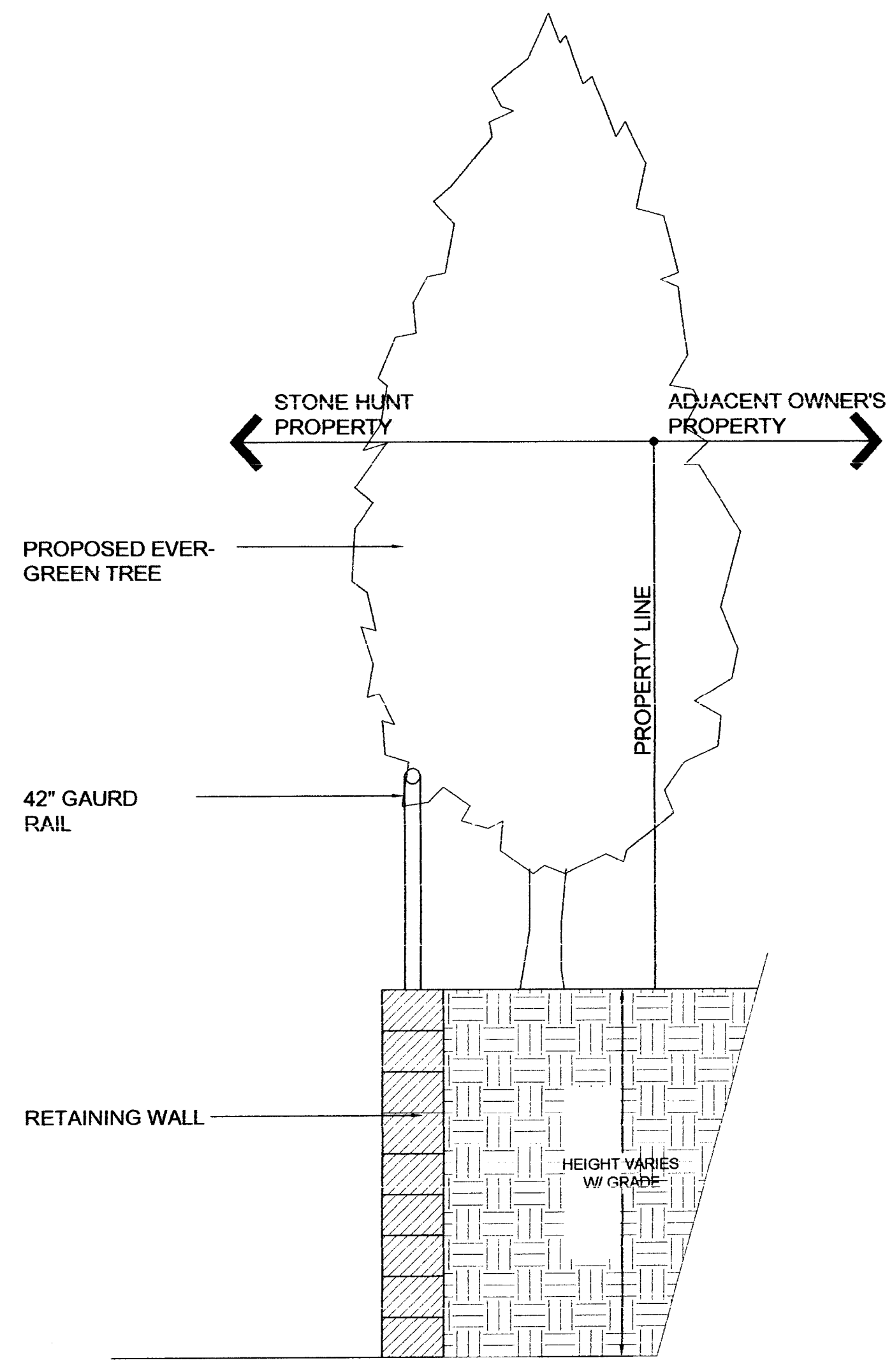
PROJECT:
STONEHUNT (704) 609-4556
THE GROVE AT CHERRY
TOWN HOMES
 CHARLOTTE, NC
 ZONING PETITION NUMBER: 2007-128

NO.	DATE	DESCRIPTION
1	9-11-07	PLANNING COMMENTS
2		
3		

DATE: 6-20-2007
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 CAD FILE:
 SHEET NO.:

L0203





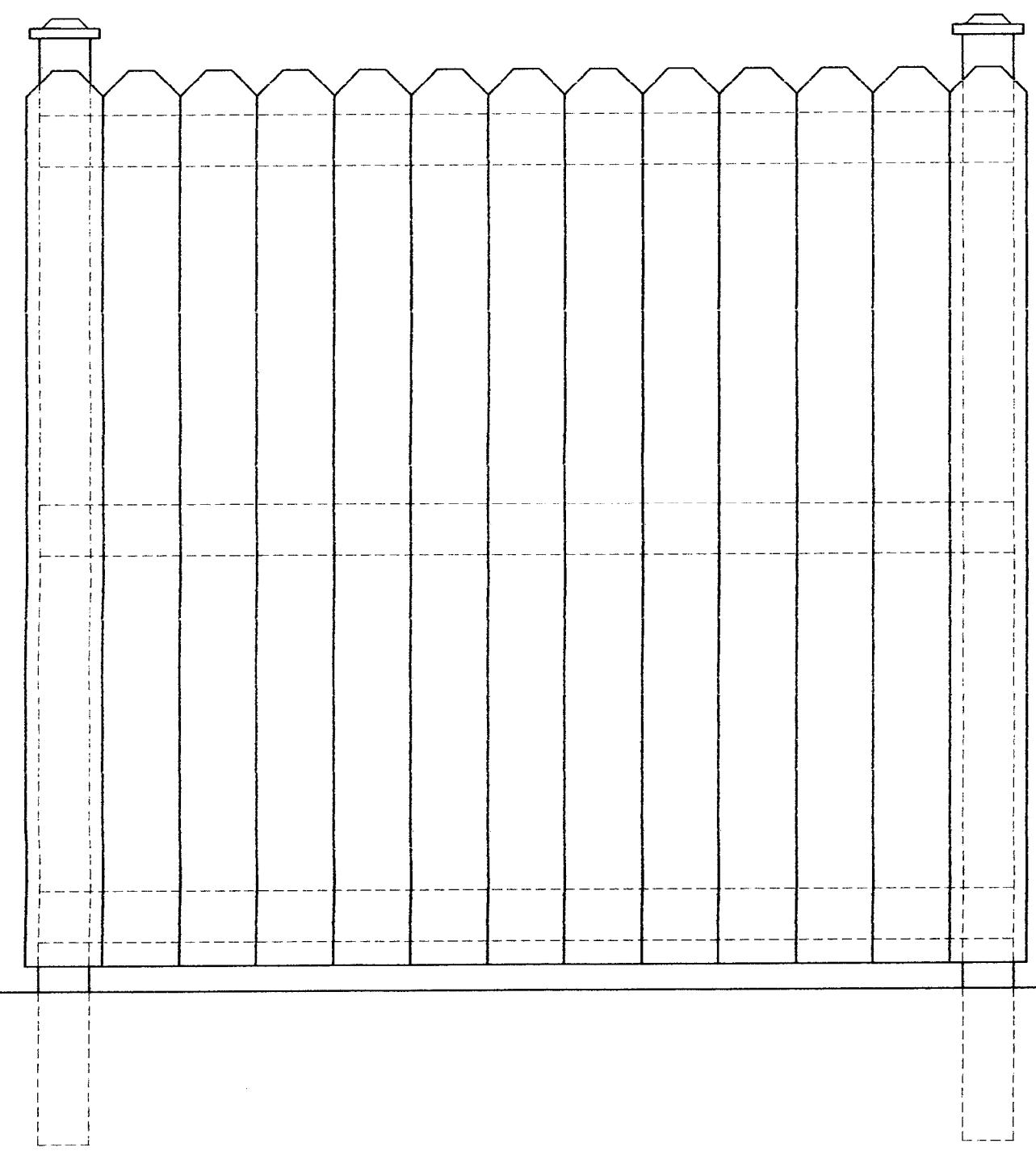
1 | DETAIL AT SCREENING

SCALE: NTS



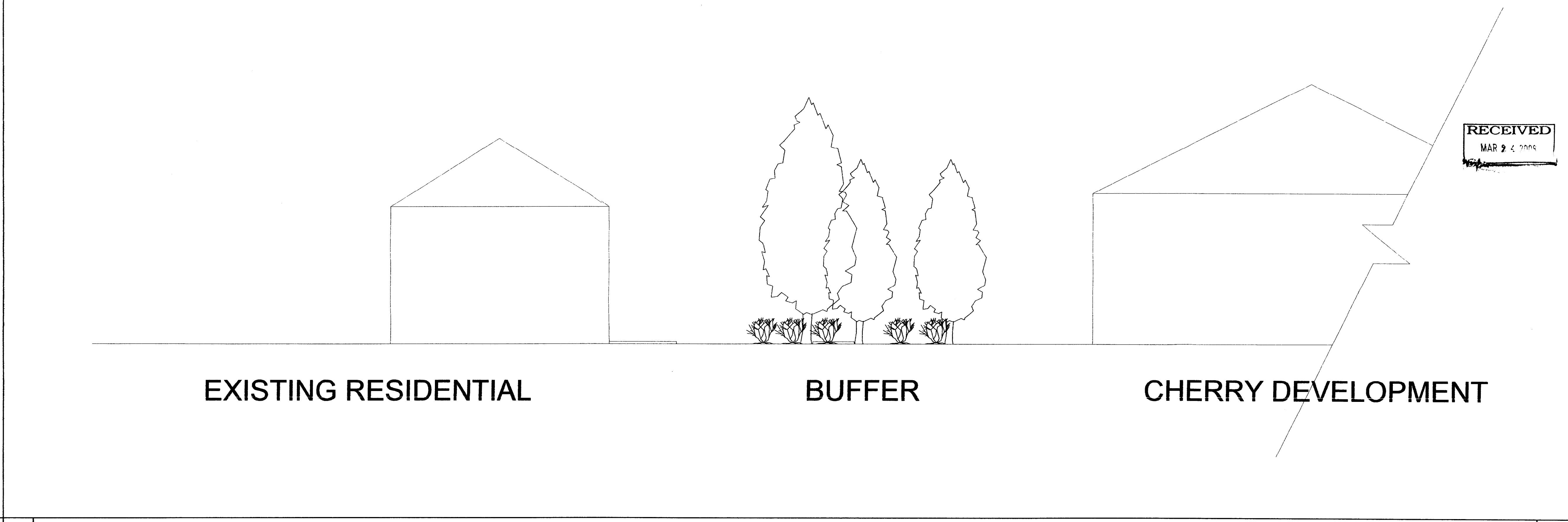
2 | SECTION THRU AVANT SHOWING RELATIONSHIP BETWEEN THE MULTI-FAMILY ACROSS THE STREET

SCALE: NTS



3 | WOOD FENCE DETAIL

SCALE: NTS



2 | SECTION THRU BUFFER AND SINGLE-FAMILY HOMES

SCALE: NTS

1013 N. Tryon St.
Charlotte, NC 28202
Tel: 704.333.1865
Fax: 704.376.1722

123 W. Main St., Ste. 620
Charlotte, NC 28202
Tel: 919.858.6500
Fax: 919.858.8800

Millennium 3 Design Group
ARCHITECTURE

PROJECT NO.	104-4556
DATE	6-20-2007
SCALE	AS NOTED
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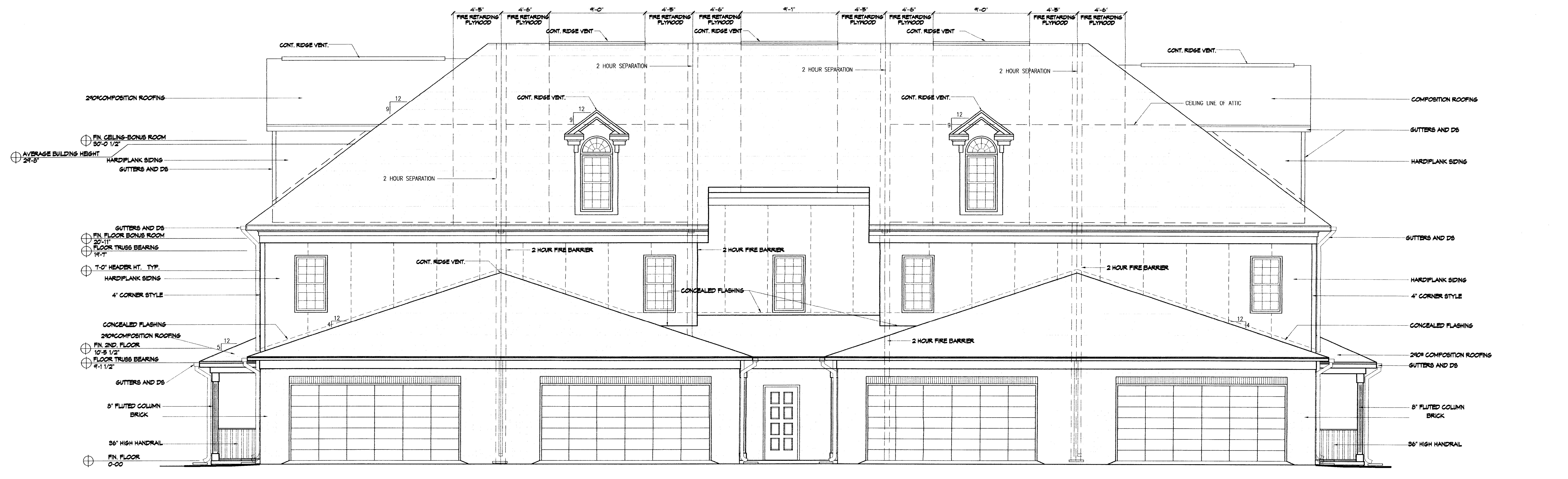
PROJECT NO.
STONEHUNT (104) 609-4556
THE GROVE AT CHERRY
TOWN HOMES
CHARLOTTE, NC
ZONING PETITION NUMBER 2007-128

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CAD FILE:

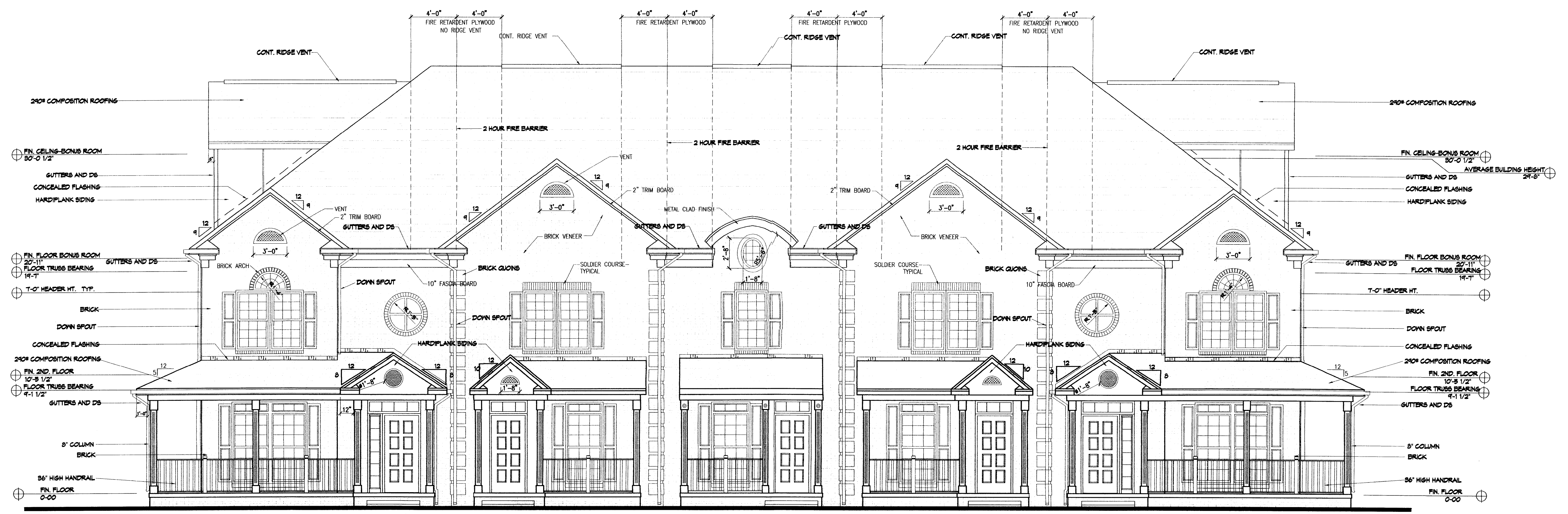
SHEET NO.:
C0101

FOR PUBLIC HEARING
PETITION: 2007-128



2 REAR.ELEVATION

SCALE: 1/4"=1'-0"



1 FRONT.ELEVATION

SCALE: 1/4"=1'-0"

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THE GROVE AT CHERRY
TOWN HOMES
CHARLOTTE, NC
ZONING PETITION NUMBER 2007-128

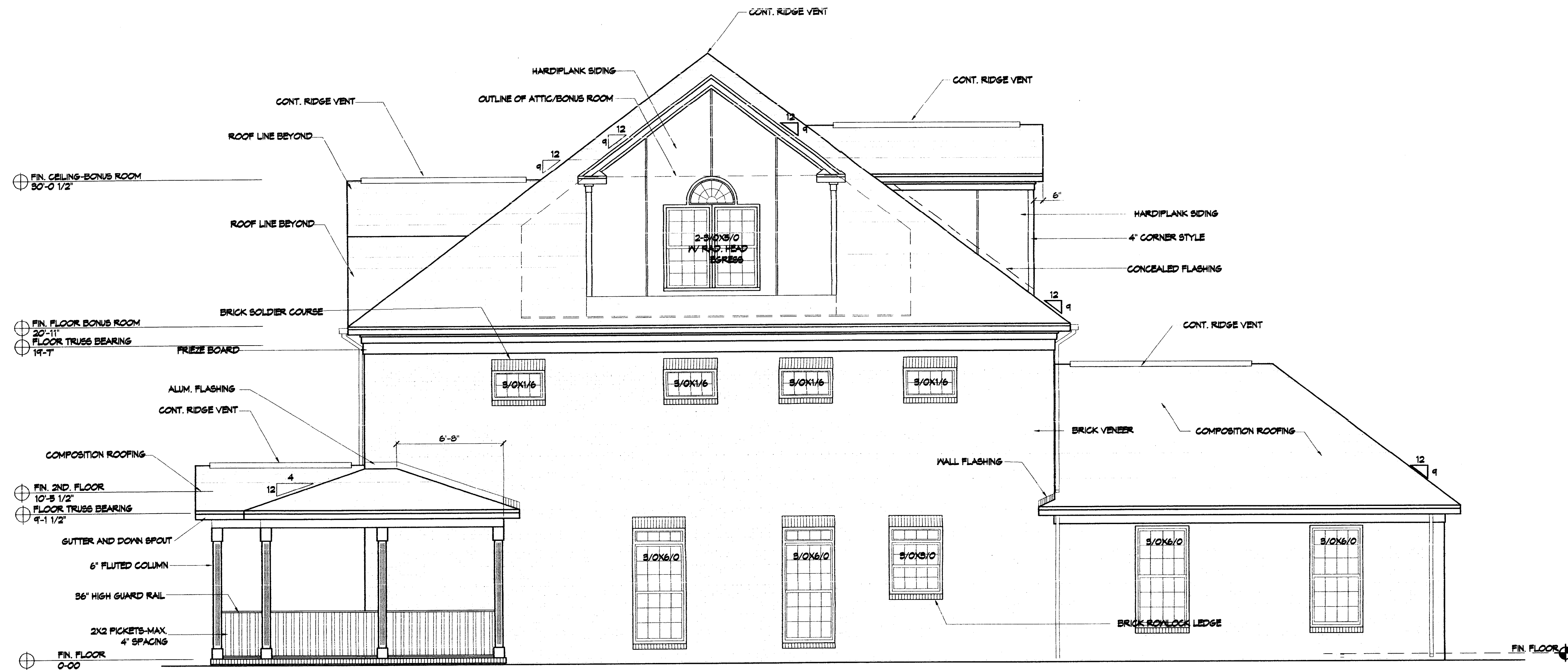
REVISIONS:

NO.	DATE	DESCRIPTION
1	4-11-07	PLANNING COMMENTS

DATE: 6-20-2007
SCALE:
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JOB NO.:
CAD FILE:
SHEET NO.:

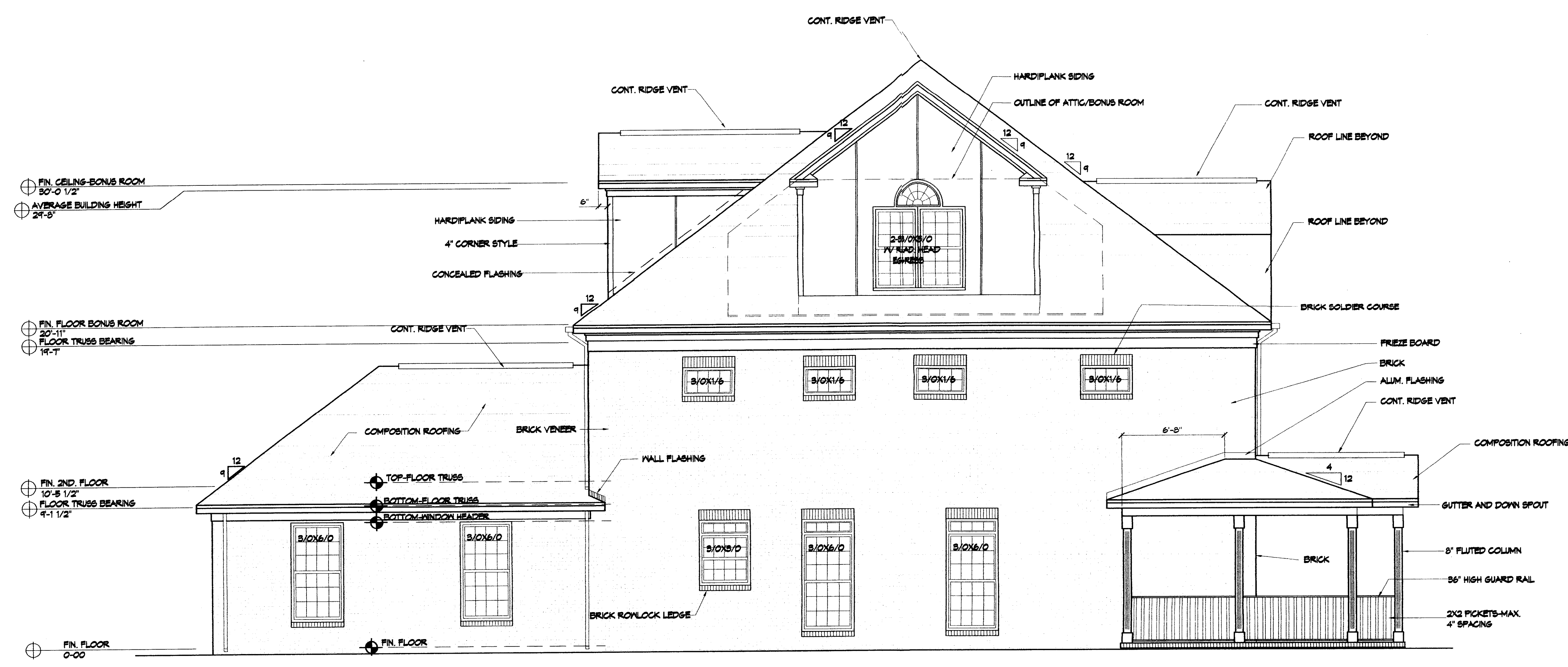
A0500

BUILDING.ELEVATIONS



2 RIGHT.SIDE.ELEVATION

SCALE: 1/4"=1'-0"



1 LEFT.SIDE.ELEVATION

SCALE: 1/4"=1'-0"

1515 N. Tryon St.
Charlotte, NC 28206
Tel: 704.333.9665
Fax: 704.376.1122
www.millennium3design.com
Durham, NC 27701
Tel: 919.688.6000
Fax: 919.688.6000

Millennium 3 Design Group
ARCHITECTURE

DATE PLOTTED	DATE PRINTED	DATE PLOTTED	DATE PRINTED

CONTRACT NUMBER	
PROJECT NAME	
PROJECT LOCATION	
PROJECT TYPE	

DESIGNER'S SIGN	

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PROJECT BY
STONEHUNT (704) 604-4556
THE GROVE AT CHERRY
TOWN HOMES
CHARLOTTE, NC
ZONING PETITION NUMBER 2007-126

NO.	DATE	DESCRIPTION
1	9-11-07	PLANNING COMMENTS

DATE: 6-20-2007
SCALE:
DRAWN BY:
CHECKED BY:
JOB NO:
CAD FILE:
SHEET NO:

A0501

BUILDING ELEVATIONS